

TOLL BROTHERS INC
Form 10-K
December 20, 2018

UNITED STATES SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549
FORM 10-K

ANNUAL REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934
For the fiscal year ended October 31, 2018

or
 TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT of
1934

For the transition period from _____ to _____
Commission file number 1-9186

TOLL BROTHERS, INC.

(Exact name of Registrant as specified in its charter)

Delaware 23-2416878
(State or other jurisdiction of (I.R.S. Employer
incorporation or organization) Identification No.)

250 Gibraltar Road, Horsham, Pennsylvania 19044
(Address of principal executive offices) (Zip Code)

Registrant's telephone number, including area code
(215) 938-8000

Securities registered pursuant to Section 12(b) of the Act:

Title of each class	Name of each exchange on which registered
Common Stock (par value \$.01)	New York Stock Exchange
Guarantee of Toll Brothers Finance Corp. 5.625% Senior Notes due 2024	New York Stock Exchange

Securities registered pursuant to Section 12(g) of the Act: None

Indicate by check mark if the Registrant is a well-known seasoned issuer, as defined in Rule 405 of the Securities Act.
Yes No

Indicate by check mark if the Registrant is not required to file reports pursuant to Section 13 or 15(d) of the Securities Act. Yes No

Indicate by check mark whether the Registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the Registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes No

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T (§232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files). Yes No

Indicate by check mark if disclosure of delinquent filers pursuant to Item 405 of Regulation S-K (§229.405 of this chapter) is not contained herein, and will not be contained, to the best of Registrant's knowledge, in definitive proxy or information statements incorporated by reference in Part III of this Form 10-K or any amendment to this Form 10-K.

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, a smaller reporting company, or an emerging growth company. See the definitions of "large accelerated filer," "accelerated filer," "smaller reporting company," and "emerging growth company" in Rule 12b-2 of the Exchange Act. (Check one):

Large accelerated filer <input type="checkbox"/>	Accelerated filer <input type="checkbox"/>
Non-accelerated filer <input type="checkbox"/> (Do not check if a smaller reporting company)	Smaller reporting company <input type="checkbox"/>
	Emerging growth company <input type="checkbox"/>

Edgar Filing: TOLL BROTHERS INC - Form 10-K

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

Indicate by check mark whether the Registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act).

Yes No

As of April 30, 2018, the aggregate market value of our Common Stock held by non-affiliates (all persons other than executive officers and directors of Registrant) of the Registrant was approximately \$5,917,899,000.

As of December 17, 2018, there were approximately 145,500,000 shares of our Common Stock outstanding.

Documents Incorporated by Reference: Portions of the proxy statement of Toll Brothers, Inc. with respect to the 2019 Annual Meeting of Stockholders, scheduled to be held on March 12, 2019, are incorporated by reference into Part III of this report.

TABLE OF CONTENTS

	Page
<u>PART I</u>	
<u>ITEM 1. BUSINESS</u>	<u>1</u>
<u>ITEM 1A. RISK FACTORS</u>	<u>12</u>
<u>ITEM 1B. UNRESOLVED STAFF COMMENTS</u>	<u>18</u>
<u>ITEM 2. PROPERTIES</u>	<u>19</u>
<u>ITEM 3. LEGAL PROCEEDINGS</u>	<u>19</u>
<u>ITEM 4. MINE SAFETY DISCLOSURES</u>	<u>19</u>
<u>PART II</u>	
<u>ITEM 5. MARKET FOR REGISTRANT’S COMMON EQUITY, RELATED STOCKHOLDER MATTERS AND ISSUER PURCHASES OF EQUITY SECURITIES</u>	<u>20</u>
<u>ITEM 6. SELECTED FINANCIAL DATA</u>	<u>22</u>
<u>ITEM 7. MANAGEMENT’S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS</u>	<u>23</u>
<u>ITEM 7A. QUANTITATIVE AND QUALITATIVE DISCLOSURES ABOUT MARKET RISK</u>	<u>53</u>
<u>ITEM 8. FINANCIAL STATEMENTS AND SUPPLEMENTARY DATA</u>	<u>54</u>
<u>ITEM 9. CHANGES IN AND DISAGREEMENTS WITH ACCOUNTANTS ON ACCOUNTING AND FINANCIAL DISCLOSURE</u>	<u>54</u>
<u>ITEM 9A. CONTROLS AND PROCEDURES</u>	<u>54</u>
<u>ITEM 9B. OTHER INFORMATION</u>	<u>54</u>
<u>PART III</u>	
<u>ITEM 10. DIRECTORS, EXECUTIVE OFFICERS AND CORPORATE GOVERNANCE</u>	<u>55</u>
<u>ITEM 11. EXECUTIVE COMPENSATION</u>	<u>55</u>
<u>ITEM 12. SECURITY OWNERSHIP OF CERTAIN BENEFICIAL OWNERS AND MANAGEMENT AND RELATED STOCKHOLDER MATTERS</u>	<u>55</u>
<u>ITEM 13. CERTAIN RELATIONSHIPS AND RELATED TRANSACTIONS; DIRECTOR INDEPENDENCE</u>	<u>55</u>
<u>ITEM 14. PRINCIPAL ACCOUNTANT FEES AND SERVICES</u>	<u>56</u>
<u>PART IV</u>	
<u>ITEM 15. EXHIBITS, FINANCIAL STATEMENT SCHEDULES</u>	<u>56</u>
<u>SIGNATURES</u>	<u>65</u>

The following exhibits have been filed electronically with this Form 10-K:

EXHIBIT 4.28

EXHIBIT 4.62

EXHIBIT 10.8

EXHIBIT 10.34

EXHIBIT 21

EXHIBIT 23

EXHIBIT 31.1

EXHIBIT 31.2

EXHIBIT 32.1

EXHIBIT 32.2

EX-101 INSTANCE DOCUMENT

EX-101 SCHEMA DOCUMENT

EX-101 CALCULATION LINKBASE DOCUMENT

EX-101 LABELS LINKBASE DOCUMENT

EX-101 PRESENTATION LINKBASE DOCUMENT

EX-101 DEFINITION LINKBASE DOCUMENT

PART I

ITEM 1. BUSINESS

Toll Brothers, Inc., a corporation incorporated in Delaware in May 1986, began doing business through predecessor entities in 1967. When this report uses the words “we,” “us,” “our,” and the “Company,” they refer to Toll Brothers, Inc. and its subsidiaries, unless the context otherwise requires. References herein to fiscal year refer to our fiscal years ended or ending October 31.

General

We design, build, market, sell, and arrange financing for detached and attached homes in luxury residential communities. We cater to move-up, empty-nester, active-adult, and second-home buyers in the United States (“Traditional Home Building Product”). We also design, build, market, and sell homes in urban infill markets through Toll Brothers City Living® (“City Living”). At October 31, 2018, we were operating in 19 states, as well as in the District of Columbia.

In the five years ended October 31, 2018, we delivered 32,436 homes from 683 communities, including 8,265 homes from 415 communities in fiscal 2018. At October 31, 2018, we had 638 communities containing approximately 53,400 home sites that we owned or controlled through options.

Backlog consists of homes under contract but not yet delivered to our home buyers. We had a backlog of \$5.52 billion (6,105 homes) at October 31, 2018; we expect to deliver approximately 96% of these homes in fiscal 2019.

We operate our own architectural, engineering, mortgage, title, land development and land sale, golf course development and management, and landscaping subsidiaries. We also operate our own security company, TBI Smart Home Solutions, which provides homeowners with home automation and technology options. In addition, we operate our own lumber distribution, house component assembly, and manufacturing operations.

We are developing several land parcels for master planned communities in which we intend to build homes on a portion of the lots and sell the remaining lots to other builders. Two of these master planned communities are being developed 100% by us, and the remaining communities are being developed through joint ventures with other builders or financial partners.

In addition to our residential for-sale business, we also develop and operate for-rent apartments primarily through joint ventures. These projects, which are located in the metro Boston to metro Washington, D.C. corridor; Los Angeles, San Francisco, San Diego and Fremont, California; Atlanta, Georgia; Dallas, Texas; and Phoenix, Arizona are being operated or developed, (or we expect will be developed) with partners under the brand names Toll Brothers Apartment Living and Toll Brothers Campus Living.® At October 31, 2018, we or joint ventures in which we have an interest controlled 44 land parcels as for-rent apartment projects containing approximately 15,400 units.

Primarily through several joint ventures, our wholly-owned subsidiary, Gibraltar Capital and Asset Management, LLC (“Gibraltar”), provides builders and developers with land banking and venture capital, owns certain foreclosed real estate, and is a participant in an entity that owns and controls a portfolio of loans and real estate.

See “Investments in Unconsolidated Entities” below for more information relating to our joint ventures.

Business Trends and Outlook

In fiscal 2018, we signed 8,519 contracts for the sale of Traditional Home Building Product and City Living units with an aggregate value of \$7.60 billion, compared to 8,175 contracts with an aggregate value of \$6.83 billion in fiscal 2017, and 6,719 contracts with an aggregate value of \$5.65 billion in fiscal 2016. Although we experienced strong order growth in the first nine months of fiscal 2018, in our fourth quarter, we experienced a moderation in demand as compared to the prior year. In the three months ended October 31, 2018, the value and number of contracts signed declined 15% and 13%, respectively, as compared to the three months ended October 31, 2017. In November through mid-December 2018, we experienced further softening in demand. We believe this decline in demand is due to the cumulative impact of rising interest rates, increased prices, and a shift in buyer sentiment.

For information and analysis of recent trends in our operations and financial condition, see “Management’s Discussion and Analysis of Financial Condition and Results of Operations” in Item 7 of this Annual Report on Form 10-K (“Form 10-K”), and for financial information about our results of operations, assets, liabilities, stockholders’ equity, and cash flows, see the Consolidated Financial Statements and Notes thereto in Item 15(a)1 of this Form 10-K.

Edgar Filing: TOLL BROTHERS INC - Form 10-K

At October 31, 2018, we had 638 communities containing approximately 53,400 home sites that we owned or controlled through options; we owned approximately 32,500 of these home sites and controlled approximately 20,900 home sites through options. Of the 53,400 home sites, approximately 16,900 were substantially improved. Of the 638 communities, 372 were

1

residential communities under development (“operating communities”) containing approximately 24,900 home sites and 266 were future communities containing approximately 28,500 home sites. In addition, at October 31, 2018, our Land Development Joint Ventures and Home Building Joint Ventures owned approximately 10,700 and approximately 300 home sites, respectively.

At October 31, 2018, we were offering homes for sale in 309 communities at base prices (for our Traditional Home Building Product) ranging from approximately \$222,900 to \$3,090,000. For our City Living Product, we were offering homes for sale in six communities at base prices generally ranging from \$220,000 to \$6,250,000. In a few of our City Living communities being developed, we are offering homes at prices substantially higher. During fiscal 2018, we delivered 8,265 homes at an average base price of approximately \$864,300. On average, our home buyers added approximately 22.8%, or \$165,000 per home, in customized options and lot premiums to the base price of the homes we delivered in fiscal 2018, as compared to 22.0% or \$152,000 per home in fiscal 2017 and 21.5% or \$155,000 per home in fiscal 2016.

In fiscal 2018, of the 8,265 homes delivered, 23% had a delivered price of less than \$500,000; 34% had a delivered price of between \$500,000 and \$750,000; 18% had a delivered price of between \$750,000 and \$1,000,000; 20% had a delivered price of between \$1,000,000 and \$2,000,000; and 5% had a delivered price of over \$2,000,000. Of the homes delivered in fiscal 2018, approximately 24% of our home buyers paid the full purchase price in cash; the remaining home buyers borrowed approximately 68% of the value of the home.

We had a backlog of \$5.52 billion (6,105 homes) at October 31, 2018; \$5.06 billion (5,851 homes) at October 31, 2017; and \$3.98 billion (4,685 homes) at October 31, 2016. Of the 6,105 homes in backlog at October 31, 2018, approximately 96% are expected to be delivered by October 31, 2019.

Our business is subject to many risks, including risks associated with obtaining the necessary approvals on a property and completing the land improvements on it. In order to reduce the financial risk associated with land acquisitions and holdings and to more efficiently manage the capital we use to acquire land, we utilize option agreements (also referred to herein as “land purchase contracts,” “purchase agreements,” or “options”) that generally require payment by us of a non-refundable deposit for the right to acquire lots over a specified period of time at pre-determined prices. Option agreements enable us to obtain necessary governmental approvals before we acquire title to the land. We also utilize joint venture and similar structures to manage risks associated with land acquisitions and holdings and more efficiently manage our capital.

At October 31, 2018, approximately 39% of the home sites we had under control were optioned. We also reduce certain risks by generally commencing construction of a detached home only after executing an agreement of sale and receiving a substantial down payment from the buyer and by using subcontractors to perform home construction and land development work on a fixed-price basis.

Acquisition - Coleman Real Estate Holdings, LLC

In November 2016, we acquired substantially all of the assets and operations of Coleman Real Estate Holdings, LLC (“Coleman”) for approximately \$83.1 million in cash. The assets acquired were primarily inventory, including approximately 1,750 home sites owned or controlled through land purchase agreements. As part of the acquisition, we assumed contracts to deliver 128 homes with an aggregate value of \$38.8 million. The average price of the undelivered homes at the date of acquisition was approximately \$303,000. As a result of this acquisition, our selling community count increased by 15 communities at the acquisition date.

Our Communities and Homes

Our traditional home building communities are generally located in affluent suburban areas near major highways providing access to major cities and are generally located on land we have either acquired and developed or acquired fully approved and, in some cases, improved. We also currently operate in the affluent urban markets of Hoboken and Jersey City, New Jersey; New York City, New York; Philadelphia, Pennsylvania; and the suburbs of Washington, D.C.

At October 31, 2018, we were operating in the following major suburban and urban residential markets:

• Boston, Massachusetts, metropolitan area

• Fairfield, Hartford, and New Haven Counties, Connecticut

• Westchester and Dutchess Counties, New York

Boroughs of Manhattan and Brooklyn in New York City

Central and northern New Jersey

Philadelphia, Pennsylvania, metropolitan area

2

Lehigh Valley area of Pennsylvania
Virginia and Maryland suburbs of Washington, D.C.
Raleigh and Charlotte, North Carolina, metropolitan areas
Southeast and southwest coasts and the Jacksonville and Orlando areas of Florida
Detroit, Michigan, metropolitan area
Chicago, Illinois, metropolitan area
Dallas, Houston, and Austin, Texas, metropolitan areas
Denver, Colorado, metropolitan area and Fort Collins, Colorado
Phoenix, Arizona, metropolitan area
Las Vegas and Reno, Nevada, metropolitan areas
Boise, Idaho metropolitan area
San Diego and Palm Springs, California, areas
Los Angeles, California, metropolitan area
San Francisco Bay, Sacramento, and San Jose areas of northern California, and
Seattle, Washington, metropolitan area

In addition, in fiscal 2018, we acquired land and commenced development activities in the Salt Lake City, Utah and Portland, Oregon markets. We expect to open communities in these markets in fiscal 2019.

We develop individual stand-alone communities as well as multi-product, master planned communities. Our master planned communities, many of which include golf courses and other country club-type amenities, enable us to offer multiple home types and sizes to a broad range of move-up, empty-nester, active-adult, and second-home buyers. We seek to realize efficiencies from shared common costs, such as land development and infrastructure, over the several communities within the master planned community.

Each of our detached home communities offers several home plans with the opportunity for home buyers to select various exterior styles. We design each community to fit existing land characteristics. We strive to achieve diversity among architectural styles within a community by offering a variety of house models and several exterior design options for each model, preserving existing trees and foliage whenever feasible, and curving street layouts to allow relatively few homes to be seen from any vantage point. Our communities have attractive entrances with distinctive signage and landscaping. We believe that our added attention to community detail gives each community a diversified neighborhood appearance that enhances home values.

Our traditional attached home communities generally offer one- to four-story homes, provide for limited exterior options, and often include commonly owned recreational facilities, such as clubhouses, playing fields, swimming pools, and tennis courts.

We are continuously developing new designs to replace or augment existing ones to ensure that our homes reflect current consumer tastes. We use our own architectural staff and also engage unaffiliated architectural firms to develop new designs.

In our Traditional Home Building Product communities, a wide selection of options is available to home buyers for additional charges. The number and complexity of options in our Traditional Home Building Product typically increase with the size and base selling price of our homes. Major options include additional garages, extra fireplaces, guest suites, finished lofts, and other additional rooms.

We market our high-quality homes to upscale luxury home buyers, generally comprised of those persons who have previously owned a principal residence and who are seeking to buy a larger or more desirable home — the so-called “move-up” market. We believe our reputation as a builder of homes for this market enhances our competitive position with respect to the sale of our smaller, more moderately priced homes.

We continue to pursue growth initiatives to expand our brand by broadening our residential product lines across the demographic spectrum. In addition to our traditional “move-up” home buyer, we are focusing on the 50+ year-old “empty-nester” market, as well as the millennial generation.

We market to the 50+ year-old “empty-nester” market, which we believe has strong growth potential. We have developed a number of home designs with features such as one-story living and first-floor master bedroom suites, as well as communities with recreational amenities, such as golf courses, marinas, pool complexes, country clubs, and recreation centers that we believe appeal to this category of home buyers. We have integrated certain of these designs and features in some of our other home types and communities. As of October 31, 2018, we were selling from 53 active-adult communities, some of which at least one member must be 55+ years of age. We expect to open additional active-adult communities during the next few years. Of the value and number of net contracts signed in fiscal 2018, approximately 12% and 17%, respectively, were in active-adult communities; in fiscal 2017, approximately 14% and 20%, respectively, were in such communities; and in fiscal 2016, approximately 14% and 20%, respectively were in active-adult communities.

With the millennial generation now entering their thirties and forming families, we are starting to benefit from their desire for home ownership. We are currently focusing on this group with our core suburban homes, urban condominiums and luxury rental apartment products.

We have developed and are developing, on our own or through joint ventures with third parties, a number of high-density, high-, mid- and low-rise urban luxury communities to serve a growing market of affluent move-up families, empty-nesters, and young professionals seeking to live in or close to major cities. These communities are currently marketed under our City Living brand. These communities, which we are currently developing or planning to develop on our own or through joint ventures, are located in Los Angeles, California; Bethesda, Maryland; Hoboken and Jersey City, New Jersey; the boroughs of Manhattan and Brooklyn, New York; Philadelphia, Pennsylvania; and Seattle, Washington.

A great majority of our City Living communities are high-rise projects and take an extended period of time to construct. We generally start selling homes in these communities after construction has commenced and, by the time construction has been completed, we typically have a significant number of homes in backlog. Once construction has been completed, the homes in backlog in these communities are generally delivered very quickly.

We believe that the demographics of the move-up, empty-nester, active-adult, and second-home upscale markets will provide us with an opportunity for growth in the future. We continue to believe that many of our communities are in desirable locations that are difficult to replace and that many of these communities have substantial embedded value that may be realized in the future.

According to the U.S. Census Bureau (“Census Bureau”), the number of households earning \$100,000 or more (in constant 2017 dollars) at September 2018 stood at 37.3 million, or approximately 29.2% of all U.S. households. This group has grown at 2.5 times the rate of increase of all U.S. households since 1980. According to Harvard University’s 2018 report, “The State of the Nation’s Housing,” demographic forces are likely to drive the addition of approximately 1.2 million new households per year from 2017 to 2027.

Housing starts, which encompass the units needed for household formations, second homes, and the replacement of obsolete or demolished units, have not kept pace with this projected household growth or the aging of existing homes. According to the Census Bureau’s October 2018 New Residential Sales Report, new home inventory stands at a supply of just 7.4 months, based on current sales paces. If demand and sales pace increase significantly, the supply of 7.4 months will quickly be drawn down. During the period 1970 through 2007, total housing starts in the United States averaged approximately 1.6 million per year, while during the period 2008 through 2017, total housing starts averaged approximately 0.89 million per year according to the Census Bureau. Additionally, the median age of housing stock in the United States has increased from 25 years to 40 years over the last three decades, which we believe has expanded the market for replacement homes.

At October 31, 2018, we were selling homes from 315 communities, compared to 305 communities at October 31, 2017, and 310 communities at October 31, 2016.

The following table summarizes certain information with respect to our operating communities at October 31, 2018:

	Total number of operating communities	Number of selling communities	Homes approved	Homes closed	Homes under contract but not closed	Home sites available
Traditional Home Building:						
North	69	57	10,282	5,539	1,098	3,645
Mid-Atlantic	75	62	11,725	7,165	1,142	3,418
South	82	69	9,288	4,695	1,166	3,427
West	95	83	10,914	4,193	1,400	5,321
California	44	38	5,421	1,658	1,133	2,630
Traditional Home Building	365	309	47,630	23,250	5,939	18,441
City Living	7	6	925	423	166	336
Total	372	315	48,555	23,673	6,105	18,777

At October 31, 2018, significant site improvements had not yet commenced on approximately 8,000 of the 18,777 available home sites. Of the 18,777 available home sites, approximately 2,100 were not yet owned by us but were controlled through options.

Of our 372 operating communities at October 31, 2018, a total of 315 communities were offering homes for sale; 50 communities were sold out but not all homes had been completed and delivered; and seven communities had been temporarily shut down and are expected to reopen in fiscal 2019. Of the 315 communities in which homes were being offered for sale at October 31, 2018, a total of 244 were detached home communities and 71 were attached home communities.

At October 31, 2018, we had 995 homes (exclusive of model homes) under construction or completed but not under contract in our traditional communities, of which 602 were in detached home communities and 393 were in attached home communities. At October 31, 2018, we had 173 homes (exclusive of model homes) under construction or completed but not under contract in six City Living communities that were wholly owned.

As a result of our wide product and geographic diversity, we have a wide range of base sales prices. The general range of base sales prices for our different lines of homes at October 31, 2018 was as follows:

Traditional Home Building Product

Detached homes

Move-up	\$222,900 to \$779,000
Executive	334,000 to 1,363,000
Estate	385,000 to 3,090,000
Active-adult	275,000 to 867,000

Attached homes

Flats	\$267,000 to \$1,685,000
Townhomes/Carriage homes	229,000 to 1,690,000
Active-adult	290,000 to 855,000

City Living Product \$220,000 to \$6,250,000

A few City Living communities that we are developing are offering homes at prices substantially in excess of those listed above.

In fiscal 2018, of the 8,265 homes delivered, 23% had a delivered price of less than \$500,000; 34% had a delivered price of between \$500,000 and \$750,000; 18% had a delivered price of between \$750,000 and \$1,000,000; 20% had a delivered price of between \$1,000,000 and \$2,000,000; and 5% had a delivered price of over \$2,000,000. Of the homes delivered in fiscal 2018, approximately 24% of our home buyers paid the full purchase price in cash; the remaining home buyers borrowed approximately 68% of the value of the home.

The table below provides the average value of options purchased by our home buyers, including lot premiums, and the value of the options as a percent of the base selling price of the homes purchased in fiscal 2018, 2017, and 2016:

	2018	2017	2016
	Option value of base (in thousands)	Option value of base (in thousands)	Option value of base (in thousands)
	Percent selling price	Percent selling price	Percent selling price
Overall	\$165	\$152	\$155
	22.8 %	22.0 %	21.5 %
Traditional Home Building Product			
Detached	\$189	\$178	\$181
Attached	\$94	\$77	\$74
	24.8 %	24.9 %	23.9 %
	19.6 %	16.7 %	15.9 %
City Living Product	\$25	\$32	\$50
	1.3 %	2.2 %	1.8 %

In general, our attached homes and City Living products do not offer significant structural options to our home buyer and thus they have a smaller option value as a percentage of base selling price.

For more information regarding revenues, net contracts signed, income (loss) before income taxes, and assets by segment, see “Management’s Discussion and Analysis of Financial Condition and Results of Operations – Segments” in Item 7 of this Form 10-K.

Land Policy

Before entering into an agreement to purchase a land parcel, we complete extensive comparative studies and analysis that assist us in evaluating the acquisition. In addition to purchasing land parcels outright, as discussed above, we often attempt to enter into option agreements to purchase land for future communities. We have also entered into several joint ventures with other builders or developers to develop land for the use of the joint venture participants or for sale to outside parties.

In order to reduce the financial risk associated with land acquisitions and holdings and to more efficiently manage our capital, where possible, we enter into option agreements to purchase land, on a non-recourse basis, thereby limiting our financial exposure to the amounts expended in obtaining any necessary governmental approvals, the costs incurred in the planning and design of the community, and, in some cases, some or all of our deposit. The use of these agreements may increase our overall cost basis in the land that we eventually acquire, but reduces our risk by allowing us to obtain the necessary development approvals before acquiring the land or allowing us to delay the acquisition to a later date. Historically, as approvals were obtained, the value of the purchase agreements and land generally increased; however, in any given time period, this may not happen. We have the ability to extend some of these purchase agreements for varying periods of time, in some cases by making an additional payment and, in other cases, without making any additional payment. Our purchase agreements are typically subject to numerous conditions, including, but not limited to, the ability to obtain necessary governmental approvals for the proposed community. Our deposit under an agreement may be returned to us if all approvals are not obtained, although predevelopment costs usually will not be recoverable. We generally have the right to cancel any of our agreements to purchase land by forfeiture of some or all of the deposits we have made pursuant to the agreement.

During fiscal 2018 and 2017, we acquired control of approximately 13,400 and 6,600 home sites, respectively, net of options terminated and lots sold. At October 31, 2018, we controlled approximately 53,400 home sites, as compared to approximately 48,300 home sites at October 31, 2017, and approximately 48,800 home sites at October 31, 2016. We are developing several parcels of land for master planned communities in which we intend to build homes on a portion of the lots and sell the remaining lots to other builders. Two of these master planned communities are being developed 100% by us, and the remaining communities are being developed through joint ventures with other builders or financial partners. At October 31, 2018, our Land Development Joint Ventures owned approximately 10,700 home sites. At October 31, 2018, we had agreed to acquire 169 home sites and expect to purchase approximately 2,700 additional home sites from several of our Land Development Joint Ventures over a number of years.

Our ability to continue development activities over the long term will be dependent upon, among other things, a suitable economic environment and our continued ability to locate and enter into options or agreements to purchase land, obtain governmental approvals for suitable parcels of land, and consummate the acquisition and complete the

development of such land.

6

The following is a summary of home sites for future communities that we either owned or controlled through options or purchase agreements at October 31, 2018, as distinguished from our operating communities:

	Number of communities	Number of home sites
Traditional Home Building:		
North	33	3,278
Mid-Atlantic	60	4,632
South	42	4,854
West	90	10,279
California	33	4,545
Traditional Home Building	258	27,588
City Living	8	952
Total	266	28,540

Of the 28,540 planned home sites at October 31, 2018, we owned 9,727 and controlled 18,813 through options and purchase agreements.

At October 31, 2018, the aggregate purchase price of land parcels subject to option and purchase agreements in operating communities and future communities was approximately \$2.53 billion (including \$128.2 million of land to be acquired from joint ventures in which we have invested). Of the \$2.53 billion of land purchase commitments, we paid or deposited \$168.4 million, and, if we acquire all of these land parcels, we will be required to pay an additional \$2.29 billion. The purchases of these land parcels are expected to occur over the next several years. We have additional land parcels under option that have been excluded from the aforementioned aggregate purchase price since we do not believe that we will complete the purchase of these land parcels and no additional funds will be required from us to terminate these contracts. These option contracts have either been written off or written down to the estimated amount that we expect to recover when the contracts are terminated.

We have a substantial amount of land currently under control for which approvals have been obtained or are being sought. We devote significant resources to locating suitable land for future development and obtaining the required approvals on land under our control. There can be no assurance that the necessary development approvals will be secured for the land currently under our control or for land that we may acquire control of in the future or that, upon obtaining such development approvals, we will elect to complete the purchases of land under option or complete the development of land that we own. We generally have been successful in obtaining governmental approvals in the past. We believe that we have an adequate supply of land in our existing communities and proposed communities (assuming that all properties are developed) to maintain our operations at current levels for several years.

Community Development

We typically expend considerable effort in developing a concept for each community, which includes determining the size, style, and price range of the homes; the layout of the streets and individual home sites; and the overall community design. After the necessary governmental subdivision and other approvals have been obtained, which may take several years, we improve the land by clearing and grading it; installing roads, underground utility lines, recreational amenities, and distinctive entrance features; and staking out individual home sites.

We act as a general contractor for most of our projects. Subcontractors perform all home construction and land development work, generally under fixed-price contracts. We generally have multiple sources for the materials we purchase, and we have not experienced significant delays due to unavailability of necessary materials. See "Manufacturing/Distribution Facilities" in Item 2 of this Form 10-K.

Our construction managers coordinate subcontracting activities and supervise all aspects of construction work and quality control. One of the ways in which we seek to achieve home buyer satisfaction is by providing our construction managers with incentive compensation arrangements based upon each home buyer's satisfaction, as expressed by the buyers' responses on pre- and post-closing questionnaires.

The most significant variable affecting the timing of our revenue stream, other than housing demand, is the opening of the community for sale, which generally occurs shortly after receipt of final land regulatory approvals. Receipt of approvals permits us to begin the process of obtaining executed sales contracts from home buyers. Although our sales and construction activities vary somewhat by season, which can affect the timing of closings, any such seasonal effect is relatively insignificant

7

compared to the effect of the timing of receipt of final regulatory approvals, the opening of the community, and the subsequent timing of closings.

Marketing and Sales

We believe that our marketing strategy for our Traditional Home Building Product, which emphasizes our more expensive “Estate” and “Executive” lines of homes, has enhanced our reputation as a builder and developer of high quality upscale homes. We believe this reputation results in greater demand for all of our lines of homes. We generally include attractive decorative features even in our less expensive homes, based on our belief that these enhancements improve our marketing and sales effort.

In determining the prices for our homes, we utilize, in addition to management’s extensive experience, an internally developed value analysis program that compares our homes with homes offered by other builders in each local marketing area. In our application of this program, we assign a positive or negative dollar value to differences between our product features and those of our competitors, such as house and community amenities, location, and reputation. We typically have a sales office in each community that is staffed by our own sales personnel. Sales personnel are generally compensated with both salary and commission. A significant portion of our sales is also derived from the introduction of customers to our communities by local real estate agents.

We expend great effort and cost in designing and decorating our model homes, which play an important role in our marketing. Interior decorating varies among the models and is carefully selected to reflect the lifestyles of prospective buyers.

Visitors to our website, www.TollBrothers.com, can obtain detailed information regarding our communities and homes across the country, take panoramic or video tours of our homes, and design their own home based upon our available floor plans and options. We also advertise in newspapers, in other local and regional publications, and on billboards.

We have a two-step sales process. The first step takes place when a potential home buyer visits one of our communities and decides to purchase one of our homes, at which point the home buyer signs a non-binding deposit agreement and provides a small, refundable deposit. This deposit will reserve, for a short period of time, the home site or unit that the home buyer has selected. This deposit also locks in the base price of the home. Because these deposit agreements are non-binding, they are not recorded as signed contracts, nor are they recorded in backlog. Deposit rates are tracked on a weekly basis to help us monitor the strength or weakness in demand in each of our communities. If demand for homes in a particular community is strong, we determine whether the base selling prices in that community should be increased. If demand for the homes in a particular community is weak, we determine whether or not sales incentives and/or discounts on home prices should be adjusted.

The second step in the sales process occurs when we sign a binding agreement of sale with the home buyer and the home buyer gives us a cash down payment that is generally nonrefundable. Cash down payments currently average approximately 7% of the total purchase price of a home. Between the time that the home buyer signs the non-binding deposit agreement and the binding agreement of sale, he or she is required to complete a financial questionnaire that gives us the ability to evaluate whether the home buyer has the financial resources necessary to purchase the home. If we determine that the home buyer is not financially qualified, we will not enter into an agreement of sale with the home buyer. During fiscal 2018, 2017, and 2016, our customers signed net contracts for \$7.60 billion (8,519 homes), \$6.83 billion (8,175 homes), and \$5.65 billion (6,719 homes), respectively. When we report net contracts signed, the number and value of contracts signed are reported net of all cancellations occurring during the reporting period, whether signed in that reporting period or in a prior period. Only outstanding agreements of sale that have been signed by both the home buyer and us as of the end of the period for which we are reporting are included in backlog.

Customer Mortgage Financing

We maintain relationships with a widely-diversified group of mortgage financial institutions, many of which are among the largest in the industry. We believe that regional and community banks continue to recognize the long-term value in creating relationships with affluent customers such as our home buyers, and these banks continue to provide these customers with financing. We believe that our home buyers generally are, and should continue to be, better able to secure mortgages due to their typically lower loan-to-value ratios and attractive credit profiles, as compared to the average home buyer.

Our mortgage subsidiary provides mortgage financing for a portion of our home closings. Our mortgage subsidiary determines whether the home buyer qualifies for the mortgage that he or she is seeking based upon information provided by the home buyer and other sources. For those home buyers who qualify, our mortgage subsidiary provides the home buyer with a mortgage commitment that specifies the terms and conditions of a proposed mortgage loan based upon then-current market conditions.

8

Information about the number and amount of loans funded by our mortgage subsidiary is contained in the table below.

Fiscal year	Total Toll Brothers, Inc. settlements (a)	TBI Mortgage Company financed settlements* (b)	Gross capture rate (b/a)	Amount financed (in millions)
2018	8,265	2,918	35.3%	\$ 1,411.6
2017	7,151	2,407	33.7%	\$ 1,168.4
2016	6,098	2,523	41.4%	\$ 1,240.9
2015	5,525	2,103	38.1%	\$ 1,001.2
2014	5,397	1,866	34.6%	\$ 801.5

Amounts under “TBI Mortgage Company financed settlements” exclude brokered and referred loans, which amounted * to approximately 5.0%, 3.6%, 4.2%, 6.2%, and 4.4% of our home closings in fiscal 2018, 2017, 2016, 2015, and 2014, respectively.

Prior to the actual closing of the home and funding of the mortgage, the home buyer may lock in an interest rate based upon the terms of the commitment. At the time of rate lock, our mortgage subsidiary agrees to sell the proposed mortgage loan to one of several outside recognized mortgage financing institutions (“investors”) that are willing to honor the terms and conditions, including the interest rate, committed to the home buyer. We believe that these investors have adequate financial resources to honor their commitments to our mortgage subsidiary. At October 31, 2018, our mortgage subsidiary was committed to fund \$1.94 billion of mortgage loans. Of these commitments, \$614.3 million, as well as \$163.2 million of mortgage loans receivable, have “locked-in” interest rates as of October 31, 2018. Our mortgage subsidiary funds its commitments through a combination of its own capital, capital provided from us, its loan facility, and the sale of mortgage loans to various investors. Our mortgage subsidiary has commitments from investors to acquire all \$777.5 million of these locked-in loans and receivables. Our home buyers have not locked in the interest rate on the remaining \$1.33 billion of mortgage loan commitments as of October 31, 2018.

Competition

The home building business is highly competitive and fragmented. We compete with numerous home builders of varying sizes, ranging from local to national in scope, some of which have greater sales and financial resources than we do. Sales of existing homes also provide competition. We compete primarily on the basis of price, location, design, quality, service, and reputation. We believe our financial stability, relative to many others in our industry, is a favorable competitive factor.

Investments in Unconsolidated Entities

We have investments in various unconsolidated entities. These entities include Land Development Joint Ventures, Home Building Joint Ventures, Rental Property Joint Ventures, and Gibraltar Joint Ventures. At October 31, 2018, we had investments of \$431.8 million in these unconsolidated entities and were committed to invest or advance up to an additional \$39.5 million to these entities if they require additional funding.

In fiscal 2018, 2017, and 2016, we recognized income from the unconsolidated entities in which we had an investment of \$85.2 million, \$116.1 million, and \$40.7 million, respectively. In addition, we earned construction and management fee income from these unconsolidated entities of \$19.2 million in fiscal 2018, \$19.1 million in fiscal 2017, and \$16.4 million in fiscal 2016.

Land Development Joint Ventures

At October 31, 2018, we have investments in seven Land Development Joint Ventures to develop land. Some of these Land Development Joint Ventures develop land for the sole use of the venture participants, including us, and others develop land for sale to the joint venture participants and to unrelated builders. At October 31, 2018, we had approximately \$176.6 million invested in our Land Development Joint Ventures and funding commitments of \$20.0 million to four of the Land Development Joint Ventures which will be funded if additional investments in the ventures are required. At October 31, 2018, four of these joint ventures had aggregate loan commitments of \$138.8 million and outstanding borrowings against these commitments of \$126.8 million. At October 31, 2018, our Land Development

Joint Ventures owned approximately 10,700 home sites.

