

STATE OF NEW YORK
PUBLIC HEALTH AND HEALTH PLANNING COUNCIL

COMMITTEE DAY

AGENDA

June 15, 2023

Establishment and Project Review Committee – convenes at 9:30 a.m.
Committee on Codes, Regulations and Legislation – convenes immediately following EPRC

90 Church Street, Conference Rooms 4 A/B, NYC

I. COMMITTEE ON ESTABLISHMENT AND PROJECT REVIEW

Peter Robinson, Chair

A. Applications for Establishment and Construction of Health Care Facilities/Agencies

Certified Home Health Agencies - Establish/Construct

Exhibit # 1

<u>Number</u>	<u>Applicant/Facility</u>
1. 231016 E	Advent Health Care Services LLC (New York County)

Residential Health Care Facilities - Establish/Construct

Exhibit # 2

<u>Number</u>	<u>Applicant/Facility</u>
1. 192154 E	Sunset Operating, LLC d/b/a Sunset Nursing and Rehabilitation Center (Oneida County)
2. 201263 E	RCA Servicer at Allegany, LLC d/b/a Allegany Center for Rehabilitation and Nursing (Cattaraugus County)
3. 201264 E	RCA Servicer at Aurora Park, LLC d/b/a Aurora Center for Rehabilitation and Nursing (Erie County)
4. 201265 E	RCA Servicer at Gasport, LLC d/b/a Gasport Center for Rehabilitation and Nursing (Niagara County)

5. 201266 E RCA Servicer at Three Rivers, LLC d/b/a Three Rivers Center for Rehabilitation and Nursing (Steuben County)
6. 201267 E RCA Servicer at Westfield, LLC d/b/a Westfield Center for Rehabilitation and Nursing (Chautauqua County)

Home Care Service Agency Licensures

Exhibit # 3

New LHCSAs

- | | <u>Number</u> | <u>Applicant/Facility</u> |
|----|----------------------|---|
| 1. | 222159 E | Maples Assisted Living Facility, LLC d/b/a The Maples Adult Living Community
(Geographical Service Area: Oswego County) |
| 2. | 222215 E | Premier Upstate Properties LLC d/b/a Visiting Angels
(Geographical Service Area: Chemung, Schuyler and Steuben Counties) |
| 3. | 222242 E | Hearthstone Care, LLC
(Geographical Service Area: Columbia, Delaware, Greene, Rensselaer and Schoharie Counties) |
| 4. | 231136 E | Welbe Health NY PACE, LLC
(Geographical Service Area: Bronx, Kings, New York, Queens and Richmond Counties) |

Changes of Ownership

- | | <u>Number</u> | <u>Applicant/Facility</u> |
|----|----------------------|---|
| 1. | 222183 E | Elder Care Homecare Inc.
(Geographical Service Area: Bronx, Dutchess, Kings, Nassau, New York, Orange, Putnam, Queens, Rockland, Suffolk, Sullivan, Ulster and Westchester Counties) |
| 2. | 222196 E | Horizons at Canandaigua, LLC
(Geographical Service Area: Oneida County) |
| 3. | 222232 E | Good Samaritan Home Health Agency, Inc,
(Geographical Service Area: Allegany, Cattaraugus, Erie, Genesee, Monroe, Niagara, Orleans and Wyoming Counties) |

B. Applications for Construction of Health Care Facilities/Agencies

Acute Care Services- Construction

Exhibit # 4

<u>Number</u>	<u>Applicant/Facility</u>
1. 231001 C	NYU Langone Hospital-Long Island (Nassau County)

Ambulatory Surgery Centers - Construction

Exhibit # 5

<u>Number</u>	<u>Applicant/Facility</u>
1. 222270 C	PrecisionCare Surgery Center (Suffolk County)

C. Applications for Establishment and Construction of Health Care Facilities/Agencies

Ambulatory Surgery Centers - Establish/Construct

Exhibit # 6

<u>Number</u>	<u>Applicant/Facility</u>
1. 221200 E	Suffolk Surgery Center, LLC (Suffolk County)
2. 222254 B	Greater Binghamton Surgery Center (Broome County)
3. 231026 B	Maplemere Ventures, LLC (Erie County)
4. 231137 E	Gastroenterology Care, Inc (Kings County)

Diagnostic and Treatment Centers - Establish/Construct

Exhibit # 7

<u>Number</u>	<u>Applicant/Facility</u>
1. 222133 B	NY PACE Facility, Inc. (Kings County)
2. 222250 B	Pesach Tikvah Hope Development, Inc. d/b/a Pesach Tikvah Diagnostic and Treatment Center (Kings County)

3. 222258 B Association to Benefit Children d/b/a ABC Little Clinic
(New York County)
4. 222274 B Modern Associates, LLC d/b/a Dr K Medical Center
(Queens County)
5. 231095 B Fairview Care Center, LLC d/b/a Marton Care
Health Center
(Kings County)
6. 231111 B C & T Health Clinic
(Queens County)
7. 231126 E Forme Rehabilitation Inc
(Westchester County)

D. Certificates

Exhibit # 8

Certificate of Dissolution

Applicant

The Grace View Manor Nursing Home Corporation

Certificate of Amendment of the Certificate of Incorporation

Applicant

Manhattan Eye Foundation, Inc.

Certificate of Dissolution

Applicant

New York Congregational Nursing Center

Certificate of Dissolution

Applicant

Niagara Lutheran Home & Rehabilitation Center, Inc.

II. COMMITTEE ON CODES, REGULATIONS AND LEGISLATION

Thomas Holt, Chair of the Committee on Codes, Regulations and Legislation

For Emergency Adoption

- 20-06 Amendment of Part 2 and Section 405.3 of Title 10 NYCRR
(Investigation of Communicable Disease)
- 20-22 Amendment of Sections 405.11 and 415.19 of Title 10 NYCRR
(Hospital and Nursing Home Personal Protective Equipment (PPE)
Requirements)

For Information

- 23-09 Repeal of Section 2.61 from Title 10 NYCRR, Amendment of Sections 405.3, 415.19, 751.6, 763.13, 766.11, 794.3 & 1001.11 of Title 10 NYCRR and Sections 487.9, 488.9 & 490.9 of Title 18 NYCRR (Removal of the COVID-19 Vaccine Requirement for Personnel in Covered Entities)

For Adoption

- 21-17 Amendment of Parts 400 and 405 of Title 10 (Clinical Staffing in General Hospitals)
- 23-05 Addition of Section 400.26 to Title 10 NYCRR & Amendment of Sections 600.1 & 710.2 of Title 10 NYCRR (Inclusion of a Health Equity Impact Assessment as Part of the Certificate of Need (CON) Process)

ADVENT HEALTH CARE SERVICES LLC

CON 231016
BFA Attachment B

PRO FORMA BALANCE SHEET

ASSETS

Purchased Assets	
Goodwill	\$5,400,000
Equipment, Supplies, Inventory	\$100,000
Working Capital	\$902,197
TOTAL ASSETS	<u><u>\$6,402,197</u></u>

LIABILITIES AND MEMBERS' EQUITY

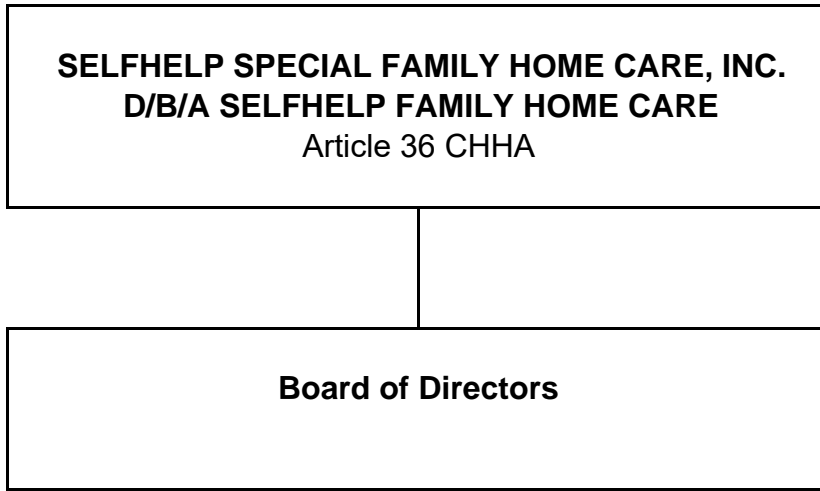
LIABILITIES

Total Liabilities \$0

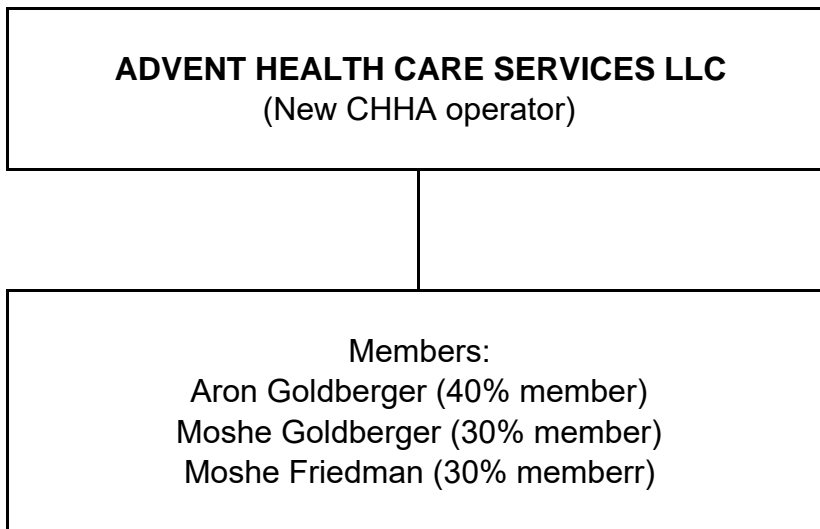
MEMBER EQUITY \$6,402,197

**TOTAL LIABILITIES AND
MEMBER EQUITY** **\$6,402,197**

ORGANIZATIONAL CHART - CURRENT



ORGANIZATIONAL CHART - PROPOSED



Selfhelp Community Services, Inc. and Affiliates

Consolidated Statements of Financial Position

	June 30,	
	2022	2021
ASSETS		
Current Assets		
Cash	\$ 9,540,622	\$ 10,169,811
Investments	21,874,681	22,584,187
Accounts receivable, net	19,060,326	17,338,487
Due from related party	640,351	-
Other current assets	1,768,950	2,084,201
Tenant deposits held in trust	769,960	780,955
Guardianship assets held in trust	28,203,483	29,103,426
Total Current Assets	<u>81,858,373</u>	<u>82,061,067</u>
Restricted assets and funded reserves - cash	<u>11,339,503</u>	<u>8,033,072</u>
Assets held for deferred compensation	2,649,235	3,361,300
Deferred development fee receivable	71,076	69,123
Property and equipment, net	<u>147,999,741</u>	<u>144,546,048</u>
	<u>150,720,052</u>	<u>147,976,471</u>
 Total Assets	 <u>\$ 243,917,928</u>	 <u>\$ 238,070,610</u>
LIABILITIES AND NET ASSETS		
Current Liabilities		
Accounts payable and accrued expenses	\$ 11,561,774	\$ 9,339,657
Accrued salaries and related benefits	5,067,322	4,607,835
Other current liabilities	317,980	317,202
Accrued interest payable	2,603,046	2,443,454
Estimated amounts claimed by third-party payors	1,930,122	2,025,194
Advances payable	2,690,963	4,319,475
Tenant deposits	769,960	780,955
Due to related party	2,000,000	192,129
Line of credit	3,500,000	2,500,000
Mortgages payable	902,971	692,928
Guardianship assets held in trust	28,203,483	29,103,426
Total Current Liabilities	<u>59,547,621</u>	<u>56,322,255</u>
Deferred compensation payable	3,256,656	3,320,811
Deferred rent	2,235,573	2,264,800
Refundable subsidies	187,636	215,831
Developer fee payable	628,383	752,832
Notes payable	1,139,425	926,638
Loan payable, net	22,002	22,002
Capital advance	14,403,600	14,403,600
Construction loan	11,650,842	8,995,014
Mortgages payable, net	<u>66,918,029</u>	<u>50,161,777</u>
	<u>100,442,146</u>	<u>81,063,305</u>
 Total Liabilities	 <u>159,989,767</u>	 <u>137,385,560</u>
Net Assets (See Notes 14 and 15)		
Without donor restrictions	77,194,065	93,112,913
With donor restrictions	6,734,096	7,572,137
Total Net Assets	<u>83,928,161</u>	<u>100,685,050</u>
 Total Liabilities and Net Assets	 <u>\$ 243,917,928</u>	 <u>\$ 238,070,610</u>

Selfhelp Community Services, Inc. and Affiliates

CON 231016
BFA Attachment D Cont.

Consolidated Statement of Operations and Changes in Net Assets
Year Ended June 30, 2021

	Without Donor Restrictions	With Donor Restrictions	Total
OPERATING REVENUE			
Home care revenue	\$ 49,610,909	\$ -	\$ 49,610,909
Government revenue	17,761,496	-	17,761,496
Contributions and program grants	26,815,193	-	26,815,193
Rental revenue	15,830,851	-	15,830,851
Program revenue	2,687,799	-	2,687,799
Real estate development fees	1,074,918	-	1,074,918
Other tenant charges	9,025	-	9,025
Miscellaneous revenue	1,255,473	-	1,255,473
Investment return	4,100,304	1,291,242	5,391,546
Net assets released from restrictions	<u>67,219</u>	<u>(67,219)</u>	<u>-</u>
Total Operating Revenue	<u>119,213,187</u>	<u>1,224,023</u>	<u>120,437,210</u>
OPERATING EXPENSES			
Home care programs	54,121,576	-	54,121,576
Community programs	15,854,528	-	15,854,528
Residential programs	11,633,557	-	11,633,557
Holocaust survivor programs	16,656,962	-	16,656,962
Management and general	<u>18,122,574</u>	<u>-</u>	<u>18,122,574</u>
Total Operating Expenses	<u>116,389,197</u>	<u>-</u>	<u>116,389,197</u>
Excess of Operating Revenue Over Operating Expenses Before Other Changes	<u>2,823,990</u>	<u>1,224,023</u>	<u>4,048,013</u>
OTHER CHANGES			
Depreciation and amortization	(4,581,522)	-	(4,581,522)
Equity contributions	654,652	-	654,652
Equity distributions	(351,999)	-	(351,999)
Other adjustments	<u>12,423</u>	<u>-</u>	<u>12,423</u>
Total Other Changes	<u>(4,266,446)</u>	<u>-</u>	<u>(4,266,446)</u>
Change in Net Assets	(1,442,456)	1,224,023	(218,433)
NET ASSETS (See Notes 15 and 16)			
Beginning of year	<u>94,555,369</u>	<u>6,348,114</u>	<u>100,903,483</u>
End of year	<u>\$ 93,112,913</u>	<u>\$ 7,572,137</u>	<u>\$ 100,685,050</u>

Selfhelp Community Services, Inc. and Affiliates

Consolidated Statement of Operations and Changes in Net Assets
Year Ended June 30, 2022

	Without Donor Restrictions	With Donor Restrictions	Total
OPERATING REVENUE			
Home care revenue	\$ 44,465,995	\$ -	\$ 44,465,995
Government revenue	19,452,188	-	19,452,188
Contributions and program grants	22,094,842	-	22,094,842
Rental revenue	15,948,937	-	15,948,937
Program revenue	2,684,819	-	2,684,819
Real estate development fees	961,065	-	961,065
Other tenant charges	6,985	-	6,985
Miscellaneous revenue	746,233	-	746,233
Investment return	(2,726,207)	(567,892)	(3,294,099)
Net assets released from restrictions	270,149	(270,149)	-
Total Operating Revenue	<u>103,905,006</u>	<u>(838,041)</u>	<u>103,066,965</u>
OPERATING EXPENSES			
Home care programs	46,375,800	-	46,375,800
Community programs	18,060,799	-	18,060,799
Residential programs	14,324,581	-	14,324,581
Holocaust survivor programs	16,919,162	-	16,919,162
Management and general	15,870,905	-	15,870,905
Total Operating Expenses	<u>111,551,247</u>	<u>-</u>	<u>111,551,247</u>
Deficiency of Operating Revenue Over Operating Expenses Before Other Changes	<u>(7,646,241)</u>	<u>(838,041)</u>	<u>(8,484,282)</u>
OTHER CHANGES			
Depreciation and amortization	(5,248,765)	-	(5,248,765)
Equity contributions	3,842,309	-	3,842,309
Equity distributions	(6,866,151)	-	(6,866,151)
Total Other Changes	<u>(8,272,607)</u>	<u>(838,041)</u>	<u>(9,110,648)</u>
Change in Net Assets	(15,918,848)	(838,041)	(16,756,889)
NET ASSETS (See Notes 15 and 16)			
Beginning of year	<u>93,112,913</u>	<u>7,572,137</u>	<u>100,685,050</u>
End of year	<u>\$ 77,194,065</u>	<u>\$ 6,734,096</u>	<u>\$ 83,928,161</u>

SELFHELP COMMUNITY SERVICES, INC.
BALANCE SHEET COMPARED TO PRIOR YEAR
AT 12/31/2022

CON 231016
BFA Attachment D Cont.

	Current Year	Prior Year	\$ Change	% Change
Assets				
Cash				
Total Cash	5,217,485	4,035,054	1,182,432	29.30%
Total Investments	24,251,077	28,081,951	(3,830,875)	-13.64%
Total Cash, Cash Equivalents and Investmen	29,468,562	32,117,005	(2,648,443)	-8.25%
Accounts Receivable				
Accounts Receivable (NY City and State contracts, County contracts, etc.)	14,861,075	12,326,228	2,534,847	20.56%
Accounts Receivable--Homecare	5,165,025	5,227,786	(62,761)	-1.20%
Reserve for Bad Debt	(1,768,680)	(2,275,496)	506,816	22.27%
Total Trade & Program Accounts Receivable	18,257,420	15,278,517	2,978,902	19.50%
Prepays and Misc. Receiveables				
Security Deposits	300,326	296,732	3,594	1.21%
Accrued Receiveables	7,770,143	9,238,863	(1,468,720)	-15.90%
Inventory	189,699	197,886	(8,187)	0.00%
Prepaid Expenses	225,059	312,187	(87,128)	-27.91%
Total Prepays and Misc. Receiveables	8,485,227	10,045,668	(1,552,254)	-15.45%
Total Current Assets	56,211,209	57,441,191	(1,229,981)	-2.14%
Long Term Assets				
Due From CHHA	12,479,105	14,064,352	(1,585,247)	-11.27%
CHHA Reserve	(12,479,105)	(14,064,352)	(1,585,247)	11.27%
Total Due from CHHA	-	-	-	0.00%
Pledges Receivable, Net	375,883	375,883	-	0.00%
Due To/From Affiliates	4,222,770	1,438,544	2,784,226	193.54%
Other Long Term Assets	1,335,414	1,316,498	18,916	1.44%
Total Long Term Assets	5,934,067	3,130,925	2,803,142	89.53%
Other Assets				
Fixed Assets, Net	2,419,276	2,706,933	(287,657)	-10.63%
Guardianship Assets	27,711,837	28,090,760	(378,923)	-1.35%
Total Other Assets	30,131,113	30,797,692	(666,579)	-2.16%
Total Assets	92,276,388	91,369,807	906,582	0.99%
Liabilities & Equity				
Current Liabilities				
Accounts Payable and Accrued Expenses	6,635,276	7,355,969	(720,694)	-9.80%
Payroll Taxes and Benefits Payable	1,324,793	1,560,861	(236,068)	-15.12%
Deferred Revenue & Advances	17,056,394	11,625,081	5,431,312	46.72%
Accrued Salaries & Vacation	3,211,544	3,040,553	170,992	5.62%
Due to Affiliates	61,595	61,422	173	0.28%
Other Misc. Liabilities	71,171	68,232	2,939	4.31%
Total Current Liabilities	28,360,773	23,712,118	4,648,655	19.60%
Long Term Liabilities				
Security Deposits Payable	114,168	114,358	(190)	-0.17%
Payable to Funding Sources	692,223	653,087	39,136	5.99%
Line of Credit Payable	2,500,000	4,500,000	(2,000,000)	0.00%
Deferred Rent Payable	932,458	1,090,830	(158,372)	-14.52%
Due to Guardianship Clients	27,711,837	28,090,760	(378,923)	-1.35%
Deferred Pension Payable	3,401,659	3,201,659	200,000	6.25%
Total Long Term Liabilities	35,352,346	37,650,694	(2,298,348)	-6.10%
Total Liabilities	63,713,119	61,362,812	2,350,306	3.83%
Net Assets	28,563,270	30,006,995	(1,443,725)	-4.81%
Total Liabilities & Equity	92,276,389	91,369,807	906,582	-0.98%

SELFHELP COMMUNITY SERVICES, INC.
Statement of Revenues and Expenditures
July 1, 2022 through December 31, 2022

CON 231016
BFA Attachment D Cont.