At October 31, 2018, we had agreed to acquire 169 home sites from two of our Land Development Joint Ventures for an aggregate purchase price of approximately \$128.2 million. In addition, we expect to purchase approximately 2,700 additional home sites over a number of years from several of these joint ventures. The purchase prices of these home sites will be determined at a future date.

Home Building Joint Ventures

At October 31, 2018, we had an aggregate of \$65.9 million of investments in four Home Building Joint Ventures to develop approximately 300 luxury for-sale homes. At October 31, 2018, we had \$8.3 million of funding commitments to one of these joint ventures. In fiscal 2018, the value of net contracts signed by our Home Building Joint Ventures was \$301.9 million (156 homes), and they delivered \$148.0 million (100 homes) of revenue. At October 31, 2018, our Home Building Joint Ventures had a backlog of undelivered homes of \$321.3 million (172 homes).

Rental Property Joint Ventures

Over the past several years, we acquired control of a number of land parcels as for-rent apartment projects, including several student housing sites. At October 31, 2018, we had an aggregate of \$171.2 million of investments in 15 Rental Property Joint Ventures. At October 31, 2018, we or joint ventures in which we have an interest controlled 44 land parcels as for-rent apartment projects containing approximately 15,400 units. At October 31, 2018, joint ventures in which we had an interest had aggregate loan commitments of \$972.9 million and outstanding borrowings against these commitments of \$740.2 million. These projects, which are located in the metro Boston to metro Washington, D.C. corridor; Los Angeles, San Francisco, San Diego and Fremont, California; Atlanta, Georgia; Dallas, Texas; and Phoenix, Arizona are being operated or developed (or we expect will be developed) with partners under the brand names Toll Brothers Apartment Living and Toll Brothers Campus Living.

In fiscal 2018, three of our Rental Property Joint Ventures sold their assets to unrelated parties for \$477.5 million. These joint ventures had owned, developed, and operated multifamily rental properties located in suburban Washington, D.C. and Westborough, Massachusetts, and a student housing community in College Park, Maryland. From our investment in these joint ventures, we received cash of \$79.1 million and recognized gains from these sales of \$67.2 million in fiscal 2018, which is included in "Income from unconsolidated entities" in our Consolidated Statement of Operations and Comprehensive Income included in Item 15(a)1 of this Form 10-K.

At October 31, 2018, we had approximately 1,750 units in for-rent apartment projects that were occupied or ready for occupancy, 1,400 units in the lease-up stage, 4,150 units under active development, and 8,100 units in the planning stage. Of the 15,400 units at October 31, 2018, 5,950 were owned by joint ventures in which we have an interest; approximately 3,000 were owned by us, as we look for joint venture partners; and 6,450 were under contract to be purchased by us.

Gibraltar Joint Ventures

Over the past two years, we, through Gibraltar, entered into several ventures with an institutional investor to provide builders and developers with land banking and venture capital. We have approximately a 25% interest in these ventures. These ventures will finance builders' and developers' acquisition and development of land and home sites and pursue other complementary investment strategies. We may invest up to \$100.0 million in these ventures. As of October 31, 2018, we had an investment of \$12.6 million in these ventures.

Regulation and Environmental Matters

We are subject to various local, state, and federal statutes, ordinances, rules, and regulations concerning zoning, building design, construction, and similar matters, including local regulations that impose restrictive zoning and density requirements. In a number of our markets, there has been an increase in state and local legislation authorizing the acquisition of land as dedicated open space, mainly by governmental, quasi-public, and nonprofit entities. In addition, we are subject to various licensing, registration, and filing requirements in connection with the construction, advertisement, and sale of homes in our communities. The impact of these laws and requirements has been to increase our overall costs, and they may have delayed, and in the future may delay, the opening of communities, or may have caused, and in the future may cause, us to conclude that development of particular communities would not be economically feasible, even if any or all necessary governmental approvals were obtained. See "Land Policy" in this Item 1. We also may be subject to periodic delays or may be precluded entirely from developing communities due to building moratoriums in one or more of the areas in which we operate. Generally, such moratoriums often relate to insufficient water or sewage facilities or inadequate road capacity.

In order to secure certain approvals in some areas, we may be required to provide affordable housing at below market rental or sales prices. The impact of these requirements on us depends on how the various state and local governments in the areas in which we engage, or intend to engage, in development implement their programs for affordable

housing. To date, these restrictions have not had a material impact on us.

We also are subject to a variety of local, state, and federal statutes, ordinances, rules, and regulations concerning protection of public health and the environment (“environmental laws”). The particular environmental laws that apply to any given community vary according to the location and environmental condition of the site and the present and former uses of the site.

Complying with these environmental laws may result in delays, may cause us to incur substantial compliance and other costs, and/or may prohibit or severely restrict development in certain environmentally sensitive regions or areas. Before consummating an acquisition, we generally engage independent environmental consultants to evaluate land for the potential of hazardous or toxic materials, wastes, or substances, and we believe that because of this, we have not been significantly affected to date by the presence of such materials on our land.

Our mortgage subsidiary is subject to various state and federal statutes, rules, and regulations, including those that relate to licensing, lending operations, and other areas of mortgage origination and financing. The impact of those statutes, rules, and regulations can be to increase our home buyers' cost of financing, increase our cost of doing business, and restrict our home buyers' access to some types of loans.

Insurance/Warranty

All of our homes are sold under our limited warranty as to workmanship and mechanical equipment. Many homes also come with a limited multi-year warranty as to structural integrity.

We maintain insurance, subject to deductibles and self-insured amounts, to protect us against various risks associated with our activities, including, among others, general liability, "all-risk" property, construction defects, workers' compensation, automobile, and employee fidelity. We accrue for our expected costs associated with the deductibles and self-insured amounts.

Employees

At October 31, 2018, we employed approximately 4,900 persons full-time. At October 31, 2018, we were subject to one collective bargaining agreement that covered less than 2% of our employees. We believe our employee relations are good.

Available Information

We file annual, quarterly and current reports, proxy statements, and other information with the Securities and Exchange Commission (the "SEC"). These filings are available over the internet at the SEC's website at <http://www.sec.gov>.

Our principal Internet address is www.TollBrothers.com. We make our annual reports on Form 10-K, quarterly reports on Form 10-Q, current reports on Form 8-K, and any amendments to those reports filed or furnished pursuant to Section 13(a) or 15(d) of the Securities Exchange Act of 1934 available through our website, free of charge, as soon as reasonably practicable after we electronically file such material with, or furnish it to, the SEC.

We provide information about our business and financial performance, including our corporate profile, on our Investor Relations website. Additionally, we webcast our earnings calls and certain events we participate in with members of the investment community on our Investor Relations website. Further corporate governance information, including our code of ethics, code of business conduct, corporate governance guidelines, and board committee charters, is also available on our Investor Relations website. The content of our websites is not incorporated by reference into this Annual Report on Form 10-K or in any other report or document we file with the SEC, and any references to our websites are intended to be inactive textual references only.

FORWARD-LOOKING STATEMENTS

Certain information included in this report or in other materials we have filed or will file with the SEC (as well as information included in oral statements or other written statements made or to be made by us) contains or may contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. One can identify these statements by the fact that they do not relate to matters of strictly historical or factual nature and generally discuss or relate to future events.

These statements contain words such as "anticipate," "estimate," "expect," "project," "intend," "plan," "believe," "may," "can," "might," "should," and other words or phrases of similar meaning. Such statements may include, but are not limited to, information related to: market conditions; demand for our homes; anticipated operating results; home deliveries; financial resources and condition; changes in revenues; changes in profitability; changes in margins; changes in accounting treatment; cost of revenues; selling, general and administrative expenses; interest expense; inventory write-downs; home warranty and construction defect claims; unrecognized tax benefits; anticipated tax refunds; sales paces and prices; effects of home buyer cancellations; growth and expansion; joint ventures in which we are involved; anticipated results from our investments in unconsolidated entities; the ability to acquire land and pursue real estate

opportunities; the ability to gain approvals and open new communities; the ability to sell homes and properties; the ability to deliver homes from backlog; the ability to secure materials and subcontractors; the ability to produce the liquidity and capital necessary to expand and take advantage of opportunities; and legal proceedings, investigations, and claims.

From time to time, forward-looking statements also are included in other reports on Forms 10-Q and 8-K; in press releases; in presentations; on our website; and in other materials released to the public. Any or all of the forward-looking statements included in this report and in any other reports or public statements made by us are not guarantees of future performance and may turn out to be inaccurate. This can occur as a result of incorrect assumptions or as a consequence of known or unknown risks and uncertainties. Many factors mentioned in this report or in other reports or public statements made by us, such as market conditions, government regulation and the competitive environment, will be important in determining our future performance. Consequently, actual results may differ materially from those that might be anticipated from our forward-looking statements.

Forward-looking statements speak only as of the date they are made. We undertake no obligation to publicly update any forward-looking statements, whether as a result of new information, future events or otherwise.

For a discussion of factors that we believe could cause our actual results to differ materially from expected and historical results, see “Item 1A – Risk Factors” below. This discussion is provided as permitted by the Private Securities Litigation Reform Act of 1995, and all of our forward-looking statements are expressly qualified in their entirety by the cautionary statements contained or referenced in this section.

EXECUTIVE OFFICERS OF THE REGISTRANT

Information about our executive officers is incorporated by reference from Part III, Item 10 of this Form 10-K.

ITEM 1A. RISK FACTORS

We are subject to demand fluctuations in the housing industry. Any reduction in demand would adversely affect our business, results of operations, and financial condition.

Demand for our homes is subject to fluctuations, often due to factors outside of our control. In a housing market downturn, our sales and results of operations will be adversely affected; we may have significant inventory impairments and other write-offs; our gross margins may decline significantly from historical levels; and we may incur substantial losses from operations. At any particular time, we cannot predict whether housing market conditions existing at that time will continue. Although we experienced strong order growth in the first nine months of fiscal 2018, during the fourth quarter, we experienced a decline in demand that continued into the first quarter of fiscal 2019. We believe this decline in demand was due to the cumulative impact of rising interest rates, increased prices, and a shift in buyer sentiment. We are unable to predict if such decline will continue or whether it will deepen.

Further, if the duration of the decline becomes a long-term trend, we cannot assure you that any efforts to mitigate its adverse effects will be successful.

Adverse changes in economic conditions in markets where we conduct our operations and where prospective purchasers of our homes live could reduce the demand for homes and, as a result, could adversely affect our business, results of operations, and financial condition.

Adverse changes in economic conditions in markets where we conduct our operations and where prospective purchasers of our homes live have had and may in the future have a negative impact on our business. Adverse changes in employment levels, job growth, consumer confidence, interest rates, perceptions regarding the strength of the housing market, and population growth, or an oversupply of homes for sale may reduce demand or depress prices for our homes and cause home buyers to cancel their agreements to purchase our homes. This, in turn, could adversely affect our results of operations and financial condition.

Our ability to execute on our business strategies is uncertain, and we may be unable to achieve our goals.

We can provide no assurance (i) that our strategies, and any related initiatives or actions, will be successful or that they will generate growth, earnings or returns at any particular level or within any particular time frame; (ii) that in the future we will achieve positive operational or financial results or results in any particular metric or measure equal to or better than those attained in the past; or (iii) that we will perform in any period as well as other homebuilders. We also cannot provide any assurance that we will be able to maintain our strategies, and any related initiatives or actions, in the future and, due to unexpectedly favorable or unfavorable market conditions or other factors, we may determine that we need to adjust, refine or abandon all or portions of our strategies, and any related initiatives or actions, though we cannot guarantee that any such adjustments will be successful. The failure of any one or more of our present strategies, or any related initiatives or actions, or the failure of any adjustments that we may pursue or implement, would likely have an adverse effect on our ability to increase the value and profitability of our business; on our ability

to operate our business in the ordinary course; on our overall liquidity; and on our consolidated financial statements, and the effect, in each case, could be material.

12

A significant portion of our revenues and income from operations are generated from California in our Traditional Home Building segment.

A significant portion of our revenues and income from operations are concentrated in California. Factors beyond our control could have a material adverse effect on our revenues and/or income from operations generated in California. These factors include, but are not limited to: changes in the regulatory and fiscal environment; prolonged economic downturns; high levels of foreclosures; lack of affordability; a decline in foreign buyer demand; severe weather including drought and the risk of local governments imposing building moratoriums; natural disasters such as earthquakes and wild fires; environmental incidents; and declining population and/or growth rates and the related reduction in housing demand in these regions. If home sale activity or selling prices decline in California, our costs may not decline at all or at the same rate and, as a result, our consolidated financial results may be adversely affected. In the construction of a high-rise building, whether a for-sale or a for-rent property, we incur significant costs before we can begin construction, sell and deliver the units to our customers, or commence the collection of rent and recover our costs. We may be subject to delays in construction that could lead to higher costs which could adversely affect our operating results. Changing market conditions during the construction period could negatively impact selling prices and rents, which could adversely affect our operating results.

Before a high-rise building generates any revenues, we make significant expenditures to acquire land; to obtain permits, development approvals, and entitlements; and to construct the building. It generally takes several years for us to acquire the land and construct, market, and deliver units or lease units in a high-rise building. Completion times vary on a building-by-building basis depending on the complexity of the project, its stage of development when acquired, and the regulatory and community issues involved. As a result of these potential delays in the completion of a building, we face the risk that demand for housing may decline during the period and we may be forced to sell or lease units at a loss or for prices that generate lower profit margins than we initially anticipated. Furthermore, if construction is delayed, we may face increased costs as a result of inflation or other causes and/or asset carrying costs (including interest on funds used to acquire land and construct the building). These costs can be significant and can adversely affect our operating results. In addition, if values of the building or units decline, we may also be required to recognize material write-downs of the book value of the building in accordance with U.S. generally accepted accounting principles.

Increases in cancellations of existing agreements of sale could have an adverse effect on our business.

Our backlog reflects agreements of sale with our home buyers for homes that have not yet been delivered. We have received a deposit from our home buyer for each home reflected in our backlog, and generally we have the right to retain the deposit if the home buyer does not complete the purchase. In some cases, however, a home buyer may cancel the agreement of sale and receive a complete or partial refund of the deposit for reasons such as state and local law, the home buyer's inability to obtain mortgage financing, his or her inability to sell his or her current home, or our inability to complete and deliver the home within the specified time. At October 31, 2018, we had 6,105 homes with a sales value of \$5.52 billion in backlog. If economic conditions decline, if mortgage financing becomes less available, or if our homes become less attractive due to conditions at or in the vicinity of our communities, we could experience an increase in home buyers canceling their agreements of sale with us, which could have an adverse effect on our business and results of operations.

The home building industry is highly competitive, and, if other home builders are more successful or offer better value to our customers, our business could decline.

We operate in a very competitive environment, in which we face competition from a number of other home builders in each market in which we operate. We compete with large national and regional home building companies and with smaller local home builders for land, financing, raw materials, and skilled management and labor resources. We also compete with the resale home market, also referred to as the "previously owned or existing" home market. An oversupply of homes available for sale or the heavy discounting of home prices by some of our competitors could adversely affect demand for our homes and the results of our operations. An increase in competitive conditions can have any of the following impacts on us: delivery of fewer homes; sale of fewer homes or higher cancellations by our home buyers; an increase in selling incentives and/or reduction of prices; and realization of lower gross margins due to lower selling prices or an inability to increase selling prices to offset increased costs of the homes delivered. If we

are unable to compete effectively in our markets, our business could decline disproportionately to that of our competitors.

If we are not able to obtain suitable financing, or if the interest rates on our debt are increased, or if our credit ratings are lowered, our business and results of operations may decline.

Our business and results of operations depend substantially on our ability to obtain financing, whether from bank borrowings or from financing in the public debt markets. Our revolving credit facility matures in May 2021; our \$800.0 million term loan, as amended on November 1, 2018, matures in November 2023; in November 2018, we redeemed our \$350.0 million principal

amount of 4.00% Senior Notes; and \$2.52 billion of our senior notes become due and payable at various times from November 2019 through February 2028. We cannot be certain that we will be able to continue to replace existing financing or find additional sources of financing in the future on favorable terms or at all.

If we are not able to obtain suitable financing at reasonable terms or replace existing debt and credit facilities when they become due or expire, our costs for borrowings will likely increase and our revenues may decrease or we could be precluded from continuing our operations at current levels.

Increases in interest rates can make it more difficult and/or expensive for us to obtain the funds we need to operate our business. The amount of interest we incur on our revolving bank credit facility and term loan fluctuates based on changes in short-term interest rates and the amount of borrowings we incur. Increases in interest rates generally and/or any downgrade in the ratings that national rating agencies assign to our outstanding debt securities could increase the interest rates we must pay on any subsequent issuances of debt securities, and any such ratings downgrade could also make it more difficult for us to sell such debt securities.

If home buyers are not able to obtain suitable financing, our results of operations may decline.

Our results of operations also depend on the ability of our potential home buyers to obtain mortgages for the purchase of our homes. Any uncertainty in the mortgage markets and its impact on the overall mortgage market, including the tightening of credit standards, future increases in the effective cost of home mortgage financing (including as a result of changes to federal tax law), and increased government regulation, could adversely affect the ability of our customers to obtain financing for a home purchase, thus preventing our potential home buyers from purchasing our homes. In addition, where our potential home buyers must sell their existing homes in order to buy a home from us, increases in mortgage costs and/or lack of availability of mortgages could prevent the buyers of our potential home buyers' existing homes from obtaining the mortgages they need to complete their purchases, which would result in our potential home buyers' inability to buy a home from us. Similar risks apply to those buyers whose contracts are in our backlog of homes to be delivered. If our home buyers, potential buyers, or buyers of our home buyers' current homes cannot obtain suitable financing, our sales and results of operations could be adversely affected.

If our ability to resell mortgages to investors is impaired, our home buyers may be required to find alternative financing.

Generally, when our mortgage subsidiary closes a mortgage for a home buyer at a previously locked-in rate, it already has an agreement in place with an investor to acquire the mortgage following the closing. Should the resale market for our mortgages decline or the underwriting standards of our investors become more stringent, our ability to sell future mortgages could be adversely affected and either we would have to commit our own funds to long-term investments in mortgage loans, which could, among other things, delay the time when we recognize revenues from home sales on our statements of operations, or our home buyers would be required to find an alternative source of financing. If our home buyers cannot obtain another source of financing in order to purchase our homes, our sales and results of operations could be adversely affected.

If land is not available at reasonable prices, our sales and results of operations could decrease.

In the long term, our operations depend on our ability to obtain land at reasonable prices for the development of our residential communities. At October 31, 2018, we had approximately 53,400 home sites that we owned or controlled through options. In the future, changes in the general availability of land, competition for available land, availability of financing to acquire land, zoning regulations that limit housing density, and other market conditions may hurt our ability to obtain land for new residential communities at prices that will allow us to make a reasonable profit. If the supply of land appropriate for development of our residential communities becomes more limited because of these factors or for any other reason, the cost of land could increase and/or the number of homes that we are able to sell and build could be reduced.

If the market value of our land and homes declines, our results of operations will likely decrease.

The market value of our land and housing inventories depends on market conditions. We acquire land for expansion into new markets and for replacement of land inventory and expansion within our current markets. If housing demand decreases below what we anticipated when we acquired our inventory, we may not be able to make profits similar to what we have made in the past, may experience less than anticipated profits, and/or may not be able to recover our costs when we sell and build homes. Due to the significant decline in our business during the 2006–2011 downturn in

the housing industry, we recognized significant write-downs of our inventory.

Failure by our employees or representatives to comply with laws and regulations may harm us.

We are required to comply with laws and regulations that govern all aspects of our business including land acquisition, development, home construction, labor and employment, mortgage origination, title and escrow operations, sales and warranty.

It is possible that our employees or individuals engaged by us, such as subcontractors, could intentionally or unintentionally violate some of these laws and regulations. Although we endeavor to take immediate action if we become aware of such violations, we may incur fines or penalties as a result of these actions and our reputation with governmental agencies and our customers could be damaged.

We rely on subcontractors to construct our homes and on building supply companies to supply components for the construction of our homes. The failure of our subcontractors to properly construct our homes or defects in the components we obtain from building supply companies could have an adverse effect on us.

We engage subcontractors to perform the actual construction of our homes and purchase components used in the construction of our homes from building supply companies. Despite our quality control efforts, we may discover that our subcontractors were engaging in improper construction practices or that the components purchased from building supply companies are not performing as specified. The occurrence of such events could require us to repair the homes in accordance with our standards and as required by law. The cost of satisfying our legal obligations in these instances may be significant, and we may be unable to recover the cost of repair from subcontractors, suppliers and insurers. For example, we have incurred or expect to incur significant costs to repair homes built in Pennsylvania and Delaware. See Note 7 – “Accrued Expenses” in Item 15(a)1 of this Form 10-K for additional information regarding warranty charges.

We participate in certain joint ventures where we may be adversely impacted by the failure of the joint venture or its participants to fulfill their obligations.

We have investments in and commitments to certain joint ventures with unrelated parties. These joint ventures may borrow money to help finance their activities. In certain circumstances, the joint venture participants, including ourselves, are required to provide guarantees of certain obligations relating to the joint ventures. In most of these joint ventures, we do not have a controlling interest and, as a result, are not able to require these joint ventures or their participants to honor their obligations or renegotiate them on acceptable terms. If the joint ventures or their participants do not honor their obligations, we may be required to expend additional resources or suffer losses, which could be significant.

Government regulations and legal challenges may delay the start or completion of our communities, increase our expenses, or limit our home building activities, which could have a negative impact on our operations.

We must obtain the approval of numerous governmental authorities in connection with our development activities, and these governmental authorities often have broad discretion in exercising their approval authority. We incur substantial costs related to compliance with legal and regulatory requirements. Any increase in legal and regulatory requirements may cause us to incur substantial additional costs or, in some cases, cause us to determine that the property is not feasible for development.

Various local, state, and federal statutes, ordinances, rules, and regulations concerning building, zoning, sales, and similar matters apply to and/or affect the housing industry. Governmental regulation affects construction activities as well as sales activities, mortgage lending activities, and other dealings with home buyers. The industry also has experienced an increase in state and local legislation and regulations that limit the availability or use of land.

Municipalities may also restrict or place moratoriums on the availability of utilities, such as water and sewer taps. In some areas, municipalities may enact growth control initiatives, which will restrict the number of building permits available in a given year. In addition, we may be required to apply for additional approvals or modify our existing approvals because of changes in local circumstances or applicable law. If municipalities in which we operate take actions like these, it could have an adverse effect on our business by causing delays, increasing our costs, or limiting our ability to operate in those municipalities. Further, we may experience delays and increased expenses as a result of legal challenges to our proposed communities, whether brought by governmental authorities or private parties.

Our mortgage subsidiary is subject to various state and federal statutes, rules, and regulations, including those that relate to licensing, lending operations, and other areas of mortgage origination and financing. The impact of those statutes, rules, and regulations can increase our home buyers’ cost of financing, increase our cost of doing business, and restrict our home buyers’ access to some types of loans.

Increases in taxes or government fees could increase our costs, and adverse changes in tax laws could reduce demand for our homes.

Increases in real estate taxes and other local government fees, such as fees imposed on developers to fund schools, open space, and road improvements, and/or provide low- and moderate-income housing, could increase our costs and have an adverse effect on our operations. In addition, increases in local real estate taxes could adversely affect our potential home buyers, who may consider those costs in determining whether to make a new home purchase and decide, as a result, not to purchase one of our homes. In addition, any further changes in the income tax laws that would reduce or eliminate tax deductions or incentives to homeowners, such as a change further limiting the deductibility of real estate taxes or interest on home mortgages, could make

housing less affordable or otherwise reduce the demand for housing, which in turn could reduce our sales and hurt our results of operations. On December 22, 2017, the Tax Cuts and Jobs Act (the "Tax Act") was enacted into law, which changed many longstanding foreign and domestic corporate and individual tax rules, as well as rules pertaining to the deductibility of employee compensation and benefits. The Tax Act, among other changes, (i) limits the federal deduction for mortgage interest so that it only applies to the first \$750,000 of a new mortgage (as compared to \$1 million under previous tax law) and (ii) introduced a \$10,000 cap on the federal deduction for state and local taxes. These changes could reduce the perceived affordability of homeownership, and therefore the demand for homes, and/or have a moderating impact on home sales prices, in areas with relatively high housing prices and/or high state and local income taxes and real estate taxes, including in certain of our markets in California, New Jersey and New York.

We are subject to extensive environmental regulations, which may cause us to incur additional operating expenses, subject us to longer construction cycle times, or result in material fines or harm to our reputation.

We are subject to a variety of local, state and federal statutes, ordinances, rules and regulations concerning the protection of health and the environment, including those regulating the emission or discharge of materials into the environment, the management of storm water runoff at construction sites, the handling, use, storage and disposal of hazardous substances, impacts to wetlands and other sensitive environments, and the remediation of contamination at properties that we own or develop. The environmental regulations applicable to each community in which we operate vary greatly depending on the location of the community site, the site's environmental conditions and the present and former use of the site. Environmental regulations may cause delays, may cause us to incur substantial compliance, remediation or other costs, and can prohibit or severely restrict development and homebuilding activity. In addition, noncompliance with these regulations could result in fines and penalties, obligations to remediate, permit revocations or other sanctions; and contamination or other environmental conditions at or in the vicinity of our developments may result in claims against us for personal injury, property damage or other losses.

From time to time, the United States Environmental Protection Agency and other federal or state agencies review homebuilders' compliance with environmental laws and may levy fines and penalties for failure to strictly comply with applicable environmental laws or impose additional requirements for future compliance as a result of past failures. Any such actions taken with respect to us may increase our costs or harm our reputation. Further, we expect that increasingly stringent requirements will be imposed on homebuilders in the future. Environmental regulations can also have an adverse impact on the availability and price of certain raw materials such as lumber. Our communities in California are especially susceptible to restrictive government regulations and environmental laws, particularly surrounding water usage due to continuing drought conditions within that region.

Adverse weather conditions, natural disasters, and other conditions could disrupt the development of our communities, which could harm our sales and results of operations.

Adverse weather conditions and natural disasters, such as hurricanes, tornadoes, earthquakes, floods, droughts, and fires, can have serious effects on our ability to develop our residential communities. We also may be affected by unforeseen engineering, environmental, or geological conditions or problems, including conditions or problems which arise on lands of third parties in the vicinity of our communities, but nevertheless negatively impact our communities. Any of these adverse events or circumstances could cause delays in or prevent the completion of, or increase the cost of, developing one or more of our residential communities and, as a result, could harm our sales and results of operations.

If we experience shortages or increased costs of labor and supplies or other circumstances beyond our control, there could be delays or increased costs in developing our communities, which could adversely affect our operating results. Our ability to develop residential communities may be adversely affected by circumstances beyond our control, including work stoppages, labor disputes, and shortages of qualified trades people, such as carpenters, roofers, masons, electricians, and plumbers; changes in laws relating to union organizing activity; lack of availability of adequate utility infrastructure and services; our need to rely on local subcontractors who may not be adequately capitalized or insured; and shortages, delays in availability, or fluctuations in prices of building materials. Any of these circumstances could give rise to delays in the start or completion of, or could increase the cost of, developing one or more of our residential communities. We may not be able to recover these increased costs by raising our home

prices because the price for each home is typically set months prior to its delivery pursuant to the agreement of sale with the home buyer. If that happens, our operating results could be harmed.

We are subject to one collective bargaining agreement that covers less than 2% of our employees. We have not experienced any work stoppages due to strikes by unionized workers, but we cannot make assurances that there will not be any work stoppages due to strikes or other job actions in the future. We use independent contractors, many of whom are nonunionized, to construct our homes. At any given point in time, those subcontractors, who are not yet represented by a union, may be unionized.

Product liability claims and litigation and warranty claims that arise in the ordinary course of business may be costly, which could adversely affect our business.

As a home builder, we are subject to construction defect and home warranty claims arising in the ordinary course of business. These claims are common in the home building industry and can be costly. In addition, the costs of insuring against construction defect and product liability claims are high, and the amount of coverage offered by insurance companies is currently limited. There can be no assurance that this coverage will not be further restricted and become more costly. If the limits or coverages of our current and former insurance programs prove inadequate, or we are not able to obtain adequate, or reasonably priced, insurance against these types of claims in the future, or the amounts currently provided for future warranty or insurance claims are inadequate, we may experience losses that could negatively impact our financial results.

We record expenses and liabilities based on the estimated costs required to cover our self-insured liability under our insurance policies and estimated costs of potential claims and claim adjustment expenses that are above our coverage limits or that are not covered by our insurance policies. These estimated costs are based on an analysis of our historical claims and industry data, and include an estimate of claims incurred but not yet reported. The projection of losses related to these liabilities requires actuarial assumptions that are subject to variability due to uncertainties regarding construction defect claims relative to our markets and the types of product we build, insurance industry practices, and legal or regulatory actions and/or interpretations, among other factors. Key assumptions used in these estimates include claim frequencies, severities, and settlement patterns, which can occur over an extended period of time. In addition, changes in the frequency and severity of reported claims and the estimates to settle claims can impact the trends and assumptions used in the actuarial analysis, which could be material to our consolidated financial statements. Due to the degree of judgment required and the potential for variability in these underlying assumptions, our actual future costs could differ from those estimated, and the difference could be material to our consolidated financial statements.

Over the past several years, we have had a significant number of water intrusion claims related to homes we built in Pennsylvania and Delaware. See Note 7 – “Accrued Expenses” in Item 15(a)1 of this Form 10-K for additional information regarding these warranty charges.

Our cash flows and results of operations could be adversely affected if legal claims are brought against us and are not resolved in our favor.

Claims have been brought against us in various legal proceedings that have not had, and are not expected to have, a material adverse effect on our business or financial condition. Should such claims be resolved in an unfavorable manner or should additional claims be filed in the future, it is possible that our cash flows and results of operations could be adversely affected.

We could be adversely impacted by the loss of key management personnel or if we fail to attract qualified personnel. Our future success depends, to a significant degree, on the efforts of our senior management and our ability to attract qualified personnel. Our operations could be adversely affected if key members of our senior management leave our employ or we cannot attract qualified personnel to manage our business.

Changes in tax laws or the interpretation of tax laws may negatively affect our operating results.

We believe that our recorded tax balances are adequate; however, it is not possible to predict the effects of possible changes in the tax laws or changes in their interpretation and whether they could have a material adverse impact on our operating results. We have filed our tax returns in prior years based upon certain filing positions we believe are appropriate. If the Internal Revenue Service or state taxing authorities disagree with these filing positions, we may owe additional taxes. On December 22, 2017, the Tax Cuts and Jobs Act (the “Tax Act”) was enacted into law, which changed many longstanding foreign and domestic corporate and individual tax rules, as well as rules pertaining to the deductibility of employee compensation and benefits. For more information regarding tax reform, see “Management’s Discussion and Analysis of Financial Condition and Results of Operations – Overview – Tax Reform” in Item 7 of this Form 10-K.

Our high-rise business is subject to swings in delivery volume due to the extended construction time, levels of pre-sales, and quick delivery of units once the building is complete.

Our quarterly operating results will fluctuate depending on the timing of completion of construction of our high-rise building, levels of pre-sales and the relatively short delivery time of the pre-sold units once the building is completed. Depending on the number of high-rise buildings that are completed in a quarter, our quarterly operating results may be uneven and may be marked by lower revenues and earnings in some quarters than in others.

Our quarterly operating results may fluctuate due to the seasonal nature of our business.

Our quarterly operating results fluctuate with the seasons; normally, a significant portion of our agreements of sale are entered into with customers in the winter and spring months. Construction of one of our traditional homes typically proceeds after signing the agreement of sale with our customer and can require seven months or more to complete. Weather-related problems may occur from time to time, delaying starts or closings or increasing costs and reducing profitability. In addition, delays in opening new communities or new sections of existing communities could have an adverse impact on home sales and revenues. Expenses are not incurred and recognized evenly throughout the year. Because of these factors, our quarterly operating results may be uneven and may be marked by lower revenues and earnings in some quarters than in others.

Future terrorist attacks against the United States or increased domestic or international instability could have an adverse effect on our operations.

Future terrorist attacks against the United States or any foreign country or increased domestic or international instability could significantly reduce the number of new contracts signed, increase the number of cancellations of existing contracts, and/or increase our operating expenses, which could adversely affect our business.

Information technology failures and data security breaches could harm our business.

We use information technology and other computer resources to carry out important operational and marketing activities as well as maintain our business records, including information provided by our customers. Many of these resources are provided to us and/or maintained on our behalf by third-party service providers pursuant to agreements that specify certain security and service level standards. Our ability to conduct our business may be impaired if these resources are compromised, degraded, damaged or fail, whether due to a virus or other harmful circumstance, intentional penetration or disruption of our information technology resources by a third party, natural disaster, hardware or software corruption, failure or error (including a failure of security controls incorporated into or applied to such hardware or software), telecommunications system failure, service provider error or failure, intentional or unintentional personnel actions (including the failure to follow our security protocols), or lost connectivity to our networked resources. A significant and extended disruption in the functioning of these resources could impair our operations, damage our reputation and cause us to lose customers, sales and revenue.

In addition, breaches of our data security systems, including by cyber-attacks, could result in the unintended public disclosure or the misappropriation of our proprietary information or personal and confidential information, about our employees, consumers who view our homes, home buyers, mortgage loan borrowers and business partners, requiring us to incur significant expense to address and resolve these kinds of issues. The release of confidential information may also lead to identity theft and related fraud, litigation or other proceedings against us by affected individuals and/or business partners and/or by regulators, and the outcome of such proceedings, which could include penalties or fines, could have a material and adverse effect on our reputation, business, financial condition and results of operations. Depending on its nature, a particular breach or series of breaches of our systems may result in the unauthorized use, appropriation or loss of confidential or proprietary information on a one-time or continuing basis, which may not be detected for a period of time. In addition, the costs of maintaining adequate protection against such threats, as they develop in the future (or as legal requirements related to data security increase) could be material.

ITEM 1B. UNRESOLVED STAFF COMMENTS

None.

ITEM 2. PROPERTIES

Headquarters

Our corporate office, which we lease from an unrelated party, contains approximately 200,000 square feet and is located in Horsham, Pennsylvania.

Manufacturing/Distribution Facilities

We own a manufacturing facility of approximately 225,000 square feet located in Morrisville, Pennsylvania; manufacturing facilities totaling approximately 150,000 square feet located in Emporia, Virginia; and a manufacturing facility of approximately 134,000 square feet located in Knox, Indiana. We lease, from an unrelated party, a facility of approximately 56,000 square feet located in Fairless Hills, Pennsylvania. In addition, we own a 34,000-square foot manufacturing, warehouse, and office facility in Culpepper, Virginia. At these facilities, we manufacture open wall panels, roof and floor trusses, and certain interior and exterior millwork to supply a portion of our construction needs. These facilities supply components used in our North, Mid-Atlantic, and portions of our South geographic segments. These operations also permit us to purchase wholesale lumber, sheathing, windows, doors, certain other interior and exterior millwork, and other building materials to supply to our communities. We believe that increased efficiencies, cost savings, and productivity result from the operation of these plants and from the wholesale purchase of materials.

Office and Other Facilities

We own or lease from unrelated parties office and warehouse space and golf course facilities in various locations, none of which are material to our business.

ITEM 3. LEGAL PROCEEDINGS

We are involved in various claims and litigation arising principally in the ordinary course of business. We believe that adequate provision for resolution of all current claims and pending litigation has been made and that the disposition of these matters will not have a material adverse effect on our results of operations and liquidity or on our financial condition.

In April 2017, the SEC informed the Company that it was conducting an investigation and requested that we voluntarily produce documents and information relating to our estimated repair costs for stucco and other water intrusion claims in fiscal 2016. The Company produced detailed information and documents in response to this request and, in the fourth quarter of fiscal 2018, the SEC notified the Company that it had concluded its investigation without action. See Note 7 – “Accrued Expenses” in Item 15(a)1 of this Form 10-K for additional information regarding these warranty charges.