	Actual YTD 12/31/2022	FY 23 Budget	YTD Budget Variance
Income			
Home Care Revenue	21,968,746	24,792,511	(2,823,765)
Holocaust Survivor Revenue	18,991,329	17,114,095	1,877,234
Grant Revenue			
Holocaust Survivor Grants	1,248,145	1,377,683	(129,538)
Other Grants	951,335	720,268	231,067
LHCSA Grants	687,954	666,870	21,084
Total Grant Revenue	2,887,434	2,764,821	122,613
Other Operating Income	938,951	740,280	198,671
Community Programs	9,110,668	10,168,945	(1,058,277)
Program & Annual Contributions			
HSP Restricted Purpose	261,440	20,000	241,440
Development	244,053	-	244,053
Senior Communities	416,081	245,887	170,194
Total Program & Annual Contributions	921,574	265,887	655,687
Interdepartmental Eliminations	(5,638,102)	(6,216,712)	578,610
Housing Revenue	1,348,092	1,221,715	126,377
SCS Foundation Grants	200,000	200,000	-
Total Income	50,728,692	51,051,542	(322,850)
Operating Expenses			
Provider Salaries	14,152,429	15,748,359	(1,595,930)
Provider Taxes, Benefits, and Costs	3,538,107	3,937,090	(398,983)
Staff Salaries	12,733,616	13,818,017	(1,084,401)
Staff Taxes, Benefits, and Costs	4,584,102	5,260,660	(676,558)
Direct Client Care	8,355,592	6,848,761	1,506,831
Indirect Operating Expense	818,338	406,955	411,383
Professional & Consulting Fees	1,794,685	1,157,097	637,588
Temporary Services	80,678	11,807	68,871
Office Supplies and Maintenance	321,486	345,774	(24,288)
Computer Expenses	366,754	592,751	(225,997)
Rent and Occupancy	2,477,257	2,560,568	(83,311)
Depreciation & Amortization	127,902	130,000	(2,098)
Insurance-Gen., Liability, & Property	892,639	1,039,280	(146,641)
Grant to Selfhelp Realty Group	143,694	145,000	(1,306)
Total Operating Expenses	50,387,279	52,002,119	(1,614,840)
Net Operating Income	341,413	(950,577)	1,291,990
Other Income			
Interest, Dividends, & Change in Market Value	389,085	174,881	214,204
Other Gains (loss)	-	-	-
Total Other Income	389,085	174,881	214,204
Other Expenses			
Bad Debt CHHA	451,931	171,690	280,241
Total Other Expenses	451,931	171,690	280,241
Net Income	278,567	(947,386)	1,225,953

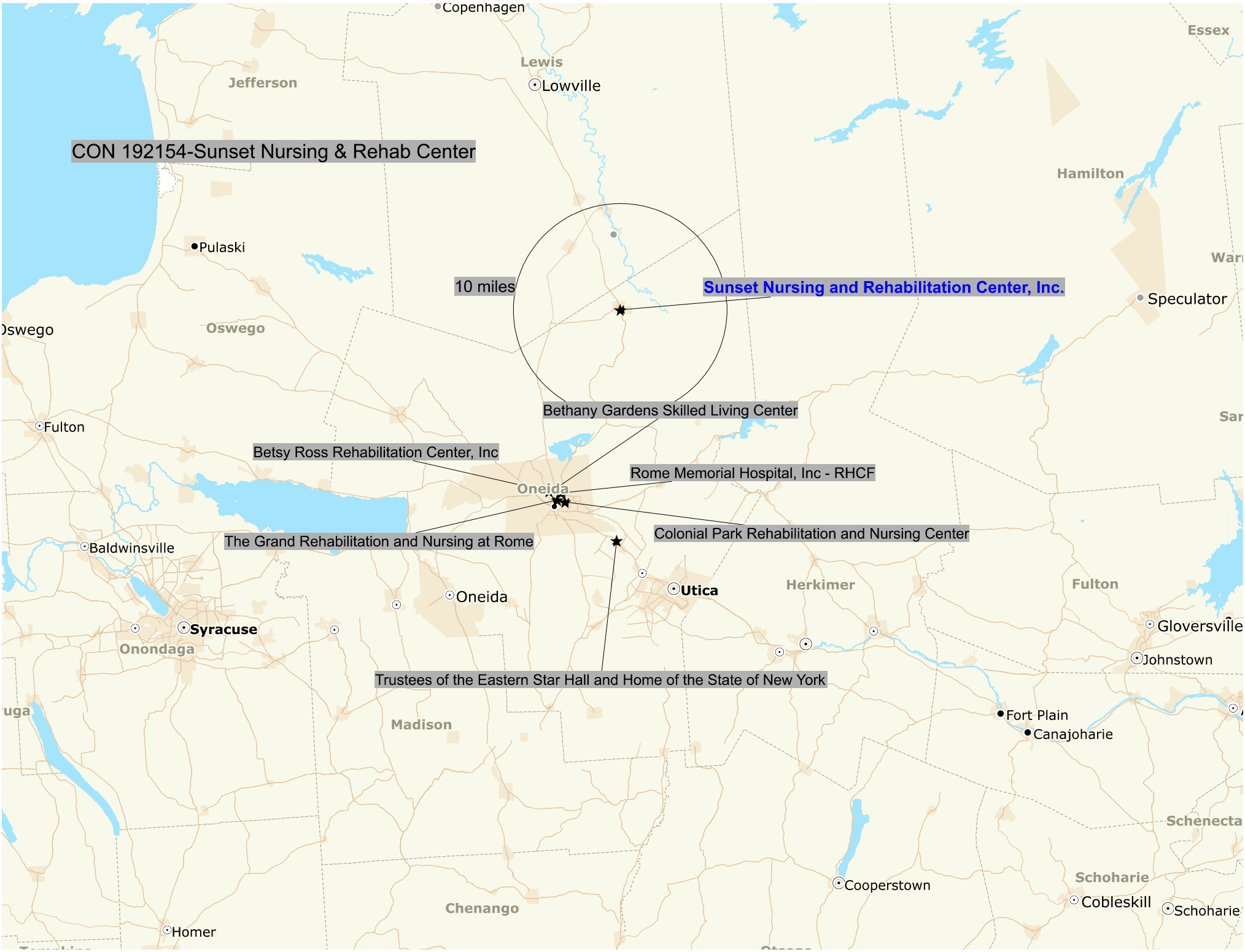
SELFHELP COMMUNITY SERVICES, INC.
BALANCE SHEET COMPARED TO PRIOR YEAR
AT 12/31/2022

	Current Year	Prior Year	\$ Change	% Change
Assets				
Cash				
Total Cash	5,217,485	4,035,054	1,182,432	29.30%
Total Investments	24,251,077	28,081,951	(3,830,875)	-13.64%
Total Cash, Cash Equivalents and Investmen	29,468,562	32,117,005	(2,648,443)	-8.25%
Accounts Receivable				
Accounts Receivable (NY City and State contracts, County contracts, etc.)	14,861,075	12,326,228	2,534,847	20.56%
Accounts Receivable--Homecare	5,165,025	5,227,786	(62,761)	-1.20%
Reserve for Bad Debt	(1,768,680)	(2,275,496)	506,816	22.27%
Total Trade & Program Accounts Receivable	18,257,420	15,278,517	2,978,902	19.50%
Prepays and Misc. Receiveables				
Security Deposits	300,326	296,732	3,594	1.21%
Accrued Receiveables	7,770,143	9,238,863	(1,468,720)	-15.90%
Inventory	189,699	197,886	(8,187)	0.00%
Prepaid Expenses	225,059	312,187	(87,128)	-27.91%
Total Prepays and Misc. Receiveables	8,485,227	10,045,668	(1,552,254)	-15.45%
Total Current Assets	56,211,209	57,441,191	(1,229,981)	-2.14%
Long Term Assets				
Due From CHHA				
CHHA Reserve	12,479,105	14,064,352	(1,585,247)	-11.27%
CHHA Reserve	(12,479,105)	(14,064,352)	(1,585,247)	11.27%
Total Due from CHHA	-	-	-	0.00%
Pledges Receivable, Net	375,883	375,883	-	0.00%
Due To/From Affiliates	4,222,770	1,438,544	2,784,226	193.54%
Other Long Term Assets	1,335,414	1,316,498	18,916	1.44%
Total Long Term Assets	5,934,067	3,130,925	2,803,142	89.53%
Other Assets				
Fixed Assets, Net	2,419,276	2,706,933	(287,657)	-10.63%
Guardianship Assets	27,711,837	28,090,760	(378,923)	-1.35%
Total Other Assets	30,131,113	30,797,692	(666,579)	-2.16%
Total Assets	92,276,388	91,369,807	906,582	0.99%
Liabilities & Equity				
Current Liabilities				
Accounts Payable and Accrued Expenses	6,635,276	7,355,969	(720,694)	-9.80%
Payroll Taxes and Benefits Payable	1,324,793	1,560,861	(236,068)	-15.12%
Deferred Revenue & Advances	17,056,394	11,625,081	5,431,312	46.72%
Accrued Salaries & Vacation	3,211,544	3,040,553	170,992	5.62%
Due to Affiliates	61,595	61,422	173	0.28%
Other Misc. Liabilities	71,171	68,232	2,939	4.31%
Total Current Liabilities	28,360,773	23,712,118	4,648,655	19.60%
Long Term Liabilities				
Security Deposits Payable	114,168	114,358	(190)	-0.17%
Payable to Funding Sources	692,223	653,087	39,136	5.99%
Line of Credit Payable	2,500,000	4,500,000	(2,000,000)	0.00%
Deferred Rent Payable	932,458	1,090,830	(158,372)	-14.52%
Due to Guardianship Clients	27,711,837	28,090,760	(378,923)	-1.35%
Deferred Pension Payable	3,401,659	3,201,659	200,000	6.25%
Total Long Term Liabilities	35,352,346	37,650,694	(2,298,348)	-6.10%
Total Liabilities	63,713,119	61,362,812	2,350,306	3.83%
Net Assets	28,563,270	30,006,995	(1,443,725)	-4.81%
Total Liabilities & Equity	92,276,389	91,369,807	906,582	-0.98%

SELFHELP COMMUNITY SERVICES, INC.
Statement of Revenues and Expenditures
July 1, 2022 through December 31, 2022

CON 231016
BFA Attachment D Cont.

	Actual YTD 12/31/2022	FY 23 Budget	YTD Budget Variance
Income			
Home Care Revenue	21,968,746	24,792,511	(2,823,765)
Holocaust Survivor Revenue	18,991,329	17,114,095	1,877,234
Grant Revenue			
Holocaust Survivor Grants	1,248,145	1,377,683	(129,538)
Other Grants	951,335	720,268	231,067
LHCSA Grants	687,954	666,870	21,084
Total Grant Revenue	2,887,434	2,764,821	122,613
Other Operating Income	938,951	740,280	198,671
Community Programs	9,110,668	10,168,945	(1,058,277)
Program & Annual Contributions			
HSP Restricted Purpose	261,440	20,000	241,440
Development	244,053	-	244,053
Senior Communities	416,081	245,887	170,194
Total Program & Annual Contributions	921,574	265,887	655,687
Interdepartmental Eliminations	(5,638,102)	(6,216,712)	578,610
Housing Revenue	1,348,092	1,221,715	126,377
SCS Foundation Grants	200,000	200,000	-
Total Income	50,728,692	51,051,542	(322,850)
Operating Expenses			
Provider Salaries	14,152,429	15,748,359	(1,595,930)
Provider Taxes, Benefits, and Costs	3,538,107	3,937,090	(398,983)
Staff Salaries	12,733,616	13,818,017	(1,084,401)
Staff Taxes, Benefits, and Costs	4,584,102	5,260,660	(676,558)
Direct Client Care	8,355,592	6,848,761	1,506,831
Indirect Operating Expense	818,338	406,955	411,383
Professional & Consulting Fees	1,794,685	1,157,097	637,588
Temporary Services	80,678	11,807	68,871
Office Supplies and Maintenance	321,486	345,774	(24,288)
Computer Expenses	366,754	592,751	(225,997)
Rent and Occupancy	2,477,257	2,560,568	(83,311)
Depreciation & Amortization	127,902	130,000	(2,098)
Insurance-Gen., Liability, & Property	892,639	1,039,280	(146,641)
Grant to Selfhelp Realty Group	143,694	145,000	(1,306)
Total Operating Expenses	50,387,279	52,002,119	(1,614,840)
Net Operating Income	341,413	(950,577)	1,291,990
Other Income			
Interest, Dividends, & Change in Market Value	389,085	174,881	214,204
Other Gains (loss)	-	-	-
Total Other Income	389,085	174,881	214,204
Other Expenses			
Bad Debt CHHA	451,931	171,690	280,241
Total Other Expenses	451,931	171,690	280,241
Net Income	278,567	(947,386)	1,225,953



CON 192154-Sunset Nursing & Rehab Center

Sunset Nursing and Rehabilitation Center, Inc.

10 miles

Bethany Gardens Skilled Living Center

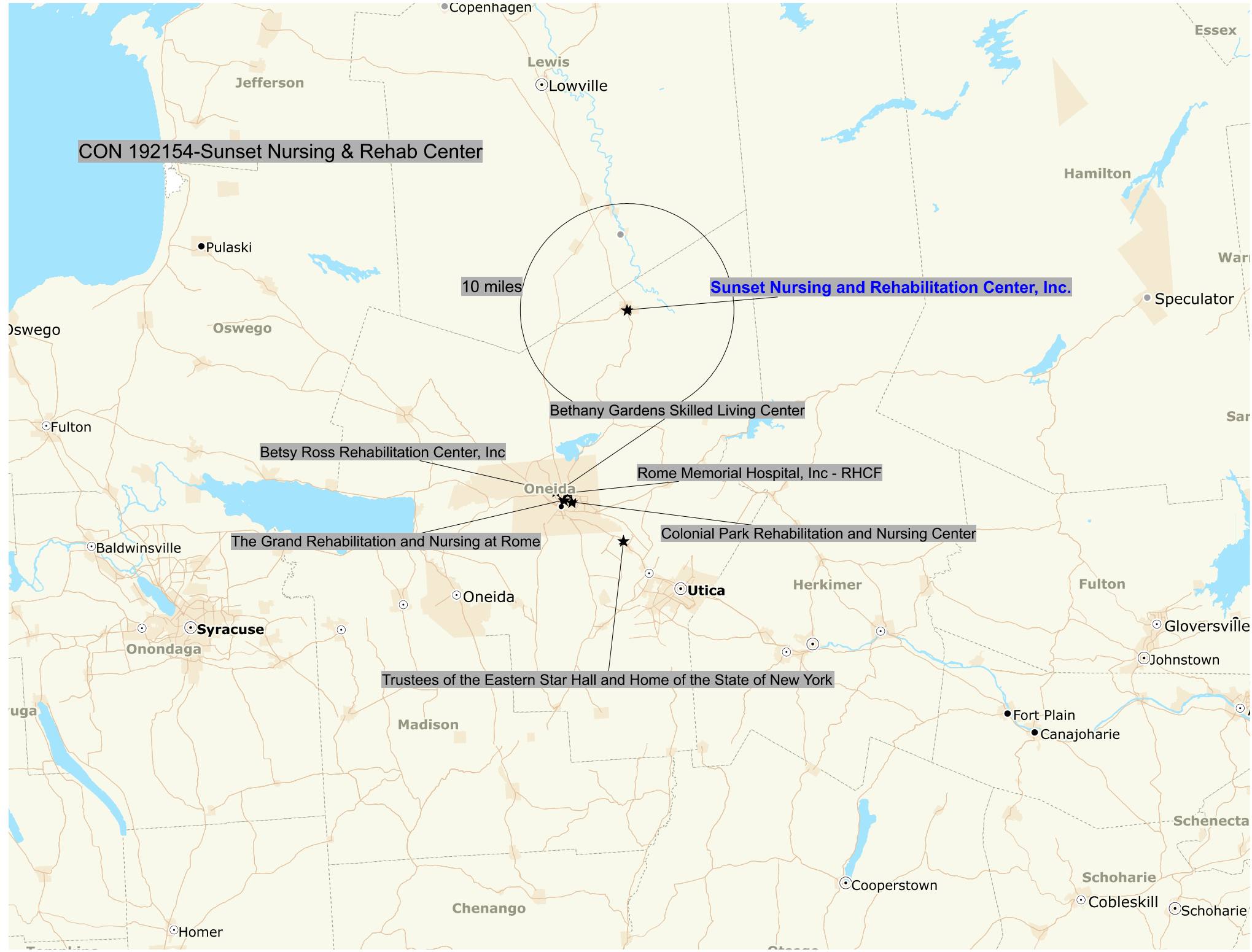
Rome Memorial Hospital, Inc - RHCF

Colonial Park Rehabilitation and Nursing Center

The Grand Rehabilitation and Nursing at Rome

Trustees of the Eastern Star Hall and Home of the State of New York

Betsy Ross Rehabilitation Center, Inc



CON 192154-Sunset Nursing & Rehab Center

Sunset Nursing and Rehabilitation Center, Inc.

10 miles

Bethany Gardens Skilled Living Center

Rome Memorial Hospital, Inc - RHCF

Colonial Park Rehabilitation and Nursing Center

The Grand Rehabilitation and Nursing at Rome

Trustees of the Eastern Star Hall and Home of the State of New York

Betsy Ross Rehabilitation Center, Inc



Office of the State Long Term Care Ombudsman

Two Empire State Plaza
Fifth Floor, Albany, NY 12223-1251
www.ltcombudsman.ny.gov

Claudette Royal
State Ombudsman
1-855-582-6769

To: Public Health and Health Planning Council

Re: 192154 Sunset Operating LLC d/b/a Sunset Nursing and Rehabilitation

Date: June 06, 2023

Long Term Care Ombudsman Program Review:

The Office of the State Long Term Care Ombudsman has received and reviewed the application for change in ownership submitted by Sunset Operating LLC d/b/a Sunset Nursing and Rehabilitation. The Office reviewed all 11 facilities currently operated by the proposed owners. There is a regular and consistent Ombudsman presence in 9 of 11 facilities and at least quarterly visitation in 2 of 11 facilities. Based on the Office's review of any programmatic interactions and complaints received for these facilities, the Office has no objection to the approval of this application, however, would like to note an area of concern that could be improved upon in one of the facilities.

Brookhaven Heath Care Facility has been identified as having frequent resident discharges to other nursing homes once residents have completed rehabilitation, a practice not as common in most other facilities. There have been indications that these discharges are occurring because the facility has no openings for long term care residents, however in New York State all nursing home beds are dually certified and there is no delineation of the types of beds a facility may have. While discharging a resident to another nursing home is not necessarily inappropriate, it is a concern if the resident was not offered the option to stay at the facility. The Ombudsman Program has had multiple residents report they were not given this choice; however, these same residents have not been willing to be identified in a regulatory complaint.

The Ombudsman Program has discussed discharge practices with facility administration and provided education regarding residents' rights related to discharge. The Ombudsman Program also provides educational materials and information to residents. LTCOP will continue to evaluate this practice in this facility and will also be monitoring for this practice if the CON for the subject facility is approved by the Public Health and Health Planning Council.

The Office of the State Long-Term Care Ombudsman is a programmatically independent advocacy service located within the New York State Office for the Aging. Points of view, opinions or positions of the Ombudsman Program do not necessarily represent the views, positions or policy of the New York State Office for the Aging.

Claudette Royal

Claudette Royal
New York State Ombudsman

Sunset Operating, LLC
Doing Business As
Sunset Nursing and Rehabilitation Center

Pro Forma Balance Sheet (AS OF APPROVAL DATE)

	<u>Operating Co.</u>
<u>ASSETS:</u>	
Cash and Cash Equivalents	\$ 1,763,646
Total Current Assets	<u>\$ 1,763,646</u>
Property and Equipment (Net of Accumulated Depreciation)	\$ 2,350,000
TOTAL ASSETS	<u><u>\$ 4,113,646</u></u>
TOTAL LIABILITIES	<u>\$ -</u>
Members' Equity	<u>\$ 4,113,646</u>
TOTAL LIABILITIES AND MEMBERS' EQUITY	<u><u>\$ 4,113,646</u></u>

Sunset Nursing and Rehabilitation Center, Inc

	<u>Certified</u> <u>12/31/2020</u>	<u>Certified</u> <u>12/31/2021</u>	<u>Internal</u> <u>12/31/2022</u>	<u>Internal</u> <u>05/31/2023</u>
Assets - Current	\$ 1,854,208	\$ 4,105,202	\$ 3,362,101	\$ 3,066,430
Assets - Fixed & Other	\$ 309,316	\$ 585,292	\$ 31,482,575	\$ 31,009,461
Total Assets	\$ 2,163,524	\$ 4,690,494	\$ 34,844,676	\$ 34,075,891
Liabilities - Current	\$ 4,161,752	\$ 872,589	\$ 712,428	\$ 473,997
Liabilities - Long-Term	\$ 200,242	\$ 3,512,199	\$ 34,349,401	\$ 34,420,189
Total Liabilities	\$ 4,361,994	\$ 4,384,788	\$ 35,061,829	\$ 34,894,186
Working Capital	\$ (2,307,544)	\$ 3,232,613	\$ 2,649,673	\$ 2,592,433
Net Asset Position	\$ (2,198,470)	\$ 305,706	\$ (217,153)	\$ (818,295)
Income	\$ 9,399,842	\$ 12,905,963	\$ 11,471,778	\$ 2,711,050
Expense	\$ 10,643,090	\$ 10,401,787	\$ 11,776,175	\$ 2,839,691
Net Income (Loss)	\$ (1,243,248)	\$ 2,504,176	\$ (304,397)	\$ (128,641)
Percent of Occupancy (Days)	82.22%	79.39%	92.72%	89.74%
Medicaid	73.11%	73.91%	79.03%	82.75%
Medicare	19.53%	16.21%	8.01%	7.29%
Private Pay / Other	7.40%	9.88%	12.96%	9.96%

Autumn View Health Care Facility, LLC

FISCAL PERIOD ENDED

	Certified <u>12/31/2020</u>	Certified <u>12/31/2021</u>	Internal <u>12/31/2022</u>
Assets - Current	\$ 5,066,485	\$ 15,767,864	\$ 4,483,317
Assets - Fixed & Other	\$ 58,491,466	\$ 46,780,864	\$ 51,727,115
Total Assets	\$ 63,557,951	\$ 62,548,728	\$ 56,210,432
Liabilities - Current	\$ 5,617,747	\$ 6,771,993	\$ 2,638,440
Liabilities - Long-Term	\$ 46,619,783	\$ 44,297,910	\$ 45,112,550
Total Liabilities	\$ 52,237,530	\$ 51,069,903	\$ 47,750,990
Working Capital	\$ (551,262)	\$ 8,995,871	\$ 1,844,877
Net Asset Position	\$ 11,320,421	\$ 11,478,825	\$ 8,459,442
Income	\$ 29,845,695	\$ 29,167,011	\$ 28,809,608
Expense	\$ 28,267,025	\$ 29,025,562	\$ 31,828,989
Net Income (Loss)	\$ 1,578,670	\$ 141,449	\$ (3,019,381)

Brookhaven Health Care Facility, LLC

FISCAL PERIOD ENDED

	Certified <u>12/31/2020</u>	Certified <u>12/31/2021</u>	Internal <u>12/31/2022</u>
Assets - Current	\$ 3,295,760	\$ 12,441,221	\$ 3,625,759
Assets - Fixed & Other	\$ 40,223,601	\$ 27,977,350	\$ 33,533,741
Total Assets	\$ 43,519,361	\$ 40,418,571	\$ 37,159,500
Liabilities - Current	\$ 6,621,831	\$ 7,981,541	\$ 3,081,068
Liabilities - Long-Term	\$ 28,925,207	\$ 25,434,058	\$ 25,963,790
Total Liabilities	\$ 35,547,038	\$ 33,415,599	\$ 29,044,858
Working Capital	\$ (3,326,071)	\$ 4,459,680	\$ 544,691
Net Asset Position	\$ 7,972,323	\$ 7,002,972	\$ 8,114,642
Income	\$ 31,632,584	\$ 30,965,656	\$ 33,302,364
Expense	\$ 30,354,236	\$ 31,945,248	\$ 32,190,695
Net Income (Loss)	\$ 1,278,348	\$ (979,592)	\$ 1,111,669

For period ended December 31, 2022, Autumn View and Brookhaven reported negative Cash and Cash Equivalents balances in the amounts of \$127,565 and \$359,791, respectively. The reported negative balances are attributable to the utilization of The McGuire Group Inc's (TMG) concentration account by these facilities. TMG covers a significant portion of the expenses on behalf of these facilities, and in-turn allocates paid expenses back to the facilities. TMG concentration account is utilized to simplify the process of collecting funds from each facility. In the event a facility incurs an expense directly, their account will be negative, however the expense will be honored with the cash being held at TMG concentration account.