In March 2018, the Pennsylvania Attorney General informed the Company that it was conducting a review of our construction of stucco homes in Pennsylvania after January 1, 2005 and requested that we voluntarily produce documents and information. The Company is producing documents and information in response to this request. Management cannot at this time predict the eventual scope or outcome of this matter.

ITEM 4. MINE SAFETY DISCLOSURES

Not applicable.

PART II

ITEM 5. MARKET FOR REGISTRANT'S COMMON EQUITY, RELATED STOCKHOLDER MATTERS AND ISSUER PURCHASES OF EQUITY SECURITIES

Shares of our common stock are listed on the New York Stock Exchange ("NYSE") under the symbol "TOL". At December 17, 2018, there were approximately 567 record holders of our common stock.

Issuer Purchases of Equity Securities

During the three months ended October 31, 2018, we repurchased the following shares of our common stock:

Period	Total number of shares purchased (a)	Average price paid per share	Total number of shares purchased as part of a publicly announced plan or program (b)	Maximum number of shares that may yet be purchased under the plan or program (b)
	(in thousands)		(in thousands)	(in thousands)
August 1 to August 31, 2018	980	\$ 36.32	980	12,243
September 1 to September 30, 2018	278	\$ 35.98	278	11,965
October 1 to October 31, 2018	976	\$ 30.76	976	10,989
Total	2,234	\$ 33.85	2,234	

Our stock incentive plans permit us to withhold from the total number of shares that otherwise would be issued to a performance based restricted stock unit recipient or a restricted stock unit recipient upon distribution that number of shares having a fair value at the time of distribution equal to the applicable income tax withholdings due and (a) remit the remaining shares to the recipient. During the three months ended October 31, 2018, we withheld 916 of the shares subject to performance based restricted stock units and restricted stock units to cover approximately \$30,000 of income tax withholdings and we issued the remaining 2,376 shares to the recipients. The shares withheld are not included in the total number of shares purchased in the table above.

Our stock incentive plans also permit participants to exercise non-qualified stock options using a "net exercise" method. In a net exercise, we generally withhold from the total number of shares that otherwise would be issued to the participant upon exercise of the stock option that number of shares having a fair market value at the time of exercise equal to the option exercise price and applicable income tax withholdings, and remit the remaining shares to the participant. During the three-month period ended October 31, 2018, no participant employed the net exercise method to exercise options.

On December 13, 2017, our Board of Directors authorized the repurchase of 20 million shares of our common stock in open market transactions or otherwise for general corporate purposes, including to obtain shares for the (b) Company's equity award and other employee benefit plans. Our Board of Directors terminated, effective December 12, 2018, our December 2017 share repurchase program and authorized a new repurchase program described below.

Effective December 12, 2018, our Board of Directors authorized the repurchase of 20 million shares of our common stock in open market transactions or otherwise for general corporate purposes, including to obtain shares for the Company's equity award and other employee benefit plans. The Board of Directors did not fix any expiration date for this repurchase program.

Subsequent to October 31, 2018, we repurchased approximately 783,000 shares of our common stock at an average price of \$32.02 per share, of which approximately 210,000 shares were purchased under the repurchase program authorized by our Board of Directors on December 12, 2018.

Dividends

In February 2017, our Board of Directors approved the initiation of quarterly cash dividends to shareholders. During fiscal 2018, we paid aggregate cash dividends of \$0.41 per share to our shareholders. The payment of dividends is within the discretion of our Board of Directors and any decision to pay dividends in the future will depend upon an evaluation of a number of factors, including our results of operations, our capital requirements, our operating and financial condition, and any contractual limitations then in effect. Our revolving credit agreement and term loan agreement each require us to maintain a

minimum tangible net worth (as defined in the respective agreement), which restricts the amount of dividends we may pay. At October 31, 2018, under the most restrictive provisions of our revolving credit agreement and term loan agreement, we could have paid up to approximately \$2.22 billion of cash dividends.

Stockholder Return Performance Graph

The following graph and chart compares the five-year cumulative total return (assuming that an investment of \$100 was made on October 31, 2013, and that dividends were reinvested) from October 31, 2013 to October 31, 2018, for (a) our common stock, (b) the S&P Homebuilding Index and (c) the S&P 500®:

Comparison of 5 Year Cumulative Total Return Among Toll Brothers, Inc., the S&P 500®, and the S&P Homebuilding Index

October 31:	2013	2014	2015	2016	2017	2018
Toll Brothers, Inc.	100.00	97.17	109.40	83.46	140.88	104.09
S&P 500®	100.00	117.27	123.37	128.93	159.40	171.11
S&P Homebuilding	100.00	117.41	135.92	128.23	192.02	154.30

ITEM 6. SELECTED FINANCIAL DATA

The following tables set forth selected consolidated financial and housing data at and for each of the five fiscal years in the period ended October 31, 2018. They should be read in conjunction with the Consolidated Financial Statements and Notes thereto listed in Item 15(a)1 of this Form 10-K beginning at page F-1 and Management's Discussion and Analysis of Financial Condition and Results of Operations included in Item 7 of this Form 10-K.

Summary Consolidated Statements of Operations and Balance Sheets (amounts in thousands, except per share data):

Year ended October 31:	2018	2017	2016	2015	2014
Revenues	\$7,143,258	\$5,815,058	\$5,169,508	\$4,171,248	\$3,911,602
Income before income taxes	\$933,916	\$814,311	\$589,027	\$535,562	\$504,582
Net income	\$748,151	\$535,495	\$382,095	\$363,167	\$340,032
Earnings per share:					
Basic	\$4.92	\$3.30	\$2.27	\$2.06	\$1.91
Diluted	\$4.85	\$3.17	\$2.18	\$1.97	\$1.84
Weighted average number of shares outstanding:					
Basic	151,984	162,222	168,261	176,425	177,578
Diluted	154,201	169,487	175,973	184,703	185,875
Cash dividends declared per share	\$0.41	\$0.24	\$—	\$—	\$—
At October 31:	2018	2017	2016	2015	2014
Cash, cash equivalents, and marketable securities	\$1,182,195	\$712,829	\$633,715	\$928,994	\$598,341
Inventory	\$7,598,219	\$7,281,453	\$7,353,967	\$6,997,516	\$6,490,321
Total assets	\$10,244,590	\$9,445,225	\$9,736,789	\$9,206,515	\$8,398,457
Debt:					
Loans payable	\$686,801	\$637,416	\$871,079	\$1,000,439	\$652,619
Senior debt	2,861,375	2,462,463	2,694,372	2,689,801	2,638,241
Mortgage company loan facility	150,000	120,145	210,000	100,000	90,281
Total debt	\$3,698,176	\$3,220,024	\$3,775,451	\$3,790,240	\$3,381,141
Equity	\$4,768,912	\$4,537,090	\$4,235,202	\$4,228,079	\$3,860,697
Housing Data					
Year ended October 31:	2018	2017	2016	2015	2014
Closings:					
Number of homes	8,265	7,151	6,098	5,525	5,397
Value (in thousands)	\$7,143,258	\$5,815,058	\$5,169,508	\$4,171,248	\$3,911,602
Net contracts signed:					
Number of homes	8,519	8,175	6,719	5,910	5,271
Value (in thousands)	\$7,604,265	\$6,828,277	\$5,649,570	\$4,955,579	\$3,896,490
At October 31:	2018	2017	2016	2015	2014
Backlog:					
Number of homes	6,105	5,851	4,685	4,064	3,679
Value (in thousands)	\$5,522,523	\$5,061,517	\$3,984,065	\$3,504,004	\$2,719,673
Number of selling communities	315	305	310	288	263
Home sites:					
Owned	32,503	31,341	34,137	35,872	36,243
Controlled	20,919	16,970	14,700	8,381	10,924
Total	53,422	48,311	48,837	44,253	47,167

ITEM 7. MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS ("MD&A")

This discussion and analysis is based on, should be read together with, and is qualified in its entirety by, the Consolidated Financial Statements and Notes thereto in Item 15(a)1 of this Form 10-K, beginning at page F-1. It also should be read in conjunction with the disclosure under "Forward-Looking Statements" in Part I of this Form 10-K. When this report uses the words "we," "us," "our," and the "Company," they refer to Toll Brothers, Inc. and its subsidiaries, unless the context otherwise requires. References herein to fiscal year refer to our fiscal years ended or ending October 31.

Unless otherwise stated in this report, net contracts signed represents a number or value equal to the gross number or value of contracts signed during the relevant period, less the number or value of contracts canceled during the relevant period, which includes contracts that were signed during the relevant period and in prior periods. Backlog consists of homes under contract but not yet delivered to our home buyers ("backlog").

OVERVIEW

Our Business

We design, build, market, sell, and arrange financing for detached and attached homes in luxury residential communities. We cater to move-up, empty-nester, active-adult, and second-home buyers in the United States ("Traditional Home Building Product"). We also build and sell homes in urban infill markets through Toll Brothers City Living ("City Living"). At October 31, 2018, we were operating in 19 states, as well as in the District of Columbia. In the five years ended October 31, 2018, we delivered 32,436 homes from 683 communities, including 8,265 homes from 415 communities in fiscal 2018. At October 31, 2018, we had 638 communities containing approximately 53,400 home sites that we owned or controlled through options.

We are developing several land parcels for master planned communities in which we intend to build homes on a portion of the lots and sell the remaining lots to other builders. Two of these master planned communities are being developed 100% by us, and the remaining communities are being developed through joint ventures with other builders or financial partners.

In addition to our residential for-sale business, we also develop and operate for-rent apartments through joint ventures. See the section entitled "Toll Brothers Apartment Living/Toll Brothers Campus Living" below.

We operate our own architectural, engineering, mortgage, title, land development and land sale, golf course development and management, and landscaping subsidiaries. We also operate our own security company, TBI Smart Home Solutions, which provides homeowners with home automation and technology options. In addition, we operate our own lumber distribution, house component assembly, and manufacturing operations.

We have investments in various unconsolidated entities. We have investments in joint ventures (i) to develop land for the joint venture participants and for sale to outside builders ("Land Development Joint Ventures"); (ii) to develop for-sale homes ("Home Building Joint Ventures"); (iii) to develop luxury for-rent residential apartments, commercial space and a hotel ("Rental Property Joint Ventures"); and (iv) to invest in distressed loans and real estate and provide financing and land banking for residential builders and developers for the acquisition and development of land and home sites ("Gibraltar Joint Ventures").

Financial Highlights

In fiscal 2018, we recognized \$7.14 billion of revenues and net income of \$748.2 million, as compared to \$5.82 billion of revenues and net income of \$535.5 million in fiscal 2017.

In fiscal 2018 and 2017, the value of net contracts signed was \$7.60 billion (8,519 homes) and \$6.83 billion (8,175 homes), respectively. The value of our backlog at October 31, 2018 was \$5.52 billion (6,105 homes), as compared to our backlog at October 31, 2017 of \$5.06 billion (5,851 homes).

At October 31, 2018, we had \$1.18 billion of cash and cash equivalents and approximately \$1.13 billion available for borrowing under our \$1.295 billion revolving credit facility (the "Revolving Credit Facility") that matures in May 2021. At October 31, 2018, we had no outstanding borrowings under the Revolving Credit Facility and had outstanding letters of credit of approximately \$165.4 million.

In February 2017, our Board of Directors approved the initiation of quarterly cash dividends to shareholders. During fiscal 2018 and 2017, we paid aggregate cash dividends of \$0.41 and \$0.24 per share, respectively, to our

shareholders. In December 2018, we declared a quarterly cash dividend of \$0.11 which will be paid on January 25, 2019 to shareholders of record on the close of business on January 11, 2019.

At October 31, 2018, our total equity and our debt to total capitalization ratio were \$4.77 billion and 0.44 to 1:00, respectively.

Acquisition

In November 2016, we acquired substantially all of the assets and operations of Coleman for approximately \$83.1 million in cash. The assets acquired were primarily inventory, including approximately 1,750 home sites owned or controlled through land purchase agreements. As part of the acquisition, we assumed contracts to deliver 128 homes with an aggregate value of \$38.8 million. The average price of the undelivered homes at the date of acquisition was approximately \$303,000. Our selling community count increased by 15 communities at the acquisition date.

Our Business Environment and Current Outlook

In fiscal 2018, we signed 8,519 contracts for the sale of Traditional Home Building Product and City Living units with an aggregate value of \$7.60 billion, compared to 8,175 contracts with an aggregate value of \$6.83 billion in fiscal 2017, and 6,719 contracts with an aggregate value of \$5.65 billion in fiscal 2016. Although we experienced strong order growth in the first nine months of fiscal 2018, in our fourth quarter, we experienced a moderation in demand as compared to the prior year. In the three months ended October 31, 2018, the value and number of contracts signed declined 15% and 13%, respectively, as compared to the three months ended October 31, 2017. In November through mid-December 2018, we experienced further softening in demand. We believe this decline in demand is due to the cumulative impact of rising interest rates, increased prices, and a shift in buyer sentiment.

According to the U.S. Census Bureau (“Census Bureau”), the number of households earning \$100,000 or more (in constant 2017 dollars) at September 2018 stood at 37.3 million, or approximately 29.2% of all U.S. households. This group has grown at 2.5 times the rate of increase of all U.S. households since 1980. According to Harvard University’s 2018 report, “The State of the Nation’s Housing,” demographic forces are likely to drive the addition of approximately 1.2 million new households per year from 2017 to 2027.

Housing starts, which encompass the units needed for household formations, second homes, and the replacement of obsolete or demolished units, have not kept pace with this projected household growth or the aging of existing homes. According to the Census Bureau’s October 2018 New Residential Sales Report, new home inventory stands at a supply of just 7.4 months, based on current sales paces. If demand increases significantly, the supply of 7.4 months will quickly be drawn down. During the period 1970 through 2007, total housing starts in the United States averaged approximately 1.6 million per year, while during the period 2008 through 2017, total housing starts averaged approximately 0.89 million per year according to the Census Bureau. Additionally, the median age of housing stock in the United States has increased from 25 years to 40 years over the last three decades, thus expanding the market for replacement homes.

We continue to believe that many of our communities are in desirable locations that are difficult to replace and in markets where approvals have been increasingly difficult to achieve. We believe that many of these communities have substantial embedded value that may be realized in the future.

Tax Reform

On December 22, 2017, the Tax Cuts and Jobs Act (the “Tax Act”) was enacted into law, which changed many longstanding foreign and domestic corporate and individual tax rules, as well as rules pertaining to the deductibility of employee compensation and benefits. These changes include: (i) reducing the corporate income tax rate from 35% to 21% for tax years beginning after December 31, 2017; (ii) eliminating the corporate alternative minimum tax; (iii) changing rules related to uses and limitations of net operating loss carryforwards created in tax years beginning after December 31, 2017; (iv) repeal of the domestic production activities deduction for tax years beginning after December 31, 2017; and (v) establishing new limits on the federal tax deductions individual taxpayers may take as a result of mortgage loan interest payments, and state and local tax payments, including real estate taxes.

As required under accounting rules, we remeasured our net deferred tax liability for the tax law change, which resulted in an income tax benefit of \$35.5 million in fiscal 2018. See Note 8, “Income Taxes” in Notes to Condensed Consolidated Financial Statements in Item 15(a)1 of this Form 10-K for additional information regarding the impact of the Tax Act.

Defective Floor Joists

In July 2017, one of our lumber suppliers publicly announced a floor joist recall. We believe that these floor joists were present in approximately 350 of our homes that had been built or were under construction in our North and West geographic segments. Of the approximately 350 affected homes, eight of them had already been delivered to home buyers at the time the joist recall was announced. After the joist recall was announced, 39 home buyers canceled their contracts and 20 home buyers transferred their contracts to another home site. The remediation of the defective floor joists has been completed for all affected homes. We

24

began delivering these homes in the first quarter of fiscal 2018 and delivered substantially all of these homes in fiscal 2018. The supplier has reimbursed us for all costs associated with the remediation of the defective floor joists.

Competitive Landscape

The home building business is highly competitive and fragmented. We compete with numerous home builders of varying sizes, ranging from local to national in scope, some of which have greater sales and financial resources than we do. Sales of existing homes, whether by a homeowner or by a financial institution that has acquired a home through a foreclosure, also provide competition. We compete primarily based on price, location, design, quality, service, and reputation. We believe our financial stability, relative to many others in our industry, provides us with a competitive advantage.

Land Acquisition and Development

Our business is subject to many risks, because of the extended length of time that it takes to obtain the necessary approvals on a property, complete the land improvements on it, and deliver a home after a home buyer signs an agreement of sale. In certain cases, we attempt to reduce some of these risks by utilizing one or more of the following methods: controlling land for future development through options, which enable us to obtain necessary governmental approvals before acquiring title to the land; generally commencing construction of a detached home only after executing an agreement of sale and receiving a substantial down payment from the buyer; and using subcontractors to perform home construction and land development work on a fixed-price basis.

During fiscal 2018 and 2017, we acquired control of approximately 13,400 and 6,600 home sites, respectively, net of options terminated and home sites sold. At October 31, 2018, we controlled approximately 53,400 home sites, as compared to approximately 48,300 home sites at October 31, 2017, and approximately 48,800 home sites at October 31, 2016. In addition, at October 31, 2018, we expect to purchase approximately 2,700 additional home sites from several land development joint ventures in which we have an interest, at prices not yet determined.

Of the approximately 53,400 total home sites that we owned or controlled through options at October 31, 2018, we owned approximately 32,500 and controlled approximately 20,900 through options. Of the 53,400 home sites, approximately 16,900 were substantially improved.

In addition, at October 31, 2018, our Land Development Joint Ventures owned approximately 10,700 home sites (including 169 home sites included in the 20,900 controlled through options), and our Home Building Joint Ventures owned approximately 300 home sites.

At October 31, 2018, we were selling from 315 communities, compared to 305 communities at October 31, 2017, and 310 communities at October 31, 2016.

Customer Mortgage Financing

We maintain relationships with a widely-diversified group of mortgage financial institutions, many of which are among the largest in the industry. We believe that regional and community banks continue to recognize the long-term value in creating relationships with high-quality, affluent customers such as our home buyers, and these banks continue to provide these customers with financing.

We believe that our home buyers generally are, and should continue to be, well-positioned to secure mortgages due to their typically lower loan-to-value ratios and attractive credit profiles, as compared to the average home buyer.

Toll Brothers Apartment Living/Toll Brothers Campus Living

In addition to our residential for-sale business, we also develop and operate for-rent apartments through joint ventures. At October 31, 2018, we or joint ventures in which we have an interest controlled 44 land parcels as for-rent apartment projects containing approximately 15,400 units. These projects, which are located in the metro Boston to metro Washington, D.C. corridor; Los Angeles, San Francisco, San Diego and Fremont, California; Atlanta, Georgia; Dallas, Texas; and Phoenix, Arizona are being operated, are being developed or will be developed with partners under the brand names Toll Brothers Apartment Living and Toll Brothers Campus Living.

In fiscal 2018, three of our Rental Property Joint Ventures sold their assets to unrelated parties for \$477.5 million.

These joint ventures had owned, developed, and operated multifamily rental properties located in suburban Washington, D.C. and Westborough, Massachusetts, and a student housing community in College Park, Maryland.

From our investment in these joint ventures, we received cash of \$79.1 million and recognized gains from these sales of \$67.2 million in fiscal 2018, which is included in "Income from unconsolidated entities" in our Consolidated

Statement of Operations and Comprehensive Income included in Item 15(a)1 of this Form 10-K.

25

At October 31, 2018, we had approximately 1,750 units in for-rent apartment projects that were occupied or ready for occupancy, 1,400 units in the lease-up stage, 4,150 units under active development, and 8,100 units in the planning stage. Of the 15,400 units at October 31, 2018, 5,950 were owned by joint ventures in which we have an interest; approximately 3,000 were owned by us; and 6,450 were under contract to be purchased by us.

CONTRACTS AND BACKLOG

The aggregate value of net sales contracts signed increased 11.4% in fiscal 2018, as compared to fiscal 2017, and 20.9% in fiscal 2017, as compared to fiscal 2016. The value of net sales contracts signed was \$7.60 billion (8,519 homes) in fiscal 2018, \$6.83 billion (8,175 homes) in fiscal 2017, and \$5.65 billion (6,719 homes) in fiscal 2016. The increase in the aggregate value of net contracts signed in fiscal 2018, as compared to fiscal 2017, was due to increases in the number of net contracts signed and average value of each contract signed of 4% and 7%, respectively. The increase in the aggregate value of net contracts signed in fiscal 2017, as compared to fiscal 2016 was due mainly to an increase in the number of net contracts signed. The increases in the number of net contracts signed in each period was primarily due to increased demand. The increase in average price of net contracts signed in fiscal 2018, as compared to fiscal 2017, was principally due to a shift in the number of contracts signed to more expensive areas and/or products and price increases in fiscal 2018, as compared to fiscal 2017.

The value of our backlog at October 31, 2018, 2017, and 2016 was \$5.52 billion (6,105 homes), \$5.06 billion (5,851 homes), and \$3.98 billion (4,685 homes), respectively. Approximately 96% of the homes in backlog at October 31, 2018 are expected to be delivered by October 31, 2019. The 9.1% increase in the value of homes in backlog at October 31, 2018, as compared to October 31, 2017, was due to our signing net contracts with a value of \$7.60 billion in fiscal 2018, offset, in part, by home deliveries with an aggregate value of \$7.14 billion in fiscal 2018.

The 27.0% increase in the value of homes in backlog at October 31, 2017, as compared to October 31, 2016, was primarily due to our signing net contracts with a value of \$6.83 billion in fiscal 2017, offset, in part, by home deliveries with an aggregate value of \$5.82 billion in fiscal 2017.

For more information regarding revenues, net contracts signed, and backlog by geographic segment, see “Segments” in this MD&A.

CRITICAL ACCOUNTING POLICIES

We believe the following critical accounting policies reflect the more significant judgments and estimates used in the preparation of our consolidated financial statements.

Inventory

Inventory is stated at cost unless an impairment exists, in which case it is written down to fair value in accordance with U.S. generally accepted accounting principles (“GAAP”). In addition to direct land acquisition, land development, and home construction costs, costs also include interest, real estate taxes, and direct overhead related to development and construction, which are capitalized to inventory during periods beginning with the commencement of development and ending with the completion of construction. For those communities that have been temporarily closed, no additional capitalized interest is allocated to the community’s inventory until it reopens, and other carrying costs are expensed as incurred. Once a parcel of land has been approved for development and we open the community, it can typically take four or more years to fully develop, sell, and deliver all the homes in that community. Longer or shorter time periods are possible depending on the number of home sites in a community and the sales and delivery pace of the homes in a community. Our master planned communities, consisting of several smaller communities, may take up to 10 years or more to complete. Because our inventory is considered a long-lived asset under GAAP, we are required to regularly review the carrying value of each of our communities and write down the value of those communities when we believe the values are not recoverable.

Operating Communities: When the profitability of an operating community deteriorates, the sales pace declines significantly, or some other factor indicates a possible impairment in the recoverability of the asset, the asset is reviewed for impairment by comparing the estimated future undiscounted cash flow for the community to its carrying value. If the estimated future undiscounted cash flow is less than the community’s carrying value, the carrying value is written down to its estimated fair value. Estimated fair value is primarily determined by discounting the estimated future cash flow of each community. The impairment is charged to cost of revenues in the period in which the impairment is determined. In estimating the future undiscounted cash flow of a community, we use various estimates such as (i) the expected sales pace in a community, based upon general economic conditions that will have a short-term or long-term impact on the market in which the community is located and on competition within the market, including the number of home sites available and pricing and incentives being offered in other communities owned by us or by other builders; (ii) the expected sales prices and sales incentives to be offered in a community; (iii) costs expended to date and expected to be incurred in the future, including, but not limited to, land and land development costs, home construction, interest, and overhead costs; (iv) alternative product offerings that may be offered in a community that will have an impact on sales pace, sales price, building cost, or the number of homes that can be built in a particular community; and (v) alternative uses for the property, such as the possibility of a sale of the entire community to another builder or the sale of individual home sites.

Future Communities: We evaluate all land held for future communities or future sections of operating communities, whether owned or optioned, to determine whether or not we expect to proceed with the development of the land as originally contemplated. This evaluation encompasses the same types of estimates used for operating communities described above, as well as an evaluation of the regulatory environment in which the land is located and the estimated probability of obtaining the necessary approvals, the estimated time and cost it will take to obtain those approvals, and the possible concessions that may be required to be given in order to obtain them. Concessions may include cash payments to fund improvements to public places such as parks and streets, dedication of a portion of the property for use by the public or as open space, or a reduction in the density or size of the homes to be built. Based upon this review, we decide (i) as to land under contract to be purchased, whether the contract will likely be terminated or renegotiated, and (ii) as to land we own, whether the land will likely be developed as contemplated or in an alternative manner, or should be sold. We then further determine whether costs that have been capitalized to the community are recoverable or should be written off. The write-off is charged to cost of revenues in the period in which the need for the write-off is determined.

The estimates used in the determination of the estimated cash flows and fair value of both current and future communities are based on factors known to us at the time such estimates are made and our expectations of future operations and economic conditions. Should the estimates or expectations used in determining estimated fair value

deteriorate in the future, we may be required to recognize additional impairment charges and write-offs related to current and future communities and such amounts could be material.

We provided for inventory impairment charges and the expensing of costs that we believed not to be recoverable in each of the three fiscal years ended October 31, 2018, 2017, and 2016, as shown in the table below (amounts in thousands):

	2018	2017	2016
Land controlled for future communities	\$2,820	\$1,949	\$3,142
Land owned for future communities	2,185	3,050	2,300
Operating communities	30,151	9,795	8,365
	\$35,156	\$14,794	\$13,807

The table below provides, for the periods indicated, the number of operating communities that we reviewed for potential impairment, the number of operating communities in which we recognized impairment charges, the amount of impairment charges recognized, and, as of the end of the period indicated, the fair value of those communities, net of impairment charges

(\$ amounts in thousands):

Three months ended:	Number of communities tested	Impaired operating communities		
		Number of communities	Fair value of communities, net of impairment charges	Impairment charges recognized
Fiscal 2018:				
January 31	64	5	\$ 13,318	\$ 3,736
April 30	65	4	\$ 21,811	13,325
July 31	55	5	\$ 43,063	9,065
October 31	43	6	\$ 24,692	4,025
				\$ 30,151
Fiscal 2017:				
January 31	57	2	\$ 8,372	\$ 4,000
April 30	46	6	\$ 25,092	2,935
July 31	53	4	\$ 5,965	1,360
October 31	51	1	\$ 6,982	1,500
				\$ 9,795
Fiscal 2016:				
January 31	43	2	\$ 1,713	\$ 600
April 30	41	2	\$ 10,103	6,100
July 31	51	2	\$ 11,714	1,250
October 31	59	2	\$ 1,126	415
				\$ 8,365

Income Taxes — Valuation Allowance

We assess the need for valuation allowances for deferred tax assets in each period based on whether it is more-likely-than-not that some portion of the deferred tax asset would not be realized. If, based on the available evidence, it is more-likely-than-not that such asset will not be realized, a valuation allowance is established against a deferred tax asset. The realization of a deferred tax asset ultimately depends on the existence of sufficient taxable income in either the carryback or carryforward periods under tax law. This assessment considers, among other matters, the nature, consistency, and magnitude of current and cumulative income and losses; forecasts of future profitability; the duration of statutory carryback or carryforward periods; our experience with operating loss and tax credit carryforwards being used before expiration; tax planning alternatives; and outlooks for the U.S. housing industry and broader economy. Changes in existing tax laws or rates could also affect our actual tax results. Due to uncertainties in the estimation process, particularly with respect to changes in facts and circumstances in future reporting periods, actual results could differ from the estimates used in our assessment that could have a material

impact on our consolidated results of operations or financial position.

28

As a result of the enactment of the Tax Act into law, we remeasured our net deferred tax liability for the tax law change, which resulted in an income tax benefit of \$35.5 million in fiscal 2018. See Note 8, "Income Taxes" in Notes to Consolidated Financial Statements in Item 15(a)1 of this Form 10-K for additional information regarding the impact of the Tax Act.

Our deferred tax assets consist principally of timing of deductibility of accrued expenses, inventory impairments, inventory valuation differences, state tax net operating loss carryforwards, and stock-based compensation expense. In accordance with GAAP, we assess whether a valuation allowance should be established based on our determination of whether it was more likely than not that some portion or all of the deferred tax assets would not be realized.

We file tax returns in the various states in which we do business. Each state has its own statutes regarding the use of tax loss carryforwards. Some of the states in which we do business do not allow for the carryforward of losses, while others allow for carryforwards for five years to 20 years.

For state tax purposes, we establish valuation allowances for deferred tax assets in certain jurisdictions where it is more-likely-than-not that the deferred tax asset would not be realized. Due to past and projected losses in certain jurisdictions where we did not have carryback potential and/or could not sufficiently forecast future taxable income, we had recorded a net cumulative valuation allowance against our state deferred tax assets at October 31, 2016. During fiscal 2016, we recognized new valuation allowances of \$1.0 million. We did not recognize any new valuation allowances in fiscal 2018 and 2017. During fiscal 2017, due to improved operating results, we reversed \$32.2 million of state deferred tax asset valuation allowances. No state deferred tax asset valuation allowances were reversed in fiscal 2018 and 2016.

Revenue and Cost Recognition

Revenues and cost of revenues from home sales are recorded at the time each home is delivered and title and possession are transferred to the buyer.

For our standard attached and detached homes, land, land development, and related costs, both incurred and estimated to be incurred in the future, are amortized to the cost of homes closed based upon the total number of homes to be constructed in each community. Any changes resulting from a change in the estimated number of homes to be constructed or in the estimated costs subsequent to the commencement of delivery of homes are allocated to the remaining undelivered homes in the community. Home construction and related costs are charged to the cost of homes closed under the specific identification method. For our master planned communities, the estimated land, common area development, and related costs, including the cost of golf courses, net of their estimated residual value, are allocated to individual communities within a master planned community on a relative sales value basis. Any changes resulting from a change in the estimated number of homes to be constructed or in the estimated costs are allocated to the remaining home sites in each of the communities of the master planned community.

For high-rise/mid-rise projects, land, land development, construction, and related costs, both incurred and estimated to be incurred in the future, are generally amortized to the cost of units closed based upon an estimated relative sales value of the units closed to the total estimated sales value. Any changes resulting from a change in the estimated total costs or revenues of the project are allocated to the remaining units to be delivered.

Forfeited Customer Deposits: Forfeited customer deposits are recognized in "Other income-net" in our Consolidated Statements of Operations and Comprehensive Income in the period in which we determine that the customer will not complete the purchase of the home and we have the right to retain the deposit.

Sales Incentives: In order to promote sales of our homes, we grant our home buyers sales incentives from time to time. These incentives will vary by type of incentive and by amount on a community-by-community and home-by-home basis. Incentives that impact the value of the home or the sales price paid, such as special or additional options, are generally reflected as a reduction in sales revenues. Incentives that we pay to an outside party, such as paying some or all of a home buyer's closing costs, are recorded as an additional cost of revenues. Incentives are recognized at the time the home is delivered to the home buyer and we receive the sales proceeds.

On November 1, 2018, we adopted Accounting Standards Update ASU No. 2014-09, "Revenue from Contracts with Customers" ("ASU 2014-09"), which supersedes the revenue recognition requirements in Accounting Standards Codification Topic 605, "Revenue Recognition," and most industry-specific guidance. See Note 1, "Significant Accounting Policies" in Notes to Consolidated Financial Statements in Item 15(a)1 of this Form 10-K for additional

information regarding the impact of the adoption of ASU 2014-09.

Warranty and Self-Insurance

Warranty: We provide all of our home buyers with a limited warranty as to workmanship and mechanical equipment. We also provide many of our home buyers with a limited 10-year warranty as to structural integrity. We accrue for expected warranty

29

costs at the time each home is closed and title and possession are transferred to the home buyer. Warranty costs are accrued based upon historical experience. Adjustments to our warranty liabilities related to homes delivered in prior years are recorded in the period in which a change in our estimate occurs. Over the past several years, we have had a significant number of warranty claims related primarily to homes built in Pennsylvania and Delaware. See Note 7 – “Accrued Expenses” in Item 15(a)1 of this Form 10-K for additional information regarding these warranty charges. Self-Insurance: We maintain, and require the majority of our subcontractors to maintain, general liability insurance (including construction defect and bodily injury coverage) and workers’ compensation insurance. These insurance policies protect us against a portion of our risk of loss from claims related to our home building activities, subject to certain self-insured retentions, deductibles and other coverage limits (“self-insured liability”). We also provide general liability insurance for our subcontractors in Arizona, California, Colorado, Nevada, Washington, and certain areas of Texas, where eligible subcontractors are enrolled as insureds under our general liability insurance policies in each community in which they perform work. For those enrolled subcontractors, we absorb their general liability associated with the work performed on our homes within the applicable community as part of our overall general liability insurance and our self-insurance through our captive insurance subsidiary.

We record expenses and liabilities based on the estimated costs required to cover our self-insured liability and the estimated costs of potential claims and claim adjustment expenses that are not covered by our insurance policies. These estimated costs are based on an analysis of our historical claims and industry data, and include an estimate of claims incurred but not yet reported (“IBNR”).

We engage a third-party actuary that uses our historical claim and expense data, input from our internal legal and risk management groups, as well as industry data, to estimate our liabilities related to unpaid claims, IBNR associated with the risks that we are assuming for our self-insured liability and other required costs to administer current and expected claims. These estimates are subject to uncertainty due to a variety of factors, the most significant being the long period of time between the delivery of a home to a home buyer and when a structural warranty or construction defect claim is made, and the ultimate resolution of the claim. Though state regulations vary, construction defect claims are reported and resolved over a prolonged period of time, which can extend for 10 years or longer. As a result, the majority of the estimated liability relates to IBNR. Adjustments to our liabilities related to homes delivered in prior years are recorded in the period in which a change in our estimate occurs.

The projection of losses related to these liabilities requires actuarial assumptions that are subject to variability due to uncertainties regarding construction defect claims relative to our markets and the types of product we build, insurance industry practices and legal or regulatory actions and/or interpretations, among other factors. Key assumptions used in these estimates include claim frequencies, severities and settlement patterns, which can occur over an extended period of time. In addition, changes in the frequency and severity of reported claims and the estimates to settle claims can impact the trends and assumptions used in the actuarial analysis, which could be material to our consolidated financial statements. Due to the degree of judgment required, and the potential for variability in these underlying assumptions, our actual future costs could differ from those estimated, and the difference could be material to our consolidated financial statements.

OFF-BALANCE SHEET ARRANGEMENTS

We also operate through a number of joint ventures. We earn construction and management fee income from many of these joint ventures. Our investments in these entities are generally accounted for using the equity method of accounting. We are a party to several joint ventures with unrelated parties to develop and sell land that is owned by the joint ventures. We recognize our proportionate share of the earnings from the sale of home sites to other builders, including our joint venture partners. We do not recognize earnings from the home sites we purchase from these ventures at the time of our purchase; instead, our cost basis in the home sites is reduced by our share of the earnings realized by the joint venture from those home sites.

At October 31, 2018, we had investments in these entities of \$431.8 million, and were committed to invest or advance up to an additional \$39.5 million to these entities if they require additional funding. At October 31, 2018, we had agreed to terms for the acquisition of 169 home sites from two Land Development Joint Ventures for an estimated aggregate purchase price of \$128.2 million. In addition, we expect to purchase approximately 2,700 additional home sites over a number of years from several of these joint ventures; the purchase price of these home sites will be

determined at a future date.

The unconsolidated entities in which we have investments generally finance their activities with a combination of partner equity and debt financing. In some instances, we and our partners have guaranteed debt of certain unconsolidated entities. These guarantees may include any or all of the following: (i) project completion guarantees, including any cost overruns; (ii) repayment guarantees, generally covering a percentage of the outstanding loan; (iii) carry cost guarantees, which cover costs such as interest, real estate taxes, and insurance; (iv) an environmental indemnity provided to the lender that holds the lender

30

harmless from and against losses arising from the discharge of hazardous materials from the property and non-compliance with applicable environmental laws; and (v) indemnification of the lender from “bad boy acts” of the unconsolidated entity.