Garden Gate Health Care Facility, LLC

FISCAL PERIOD ENDED

	Certified <u>12/31/2020</u>	Certified <u>12/31/2021</u>	Internal <u>12/31/2022</u>
Assets - Current	\$ 4,472,282	\$ 9,957,103	\$ 3,609,992
Assets - Fixed & Other	\$ 30,592,355	\$ 24,151,675	\$ 24,903,909
Total Assets	\$ 35,064,637	\$ 34,108,778	\$ 28,513,901
Liabilities - Current	\$ 4,389,768	\$ 4,699,073	\$ 2,059,461
Liabilities - Long-Term	\$ 23,773,142	\$ 22,180,199	\$ 22,744,057
Total Liabilities	\$ 28,162,910	\$ 26,879,272	\$ 24,803,518
Working Capital	\$ 82,514	\$ 5,258,030	\$ 1,550,531
Net Asset Position	\$ 6,901,727	\$ 7,229,506	\$ 3,710,383
Income	\$ 23,221,946	\$ 22,478,220	\$ 23,343,918
Expense	\$ 22,337,750	\$ 22,158,603	\$ 26,863,040
Net Income (Loss)	\$ 884,196	\$ 319,617	\$ (3,519,122)

Harris Hill Nursing Facility, LLC

FISCAL PERIOD ENDED

	Certified <u>12/31/2020</u>	Certified <u>12/31/2021</u>	Internal <u>12/31/2022</u>
Assets - Current	\$ 6,583,738	\$ 11,248,512	\$ 4,487,585
Assets - Fixed & Other	\$ 42,902,390	\$ 38,196,287	\$ 38,923,232
Total Assets	\$ 49,486,128	\$ 49,444,799	\$ 43,410,817
Liabilities - Current	\$ 4,157,830	\$ 6,061,077	\$ 1,696,952
Liabilities - Long-Term	\$ 37,611,751	\$ 35,760,398	\$ 36,537,230
Total Liabilities	\$ 41,769,581	\$ 41,821,475	\$ 38,234,182
Working Capital	\$ 2,425,908	\$ 5,187,435	\$ 2,790,633
Net Asset Position	\$ 7,716,547	\$ 7,623,324	\$ 5,176,635
Income	\$ 25,282,940	\$ 25,391,901	\$ 26,272,309
Expense	\$ 25,028,110	\$ 25,499,100	\$ 28,718,996
Net Income (Loss)	\$ 254,830	\$ (107,199)	\$ (2,446,687)

For period ended December 31, 2022, Garden Gate and Harris Hill reported negative Cash and Cash Equivalents balances in the amounts of \$137,477 and \$183,639, respectively. The reported negative balances are attributable to the utilization of The McGuire Group Inc's (TMG) concentration account by these facilities. TMG covers a significant portion of the expenses on behalf of these facilities, and in-turn allocates paid expenses back to the facilities. TMG concentration account is utilized to simplify the process of collecting funds from each facility. In the event a facility incurs an expense directly, their account will be negative, however the expense will be honored with the cash being held at TMG concentration account.

Leroy Village Green Residential Health Care Facility, Inc

FISCAL PERIOD ENDED

	Certified <u>12/31/2020</u>	Certified <u>12/31/2021</u>	Internal <u>12/31/2022</u>
Assets - Current	\$ 3,729,755	\$ 3,224,751	\$ 3,005,697
Assets - Fixed & Other	\$ 2,259,300	\$ 2,265,018	\$ 5,702,614
Total Assets	\$ 5,989,055	\$ 5,489,769	\$ 8,708,311
Liabilities - Current	\$ 2,246,805	\$ 2,633,198	\$ 1,380,545
Liabilities - Long-Term	\$ 2,828,459	\$ 1,596,814	\$ 4,871,238
Total Liabilities	\$ 5,075,264	\$ 4,230,012	\$ 6,251,783
Working Capital	\$ 1,482,950	\$ 591,553	\$ 1,625,152
Net Asset Position	\$ 913,791	\$ 1,259,757	\$ 2,456,528
Income	\$ 13,407,359	\$ 13,159,141	\$ 15,398,114
Expense	\$ 12,468,866	\$ 12,513,174	\$ 14,201,344
Net Income (Loss)	\$ 938,493	\$ 645,967	\$ 1,196,770

Joel Schwartz - 10% membership interest (Since 8/1/2019)

Manatee Springs Nursing & Rehabilitation Center

FISCAL PERIOD ENDED

	Certified <u>12/31/2020</u>	Certified <u>12/31/2021</u>	Internal <u>12/31/2022</u>
Assets - Current	\$ 2,920,594	\$ 3,341,861	\$ 4,173,996
Assets - Fixed & Other	\$ 649,153	\$ 699,278	\$ 845,879
Total Assets	\$ 3,569,747	\$ 4,041,139	\$ 5,019,875
Liabilities - Current	\$ 1,927,398	\$ 2,544,331	\$ 2,534,865
Liabilities - Long-Term	\$ 1,075,282	\$ 134,562	\$ 871,068
Total Liabilities	\$ 3,002,680	\$ 2,678,893	\$ 3,405,933
Working Capital	\$ 993,196	\$ 797,530	\$ 1,639,131
Net Asset Position	\$ 567,067	\$ 1,362,246	\$ 1,613,942
Income	\$ 13,114,777	\$ 13,256,208	\$ 13,733,588
Expense	\$ 13,103,942	\$ 12,333,128	\$ 13,385,390
Net Income (Loss)	\$ 10,835	\$ 923,080	\$ 348,198

Joel Schwartz - 7% membership interest

Massapequa Center for Rehabilitation & Nursing

FISCAL PERIOD ENDED

	Certified <u>12/31/2020</u>	Certified <u>12/31/2021</u>	Internal <u>12/31/2022</u>
Assets - Current	\$ 12,824,454	\$ 11,518,971	\$ 9,953,149
Assets - Fixed & Other	\$ 50,040,199	\$ 50,936,482	\$ 51,047,823
Total Assets	\$ 62,864,653	\$ 62,455,453	\$ 61,000,972
Liabilities - Current	\$ 11,442,828	\$ 8,682,232	\$ 8,080,278
Liabilities - Long-Term	\$ 48,122,741	\$ 47,999,713	\$ 48,480,899
Total Liabilities	\$ 59,565,569	\$ 56,681,945	\$ 56,561,177
Working Capital	\$ 1,381,626	\$ 2,836,739	\$ 1,872,871
Net Asset Position	\$ 3,299,084	\$ 5,773,508	\$ 4,439,795
Income	\$ 43,552,577	\$ 47,101,561	\$ 53,378,305
Expense	\$ 40,718,671	\$ 43,247,137	\$ 53,712,017
Net Income (Loss)	\$ 2,833,906	\$ 3,854,424	\$ (333,712)

Aharon Bleier - 5% membership interest

North Gate Health Care Facility, LLC

FISCAL PERIOD ENDED

	Certified <u>12/31/2020</u>	Certified <u>12/31/2021</u>	Internal <u>12/31/2022</u>
Assets - Current	\$ 3,780,625	\$ 7,419,603	\$ 3,083,542
Assets - Fixed & Other	\$ 25,617,620	\$ 21,128,056	\$ 20,320,021
Total Assets	\$ 29,398,245	\$ 28,547,659	\$ 23,403,563
Liabilities - Current	\$ 4,966,347	\$ 4,470,776	\$ 2,076,615
Liabilities - Long-Term	\$ 20,856,639	\$ 20,504,040	\$ 21,154,717
Total Liabilities	\$ 25,822,986	\$ 24,974,816	\$ 23,231,332
Working Capital	\$ (1,185,722)	\$ 2,948,827	\$ 1,006,927
Net Asset Position	\$ 3,575,259	\$ 3,572,843	\$ 172,231
Income	\$ 21,519,851	\$ 21,445,546	\$ 22,637,648
Expense	\$ 22,786,914	\$ 21,454,840	\$ 26,038,260
Net Income (Loss)	\$ (1,267,063)	\$ (9,294)	\$ (3,400,612)

For period ended December 31, 2022, North Gate reported a negative Cash and Cash Equivalents balance in the amount of \$94,798. The reported negative balances are attributable to the utilization of The McGuire Group Inc's (TMG) concentration account by these facilities. TMG covers a significant portion of the expenses on behalf of these facilities, and in-turn allocates paid expenses back to the facilities. TMG concentration account is utilized to simplify the process of collecting funds from each facility. In the event a facility incurs an expense directly, their account will be negative, however the expense will be honored with the cash being held at TMG concentration account.

Page Rehabilitation and Healthcare Center

FISCAL PERIOD ENDED

	Certified <u>12/31/2020</u>	Certified <u>12/31/2021</u>	Internal <u>12/31/2022</u>
Assets - Current	\$ 4,837,522	\$ 5,389,276	\$ 5,449,158
Assets - Fixed & Other	\$ 402,825	\$ 661,795	\$ 1,019,954
Total Assets	\$ 5,240,347	\$ 6,051,071	\$ 6,469,112
Liabilities - Current	\$ 3,918,860	\$ 2,747,286	\$ 4,458,525
Liabilities - Long-Term	\$ 955,690	\$ 1,182,178	\$ (146,414)
Total Liabilities	\$ 4,874,550	\$ 3,929,464	\$ 4,312,111
Working Capital	\$ 918,662	\$ 2,641,990	\$ 990,633
Net Asset Position	\$ 365,797	\$ 2,121,607	\$ 2,157,001
Income	\$ 16,213,515	\$ 19,389,663	\$ 18,393,223
Expense	\$ 16,418,852	\$ 17,583,853	\$ 18,357,827
Net Income (Loss)	\$ (205,337)	\$ 1,805,810	\$ 35,396

Roscoe Regional Healthcare, LLC

FISCAL PERIOD ENDED

	Certified <u>12/31/2020</u>	Certified <u>12/31/2021</u>	Internal <u>12/31/2022</u>
Assets - Current	\$ 1,603,424	\$ 1,637,759	\$ 1,367,567
Assets - Fixed & Other	\$ 532,785	\$ 1,544,551	\$ 905,323
Total Assets	\$ 2,136,209	\$ 3,182,310	\$ 2,272,890
Liabilities - Current	\$ 1,272,903	\$ 566,591	\$ 641,237
Liabilities - Long-Term	\$ 1,355,611	\$ 1,695,627	\$ 816,498
Total Liabilities	\$ 2,628,514	\$ 2,262,218	\$ 1,457,735
Working Capital	\$ 330,521	\$ 1,071,168	\$ 726,330
Net Asset Position	\$ (492,305)	\$ 920,092	\$ 815,155
Income	\$ 8,864,090	\$ 8,752,603	\$ 8,418,014
Expense	\$ 8,425,503	\$ 7,340,206	\$ 8,522,954
Net Income (Loss)	\$ 438,587	\$ 1,412,397	\$ (104,940)

Seneca Health Care Center, LLC

FISCAL PERIOD ENDED

	Certified <u>12/31/2020</u>	Certified <u>12/31/2021</u>	Internal <u>12/31/2022</u>
Assets - Current	\$ 4,398,887	\$ 7,630,230	\$ 2,232,628
Assets - Fixed & Other	\$ 26,929,897	\$ 22,404,250	\$ 21,599,198
Total Assets	\$ 31,328,784	\$ 30,034,480	\$ 23,831,826
Liabilities - Current	\$ 3,187,101	\$ 4,337,081	\$ 1,594,545
Liabilities - Long-Term	\$ 21,193,918	\$ 20,415,332	\$ 20,693,324
Total Liabilities	\$ 24,381,019	\$ 24,752,413	\$ 22,287,869
Working Capital	\$ 1,211,786	\$ 3,293,149	\$ 638,083
Net Asset Position	\$ 6,947,765	\$ 5,282,067	\$ 1,543,957
Income	\$ 19,332,786	\$ 16,416,165	\$ 18,410,465
Expense	\$ 17,558,850	\$ 18,090,947	\$ 22,148,574
Net Income (Loss)	\$ 1,773,936	\$ (1,674,782)	\$ (3,738,109)

Wyomissing Health and Rehabilitation Center

FISCAL PERIOD ENDED

	Certified <u>12/31/2020</u>	Certified <u>12/31/2021</u>	Internal <u>12/31/2022</u>
Assets - Current	\$ 2,802,489	\$ 4,329,173	\$ 4,370,586
Assets - Fixed & Other	\$ 493,268	\$ 793,831	\$ 418,344
Total Assets	\$ 3,295,757	\$ 5,123,004	\$ 4,788,930
Liabilities - Current	\$ 3,043,977	\$ 2,046,823	\$ 2,684,468
Liabilities - Long-Term	\$ 536,982	\$ 889,561	\$ (1,253)
Total Liabilities	\$ 3,580,959	\$ 2,936,384	\$ 2,683,215
Working Capital	\$ (241,488)	\$ 2,282,350	\$ 1,686,118
Net Asset Position	\$ (285,202)	\$ 2,186,620	\$ 2,105,715
Income	\$ 11,710,470	\$ 14,134,441	\$ 12,383,240
Expense	\$ 12,008,628	\$ 11,662,619	\$ 12,360,957
Net Income (Loss)	\$ (298,158)	\$ 2,471,822	\$ 22,283

Aharon Bleier - 80% membership interest

For period ended December 31, 2022, Seneca Health reported negative Cash and Cash Equivalents balance in the amount of \$104,834. The reported negative balances are attributable to the utilization of The McGuire Group Inc's (TMG) concentration account by these facilities. TMG covers a significant portion of the expenses on behalf of these facilities, and in-turn allocates paid expenses back to the facilities. TMG concentration account is utilized to simplify the process of collecting funds from each facility. In the event a facility incurs an expense directly, their account will be negative, however the expense will be honored with the cash being held at TMG concentration account.

SUNSET OPERATING, LLC
Doing Business As
Sunset Nursing and Rehabilitation Center

ORGANIZATIONAL CHART

SUNSET OPERATING, LLC	
Members:	
Orly Lieberman	55.0%
Aharon Bleier	17.5%
Joel Schwartz	27.5%
Total	100.0%

Doing Business As
Sunset Nursing and Rehabilitation Center

RHCF Administrator
Director of Nursing
Direct Care Staff
Support Staff
Clerical Staff

Lease

Sunset Prodeo, LLC (RHCF Real Estate)	
Members:	
MFRCLLC	55.0%
JLS Equities LLC	17.5%
Jonathan Bleier *	10.0%
Joel Schwartz	10.0%
Total	100.0%

The sole member of MFRCLLC is:
The Vineyard Commons Preservation Trust

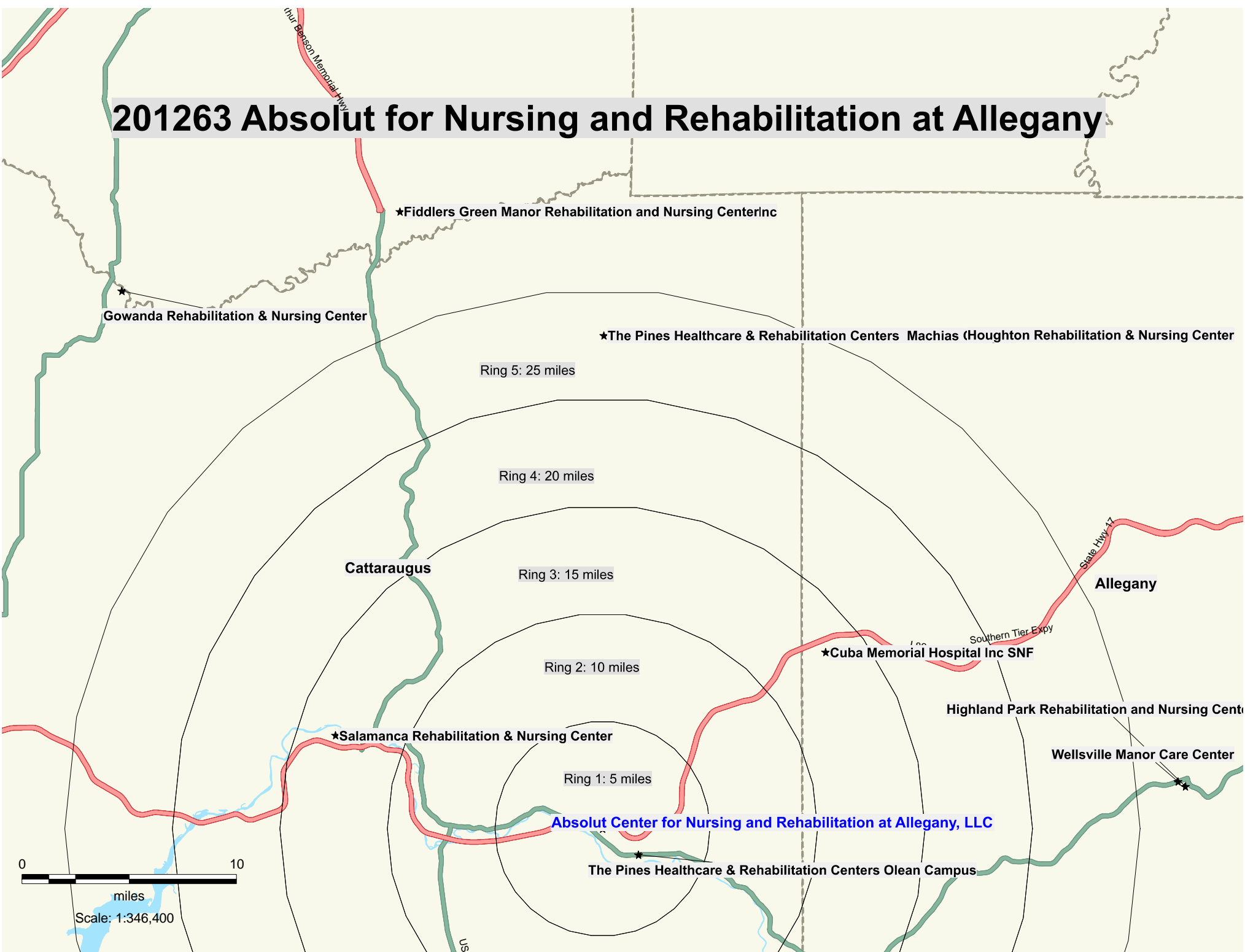
The members of JLS Equities LLC are:
Jacob Sod 2017 Family Trust (50%)
Leah Sod 2017 Family Trust (50%)

* Jonathan Bleier is the father of Aharon Bleier

List of RHCFS in which Mr. Orly Lieberman is concurrently seeking PHHPC approval to be established as a new operator:

1. CON 201263 – Allegany Center for Rehabilitation and Nursing, p/k/a Absolut Center for Nursing and Rehabilitation at Allegany, LLC, a 320-bed facility located in Cattaraugus County.
2. CON 201264 – Aurora Center for Rehabilitation and Nursing, p/k/a Absolut Center for Nursing and Rehabilitation at Aurora Park, LLC, a 320-bed facility located in Erie County.
3. CON 201265 – Gasport Center for Rehabilitation and Nursing p/k/a Absolut Center for Nursing and Rehabilitation at Gasport, LLC an 83-bed facility located in Niagara County.
4. CON 201266 – Three Rivers Center for Rehabilitation and Nursing p/k/a Absolut Center for Nursing at Three Rivers, LLC, a 120-bed facility located in Steuben County.
5. CON 201267 – Westfield Center for Rehabilitation and Nursing p/k/a Absolut Center for Nursing and Rehabilitation at Westfield, LLC, a 120-bed facility in Chautauqua County.
6. CON 222053 – Taconic Rehabilitation and Nursing at Beacon a 160-bed facility located in Dutchess County.
7. CON 222054 – Taconic Rehabilitation and Nursing at Hopewell, a 160-bed facility located in Dutchess County.
8. CON 222055 – Taconic Rehabilitation and Nursing at Ulster, a 120-bed facility located in Ulster County.

201263 Absolut for Nursing and Rehabilitation at Allegany





Office of the State Long Term Care Ombudsman

Two Empire State Plaza
Fifth Floor, Albany, NY 12223-1251
www.ltcombudsman.ny.gov

Claudette Royal
State Ombudsman
1-855-582-6769

To: Public Health and Health Planning Council

Re: 201263 RCA Servicer at Allegany, LLC d/b/a Allegany Center for Rehabilitation and Nursing

Date: June 06, 2023

Long Term Care Ombudsman Program Review:

The Office of the State Long Term Care Ombudsman has received and reviewed the application for change in ownership submitted by RCA Servicer at Allegany, LLC d/b/a Allegany Center for Rehabilitation and Nursing. The Office reviewed all 12 facilities currently operated by the proposed owners. There is a regular and consistent Ombudsman presence in 8 of 12 facilities and at least quarterly visitation in 4 of 12 facilities. Based on the Office's review of any programmatic interactions and complaints received for these facilities, the Office has no objection to the approval of this application, however, would like to note an area of concern that could be improved upon in one of the facilities.

Brookhaven Heath Care Facility has been identified as having frequent resident discharges to other nursing homes once residents have completed rehabilitation, a practice not as common in most other facilities. There have been indications that these discharges are occurring because the facility has no openings for long term care residents, however in New York State all nursing home beds are dually certified and there is no delineation of the types of beds a facility may have. While discharging a resident to another nursing home is not necessarily inappropriate, it is a concern if the resident was not offered the option to stay at the facility. The Ombudsman Program has had multiple residents report they were not given this choice; however, these same residents have not been willing to be identified in a regulatory complaint.

The Ombudsman Program has discussed discharge practices with facility administration and provided education regarding residents' rights related to discharge. The Ombudsman Program also provides educational materials and information to residents. LTCOP will continue to evaluate this practice in this facility and will also be monitoring

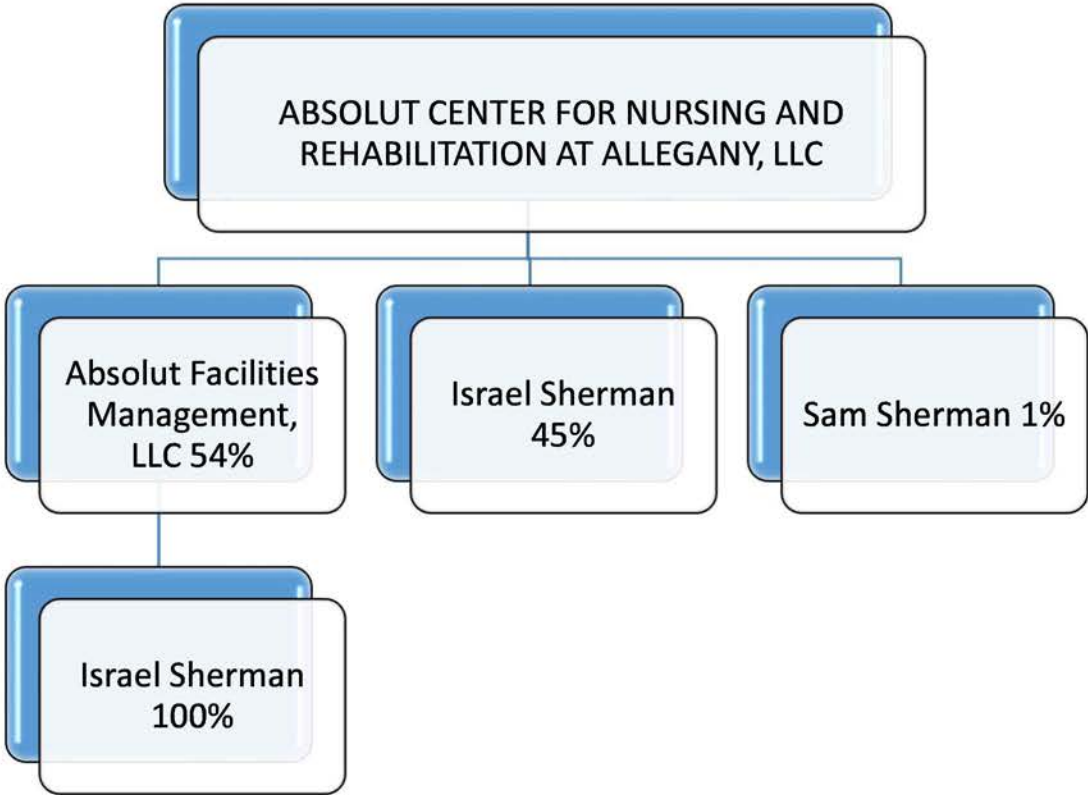
The Office of the State Long-Term Care Ombudsman is a programmatically independent advocacy service located within the New York State Office for the Aging. Points of view, opinions or positions of the Ombudsman Program do not necessarily represent the views, positions or policy of the New York State Office for the Aging.

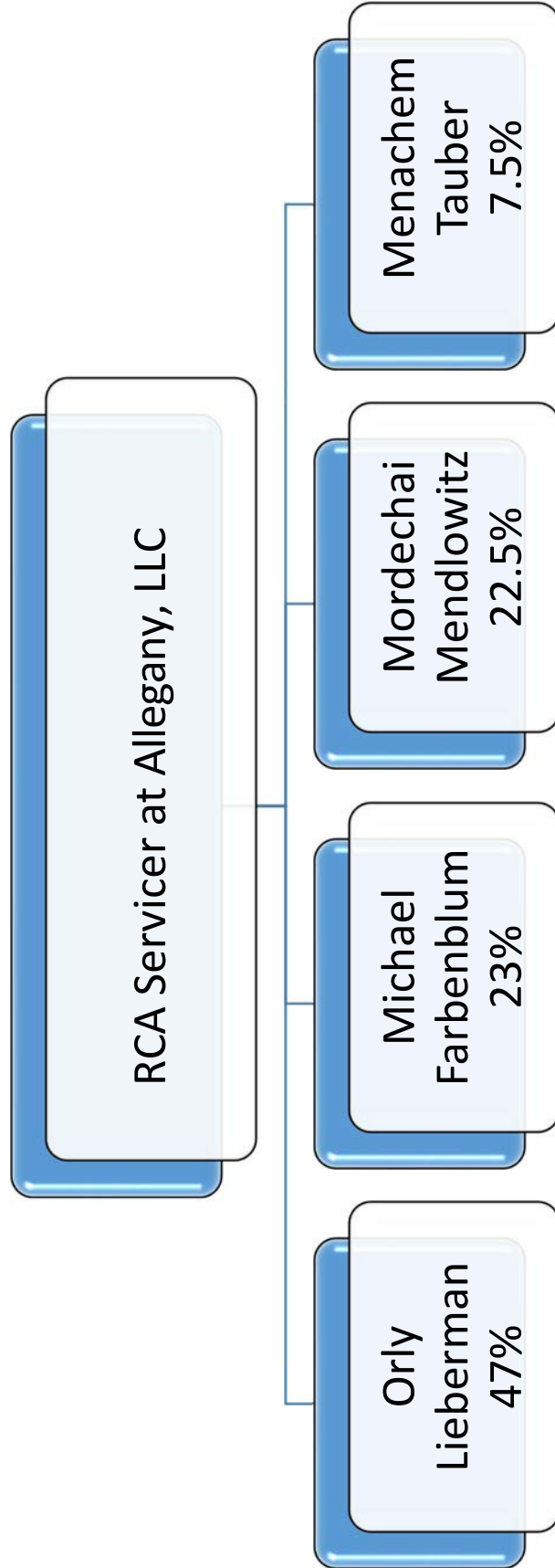
for this practice if the CON for the subject facility is approved by the Public Health and Health Planning Council.

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Claudette Royal
New York State Ombudsman

Pre-Closing *Organizational Chart*





Affiliated Nursing Homes (Page 1)

Autumn View Health Care Facility, LLC	Beds: 230	draft		
	County: Erie	<u>12/31/2022</u>	<u>12/31/21</u>	<u>12/31/20</u>
Current Assets		\$4,483,317	\$15,767,864	\$5,066,485
Fixed/Other Assets		\$51,727,115	\$46,780,864	\$58,491,466
Total Assets		\$56,210,432	\$62,548,728	\$63,557,951
Current Liabilities		\$2,638,440	\$6,771,993	\$5,617,747
Long Term Liabilities		\$45,112,550	\$44,297,910	\$46,619,783
Total Liabilities		\$47,750,990	\$51,069,903	\$52,237,530
Net Assets		\$8,459,442	\$11,478,825	\$11,320,421
Working Capital Position		\$1,844,877	\$8,995,871	-\$551,262
Revenue		\$28,809,608	\$29,167,011	\$29,845,695
Expenses		\$31,828,989	\$29,025,562	\$28,267,025
Net Income		-\$3,019,381	\$141,449	\$1,578,670

Brookhaven Health Care Facility, LLC	Beds: 160	draft		
	County: Suffolk	<u>12/31/2022</u>	<u>12/31/21</u>	<u>12/31/20</u>
Current Assets		\$3,625,759	\$12,441,221	\$3,295,760
Fixed/Other Assets		\$33,533,741	\$27,977,350	\$40,223,601
Total Assets		\$37,159,500	\$40,418,571	\$43,519,361
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Long Term Liabilities		\$25,963,790	\$25,434,058	\$28,925,207
Total Liabilities		\$29,044,858	\$33,415,599	\$35,547,038
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Working Capital Position		\$544,691	\$4,459,680	-\$3,326,071
Revenue		\$33,302,364	\$30,965,656	\$31,632,584
Expenses		\$32,190,695	\$31,945,248	\$30,354,236
Net Income		\$1,111,669	-\$979,592	\$1,278,348

Garden Gate Health Care Facility, LLC	Beds: 184	draft		
	County: Erie	<u>12/31/2022</u>	<u>12/31/21</u>	<u>12/31/20</u>
Current Assets		\$3,609,992	\$9,957,103	\$4,472,282
Fixed/Other Assets		\$24,903,909	\$24,151,675	\$30,592,355
Total Assets		\$28,513,901	\$34,108,778	\$35,064,637
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Working Capital Position		\$1,550,531	\$5,258,030	\$82,514
Revenue		\$23,343,918	\$22,478,220	\$23,221,946
Expenses		\$26,863,040	\$22,158,603	\$22,337,750
Net Income		-\$3,519,122	\$319,617	\$884,196

For period ended December 31, 2022, Autumn View, Brookhaven and Garden Gate reported negative Cash and Cash Equivalents balances in the amounts of \$127,565, \$359,791 and \$137,477, respectively. The reported negative balances are attributable to the utilization of The McGuire Group Inc's (TMG) concentration account by these facilities. TMG covers a significant portion of the expenses on behalf of these facilities, and in-turn allocates paid expenses back to the facilities. TMG concentration account is utilized to simplify the process of collecting funds from each facility. In the event a facility incurs an expense directly, their account will be negative, however the expense will be honored with the cash being held at TMG concentration account.

Affiliated Nursing Homes (Page 2)

Golden Hill Planning Corporation d/b/a Golden Hill Nursing and Rehabilitation Center	Beds: 280	draft		
	County: Ulster	<u>12/31/2022</u>	<u>12/31/21</u>	<u>12/31/20</u>
Current Assets		\$10,915,747	\$11,626,029	\$9,100,454
Fixed/Other Assets		\$5,358,247	\$3,144,717	\$2,741,062
Total Assets		\$16,273,994	\$14,770,746	\$11,841,516
Current Liabilities		\$8,714,361	\$6,921,095	\$10,381,487
Long Term Liabilities		\$2,562,719	\$3,976,932	\$981,821
Total Liabilities		\$11,277,080	\$10,898,027	\$11,363,308
Net Assets		\$4,996,914	\$3,872,719	\$478,208
Working Capital Position		\$2,201,386	\$4,704,934	-\$1,281,033
Revenue		\$34,231,688	\$31,868,759	\$36,475,846
Expenses		\$33,107,493	\$30,691,572	\$35,288,543
Net Income		\$1,124,195	\$1,177,187	\$1,187,303

Harris Hill Nursing Facility, LLC	Beds: 192	draft		
	County: Erie	<u>12/31/2022</u>	<u>12/31/21</u>	<u>12/31/20</u>
Current Assets		\$4,487,585	\$11,248,512	\$6,583,738
Fixed/Other Assets		\$38,923,232	\$38,196,287	\$42,902,390
Total Assets		\$43,410,817	\$49,444,799	\$49,486,128
Current Liabilities		\$1,696,952	\$6,061,077	\$4,157,830
Long Term Liabilities		\$36,537,230	\$35,760,398	\$37,611,751
Total Liabilities		\$38,234,182	\$41,821,475	\$41,769,581
Net Assets		\$5,176,635	\$7,623,324	\$7,716,547
Working Capital Position		\$2,790,633	\$5,187,435	\$2,425,908
Revenue		\$26,272,309	\$25,391,901	\$25,282,940
Expenses		\$28,718,996	\$25,499,100	\$25,028,110
Net Income		-\$2,446,687	-\$107,199	\$254,830

Northgate Health Care Facility, LLC	Beds: 200	draft		
	County: Niagara	<u>12/31/2022</u>	<u>12/31/21</u>	<u>12/31/20</u>
Current Assets		\$3,083,542	\$7,419,603	\$3,780,625
Fixed/Other Assets		\$20,320,021	\$21,128,056	\$25,617,620
Total Assets		\$23,403,563	\$28,547,659	\$29,398,245
Current Liabilities		\$2,076,615	\$4,470,776	\$4,966,347
Long Term Liabilities		\$21,154,718	\$20,504,040	\$20,856,639
Total Liabilities		\$23,231,333	\$24,974,816	\$25,822,986
Net Assets		\$172,230	\$3,572,843	\$3,575,259
Working Capital Position		\$1,006,927	\$2,948,827	-\$1,185,722
Revenue		\$22,637,648	\$21,445,546	\$21,519,851
Expenses		\$26,038,260	\$21,454,840	\$22,786,914
Net Income		-\$3,400,612	-\$9,294	-\$1,267,063

For period ended December 31, 2022, Harris Hill and Northgate reported negative Cash and Cash Equivalents balances in the amounts of \$183,639 and \$94,798, respectively. The reported negative balances are attributable to the utilization of The McGuire Group Inc's (TMG) concentration account by these facilities. TMG covers a significant portion of the expenses on behalf of these facilities, and in-turn allocates paid expenses back to the facilities. TMG concentration account is utilized to simplify the process of collecting funds from each facility. In the event a facility incurs an expense directly, their account will be negative, however the expense will be honored with the cash being held at TMG concentration account.

Affiliated Nursing Homes (Page 3)

Roscoe Regional Healthcare, LLC d/b/a Roscoe Rehabilitation and Nursing Center	Beds: 85	draft		
	County: Sullivan	<u>12/31/2022</u>	<u>12/31/21</u>	<u>12/31/20</u>
Current Assets		\$1,367,567	\$1,637,759	\$1,603,424
Fixed/Other Assets		\$905,324	\$1,544,551	\$532,785
Total Assets		\$2,272,891	\$3,182,310	\$2,136,209
Current Liabilities		\$641,237	\$566,591	\$1,272,903
Long Term Liabilities		\$816,499	\$1,695,627	\$1,355,611
Total Liabilities		\$1,457,736	\$2,262,218	\$2,628,514
Net Assets		\$815,155	\$920,092	-\$492,305
Working Capital Position		\$726,330	\$1,071,168	\$330,521
Revenue		\$8,418,014	\$8,752,603	\$8,864,090
Expenses		\$8,522,954	\$7,340,206	\$8,425,503
Net Income		-\$104,940	\$1,412,397	\$438,587

Seneca Health Care Center, LLC	Beds: 160	draft		
	County: Erie	<u>12/31/2022</u>	<u>12/31/21</u>	<u>12/31/20</u>
Current Assets		\$2,232,628	\$7,630,230	\$4,398,887
Fixed/Other Assets		\$21,599,198	\$22,404,250	\$26,929,897
Total Assets		\$23,831,826	\$30,034,480	\$31,328,784
Current Liabilities		\$1,594,545	\$4,337,081	\$3,187,101
Long Term Liabilities		\$20,693,324	\$20,415,332	\$21,193,918
Total Liabilities		\$22,287,869	\$24,752,413	\$24,381,019
Net Assets		\$1,543,957	\$5,282,067	\$6,947,765
Working Capital Position		\$638,083	\$3,293,149	\$1,211,786
Revenue		\$18,410,465	\$16,416,165	\$19,332,786
Expenses		\$22,148,574	\$18,090,947	\$17,558,850
Net Income		-\$3,738,109	-\$1,674,782	\$1,773,936

Sunset Nursing and Rehabilitation Center, Inc.	Beds: 120	draft		
	County: Oneida	<u>12/31/2022</u>	<u>12/31/21</u>	<u>12/31/20</u>
Current Assets		\$3,362,101	\$4,105,202	\$1,854,208
Fixed/Other Assets		\$605,576	\$585,292	\$309,316
Total Assets		\$3,967,677	\$4,690,494	\$2,163,524
Current Liabilities		\$712,428	\$872,589	\$4,161,752
Long Term Liabilities		\$3,290,954	\$3,512,199	\$200,242
Total Liabilities		\$4,003,382	\$4,384,788	\$4,361,994
Net Assets		-\$35,705	\$305,706	-\$2,198,470
Working Capital Position		\$2,649,673	\$3,232,613	-\$2,307,544
Revenue		\$11,471,778	\$12,905,963	\$9,749,393
Expenses		\$11,594,727	\$10,401,787	\$10,992,641
Net Income		-\$122,949	\$2,504,176	-\$1,243,248

For period ended December 31, 2022, Seneca Health reported negative Cash and Cash Equivalents balances in the amount of \$104,834. The reported negative balance is attributable to the utilization of The McGuire Group Inc's (TMG) concentration account by these facilities. TMG covers a significant portion of the expenses on behalf of these facilities, and in-turn allocates paid expenses back to the facilities. TMG concentration account is utilized to simplify the process of collecting funds from each facility. In the event a facility incurs an expense directly, their account will be negative, however the expense will be honored with the cash being held at TMG concentration account.

Pro Forma Balance Sheet - RCA Servicer at Allegany, LLC

Assets

Current Assets

Working Capital - Cash	\$661,868
Resident Accounts Receivable (Net Allowances & Adjustments)	\$314,326
Prepaid Expenses and Other Current Assets	\$55,626
Total Current Assets	\$1,031,820

Non Current Assets

Resident Funds Held in Trust	\$27,198
Leasehold Improvements & Equipment (Net)	\$104,822
Total Non Current Assets	\$132,020

TOTAL ASSETS: \$1,163,840

Liabilities

Current Liabilities

Accrued Payroll and Other Expenses	\$345,110
Total Current Liabilities	\$345,110

Long Term Liabilities

Other liabilities - Assumed Liabilities	\$142,726
Residents' Funds Payable	\$27,198
Working Capital Loan	\$330,934
Total Long Term Liabilities	\$500,858

TOTAL LIABILITIES: \$845,968

Equity

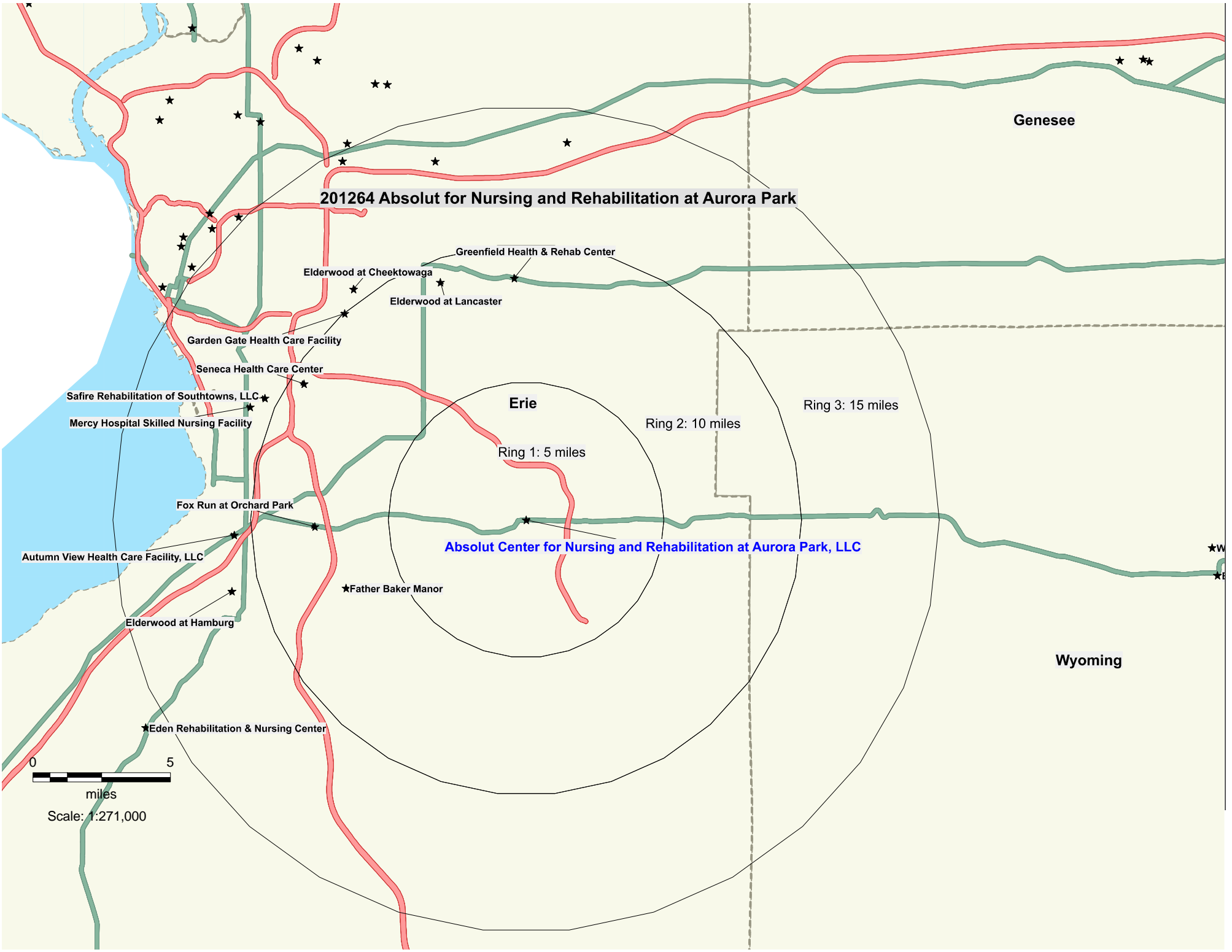
Orly Lieberman	47.00%	\$149,400
Michael Farbenblum	23.00%	\$73,111
Mordechai Mendlowitz	22.50%	\$71,521
Menachem Tauber	7.50%	\$23,840

TOTAL EQUITY: \$317,872

TOTAL LIABILITIES AND MEMBERS' EQUITY \$1,163,840

* The member equity indicated here reflects the projected member equity upon closing. The basis for the values projected is the amount of assumed assets and assumed liabilities as detailed in the current operators' **June 30, 2022 internal** financial statement. Actual member equity contribution, for the purposes of this Certificate of Need Application, is reflected in Attachment **12** - Equity Analysis.