In some instances, the guarantees provided in connection with loans to an unconsolidated entity are joint and several. In these situations, we generally have a reimbursement agreement with our partner that provides that neither party is responsible for more than its proportionate share or agreed-upon share of the guarantee; however, if the joint venture partner does not have adequate financial resources to meet its obligations under the reimbursement agreement, we may be liable for more than our proportionate share.

We believe that as of October 31, 2018, in the event we become legally obligated to perform under a guarantee of the obligation of an unconsolidated entity due to a triggering event, the collateral should be sufficient to repay all or a significant portion of the obligation. If it is not, we and our partners would need to contribute additional capital to the entity. At October 31, 2018, we had guaranteed the debt of certain unconsolidated entities with loan commitments aggregating \$1.34 billion, of which, if the full amount of the debt obligations were borrowed, we estimate \$294.7 million to be our maximum exposure related to repayment and carry cost guarantees. At October 31, 2018, the unconsolidated entities had borrowed an aggregate of \$1.06 billion, of which we estimate \$254.7 million to be our maximum exposure related to repayment and carry cost guarantees. These maximum exposure estimates do not take into account any recoveries from the underlying collateral or any reimbursement from our partners.

For more information regarding these joint ventures, see Note 4, “Investments in Unconsolidated Entities” in the Notes to Consolidated Financial Statements in Item 15(a)1 of this Form 10-K.

The trends, uncertainties or other factors that negatively impact our business and the industry in general also impact the unconsolidated entities in which we have investments. We review each of our investments on a quarterly basis for indicators of impairment. A series of operating losses of an investee, the inability to recover our invested capital, or other factors may indicate that a loss in value of our investment in the unconsolidated entity has occurred. If a loss exists, we further review to determine if the loss is other than temporary, in which case we write down the investment to its fair value. The evaluation of our investment in unconsolidated entities entails a detailed cash flow analysis using many estimates including but not limited to, expected sales pace, expected sales prices, expected incentives, costs incurred and anticipated, sufficiency of financing and capital, competition, market conditions and anticipated cash receipts, in order to determine projected future distributions. Each of the unconsolidated entities evaluates its inventory in a similar manner. In addition, for our unconsolidated entities that own, develop, and manage for-rent residential apartments, we review rental trends, expected future expenses, and expected future cash flows to determine estimated fair values of the properties. See “Critical Accounting Policies - Inventory” contained in this MD&A for more detailed disclosure on our evaluation of inventory. If a valuation adjustment is recorded by an unconsolidated entity related to its assets, our proportionate share is reflected in income from unconsolidated entities with a corresponding decrease to our investment in unconsolidated entities. Based upon our evaluation of the fair value of our investments in unconsolidated entities, we recognized charges in connection with two Land Development Joint Ventures of \$6.0 million in fiscal 2018 and \$2.0 million in fiscal 2017 at one Land Development Joint Venture. We determined that no impairments of our investments occurred in fiscal 2016.

RESULTS OF OPERATIONS

The following table compares certain items in our Consolidated Statements of Operations and Comprehensive Income and other supplemental information for fiscal 2018, 2017, and 2016 (\$ amounts in millions, unless otherwise stated). For more information regarding results of operations by operating segment, see “Segments” in this MD&A.

	Years ended October 31,				
	2018	2017	% Change 2018 vs. 2017	2016	% Change 2017 vs. 2016
Revenues	7,143.3	5,815.1	23 %	5,169.5	12 %
Cost of revenues	5,673.0	4,562.3	24 %	4,144.1	10 %
Selling, general and administrative	684.0	605.6	13 %	533.1	14 %
	6,357.0	5,167.9	23 %	4,677.2	10 %
Income from operations	786.2	647.2	21 %	492.3	31 %
Other:					
Income from unconsolidated entities	85.2	116.1	(27)%	40.7	185 %
Other income - net	62.5	51.1	22 %	56.0	(9)%
Income before income taxes	933.9	814.3	15 %	589.0	38 %
Income tax provision	185.8	278.8	(33)%	206.9	35 %
Net income	748.2	535.5	40 %	382.1	40 %
Supplemental information:					
Cost of revenues as a percentage of revenues	79.4	% 78.5	%	80.2	%
SG&A as a percentage of revenues	9.6	% 10.4	%	10.3	%
Effective tax rate	19.9	% 34.2	%	35.1	%
Deliveries – units	8,265	7,151	16 %	6,098	17 %
Deliveries – average selling price*	\$864.3	\$813.2	6 %	\$847.7	(4)%
Net contracts signed – value	\$7,604.3	\$6,828.3	11 %	\$5,649.6	21 %
Net contracts signed – units	8,519	8,175	4 %	6,719	22 %
Net contracts signed – average selling price*	\$892.6	\$835.3	7 %	\$840.8	(1)%

	At October 31,				
	2018	2017	% Change 2018 vs. 2017	2016	% Change 2017 vs. 2016
Backlog – value	\$5,522.5	\$5,061.5	9 %	\$3,984.1	27 %
Backlog – units	6,105	5,851	4 %	4,685	25 %
Backlog – average selling price*	\$904.6	\$865.1	5 %	\$850.4	2 %

* \$ amounts in thousands.

Note: Amounts may not add due to rounding.

FISCAL 2018 COMPARED TO FISCAL 2017

REVENUES AND COST OF REVENUES

The increase in revenues in fiscal 2018, as compared to fiscal 2017, was mainly attributable to a 16% increase in the number of homes delivered primarily due to a higher backlog at October 31, 2017, as compared to October 31, 2016, and a 6% increase in the average price of the homes delivered. The increase in the average delivered home price was mainly due to an increase in the number of homes delivered in California, where home prices were higher; a shift in

the number of homes delivered to more expensive areas and/or products in California and City Living; and price increases in the fiscal 2018 period, as compared to the fiscal 2017 period. These increases were partially offset by an increase in deliveries of lower priced products primarily in Massachusetts and Michigan and an increase in deliveries in Idaho, where average delivered home prices were lower than the Company average.

Cost of revenues, as a percentage of revenues, in fiscal 2018 was 79.4%, as compared to 78.5% in fiscal 2017. The increase in fiscal 2018, as compared to fiscal 2017, was primarily due to higher material and labor costs; a higher number of closings in attached home communities (including active-adult), where cost of revenues are higher than our Company average; higher inventory impairment charges; a \$6.0 million benefit in fiscal 2017 from the reversal of an accrual for offsite improvements at a completed community that was no longer required; and state reimbursements of \$4.7 million in fiscal 2017 for previously expensed environmental clean-up costs. These increases were, offset, in part, by an increase in revenues generated in California, where cost of revenues, as a percentage of revenues, were lower than the Company average; price increases; recovery of approximately \$9.7 million from litigation settlements in fiscal 2018; a \$7.0 million benefit in fiscal 2018 from the reversal of an accrual related to an indemnification obligation related to the Shapell acquisition that has expired; and lower interest expense in fiscal 2018, as compared to fiscal 2017.

Interest cost in fiscal 2018 was \$190.7 million or 2.7% of revenues, as compared to \$172.8 million or 3.0% of revenues in fiscal 2017. We recognized inventory impairments and write-offs of \$35.2 million or 0.5% of revenues and \$14.8 million or 0.3% of revenues in fiscal 2018 and fiscal 2017, respectively.

SELLING, GENERAL AND ADMINISTRATIVE EXPENSES (“SG&A”)

SG&A spending increased by \$78.5 million in fiscal 2018, as compared to fiscal 2017. As a percentage of revenues, SG&A was 9.6% and 10.4% in fiscal 2018 and 2017, respectively. The dollar increase in SG&A was due primarily to increased compensation costs due to a higher number of employees; increased sales and marketing costs; and increased consulting fees related to implementation of process improvements. The higher sales and marketing costs were the result of the increased number of homes delivered, increased spending on advertising, and higher design studio operating costs. The increased number of employees was due primarily to the overall increase in our business in fiscal 2018, as compared to fiscal 2017. The decrease in SG&A as a percentage of revenues in the fiscal 2018 period was due to SG&A spending increasing by 13% while revenues increased 23% from the fiscal 2017 period.

INCOME FROM UNCONSOLIDATED ENTITIES

We recognize our proportionate share of the earnings and losses from the various unconsolidated entities in which we have an investment. Many of our unconsolidated entities are land development projects, high-rise/mid-rise condominium construction projects, or for-rent apartments projects, which do not generate revenues and earnings for a number of years during the development of the property. Once development is complete for land development projects and high-rise/mid-rise condominium construction projects, these unconsolidated entities will generally, over a relatively short period of time, generate revenues and earnings until all of the assets of the entity are sold. Further, once for-rent apartments projects are complete and stabilized, we may monetize a portion of these projects through a recapitalization or a sale of all or a portion of our ownership interest in the joint venture, resulting in income. Because there is not a steady flow of revenues and earnings from these entities, the earnings recognized from these entities will vary significantly from quarter to quarter and year to year.

The decrease in income from unconsolidated entities from \$116.1 million in fiscal 2017 to \$85.2 million in fiscal 2018, was due mainly to lower income from two of our Home Building Joint Ventures located in New York, New York, where the fiscal 2017 period benefited from the commencement of deliveries in the fourth quarter of fiscal 2016; \$26.7 million of gains recognized in fiscal 2017 on the sale of 50% of our ownership interests in two of our Rental Property Joint Ventures located in Jersey City, New Jersey and the suburbs of Philadelphia, Pennsylvania; and \$6.0 million of charges we recognized on two of our Land Development Joint Ventures in fiscal 2018, as compared to a \$2.0 million impairment charge recognized on one of these joint ventures in fiscal 2017. These decreases were partially offset by \$67.2 million of gains recognized in fiscal 2018 from asset sales by three of our Rental Property Joint Ventures located in College Park, Maryland, Herndon, Virginia, and Westborough, Massachusetts.

OTHER INCOME - NET

The table below provides the components of “Other Income – net” for the years ended October 31, 2018 and 2017 (amounts in thousands):

	2018	2017
Income from ancillary businesses	\$25,692	\$18,934
Management fee income from home building unconsolidated entities, net	11,740	12,902

Edgar Filing: TOLL BROTHERS INC - Form 10-K

Income from land and other sales	6,331	8,621
Other	18,697	10,605
Total other income – net	\$62,460	\$51,062

33

The increase in income from ancillary businesses in fiscal 2018, as compared to fiscal 2017, was mainly due a \$10.7 million gain from a bulk sale of security monitoring accounts by our home control solutions business. This increase was partially offset by a \$3.5 million write-down of a commercial property operated by Toll Brothers Apartment Living.

Management fee income from home building unconsolidated entities presented above primarily represents fees earned by our City Living and home building operations. In addition, in fiscal 2018 and 2017, our apartment living operations earned fees from unconsolidated entities of \$7.5 million and \$6.2 million, respectively; fees earned by our apartment living operations are included in income from ancillary businesses.

The increase in other in fiscal 2018, as compared to fiscal 2017, was principally due to higher interest income and retained customer deposits in fiscal 2018, as compared to fiscal 2017.

INCOME BEFORE INCOME TAXES

In fiscal 2018, we reported income before income taxes of \$933.9 million or 13.1% of revenues, as compared to \$814.3 million, or 14.0% of revenues in fiscal 2017.

INCOME TAX PROVISION

We recognized a \$185.8 million income tax provision in fiscal 2018. Based upon the blended federal statutory rate of 23.3% for fiscal 2018, our federal tax provision would have been \$217.9 million. The difference between the tax provision recognized and the tax provision based on the federal statutory rate was mainly due to tax law changes of \$38.7 million; a benefit of \$18.2 million related to the utilization of domestic production activities deductions; the reversal of \$4.7 million of previously accrued tax provisions on uncertain tax positions that were no longer necessary due to the expiration of the statute of limitations and settlements with certain taxing jurisdictions; a benefit of \$4.2 million from excess tax benefits related to stock-based compensation; and \$15.2 million of permanent and other differences, offset, in part, by the provision for state income taxes of \$47.1 million. See Note 8, "Income Taxes" in Item 15(a)1 of this Form 10-K for additional information regarding the impact of the Tax Act.

We recognized a \$278.8 million income tax provision in fiscal 2017. Based upon the federal statutory rate of 35%, our federal tax provision would have been \$285.0 million. The difference between the tax provision recognized and the tax provision based on the federal statutory rate was due mainly to a \$32.2 million benefit from the reversal of state deferred tax asset valuation allowances; a \$12.8 million tax benefit from the utilization of the domestic production activities deduction; the reversal of \$4.0 million of previously accrued tax provisions on uncertain tax positions that were no longer necessary due to the expiration of the statute of limitations and settlements with certain taxing jurisdictions; and \$1.5 million of other permanent differences. These benefits were, offset, in part, by the recognition of a \$34.7 million provision for state income taxes; \$1.0 million of accrued interest and penalties for previously accrued taxes on uncertain tax positions; and \$8.6 million of other differences.

FISCAL 2017 COMPARED TO FISCAL 2016

REVENUES AND COST OF REVENUES

The increase in revenues in fiscal 2017, as compared to fiscal 2016, was mainly attributable to a 17.3% increase in the number of homes delivered primarily due to a higher backlog at October 31, 2016, as compared to October 31, 2015, offset, in part, by a 4.1% decrease in the average price of the homes delivered. The decrease in the average delivered price was due to the impact of lower priced products delivered from communities acquired in our purchase of Coleman in November 2016 and a shift in the number of homes delivered to less expensive areas and/or products in the fiscal 2017 period, as compared to the fiscal 2016 period.

Cost of revenues, as a percentage of revenues, in fiscal 2017 was 78.5%, as compared to 80.2% in fiscal 2016. The decrease in fiscal 2017, as compared to fiscal 2016, was primarily due to the recognition in fiscal 2016 of \$125.6 million (2.4% of revenues) of warranty charges primarily related to homes built in Pennsylvania and Delaware; a \$6.0 million benefit in fiscal 2017 from the reversal of an accrual for offsite improvements at a completed community that was no longer required; state reimbursements of \$4.7 million in fiscal 2017 for previously expensed environmental clean-up costs; and lower interest expense in the fiscal 2017 period, as compared to the fiscal 2016 period. These decreases were, offset, in part, by a shift in the number of homes delivered to lower-margin buildings in our City Living segment; the impact of purchase accounting for the homes sold from communities acquired in our purchase of Coleman; higher material and labor costs; and a higher number of closings from lower-margin communities in our

Traditional Home Building segment. See Note 7 – “Accrued Expenses” in Item 15(a)1 of this Form 10-K for additional information regarding these warranty charges.

Interest cost in fiscal 2017 was \$172.8 million or 3.0% of revenues, as compared to \$160.3 million or 3.1% of revenues in fiscal 2016. We recognized inventory impairments and write-offs of \$14.8 million or 0.3% of revenues and \$13.8 million or 0.3% of revenues in fiscal 2017 and fiscal 2016, respectively.

SELLING, GENERAL AND ADMINISTRATIVE EXPENSES (“SG&A”)

SG&A spending increased by \$72.5 million in fiscal 2017, as compared to fiscal 2016. As a percentage of revenues, SG&A increased to 10.4% in fiscal 2017 from 10.3% in fiscal 2016. The dollar increase in SG&A was due primarily to increased compensation costs due to a higher number of employees; increased sales and marketing costs; and increased spending on our upgrading of computer software. The higher sales and marketing costs were the result of the increased spending on advertising, higher model operating costs due to the increase in the average number of selling communities, and the increased number of homes delivered. The increased number of employees was due primarily to the overall increase in our business in fiscal 2017, as compared to fiscal 2016. The increase in SG&A as a percentage of revenues in the fiscal 2017 period was due to SG&A spending increasing by 13.6% while revenues increased 12.5% from the fiscal 2016 period.

INCOME FROM UNCONSOLIDATED ENTITIES

The increase in income from unconsolidated entities in fiscal 2017, as compared to fiscal 2016, was due mainly to higher income recognized in fiscal 2017, as compared to fiscal 2016, from an increase in homes delivered at condominium projects and the sale of portions of our ownership interests in a number of our joint ventures. We recognized \$111.8 million of income from our Home Building, Rental Property, and Land Development Joint Ventures in fiscal 2017, as compared to \$38.4 million of income in fiscal 2016. The increase in our income realized from these joint ventures was primarily attributable to \$72.1 million of income realized from two of our Home Building Joint Ventures located in New York City, as compared to \$12.9 million from these Home Building Joint Ventures in fiscal 2016, and \$26.7 million of gains recognized in fiscal 2017 on the sale of 50% of our ownership interests in two of our Rental Property Joint Ventures located in Jersey City, New Jersey and the suburbs of Philadelphia, Pennsylvania; offset, in part, by a decrease in the number of lots delivered at one of our Land Development Joint Ventures in fiscal 2017 as compared to fiscal 2016 and a \$4.9 million gain, in fiscal 2016, from the sale of our ownership interests in one of our joint ventures located in New Jersey.

OTHER INCOME - NET

The table below provides the components of “Other Income – net” for the years ended October 31, 2017 and 2016 (amounts in thousands):

	2017	2016
Income from ancillary businesses	\$16,276	\$17,473
Gibraltar	2,658	6,646
Management fee income from home building unconsolidated entities, net	12,902	10,270
Income from land sales	8,621	13,327
Other	10,605	8,238
Total other income – net	\$51,062	\$55,954

Management fee income from home building unconsolidated entities presented above primarily represents fees earned by our City Living and home building operations. In addition, in fiscal 2017 and 2016, our apartment living operations earned fees from unconsolidated entities of \$6.2 million and \$6.1 million, respectively; fees earned by our apartment living operations are included in income from ancillary businesses.

In fiscal 2016, our security monitoring business recognized a gain of \$1.6 million from a bulk sale of security monitoring accounts in fiscal 2015, which is included in income from ancillary businesses above. The decline in income from Gibraltar was due primarily from the continuing monetization of its assets and a \$1.3 million gain in fiscal 2016 from the sale of a 76% interest in certain assets of Gibraltar. See Note 4, “Investments in Unconsolidated Entities - Gibraltar Joint Ventures” in Item 15(a)1 of this Form 10-K for additional information on this transaction.

INCOME BEFORE INCOME TAXES

In fiscal 2017, we reported income before income taxes of \$814.3 million or 14.0% of revenues, as compared to \$589.0 million, or 11.4% of revenues in fiscal 2016.

INCOME TAX PROVISION

We recognized a \$278.8 million income tax provision in fiscal 2017. Based upon the federal statutory rate of 35%, our federal tax provision would have been \$285.0 million. The difference between the tax provision recognized and the tax provision based on the federal statutory rate was due mainly to a \$32.2 million benefit from the reversal of state

deferred tax asset valuation allowances; a \$12.8 million tax benefit from the utilization of the domestic production activities deduction; the reversal of \$4.0 million of previously accrued tax provisions on uncertain tax positions that were no longer necessary due to the expiration of

the statute of limitations and settlements with certain taxing jurisdictions; and \$1.5 million of other permanent differences. These benefits were offset, in part, by the recognition of a \$34.7 million provision for state income taxes; \$1.0 million of accrued interest and penalties for previously accrued taxes on uncertain tax positions; and \$8.6 million of other differences.

We recognized a \$206.9 million income tax provision in fiscal 2016. Based upon the federal statutory rate of 35%, our federal tax provision would have been \$206.2 million. The difference between our tax provision recognized and the tax provision based on the federal statutory rate was due mainly to the recognition of a \$27.0 million provision for state income taxes; the recognition of a \$2.1 million provision for uncertain tax positions taken; \$2.0 million of accrued interest and penalties for previously accrued taxes on uncertain tax positions; and \$3.9 million of other differences; offset by a \$16.9 million tax benefit from the utilization of the domestic production activities deduction; the reversal of \$11.2 million of previously accrued tax provisions on uncertain tax positions that were no longer necessary due to the expiration of the statute of limitations and settlements with certain taxing jurisdictions; and \$7.0 million of other permanent deductions.

CAPITAL RESOURCES AND LIQUIDITY

Funding for our business has been, and continues to be, provided principally by cash flow from operating activities before inventory additions, unsecured bank borrowings, and the public debt and equity markets.

Fiscal 2018

At October 31, 2018, we had \$1.18 billion of cash and cash equivalents and approximately \$1.13 billion available for borrowing under our Revolving Credit Facility.

Cash provided by operating activities during fiscal 2018 was \$602.4 million. It was generated primarily from \$748.2 million of net income plus \$28.3 million of stock-based compensation, \$25.3 million of depreciation and amortization, \$35.2 million of inventory impairments and write-offs; and an increase of \$57.9 million in accounts payable and accrued expenses; offset, in part, by a \$143.6 million increase in inventory; an increase of \$85.4 million in receivables, prepaid assets, and other assets; an increase of \$38.9 million in mortgage loans held for sale; and a net deferred tax benefit of \$21.9 million.

Cash provided by investing activities during fiscal 2018 was \$81.3 million. The cash generated by investing activities was primarily related to \$138.0 million of cash received as returns on our investments in unconsolidated entities, foreclosed real estate, and distressed loans, offset, in part, by \$28.2 million for the purchase of property and equipment and \$27.5 million used to fund investments in unconsolidated entities.

We used \$214.3 million of cash from financing activities in fiscal 2018, primarily for repurchase of \$503.2 million of our common stock; the repayment of \$92.7 million of other loans payable, net of new borrowings; and payment of \$61.7 million of dividends on our common stock, offset, in part, by the net proceeds of \$396.5 million from the issuance of \$400.0 million aggregate principal amount of 4.35% Senior Notes due 2028, the borrowings of \$29.9 million on our mortgage company loan facility, net of new borrowings; and the proceeds of \$13.4 million from our stock-based benefit plans.

Fiscal 2017

At October 31, 2017, we had \$712.8 million of cash and cash equivalents on hand and approximately \$1.15 billion available for borrowing under our Revolving Credit Facility.

Cash provided by operating activities during fiscal 2017 was \$965.0 million. It was generated primarily from \$535.5 million of net income plus \$28.5 million of stock-based compensation, \$25.4 million of depreciation and amortization, \$14.8 million of inventory impairments and write-offs; a net deferred tax provision of \$185.7 million; a \$129.7 million decrease in inventory; a decrease of \$114.9 million in mortgage loans held for sale; and a \$38.0 million increase in customer deposits; offset, in part, by a decrease of \$140.5 million in accounts payable and accrued expenses.

Cash used in investing activities during fiscal 2017 was \$7.7 million. The cash used in investing activities was primarily related to \$122.3 million used to fund investments in unconsolidated entities, \$83.1 million used for the acquisition of Coleman, and \$28.9 million for the purchase of property and equipment, offset, in part, by \$209.3 million of cash received as returns on our investments in unconsolidated entities, foreclosed real estate, and distressed loans, and \$18.0 million from net sales of restricted investments.

We used \$878.2 million of cash from financing activities in fiscal 2017, primarily for the repayment of \$687.5 million of senior notes; the repurchase of \$290.9 million of our common stock; the repayment of \$250.0 million on our Revolving Credit Facility, net of new borrowings under it; the repayment of \$89.9 million on our mortgage company loan facility, net of new borrowings; the repayment of \$42.9 million of other loans payable, net of new borrowings; and payment of \$38.6 million of dividends on our common stock, offset, in part, by the net proceeds of \$455.5 million from the issuance of \$450.0 million

aggregate principal amount of 4.875% Senior Notes due 2027, and the proceeds of \$66.0 million from our stock-based benefit plans.

Fiscal 2016

At October 31, 2016, we had \$633.7 million of cash and cash equivalents on hand and approximately \$961.8 million available for borrowing under our Revolving Credit Facility.

Cash provided by operating activities during fiscal 2016 was \$150.9 million. It was generated primarily from \$382.1 million of net income plus \$26.7 million of stock-based compensation, \$23.1 million of depreciation and amortization, \$13.8 million of inventory impairments and write-offs, and \$19.3 million of deferred taxes; an increase of \$524.6 million in accounts payable and accrued expenses; a \$27.8 million increase in customer deposits; and a \$6.0 million increase in income taxes payable; offset, in part, by the net purchase of \$391.2 million of inventory; a \$307.4 million increase in receivables, prepaid expenses, and other assets; and an increase of \$124.9 million in mortgage loans originated, net of the sale of mortgage loans to outside investors.

Cash provided by investing activities during fiscal 2016 was \$8.2 million. The cash provided by investing activities was primarily related to \$97.4 million of cash received as returns on our investments in unconsolidated entities, foreclosed real estate, and distressed loans and \$10.0 million of proceeds from the sale of marketable securities, offset, in part, by \$69.7 million used to fund investments in unconsolidated entities and \$28.4 million for the purchase of property and equipment.

We used \$444.4 million of cash from financing activities in fiscal 2016, primarily for the repurchase of \$392.8 million of our common stock; the repayment of \$100.0 million from our credit facilities, net of new borrowing under them; and the repayment of \$69.0 million of other loans payable, net of new borrowings, offset, in part, by \$110.0 million of new borrowings under our mortgage company loan facility, net of repayments.

Other

In general, our cash flow from operating activities assumes that, as each home is delivered, we will purchase a home site to replace it. Because we own a supply of several years of home sites, we do not need to buy home sites immediately to replace those that we deliver. In addition, we generally do not begin construction of our detached homes until we have a signed contract with the home buyer. Should our business remain at its current level or decline, we believe that our inventory levels would decrease as we complete and deliver the homes under construction but do not commence construction of as many new homes, as we complete the improvements on the land we already own, and as we sell and deliver the speculative homes that are currently in inventory, resulting in additional cash flow from operations. In addition, we might delay, decrease, or curtail our acquisition of additional land, which would further reduce our inventory levels and cash needs. At October 31, 2018, we owned or controlled through options approximately 53,400 home sites, as compared to approximately 48,300 at October 31, 2017; and approximately 48,800 at October 31, 2016. Of the approximately 53,400 home sites owned or controlled through options at October 31, 2018, we owned approximately 32,500. Of our owned home sites at October 31, 2018, significant improvements were completed on approximately 16,900 of them.

At October 31, 2018, the aggregate purchase price of land parcels under option and purchase agreements was approximately \$2.53 billion (including \$128.2 million of land to be acquired from joint ventures in which we have invested). Of the \$2.53 billion of land purchase commitments, we had paid or deposited \$168.4 million and, if we acquire all of these land parcels, we will be required to pay an additional \$2.29 billion. The purchases of these land parcels are scheduled over the next several years. In addition, we expect to purchase approximately 2,700 additional home sites over a number of years from several of these joint ventures. We have additional land parcels under option that have been excluded from the aforementioned aggregate purchase amounts since we do not believe that we will complete the purchase of these land parcels and no additional funds will be required from us to terminate these contracts.

During the past several years, we have made a number of investments in unconsolidated entities related to the acquisition and development of land for future home sites, the construction of luxury for-sale condominiums, and for-rent apartments. Our investment activities related to investments in and distributions of investments from unconsolidated entities are contained in the Consolidated Statements of Cash Flows under "Net cash provided by (used in) investing activities." At October 31, 2018, we had investments in these entities of \$431.8 million, and were

committed to invest or advance up to an additional \$39.5 million to these entities if they require additional funding. At October 31, 2018, we had purchase commitments to acquire land for apartment developments of approximately \$272.6 million, of which we had outstanding deposits in the amount of \$13.2 million. We intend to develop these apartment projects in joint ventures with unrelated parties in the future.

We have a \$1.295 billion Revolving Credit Facility that is scheduled to expire in May 2021. Under the terms of the Revolving Credit Facility, our maximum leverage ratio (as defined in the credit agreement) may not exceed 1.75 to 1.00 and we are required to maintain a minimum tangible net worth (as defined in the credit agreement) of no less than approximately \$2.50

billion. Under the terms of the Revolving Credit Facility, at October 31, 2018, our leverage ratio was approximately 0.54 to 1.00 and our tangible net worth was approximately \$4.72 billion. Based upon the minimum tangible net worth requirement, our ability to repurchase our common stock was limited to approximately \$2.41 billion as of October 31, 2018. At October 31, 2018, we had no outstanding borrowings under the Revolving Credit Facility and had outstanding letters of credit of approximately \$165.4 million.

On October 31, 2018, we had a \$500.0 million, five-year senior unsecured term loan facility (the “Term Loan Facility”) with a syndicate of banks which was scheduled to mature in August 2021. On November 1, 2018, we entered into an amendment to the Term Loan Facility to, among other things, (i) increase the size of the outstanding term loan to \$800 million; (ii) extend the maturity date to November 1, 2023, with no principal payments being required before the maturity date; (iii) provide an accordion feature under which we may, subject to certain conditions set forth in the agreement, increase the Term Loan Facility up to a maximum aggregate amount of \$1.0 billion; (iv) revise certain provisions to reduce the interest rate applicable on outstanding borrowings, and (v) modify certain provisions relating to existing financial maintenance and negative covenants.

We believe that we will have adequate resources and sufficient access to the capital markets and external financing sources to continue to fund our current operations and meet our contractual obligations. Due to the uncertainties in the economy and for home builders in general, we cannot be certain that we will be able to replace existing financing or find sources of additional financing in the future.

INFLATION

The long-term impact of inflation on us is manifested in increased costs for land, land development, construction, and overhead. We generally enter into contracts to acquire land a significant period of time before development and sales efforts begin. Accordingly, to the extent land acquisition costs are fixed, subsequent increases or decreases in the sales prices of homes will affect our profits. Because the sales price of each of our homes is fixed at the time a buyer enters into a contract to purchase a home and because we generally contract to sell our homes before we begin construction, any inflation of costs in excess of those anticipated may result in lower gross margins. We generally attempt to minimize that effect by entering into fixed-price contracts with our subcontractors and material suppliers for specified periods of time, which generally do not exceed one year.

In general, housing demand is adversely affected by increases in interest rates and housing costs. Interest rates, the length of time that land remains in inventory, and the proportion of inventory that is financed affect our interest costs. If we are unable to raise sales prices enough to compensate for higher costs, or if mortgage interest rates increase significantly, affecting prospective buyers’ ability to adequately finance home purchases, our revenues, gross margins, and net income could be adversely affected. Increases in sales prices, whether the result of inflation or demand, may affect the ability of prospective buyers to afford new homes.

CONTRACTUAL OBLIGATIONS

The following table summarizes our estimated contractual payment obligations at October 31, 2018 (amounts in millions):

	2019	2020 – 2021	2022 – 2023	Thereafter	Total
Senior notes (a)	\$481.8	\$475.3	\$993.5	\$ 1,635.8	\$3,586.4
Loans payable (a)(b)	97.5	557.2	29.2	100.4	784.3
Mortgage company loan facility (a)(c)	153.2				153.2
Operating lease obligations (d)	12.7	13.6	5.7	1.7	33.7
Purchase obligations (e)	1,823.3	723.9	290.9	144.8	2,982.9
Retirement plans (f)	9.7	14.3	13.8	55.4	93.2
	\$2,578.2	\$1,784.3	\$1,333.1	\$ 1,938.1	\$7,633.7

Amounts include estimated annual interest payments until maturity of the debt. Of the amounts indicated, \$2.9 (a) billion of the senior notes, \$686.8 million of loans payable, \$150.0 million of the mortgage company loan facility, and \$40.3 million of accrued interest were recorded on our October 31, 2018 Consolidated Balance Sheet.

The 2020 – 2021 column above includes \$500.0 million for the maturity of the Term Loan Facility. On November 1, (b) 2018, we amended the Term Loan Facility to, among other things, increase the size of the outstanding term loan from \$500.0 million to \$800.0 million and extend the maturity date to November 1, 2023.

In December 2018, we amended the mortgage company warehousing agreement to, among other things, extend the (c) maturity date to December 6, 2019.

In December 2018, we signed a 16-year lease agreement to lease approximately 163,000 square feet of office space (d) for our new corporate headquarters. The terms of the lease require annual minimum lease payments starting at \$2.8 million which escalate throughout the lease term. Payments under this lease are not included in the table above.

Amounts represent our expected acquisition of land under purchase agreements and the estimated remaining (e) amount of the contractual obligation for land development agreements secured by letters of credit and surety bonds.

Of the total amount indicated, \$40.1 million was recorded on our October 31, 2018 Consolidated Balance Sheet.

Amounts represent our obligations under our deferred compensation plan, supplemental executive retirement plans (f) and our 401(k) salary deferral savings plans. Of the total amount indicated, \$68.6 million was recorded on our October 31, 2018 Consolidated Balance Sheet.

SEGMENTS

We operate in two segments: Traditional Home Building and City Living, our urban development division. Within Traditional Home Building, we operate in five geographic segments around the United States: (1) the North, consisting of Connecticut, Illinois, Massachusetts, Michigan, New Jersey, and New York; (2) the Mid-Atlantic, consisting of Delaware, Maryland, Pennsylvania, and Virginia; (3) the South, consisting of Florida, North Carolina, and Texas; (4) the West, consisting of Arizona, Colorado, Idaho, Nevada, and Washington, and (5) California. In fiscal 2018, we acquired land and commenced development activities in the Salt Lake City, Utah and Portland, Oregon markets. We expect to open communities in these markets in fiscal 2019. In fiscal 2018, we discontinued the sale of homes in Minnesota. Our operations in Minnesota were immaterial to the North geographic segment.

Edgar Filing: TOLL BROTHERS INC - Form 10-K

The following tables summarize information related to revenues, net contracts signed, and income (loss) before income taxes by segment for fiscal years 2018, 2017, and 2016. Information related to backlog and assets by segment at October 31, 2018 and 2017, has also been provided.