Absolut Center for Nursing and Rehabilitation at Allegany, LLC			
	1/1/22-12/31/22 Internal	2021	2020
ASSETS - CURRENT	\$478,644	\$665,010	\$567,094
ASSETS - FIXED AND OTHER	\$3,175,016	\$413,232	\$428,750
TOTAL ASSETS	\$3,653,660	\$1,078,242	\$995,844
LIABILITIES - CURRENT	\$1,018,344	\$387,258	\$797,578
LIABILITIES - LONG-TERM	\$2,629,363	\$452,462	\$254,834
TOTAL LIABILITIES	\$3,647,707	\$839,720	\$1,052,412
WORKING CAPITAL	(\$539,700)	\$277,752	(\$230,484)
NET ASSET POSITION	\$5,953	\$238,522	(\$56,568)
INCOME	\$3,969,701	\$4,556,944	\$4,119,221
EXPENSE	\$4,077,983	\$4,261,854	\$6,536,476
NET INCOME	(\$108,282)	\$295,090	(\$2,417,255)



201264 Absolut for Nursing and Rehabilitation at Aurora Park

Greenfield Health & Rehab Center

Elderwood at Cheektowaga

Elderwood at Lancaster

Garden Gate Health Care Facility

Seneca Health Care Center

Safire Rehabilitation of Southtowns, LLC

Mercy Hospital Skilled Nursing Facility

Fox Run at Orchard Park

Autumn View Health Care Facility, LLC

Elderwood at Hamburg

Eden Rehabilitation & Nursing Center

Father Baker Manor

Absolut Center for Nursing and Rehabilitation at Aurora Park, LLC

Erie

Ring 1: 5 miles

Ring 2: 10 miles

Ring 3: 15 miles

Genesee

Wyoming



miles

Scale: 1:271,000



Office of the State Long Term Care Ombudsman

Two Empire State Plaza
Fifth Floor, Albany, NY 12223-1251
www.ltcombudsman.ny.gov

Claudette Royal
State Ombudsman
1-855-582-6769

To: Public Health and Health Planning Council

Re: 201264 RCA Servicer at Aurora Park, LLC d/b/a Aurora Center for Rehabilitation and Nursing

Date: June 06, 2023

Long Term Care Ombudsman Program Review:

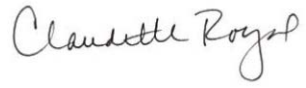
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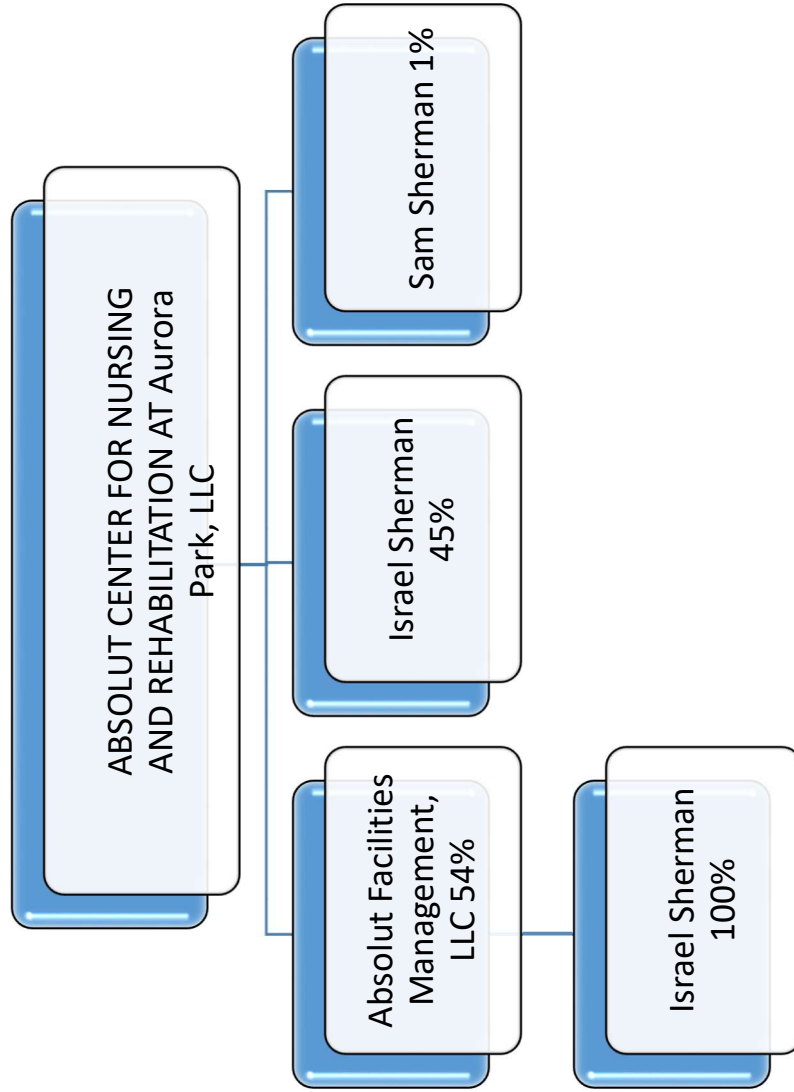
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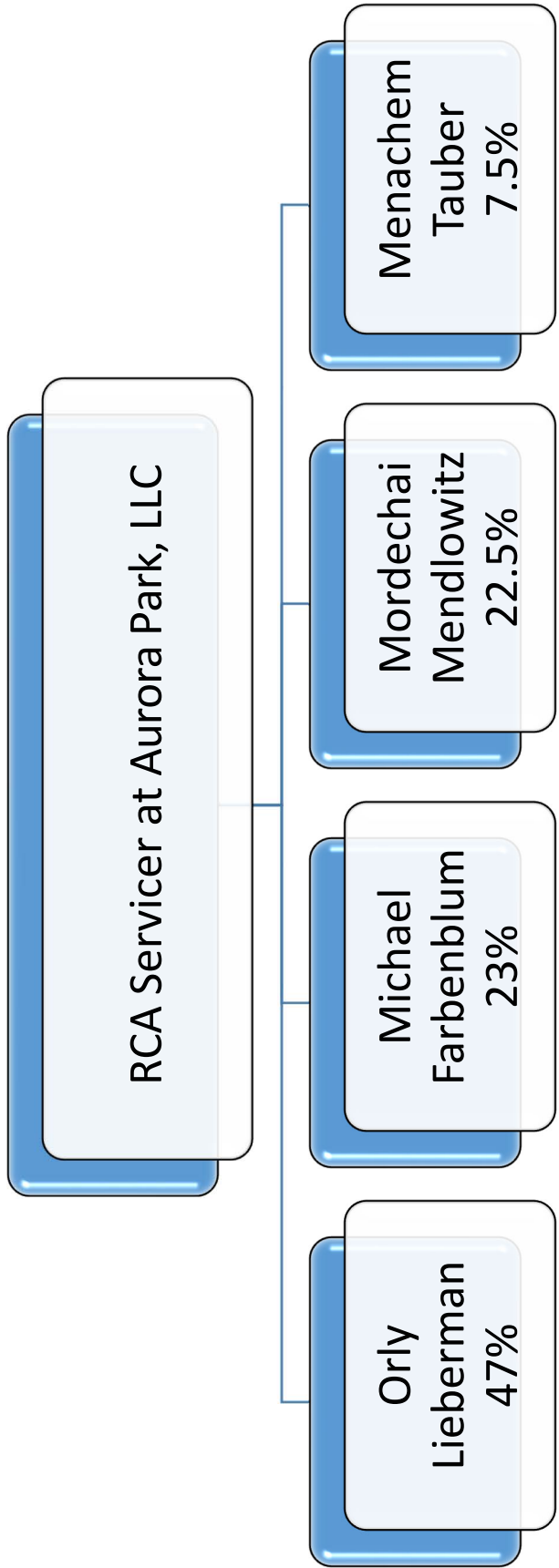
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Claudette Royal
New York State Ombudsman





Affiliated Nursing Homes (Page 1)

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	County: Erie	<u>12/31/2022</u>	<u>12/31/21</u>	<u>12/31/20</u>
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Affiliated Nursing Homes (Page 2)

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	County: Ulster	<u>12/31/2022</u>	<u>12/31/21</u>	<u>12/31/20</u>
Current Assets		\$10,915,747	\$11,626,029	\$9,100,454
Fixed/Other Assets		\$5,358,247	\$3,144,717	\$2,741,062
Total Assets		\$16,273,994	\$14,770,746	\$11,841,516
Current Liabilities		\$8,714,361	\$6,921,095	\$10,381,487
Long Term Liabilities		\$2,562,719	\$3,976,932	\$981,821
Total Liabilities		\$11,277,080	\$10,898,027	\$11,363,308
Net Assets		\$4,996,914	\$3,872,719	\$478,208
Working Capital Position		\$2,201,386	\$4,704,934	-\$1,281,033
Revenue		\$34,231,688	\$31,868,759	\$36,475,846
Expenses		\$33,107,493	\$30,691,572	\$35,288,543
Net Income		\$1,124,195	\$1,177,187	\$1,187,303

Harris Hill Nursing Facility, LLC	Beds: 192	draft		
	County: Erie	<u>12/31/2022</u>	<u>12/31/21</u>	<u>12/31/20</u>
Current Assets		\$4,487,585	\$11,248,512	\$6,583,738
Fixed/Other Assets		\$38,923,232	\$38,196,287	\$42,902,390
Total Assets		\$43,410,817	\$49,444,799	\$49,486,128
Current Liabilities		\$1,696,952	\$6,061,077	\$4,157,830
Long Term Liabilities		\$36,537,230	\$35,760,398	\$37,611,751
Total Liabilities		\$38,234,182	\$41,821,475	\$41,769,581
Net Assets		\$5,176,635	\$7,623,324	\$7,716,547
Working Capital Position		\$2,790,633	\$5,187,435	\$2,425,908
Revenue		\$26,272,309	\$25,391,901	\$25,282,940
Expenses		\$28,718,996	\$25,499,100	\$25,028,110
Net Income		-\$2,446,687	-\$107,199	\$254,830

Northgate Health Care Facility, LLC	Beds: 200	draft		
	County: Niagara	<u>12/31/2022</u>	<u>12/31/21</u>	<u>12/31/20</u>
Current Assets		\$3,083,542	\$7,419,603	\$3,780,625
Fixed/Other Assets		\$20,320,021	\$21,128,056	\$25,617,620
Total Assets		\$23,403,563	\$28,547,659	\$29,398,245
Current Liabilities		\$2,076,615	\$4,470,776	\$4,966,347
Long Term Liabilities		\$21,154,718	\$20,504,040	\$20,856,639
Total Liabilities		\$23,231,333	\$24,974,816	\$25,822,986
Net Assets		\$172,230	\$3,572,843	\$3,575,259
Working Capital Position		\$1,006,927	\$2,948,827	-\$1,185,722
Revenue		\$22,637,648	\$21,445,546	\$21,519,851
Expenses		\$26,038,260	\$21,454,840	\$22,786,914
Net Income		-\$3,400,612	-\$9,294	-\$1,267,063

For period ended December 31, 2022, Harris Hill and Northgate reported negative Cash and Cash Equivalents balances in the amounts of \$183,639 and \$94,798, respectively. The reported negative balances are attributable to the utilization of The McGuire Group Inc's (TMG) concentration account by these facilities. TMG covers a significant portion of the expenses on behalf of these facilities, and in-turn allocates paid expenses back to the facilities. TMG concentration account is utilized to simplify the process of collecting funds from each facility. In the event a facility incurs an expense directly, their account will be negative, however the expense will be honored with the cash being held at TMG concentration account.

Affiliated Nursing Homes (Page 3)

Roscoe Regional Healthcare, LLC d/b/a Roscoe Rehabilitation and Nursing Center	Beds: 85	draft		
	County: Sullivan	<u>12/31/2022</u>	<u>12/31/21</u>	<u>12/31/20</u>
Current Assets		\$1,367,567	\$1,637,759	\$1,603,424
Fixed/Other Assets		\$905,324	\$1,544,551	\$532,785
Total Assets		\$2,272,891	\$3,182,310	\$2,136,209
Current Liabilities		\$641,237	\$566,591	\$1,272,903
Long Term Liabilities		\$816,499	\$1,695,627	\$1,355,611
Total Liabilities		\$1,457,736	\$2,262,218	\$2,628,514
Net Assets		\$815,155	\$920,092	-\$492,305
Working Capital Position		\$726,330	\$1,071,168	\$330,521
Revenue		\$8,418,014	\$8,752,603	\$8,864,090
Expenses		\$8,522,954	\$7,340,206	\$8,425,503
Net Income		-\$104,940	\$1,412,397	\$438,587

Seneca Health Care Center, LLC	Beds: 160	draft		
	County: Erie	<u>12/31/2022</u>	<u>12/31/21</u>	<u>12/31/20</u>
Current Assets		\$2,232,628	\$7,630,230	\$4,398,887
Fixed/Other Assets		\$21,599,198	\$22,404,250	\$26,929,897
Total Assets		\$23,831,826	\$30,034,480	\$31,328,784
Current Liabilities		\$1,594,545	\$4,337,081	\$3,187,101
Long Term Liabilities		\$20,693,324	\$20,415,332	\$21,193,918
Total Liabilities		\$22,287,869	\$24,752,413	\$24,381,019
Net Assets		\$1,543,957	\$5,282,067	\$6,947,765
Working Capital Position		\$638,083	\$3,293,149	\$1,211,786
Revenue		\$18,410,465	\$16,416,165	\$19,332,786
Expenses		\$22,148,574	\$18,090,947	\$17,558,850
Net Income		-\$3,738,109	-\$1,674,782	\$1,773,936

Sunset Nursing and Rehabilitation Center, Inc.	Beds: 120	draft		
	County: Oneida	<u>12/31/2022</u>	<u>12/31/21</u>	<u>12/31/20</u>
Current Assets		\$3,362,101	\$4,105,202	\$1,854,208
Fixed/Other Assets		\$605,576	\$585,292	\$309,316
Total Assets		\$3,967,677	\$4,690,494	\$2,163,524
Current Liabilities		\$712,428	\$872,589	\$4,161,752
Long Term Liabilities		\$3,290,954	\$3,512,199	\$200,242
Total Liabilities		\$4,003,382	\$4,384,788	\$4,361,994
Net Assets		-\$35,705	\$305,706	-\$2,198,470
Working Capital Position		\$2,649,673	\$3,232,613	-\$2,307,544
Revenue		\$11,471,778	\$12,905,963	\$9,749,393
Expenses		\$11,594,727	\$10,401,787	\$10,992,641
Net Income		-\$122,949	\$2,504,176	-\$1,243,248

For period ended December 31, 2022, Seneca Health reported negative Cash and Cash Equivalents balances in the amount of \$104,834. The reported negative balance is attributable to the utilization of The McGuire Group Inc's (TMG) concentration account by these facilities. TMG covers a significant portion of the expenses on behalf of these facilities, and in-turn allocates paid expenses back to the facilities. TMG concentration account is utilized to simplify the process of collecting funds from each facility. In the event a facility incurs an expense directly, their account will be negative, however the expense will be honored with the cash being held at TMG concentration account.

Pro Forma Balance Sheet - RCA Servicer at Aurora Park, LLC

Assets

Current Assets

Working Capital - Cash	\$5,292,730
Unsettled Accounts Receivable (Net Allowances & Adjustments)	\$3,200,208
Prepaid Expenses and Other Current Assets	\$1,518,989
Total Current Assets	\$10,011,927

Non Current Assets

Resident Funds Held in Trust	\$234,818
Capital Lease Assets (Net)	\$166,640
Leasehold Improvements & Equipment (Net)	\$578,291
Total Non Current Assets	\$979,749

TOTAL ASSETS: \$10,991,676

Liabilities

Current Liabilities

Accrued Payroll and Other Expenses	\$2,053,456
Total Current Liabilities	\$2,053,456

Long Term Liabilities

Other liabilities - Assumed Liabilities	\$1,349,995
Resident Funds Payable	\$234,013
Capital Lease Obligations, Net	(\$907,013)
Working Capital Loan	\$2,646,365
Total Long Term Liabilities	\$3,323,360

TOTAL LIABILITIES: \$5,376,816

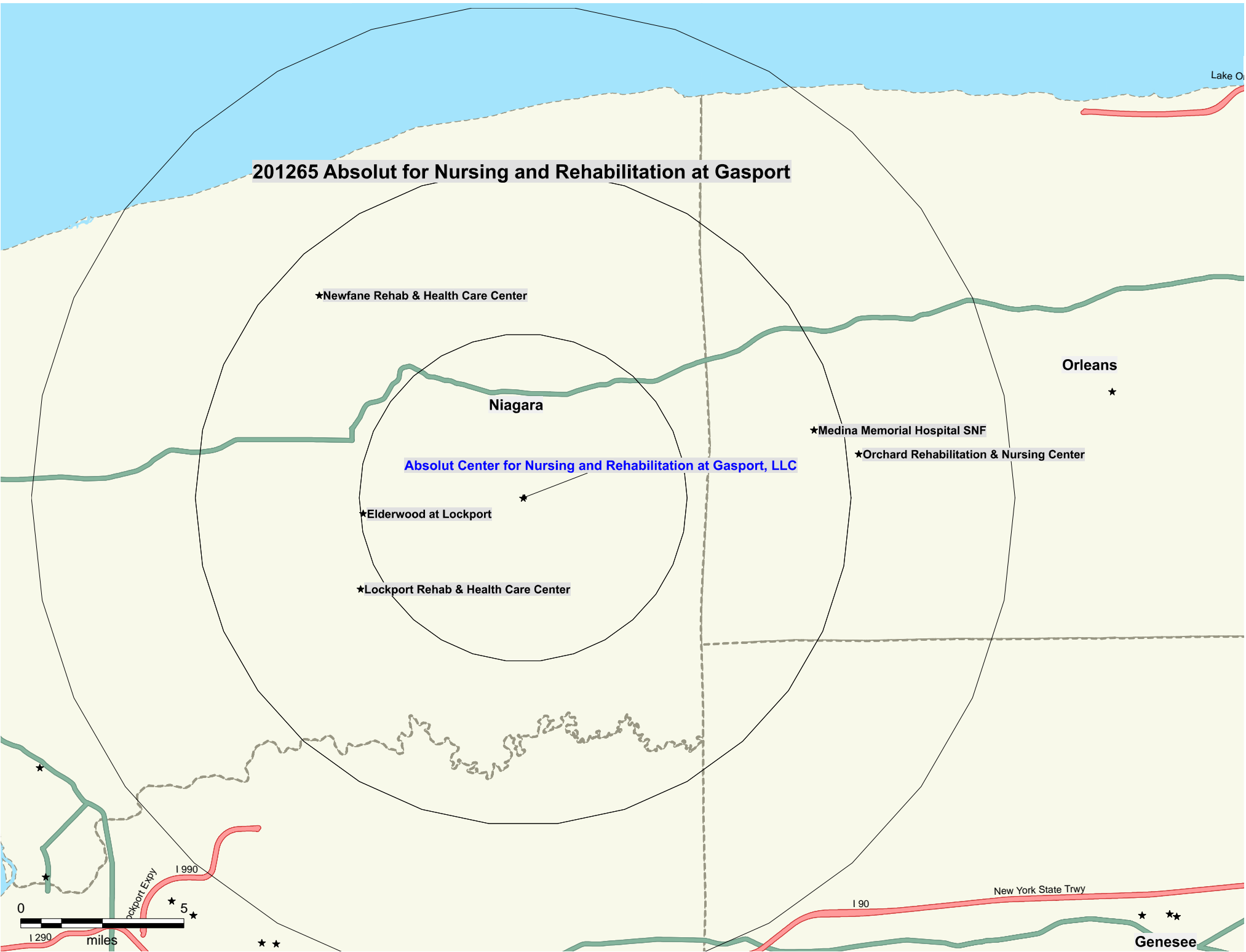
Equity

Orly Lieberman	47.0%	\$2,638,984
Michael Farbenblum	23.0%	\$1,291,418
Mordechai Mendlowitz	22.5%	\$1,263,344
Menachem Tauber	7.5%	\$421,114
TOTAL EQUITY:		\$5,614,860

TOTAL LIABILITIES AND MEMBERS' EQUITY \$10,991,676

* The member equity indicated here reflects the projected member equity upon closing. The basis for the values projected is the amount of assumed assets and assumed liabilities as detailed in the current operators' **June 30, 2022 internal** financial statement. Actual member equity contribution, for the purposes of this Certificate of Need Application, is reflected in Attachment **12** - Equity Analysis.

Absolut Center for Nursing and Rehabilitation at Aurora Park, LLC			
	1/1/22- 12/31/22 Internal	2021	2020
ASSETS - CURRENT	\$4,204,881	\$5,244,233	\$6,229,727
ASSETS - FIXED AND OTHER	\$20,321,890	\$6,250,532	\$6,506,069
TOTAL ASSETS	\$24,526,771	\$11,494,765	\$12,735,796
LIABILITIES - CURRENT	\$7,900,267	\$2,663,841	\$5,518,943
LIABILITIES - LONG-TERM	\$26,436,343	\$8,066,083	\$5,931,561
TOTAL LIABILITIES	\$34,336,610	\$10,729,924	\$11,450,504
WORKING CAPITAL	(\$3,695,386)	\$2,580,392	\$710,784
NET ASSET POSITION	(\$9,809,839)	\$764,841	\$1,285,292
INCOME	\$25,510,433	\$27,469,234	\$29,439,370
EXPENSE	\$33,071,478	\$27,989,685	\$33,491,977
NET INCOME	(\$7,561,045)	(\$520,451)	(\$4,052,607)





Office of the State Long Term Care Ombudsman

Two Empire State Plaza
Fifth Floor, Albany, NY 12223-1251
www.ltcombudsman.ny.gov

Claudette Royal
State Ombudsman
1-855-582-6769

To: Public Health and Health Planning Council

Re: 201265 RCA Servicer at Gasport, LLC d/b/a Gasport Center for Rehabilitation and Nursing

Date: June 06, 2023

Long Term Care Ombudsman Program Review:

The Office of the State Long Term Care Ombudsman has received and reviewed the application for change in ownership submitted by RCA Servicer at Gasport, LLC d/b/a Gasport Center for Rehabilitation and Nursing. The Office reviewed all 12 facilities currently operated by the proposed owners. There is a regular and consistent Ombudsman presence in 8 of 12 facilities and at least quarterly visitation in 4 of 12 facilities. Based on the Office's review of any programmatic interactions and complaints received for these facilities, the Office has no objection to the approval of this application, however, would like to note an area of concern that could be improved upon in one of the facilities.

Brookhaven Heath Care Facility has been identified as having frequent resident discharges to other nursing homes once residents have completed rehabilitation, a practice not as common in most other facilities. There have been indications that these discharges are occurring because the facility has no openings for long term care residents, however in New York State all nursing home beds are dually certified and there is no delineation of the types of beds a facility may have. While discharging a resident to another nursing home is not necessarily inappropriate, it is a concern if the resident was not offered the option to stay at the facility. The Ombudsman Program has had multiple residents report they were not given this choice; however, these same residents have not been willing to be identified in a regulatory complaint.

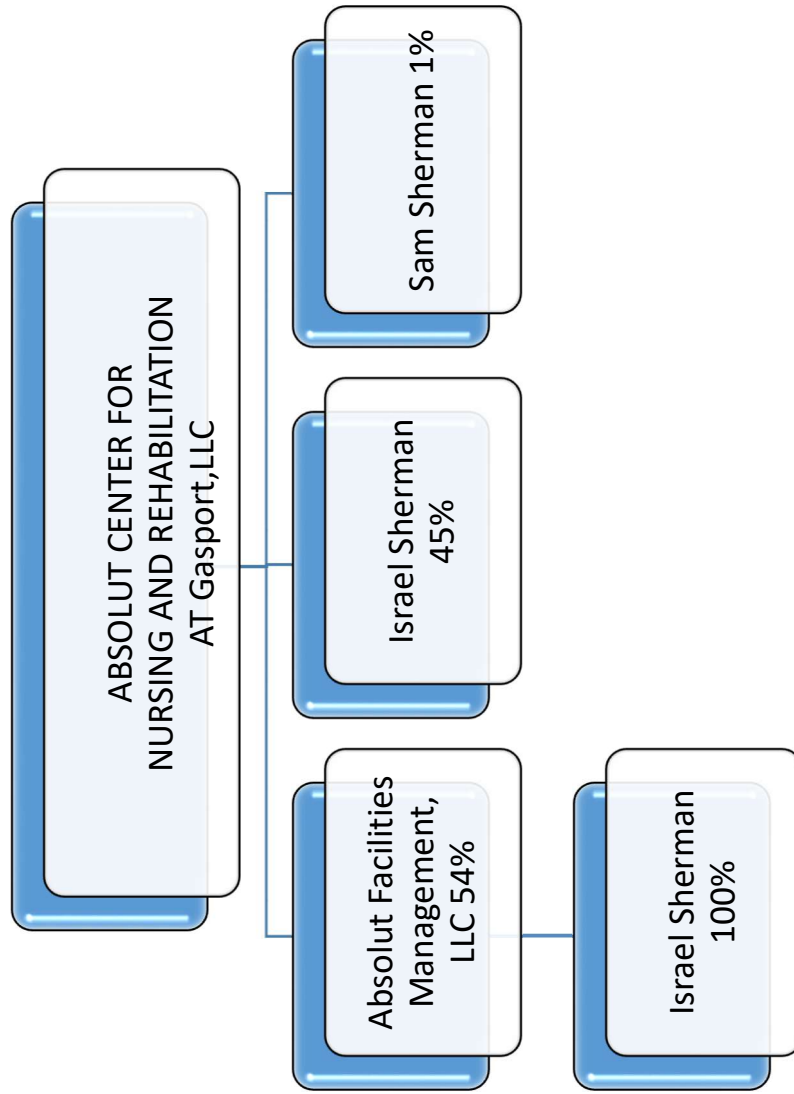
The Ombudsman Program has discussed discharge practices with facility administration and provided education regarding residents' rights related to discharge. The Ombudsman Program also provides educational materials and information to residents. LTCOP will continue to evaluate this practice in this facility and will also be monitoring

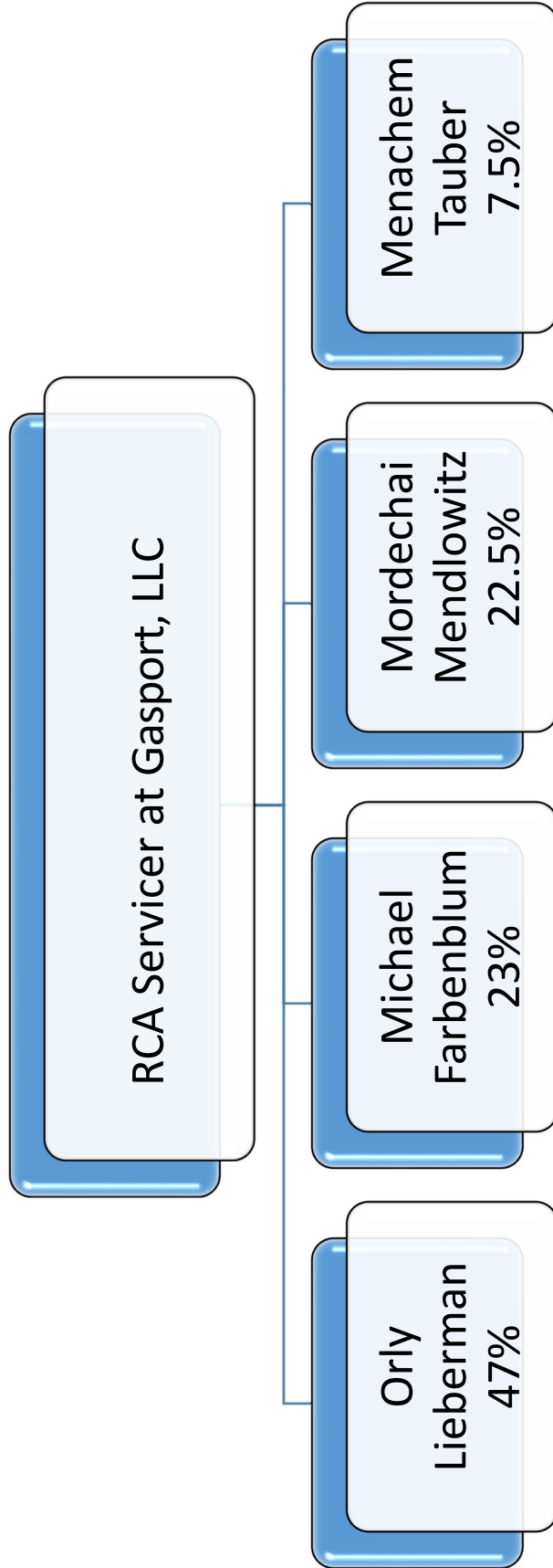
The Office of the State Long-Term Care Ombudsman is a programmatically independent advocacy service located within the New York State Office for the Aging. Points of view, opinions or positions of the Ombudsman Program do not necessarily represent the views, positions or policy of the New York State Office for the Aging.

for this practice if the CON for the subject facility is approved by the Public Health and Health Planning Council.

A handwritten signature in cursive script that reads "Claudette Royal".

Claudette Royal
New York State Ombudsman





Affiliated Nursing Homes (Page 1)

Autumn View Health Care Facility, LLC	Beds: 230	draft		
	County: Erie	<u>12/31/2022</u>	<u>12/31/21</u>	<u>12/31/20</u>
Current Assets		\$4,483,317	\$15,767,864	\$5,066,485
Fixed/Other Assets		\$51,727,115	\$46,780,864	\$58,491,466
Total Assets		\$56,210,432	\$62,548,728	\$63,557,951
Current Liabilities		\$2,638,440	\$6,771,993	\$5,617,747
Long Term Liabilities		\$45,112,550	\$44,297,910	\$46,619,783
Total Liabilities		\$47,750,990	\$51,069,903	\$52,237,530
Net Assets		\$8,459,442	\$11,478,825	\$11,320,421
Working Capital Position		\$1,844,877	\$8,995,871	-\$551,262
Revenue		\$28,809,608	\$29,167,011	\$29,845,695
Expenses		\$31,828,989	\$29,025,562	\$28,267,025
Net Income		-\$3,019,381	\$141,449	\$1,578,670

Brookhaven Health Care Facility, LLC	Beds: 160	draft		
	County: Suffolk	<u>12/31/2022</u>	<u>12/31/21</u>	<u>12/31/20</u>
Current Assets		\$3,625,759	\$12,441,221	\$3,295,760
Fixed/Other Assets		\$33,533,741	\$27,977,350	\$40,223,601
Total Assets		\$37,159,500	\$40,418,571	\$43,519,361
Current Liabilities		\$3,081,068	\$7,981,541	\$6,621,831
Long Term Liabilities		\$25,963,790	\$25,434,058	\$28,925,207
Total Liabilities		\$29,044,858	\$33,415,599	\$35,547,038
Net Assets		\$8,114,642	\$7,002,972	\$7,972,323
Working Capital Position		\$544,691	\$4,459,680	-\$3,326,071
Revenue		\$33,302,364	\$30,965,656	\$31,632,584
Expenses		\$32,190,695	\$31,945,248	\$30,354,236
Net Income		\$1,111,669	-\$979,592	\$1,278,348

Garden Gate Health Care Facility, LLC	Beds: 184	draft		
	County: Erie	<u>12/31/2022</u>	<u>12/31/21</u>	<u>12/31/20</u>
Current Assets		\$3,609,992	\$9,957,103	\$4,472,282
Fixed/Other Assets		\$24,903,909	\$24,151,675	\$30,592,355
Total Assets		\$28,513,901	\$34,108,778	\$35,064,637
Current Liabilities		\$2,059,461	\$4,699,073	\$4,389,768
Long Term Liabilities		\$22,744,057	\$22,180,199	\$23,773,142
Total Liabilities		\$24,803,518	\$26,879,272	\$28,162,910
Net Assets		\$3,710,383	\$7,229,506	\$6,901,727
Working Capital Position		\$1,550,531	\$5,258,030	\$82,514
Revenue		\$23,343,918	\$22,478,220	\$23,221,946
Expenses		\$26,863,040	\$22,158,603	\$22,337,750
Net Income		-\$3,519,122	\$319,617	\$884,196

For period ended December 31, 2022, Autumn View, Brookhaven and Garden Gate reported negative Cash and Cash Equivalents balances in the amounts of \$127,565, \$359,791 and \$137,477, respectively. The reported negative balances are attributable to the utilization of The McGuire Group Inc's (TMG) concentration account by these facilities. TMG covers a significant portion of the expenses on behalf of these facilities, and in-turn allocates paid expenses back to the facilities. TMG concentration account is utilized to simplify the process of collecting funds from each facility. In the event a facility incurs an expense directly, their account will be negative, however the expense will be honored with the cash being held at TMG concentration account.

Affiliated Nursing Homes (Page 2)

Golden Hill Planning Corporation d/b/a Golden Hill Nursing and Rehabilitation Center	Beds: 280 County: Ulster	draft		
		<u>12/31/2022</u>	<u>12/31/21</u>	<u>12/31/20</u>
Current Assets		\$10,915,747	\$11,626,029	\$9,100,454
Fixed/Other Assets		\$5,358,247	\$3,144,717	\$2,741,062
Total Assets		\$16,273,994	\$14,770,746	\$11,841,516
Current Liabilities		\$8,714,361	\$6,921,095	\$10,381,487
Long Term Liabilities		\$2,562,719	\$3,976,932	\$981,821
Total Liabilities		\$11,277,080	\$10,898,027	\$11,363,308
Net Assets		\$4,996,914	\$3,872,719	\$478,208
Working Capital Position		\$2,201,386	\$4,704,934	-\$1,281,033
Revenue		\$34,231,688	\$31,868,759	\$36,475,846
Expenses		\$33,107,493	\$30,691,572	\$35,288,543
Net Income		\$1,124,195	\$1,177,187	\$1,187,303

Harris Hill Nursing Facility, LLC	Beds: 192 County: Erie	draft		
		<u>12/31/2022</u>	<u>12/31/21</u>	<u>12/31/20</u>
Current Assets		\$4,487,585	\$11,248,512	\$6,583,738
Fixed/Other Assets		\$38,923,232	\$38,196,287	\$42,902,390
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Current Liabilities		\$1,696,952	\$6,061,077	\$4,157,830
Long Term Liabilities		\$36,537,230	\$35,760,398	\$37,611,751
Total Liabilities		\$38,234,182	\$41,821,475	\$41,769,581
Net Assets		\$5,176,635	\$7,623,324	\$7,716,547
Working Capital Position		\$2,790,633	\$5,187,435	\$2,425,908
Revenue		\$26,272,309	\$25,391,901	\$25,282,940
Expenses		\$28,718,996	\$25,499,100	\$25,028,110
Net Income		-\$2,446,687	-\$107,199	\$254,830

Northgate Health Care Facility, LLC	Beds: 200 County: Niagara	draft		
		<u>12/31/2022</u>	<u>12/31/21</u>	<u>12/31/20</u>
Current Assets		\$3,083,542	\$7,419,603	\$3,780,625
Fixed/Other Assets		\$20,320,021	\$21,128,056	\$25,617,620
Total Assets		\$23,403,563	\$28,547,659	\$29,398,245
Current Liabilities		\$2,076,615	\$4,470,776	\$4,966,347
Long Term Liabilities		\$21,154,718	\$20,504,040	\$20,856,639
Total Liabilities		\$23,231,333	\$24,974,816	\$25,822,986
Net Assets		\$172,230	\$3,572,843	\$3,575,259
Working Capital Position		\$1,006,927	\$2,948,827	-\$1,185,722
Revenue		\$22,637,648	\$21,445,546	\$21,519,851
Expenses		\$26,038,260	\$21,454,840	\$22,786,914
Net Income		-\$3,400,612	-\$9,294	-\$1,267,063

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Affiliated Nursing Homes (Page 3)

Roscoe Regional Healthcare, LLC d/b/a Roscoe Rehabilitation and Nursing Center	Beds: 85	draft		
	County: Sullivan	<u>12/31/2022</u>	<u>12/31/21</u>	<u>12/31/20</u>
Current Assets		\$1,367,567	\$1,637,759	\$1,603,424
Fixed/Other Assets		\$905,324	\$1,544,551	\$532,785
Total Assets		\$2,272,891	\$3,182,310	\$2,136,209
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Long Term Liabilities		\$816,499	\$1,695,627	\$1,355,611
Total Liabilities		\$1,457,736	\$2,262,218	\$2,628,514
Net Assets		\$815,155	\$920,092	-\$492,305
Working Capital Position		\$726,330	\$1,071,168	\$330,521
Revenue		\$8,418,014	\$8,752,603	\$8,864,090
Expenses		\$8,522,954	\$7,340,206	\$8,425,503
Net Income		-\$104,940	\$1,412,397	\$438,587

Seneca Health Care Center, LLC	Beds: 160	draft		
	County: Erie	<u>12/31/2022</u>	<u>12/31/21</u>	<u>12/31/20</u>
Current Assets		\$2,232,628	\$7,630,230	\$4,398,887
Fixed/Other Assets		\$21,599,198	\$22,404,250	\$26,929,897
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Long Term Liabilities		\$20,693,324	\$20,415,332	\$21,193,918
Total Liabilities		\$22,287,869	\$24,752,413	\$24,381,019
Net Assets		\$1,543,957	\$5,282,067	\$6,947,765
Working Capital Position		\$638,083	\$3,293,149	\$1,211,786
Revenue		\$18,410,465	\$16,416,165	\$19,332,786
Expenses		\$22,148,574	\$18,090,947	\$17,558,850
Net Income		-\$3,738,109	-\$1,674,782	\$1,773,936

Sunset Nursing and Rehabilitation Center, Inc.	Beds: 120	draft		
	County: Oneida	<u>12/31/2022</u>	<u>12/31/21</u>	<u>12/31/20</u>
Current Assets		\$3,362,101	\$4,105,202	\$1,854,208
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Total Assets		\$3,967,677	\$4,690,494	\$2,163,524
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Long Term Liabilities		\$3,290,954	\$3,512,199	\$200,242
Total Liabilities		\$4,003,382	\$4,384,788	\$4,361,994
Net Assets		-\$35,705	\$305,706	-\$2,198,470
Working Capital Position		\$2,649,673	\$3,232,613	-\$2,307,544
Revenue		\$11,471,778	\$12,905,963	\$9,749,393
Expenses		\$11,594,727	\$10,401,787	\$10,992,641
Net Income		-\$122,949	\$2,504,176	-\$1,243,248

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Pro Forma Balance Sheet - RCA Servicer at Gasport, LLC

<u>Assets</u>		
Current Assets		
Working Capital - Cash		\$1,287,146
Resident Accounts Receivable (Net)		\$1,086,477
Prepaid expenses and other current assets		\$157,482
	Total Current Assets	\$2,531,105
Non Current Assets		
Leasehold Improvements & Equipment (Net)		\$164,065
Resident Funds		\$78,680
	Total Non Current Assets	\$242,745
TOTAL ASSETS:		\$2,773,850

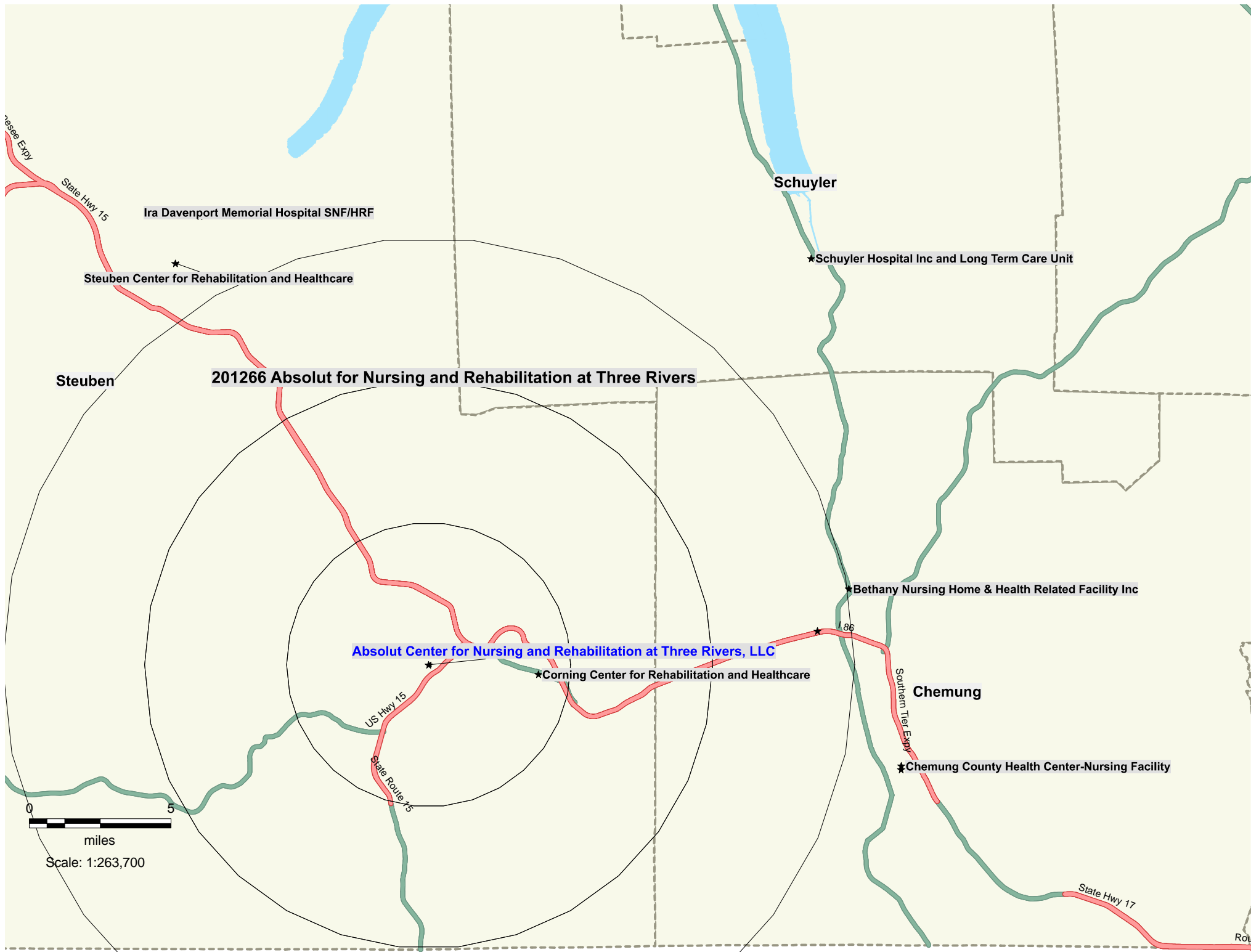
<u>Liabilities</u>		
Current Liabilities		
Accrued Payroll and Other Expenses		\$606,105
	Total Current Liabilities	\$606,105
Long Term Liabilities		
Assumed Liabilities (Accrued PTO)		\$342,084
Residents' Funds Payable		\$78,680
Capital Lease Obligations, Net		\$46,920
Working Capital Loan		\$643,573
	Total Long Term Liabilities	\$1,111,257
TOTAL LIABILITIES:		\$1,717,362

<u>Equity</u>		
Orly Lieberman	47.0%	\$496,549
Michael Farbenblum	23.0%	\$242,992
Mordechai Mendlowitz	22.5%	\$237,710
Menachem Tauber	7.5%	\$79,237
TOTAL EQUITY:		\$1,056,488

TOTAL LIABILITIES AND MEMBERS' EQUITY		\$2,773,850
--	--	--------------------

* The member equity indicated here reflects the projected member equity upon closing. The basis for the values projected is the amount of assumed assets and assumed liabilities as detailed in the current operators' **June 30, 2022 internal** financial statement. Actual member equity contribution, for the purposes of this Certificate of Need Application, is reflected in Attachment 12 - Equity Analysis.

Absolut Center for Nursing and Rehabilitation at Gasport, LLC			
	1/1/22-12/31/22 Internal	2021	2020
ASSETS - CURRENT	\$1,102,669	\$1,269,738	\$1,179,545
ASSETS - FIXED AND OTHER	\$2,602,064	\$859,703	\$840,701
TOTAL ASSETS	\$3,704,733	\$2,129,441	\$2,020,246
LIABILITIES - CURRENT	\$1,836,900	\$734,331	\$1,366,373
LIABILITIES - LONG-TERM	\$4,129,861	\$2,029,696	\$1,336,509
TOTAL LIABILITIES	\$5,966,761	\$2,764,027	\$2,702,882
WORKING CAPITAL	(\$734,231)	\$535,407	(\$186,828)
NET ASSET POSITION	(\$2,262,028)	(\$634,586)	(\$682,636)
INCOME	\$7,716,022	\$7,811,496	\$6,894,796
EXPENSE	\$9,076,083	\$7,763,446	\$8,527,370
NET INCOME	(\$1,360,061)	\$48,050	(\$1,632,574)





Office of the State Long Term Care Ombudsman

Two Empire State Plaza
Fifth Floor, Albany, NY 12223-1251
www.ltcombudsman.ny.gov

Claudette Royal
State Ombudsman
1-855-582-6769

To: Public Health and Health Planning Council

Re: 201266 RCA Servicer at Three Rivers Center, LLC d/b/a Three Rivers Center for Rehabilitation and Nursing

Date: June 06, 2023

Long Term Care Ombudsman Program Review:

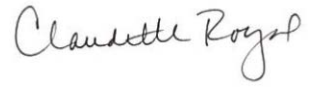
The Office of the State Long Term Care Ombudsman has received and reviewed the application for change in ownership submitted by RCA Servicer at Three Rivers Center, LLC d/b/a Three Rivers Center for Rehabilitation and Nursing. The Office reviewed all 12 facilities currently operated by the proposed owners. There is a regular and consistent Ombudsman presence in 8 of 12 facilities and at least quarterly visitation in 4 of 12 facilities. Based on the Office's review of any programmatic interactions and complaints received for these facilities, the Office has no objection to the approval of this application, however, would like to note an area of concern that could be improved upon in one of the facilities.

Brookhaven Heath Care Facility has been identified as having frequent resident discharges to other nursing homes once residents have completed rehabilitation, a practice not as common in most other facilities. There have been indications that these discharges are occurring because the facility has no openings for long term care residents, however in New York State all nursing home beds are dually certified and there is no delineation of the types of beds a facility may have. While discharging a resident to another nursing home is not necessarily inappropriate, it is a concern if the resident was not offered the option to stay at the facility. The Ombudsman Program has had multiple residents report they were not given this choice; however, these same residents have not been willing to be identified in a regulatory complaint.