Units Delivered and Revenues:

	Fiscal 2018 Compared to Fiscal 2017								
	Revenues (\$ in millions)			Units Delivered			Average Delivered Price (\$ in thousands)		
	2018	2017	% Change	2018	2017	% Change	2018	2017	% Change
Traditional Home Building:									
North	\$975.7	\$775.5	26 %	1,453	1,139	28 %	\$671.5	\$680.9	(1) %
Mid-Atlantic	1,141.1	1,030.3	11 %	1,800	1,681	7 %	633.9	612.9	3 %
South	1,045.4	924.0	13 %	1,391	1,247	12 %	751.5	741.0	1 %
West	1,451.4	1,151.7	26 %	2,130	1,783	19 %	681.4	645.9	5 %
California	2,208.7	1,550.5	42 %	1,322	1,041	27 %	1,670.7	1,489.4	12 %
Traditional Home Building	6,822.3	5,432.0	26 %	8,096	6,891	17 %	842.7	788.3	7 %
City Living	321	383.1	(16) %	169	260	(35) %	1,899.4	1,473.5	29 %
Total	\$7,143.3	\$5,815.1	23 %	8,265	7,151	16 %	\$864.3	\$813.2	6 %

	Fiscal 2017 Compared to Fiscal 2016								
	Revenues (\$ in millions)			Units Delivered			Average Delivered Price (\$ in thousands)		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
Traditional Home Building:									
North	\$775.5	\$814.5	(5) %	1,139	1,172	(3) %	\$680.9	\$695.0	(2) %
Mid-Atlantic	1,030.3	895.7	15 %	1,681	1,432	17 %	612.9	625.5	(2) %
South	924.0	849.6	9 %	1,247	1,093	14 %	741.0	777.3	(5) %
West	1,151.7	903.7	27 %	1,783	1,304	37 %	645.9	693.0	(7) %
California	1,550.5	1,448.5	7 %	1,041	1,006	3 %	1,489.4	1,439.9	3 %
Traditional Home Building	5,432.0	4,912.0	11 %	6,891	6,007	15 %	788.3	817.7	(4) %
City Living	383.1	257.5	49 %	260	91	186 %	1,473.5	2,829.7	(48) %
Total	\$5,815.1	\$5,169.5	12 %	7,151	6,098	17 %	\$813.2	\$847.7	(4) %

Net Contracts Signed:

	Fiscal 2018 Compared to Fiscal 2017								
	Net Contract Value (\$ in millions)			Net Contracted Units			Average Contracted Price (\$ in thousands)		
	2018	2017	% Change	2018	2017	% Change	2018	2017	% Change
Traditional Home Building:									
North	\$928.1	\$898.9	3 %	1,334	1,379	(3) %	\$695.7	\$651.8	7 %
Mid-Atlantic	1,158.3	1,161.9	— %	1,799	1,838	(2) %	643.9	632.2	2 %
South	1,132.7	1,003.5	13 %	1,502	1,342	12 %	754.1	747.8	1 %
West	1,510.5	1,318.3	15 %	2,133	2,032	5 %	708.2	648.8	9 %
California	2,596.9	2,177.9	19 %	1,568	1,395	12 %	1,656.2	1,561.2	6 %
Traditional Home Building	7,326.5	6,560.5	12 %	8,336	7,986	4 %	878.9	821.5	7 %
City Living	277.8	267.8	4 %	183	189	(3) %	1,518.0	1,416.9	7 %
Total	\$7,604.3	\$6,828.3	11 %	8,519	8,175	4 %	\$892.6	\$835.3	7 %

Fiscal 2017 Compared to Fiscal 2016

	Net Contract Value (\$ in millions)			Net Contracted Units			Average Contracted Price (\$ in thousands)		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
Traditional Home Building:									
North	\$898.9	\$888.0	1 %	1,379	1,259	10 %	\$651.8	\$705.3	(8) %
Mid-Atlantic	1,161.9	986.8	18 %	1,838	1,607	14 %	632.2	614.1	3 %
South	1,003.5	916.8	9 %	1,342	1,229	9 %	747.8	746.0	— %
West	1,318.3	1,096.7	20 %	2,032	1,508	35 %	648.8	727.3	(11) %
California	2,177.9	1,418.5	54 %	1,395	930	50 %	1,561.2	1,525.3	2 %
Traditional Home Building	6,560.5	5,306.8	24 %	7,986	6,533	22 %	821.5	812.3	1 %
City Living	267.8	342.8	(22) %	189	186	2 %	1,416.9	1,843.0	(23) %
Total	\$6,828.3	\$5,649.6	21 %	8,175	6,719	22 %	\$835.3	\$840.8	(1) %

Backlog at October 31:

October 31, 2018 Compared to October 31, 2017

	Backlog Value (\$ in millions)			Backlog Units			Average Backlog Price (\$ in thousands)		
	2018	2017	% Change	2018	2017	% Change	2018	2017	% Change
Traditional Home Building:									
North	\$768.5	\$816.1	(6) %	1,098	1,217	(10) %	\$699.9	\$670.6	4 %
Mid-Atlantic	758.8	741.6	2 %	1,142	1,143	— %	664.4	648.8	2 %
South	903.2	815.9	11 %	1,166	1,055	11 %	774.6	773.4	— %
West	1,031.1	972.0	6 %	1,400	1,397	— %	736.5	695.7	6 %
California	1,883.3	1,495.1	26 %	1,133	887	28 %	1,662.2	1,685.6	(1) %
Traditional Home Building	5,344.9	4,840.7	10 %	5,939	5,699	4 %	900.0	849.4	6 %
City Living	177.6	220.8	(20) %	166	152	9 %	1,069.7	1,452.7	(26) %
Total	\$5,522.5	\$5,061.5	9 %	6,105	5,851	4 %	\$904.6	\$865.1	5 %

October 31, 2017 Compared to October 31, 2016

	Backlog Value (\$ in millions)			Backlog Units			Average Backlog Price (\$ in thousands)		
	2017	2016	% Change	2017	2016	% Change	2017	2016	% Change
Traditional Home Building:									
North	\$816.1	\$692.8	18 %	1,217	977	25 %	\$670.6	\$709.1	(5) %
Mid-Atlantic	741.6	610.0	22 %	1,143	986	16 %	648.8	618.7	5 %
South	815.9	736.4	11 %	1,055	960	10 %	773.4	767.1	1 %
West	972.0	766.5	27 %	1,397	1,020	37 %	695.7	751.5	(7) %
California	1,495.1	867.7	72 %	887	533	66 %	1,685.6	1,627.9	4 %
Traditional Home Building	4,840.7	3,673.4	32 %	5,699	4,476	27 %	849.4	820.7	3 %
City Living	220.8	310.7	(29) %	152	209	(27) %	1,452.7	1,486.5	(2) %
Total	\$5,061.5	\$3,984.1	27 %	5,851	4,685	25 %	\$865.1	\$850.4	2 %

Income (Loss) Before Income Taxes (\$ amounts in millions):

	2018	2017	% Change 2018 vs. 2017	2016	% Change 2017 vs. 2016
Traditional Home Building:					
North	\$56.5	\$50.4	12 %	\$77.0	(35)%
Mid-Atlantic	90.6	105.7	(14)%	(29.4)	460 %
South	110.3	112.8	(2)%	128.6	(12)%
West	213.3	153.2	39 %	127.3	20 %
California	494.3	345.1	43 %	335.2	3 %
Traditional Home Building	965.0	767.2	26 %	638.7	20 %
City Living	78.1	193.9	(60)%	91.1	113 %
Corporate and other	(109.2)	(146.8)	26 %	(140.8)	(4)%
Total	\$933.9	\$814.3	15 %	\$589.0	38 %

“Corporate and other” is comprised principally of general corporate expenses such as the offices of our executive officers; the corporate finance, accounting, audit, tax, human resources, risk management, information technology, marketing, and legal groups; interest income; income from certain of our ancillary businesses, including Gibraltar; and income from our Rental Property Joint Ventures and Gibraltar Joint Ventures.

Total Assets (\$ amounts in millions):

	At October 31,	
	2018	2017
Traditional Home Building:		
North	\$970.9	\$1,075.0
Mid-Atlantic	1,130.4	1,121.0
South	1,237.7	1,184.9
West	1,580.2	1,275.3
California	2,734.0	2,630.0
Traditional Home Building	7,653.2	7,286.2
City Living	516.2	647.2
Corporate and other	2,075.2	1,511.8
Total	\$10,244.6	\$9,445.2

“Corporate and other” is comprised principally of cash and cash equivalents, restricted cash, deferred tax assets, investments in our Rental Property Joint Ventures, expected recoveries from insurance carriers and suppliers, our Gibraltar investments and operations, manufacturing facilities, and our mortgage and title subsidiaries.

FISCAL 2018 COMPARED TO FISCAL 2017

Traditional Home Building

North

	Year ended October 31,		
	2018	2017	% Change
Units Delivered and Revenues:			
Revenues (\$ in millions)	\$975.7	\$775.5	26 %
Units delivered	1,453	1,139	28 %
Average delivered price (\$ in thousands)	\$671.5	\$680.9	(1) %
Net Contracts Signed:			
Net contract value (\$ in millions)	\$928.1	\$898.9	3 %
Net contracted units	1,334	1,379	(3) %
Average contracted price (\$ in thousands)	\$695.7	\$651.8	7 %
Cost of revenues as a percentage of revenues	86.7 %	84.8 %	
Income before income taxes (\$ in millions)	\$56.5	\$50.4	12 %

Number of selling communities at October 31, 57 51 12 %

The increase in the number of homes delivered in fiscal 2018, as compared to fiscal 2017, was mainly due to increases in the number of homes closed in Michigan, New Jersey, and New York, which were attributable to the increased number of homes in backlog in those markets at October 31, 2017, as compared to the number of homes in backlog at October 31, 2016. In addition, revenue in fiscal 2017 was impacted by the defective floor joists issue that is further discussed in "Overview – Defective Floor Joists" in this MD&A. The decrease in the average price of homes delivered in fiscal 2018, as compared to fiscal 2017, was mainly due to a shift in the number of homes delivered to less expensive areas and/or products in fiscal 2018, as compared to fiscal 2017, particularly in Massachusetts and Michigan.

The decrease in the number of net contracts signed in fiscal 2018, as compared to fiscal 2017, was mainly due to a decrease in the average number of selling communities in the fiscal 2018 periods, as compared to the fiscal 2017 periods. The increase in the average sales price of net contracts signed in fiscal 2018, as compared to fiscal 2017, was principally attributable to shifts in the number of contracts signed to more expensive areas and/or products in fiscal 2018, as compared to fiscal 2017, particularly in Michigan and New Jersey.

The increase in income before income taxes in fiscal 2018, as compared to fiscal 2017, was principally attributable to higher earnings from increased revenues, offset, in part, by higher cost of revenues, as a percentage of revenues in fiscal 2018, as compared to fiscal 2017. The increase in the cost of revenues, as a percentage of revenues, was primarily due to higher inventory impairment charges, a shift in product mix/areas to lower-margin areas, and higher material and labor costs in fiscal 2018, as compared to fiscal 2017.

Inventory impairment charges were \$19.7 million in fiscal 2018, as compared to \$6.5 million in fiscal 2017. During fiscal 2018, we determined that the pricing assumptions used in prior impairment reviews for one operating community located in Connecticut needed to be reduced, primarily due to a lack of improvement and/or a decrease in customer demand as a result of weaker than expected market conditions. As a result of this reduction in expected sales prices, we determined that this community was impaired. Accordingly, the carrying value of this community was written down to its estimated fair value resulting in a charge to income before income taxes of \$12.0 million in fiscal 2018. In addition, during fiscal 2018, primarily due to a lack of improvement and/or a decrease in customer demand, we decided to sell the remaining lots in bulk sales in two communities, located in Illinois and Minnesota, rather than sell and construct homes as previously intended. The carrying values of these communities were written down to their estimated fair values resulting in a charge to income before income taxes of \$4.4 million in fiscal 2018.

Mid-Atlantic

	Year ended October 31,		
	2018	2017	% Change
Units Delivered and Revenues:			
Revenues (\$ in millions)	\$1,141.1	\$1,030.3	11 %
Units delivered	1,800	1,681	7 %
Average delivered price (\$ in thousands)	\$633.9	\$612.9	3 %
Net Contracts Signed:			
Net contract value (\$ in millions)	\$1,158.3	\$1,161.9	— %
Net contracted units	1,799	1,838	(2) %
Average contracted price (\$ in thousands)	\$643.9	\$632.2	2 %
Cost of revenues as a percentage of revenues	84.4	% 82.1	%
Income (loss) before income taxes (\$ in millions)	\$90.6	\$105.7	(14) %

Number of selling communities at October 31, 62 64 (3) %

The increase in the number of homes delivered in fiscal 2018, as compared to fiscal 2017, was mainly due to an increase in the number of homes closed in Pennsylvania and Maryland, which was attributable to an increase in the number of homes in backlog in those markets at October 31, 2017, as compared to the number of homes in backlog at October 31, 2016. The increase in the average price of homes delivered in fiscal 2018, as compared to fiscal 2017, was primarily due to a shift in the number of homes delivered to more expensive areas and/or products in fiscal 2018, as compared to fiscal 2017.

The decrease in the number of net contracts signed in fiscal 2018, as compared to fiscal 2017, was principally due to a decrease in the average number of selling communities partially offset by an increase in demand in fiscal 2018, as compared to fiscal 2017.

The decrease in income before income taxes in fiscal 2018, as compared to fiscal 2017, was mainly due to increases in cost of revenues, as a percent of revenues, and a higher impairment charge recognized on one of our Land Development Joint Ventures in fiscal 2018, as compared to fiscal 2017. These decreases were partially offset by higher earnings from increased revenues. The increase in cost of revenues, as a percentage of revenues, was mainly due to increased material and labor costs; a \$6.0 million benefit in fiscal 2017 from the reversal of an accrual for offsite improvements at a completed community that was no longer required; and higher inventory impairment charges in fiscal 2018, as compared to fiscal 2017. In fiscal 2018, inventory impairment charges were \$9.8 million, as compared to \$6.9 million in fiscal 2017. In fiscal 2018, we decided to sell a portion of the lots in a bulk sale in one community located in Maryland, primarily due to increases in site costs and a lack of improvement in customer demand as a result of weaker than expected market conditions. The carrying value of this community was written down to its estimated fair value resulting in a charge to income before income taxes in fiscal 2018 of \$6.7 million. During fiscal 2017, we determined that the pricing assumptions used in prior impairment reviews for one operating community located in Maryland needed to be reduced primarily due to a lack of improvement and/or a decrease in customer demand as a result of weaker than expected market conditions. As a result of this reduction in expected sales prices, we determined that this community was impaired. Accordingly, the carrying value of this community was written down in fiscal 2017 to its estimated fair value resulting in a charge to income before taxes of \$3.9 million. In fiscal 2018 and 2017, we recognized impairment charges of \$4.0 million and \$2.0 million, respectively, related to one Land Development Joint Venture located in Maryland. In fiscal 2017, we determined that we should increase the development costs assumptions used in prior impairment reviews of this joint venture. As a result of these cost increases, we determined that our investment in this joint venture was impaired and we concluded that the impairment was other than temporary. Accordingly, the carrying value of our investment in this joint venture was written down to

its estimated fair value resulting in a charge to income before taxes of \$2.0 million in fiscal 2017. Further, in the third quarter of fiscal 2018, we and our partner decided to sell the land in this joint venture rather than continue development and sell finished lots as previously intended, primarily due to continued cost increases and reduced demand in that market. We determined that our investment in this joint venture was further impaired and we concluded that the impairment was other than temporary. Accordingly, the carrying value of our investment in this joint venture was written down to its estimated fair value resulting in a charge to income before taxes of \$4.0 million in fiscal 2018.

South

	Year ended October 31,		
	2018	2017	% Change
Units Delivered and Revenues:			
Revenues (\$ in millions)	\$1,045.4	\$924.0	13 %
Units delivered	1,391	1,247	12 %
Average delivered price (\$ in thousands)	\$751.5	\$741.0	1 %
Net Contracts Signed:			
Net contract value (\$ in millions)	\$1,132.7	\$1,003.5	13 %
Net contracted units	1,502	1,342	12 %
Average contracted price (\$ in thousands)	\$754.1	\$747.8	1 %
Cost of revenues as a percentage of revenues	83.3	% 81.5	%
Income before income taxes (\$ in millions)	\$110.3	\$112.8	(2)%
Number of selling communities at October 31,	69	73	(5)%

The increase in the number of homes delivered in fiscal 2018, as compared to fiscal 2017, was mainly due to the increased number of homes in backlog as of October 31, 2017, as compared to the number of homes in backlog at October 31, 2016.

The increase in the number of net contracts signed in fiscal 2018, as compared to fiscal 2017, was mainly due to an increase in demand, offset, in part, by a decrease in the average number of selling communities in fiscal 2018, as compared to fiscal 2017.

The decrease in income before income taxes in fiscal 2018, as compared to fiscal 2017, was principally due to a higher cost of revenues, as a percentage of revenues, offset, in part, by higher earnings from increased revenues. The increase in cost of revenues, as a percentage of revenues, in fiscal 2018, as compared to fiscal 2017, was primarily due to higher material and labor costs in fiscal 2018, as compared to fiscal 2017.

West

	Year ended October 31,		
	2018	2017	% Change
Units Delivered and Revenues:			
Revenues (\$ in millions)	\$1,451.4	\$1,151.7	26 %
Units delivered	2,130	1,783	19 %
Average delivered price (\$ in thousands)	\$681.4	\$645.9	5 %
Net Contracts Signed:			
Net contract value (\$ in millions)	\$1,510.5	\$1,318.3	15 %
Net contracted units	2,133	2,032	5 %
Average contracted price (\$ in thousands)	\$708.2	\$648.8	9 %
Cost of revenues as a percentage of revenues	78.2	% 79.3	%
Income before income taxes (\$ in millions)	\$213.3	\$153.2	39 %
Number of selling communities at October 31,	83	73	14 %

The increase in the number of homes delivered in fiscal 2018, as compared to fiscal 2017, was mainly due to the increased number of homes in backlog at October 31, 2017, as compared to the number of homes in backlog at October 31, 2016. The increase in the average delivered price of homes delivered in fiscal 2018, as compared to fiscal 2017, was primarily due to a shift in the number of homes delivered to more expensive areas and/or products and price increases in fiscal 2018, as compared to fiscal 2017, offset, in part, by an increase in deliveries in Idaho, where average delivered home prices are lower than our Company average, in fiscal 2018, as compared to fiscal 2017.

The increase in the number of net contracts signed in fiscal 2018, as compared to fiscal 2017, was principally due to an increase in demand partially offset by a decrease in the average number of selling communities in fiscal 2018, as compared to fiscal 2017. The increase in the average value of each contract signed in fiscal 2018, as compared to fiscal 2017, was mainly due to a shift in the number of contracts signed to more expensive areas and/or products and price increases in fiscal 2018, as compared to fiscal 2017.

The increase in income before income taxes in fiscal 2018, as compared to fiscal 2017, was due mainly to higher earnings from increased revenues in fiscal 2018, as compared to fiscal 2017.

California

	Year ended October 31,		
	2018	2017	% Change
Units Delivered and Revenues:			
Revenues (\$ in millions)	\$2,208.7	\$1,550.5	42 %
Units delivered	1,322	1,041	27 %
Average delivered price (\$ in thousands)	\$1,670.7	\$1,489.4	12 %
Net Contracts Signed:			
Net contract value (\$ in millions)	\$2,596.9	\$2,177.9	19 %
Net contracted units	1,568	1,395	12 %
Average contracted price (\$ in thousands)	\$1,656.2	\$1,561.2	6 %
Cost of revenues as a percentage of revenues	72.9	% 72.8	%
Income before income taxes (\$ in millions)	494.3	345.1	43 %
Number of selling communities at October 31,	38	38	— %

The increase in the number of homes delivered in fiscal 2018, as compared to fiscal 2017, was mainly due to the increased number of homes in backlog at October 31, 2017, as compared to the number of homes in backlog at October 31, 2016. The increase in the average price of homes delivered in fiscal 2018, as compared to fiscal 2017, was primarily due to a shift in the number of homes delivered to more expensive areas and/or products and increased selling prices of homes delivered in fiscal 2018, as compared to fiscal 2017.

The increase in the number of net contracts signed in fiscal 2018, as compared to fiscal 2017, was due mainly to an increase in the average number of selling communities in Northern California, offset, in part, by a decrease in demand in Southern California. The increase in the average value of each contract signed in fiscal 2018, as compared to fiscal 2017, was mainly due to a shift in the number of contracts signed to more expensive areas and/or products and increased selling prices in fiscal 2018, as compared to fiscal 2017.

The increase in income before income taxes in fiscal 2018, as compared to fiscal 2017, was primarily due to higher earnings from the increased revenues in fiscal 2018, as compared to fiscal 2017, and a \$7.0 million benefit in fiscal 2018 from the reversal of an accrual related to an indemnification obligation related to the Shapell acquisition that has expired.

City Living

	Year ended October 31,		
	2018	2017	% Change
Units Delivered and Revenues:			
Revenues (\$ in millions)	\$321.0	\$383.1	(16)%
Units delivered	169	260	(35)%
Average delivered price (\$ in thousands)	\$1,899.4	\$1,473.5	29 %
Net Contracts Signed:			
Net contract value (\$ in millions)	\$277.8	\$267.8	4 %
Net contracted units	183	189	(3)%
Average contracted price (\$ in thousands)	\$1,518.0	\$1,416.9	7 %
Cost of revenues as a percentage of revenues	75.1	% 67.6	%
Income before income taxes (\$ in millions)	\$78.1	\$193.9	(60)%

Number of selling communities at October 31, 6 6 — %

The decrease in the number of homes delivered in fiscal 2018, as compared to fiscal 2017, was principally due to the commencement of deliveries in fiscal 2017 at three buildings (located in Hoboken, New Jersey; New York City; and Bethesda, Maryland). These decreases were partially offset by closings at one building, located in Hoboken, New Jersey, where deliveries commenced in fiscal 2018. The increase in the average price of homes delivered in fiscal 2018, as compared to fiscal 2017, was primarily due to a shift in the number of homes delivered to more expensive buildings in fiscal 2018, as compared to fiscal 2017. In fiscal 2018, 37% of the units delivered were located in New York, New York, where home prices were higher, as compared to 21% in fiscal 2017.

The decrease in the number of net contracts signed in fiscal 2018, as compared to fiscal 2017, was primarily due to a reduction of available inventory and a decrease in demand in fiscal 2018, as compared to fiscal 2017. The increase in the average sales price of net contracts signed in fiscal 2018, as compared to fiscal 2017, was principally due to a shift to sales in more expensive buildings in fiscal 2018, as compared to fiscal 2017.

The decrease in income before income taxes in fiscal 2018, as compared to fiscal 2017, was mainly due to a decrease in earnings from our investments in unconsolidated entities; lower earnings from decreased revenues; a shift in the number of homes delivered to buildings with lower margins in fiscal 2018, as compared to fiscal 2017; \$4.7 million recognized in connection with a previously deferred gain in fiscal 2017; and a state reimbursement of \$4.7 million of previously expensed environmental clean-up costs received in fiscal 2017.

In fiscal 2018, earnings from our investments in unconsolidated entities were \$6.9 million, as compared to \$73.1 million in fiscal 2017. Fiscal 2017 benefited from the commencement of deliveries from two Home Building Joint Ventures in the fourth quarter of fiscal 2016. The tables below provide information related to deliveries and revenues and net contracts signed by our Home Building Joint Ventures, for the periods indicated, and the related backlog for the dates indicated (\$ amounts in millions):

	Year ended October 31,			
	2018	2017	2018	2017
	Unit	Units	\$	\$
Deliveries and revenues	14	123	\$65.7	\$407.1
Net contracts signed	102	69	\$245.6	\$123.2
At October 31,				
	2018	2017	2018	2017
	Unit	Units	\$	\$
Backlog	134	46	\$279.0	\$99.1

Corporate and other

In fiscal 2018 and 2017, loss before income taxes was \$109.2 million and \$146.8 million, respectively. The decrease in the loss before income taxes in fiscal 2018, as compared to fiscal 2017, was principally attributable to a \$42.1 million increase in earnings from our investments in unconsolidated entities and higher income earned by our ancillary businesses in fiscal 2018, as compared to fiscal 2017, offset, in part, by higher SG&A costs. The increase in earnings from our investments in unconsolidated entities in fiscal 2018, as compared to fiscal 2017, was mainly due to \$67.2 million of gains recognized in fiscal 2018 from asset sales by three of our Rental Property Joint Ventures located in College Park, Maryland, Herndon, Virginia, and Westborough, Massachusetts, partially offset by \$26.7 million of gains recognized in fiscal 2017 related to the sale of 50% of our ownership interests in two of our Rental Property Joint Ventures located in Jersey City, New Jersey, and the suburbs of Philadelphia, Pennsylvania. The increase in SG&A costs in fiscal 2018, as compared to fiscal 2017, was due primarily to increased compensation costs due to our increased number of employees primarily related to our increased business activity.

FISCAL 2017 COMPARED TO FISCAL 2016

Traditional Home Building

North

	Year ended October 31,		
	2017	2016	% Change
Units Delivered and Revenues:			
Revenues (\$ in millions)	\$775.5	\$814.5	(5)%
Units delivered	1,139	1,172	(3)%
Average delivered price (\$ in thousands)	\$680.9	\$695.0	(2)%
Net Contracts Signed:			
Net contract value (\$ in millions)	\$898.9	\$888.0	1 %
Net contracted units	1,379	1,259	10 %
Average contracted price (\$ in thousands)	\$651.8	\$705.3	(8)%
Cost of revenues as a percentage of revenues	84.8 %	82.6 %	
Income before income taxes (\$ in millions)	\$50.4	\$77.0	(35)%

Number of selling communities at October 31, 51 56 (9)%

The decrease in the number of homes delivered in fiscal 2017, as compared to fiscal 2016, was mainly due to the defective floor joists issue. The decrease in the average price of homes delivered in fiscal 2017, as compared to fiscal 2016, was primarily attributable to a shift in the number of homes delivered to less expensive areas and/or products in fiscal 2017, as compared to fiscal 2016. For additional information regarding the defective floor joists issue, see “Overview – Defective Floor Joists” in this MD&A.

The increase in the number of net contracts signed in fiscal 2017, as compared to fiscal 2016, was mainly due to improved market conditions in Connecticut, Michigan, New York, and New Jersey, offset, in part, by a decrease in the number of selling communities and a decrease in Massachusetts where demand has declined. The decrease in the average sales price of net contracts signed in fiscal 2017, as compared to fiscal 2016, was principally attributable to a shift in the number of contracts signed to less expensive areas and/or products in fiscal 2017, as compared to fiscal 2016, particularly in Michigan, where we had a significant increase in the number of contracts signed in multifamily and active-adult communities.

The decrease in income before income taxes in fiscal 2017, as compared to fiscal 2016, was principally attributable to lower earnings from decreased revenues and higher cost of revenues, as a percentage of revenues in fiscal 2017, as compared to fiscal 2016. The increase in the cost of revenues, as a percentage of revenues, was primarily due to a change in product mix/areas to lower-margin areas and higher material and labor costs in fiscal 2017, as compared to

fiscal 2016.

48

Mid-Atlantic

	Year ended October 31,		
	2017	2016	% Change
Units Delivered and Revenues:			
Revenues (\$ in millions)	\$1,030.3	\$895.7	15 %
Units delivered	1,681	1,432	17 %
Average delivered price (\$ in thousands)	\$612.9	625.5	(2)%
Net Contracts Signed:			
Net contract value (\$ in millions)	\$1,161.9	\$986.8	18 %
Net contracted units	1,838	1,607	14 %
Average contracted price (\$ in thousands)	\$632.2	614.1	3 %
Cost of revenues as a percentage of revenues	82.1	% 95.8	%
Income (loss) before income taxes (\$ in millions)	\$105.7	\$(29.4)	460 %
Number of selling communities at October 31,	64	76	(16)%

The increase in the number of homes delivered in fiscal 2017, as compared to fiscal 2016, was mainly due to an increase in the number of homes closed in the region, which was attributable to an increase in the number of homes in backlog in those markets at October 31, 2016, as compared to the number of homes in backlog at October 31, 2015. The decrease in the average price of homes delivered in fiscal 2017, as compared to fiscal 2016, was primarily due to a shift in the number of homes delivered to less expensive areas and/or products in fiscal 2017, as compared to fiscal 2016.

The increase in the number of net contracts signed in fiscal 2017, as compared to fiscal 2016, was principally due to increases in demand in fiscal 2017, as compared to fiscal 2016.

The increase in income before income taxes in fiscal 2017, as compared to the loss before income taxes in fiscal 2016, was mainly due to \$125.6 million of warranty charges recognized, primarily related to homes built in Pennsylvania and Delaware in fiscal 2016; higher earnings from increased revenues; and a \$6.0 million benefit from the reversal of an accrual for offsite improvements at a completed community that was no longer required. These increases were partially offset by higher inventory impairment charges; a \$2.0 million impairment charge we recognized on one of our Land Development Joint Ventures in fiscal 2017; and higher SG&A costs. See Note 7 – “Accrued Expenses” in Item 15(a)1 of this Form 10-K for additional information regarding these warranty charges.

Inventory impairment charges were \$6.9 million in fiscal 2017, as compared to \$2.1 million in fiscal 2016. In fiscal 2017, during our review of operating communities for impairment, primarily due to a decrease in customer demand as a result of weaker than expected market conditions in certain communities, we determined that the pricing assumptions used in prior impairment reviews for two operating communities located in Maryland needed to be reduced. As a result of these reductions in expected sales prices, we determined that these communities were impaired. Accordingly, the carrying value of these communities were written down to their estimated fair value resulting in charges to income before income taxes of \$5.4 million in fiscal 2017. The impairment charges in fiscal 2016 primarily related to a land purchase contract in Delaware where we were unable to obtain the required approvals to proceed with our development of the underlying property. Accordingly, we terminated the contract and wrote off our costs incurred. Further in fiscal 2017, during our evaluation of our investments in unconsolidated entities, we determined that the development cost assumptions used in prior impairment reviews for one Land Development Joint Venture located in Maryland needed to be increased. As a result of these cost increases, we determined that our investment in this joint venture was impaired and we concluded that the impairment was other than temporary. Accordingly, we wrote down the carrying value of our investment in this joint venture to its estimated fair value resulting in a charge to income before income taxes of \$2.0 million in fiscal 2017.

South

	Year ended October 31,		
	2017	2016	% Change
Units Delivered and Revenues:			
Revenues (\$ in millions)	\$924.0	\$849.6	9 %
Units delivered	1,247	1,093	14 %
Average delivered price (\$ in thousands)	\$741.0	777.3	(5)%
Net Contracts Signed:			
Net contract value (\$ in millions)	\$1,003.5	\$916.8	9 %
Net contracted units	1,342	1,229	9 %
Average contracted price (\$ in thousands)	\$747.8	746.0	— %
Cost of revenues as a percentage of revenues	81.5	% 79.4	%
Income before income taxes (\$ in millions)	\$112.8	\$128.6	(12)%
Number of selling communities at October 31,	73	71	3 %

The increase in the number of homes delivered in fiscal 2017, as compared to fiscal 2016, was mainly due to an increase in the number of homes closed in Florida and North Carolina which was attributable to an increase in the number of homes in backlog as of October 31, 2016, as compared to the number of homes in backlog at October 31, 2015. The decrease in the average price of homes delivered in fiscal 2017, as compared to fiscal 2016, was primarily due to a shift in the number of homes delivered to less expensive areas and/or products in fiscal 2017, as compared to fiscal 2016.

The increase in the number of net contracts signed in fiscal 2017, as compared to fiscal 2016, was mainly due to an increase in the number of selling communities in fiscal 2017, as compared to fiscal 2016.

The decrease in income before income taxes in fiscal 2017, as compared to fiscal 2016, was principally due to a higher cost of revenues, as a percentage of revenues, higher SG&A costs, lower income earned from our investments in unconsolidated entities, and decreased earnings from land sales in Texas, offset, in part, by higher earnings from increased revenues. The increase in cost of revenues, as a percentage of revenues, in fiscal 2017, as compared to fiscal 2016, was primarily due to a shift in the number of homes delivered to lower-margin products and/or locations in fiscal 2017, as compared to fiscal 2016. The higher SG&A costs in fiscal 2017, as compared to fiscal 2016, were principally due to the increase in the number of selling communities. The decrease in income earned from our investments in unconsolidated entities in fiscal 2017, as compared to fiscal 2016, was primarily related to a \$1.4 million charge in fiscal 2017 for amenity construction repairs at one of our Home Building Joint Ventures.

West

	Year ended October 31,		
	2017	2016	% Change
Units Delivered and Revenues:			
Revenues (\$ in millions)	\$1,151.7	\$903.7	27 %
Units delivered	1,783	1,304	37 %
Average delivered price (\$ in thousands)	\$645.9	693.0	(7)%
Net Contracts Signed:			
Net contract value (\$ in millions)	\$1,318.3	\$1,096.7	20 %
Net contracted units	2,032	1,508	35 %
Average contracted price (\$ in thousands)	\$648.8	727.3	(11)%
Cost of revenues as a percentage of revenues	79.3	% 78.9	%
Income before income taxes (\$ in millions)	\$153.2	\$127.3	20 %

Number of selling communities at October 31, 73 65 12 %

The increase in the number of homes delivered in fiscal 2017, as compared to fiscal 2016, was mainly due to the delivery of 342 homes in the Boise market, in fiscal 2017 and an increase in the number of homes in backlog at October 31, 2016, as compared to the number of homes in backlog at October 31, 2015. The decrease in the average delivered price of homes delivered in fiscal 2017, as compared to fiscal 2016, was primarily due to deliveries of homes in the Boise market, where the average prices of homes delivered in fiscal 2017 was \$315,000. Excluding the closings in the Boise market, the average price of homes delivered in fiscal 2017 increased 5%, as compared to fiscal 2016, which was mainly due to a shift in the number of homes delivered to more expensive areas and/or products in fiscal 2017, as compared to fiscal 2016.

The increase in the number of net contracts signed in fiscal 2017, as compared to fiscal 2016, was principally due to the 458 contracts we signed in the Boise market during fiscal 2017; increases in demand primarily in Nevada and Arizona; and an increase in the number of selling communities in Nevada. These increases were, offset, in part, by lower demand and a decrease in selling communities in Colorado and Washington. The net contracts signed in the Boise market also reduced our average contracted price for fiscal 2017, as compared to fiscal 2016. Excluding contracts signed in the Boise market, the average value of each contract signed in fiscal 2017, increased by 2%, as compared to fiscal 2016.

The increase in income before income taxes in fiscal 2017, as compared to fiscal 2016, was due mainly to higher earnings from the increased revenues in fiscal 2017, as compared to fiscal 2016.

California

	Year ended October 31,		
	2017	2016	% Change
Units Delivered and Revenues:			
Revenues (\$ in millions)	\$1,550.5	\$1,448.5	7 %
Units delivered	1,041	1,006	3 %
Average delivered price (\$ in thousands)	\$1,489.4	1,439.9	3 %
Net Contracts Signed:			
Net contract value (\$ in millions)	\$2,177.9	\$1,418.5	54 %
Net contracted units	1,395	930	50 %
Average contracted price (\$ in thousands)	\$1,561.2	1,525.3	2 %

Edgar Filing: TOLL BROTHERS INC - Form 10-K

Cost of revenues as a percentage of revenues	72.8	%	72.6	%
Income before income taxes (\$ in millions)	345.1		335.2	3 %
Number of selling communities at October 31,	38		37	3 %

51

The increase in the number of homes delivered in fiscal 2017, as compared to fiscal 2016, was mainly due to an increase in the number of homes sold and settled in fiscal 2017, as compared to fiscal 2016, offset, in part, by a decrease in the number of homes in backlog at October 31, 2016, as compared to the number of homes in backlog at October 31, 2015. The increase in the average price of homes delivered in fiscal 2017, as compared to fiscal 2016, was primarily due to a shift in the number of homes delivered to more expensive areas and/or products and increased selling prices of homes delivered in fiscal 2017, as compared to fiscal 2016.

The increase in the number of net contracts signed in fiscal 2017, as compared to fiscal 2016, was due mainly to an increase in demand and an increase in the average number of selling communities in our southern California markets in fiscal 2017, as compared to fiscal 2016.

The increase in income before income taxes in fiscal 2017, as compared to fiscal 2016, was primarily due to higher earnings from the increased revenues, offset, in part, by higher SG&A, as a percent of revenues.

City Living

	Year ended October 31,		
	2017	2016	% Change
Units Delivered and Revenues:			
Revenues (\$ in millions)	\$383.1	\$257.5	49 %
Units delivered	260	91	186 %
Average delivered price (\$ in thousands)	\$1,473.5	2,829.7	(48)%
Net Contracts Signed:			
Net contract value (\$ in millions)	\$267.8	\$342.8	(22)%
Net contracted units	189	186	2 %
Average contracted price (\$ in thousands)	\$1,416.9	1,843.0	(23)%
Cost of revenues as a percentage of revenues	67.6	% 66.3	%
Income before income taxes (\$ in millions)	\$193.9	\$91.1	113 %
Number of selling communities at October 31,	6	5	20 %

The increase in the number of homes delivered in fiscal 2017, as compared to fiscal 2016, was principally due to the commencement of deliveries in fiscal 2017 at three buildings (located in Hoboken, New Jersey; New York City; and Bethesda, Maryland). These increases were partially offset by a decrease in closings at one building, located in New York City, where there were fewer available units remaining in fiscal 2017, as compared to fiscal 2016, and at a community located in Philadelphia, Pennsylvania, which settled out in fiscal 2016. The decrease in the average price of homes delivered in fiscal 2017, as compared to fiscal 2016, was primarily due to a shift in the number of homes delivered to less expensive buildings in fiscal 2017, as compared to fiscal 2016.

The increase in the number of net contracts signed in fiscal 2017, as compared to fiscal 2016, was primarily due to strong sales at a building located in Jersey City, New Jersey, which opened in the third quarter of fiscal 2017. This increase was partially offset by a decrease at a building located in Hoboken, New Jersey which benefited from strong sales in fiscal 2016 due to its opening in the fourth quarter of fiscal 2015 and a decrease at a building in New York City, where there were fewer available units remaining in fiscal 2017, as compared to fiscal 2016. The decrease in the average sales price of net contracts signed in fiscal 2017, as compared to fiscal 2016, was principally due to a shift to less expensive buildings in fiscal 2017, as compared to fiscal 2016.

The increase in income before income taxes in fiscal 2017, as compared to fiscal 2016, was mainly due to a \$60.2 million increase in earnings from our investments in unconsolidated entities; higher earnings from increased revenues; and state reimbursement of \$4.7 million of previously expensed environmental clean-up costs received in the fiscal 2017 period, offset, in part, by a shift in the number of homes delivered to buildings with a lower margin.