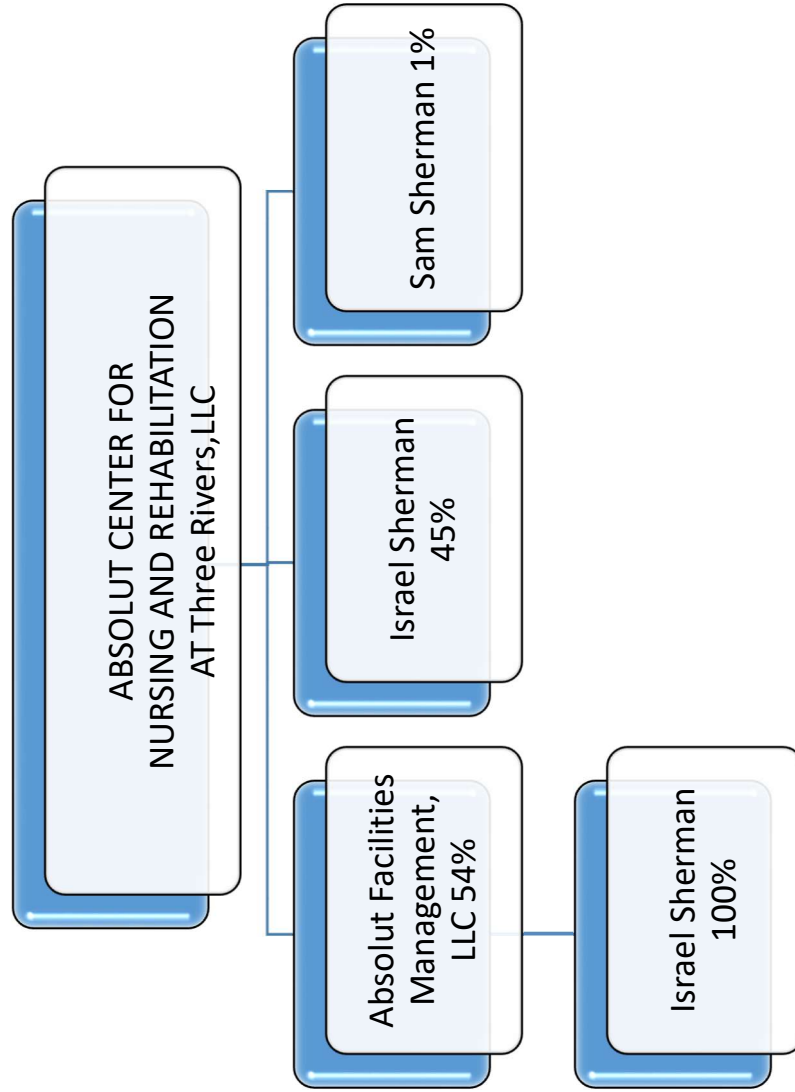
The Ombudsman Program has discussed discharge practices with facility administration and provided education regarding residents' rights related to discharge. The Ombudsman Program also provides educational materials and information to residents. LTCOP will continue to evaluate this practice in this facility and will also be monitoring

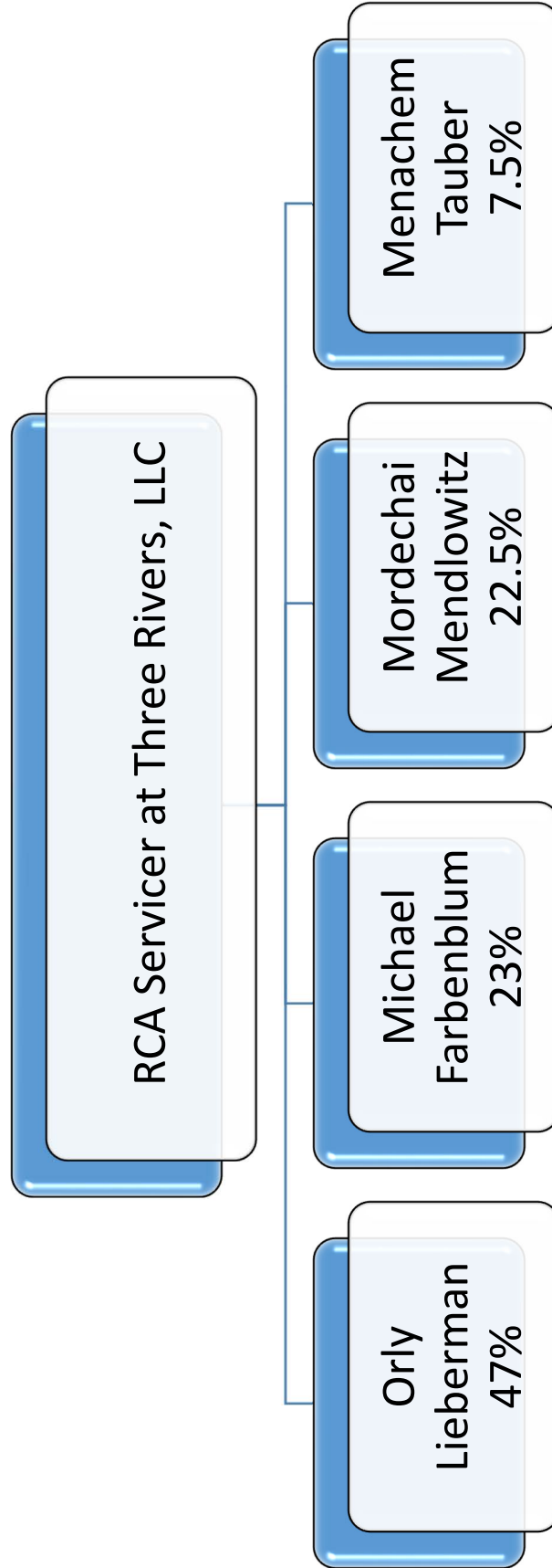
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for this practice if the CON for the subject facility is approved by the Public Health and Health Planning Council.

A handwritten signature in cursive script that reads "Claudette Royal".

Claudette Royal
New York State Ombudsman





Affiliated Nursing Homes (Page 1)

Autumn View Health Care Facility, LLC	Beds: 230	draft		
	County: Erie	<u>12/31/2022</u>	<u>12/31/21</u>	<u>12/31/20</u>
Current Assets		\$4,483,317	\$15,767,864	\$5,066,485
Fixed/Other Assets		\$51,727,115	\$46,780,864	\$58,491,466
Total Assets		\$56,210,432	\$62,548,728	\$63,557,951
Current Liabilities		\$2,638,440	\$6,771,993	\$5,617,747
Long Term Liabilities		\$45,112,550	\$44,297,910	\$46,619,783
Total Liabilities		\$47,750,990	\$51,069,903	\$52,237,530
Net Assets		\$8,459,442	\$11,478,825	\$11,320,421
Working Capital Position		\$1,844,877	\$8,995,871	-\$551,262
Revenue		\$28,809,608	\$29,167,011	\$29,845,695
Expenses		\$31,828,989	\$29,025,562	\$28,267,025
Net Income		-\$3,019,381	\$141,449	\$1,578,670

Brookhaven Health Care Facility, LLC	Beds: 160	draft		
	County: Suffolk	<u>12/31/2022</u>	<u>12/31/21</u>	<u>12/31/20</u>
Current Assets		\$3,625,759	\$12,441,221	\$3,295,760
Fixed/Other Assets		\$33,533,741	\$27,977,350	\$40,223,601
Total Assets		\$37,159,500	\$40,418,571	\$43,519,361
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Long Term Liabilities		\$25,963,790	\$25,434,058	\$28,925,207
Total Liabilities		\$29,044,858	\$33,415,599	\$35,547,038
Net Assets		\$8,114,642	\$7,002,972	\$7,972,323
Working Capital Position		\$544,691	\$4,459,680	-\$3,326,071
Revenue		\$33,302,364	\$30,965,656	\$31,632,584
Expenses		\$32,190,695	\$31,945,248	\$30,354,236
Net Income		\$1,111,669	-\$979,592	\$1,278,348

Garden Gate Health Care Facility, LLC	Beds: 184	draft		
	County: Erie	<u>12/31/2022</u>	<u>12/31/21</u>	<u>12/31/20</u>
Current Assets		\$3,609,992	\$9,957,103	\$4,472,282
Fixed/Other Assets		\$24,903,909	\$24,151,675	\$30,592,355
Total Assets		\$28,513,901	\$34,108,778	\$35,064,637
Current Liabilities		\$2,059,461	\$4,699,073	\$4,389,768
Long Term Liabilities		\$22,744,057	\$22,180,199	\$23,773,142
Total Liabilities		\$24,803,518	\$26,879,272	\$28,162,910
Net Assets		\$3,710,383	\$7,229,506	\$6,901,727
Working Capital Position		\$1,550,531	\$5,258,030	\$82,514
Revenue		\$23,343,918	\$22,478,220	\$23,221,946
Expenses		\$26,863,040	\$22,158,603	\$22,337,750
Net Income		-\$3,519,122	\$319,617	\$884,196

For period ended December 31, 2022, Autumn View, Brookhaven and Garden Gate reported negative Cash and Cash Equivalents balances in the amounts of \$127,565, \$359,791 and \$137,477, respectively. The reported negative balances are attributable to the utilization of The McGuire Group Inc's (TMG) concentration account by these facilities. TMG covers a significant portion of the expenses on behalf of these facilities, and in-turn allocates paid expenses back to the facilities. TMG concentration account is utilized to simplify the process of collecting funds from each facility. In the event a facility incurs an expense directly, their account will be negative, however the expense will be honored with the cash being held at TMG concentration account.

Affiliated Nursing Homes (Page 2)

Golden Hill Planning Corporation d/b/a Golden Hill Nursing and Rehabilitation Center	Beds: 280 County: Ulster	draft		
		<u>12/31/2022</u>	<u>12/31/21</u>	<u>12/31/20</u>
Current Assets		\$10,915,747	\$11,626,029	\$9,100,454
Fixed/Other Assets		\$5,358,247	\$3,144,717	\$2,741,062
Total Assets		\$16,273,994	\$14,770,746	\$11,841,516
Current Liabilities		\$8,714,361	\$6,921,095	\$10,381,487
Long Term Liabilities		\$2,562,719	\$3,976,932	\$981,821
Total Liabilities		\$11,277,080	\$10,898,027	\$11,363,308
Net Assets		\$4,996,914	\$3,872,719	\$478,208
Working Capital Position		\$2,201,386	\$4,704,934	-\$1,281,033
Revenue		\$34,231,688	\$31,868,759	\$36,475,846
Expenses		\$33,107,493	\$30,691,572	\$35,288,543
Net Income		\$1,124,195	\$1,177,187	\$1,187,303

Harris Hill Nursing Facility, LLC	Beds: 192 County: Erie	draft		
		<u>12/31/2022</u>	<u>12/31/21</u>	<u>12/31/20</u>
Current Assets		\$4,487,585	\$11,248,512	\$6,583,738
Fixed/Other Assets		\$38,923,232	\$38,196,287	\$42,902,390
Total Assets		\$43,410,817	\$49,444,799	\$49,486,128
Current Liabilities		\$1,696,952	\$6,061,077	\$4,157,830
Long Term Liabilities		\$36,537,230	\$35,760,398	\$37,611,751
Total Liabilities		\$38,234,182	\$41,821,475	\$41,769,581
Net Assets		\$5,176,635	\$7,623,324	\$7,716,547
Working Capital Position		\$2,790,633	\$5,187,435	\$2,425,908
Revenue		\$26,272,309	\$25,391,901	\$25,282,940
Expenses		\$28,718,996	\$25,499,100	\$25,028,110
Net Income		-\$2,446,687	-\$107,199	\$254,830

Northgate Health Care Facility, LLC	Beds: 200 County: Niagara	draft		
		<u>12/31/2022</u>	<u>12/31/21</u>	<u>12/31/20</u>
Current Assets		\$3,083,542	\$7,419,603	\$3,780,625
Fixed/Other Assets		\$20,320,021	\$21,128,056	\$25,617,620
Total Assets		\$23,403,563	\$28,547,659	\$29,398,245
Current Liabilities		\$2,076,615	\$4,470,776	\$4,966,347
Long Term Liabilities		\$21,154,718	\$20,504,040	\$20,856,639
Total Liabilities		\$23,231,333	\$24,974,816	\$25,822,986
Net Assets		\$172,230	\$3,572,843	\$3,575,259
Working Capital Position		\$1,006,927	\$2,948,827	-\$1,185,722
Revenue		\$22,637,648	\$21,445,546	\$21,519,851
Expenses		\$26,038,260	\$21,454,840	\$22,786,914
Net Income		-\$3,400,612	-\$9,294	-\$1,267,063

For period ended December 31, 2022, Harris Hill and Northgate reported negative Cash and Cash Equivalents balances in the amounts of \$183,639 and \$94,798, respectively. The reported negative balances are attributable to the utilization of The McGuire Group Inc's (TMG) concentration account by these facilities. TMG covers a significant portion of the expenses on behalf of these facilities, and in-turn allocates paid expenses back to the facilities. TMG concentration account is utilized to simplify the process of collecting funds from each facility. In the event a facility incurs an expense directly, their account will be negative, however the expense will be honored with the cash being held at TMG concentration account.

Affiliated Nursing Homes (Page 3)

Roscoe Regional Healthcare, LLC d/b/a Roscoe Rehabilitation and Nursing Center	Beds: 85	draft		
	County: Sullivan	<u>12/31/2022</u>	<u>12/31/21</u>	<u>12/31/20</u>
Current Assets		\$1,367,567	\$1,637,759	\$1,603,424
Fixed/Other Assets		\$905,324	\$1,544,551	\$532,785
Total Assets		\$2,272,891	\$3,182,310	\$2,136,209
Current Liabilities		\$641,237	\$566,591	\$1,272,903
Long Term Liabilities		\$816,499	\$1,695,627	\$1,355,611
Total Liabilities		\$1,457,736	\$2,262,218	\$2,628,514
Net Assets		\$815,155	\$920,092	-\$492,305
Working Capital Position		\$726,330	\$1,071,168	\$330,521
Revenue		\$8,418,014	\$8,752,603	\$8,864,090
Expenses		\$8,522,954	\$7,340,206	\$8,425,503
Net Income		-\$104,940	\$1,412,397	\$438,587

Seneca Health Care Center, LLC	Beds: 160	draft		
	County: Erie	<u>12/31/2022</u>	<u>12/31/21</u>	<u>12/31/20</u>
Current Assets		\$2,232,628	\$7,630,230	\$4,398,887
Fixed/Other Assets		\$21,599,198	\$22,404,250	\$26,929,897
Total Assets		\$23,831,826	\$30,034,480	\$31,328,784
Current Liabilities		\$1,594,545	\$4,337,081	\$3,187,101
Long Term Liabilities		\$20,693,324	\$20,415,332	\$21,193,918
Total Liabilities		\$22,287,869	\$24,752,413	\$24,381,019
Net Assets		\$1,543,957	\$5,282,067	\$6,947,765
Working Capital Position		\$638,083	\$3,293,149	\$1,211,786
Revenue		\$18,410,465	\$16,416,165	\$19,332,786
Expenses		\$22,148,574	\$18,090,947	\$17,558,850
Net Income		-\$3,738,109	-\$1,674,782	\$1,773,936

Sunset Nursing and Rehabilitation Center, Inc.	Beds: 120	draft		
	County: Oneida	<u>12/31/2022</u>	<u>12/31/21</u>	<u>12/31/20</u>
Current Assets		\$3,362,101	\$4,105,202	\$1,854,208
Fixed/Other Assets		\$605,576	\$585,292	\$309,316
Total Assets		\$3,967,677	\$4,690,494	\$2,163,524
Current Liabilities		\$712,428	\$872,589	\$4,161,752
Long Term Liabilities		\$3,290,954	\$3,512,199	\$200,242
Total Liabilities		\$4,003,382	\$4,384,788	\$4,361,994
Net Assets		-\$35,705	\$305,706	-\$2,198,470
Working Capital Position		\$2,649,673	\$3,232,613	-\$2,307,544
Revenue		\$11,471,778	\$12,905,963	\$9,749,393
Expenses		\$11,594,727	\$10,401,787	\$10,992,641
Net Income		-\$122,949	\$2,504,176	-\$1,243,248

For period ended December 31, 2022, Seneca Health reported negative Cash and Cash Equivalents balances in the amount of \$104,834. The reported negative balance is attributable to the utilization of The McGuire Group Inc's (TMG) concentration account by these facilities. TMG covers a significant portion of the expenses on behalf of these facilities, and in-turn allocates paid expenses back to the facilities. TMG concentration account is utilized to simplify the process of collecting funds from each facility. In the event a facility incurs an expense directly, their account will be negative, however the expense will be honored with the cash being held at TMG concentration account.

Pro Forma Balance Sheet - RCA Servicer at Three Rivers, LLC

Assets

Current Assets

Working Capital - Cash	\$2,104,106
Accounts Receivable (Net Allowances & Adjustments)	\$1,660,142
Prepaid Expenses and Other Current Assets	\$219,015
Total Current Assets	\$3,983,263

Non Current Assets

Resident Funds Held in Trust	\$45,565
Leasehold Improvements & Equipment (Net)	\$1,026,512
Total Non Current Assets	\$1,072,077

TOTAL ASSETS: \$5,055,340

Liabilities

Current Liabilities

Accrued Payroll and Other Expenses	\$1,057,705
Total Current Liabilities	\$1,057,705

Long Term Liabilities

Other liabilities - Assumed Liabilities	\$658,768
Residents' Funds Payable	\$45,565
Working Capital Loan	\$1,052,053
Total Long Term Liabilities	\$1,756,386

TOTAL LIABILITIES: \$2,814,091

Equity

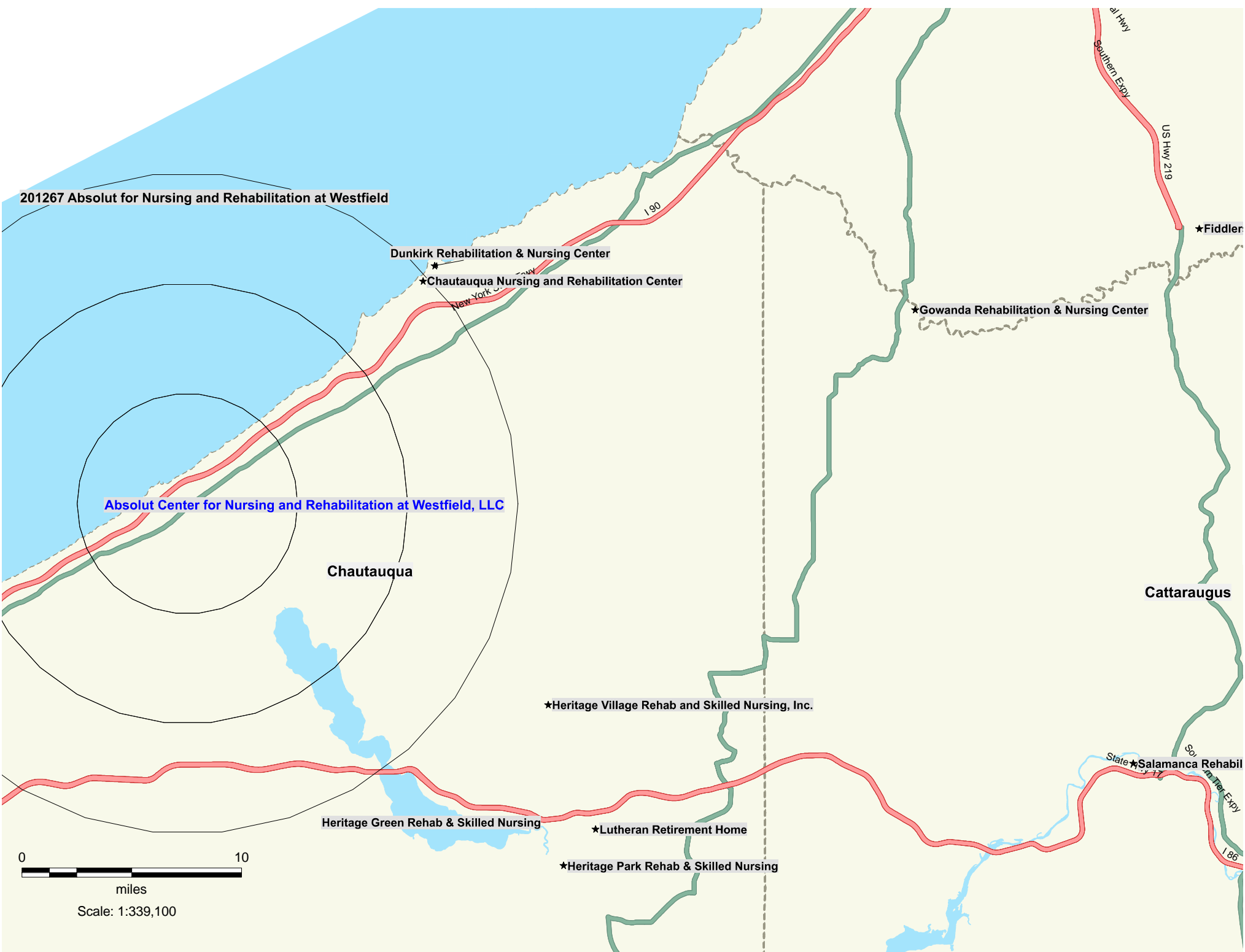
Orly Lieberman	47.00%	\$1,053,387
Michael Farbenblum	23.00%	\$515,487
Mordechai Mendlowitz	22.50%	\$504,281
Menachem Tauber	7.50%	\$168,094

TOTAL EQUITY: \$2,241,249

TOTAL LIABILITIES AND MEMBERS' EQUITY \$5,055,340

* The member equity indicated here reflects the projected member equity upon closing. The basis for the values projected is the amount of assumed assets and assumed liabilities as detailed in the current operators' **June 30, 2022 internal** financial statement. Actual member equity contribution, for the purposes of this Certificate of Need Application, is reflected in Attachment 12 - Equity Analysis.

Absolut Center for Nursing and Rehabilitation at Three Rivers, LLC			
	1/1/22-12/31/22 Internal	2021	2020
ASSETS - CURRENT	\$1,781,700	\$2,389,328	\$2,448,187
ASSETS - FIXED AND OTHER	\$8,362,250	\$1,242,851	\$1,380,789
TOTAL ASSETS	\$10,143,950	\$3,632,179	\$3,828,976
LIABILITIES - CURRENT	\$2,661,875	\$1,293,579	\$2,183,459
LIABILITIES - LONG-TERM	\$7,067,594	\$699,487	\$1,248,323
TOTAL LIABILITIES	\$9,729,469	\$1,993,066	\$3,431,782
WORKING CAPITAL	(\$880,175)	\$1,095,749	\$264,728
NET ASSET POSITION	\$414,481	\$1,639,113	\$397,194
INCOME	\$13,114,840	\$13,142,899	\$11,174,445
EXPENSE	\$13,767,778	\$11,900,980	\$13,304,717
NET INCOME	(\$652,938)	\$1,241,919	(\$2,130,272)



201267 Absolut for Nursing and Rehabilitation at Westfield

Dunkirk Rehabilitation & Nursing Center

★Chautauqua Nursing and Rehabilitation Center

Absolut Center for Nursing and Rehabilitation at Westfield, LLC

Chautauqua

★Gowanda Rehabilitation & Nursing Center

★Fiddler

Cattaraugus

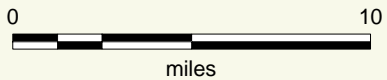
★Heritage Village Rehab and Skilled Nursing, Inc.

Heritage Green Rehab & Skilled Nursing

★Lutheran Retirement Home

★Heritage Park Rehab & Skilled Nursing

★Salamanca Rehabil



Scale: 1:339,100



Office of the State Long Term Care Ombudsman

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Fifth Floor, Albany, NY 12223-1251
www.ltcombudsman.ny.gov

Claudette Royal
State Ombudsman
1-855-582-6769

To: Public Health and Health Planning Council

Re: 201267 RCA Servicer at Westfield, LLC d/b/a Westfield Center for Rehabilitation and Nursing

Date: June 06, 2023

Long Term Care Ombudsman Program Review:

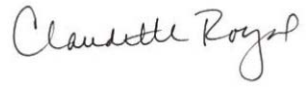
The Office of the State Long Term Care Ombudsman has received and reviewed the application for change in ownership submitted by RCA Servicer at Westfield, LLC d/b/a Westfield Center for Rehabilitation and Nursing. The Office reviewed all 12 facilities currently operated by the proposed owners. There is a regular and consistent Ombudsman presence in 8 of 12 facilities and at least quarterly visitation in 4 of 12 facilities. Based on the Office's review of any programmatic interactions and complaints received for these facilities, the Office has no objection to the approval of this application, however, would like to note an area of concern that could be improved upon in one of the facilities.