In fiscal 2017 and 2016, mainly due to the commencement of deliveries from two City Living Home Building Joint Ventures in the fourth quarter of fiscal 2016, we recognized \$73.1 million and \$12.9 million in earnings, respectively, from our investments in unconsolidated entities. The tables below provide information related to deliveries and revenues and net contracts signed by our City Living Home Building Joint Ventures, for the periods indicated, and the related backlog for the dates indicated (\$ amounts in millions):

	Year ended October 31,			
	2017	2016	2017	2016
	Units	Units	\$	\$
Deliveries and revenues	123	32	\$407.1	\$90.5
Net contracts signed	69	25	\$123.2	\$90.7

	At October 31,			
	2017	2016	2017	2016
	Units	Units	\$	\$
Backlog	46	114	\$99.1	\$408.5
Corporate and other				

In fiscal 2017 and 2016, loss before income taxes was \$146.8 million and \$140.8 million, respectively. The increase in the loss before income taxes in fiscal 2017, as compared to fiscal 2016, was principally attributable to higher SG&A costs; a \$4.9 million gain recognized in fiscal 2016 from the sale of our ownership interest in one of our joint ventures located in New Jersey; lower earnings from Gibraltar; losses incurred by a one of our Rental Property Joint Ventures which commenced operations of a hotel in February 2017; and a gain of \$1.6 million recognized in the fiscal 2016 period, from a bulk sale of security monitoring accounts by our home security monitoring business in fiscal 2015.

These increases were partially offset by gains of \$26.7 million in fiscal 2017 related to the sales of 50% of our ownership interests in two of our Rental Property Joint Ventures located in Jersey City, New Jersey and the suburbs of Philadelphia, Pennsylvania. The increase in SG&A costs in fiscal 2017, as compared to fiscal 2016, was due to increased compensation costs, due to our increased number of employees related to our increased business activity and increased spending on upgrading our computer software.

ITEM 7A. QUANTITATIVE AND QUALITATIVE DISCLOSURES ABOUT MARKET RISK

We are exposed to market risk primarily due to fluctuations in interest rates. We utilize both fixed-rate and variable-rate debt. For fixed-rate debt, changes in interest rates generally affect the fair market value of the debt instrument, but not our earnings or cash flow. Conversely, for variable-rate debt, changes in interest rates generally do not affect the fair market value of the debt instrument, but do affect our earnings and cash flow. We do not have the obligation to prepay fixed-rate debt prior to maturity, and, as a result, interest rate risk and changes in fair market value should not have a significant impact on our fixed-rate debt until we are required or elect to refinance it.

The following table shows our debt obligations by scheduled maturity, weighted-average interest rates, and estimated fair value as of October 31, 2018 (\$ amounts in thousands):

Fiscal year of maturity	Fixed-rate debt		Variable-rate debt (a)	
	Amount	Weighted-average interest rate (%)	Amount	Weighted-average interest rate (%)
2019	\$422,338	3.65%	\$150,150	4.20%
2020	259,305	6.66%	150	1.73%
2021	9,131	5.33%	500,150	3.70%
2022	430,241	5.86%	150	1.73%
2023	409,797	4.40%	150	1.73%
Thereafter	1,513,519	4.89%	12,910	2.23%
Bond discounts, premiums, and deferred issuance costs, net	(8,501)		(1,314)	
Total	\$3,035,830	4.94%	\$662,346	3.78%
Fair value at October 31, 2018	\$2,955,704		\$663,660	

Based upon the amount of variable-rate debt outstanding at October 31, 2018, and holding the variable-rate debt (a) balance constant, each 1% increase in interest rates would increase the interest incurred by us by approximately \$6.6 million per year.

ITEM 8. FINANCIAL STATEMENTS AND SUPPLEMENTARY DATA

The financial statements, listed in Item 15(a)(1) beginning on page F-1 of this report are incorporated herein by reference.

ITEM 9. CHANGES IN AND DISAGREEMENTS WITH ACCOUNTANTS ON ACCOUNTING AND FINANCIAL DISCLOSURE

Not applicable.

ITEM 9A. CONTROLS AND PROCEDURES

Conclusion Regarding the Effectiveness of Disclosure Controls and Procedures

Any controls and procedures, no matter how well conceived and operated, can provide only reasonable, not absolute, assurance that the objectives of the control system are met. Further, the design of a control system must reflect the fact that there are resource constraints, and the benefits of controls must be considered relative to costs. Because of the inherent limitations in all control systems, no evaluation of controls can provide absolute assurance that all control issues and instances of fraud, if any, within the Company have been detected. Because of the inherent limitations in a cost-effective control system, misstatements due to error or fraud may occur and not be detected; however, our disclosure controls and procedures are designed to provide reasonable assurance of achieving their objectives. Our Chief Executive Officer and Chief Financial Officer, with the assistance of management, evaluated the effectiveness of our disclosure controls and procedures, as defined in Rules 13a-15(e) and 15d-15(e) under the Securities Exchange Act of 1934, as amended, (“Exchange Act”), as of the end of the period covered by this report (“Evaluation Date”). Based on that evaluation, our Chief Executive Officer and Chief Financial Officer concluded that, as of the Evaluation Date, our disclosure controls and procedures were effective to provide reasonable assurance that information required to be disclosed in our reports under the Exchange Act is recorded, processed, summarized, and reported within the time periods specified in the SEC’s rules and forms, and that such information is accumulated and communicated to management, including our Chief Executive Officer and Chief Financial Officer, as appropriate to allow timely decisions regarding required disclosure.

Management’s Annual Report on Internal Control Over Financial Reporting and Attestation Report of the Independent Registered Public Accounting Firm

Management’s Annual Report on Internal Control Over Financial Reporting and the attestation report of our independent registered public accounting firm on internal control over financial reporting on pages F-1 and F-2, respectively, are incorporated herein by reference.

Changes in Internal Control Over Financial Reporting

There has not been any change in our internal control over financial reporting (as that term is defined in Rules 13a-15(f) and 15d-15(f) under the Exchange Act) during our quarter ended October 31, 2018, that has materially affected, or is reasonably likely to materially affect, our internal control over financial reporting.

ITEM 9B. OTHER INFORMATION

Not applicable.

PART III

ITEM 10. DIRECTORS, EXECUTIVE OFFICERS AND CORPORATE GOVERNANCE

The following table includes information with respect to all persons serving as executive officers as of the date of this Form 10-K. All executive officers serve at the pleasure of our Board of Directors.

Name	Age	Positions
Douglas C. Yearley, Jr.	58	Chairman of the Board and Chief Executive Officer
Richard T. Hartman	62	President and Chief Operating Officer
Martin P. Connor	54	Senior Vice President and Chief Financial Officer

Douglas C. Yearley, Jr. joined us in 1990 as assistant to the Chief Executive Officer with responsibility for land acquisitions. He has been an officer since 1994, holding the position of Senior Vice President from January 2002 until November 2005, the position of Regional President from November 2005 until November 2009, and the position of Executive Vice President from November 2009 until June 2010, when he was promoted to Chief Executive Officer. On November 1, 2018, he was appointed to his current position of Chairman of the Board and Chief Executive Officer. Mr. Yearley was elected a Director in June 2010.

Richard T. Hartman, joined us in 1980 and served in various positions with us, including Regional President from 2005 through 2011. He was appointed to the positions of Executive Vice President and Chief Operating Officer effective January 1, 2012. In December 2012, Mr. Hartman was appointed to the position of President effective January 1, 2013.

Martin P. Connor joined us as Vice President and Assistant Chief Financial Officer in December 2008 and was appointed a Senior Vice President in December 2009. Mr. Connor was appointed to his current position of Senior Vice President and Chief Financial Officer in September 2010. From June 2008 to December 2008, Mr. Connor was President of Marcon Advisors LLC, a finance and accounting consulting firm that he founded. From October 2006 to June 2008, Mr. Connor was Chief Financial Officer and Director of Operations for O’Neill Properties, a diversified commercial real estate developer in the Mid-Atlantic area. Prior to October 2006, he spent over 20 years at Ernst & Young LLP as an Audit and Advisory Business Services Partner, responsible for the real estate practice for Ernst & Young LLP in the Philadelphia marketplace. During the period from 1998 to 2005, he served on the Toll Brothers, Inc. engagement.

The other information required by this item will be included in the “Election of Directors” and “Corporate Governance” sections of our Proxy Statement for the 2019 Annual Meeting of Stockholders (the “2019 Proxy Statement”).

Code of Ethics

We have adopted a Code of Ethics for the Principal Executive Officer and Senior Financial Officers (“Code of Ethics”) that applies to our principal executive officer, principal financial officer, principal accounting officer, controller, and persons performing similar functions designated by our Board of Directors. The Code of Ethics is available on our Internet website at www.TollBrothers.com under “Investor Relations – Corporate Governance.” If we were to amend or waive any provision of our Code of Ethics, we intend to satisfy our disclosure obligations with respect to any such waiver or amendment by posting such information on our Internet website set forth above rather than by filing a Form 8-K.

Indemnification of Directors and Officers

Our Certificate of Incorporation and Bylaws provide for indemnification of our directors and officers. We have also entered into individual indemnification agreements with each of our directors.

ITEM 11. EXECUTIVE COMPENSATION

The information required by this item will be included in the “Executive Compensation” section of our 2019 Proxy Statement and is incorporated herein by reference.

ITEM 12. SECURITY OWNERSHIP OF CERTAIN BENEFICIAL OWNERS AND MANAGEMENT AND RELATED STOCKHOLDER MATTERS

The information required in this item will be included in the “Voting Securities and Beneficial Ownership” and “Equity Compensation Plan Information” sections of our 2019 Proxy Statement and is incorporated herein by reference.

ITEM 13. CERTAIN RELATIONSHIPS AND RELATED TRANSACTIONS; DIRECTOR INDEPENDENCE

The information required in this item will be included in the “Corporate Governance” and “Certain Relationships and Transactions” sections of our 2019 Proxy Statement and is incorporated herein by reference.

55

ITEM 14. PRINCIPAL ACCOUNTING FEES AND SERVICES

The information required in this item will be included in the “Ratification of the Re-Appointment of Independent Registered Public Accounting Firm” section of the 2019 Proxy Statement and is incorporated herein by reference.

PART IV

ITEM 15. EXHIBITS, FINANCIAL STATEMENT SCHEDULES

(a) Financial Statements and Financial Statement Schedules

	Page
1. Financial Statements	
<u>Management’s Annual Report on Internal Control Over Financial Reporting</u>	<u>F-1</u>
<u>Reports of Independent Registered Public Accounting Firm</u>	<u>F-2</u>
<u>Consolidated Balance Sheets</u>	<u>F-4</u>
<u>Consolidated Statements of Operations and Comprehensive Income</u>	<u>F-5</u>
<u>Consolidated Statements of Changes in Equity</u>	<u>F-6</u>
<u>Consolidated Statements of Cash Flows</u>	<u>F-7</u>
<u>Notes to Consolidated Financial Statements</u>	<u>F-8</u>

2. Financial Statement Schedules

None

Financial statement schedules have been omitted because either they are not applicable or the required information is included in the financial statements or notes hereto.

(b) Exhibits

The following exhibits are included with this report or incorporated herein by reference:

Exhibit Number	Description
3.1	<u>Second Restated Certificate of Incorporation of the Registrant, dated September 8, 2005, is hereby incorporated by reference to Exhibit 3.1 of the Registrant’s Form 10-Q for the quarter ended July 31, 2005.</u>
3.2	<u>Certificate of Amendment of the Second Restated Certificate of Incorporation of the Registrant, filed with the Secretary of State of the State of Delaware, is hereby incorporated by reference to Exhibit 3.1 of the Registrant’s Current Report on Form 8-K filed with the Securities and Exchange Commission on March 22, 2010.</u>
3.3	<u>Certificate of Amendment of the Second Restated Certificate of Incorporation of the Registrant, dated as of March 16, 2011, is hereby incorporated by reference to Exhibit 3.1 of the Registrant’s Current Report on Form 8-K filed with the Securities and Exchange Commission on March 18, 2011.</u>
3.4	<u>Certificate of Amendment of the Second Restated Certificate of Incorporation of the Registrant, dated as of March 8, 2016, is hereby incorporated by reference to Annex B to the Registrant’s definitive proxy statement on Schedule 14A its 2016 Annual Meeting of Stockholders filed with the Securities and Exchange Commission on February 2, 2016.</u>

3.5 Bylaws of the Registrant, as Amended and Restated June 11, 2008, are hereby incorporated by reference to Exhibit 3.1 of the Registrant's Current Report on Form 8-K filed with the Securities and Exchange Commission on June 13, 2008.

3.6 Amendment to the By-laws of the Registrant, dated as of September 24, 2009, is hereby incorporated by reference to Exhibit 3.1 of the Registrant's Current Report on Form 8-K filed with the Securities and Exchange Commission on September 24, 2009.

56

Edgar Filing: TOLL BROTHERS INC - Form 10-K

Exhibit Number	Description
3.7	<u>Amendment to the By-laws of the Registrant, dated as of June 15, 2011, is hereby incorporated by reference to Exhibit 3.1 of the Registrant's Current Report on Form 8-K filed with the Securities and Exchange Commission on June 16, 2011.</u>
3.8	<u>Amendment to the By-laws of the Registrant, dated as of January 20, 2016, is hereby incorporated by reference to Exhibit 3.1 of the Registrant's Current Report on Form 8-K filed with the Securities and Exchange Commission on January 20, 2016.</u>
3.9	<u>Amendment to the By-laws of the Registrant, dated as of September 20, 2016, is hereby incorporated by reference to Exhibit 3.1 of the Registrant's Current Report on Form 8-K filed with the Securities and Exchange Commission on September 20, 2016.</u>
4.1	<u>Specimen Stock Certificate is hereby incorporated by reference to Exhibit 4.1 of the Registrant's Form 10-K for the year ended October 31, 2017.</u>
4.2	<u>Indenture, dated as of April 20, 2009, among Toll Brothers Finance Corp., the Registrant and the other guarantors named therein and The Bank of New York Mellon, as trustee, is hereby incorporated by reference to Exhibit 4.1 to the Registrant's Current Report on Form 8-K filed with the Securities and Exchange Commission on April 24, 2009.</u>
4.3	[Reserved].
4.4	[Reserved].
4.5	<u>Authorizing Resolutions, dated as of September 22, 2009, relating to the \$250,000,000 principal amount of 6.750% Senior Notes due 2019 of Toll Brothers Finance Corp. guaranteed on a Senior Basis by the Registrant and certain of its subsidiaries, is hereby incorporated by reference to Exhibit 4.1 to the Registrant's Current Report on Form 8-K filed with the Securities and Exchange Commission on September 22, 2009.</u>
4.6	<u>Form of Global Note for Toll Brothers Finance Corp.'s 6.750% Senior Notes due 2019 is hereby incorporated by reference to Exhibit 4.2 to the Registrant's Current Report on Form 8-K filed with the Securities and Exchange Commission on September 22, 2009.</u>
4.7	<u>First Supplemental Indenture dated as of October 27, 2011, to the Indenture dated as of April 20, 2009 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.3 of the Registrant's Form 10-Q for the quarter ended January 31, 2012.</u>
4.8	<u>Second Supplemental Indenture dated as of November 1, 2011, to the Indenture dated as of April 20, 2009 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.4 of the Registrant's Form 10-Q for the quarter ended January 31, 2012.</u>
4.9	<u>Third Supplemental Indenture dated as of April 27, 2012, to the Indenture dated as of April 20, 2009 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.2 of the Registrant's Form 10-Q for the quarter</u>

ended April 30, 2012.

4.10 Fourth Supplemental Indenture dated as of April 30, 2013, to Indenture dated as of April 20, 2009 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.3 of the Registrant's Form 10-Q for the quarter ended April 30, 2013.

4.11 Fifth Supplemental Indenture dated as of April 30, 2014, to Indenture dated as of April 20, 2009 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.2 of the Registrant's Form 10-Q for the quarter ended April 30, 2014.

4.12 Sixth Supplemental Indenture dated as of July 31, 2014, to Indenture dated as of April 20, 2009 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.2 of the Registrant's Form 10-Q for the quarter ended July 31, 2014.

57

Exhibit Number	Description
4.13	<u>Seventh Supplemental Indenture dated as of October 31, 2014, to Indenture dated as of April 20, 2009 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.40 of the Registrant's Form 10-K for the year ended October 31, 2014.</u>
4.14	<u>Eighth Supplemental Indenture dated as of January 30, 2015, to Indenture dated as of April 20, 2009 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.2 of the Registrant's Form 10-Q for the quarter ended January 31, 2015.</u>
4.15	<u>Ninth Supplemental Indenture dated as of April 30, 2015, to Indenture dated as of April 20, 2009 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.2 of the Registrant's Form 10-Q for the quarter ended April 30, 2015.</u>
4.16	<u>Tenth Supplemental Indenture dated as of October 30, 2015, to Indenture dated as of April 20, 2009 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.16 of the Registrant's Form 10-K for the year ended October 31, 2015.</u>
4.17	<u>Eleventh Supplemental Indenture dated as of January 29, 2016, to Indenture dated as of April 20, 2009 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.1 of the Registrant's Form 10-Q for the quarter ended January 31, 2016.</u>
4.18	<u>Twelfth Supplemental Indenture dated as of April 29, 2016, to Indenture dated as of April 20, 2009 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.1 of the Registrant's Form 10-Q for the quarter ended April 30, 2016.</u>
4.19	<u>Thirteenth Supplemental Indenture dated as of October 31, 2016, to Indenture dated as of April 20, 2009 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor, is hereby incorporated by reference to Exhibit 4.19 of the Registrant's Form 10-K for the year ended October 31, 2016.</u>
4.20	<u>Fourteenth Supplemental Indenture dated as of October 31, 2016, to Indenture dated as of April 20, 2009 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.20 of the Registrant's Form 10-K for the year ended October 31, 2016.</u>
4.21	<u>Fifteenth Supplemental Indenture dated as of January 31, 2017, to Indenture dated as of April 20, 2009 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.1 of the Registrant's Form 10-Q for the quarter ended January 31, 2017.</u>
4.22	<u>Sixteenth Supplemental Indenture dated as of April 28, 2017, to Indenture dated as of April 20, 2009 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor</u>

Trustee, as successor Trustee, is hereby incorporated by reference to Exhibit 4.1 of the Registrant's Form 10-Q for the quarter ended April 30, 2017.

4.23 Seventeenth Supplemental Indenture dated as of July 31, 2017, to the Indenture dated as of April 20, 2009 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.1 of the Registrant's Form 10-Q for the quarter ended July 31, 2017.

4.24 Eighteenth Supplemental Indenture dated as of October 31, 2017, to the Indenture dated as of April 20, 2009 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.24 of the Registrant's Form 10-K for the year ended October 31, 2017.

4.25 Nineteenth Supplemental Indenture dated as of October 31, 2017, to the Indenture dated as of April 20, 2009 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.25 of the Registrant's Form 10-K for the year ended October 31, 2017.

Exhibit Number	Description
4.26	<u>Twentieth Supplemental Indenture dated as of April 13, 2018, to the Indenture dated as of April 20, 2009 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.1 on the Registrant's Form 10-Q for the quarter ended April 30, 2018.</u>
4.27	<u>Twenty-First Supplemental Indenture dated as of April 30, 2018, to the Indenture dated as of April 20, 2009 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.2 on the Registrant's Form 10-Q for the quarter ended April 30, 2018.</u>
4.28	<u>Twenty-Second Supplemental Indenture dated as of October 31, 2018, to the Indenture dated as of April 20, 2009 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee.**</u>
4.29	<u>Indenture, dated as of February 7, 2012, among Toll Brothers Finance Corp., the Registrant and the other guarantors named therein and The Bank of New York Mellon, as trustee, is hereby incorporated by reference to Exhibit 4.1 to the Registrant's Current Report on Form 8-K filed with the Securities and Exchange Commission on February 7, 2012.</u>
4.30	<u>Authorizing Resolutions, dated as of January 31, 2012, relating to the \$300,000,000 principal amount of 5.875% Senior Notes due 2022 of Toll Brothers Finance Corp. guaranteed on a Senior Basis by the Registrant and certain of its subsidiaries, is hereby incorporated by reference Exhibit 4.2 to the Registrant's Current Report on Form 8-K filed with the Securities and Exchange Commission on February 7, 2012.</u>
4.31	<u>Form of Global Note for Toll Brothers Finance Corp.'s 5.875% Senior Notes due 2022 is hereby incorporated by reference to Exhibit 4.3 to the Registrant's Current Report on Form 8-K filed with the Securities and Exchange Commission on February 7, 2012.</u>
4.32	<u>Authorizing Resolutions, dated as of April 3, 2013, relating to the \$300,000,000 principal amount of 4.375% Senior Notes due 2023 of Toll Brothers Finance Corp. guaranteed on a Senior Basis by the Registrant and certain of its subsidiaries, is hereby incorporated by reference to Exhibit 4.2 to the Registrant's Current Report on Form 8-K filed with the Securities and Exchange Commission on April 10, 2013.</u>
4.33	<u>Authorizing Resolutions, dated as of May 8, 2013, relating to the \$100,000,000 principal amount of 4.375% Senior Notes due 2023 of Toll Brothers Finance Corp. guaranteed on a Senior Basis by Toll Brothers, Inc. and certain of its subsidiaries is hereby incorporated by reference to Exhibit 4.3 to the Registrant's Current Report on Form 8-K filed with the Securities and Exchange Commission on May 13, 2013.</u>
4.34	<u>Form of Global Note for Toll Brothers Finance Corp.'s 4.375% Senior Notes due 2023 is hereby incorporated by reference to Exhibit 4.3 to the Registrant's Current Report on Form 8-K filed with the Securities and Exchange Commission on April 10, 2013.</u>
4.35	<u>Authorizing Resolutions, dated as of November 21, 2013, relating to the \$250,000,000 principal amount of 5.625% Senior Notes due 2024 of Toll Brothers Finance Corp. guaranteed on a Senior Basis by the Registrant and certain of its subsidiaries, is hereby incorporated by reference to Exhibit 4.3 to the</u>

Registrant's Current Report on Form 8-K filed with the Securities and Exchange Commission on November 21, 2013.

4.36 Form of Global Note for Toll Brothers Finance Corp.'s 5.625% Senior Notes due 2024 is hereby incorporated by reference to Exhibit 4.5 to the Registrant's Current Report on Form 8-K filed with the Securities and Exchange Commission on November 21, 2013.

4.37 Authorizing Resolutions, dated as of March 10, 2017, relating to the \$300,000,000 principal amount of 4.875% Senior Notes due 2027 of Toll Brothers Finance Corp. guaranteed on a Senior Basis by the Registrant and certain of its subsidiaries, is hereby incorporated by reference to Exhibit 4.2 to the Registrant's Current Report on Form 8-K filed with the Securities and Exchange Commission on March 10, 2017.

4.38 Form of Global Note for Toll Brothers Finance Corp.'s 4.875% Senior Notes due 2027 is hereby incorporated by reference to Exhibit 4.3 to the Registrant's Current Report on Form 8-K filed with the Securities and Exchange Commission on March 10, 2017.

4.39 Authorizing Resolutions, dated as of June 12, 2017, relating to the \$150,000,000 principal amount of 4.875% Senior Notes due 2027 of Toll Brothers Finance Corp. guaranteed on a Senior Basis by the Registrant and certain of its subsidiaries, is hereby incorporated by reference to Exhibit 4.2 to the Registrant's Current Report on Form 8-K filed with the Securities and Exchange Commission on June 12, 2017.

Edgar Filing: TOLL BROTHERS INC - Form 10-K

Exhibit Number	Description
4.40	<u>Form of Global Note for Toll Brothers Finance Corp.'s 4.875% Senior Notes due 2027 is hereby incorporated by reference to Exhibit 4.3 to the Registrant's Current Report on Form 8-K filed with the Securities and Exchange Commission on June 12, 2017</u>
4.41	<u>Authorizing Resolution, dated as of January 22, 2018, relating to the \$400,000,000 aggregate principal amount of 4.350% Senior Notes due 2028 of Toll Brothers Finance Corp., guaranteed on a senior basis by Toll Brothers, Inc. and certain of its subsidiaries, is hereby incorporated by reference to Exhibit 4.2 to the Registrant's Current Report on Form 8-K filed with the Securities and Exchange Commission on January 22, 2018.</u>
4.42	<u>Form of Global Note for the Issuer's 4.350% Senior Notes due 2028 is hereby incorporated by reference to Exhibit 4.3 to the Registrant's Current Report on Form 8-K filed with the Securities and Exchange Commission on January 22, 2018.</u>
4.43	<u>First Supplemental Indenture dated as of April 27, 2012, to the Indenture dated as of February 7, 2012 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.3 of the Registrant's Form 10-Q for the quarter ended April 30, 2012.</u>
4.44	<u>Second Supplemental Indenture dated as of April 30, 2013, to the Indenture dated as of February 7, 2012 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.4 of the Registrant's Form 10-Q for the quarter ended April 30, 2013.</u>
4.45	<u>Third Supplemental Indenture dated as of April 30, 2014, to the Indenture dated as of February 7, 2012 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.1 of the Registrant's Form 10-Q for the quarter ended April 30, 2014.</u>
4.46	<u>Fourth Supplemental Indenture dated as of July 31, 2014, to the Indenture dated as of February 7, 2012 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.1 of the Registrant's Form 10-Q for the quarter ended July 31, 2014.</u>
4.47	<u>Fifth Supplemental Indenture dated as of October 31, 2014, to the Indenture dated as of February 7, 2012 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.55 of the Registrant's Form 10-K for the year ended October 31, 2014.</u>
4.48	<u>Sixth Supplemental Indenture dated as of January 30, 2015, to the Indenture dated as of February 7, 2012 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.3 of the Registrant's Form 10-Q for the quarter ended January 31, 2015.</u>
4.49	<u>Seventh Supplemental Indenture dated as of April 30, 2015, to the Indenture dated as of February 7, 2012 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.3 of the Registrant's Form 10-Q for the quarter</u>

ended April 30, 2015.

4.50 Eighth Supplemental Indenture dated as of October 30, 2015, to the Indenture dated as of February 7, 2012 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.34 of the Registrant's Form 10-K for the year ended October 31, 2015.

4.51 Ninth Supplemental Indenture dated as of January 29, 2016, to the Indenture dated as of February 7, 2012 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.2 of the Registrant's Form 10-Q for the quarter ended January 31, 2016.

4.52 Tenth Supplemental Indenture dated as of April 29, 2016, to the Indenture dated as of February 7, 2012 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.2 of the Registrant's Form 10-Q for the quarter ended April 30, 2016.

60

Exhibit Number	Description
4.53	<u>Eleventh Supplemental Indenture dated as of October 31, 2016, to the Indenture dated as of February 7, 2012 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.41 of the Registrant's Form 10-K for the year ended October 31, 2016.</u>
4.54	<u>Twelfth Supplemental Indenture dated as of October 31, 2016, to the Indenture dated as of February 7, 2012 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.42 of the Registrant's Form 10-K for the year ended October 31, 2016.</u>
4.55	<u>Thirteenth Supplemental Indenture dated as of January 31, 2017, to the Indenture dated as of February 7, 2012 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.2 of the Registrant's Form 10-Q for the quarter ended January 31, 2017.</u>
4.56	<u>Fourteenth Supplemental Indenture dated as of April 28, 2017, to the Indenture dated as of February 7, 2012 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.2 of the Registrant's Form 10-Q for the quarter ended April 30, 2017.</u>
4.57	<u>Fifteenth Supplemental Indenture dated as of July 31, 2017, to the Indenture dated as of February 7, 2012 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.2 of the Registrant's Form 10-Q for the quarter ended July 31, 2017.</u>
4.58	<u>Sixteenth Supplemental Indenture dated as of October 31, 2017, to the Indenture dated as of February 7, 2012 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.55 of the Registrant's Form 10-K for the year ended October 31, 2017.</u>
4.59	<u>Seventeenth Supplemental Indenture dated as of October 31, 2017, to the Indenture dated as of February 7, 2012 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.56 of the Registrant's Form 10-K for the year ended October 31, 2017.</u>
4.60	<u>Eighteenth Supplemental Indenture dated as of April 13, 2018, to the Indenture dated as of February 7, 2012 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.3 of the Registrant's Form 10-Q for the quarter ended April 30, 2018.</u>
4.61	<u>Nineteenth Supplemental Indenture dated as of April 30, 2018, to the Indenture dated as of February 7, 2012 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as successor Trustee, is hereby incorporated by reference to Exhibit 4.4 of the Registrant's Form 10-Q for the quarter ended April 30, 2018.</u>
4.62	<u>Twentieth Supplemental Indenture dated as of October 31, 2018, to the Indenture dated as of February 7, 2012 by and among the parties listed on Schedule A thereto, and The Bank of New York Mellon, as</u>

successor Trustee.**

10.1 Credit Agreement, dated May 19, 2016, among First Huntingdon Finance Corp., Toll Brothers, Inc., the Lenders party thereto and Citibank, N.A., as Administrative Agent, is hereby incorporated by reference to Exhibit 10.1 of the Registrant's Current Report on Form 8-K filed with the Securities and Exchange Commission on May 24, 2016.

10.2 Credit Agreement by and among First Huntingdon Finance Corp., Toll Brothers, Inc., the lenders party thereto and SunTrust Bank, as Administrative Agent dated February 3, 2014, is hereby incorporated by reference to Exhibit 10.2 of the Registrant's Form 8-K filed with the Securities and Exchange Commission on February 5, 2014

10.3 Amendment No. 1, dated as of May 19, 2016, to the Credit Agreement, dated as of February 3, 2014, among First Huntingdon Finance Corp., Toll Brothers, Inc., the Lenders party thereto and SunTrust Bank, as Administrative Agent, is hereby incorporated by reference to Exhibit 10.2 of the Registrant's Form 8-K filed with the Securities and Exchange Commission on May 24, 2016.

61

Edgar Filing: TOLL BROTHERS INC - Form 10-K

Exhibit Number	Description
10.4	<u>Amendment No. 2, dated August 2, 2016, to Credit Agreement dated as of February 3, 2014, as amended, by and among First Huntingdon Finance Corp., Toll Brothers, Inc., the designated guarantors party thereto, the lenders party thereto and SunTrust Bank, as Administrative Agent, is hereby incorporated by reference to Exhibit 10.1 of the Registrant's Form 8-K filed with the Securities and Exchange Commission on August 4, 2016.</u>
10.5	<u>Amendment No. 3, dated November 1, 2018, to Credit Agreement dated as of February 3, 2014, as amended, by and among First Huntingdon Finance Corp., Toll Brothers, Inc., the designated guarantors party thereto, the lenders party thereto and SunTrust Bank, as Administrative Agent, is hereby incorporated by reference to Exhibit 10.1 of the Registrant's Form 8-K filed with the Securities and Exchange Commission on November 2, 2018.</u>
10.6*	<u>Toll Brothers, Inc. Employee Stock Purchase Plan (2017) is hereby incorporated by reference to Annex A to the Registrant's Definitive Proxy Statement on Schedule 14A for its 2017 Annual Meeting of Stockholders filed with the SEC on January 31, 2017.</u>
10.7*	<u>Amendment No. 1, dated as of December 13, 2017, to the Toll Brothers, Inc. Employee Stock Purchase Plan (2017) is hereby incorporated by reference to Exhibit 10.7 of the Registrant's Form 10-K for the year ended October 31, 2017.</u>
10.8*	<u>Amendment No. 2, dated as of June 19, 2018, to the Toll Brothers, Inc. Employee Stock Purchase Plan (2017).**</u>
10.9*	<u>Toll Brothers, Inc. Amended and Restated Stock Incentive Plan for Employees (2007) (amended and restated as of September 17, 2008, is hereby incorporated by reference to Exhibit 4.1 of the Registrant's Amendment No. 1 to its Registration Statement on Form S-8 (No. 333-143367) filed with the Securities and Exchange Commission on October 29, 2008.</u>
10.10*	<u>Form of Non-Qualified Stock Option Grant pursuant to the Toll Brothers, Inc. Stock Incentive Plan for Employees (2007) is hereby incorporated by reference to Exhibit 10.1 of the Registrant's Form 8-K filed with the Securities and Exchange Commission on December 19, 2007.</u>
10.11*	<u>Form of Addendum to Non-Qualified Stock Option Grant pursuant to the Toll Brothers, Inc. Stock Incentive Plan for Employees (2007) is hereby incorporated by reference to Exhibit 10.3 of the Registrant's Form 10-Q for the quarter ended July 31, 2007.</u>
10.12*	<u>Form of Stock Award Grant pursuant to the Toll Brothers, Inc. Stock Incentive Plan for Employees (2007) is hereby incorporated by reference to Exhibit 10.4 of the Registrant's Form 10-Q for the quarter ended July 31, 2007.</u>
10.13*	<u>Toll Brothers, Inc. Stock Incentive Plan for Employees (2014) is hereby incorporated by reference to Annex A to the Registrant's definitive proxy statement on Schedule 14A for its 2014 Annual Meeting of Stockholders filed with the SEC on February 3, 2014.</u>
10.14*	<u>Form of Non-Qualified Stock Option Grant pursuant to the Toll Brothers, Inc. Stock Incentive Plan for Employees (2014) is incorporated by reference to Exhibit 10.16 of the Registrant's Form 10-K for the period ended October 31, 2014.</u>

- 10.15* Form of Restricted Stock Unit Agreement (Performance Based) pursuant to the Toll Brothers, Inc. Stock Incentive Plan for Employees (2014) is incorporated by reference to Exhibit 10.17 of the Registrant's Form 10-K for the period ended October 31, 2014.
- 10.16* Form of Non-Qualified Stock Option Grant, is hereby incorporated by reference to Exhibit 10.18 of the Registrant's Form 10-K for the year ended October 31, 2016.
- 10.17* Form of Restricted Stock Unit Agreement (Performance Based), is hereby incorporated by reference to Exhibit 10.19 of the Registrant's Form 10-K for the year ended October 31, 2016.
- 10.18* Form of Restricted Stock Unit Agreement (Total Shareholder Return Performance Based), is hereby incorporated by reference to Exhibit 10.20 of the Registrant's Form 10-K for the year ended October 31, 2016.

Edgar Filing: TOLL BROTHERS INC - Form 10-K

Exhibit Number	Description
10.19*	<u>Toll Brothers, Inc. Amended and Restated Stock Incentive Plan for Non-Employee Directors (2007) (amended and restated as of September 17, 2008) is hereby incorporated by reference to Exhibit 4.1 of the Registrant's Amendment No. 1 to its Registration Statement on Form S-8 (No. 333-144230) filed with the Securities and Exchange Commission on October 29, 2008.</u>
10.20*	<u>Form of Non-Qualified Stock Option Grant pursuant to the Toll Brothers, Inc. Stock Incentive Plan for Non-Employee Directors (2007) is hereby incorporated by reference to Exhibit 10.2 of the Registrant's Current Report on Form 8-K filed with the Securities and Exchange Commission on December 19, 2007.</u>
10.21*	<u>Form of Addendum to Non-Qualified Stock Option Grant pursuant to the Toll Brothers, Inc. Amended and Restated Stock Incentive Plan for Non-Employee Directors (2007) is hereby incorporated by reference to Exhibit 10.6 of the Registrant's Form 10-Q for the quarter ended July 31, 2007.</u>
10.22*	<u>Form of Restricted Stock Unit Award Agreement pursuant to the Toll Brothers, Inc. Amended and Restated Stock Incentive Plan for Non-Employee Directors (2007) is incorporated by reference to Exhibit 10.21 of the Registrant's Form 10-K for the period ended October 31, 2014.</u>
10.23*	<u>Toll Brothers, Inc. Stock Incentive Plan for Non-Executive Directors (2016) is hereby incorporated by reference to Annex A to the Registrant's definitive proxy statement on Schedule 14A for its 2016 Annual Meeting of Stockholders filed with the Securities and Exchange Commission on February 2, 2016.</u>
10.24*	<u>Form of Non-Qualified Stock Option Grant (Non-Executive Directors), is hereby incorporated by reference to Exhibit 10.26 of the Registrant's Form 10-K for the year ended October 31, 2016.</u>
10.25*	<u>Form of Restricted Stock Unit Agreement (Non-Executive Directors), is hereby incorporated by reference to Exhibit 10.27 of the Registrant's Form 10-K for the year ended October 31, 2016.</u>
10.26*	<u>Toll Brothers, Inc. Senior Officer Bonus Plan is hereby incorporated by reference to Annex A to the Registrant's definitive proxy statement on Schedule 14A for its 2015 Annual Meeting of Stockholders filed with the Securities and Exchange Commission on January 30, 2015.</u>
10.27*	<u>Toll Brothers, Inc. Supplemental Executive Retirement Plan, as amended and restated effective as of March 12, 2014, is hereby incorporated by reference to Exhibit 10.3 to the Registrant's Form 10-Q for the quarter ended April 30, 2014.</u>
10.28*	<u>Toll Bros., Inc. Non-Qualified Deferred Compensation Plan, amended and restated as of November 1, 2008, is incorporated by reference to Exhibit 10.45 of the Registrant's Form 10-K for the period ended October 31, 2008.</u>
10.29*	<u>Amendment Number 1 dated November 1, 2010 to the Toll Bros., Inc. Non-Qualified Deferred Compensation Plan, amended and restated as of November 1, 2008, is incorporated by reference to Exhibit 10.40 of the Registrant's Form 10-K for the period ended October 31, 2010.</u>
10.30*	<u>Amendment Number 2 dated December 30, 2010 to the Toll Bros., Inc. Non-Qualified Deferred Compensation Plan, amended and restated as of November 1, 2008 is incorporated by reference to Exhibit 10.28 of the Registrant's Form 10-K for the period ended October 31, 2014.</u>

Edgar Filing: TOLL BROTHERS INC - Form 10-K

- 10.31* Amendment Number 3 dated December 22, 2011 to the Toll Bros., Inc. Non-Qualified Deferred Compensation Plan, amended and restated as of November 1, 2008, is incorporated by reference to Exhibit 10.29 of the Registrant's Form 10-K for the period ended October 31, 2014.
- 10.32* Toll Bros., Inc. Nonqualified Deferred Compensation Plan, amended and restated effective as of December 31, 2014, is incorporated by reference to Exhibit 10.1 of the Registrant's Form 10-Q for the quarter ended January 31, 2015.
- 10.33* Form of Indemnification Agreement between the Registrant and the members of its Board of Directors, is hereby incorporated by reference to Exhibit 10.1 to the Registrant's Current Report on Form 8-K filed with the Securities and Exchange Commission on March 17, 2009.
- 10.34* Advisory and Non-Competition Agreement between the Registrant and Robert I. Toll, dated as of October 17, 2018.**
- 21** Subsidiaries of the Registrant.
- 23** Consent of Ernst & Young LLP, Independent Registered Public Accountant.

Exhibit Number	Description
31.1**	<u>Certification of Douglas C. Yearley, Jr. pursuant to Section 302 of the Sarbanes-Oxley Act of 2002.</u>
31.2**	<u>Certification of Martin P. Connor pursuant to Section 302 of the Sarbanes-Oxley Act of 2002.</u>
32.1**	<u>Certification of Douglas C. Yearley, Jr. pursuant to Section 906 of the Sarbanes-Oxley Act of 2002.</u>
32.2**	<u>Certification of Martin P. Connor pursuant to Section 906 of the Sarbanes-Oxley Act of 2002.</u>
101.INS**	XBRL Instance Document.
101.SCH**	XBRL Schema Document.
101.CAL**	XBRL Calculation Linkbase Document.
101.LAB**	XBRL Labels Linkbase Document.
101.PRE**	XBRL Presentation Linkbase Document.
101.DEF**	XBRL Definition Linkbase Document.

* This exhibit is a management contract or compensatory plan or arrangement required to be filed as an exhibit to this report.

**Filed electronically herewith.

The agreements and other documents filed as exhibits to this report are not intended to provide factual information or other disclosure other than with respect to the terms of the agreements or other documents themselves; they should not be relied on for that purpose. In particular, any representations and warranties made by us in these agreements or other documents were made solely within the specific context of the relevant agreement or document and may not describe the actual state of affairs as of the date they were made or at any other time.

SIGNATURES

Pursuant to the requirements of Section 13 or 15(d) of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized, in the Township of Horsham, Commonwealth of Pennsylvania, on December 20, 2018.

TOLL BROTHERS, INC.

By: /s/ Douglas C. Yearley, Jr.

Douglas C. Yearley, Jr.

Chief Executive Officer

(Principal Executive Officer)

Pursuant to the requirements of the Securities Exchange Act of 1934, this report has been signed below by the following persons on behalf of the Registrant and in the capacities and on the dates indicated.

Signature	Title	Date
/s/ Douglas C. Yearley, Jr. Douglas C. Yearley, Jr.	Chairman of the Board and Chief Executive Officer (Principal Executive Officer)	December 20, 2018
/s/ Martin P. Connor Martin P. Connor	Senior Vice President and Chief Financial Officer (Principal Financial Officer)	December 20, 2018
/s/ Michael J. Grubb Michael J. Grubb	Senior Vice President and Chief Accounting Officer (Principal Accounting Officer)	December 20, 2018
/s/ Edward G. Boehne Edward G. Boehne	Director	December 20, 2018
/s/ Richard J. Braemer Richard J. Braemer	Director	December 20, 2018
/s/ Christine N. Garvey Christine N. Garvey	Director	December 20, 2018
/s/ Carl B. Marbach Carl B. Marbach	Director	December 20, 2018
/s/ John A. McLean John A. McLean	Director	December 20, 2018
/s/ Stephen A. Novick Stephen A. Novick	Director	December 20, 2018
/s/ Wendell E. Pritchett Wendell E. Pritchett	Director	December XX, 2018
/s/ Paul E. Shapiro Paul E. Shapiro	Director	December 20, 2018
/s/ Robert I. Toll Robert I. Toll	Director	December 20, 2018

Management's Annual Report on Internal Control Over Financial Reporting

Our management is responsible for establishing and maintaining adequate internal control over financial reporting, as such term is defined in the Securities Exchange Act Rule 13a-15(f). Internal control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. Internal control over financial reporting includes those policies and procedures that: (i) pertain to the maintenance of records that in reasonable detail accurately and fairly reflect the transactions and dispositions of the assets of the company; (ii) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (iii) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements. Because of its inherent limitations, internal control over financial reporting may not prevent or detect misstatements. Also, projections of any evaluation of effectiveness to future periods are subject to the risk that controls may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Under the supervision and with the participation of our management, including our principal executive officer and our principal financial officer, we conducted an evaluation of the effectiveness of our internal control over financial reporting based on the framework in Internal Control — Integrated Framework issued by the Committee of Sponsoring Organizations of the Treadway Commission (2013 Framework). Based on this evaluation under the framework in Internal Control — Integrated Framework, our management concluded that our internal control over financial reporting was effective as of October 31, 2018.

Our independent registered public accounting firm, Ernst & Young LLP, has issued its report, which is included herein, on the effectiveness of our internal control over financial reporting.

Report of Independent Registered Public Accounting Firm

To the Shareholders and the Board of Directors of Toll Brothers, Inc.

Opinion on Internal Control over Financial Reporting

We have audited Toll Brothers, Inc.'s internal control over financial reporting as of October 31, 2018, based on criteria established in Internal Control-Integrated Framework issued by the Committee of Sponsoring Organizations of the Treadway Commission (2013 framework) (the COSO criteria). In our opinion, Toll Brothers, Inc. (the Company) maintained, in all material respects, effective internal control over financial reporting as of October 31, 2018, based on the COSO criteria.

We also have audited, in accordance with the standards of the Public Company Accounting Oversight Board (United States) (PCAOB), the 2018 consolidated financial statements of the Company and our report dated December 20, 2018 expressed an unqualified opinion thereon.

Basis for Opinion

The Company's management is responsible for maintaining effective internal control over financial reporting and for its assessment of the effectiveness of internal control over financial reporting included in the accompanying Management's Annual Report on Internal Control Over Financial Reporting. Our responsibility is to express an opinion on the Company's internal control over financial reporting based on our audit. We are a public accounting firm registered with the PCAOB and are required to be independent with respect to the Company in accordance with the U.S. federal securities laws and the applicable rules and regulations of the Securities and Exchange Commission and the PCAOB.

We conducted our audit in accordance with the standards of the PCAOB. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether effective internal control over financial reporting was maintained in all material respects.

Our audit included obtaining an understanding of internal control over financial reporting, assessing the risk that a material weakness exists, testing and evaluating the design and operating effectiveness of internal control based on the assessed risk, and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion.

Definition and Limitations of Internal Control Over Financial Reporting

A company's internal control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Because of its inherent limitations, internal control over financial reporting may not prevent or detect misstatements. Also, projections of any evaluation of effectiveness to future periods are subject to the risk that controls may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

/s/ Ernst & Young LLP
Philadelphia, Pennsylvania
December 20, 2018

Report of Independent Registered Public Accounting Firm

To the Shareholders and the Board of Directors of Toll Brothers, Inc.

Opinion on the Financial Statements

We have audited the accompanying consolidated balance sheets of Toll Brothers, Inc. (the Company) as of October 31, 2018 and 2017, the related consolidated statements of operations and comprehensive income, changes in equity and cash flows for each of the three years in the period ended October 31, 2018, and the related notes (collectively referred to as the “consolidated financial statements”). In our opinion, the consolidated financial statements present fairly, in all material respects, the financial position of the Company at October 31, 2018 and 2017, and the results of its operations and its cash flows for each of the three years in the period ended October 31, 2018, in conformity with U.S. generally accepted accounting principles.

We also have audited, in accordance with the standards of the Public Company Accounting Oversight Board (United States) (PCAOB), the Company's internal control over financial reporting as of October 31, 2018, based on criteria established in Internal Control-Integrated Framework issued by the Committee of Sponsoring Organizations of the Treadway Commission (2013 framework) and our report dated December 20, 2018 expressed an unqualified opinion thereon.

Basis for Opinion

These financial statements are the responsibility of the Company's management. Our responsibility is to express an opinion on the Company's financial statements based on our audits. We are a public accounting firm registered with the PCAOB and are required to be independent with respect to the Company in accordance with the U.S. federal securities laws and the applicable rules and regulations of the Securities and Exchange Commission and the PCAOB. We conducted our audits in accordance with the standards of the PCAOB. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether due to error or fraud. Our audits included performing procedures to assess the risks of material misstatement of the financial statements, whether due to error or fraud, and performing procedures that respond to those risks. Such procedures included examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements. Our audits also included evaluating the accounting principles used and significant estimates made by management, as well as evaluating the overall presentation of the financial statements. We believe that our audits provide a reasonable basis for our opinion.

/s/ Ernst & Young LLP

We have served as the Company's auditor since 1983.

Philadelphia, Pennsylvania

December 20, 2018

CONSOLIDATED BALANCE SHEETS

(Amounts in thousands)

	October 31, 2018	2017
ASSETS		
Cash and cash equivalents	\$1,182,195	\$712,829
Inventory	7,598,219	7,281,453
Property, construction, and office equipment, net	193,281	189,547
Receivables, prepaid expenses, and other assets	550,778	544,699
Mortgage loans held for sale	170,731	132,922
Customer deposits held in escrow	117,573	102,017
Investments in unconsolidated entities	431,813	481,758
	\$10,244,590	\$9,445,225
LIABILITIES AND EQUITY		
Liabilities		
Loans payable	\$686,801	\$637,416
Senior notes	2,861,375	2,462,463
Mortgage company loan facility	150,000	120,145
Customer deposits	410,864	396,026
Accounts payable	362,098	275,223
Accrued expenses	973,581	959,353
Income taxes payable	30,959	57,509
Total liabilities	5,475,678	4,908,135
Equity		
Stockholders' equity		
Preferred stock, none issued	—	—
Common stock, 177,937 shares issued at October 31, 2018 and 2017	1,779	1,779
Additional paid-in capital	727,053	720,115
Retained earnings	5,161,551	4,474,064
Treasury stock, at cost — 31,774 and 20,732 shares at October 31, 2018 and 2017, respectively	(1,130,878)	(662,854)
Accumulated other comprehensive income (loss)	694	(1,910)
Total stockholders' equity	4,760,199	4,531,194
Noncontrolling interest	8,713	5,896
Total equity	4,768,912	4,537,090
	\$10,244,590	\$9,445,225

See accompanying notes.

CONSOLIDATED STATEMENTS OF OPERATIONS AND COMPREHENSIVE INCOME

(Amounts in thousands, except per share data)

	Year ended October 31,		
	2018	2017	2016
Revenues	\$7,143,258	\$5,815,058	\$5,169,508
Cost of revenues	5,673,007	4,562,303	4,144,065
Selling, general and administrative	684,035	605,572	533,118
	6,357,042	5,167,875	4,677,183
Income from operations	786,216	647,183	492,325
Other:			
Income from unconsolidated entities	85,240	116,066	40,748
Other income – net	62,460	51,062	55,954
Income before income taxes	933,916	814,311	589,027
Income tax provision	185,765	278,816	206,932
Net income	\$748,151	\$535,495	\$382,095
Other comprehensive income (loss), net of tax	2,926	1,426	(827)
Total comprehensive income	\$751,077	\$536,921	\$381,268
Per share:			
Basic earnings	\$4.92	\$3.30	\$2.27
Diluted earnings	\$4.85	\$3.17	\$2.18
Weighted-average number of shares:			
Basic	151,984	162,222	168,261
Diluted	154,201	169,487	175,973
See accompanying notes.			

CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

(Amounts in thousands)

	Common Stock		Addi- tional Paid-in Capital	Retained Earnings	Treasury Stock	Accum- ulated Other Compre- hensive Loss	Stock-holders Equity	Non-control- ling Interest	Total Equity
	Shares	\$	\$	\$	\$	\$	\$	\$	\$
Balance, November 1, 2015	177,931	1,779	728,125	3,595,202	(100,040)	(2,509)	4,222,557	5,522	4,228,079
Net income				382,095			382,095		382,095
Purchase of treasury stock					(392,772)		(392,772)		(392,772)
Exercise of stock options and stock based compensation issuances	6		(26,294)		16,770		(9,524)		(9,524)
Employee stock purchase plan issuances			(46)		1,130		1,084		1,084
Stock-based compensation			26,679				26,679		26,679
Other comprehensive loss						(827)	(827)		(827)
Loss attributable to non-controlling interest							—	(16)	(16)
Capital contribution							—	404	404
Balance, October 31, 2016	177,937	1,779	728,464	3,977,297	(474,912)	(3,336)	4,229,292	5,910	4,235,202
Net income				535,495			535,495		535,495
Purchase of treasury stock					(290,881)		(290,881)		(290,881)
Exercise of stock options and stock based compensation issuances			(36,896)		101,799		64,903		64,903
Employee stock purchase plan issuances			81		1,140		1,221		1,221
Stock-based compensation			28,466				28,466		28,466
Dividends declared				(38,728)			(38,728)		(38,728)
Other comprehensive income						1,426	1,426		1,426
Loss attributable to non-controlling interest							—	(14)	(14)

Edgar Filing: TOLL BROTHERS INC - Form 10-K

Balance, October 31, 2017	177,937	1,779	720,115	4,474,064	(662,854)	(1,910)	4,531,194	5,896	4,537,090
Cumulative effect adjustment upon adoption of ASU 2016-09 and ASU 2018-02		372	1,413			(322)	1,463		1,463
Net income			748,151				748,151		748,151
Purchase of treasury stock					(503,159)		(503,159)		(503,159)
Exercise of stock options and stock based compensation issuances		(21,789)		33,969			12,180		12,180
Employee stock purchase plan issuances		43		1,166			1,209		1,209
Stock-based compensation		28,312					28,312		28,312
Dividends declared				(62,077)			(62,077)		(62,077)
Other comprehensive income						2,926	2,926		2,926
Loss attributable to non-controlling interest							—	(15)	(15)
Capital contribution							—	2,832	2,832
Balance, October 31, 2018	177,937	1,779	727,053	5,161,551	(1,130,878)	694	4,760,199	8,713	4,768,912
See accompanying notes.									

CONSOLIDATED STATEMENTS OF CASH FLOWS

(Amounts in thousands)

	Year ended October 31,		
	2018	2017	2016
Cash flow provided by operating activities:			
Net income	\$748,151	\$535,495	\$382,095
Adjustments to reconcile net income to net cash provided by operating activities:			
Depreciation and amortization	25,259	25,361	23,121
Stock-based compensation	28,312	28,466	26,679
Income from unconsolidated entities	(85,240)	(116,066)	(40,748)
Distributions of earnings from unconsolidated entities	86,099	134,291	15,287
Income from foreclosed real estate and distressed loans	(1,551)	(4,937)	(8,390)
Deferred tax (benefit) provision	(21,930)	217,864	19,252
Change in deferred tax valuation allowances		(32,154)	1,018
Inventory impairments and write-offs	35,156	14,794	13,807
Other	3,111	1,395	(1,739)
Changes in operating assets and liabilities			
(Increase) decrease in inventory	(143,598)	129,666	(391,178)
Origination of mortgage loans	(1,449,494)	(1,217,274)	(1,275,047)
Sale of mortgage loans	1,410,627	1,332,207	1,150,156
(Increase) decrease in receivables, prepaid expenses, and other assets	(85,414)	42,405	(321,847)
(Decrease) increase in customer deposits	(718)	37,967	27,838
Increase (decrease) in accounts payable and accrued expenses	57,927	(140,463)	524,553
(Decrease) increase in income taxes payable	(4,296)	(23,970)	6,028
Net cash provided by operating activities	602,401	965,047	150,885
Cash flow provided by (used in) investing activities:			
Purchase of property and equipment — net	(28,232)	(28,872)	(28,426)
Sale and redemption of marketable securities and restricted investments — net		18,049	10,000
Investments in unconsolidated entities	(27,491)	(122,334)	(69,655)
Return of investments in unconsolidated entities	133,190	195,505	47,806
Investment in foreclosed real estate and distressed loans	(966)	(710)	(1,133)
Return of investments in foreclosed real estate and distressed loans	4,765	13,765	49,619
Acquisition of a business		(83,088)	
Net cash provided by (used in) investing activities	81,266	(7,685)	8,211
Cash flow provided by (used in) financing activities:			
Proceeds from issuance of senior notes	400,000	455,483	
Proceeds from loans payable	2,630,835	1,621,043	2,443,496
Debt issuance costs	(3,531)	(4,449)	(4,903)
Principal payments of loans payable	(2,690,164)	(1,999,357)	(2,497,585)
Redemption of senior notes		(687,500)	
Proceeds from stock-based benefit plans	13,392	66,000	6,986
Purchase of treasury stock	(503,159)	(290,881)	(392,772)
Dividends paid	(61,704)	(38,587)	
Receipts related to noncontrolling interest, net	30		404
Net cash used in financing activities	(214,301)	(878,248)	(444,374)
Net increase (decrease) in cash and cash equivalents	469,366	79,114	(285,278)
Cash and cash equivalents, beginning of period	712,829	633,715	918,993
Cash and cash equivalents, end of period	\$1,182,195	\$712,829	\$633,715
See accompanying notes.			

Notes to Consolidated Financial Statements

1. Significant Accounting Policies

Basis of Presentation

The consolidated financial statements include the accounts of Toll Brothers, Inc. (the “Company,” “we,” “us,” or “our”), a Delaware corporation, and its majority-owned subsidiaries. All significant intercompany accounts and transactions have been eliminated. Investments in 50% or less owned partnerships and affiliates are accounted for using the equity method unless it is determined that we have effective control of the entity, in which case we would consolidate the entity.

References herein to fiscal year refer to our fiscal years ended or ending October 31.

Use of Estimates

The preparation of financial statements in conformity with U.S. generally accepted accounting principles (“GAAP”) requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

Cash and Cash Equivalents

Liquid investments or investments with original maturities of three months or less are classified as cash equivalents.

Inventory

Inventory is stated at cost unless an impairment exists, in which case it is written down to fair value in accordance with the Financial Accounting Standards Board (“FASB”) Accounting Standards Codification (“ASC”) 360, “Property, Plant, and Equipment” (“ASC 360”). In addition to direct land acquisition costs, land development costs, and home construction costs, costs also include interest, real estate taxes, and direct overhead related to development and construction, which are capitalized to inventory during the period beginning with the commencement of development and ending with the completion of construction. For those communities that have been temporarily closed, no additional capitalized interest is allocated to a community’s inventory until it reopens. While the community remains closed, carrying costs such as real estate taxes are expensed as incurred.

We capitalize certain interest costs to qualified inventory during the development and construction period of our communities in accordance with ASC 835-20, “Capitalization of Interest” (“ASC 835-20”). Capitalized interest is charged to cost of revenues when the related inventory is delivered. Interest incurred on home building indebtedness in excess of qualified inventory, as defined in ASC 835-20, is charged to the Consolidated Statements of Operations and Comprehensive Income in the period incurred.

Once a parcel of land has been approved for development and we open one of our typical communities, it may take four or more years to fully develop, sell, and deliver all the homes in such community. Longer or shorter time periods are possible depending on the number of home sites in a community and the sales and delivery pace of the homes in a community. Our master planned communities, consisting of several smaller communities, may take up to 10 years or more to complete. Because our inventory is considered a long-lived asset under GAAP, we are required, under ASC 360, to regularly review the carrying value of each community and write down the value of those communities for which we believe the values are not recoverable.

Operating Communities: When the profitability of an operating community deteriorates, the sales pace declines significantly, or some other factor indicates a possible impairment in the recoverability of the asset, the asset is reviewed for impairment by comparing the estimated future undiscounted cash flow for the community to its carrying value. If the estimated future undiscounted cash flow is less than the community’s carrying value, the carrying value is written down to its estimated fair value. Estimated fair value is primarily determined by discounting the estimated future cash flow of each community. The impairment is charged to cost of revenues in the period in which the impairment is determined. In estimating the future undiscounted cash flow of a community, we use various estimates such as (i) the expected sales pace in a community, based upon general economic conditions that will have a short-term or long-term impact on the market in which the community is located and on competition within the market, including the number of home sites available and pricing and incentives being offered in other communities owned by us or by other builders; (ii) the expected sales prices and sales incentives to be offered in a community; (iii) costs expended to date and expected to be incurred in the future, including, but not limited to, land and land development, home construction, interest, and overhead costs; (iv) alternative product offerings that may be offered in

a community that will have an impact on sales pace, sales price, building cost, or the number of homes that can be built on a particular site; and (v) alternative uses for the property such as the possibility of a sale of the entire community to another builder or the sale of individual home sites.

F-8

Future Communities: We evaluate all land held for future communities or future sections of operating communities, whether owned or under contract, to determine whether or not we expect to proceed with the development of the land as originally contemplated. This evaluation encompasses the same types of estimates used for operating communities described above, as well as an evaluation of the regulatory environment applicable to the land and the estimated probability of obtaining the necessary approvals, the estimated time and cost it will take to obtain the approvals, and the possible concessions that may be required to be given in order to obtain them. Concessions may include cash payments to fund improvements to public places such as parks and streets, dedication of a portion of the property for use by the public or as open space, or a reduction in the density or size of the homes to be built. Based upon this review, we decide (i) as to land under contract to be purchased, whether the contract will likely be terminated or renegotiated, and (ii) as to land owned, whether the land will likely be developed as contemplated or in an alternative manner, or should be sold. We then further determine whether costs that have been capitalized to the community are recoverable or should be written off. The write-off is charged to cost of revenues in the period in which the need for the write-off is determined.

The estimates used in the determination of the estimated cash flows and fair value of both current and future communities are based on factors known to us at the time such estimates are made and our expectations of future operations and economic conditions. Should the estimates or expectations used in determining estimated fair value deteriorate in the future, we may be required to recognize additional impairment charges and write-offs related to current and future communities and such amounts could be material.

Variable Interest Entities

We are required to consolidate variable interest entities (“VIEs”) in which we have a controlling financial interest in accordance with ASC 810, “Consolidation” (“ASC 810”). A controlling financial interest will have both of the following characteristics: (i) the power to direct the activities of a VIE that most significantly impact the VIE’s economic performance, and (ii) the obligation to absorb losses of the VIE that could potentially be significant to the VIE or the right to receive benefits from the VIE that could potentially be significant to the VIE.

Our variable interest in VIEs may be in the form of equity ownership, contracts to purchase assets, management services and development agreements between us and a VIE, loans provided by us to a VIE or other member, and/or guarantees provided by members to banks and other parties.

We have a significant number of land purchase contracts and investments in unconsolidated entities which we evaluate in accordance with ASC 810. We analyze our land purchase contracts and the unconsolidated entities in which we have an investment to determine whether the land sellers and unconsolidated entities are VIEs and, if so, whether we are the primary beneficiary. We examine specific criteria and use our judgment when determining if we are the primary beneficiary of a VIE. Factors considered in determining whether we are the primary beneficiary include risk and reward sharing, experience and financial condition of other member(s), voting rights, involvement in day-to-day capital and operating decisions, representation on a VIE’s executive committee, existence of unilateral kick-out rights or voting rights, level of economic disproportionality between us and the other member(s), and contracts to purchase assets from VIEs. The determination whether an entity is a VIE and, if so, whether we are the primary beneficiary may require significant judgment.

Property, Construction, and Office Equipment

Property, construction, and office equipment are recorded at cost and are stated net of accumulated depreciation of \$145.0 million and \$126.1 million at October 31, 2018 and 2017, respectively. Depreciation is recorded using the straight-line method over the estimated useful lives of the assets. In fiscal 2018, 2017, and 2016, we recognized \$21.0 million, \$18.7 million, and \$15.5 million of depreciation expense, respectively.

Mortgage Loans Held for Sale

Residential mortgage loans held for sale are measured at fair value in accordance with the provisions of ASC 825, “Financial Instruments” (“ASC 825”). We believe the use of ASC 825 improves consistency of mortgage loan valuations between the date the borrower locks in the interest rate on the pending mortgage loan and the date of the mortgage loan sale. At the end of the reporting period, we determine the fair value of our mortgage loans held for sale and the forward loan commitments we have entered into as a hedge against the interest rate risk of our mortgage loans using the market approach to determine fair value. The evaluation is based on the current market pricing of mortgage loans

with similar terms and values as of the reporting date, and such pricing is applied to the mortgage loan portfolio. We recognize the difference between the fair value and the unpaid principal balance of mortgage loans held for sale as a gain or loss. In addition, we recognize the fair value of our forward loan commitments as a gain or loss. Interest income on mortgage loans held for sale is calculated based upon the stated interest rate of each loan. In addition, the recognition of net origination costs and fees associated with residential mortgage loans originated are expensed as incurred. These gains and losses, interest income, and origination costs and fees are recognized in "Other income - net" in the Consolidated Statements of Operations and Comprehensive Income.

F-9

Investments in Unconsolidated Entities

In accordance with ASC 323, “Investments—Equity Method and Joint Ventures,” we review each of our investments on a quarterly basis for indicators of impairment. A series of operating losses of an investee, the inability to recover our invested capital, or other factors may indicate that a loss in value of our investment in the unconsolidated entity has occurred. If a loss exists, we further review the investment to determine if the loss is other than temporary, in which case we write down the investment to its fair value. The evaluation of our investment in unconsolidated entities entails a detailed cash flow analysis using many estimates, including, but not limited to, expected sales pace, expected sales prices, expected incentives, costs incurred and anticipated, sufficiency of financing and capital, competition, market conditions, and anticipated cash receipts, in order to determine projected future distributions from the unconsolidated entity. In addition, for rental properties, we review rental trends, expected future expenses, and expected cash flows to determine estimated fair values of the properties.

Our unconsolidated entities that develop land or develop for-sale homes and condominiums evaluate their inventory in a similar manner as we do. See “Inventory” above for more detailed disclosure on our evaluation of inventory. For our unconsolidated entities that own, develop, and manage for-rent residential apartments, we review rental trends, expected future expenses, and expected future cash flows to determine estimated fair values of the properties. If a valuation adjustment is recorded by an unconsolidated entity related to its assets, our proportionate share is reflected in income from unconsolidated entities with a corresponding decrease to our investment in unconsolidated entities. We are a party to several joint ventures with unrelated parties to develop and sell land that is owned by the joint ventures. We recognize our proportionate share of the earnings from the sale of home sites to other builders, including our joint venture partners. We do not recognize earnings from the home sites we purchase from these ventures at the time of purchase; instead, our cost basis in those home sites is reduced by our share of the earnings realized by the joint venture from sales of those home sites to us.

We are also a party to several other joint ventures. We recognize our proportionate share of the earnings and losses of our unconsolidated entities.

Fair Value Disclosures

We use ASC 820, “Fair Value Measurements and Disclosures” (“ASC 820”), to measure the fair value of certain assets and liabilities. ASC 820 provides a framework for measuring fair value in accordance with GAAP, establishes a fair value hierarchy that requires an entity to maximize the use of observable inputs and minimize the use of unobservable inputs when measuring fair value, and requires certain disclosures about fair value measurements.

The fair value hierarchy is summarized below:

Level 1: Fair value determined based on quoted prices in active markets for identical assets or liabilities.

Level 2: Fair value determined using significant observable inputs, generally either quoted prices in active markets for similar assets or liabilities or quoted prices in markets that are not active.

Level 3: Fair value determined using significant unobservable inputs, such as pricing models, discounted cash flows, or similar techniques.

Treasury Stock

Treasury stock is recorded at cost. Issuance of treasury stock is accounted for on a first-in, first-out basis. Differences between the cost of treasury stock and the re-issuance proceeds are charged to additional paid-in capital.

Revenue and Cost Recognition

Revenues and cost of revenues from home sales are recorded at the time each home is delivered and title and possession are transferred to the buyer.

For our standard attached and detached homes, land, land development, and related costs, both incurred and estimated to be incurred in the future, are amortized to the cost of homes closed based upon the total number of homes to be constructed in each community. Any changes resulting from a change in the estimated number of homes to be constructed or in the estimated land, land development, and related costs subsequent to the commencement of delivery of homes are allocated to the remaining undelivered homes in the community. Home construction and related costs are charged to the cost of homes closed under the specific identification method. The estimated land, common area development, and related costs of master planned communities, including the cost of golf courses, net of their estimated residual value, are allocated to individual communities within a master planned community on a relative

sales value basis. Any changes resulting from a change in the estimated

F-10

number of homes to be constructed or in the estimated costs are allocated to the remaining home sites in each of the communities of the master planned community.

For high-rise/mid-rise projects, land, land development, construction, and related costs, both incurred and estimated to be incurred in the future, are generally amortized to the cost of units closed based upon an estimated relative sales value of the units closed to the total estimated sales value. Any changes resulting from a change in the estimated total costs or revenues of the project are allocated to the remaining units to be delivered.

Forfeited Customer Deposits: Forfeited customer deposits are recognized in “Other income – net” in our Consolidated Statements of Operations and Comprehensive Income in the period in which we determine that the customer will not complete the purchase of the home and we have the right to retain the deposit.

Sales Incentives: In order to promote sales of our homes, we grant our home buyers sales incentives from time to time. These incentives will vary by type of incentive and by amount on a community-by-community and home-by-home basis. Incentives that impact the value of the home or the sales price paid, such as special or additional options, are generally reflected as a reduction in sales revenues. Incentives that we pay to an outside party, such as paying some or all of a home buyer’s closing costs, are recorded as an additional cost of revenues. Incentives are recognized at the time the home is delivered to the home buyer and we receive the sales proceeds.

Advertising Costs

We expense advertising costs as incurred. Advertising costs were \$28.5 million, \$26.1 million, and \$23.1 million for the years ended October 31, 2018, 2017, and 2016, respectively.

Warranty and Self-Insurance

Warranty: We provide all of our home buyers with a limited warranty as to workmanship and mechanical equipment. We also provide many of our home buyers with a limited 10-year warranty as to structural integrity. We accrue for expected warranty costs at the time each home is closed and title and possession are transferred to the home buyer.

Warranty costs are accrued based upon historical experience. Adjustments to our warranty liabilities related to homes delivered in prior periods are recorded in the period in which a change in our estimate occurs. Over the past several years, we have had a significant number of warranty claims related primarily to homes built in Pennsylvania and Delaware. See Note 7 – “Accrued Expenses” for additional information regarding these warranty charges.

Self-Insurance: We maintain, and require the majority of our subcontractors to maintain, general liability insurance (including construction defect and bodily injury coverage) and workers’ compensation insurance. These insurance policies protect us against a portion of our risk of loss from claims related to our home building activities, subject to certain self-insured retentions, deductibles and other coverage limits (“self-insured liability”). We also provide general liability insurance for our subcontractors in Arizona, California, Colorado, Nevada, Washington, and certain areas of Texas, where eligible subcontractors are enrolled as insureds under our general liability insurance policies in each community in which they perform work. For those enrolled subcontractors, we absorb their general liability associated with the work performed on our homes within the applicable community as part of our overall general liability insurance and our self-insured liability.

We record expenses and liabilities based on the estimated costs required to cover our self-insured liability and the estimated costs of potential claims and claim adjustment expenses that are above our coverage limits or that are not covered by our insurance policies. These estimated costs are based on an analysis of our historical claims and industry data, and include an estimate of claims incurred but not yet reported (“IBNR”).

We engage a third-party actuary that uses our historical claim and expense data, input from our internal legal and risk management groups, as well as industry data, to estimate our liabilities related to unpaid claims, IBNR associated with the risks that we are assuming for our self-insured liability, and other required costs to administer current and expected claims. These estimates are subject to uncertainty due to a variety of factors, the most significant being the long period of time between the delivery of a home to a home buyer and when a structural warranty or construction defect claim may be made, and the ultimate resolution of the claim. Though state regulations vary, construction defect claims may be reported and resolved over a prolonged period of time, which can extend for 10 years or longer. As a result, the majority of the estimated liability relates to IBNR. Adjustments to our liabilities related to homes delivered in prior years are recorded in the period in which a change in our estimate occurs.

The projection of losses related to these liabilities requires actuarial assumptions that are subject to variability due to uncertainties regarding construction defect claims relative to our markets and the types of product we build, insurance industry practices, and legal or regulatory actions and/or interpretations, among other factors. Key assumptions used in these estimates include claim frequencies, severities, and settlement patterns, which can occur over an extended period of time. In addition,

F-11

changes in the frequency and severity of reported claims and the estimates to settle claims can impact the trends and assumptions used in the actuarial analysis, which could be material to our consolidated financial statements. Due to the degree of judgment required, and the potential for variability in these underlying assumptions, our actual future costs could differ from those estimated, and the difference could be material to our consolidated financial statements.

Stock-Based Compensation

We account for our stock-based compensation in accordance with ASC 718, “Compensation – Stock Compensation” (“ASC 718”). We use a lattice model for the valuation for our stock option grants. The option pricing models used are designed to estimate the value of options that, unlike employee stock options and restricted stock units, can be traded at any time and are transferable. In addition to restrictions on trading, employee stock options and restricted stock units may include other restrictions such as vesting periods. Further, such models require the input of highly subjective assumptions, including the expected volatility of the stock price. Stock-based compensation expense is generally included in “Selling, general and administrative” expense in our Consolidated Statements of Operations and Comprehensive Income.

Legal Expenses

Transactional legal expenses for land acquisition and entitlement, and financing are capitalized and expensed over their appropriate life. We expense legal fees related to litigation, warranty and insurance claims when incurred.

Income Taxes

We account for income taxes in accordance with ASC 740, “Income Taxes” (“ASC 740”). Deferred tax assets and liabilities are recorded based on temporary differences between the amounts reported for financial reporting purposes and the amounts reported for income tax purposes. In accordance with the provisions of ASC 740, we assess the realizability of our deferred tax assets. A valuation allowance must be established when, based upon available evidence, it is more likely than not that all or a portion of the deferred tax assets will not be realized. See “Income Taxes – Valuation Allowance” below.

Federal and state income taxes are calculated on reported pre-tax earnings based on current tax law and also include, in the applicable period, the cumulative effect of any changes in tax rates from those used previously in determining deferred tax assets and liabilities. Such provisions differ from the amounts currently receivable or payable because certain items of income and expense are recognized for financial reporting purposes in different periods than for income tax purposes. Significant judgment is required in determining income tax provisions and evaluating tax positions. We establish reserves for income taxes when, despite the belief that our tax positions are fully supportable, we believe that our positions may be challenged and disallowed by various tax authorities. The consolidated tax provisions and related accruals include the impact of such reasonably estimable disallowances as deemed appropriate. To the extent that the probable tax outcome of these matters changes, such changes in estimates will impact the income tax provision in the period in which such determination is made.

ASC 740 clarifies the accounting for uncertainty in income taxes recognized and prescribes a recognition threshold and measurement attributes for the financial statement recognition and measurement of a tax position taken or expected to be taken in a tax return. ASC 740 also provides guidance on de-recognition, classification, interest and penalties, accounting in interim periods, disclosure, and transition. ASC 740 requires a company to recognize the financial statement effect of a tax position when it is “more-likely-than-not” (defined as a substantiated likelihood of more than 50%), based on the technical merits of the position, that the position will be sustained upon examination. A tax position that meets the more-likely-than-not recognition threshold is measured to determine the amount of benefit to be recognized in the financial statements based upon the largest amount of benefit that is greater than 50% likely of being realized upon ultimate settlement with a taxing authority that has full knowledge of all relevant information. Our inability to determine that a tax position meets the more-likely-than-not recognition threshold does not mean that the Internal Revenue Service (“IRS”) or any other taxing authority will disagree with the position that we have taken. If a tax position does not meet the more-likely-than-not recognition threshold, despite our belief that our filing position is supportable, the benefit of that tax position is not recognized in the Consolidated Statements of Operations and Comprehensive Income and we are required to accrue potential interest and penalties until the uncertainty is resolved. Potential interest and penalties are recognized as a component of the provision for income taxes. Differences between amounts taken in a tax return and amounts recognized in the financial statements are considered

unrecognized tax benefits. We believe that we have a reasonable basis for each of our filing positions and intend to defend those positions if challenged by the IRS or other taxing jurisdiction. If the IRS or other taxing authorities do not disagree with our position, and after the statute of limitations expires, we will recognize the unrecognized tax benefit in the period that the uncertainty of the tax position is eliminated.

F-12

Income Taxes — Valuation Allowance

We assess the need for valuation allowances for deferred tax assets in each period based on whether it is more-likely-than-not that some portion of the deferred tax asset would not be realized. If, based on the available evidence, it is more-likely-than-not that such asset will not be realized, a valuation allowance is established against a deferred tax asset. The realization of a deferred tax asset ultimately depends on the existence of sufficient taxable income in either the carryback or carryforward periods under tax law. This assessment considers, among other matters, the nature, consistency, and magnitude of current and cumulative income and losses; forecasts of future profitability; the duration of statutory carryback or carryforward periods; our experience with operating loss and tax credit carryforwards being used before expiration; tax planning alternatives; and outlooks for the U.S. housing industry and broader economy. Changes in existing tax laws or rates could also affect our actual tax results. Due to uncertainties in the estimation process, particularly with respect to changes in facts and circumstances in future reporting periods, actual results could differ from the estimates used in our assessment that could have a material impact on our consolidated results of operations or financial position.

Segment Reporting

We operate in two segments: traditional home building and urban infill. We build and sell homes for detached and attached homes in luxury residential communities located in affluent suburban markets and cater to move-up, empty-nester, active-adult, and second-home buyers in the United States (“Traditional Home Building”). We also build and sell homes in urban infill markets through Toll Brothers City Living® (“City Living”).

We have determined that our Traditional Home Building operations operate in five geographic segments: North, Mid-Atlantic, South, West, and California.

The states comprising each geographic segment are as follows:

North: Connecticut, Illinois, Massachusetts, Michigan, New Jersey, and New York

Mid-Atlantic: Delaware, Maryland, Pennsylvania, and Virginia

South: Florida, North Carolina, and Texas

West: Arizona, Colorado, Idaho, Nevada, and Washington

California: California

In fiscal 2018, we acquired land and commenced development activities in the Salt Lake City, Utah and Portland, Oregon markets. We expect to open communities in these markets in fiscal 2019. In fiscal 2018, we discontinued the sale of homes in Minnesota. Our operations in Minnesota were immaterial to the North geographic segment.

Related Party Transactions

See Note 4, “Investments in Unconsolidated Entities - Rental Property Joint Ventures” for information regarding Toll Brothers Realty Trust.

Recent Accounting Pronouncements

In February 2018, the FASB issued Accounting Standards Update (“ASU”) No. 2018-02, “Income Statement - Reporting Comprehensive Income (Topic 220): Reclassification of Certain Tax Effects from Accumulated Other Comprehensive Income” (“ASU 2018-02”). ASU 2018-02 allows a reclassification from accumulated other comprehensive income to retained earnings for stranded tax effects resulting from the Tax Cuts and Jobs Act enacted on December 22, 2017 and also requires entities to disclose their accounting policy for releasing income tax effects from accumulated other comprehensive income. We elected to adopt ASU 2018-02 in the first quarter of fiscal 2018, and the adoption did not have a material effect on our consolidated financial statements and disclosures.

In March 2017, the FASB issued ASU No. 2017-07, “Compensation - Retirement Benefits (Topic 715): Improving the Presentation of Net Periodic Pension Cost and Net Periodic Postretirement Benefit Cost” (“ASU 2017-07”). ASU 2017-07 requires an employer to report the service cost component of pension and other post-retirement benefit costs in the same line item as other compensation costs arising from services rendered by the pertinent employees while the other components of net benefit cost are required to be presented in the income statement separately from the service cost component and outside a subtotal of income from operations; such other costs are included in other income-net in our Consolidated Statements of Operations and Comprehensive Income. We adopted ASU 2017-07 on November 1, 2017, and the adoption did not have a material effect on our consolidated financial statements and disclosures.

In March 2016, the FASB issued ASU No. 2016-09, “Compensation - Stock Compensation (Topic 718): Improvements to Employee Share-Based Payment Accounting” (“ASU 2016-09”). ASU 2016-09 simplifies several aspects related to the accounting for share-based payment transactions, including the accounting for income taxes and forfeitures, statutory tax withholding requirements and classification on the statement of cash flows. We adopted ASU 2016-09 on November 1, 2017. Excess tax benefits or deficiencies for stock-based compensation are now reflected in our Consolidated Statements of Operations and Comprehensive Income as a component of income tax expense, whereas previously they were recognized in equity. We have also elected to account for forfeitures as they occur, rather than estimate expected forfeitures. As a result of adopting ASU 2016-09, the impact of recognizing excess tax benefits and deficiencies in our Consolidated Statements of Operations and Comprehensive Income resulted in a \$4.2 million reduction in our income tax expense in our fiscal year ending October 31, 2018. The remaining aspects of adopting ASU 2016-09 did not have a material impact on our financial statements and disclosures.

In February 2017, the FASB issued ASU No. 2017-05, “Other Income - Gains and Losses from the Derecognition of Nonfinancial Assets (Subtopic 610-20): Clarifying the Scope of Asset Derecognition Guidance and Accounting for Partial Sales of Nonfinancial Assets” (“ASU 2017-05”). ASU 2017-05 is meant to clarify the scope of the original guidance within Subtopic 610-20 that was issued in connection with ASU 2014-09, as defined below, which provides guidance for recognizing gains and losses from the transfer of nonfinancial assets in contracts with noncustomers. ASU 2017-05 also added guidance for partial sales of nonfinancial assets. ASU 2017-05 is effective for our fiscal year beginning November 1, 2018 and we are required to adopt ASU 2017-05 concurrent with the adoption of ASU 2014-09. We do not expect the adoption of ASU 2017-05 to have a material effect on our consolidated financial statements and disclosures.

In November 2016, the FASB issued ASU No. 2016-18, “Statement of Cash Flows (Topic 230): Restricted Cash” (“ASU 2016-18”), which provides guidance on the classification of restricted cash in the statement of cash flows. ASU 2016-18 is effective for our fiscal year beginning November 1, 2018. We do not expect the adoption of ASU 2016-18 to have a material effect on our consolidated financial statements and disclosures.

In August 2016, the FASB issued ASU No. 2016-15, “Statement of Cash Flows (Topic 230): Classification of Certain Cash Receipts and Cash Payments” (“ASU 2016-15”), which is intended to reduce diversity in practice in how certain transactions are classified and will make eight targeted changes to how cash receipts and cash payments are presented in the statement of cash flows. ASU 2016-15 is effective for our fiscal year beginning November 1, 2018. We do not expect the adoption of ASU 2016-15 to have a material effect on our consolidated financial statements and disclosures.

In June 2016, the FASB issued ASU No. 2016-13, “Financial Instruments - Credit Losses (Topic 326): Measurement of Credit Losses on Financial Instruments” (“ASU 2016-13”). ASU 2016-13 replaces the current incurred loss impairment methodology with a methodology that reflects expected credit losses and requires consideration of a broader range of reasonable and supportable information to estimate credit losses. ASU 2016-13 is effective for our fiscal year beginning November 1, 2020, with early adoption permitted as of November 1, 2019. We do not expect the adoption of ASU 2016-13 to have a material effect on our consolidated financial statements and disclosures.

In February 2016, the FASB issued ASU No. 2016-02, “Leases” (“ASU 2016-02”), which requires an entity to recognize assets and liabilities on the balance sheet for the rights and obligations created by leased assets and provide additional disclosures. ASU 2016-02 is effective for our fiscal year beginning November 1, 2019, and, at that time, we will adopt the new standard using a modified retrospective approach and expect to apply the basket of practical expedients. We are currently evaluating the impact that the adoption of ASU 2016-02 may have on our consolidated financial statements and disclosures.

In May 2014, the FASB issued ASU No. 2014-09, “Revenue from Contracts with Customers” (“ASU 2014-09”), which provides guidance for revenue recognition. ASU 2014-09 affects any entity that either enters into contracts with customers to transfer goods or services or enters into contracts for the transfer of nonfinancial assets. ASU 2014-09 supersedes the revenue recognition requirements in Accounting Standards Codification (“ASC”) Topic 605, “Revenue Recognition,” and most industry-specific guidance. ASU 2014-09 also supersedes some cost guidance included in Subtopic 605-35, “Revenue Recognition-Construction-Type and Production-Type Contracts.” The standard’s core

principle is that a company will recognize revenue when it transfers promised goods or services to customers in an amount that reflects the consideration to which a company expects to be entitled in exchange for those goods or services. In doing so, companies will need to use more judgment and make more estimates than under the current guidance. These judgments and estimates include identifying performance obligations in the contract, estimating the amount of variable consideration to include in the transaction price, and allocating the transaction price to each separate performance obligation. In August 2015, the FASB issued ASU 2015-14 “Revenue from Contracts with Customers” (“ASU 2015-14”), which delays the effective date of ASU 2014-09 by one year. ASU 2014-09, as amended by ASU 2015-14, is effective for our fiscal year beginning November 1, 2018, and, at that time, we expect to adopt the new standard under the modified retrospective approach. We do not believe the adoption of ASU 2014-09

F-14

will have a material impact on the amount or timing of our home building revenues. However, we currently expect that the adoption of ASU 2014-09 will result in the following changes:

We currently capitalize certain costs related to our marketing efforts, including sales offices and model home upgrades and furnishings within “Inventory” on our Consolidated Balance Sheets and amortize such costs through “Selling, general, and administrative” on our Consolidated Statements of Operations and Comprehensive Income. As of November 1, 2018, we expect to reclassify approximately \$105.0 million to “Property, construction, and office equipment, net” on our Consolidated Balance Sheets, primarily related to sales offices and model home improvement costs. We plan to continue depreciating these assets through “Selling, general, and administrative” on our Consolidated Statements of Operations and Comprehensive Income. Additionally, we expect to record a cumulative effect adjustment to retained earnings of approximately \$18.0 million for certain other marketing costs that will no longer qualify for capitalization under the new guidance, and such costs will be expensed as incurred in the future.

We currently record our land sale activities, net of their related expenses, within “Other income - net” on our Consolidated Statements of Operations and Comprehensive Income. Beginning November 1, 2018, we expect to include this activity in income from operations and breakout the components of land sale revenues and land sale cost of sales on our Consolidated Statements of Operations and Comprehensive Income. In addition, due to the existence of certain repurchase options within our existing agreements to sell lots to third party builders in our master planned communities, both for wholly-owned projects as well as projects in which we are party to a joint venture, we expect to record a cumulative effect adjustment to retained earnings of approximately \$11.0 million to account for previously settled lots for which the related repurchase option has not yet expired. The revenue and related expenses for such lots will be recognized in future periods when such repurchase options expire.

Retained customer deposits are currently classified in “Other income-net” on our Consolidated Statements of Operations and Comprehensive Income. As of November 1, 2018, we expect these retained customer deposits will be included in “Revenue” on our Consolidated Statements of Operations and Comprehensive Income. Prior period balances for retained customer deposits will not be reclassified and are not material to our consolidated financial statements.

We additionally expect our accounting for incomplete deliverables at the time a home closes will be impacted upon adoption of the new guidance and continue to refine our analysis which quantifies the impact of such change.

However, we do not expect the impact of incomplete deliverables to have a material effect on our consolidated financial statements and disclosures.

Reclassification

Certain prior period amounts have been reclassified to conform to the fiscal 2018 presentation. Such reclassifications primarily relate to the (i) reclassification of “Restricted cash” into “Receivables, prepaid expenses, and other assets” on the Consolidated Balance Sheets and Consolidated Statements of Cash Flows; (ii) reclassification of certain pension costs from “Selling, general and administrative” to “Other income – net” on the Consolidated Statements of Operations and Comprehensive Income as a result of the adoption of ASU 2017-07; and (iii) removal of the activity related to excess tax benefits from stock-based compensation on the Consolidated Statements of Cash Flows as a result of the adoption of ASU 2016-09.

2. Acquisition

In November 2016, we acquired all of the assets and operations of Coleman Real Estate Holdings, LLC (“Coleman”) for approximately \$83.1 million in cash. The assets acquired were primarily inventory, including approximately 1,750 home sites owned or controlled through land purchase agreements. As part of the acquisition, we assumed contracts to deliver 128 homes with an aggregate value of \$38.8 million. The average price of the undelivered homes at the date of acquisition was approximately \$303,000. As a result of this acquisition, our selling community count increased by 15 communities at the acquisition date.

3. Inventory

Inventory at October 31, 2018 and 2017 consisted of the following (amounts in thousands):

	2018	2017
Land controlled for future communities	\$ 139,985	\$ 87,158
Land owned for future communities	916,616	1,142,870
Operating communities	6,541,618	6,051,425
	\$ 7,598,219	\$ 7,281,453

Operating communities include communities offering homes for sale, communities that have sold all available home sites but have not completed delivery of the homes, communities that were previously offering homes for sale but are temporarily closed due to business conditions or non-availability of improved home sites and that are expected to reopen within 12 months of the end of the fiscal year being reported on, and communities preparing to open for sale. The carrying value attributable to operating communities includes the cost of homes under construction, land and land development costs, the carrying cost of home sites in current and future phases of these communities, and the carrying cost of model homes.

Communities that were previously offering homes for sale but are temporarily closed due to business conditions, do not have any remaining backlog, and are not expected to reopen within 12 months of the end of the fiscal period being reported on have been classified as land owned for future communities. Backlog consists of homes under contract but not yet delivered to our home buyers (“backlog”).

Information regarding the classification, number, and carrying value of these temporarily closed communities at October 31, 2018, 2017, and 2016, is provided in the table below (\$ amounts in thousands):

	2018	2017	2016
Land owned for future communities:			
Number of communities	17	14	18
Carrying value (in thousands)	\$ 124,426	\$ 110,732	\$ 123,936
Operating communities:			
Number of communities	1	6	3
Carrying value (in thousands)	\$ 2,622	\$ 26,749	\$ 8,523

We provided for inventory impairment charges and the expensing of costs that we believed not to be recoverable in each of the three fiscal years ended October 31, 2018, 2017, and 2016, as shown in the table below (amounts in thousands):

Charge:	2018	2017	2016
Land controlled for future communities	\$ 2,820	\$ 1,949	\$ 3,142
Land owned for future communities	2,185	3,050	2,300
Operating communities	30,151	9,795	8,365
	\$ 35,156	\$ 14,794	\$ 13,807

See Note 12, “Fair Value Disclosures,” for information regarding the number of operating communities that we tested for potential impairment, the number of operating communities in which we recognized impairment charges, the amount of impairment charges recognized, and the fair value of those communities, net of impairment charges.

See Note 15, “Commitments and Contingencies,” for information regarding land purchase commitments.

At October 31, 2018, we evaluated our land purchase contracts, including those to acquire land for apartment developments, to determine whether any of the selling entities were VIEs and, if they were, whether we were the primary beneficiary of any of them. Under these land purchase contracts, we do not possess legal title to the land; our risk is generally limited to deposits paid to the sellers and predevelopment costs incurred; and the creditors of the sellers generally have no recourse against us. At October 31, 2018, we determined that 110 land purchase contracts, with an aggregate purchase price of \$1.88 billion, on which we had made aggregate deposits totaling \$120.5 million, were VIEs, but that we were not the primary beneficiary of any VIE related to such land purchase contracts. At October 31, 2017, we determined that 104 land purchase contracts, with an aggregate purchase price of \$1.43 billion, on which we had made aggregate deposits totaling \$65.6 million, were VIEs, but that we were not the primary beneficiary of any VIE related to such land purchase contracts.

Edgar Filing: TOLL BROTHERS INC - Form 10-K

Interest incurred, capitalized, and expensed in each of the three fiscal years ended October 31, 2018, 2017, and 2016, was as follows (amounts in thousands):

	2018	2017	2016
Interest capitalized, beginning of year	\$352,049	\$369,419	\$373,128
Interest incurred	165,977	175,944	164,001
Interest expensed to cost of revenues	(190,734)	(172,832)	(160,337)
Interest expensed to other income	(3,760)	(4,823)	(1,143)
Interest reclassified to property, construction, and office equipment		(485)	(1,111)
Interest capitalized on investments in unconsolidated entities	(7,220)	(8,824)	(5,818)
Previously capitalized interest transferred to investments in unconsolidated entities		(8,708)	
Previously capitalized interest on investments in unconsolidated entities transferred to inventory	3,052	2,358	699
Interest capitalized, end of year	\$319,364	\$352,049	\$369,419

During fiscal 2017, we reclassified \$9.0 million of inventory related to two golf courses to property, construction, and office equipment and such amount was net of \$3.5 million transferred to accrued liabilities related to deferred golf membership fees. During fiscal 2016, we reclassified \$17.1 million of inventory related to two golf course facilities and a parking garage to property, construction, and office equipment and such amount was net of \$2.1 million transferred to accrued liabilities related to deferred golf membership fees. The amounts were reclassified due to the completion of construction of the facilities and the substantial completion of the master planned communities of which the golf facilities are a part.

4. Investments in Unconsolidated Entities

We have investments in various unconsolidated entities. These entities, which are structured as joint ventures (i) develop land for the joint venture participants and for sale to outside builders (“Land Development Joint Ventures”); (ii) develop for-sale homes (“Home Building Joint Ventures”); (iii) develop luxury for-rent residential apartments, commercial space, and a hotel (“Rental Property Joint Ventures”), which includes our investment in Toll Brothers Realty Trust (the “Trust”); and (iv) invest in distressed loans and real estate and provide financing and land banking to residential builders and developers for the acquisition and development of land and home sites (“Gibraltar Joint Ventures”). In fiscal 2018, 2017 and 2016, we recognized income from the unconsolidated entities in which we had an investment of \$85.2 million, \$116.1 million, and \$40.7 million, respectively.

The table below provides information as of October 31, 2018, regarding active joint ventures that we are invested in, by joint venture category (\$ amounts in thousands):

	Land Development Joint Ventures	Home Building Joint Ventures	Rental Property Joint Ventures	Gibraltar Joint Ventures	Total
Number of unconsolidated entities	7	4	15	7	33
Investment in unconsolidated entities	\$ 176,593	\$ 65,936	\$ 171,216	\$ 18,068	\$ 431,813
Number of unconsolidated entities with funding commitments by the Company	4	1	2	1	8
Company’s remaining funding commitment to unconsolidated entities	\$ 19,961	\$ 8,300	\$ 1,578	\$ 9,621	\$ 39,460

Certain joint ventures in which we have investments obtained debt financing to finance a portion of their activities.

The table below provides information at October 31, 2018, regarding the debt financing obtained by category (\$ amounts in thousands):

	Land Development Joint Ventures	Home Building Joint Ventures	Rental Property Joint Ventures	Total
Number of joint ventures with debt financing	4	3	13	20

Edgar Filing: TOLL BROTHERS INC - Form 10-K

Aggregate loan commitments	\$ 138,808	\$381,411	\$972,903	\$1,493,122
Amounts borrowed under commitments	\$ 126,790	\$287,272	\$740,203	\$1,154,265

More specific and/or recent information regarding our investments in and future commitments to these entities is provided below.

F-17

Land Development Joint Ventures

In fiscal 2018, our Land Development Joint Ventures sold approximately 986 lots and recognized revenues of \$351.4 million. We acquired 259 of these lots for \$153.2 million. Our share of the joint venture income from the lots we acquired of \$1.7 million was deferred by reducing our basis in those lots acquired. The Company recognized charges in connection with two Land Development Joint Ventures of \$6.0 million in fiscal 2018.

In fiscal 2017, our Land Development Joint Ventures sold approximately 1,132 lots and recognized revenues of \$288.4 million. We acquired 364 of these lots for \$166.5 million. Our share of the income from the lots we acquired of \$13.5 million was deferred by reducing our basis in those lots acquired. The Company recognized charges in connection with one Land Development Joint Venture of \$2.0 million in fiscal 2017.

Home Building Joint Ventures

Our Home Building Joint Ventures are delivering homes in New York City and Jupiter, Florida. In fiscal 2018 and 2017, our Home Building Joint Ventures delivered 100 homes with a sales value of \$148.0 million, and 197 homes with a sales value of \$475.3 million, respectively.

In fiscal 2017, we entered into two joint ventures with unrelated parties to complete the development of high-rise luxury condominium projects in New York City. Before the formation of these joint ventures, we acquired the properties and incurred approximately \$319.8 million of land and land development costs. These joint ventures, in which we have interests ranging from 20% to 25%, purchased the properties from us at our cost, a portion of which was financed by \$380.5 million in construction loans obtained by the joint ventures. From these sales and financings, we received proceeds of \$263.9 million.

In the first quarter of fiscal 2015, we entered into a joint venture with an unrelated party to complete the development of a high-rise luxury condominium project in New York City on property that we owned. We contributed \$15.9 million as our initial contribution for a 25% interest in this joint venture. We sold the property to the joint venture for \$78.5 million, and we were reimbursed for development and construction costs incurred by us prior to the sale. The gain of \$9.3 million that we realized on the sale in fiscal 2015 was deferred and was being recognized in our results of operations as units were delivered to the ultimate home buyer. The joint venture commenced settlement of units in fiscal 2016. We recognized \$4.7 million and \$1.5 million of previously deferred gains in fiscal 2017 and 2016, respectively. In the fourth quarter of fiscal 2017, we purchased our partner's 75% interest in this joint venture for \$36.8 million. Accordingly, the remaining unrecognized deferred gain of \$3.0 million was used to adjust our basis in the inventory acquired from the purchase.

Rental Property Joint Ventures

As of October 31, 2018, our Rental Property Joint Ventures owned 15 for-rent apartment projects and a hotel, which are located in the metro Boston to metro Washington, D.C. corridor and in suburban Atlanta, Georgia. At October 31, 2018, these joint ventures had approximately 1,750 units that were occupied or ready for occupancy, 1,400 units in the lease-up stage, and 2,800 units under development. In addition, we either own or have under contract, approximately 9,450 units, of which 1,350 units are under active development; we intend to develop these units in joint ventures with unrelated parties in the future.

In fiscal 2018, we entered into four joint ventures with unrelated parties to develop luxury for-rent residential apartment projects located in suburban Atlanta, Georgia; Belmont, Massachusetts; and Washington, D.C. Prior to the formation of these joint ventures, we acquired the properties and incurred approximately \$140.0 million of land and land development costs. Our partners acquired interests in these entities ranging from 50% to 75% for an aggregate amount of \$80.3 million. In fiscal 2018, several of these joint ventures entered into construction loan agreements for an aggregate amount of \$166.1 million to finance the development of these projects. At October 31, 2018, the joint ventures had \$21.8 million of outstanding borrowings under the construction loan facilities.

In addition, in fiscal 2018 we entered into a joint venture with an unrelated party to develop a luxury for-rent residential apartment project in a suburb of Boston, Massachusetts. We contributed cash of \$15.9 million for our initial 85% ownership interest in this joint venture. Due to our controlling financial interest, our power to direct the activities that most significantly impact the joint venture's performance, and our obligation to absorb expected losses or receive benefits from the joint venture, we consolidated this joint venture at October 31, 2018. The carrying value of the joint venture's assets totaling \$19.7 million are reflected in "Receivables, prepaid expenses, and other assets" in

our Consolidated Balance Sheet at October 31, 2018. Our partner's 15% interest of \$2.8 million in the joint venture is reflected as a component of "Noncontrolling interest" in our Consolidated Balance Sheet as of October 31, 2018. The joint venture expects to admit an additional investor and secure third-party financing at a later date.

In fiscal 2018, three of our Rental Property Joint Ventures sold their assets to unrelated parties for \$477.5 million. These joint ventures had owned, developed, and operated multifamily rental properties located in suburban Washington, D.C. and

F-18

Westborough, Massachusetts, and a student housing community in College Park, Maryland. In connection with these sales, the joint ventures' aggregate outstanding loan balance of \$239.6 million was repaid. From our investment in these joint ventures, we received cash of \$79.1 million and recognized gains from these sales of \$67.2 million in fiscal 2018, which is included in "Income from unconsolidated entities" in our Consolidated Statement of Operations and Comprehensive Income.

In the fourth quarter of fiscal 2017, we entered into a joint venture with an unrelated party to develop a 232-unit luxury for-rent residential apartment project in Princeton Junction, New Jersey. Prior to the formation of this joint venture, we acquired the property and incurred \$13.6 million of land and land development costs. Our partner acquired a 75% interest for \$10.2 million. The gain of \$3.0 million that we realized on the sale was deferred due to our continuing involvement in the joint venture through our retained ownership interest and guarantees we provided on the joint venture's debt. In the fourth quarter of fiscal 2017, the joint venture entered into a \$41.7 million construction loan agreement with a bank to finance the development of this project. At October 31, 2018, there were \$22.1 million of outstanding borrowings under the construction loan.

In the third quarter of fiscal 2017, one of our Rental Property Joint Ventures amended its existing \$70.0 million construction loan agreement to finance construction of multifamily residential apartments in northern New Jersey. The terms of the amendment extended the maturity date and revised certain guarantees provided for under the loan, including the repayment guaranty for which our obligation increased from 25% to 100%. At October 31, 2018, this joint venture had \$70.0 million of borrowings outstanding under the facility.

In fiscal 2017, we sold one-half of our 50% interest in two of our Rental Property Joint Ventures to an unrelated party. In connection with these sales, we, along with our partners, recapitalized the joint ventures and refinanced the existing \$166.3 million in construction loans with 10-year fixed rate loans totaling \$189.0 million. As a result of these transactions, we received cash of \$54.9 million and recognized gains of \$26.7 million in fiscal 2017, which is included in "Income from unconsolidated entities" in our Consolidated Statements of Operations and Comprehensive Income. At October 31, 2018, we had a 25% interest in each of these joint ventures.

We have an investment in a joint venture in which we have a 50% interest that developed a luxury hotel in conjunction with a high-rise luxury condominium project in New York City being developed by a related Home Building Joint Venture. The hotel commenced operations in February 2017. At October 31, 2018, we had an investment of \$35.0 million in this joint venture. In December 2016, this joint venture entered into an \$80.0 million, three-year term loan agreement. The proceeds from the term loan, along with proceeds from the closing of condominium units at the Home Building Joint Venture, were used to repay an existing construction loan.

In 1998, we formed the Trust to invest in commercial real estate opportunities. The Trust is effectively owned one-third by us; one-third by current and former members of our senior management; and one-third by an unrelated party. As of October 31, 2018, our investment in the Trust was zero as cumulative distributions received from the Trust have been in excess of the carrying amount of our net investment. We provide development, finance, and management services to the Trust and recognized fees under the terms of various agreements in the amounts of \$2.0 million, \$2.0 million, and \$1.6 million in fiscal 2018, 2017 and 2016, respectively. In fiscal 2018 and 2016, we received distributions of \$27.7 million and \$2.0 million, respectively, from the Trust, of which the full amount was recognized as income and included in "Income from unconsolidated entities" in our fiscal 2018 and 2016 Consolidated Statements of Operations and Comprehensive Income. No distributions were received from the Trust in fiscal 2017.

Subsequent events

In December 2018, we entered into a joint venture with an unrelated party to develop a 293-unit student housing community in Miami, Florida. We contributed cash of \$13.2 million for our initial 71% ownership interest in this joint venture. Due to our controlling financial interest, our power to direct the activities that most significantly impact the joint venture's performance, and our obligation to absorb expected losses or receive benefits from the joint venture, we expect to consolidate this joint venture. The joint venture expects to admit an additional investor and secure third-party financing at a later date.

In November 2018, we entered into a joint venture with an unrelated party to develop a 421-unit for-rent residential apartment project in Harrison, New York. Prior to the formation of this joint venture, we acquired the property and incurred approximately \$36.1 million of land and land development costs. Our partner acquired a 75% interest in this

entity for approximately \$35.0 million, of which \$34.6 million was distributed to us. We have a 25% interest in this venture and our initial investment is \$12.7 million. As a result of the sale of 75% of our interest to our partner, we expect to recognize a gain of approximately \$8.5 million in our first quarter of fiscal 2019. Concurrent with its formation, the joint venture entered into a \$101.9 million construction loan agreement to finance the development of this project. We and an affiliate of our partner provided certain guarantees under the construction loan agreement. We estimate that the maximum exposure under these guarantees, if the full amount of the loan commitment was borrowed, would be \$101.9 million without taking into account any recoveries from the underlying collateral or any reimbursement from our partner.

F-19

In November 2018, we entered into a joint venture with an unrelated party to develop a 426-unit for-rent residential apartment project in Boston, Massachusetts. We contributed cash of \$26.5 million for our initial 50% ownership interest in this joint venture. The joint venture expects to admit an additional investor and secure third-party financing at a later date.

Gibraltar Joint Ventures

We, through our wholly owned subsidiary, Gibraltar Capital and Asset Management, LLC (“Gibraltar”), have entered into five ventures with an institutional investor to provide builders and developers with land banking and venture capital, two of which were formed in fiscal 2018. We have approximately a 25% interest in each of these ventures. These ventures will finance builders’ and developers’ acquisition and development of land and home sites and pursue other complementary investment strategies. We may invest up to \$100.0 million in these ventures. As of October 31, 2018, we had an investment of \$12.6 million in these ventures.

In addition, in the second quarter of fiscal 2016, we entered into a separate venture with the same institutional investor to purchase, from Gibraltar, certain foreclosed real estate owned and distressed loans for \$24.1 million. We have a 24% interest in this venture. In fiscal 2016, we recognized a gain of \$1.3 million from the sale of these assets to the venture. At October 31, 2018, we had a \$3.7 million investment in this venture and are committed to invest an additional \$9.6 million, if necessary.

Guarantees

The unconsolidated entities in which we have investments generally finance their activities with a combination of partner equity and debt financing. In some instances, we and our partners have guaranteed debt of certain unconsolidated entities. These guarantees may include any or all of the following: (i) project completion guarantees, including any cost overruns; (ii) repayment guarantees, generally covering a percentage of the outstanding loan; (iii) carry cost guarantees, which cover costs such as interest, real estate taxes, and insurance; (iv) an environmental indemnity provided to the lender that holds the lender harmless from and against losses arising from the discharge of hazardous materials from the property and non-compliance with applicable environmental laws; and (v) indemnification of the lender from “bad boy acts” of the unconsolidated entity.

In some instances, the guarantees provided in connection with loans to an unconsolidated entity are joint and several. In these situations, we generally have a reimbursement agreement with our partner that provides that neither party is responsible for more than its proportionate share or agreed upon share of the guarantee; however, if the joint venture partner does not have adequate financial resources to meet its obligations under the reimbursement agreement, we may be liable for more than our proportionate share.

We believe that, as of October 31, 2018, in the event we become legally obligated to perform under a guarantee of an obligation of an unconsolidated entity due to a triggering event, the collateral in such entity should be sufficient to repay a significant portion of the obligation. If it is not, we and our partners would need to contribute additional capital to the venture. At October 31, 2018, certain unconsolidated entities have loan commitments aggregating \$1.34 billion, of which, if the full amount of the debt obligations were borrowed, we estimate \$294.7 million to be our maximum exposure related to repayment and carry cost guarantees. At October 31, 2018, the unconsolidated entities had borrowed an aggregate of \$1.06 billion, of which we estimate \$254.7 million to be our maximum exposure related to repayment and carry cost guarantees. The terms of these guarantees generally range from 8 months to 48 months. These maximum exposure estimates do not take into account any recoveries from the underlying collateral or any reimbursement from our partners.

As of October 31, 2018, the estimated aggregate fair value of the guarantees provided by us related to debt and other obligations of certain unconsolidated entities was approximately \$5.6 million. We have not made payments under any of the guarantees, nor have we been called upon to do so.

Variable Interest Entities

At October 31, 2018 and 2017, we determined that eleven and eight, respectively, of our joint ventures were VIEs under the guidance within ASC 810. For ten and eight of these VIEs as of October 31, 2018 and 2017, respectively, we concluded that we were not the primary beneficiary of these VIEs because the power to direct the activities of such VIEs that most significantly impact their performance was either shared by us and such VIEs’ other partners or such activities were controlled by our partner. For VIEs where the power to direct significant activities is shared, business

plans, budgets, and other major decisions are required to be unanimously approved by all members. Management and other fees earned by us are nominal and believed to be at market rates, and there is no significant economic disproportionality between us and other members. The information presented below regarding the investments, commitments, and guarantees in unconsolidated entities deemed to be VIEs is also included in the information provided above.

As discussed under “Rental Property Joint Ventures” above, we consolidated one joint venture as of October 31, 2018. The joint venture was determined to be a VIE due to its current inability to finance its activities without additional subordinated

F-20

financial support as well as our partner's inability to participate in the significant decisions of the joint venture in addition to its lack of substantive kick-out rights. We further concluded that we were the primary beneficiary of this VIE due to our controlling financial interest in such venture as we have the power to direct the activities that most significantly impact the joint venture's performance and the obligation to absorb expected losses or receive benefits from the joint venture. The assets of this VIE can only be used to settle the obligations of the VIE. In addition, in the event additional contributions are required to be funded to the joint venture prior to the admission of an additional investor at a future date, we expect that we would fund 100% of such contributions, including our partner's pro rata share, which we expect would be funded through an interest-bearing loan.

At October 31, 2018 and 2017, our investments in our unconsolidated entities deemed to be VIEs, which are included in "Investments in unconsolidated entities" in our Consolidated Balance Sheets, totaled \$33.8 million and \$35.9 million, respectively. At October 31, 2018, the maximum exposure of loss to our investments in these entities was limited to our investments in the unconsolidated VIEs, except with regard to \$70.0 million of loan guarantees and \$10.8 million of additional commitments to fund the VIEs. Of our potential exposure for these loan guarantees, \$70.0 million is related to repayment and carry cost guarantees, of which \$70.0 million was borrowed at October 31, 2018. At October 31, 2017, the maximum exposure of loss to our investments in these entities was limited to our investments in the unconsolidated VIEs, except with regard to \$70.0 million of loan guarantees and \$10.5 million of additional commitments to fund the VIEs. Of our potential exposure for these loan guarantees, \$70.0 million is related to repayment and carry cost guarantees, of which \$61.3 million was borrowed at October 31, 2017.

Joint Venture Condensed Financial Information

The Condensed Balance Sheets, as of the dates indicated, and the Condensed Statements of Operations and Comprehensive Income, for the periods indicated, for the unconsolidated entities in which we have an investment, aggregated by type of business, are included below (in thousands).

Condensed Balance Sheets:

	October 31, 2018				
	Land Develop- ment Joint Ventures	Home Building Joint Ventures	Rental Property Joint Ventures	Gibraltar Joint Ventures	Total
Cash and cash equivalents	\$47,409	\$22,834	\$23,750	\$8,469	\$102,462
Inventory	403,670	557,157		13,163	973,990
Loan receivables, net				40,065	40,065
Rental properties			808,785		808,785
Rental properties under development			437,586		437,586
Real estate owned				14,838	14,838
Other assets	93,322	49,723	21,917	1,067	166,029
Total assets	\$544,401	\$629,714	\$1,292,038	\$77,602	\$2,543,755
Debt, net of deferred financing costs	\$125,557	\$284,959			