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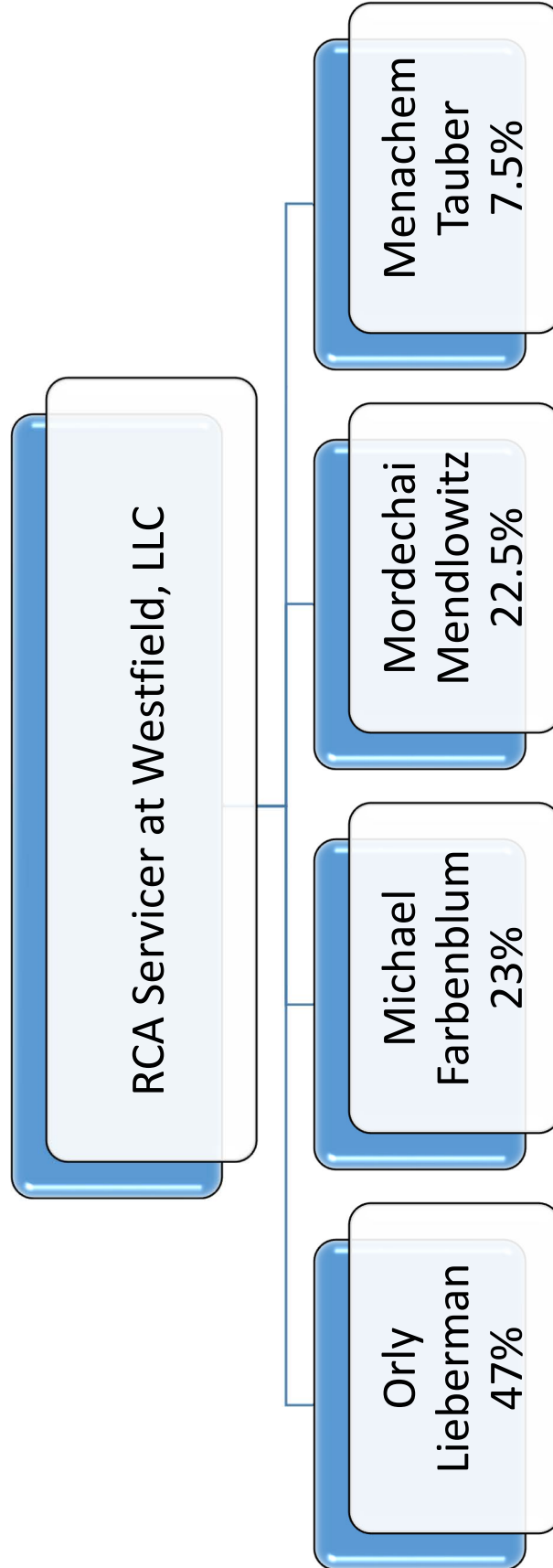
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Claudette Royal
New York State Ombudsman



Affiliated Nursing Homes (Page 1)

Autumn View Health Care Facility, LLC	Beds: 230	draft		
	County: Erie	<u>12-31-22</u>	<u>12-31-21</u>	<u>12-31-20</u>
Current Assets		\$4,483,317	\$15,767,864	\$5,066,485
Fixed/Other Assets		\$51,727,115	\$46,780,864	\$58,491,466
Total Assets		\$56,210,432	\$62,548,728	\$63,557,951
Current Liabilities		\$2,638,440	\$6,771,993	\$5,617,747
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Total Liabilities		\$47,750,990	\$51,069,903	\$52,237,530
Net Assets		\$8,459,442	\$11,478,825	\$11,320,421
Working Capital Position		\$1,844,877	\$8,995,871	-\$551,262
Revenue		\$28,809,608	\$29,167,011	\$29,845,695
Expenses		\$31,828,989	\$29,025,562	\$28,267,025
Net Income		-\$3,019,381	\$141,449	\$1,578,670

Brookhaven Health Care Facility, LLC	Beds: 160	draft		
	County: Suffolk	<u>12-31-22</u>	<u>12-31-21</u>	<u>12-31-20</u>
Current Assets		\$3,625,759	\$12,441,221	\$3,295,760
Fixed/Other Assets		\$33,533,741	\$27,977,350	\$40,223,601
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Working Capital Position		\$544,691	\$4,459,680	-\$3,326,071
Revenue		\$33,302,364	\$30,965,656	\$31,632,584
Expenses		\$32,190,695	\$31,945,248	\$30,354,236
Net Income		\$1,111,669	-\$979,592	\$1,278,348

Garden Gate Health Care Facility, LLC	Beds: 184	draft		
	County: Erie	<u>12-31-22</u>	<u>12-31-21</u>	<u>12-31-20</u>
Current Assets		\$3,609,992	\$9,957,103	\$4,472,282
Fixed/Other Assets		\$24,903,909	\$24,151,675	\$30,592,355
Total Assets		\$28,513,901	\$34,108,778	\$35,064,637
Current Liabilities		\$2,059,461	\$4,699,073	\$4,389,768
Long Term Liabilities		\$22,744,057	\$22,180,199	\$23,773,142
Total Liabilities		\$24,803,518	\$26,879,272	\$28,162,910
Net Assets		\$3,710,383	\$7,229,506	\$6,901,727
Working Capital Position		\$1,550,531	\$5,258,030	\$82,514
Revenue		\$23,343,918	\$22,478,220	\$23,221,946
Expenses		\$26,863,040	\$22,158,603	\$22,337,750
Net Income		-\$3,519,122	\$319,617	\$884,196

For period ended December 31, 2022, Autumn View, Brookhaven and Garden Gate reported negative Cash and Cash Equivalents balances in the amounts of \$127,565, \$359,791 and \$137,477, respectively. The reported negative balances are attributable to the utilization of The McGuire Group Inc's (TMG) concentration account by these facilities. TMG covers a significant portion of the expenses on behalf of these facilities, and in-turn allocates paid expenses back to the facilities. TMG concentration account is utilized to simplify the process of collecting funds from each facility. In the event a facility incurs an expense directly, their account will be negative, however the expense will be honored with the cash being held at TMG concentration account.

Affiliated Nursing Homes (Page 2)

Golden Hill Planning Corporation d/b/a Golden Hill Nursing and Rehabilitation Center	Beds: 280 County: Ulster	draft		
		<u>12-31-22</u>	<u>12-31-21</u>	<u>12-31-20</u>
Current Assets		\$10,915,747	\$11,626,029	\$9,100,454
Fixed/Other Assets		\$5,358,247	\$3,144,717	\$2,741,062
Total Assets		\$16,273,994	\$14,770,746	\$11,841,516
Current Liabilities		\$8,714,361	\$6,921,095	\$10,381,487
Long Term Liabilities		\$2,562,719	\$3,976,932	\$981,821
Total Liabilities		\$11,277,080	\$10,898,027	\$11,363,308
Net Assets		\$4,996,914	\$3,872,719	\$478,208
Working Capital Position		\$2,201,386	\$4,704,934	-\$1,281,033
Revenue		\$34,231,688	\$31,868,759	\$36,475,846
Expenses		\$33,107,493	\$30,691,572	\$35,288,543
Net Income		\$1,124,195	\$1,177,187	\$1,187,303

Harris Hill Nursing Facility, LLC	Beds: 192 County: Erie	draft		
		<u>12-31-22</u>	<u>12-31-21</u>	<u>12-31-20</u>
Current Assets		\$4,487,585	\$11,248,512	\$6,583,738
Fixed/Other Assets		\$38,923,232	\$38,196,287	\$42,902,390
Total Assets		\$43,410,817	\$49,444,799	\$49,486,128
Current Liabilities		\$1,696,952	\$6,061,077	\$4,157,830
Long Term Liabilities		\$36,537,230	\$35,760,398	\$37,611,751
Total Liabilities		\$38,234,182	\$41,821,475	\$41,769,581
Net Assets		\$5,176,635	\$7,623,324	\$7,716,547
Working Capital Position		\$2,790,633	\$5,187,435	\$2,425,908
Revenue		\$26,272,309	\$25,391,901	\$25,282,940
Expenses		\$28,718,996	\$25,499,100	\$25,028,110
Net Income		-\$2,446,687	-\$107,199	\$254,830

Northgate Health Care Facility, LLC	Beds: 200 County: Niagara	draft		
		<u>12-31-22</u>	<u>12-31-21</u>	<u>12-31-20</u>
Current Assets		\$3,083,542	\$7,419,603	\$3,780,625
Fixed/Other Assets		\$20,320,021	\$21,128,056	\$25,617,620
Total Assets		\$23,403,563	\$28,547,659	\$29,398,245
Current Liabilities		\$2,076,615	\$4,470,776	\$4,966,347
Long Term Liabilities		\$21,154,718	\$20,504,040	\$20,856,639
Total Liabilities		\$23,231,333	\$24,974,816	\$25,822,986
Net Assets		\$172,230	\$3,572,843	\$3,575,259
Working Capital Position		\$1,006,927	\$2,948,827	-\$1,185,722
Revenue		\$22,637,648	\$21,445,546	\$21,519,851
Expenses		\$26,038,260	\$21,454,840	\$22,786,914
Net Income		-\$3,400,612	-\$9,294	-\$1,267,063

For period ended December 31, 2022, Harris Hill and Northgate reported negative Cash and Cash Equivalents balances in the amounts of \$183,639 and \$94,798, respectively. The reported negative balances are attributable to the utilization of The McGuire Group Inc's (TMG) concentration account by these facilities. TMG covers a significant portion of the expenses on behalf of these facilities, and in-turn allocates paid expenses back to the facilities. TMG concentration account is utilized to simplify the process of collecting funds from each facility. In the event a facility incurs an expense directly, their account will be negative, however the expense will be honored with the cash being held at TMG concentration account.

Affiliated Nursing Homes (Page 3)

Roscoe Regional Healthcare, LLC d/b/a Roscoe Rehabilitation and Nursing Center	Beds: 85	draft		
	County: Sullivan	<u>12-31-22</u>	<u>12-31-21</u>	<u>12-31-20</u>
Current Assets		\$1,367,567	\$1,637,759	\$1,603,424
Fixed/Other Assets		\$905,324	\$1,544,551	\$532,785
Total Assets		\$2,272,891	\$3,182,310	\$2,136,209
Current Liabilities		\$641,237	\$566,591	\$1,272,903
Long Term Liabilities		\$816,499	\$1,695,627	\$1,355,611
Total Liabilities		\$1,457,736	\$2,262,218	\$2,628,514
Net Assets		\$815,155	\$920,092	-\$492,305
Working Capital Position		\$726,330	\$1,071,168	\$330,521
Revenue		\$8,418,014	\$8,752,603	\$8,864,090
Expenses		\$8,522,954	\$7,340,206	\$8,425,503
Net Income		-\$104,940	\$1,412,397	\$438,587

Seneca Health Care Center, LLC	Beds: 160	draft		
	County: Erie	<u>12-31-22</u>	<u>12-31-21</u>	<u>12-31-20</u>
Current Assets		\$2,232,628	\$7,630,230	\$4,398,887
Fixed/Other Assets		\$21,599,198	\$22,404,250	\$26,929,897
Total Assets		\$23,831,826	\$30,034,480	\$31,328,784
Current Liabilities		\$1,594,545	\$4,337,081	\$3,187,101
Long Term Liabilities		\$20,693,324	\$20,415,332	\$21,193,918
Total Liabilities		\$22,287,869	\$24,752,413	\$24,381,019
Net Assets		\$1,543,957	\$5,282,067	\$6,947,765
Working Capital Position		\$638,083	\$3,293,149	\$1,211,786
Revenue		\$18,410,465	\$16,416,165	\$19,332,786
Expenses		\$22,148,574	\$18,090,947	\$17,558,850
Net Income		-\$3,738,109	-\$1,674,782	\$1,773,936

Sunset Nursing and Rehabilitation Center, Inc.	Beds: 120	draft		
	County: Oneida	<u>12-31-22</u>	<u>12-31-21</u>	<u>12-31-20</u>
Current Assets		\$3,362,101	\$4,105,202	\$1,854,208
Fixed/Other Assets		\$605,576	\$585,292	\$309,316
Total Assets		\$3,967,677	\$4,690,494	\$2,163,524
Current Liabilities		\$712,428	\$872,589	\$4,161,752
Long Term Liabilities		\$3,290,954	\$3,512,199	\$200,242
Total Liabilities		\$4,003,382	\$4,384,788	\$4,361,994
Net Assets		-\$35,705	\$305,706	-\$2,198,470
Working Capital Position		\$2,649,673	\$3,232,613	-\$2,307,544
Revenue		\$11,471,778	\$12,905,963	\$9,749,393
Expenses		\$11,594,727	\$10,401,787	\$10,992,641
Net Income		-\$122,949	\$2,504,176	-\$1,243,248

For period ended December 31, 2022, Seneca Health reported negative Cash and Cash Equivalents balances in the amount of \$104,834. The reported negative balance is attributable to the utilization of The McGuire Group Inc's (TMG) concentration account by these facilities. TMG covers a significant portion of the expenses on behalf of these facilities, and in-turn allocates paid expenses back to the facilities. TMG concentration account is utilized to simplify the process of collecting funds from each facility. In the event a facility incurs an expense directly, their account will be negative, however the expense will be honored with the cash being held at TMG concentration account.

Pro Forma Balance Sheet - RCA Servicer at Westfield, LLC

<u>Assets</u>		
Current Assets		
Working Capital - Cash		\$1,833,603
Accounts Receivable (Net Allowances & Adjustments)		\$1,010,458
Prepaid Expenses and Other Current Assets		\$224,059
	Total Current Assets	\$3,068,120
Non Current Assets		
Resident Funds Held in Trust		\$93,516
Leasehold Improvements & Equipment (Net)		\$385,620
	Total Non Current Assets	\$479,136
TOTAL ASSETS:		\$3,547,256
<u>Liabilities</u>		
Current Liabilities		
Accrued Payroll and Other Expenses		\$672,967
	Total Current Liabilities	\$672,967
Long Term Liabilities		
Other liabilities - Assumed Liabilities		\$1,343,257
Capital Lease Obligations, Net		\$60,995
Resident Funds Payable		\$93,516
Working Capital Loan		\$916,802
	Total Long Term Liabilities	\$2,414,570
TOTAL LIABILITIES:		\$3,087,537
<u>Equity</u>		
Orly Lieberman	47.0%	\$216,068
Michael Farbenblum	23.0%	\$105,736
Mordechai Mendlowitz	22.5%	\$103,437
Menachem Tauber	7.5%	\$34,478
TOTAL EQUITY:		\$459,719
TOTAL LIABILITIES AND MEMBERS' EQUITY		\$3,547,256

* The member equity indicated here reflects the projected member equity upon closing. The basis for the values projected is the amount of assumed assets and assumed liabilities as detailed in the current operators' **June 30, 2022 internal** financial statement. Actual member equity contribution, for the purposes of this Certificate of Need Application, is reflected in Attachment 12 - Equity Analysis.

Financial Summary - Absolut Center for Nursing and Rehabilitation at Westfield, LLC

	<u>12-31-20</u>	<u>12-31-21</u>	<u>draft</u> <u>12-31-22</u>
ASSETS - CURRENT	\$1,915,162	\$1,838,069	\$1,286,035
ASSETS - FIXED AND OTHER	906,949	1,073,511	2,449,355
LIABILITIES - CURRENT	2,757,371	1,007,700	2,036,469
LIABILITIES - LONG-TERM	<u>533,017</u>	<u>1,492,897</u>	<u>2,195,297</u>
EQUITY	(\$468,277)	\$410,983	(\$496,376)
<hr/>			
INCOME	\$11,131,606	\$9,999,317	\$9,269,595
EXPENSE	<u>10,353,825</u>	<u>10,062,943</u>	<u>10,970,252</u>
NET OPERATING INCOME/LOSS	\$777,781	(\$63,626)	(\$1,700,657)
Other Income / (Expenses)	(\$2,754,825)	\$942,886	\$117,393
NET INCOME/LOSS	(\$1,977,044)	\$879,260	(\$1,583,264)
<hr/>			
NUMBER OF BEDS	120	120	120
PERCENT OF OCCUPANCY (DAYS)	88.08%	71.95%	73.17%
<hr/>			
Medicaid	76.93%	76.85%	82.93%
Medicare	16.62%	15.88%	7.78%
Private Pay/Other	6.45%	7.27%	9.29%

Workforce Review

Current availability of professional/paraprofessional staff:

The applicant's members are in health care. Mr. Avery is an owner of an existing assisted living facility and licensed home care services agency; and Dr. Stephens is a practicing physician in the community. Their experience is that there is availability of sufficient professional and paraprofessional staff in the community.

Competing employers:

The applicant's agency is part of an assisted living program and will serve only those residents; there currently are no other assisted living program facilities in the area.

Training, recruitment, and workforce initiatives:

Recruitment for home care staff will commence once the applicant has a better idea of the timeline for licensure.

Attachment A – Workforce Initiative

Current availability of professional/paraprofessional staff:

Currently have a substantial number of CNAs for its existing companion care agency and will provide conversion training to advance their careers to become home health and personal care, aides. Ms. Carr, the co-managing member of the proposed LHCSA, is a Registered Nurse (RN) who will provide Supervisory visits. Ms. Carr is also certified in Advanced Cardiac Life Support (ACLS), Basic Life Support (BLS), and Infection Control. Thus, the need for new hiring for this LHCSA will be minimal. The LHCSA will directly hire, as needed, additional qualified staff to increase service availability as the LHCSA grows within its service area.

Competing employers:

There are 40 LHCSAs, five (5) Certified Home Health Agencies (CHHAs), 11 Nursing Homes (NHs), and eight (8) Adult Care Facilities (ACFs) licensed in Chemung, Schuyler, and Steuben Counties, which are potential competing employers. Most of these LHCSAs have a small client base, few caregivers and resources, and limited hours of availability or provide services within a small geographic area. The CHHAs, NHs, and some ACFs also employ Nurses and CNAs. Here at Visiting Angels, we currently have a significant amount of CNA employees, and the co-managing member is an RN. So Visiting Angels will not need to recruit many employees from outside its organization.

Training, recruitment, and workforce initiatives:

The applicant has relationships with the following workforce training and recruitment agencies: Greater Southern Tier BOCES (GST BOCES); and Chemung- Schuyler-Steuben Workforce New York (CSS Workforce NY). CSS Workforce NY offers free job posting in the NYS Department of Labor Job Bank, opportunities to recruit job seekers through CSS Workforce New York's five (5) American Job Centers through Job Fairs, access to grants to support the initial training costs of "new hires" and wage analysis region comparison.

The applicant's members have been operating Visiting Angels, a companion care agency, in Horseheads, New York, since its inception on October 1, 2016. The companion care agency has grown steadily and has an excellent reputation as being organized, reliable, and compassionate within Chemung, Schuyler, and Steuben Counties. The goal with LHCSA licensure is for Visiting Angels to provide a broader range of services, thus making scheduling more efficient and reducing the costs, whereby one agency can provide all the patient's non-medical needs.

Measure to promote retention:

The LHCSA will offer their employees payment rates and benefits that are competitive in its service area and compliant with wage parity requirements. In addition to competitive salaries, the LHCSA will offer incentives such as overtime for holidays to ensure full-time coverage.

Attachment A – Workforce Initiatives

The applicant has provided the following responses to your questions:

1) Current availability of professional/paraprofessional staff:

Currently the applicant employs over 20 full & part time employees. They also maintain a database of the applicants who sent their resumes but were not hired at the time. Once licensing is issued, they will start additional contracting credentialing and hiring employees.

2) Competing employers:

The main competitors for the similar skill set are Unlimited Care, Anytime Home Care and Visiting Nurses.

3) Training, recruitment, and workforce initiatives

:

The applicant's training process is starting after the initial interview and background check. The Initial orientation is being performed by our RN and senior admin staff on various HHA/PCA required subjects, with other orientations for time tracking and reporting procedures.

4) Measure to promote retention:

The applicant offers competitive rates, flexibility, a friendly team of coworkers, good administration

Programmatic Attachment A: Welbe Workforce Information

WelbeHealth's central office team has over 300 FTEs, consisting of dedicated HR and recruiting teams, along with a training team focused on clinical excellence. This team will assist the LHCSA with appropriate recruiting and training of professional/ paraprofessional workers to staff the LHCSA program.

The WelbeHealth team conducted the below assessment of the current availability of professional/paraprofessional workers to staff the new LHCSA, reflecting a moderate to high availability for the key roles in the local Brooklyn area (primary LHCSA service area).

Role	#of Professionals	Talent Available	Hiring Demand	Recruiting Difficulty
Registered Nurse (RN)	7,552	High	High	Medium
Certified Nursing Assistant (PCA/HCA)	2,479	High	Low	Easier
Physical Therapist (PT)	849	High	Very High	More Difficult
Occupational Therapist (OT)	654	High	Very High	More Difficult
Overall Market Assessment				Medium

For clinical (RNs) and allied health roles (OT, PT), the LHCSA would compete with other local employers in home health, senior care, hospitals and primary care practices. For PCAs and lower skilled roles, the LHCSA expects to compete with employers in service industries such as hospitality, food service and retail. The applicant's market/competitive analysis has identified the following range of senior service providers (competing employers) in Brooklyn: 251 LHCSAs; 13 CHHAs; 13 Adult Day Health Care Programs; 133 Social Adult Day Care Programs; 41 RHCFS; 107 Senior Centers; and 16 Hospitals.

WelbeHealth's key recruiting and retention commitment is its unique, mission-driven and values-aligned deployment of PACE. The culture, education, recognition and Diversity, Equity & Inclusion (DEI) programs reflect WelbeHealth's values – courage to love, pioneering spirit and shared intention. The current team members refer a significant percentage of new team members, a testament to their belief in the organization, which makes WelbeHealth a leading employer.

As a healthcare provider for the most vulnerable members of the communities it serves and a steward of the PACE model of care, WelbeHealth is deeply committed to upholding the highest levels of clinical quality and regulatory and compliance diligence.

The WelbeHealth in-house recruiting team leverages leading recruiting sources and tools to identify and screen candidates for open roles. It has a robust career site that provides prospective team members with a clear lens into jobs and value proposition: <https://careers.welbehealth.com/us/en/>. In addition to offering competitive wages with bonus potential, WelbeHealth offers a unique “equity for all” program that provides all team members the opportunity to own equity in WelbeHealth, along with the following benefits: 17 days of personal time off, 12 observed holidays and sick time; 401(k) savings plan with employer match, medical insurance coverage (medical, dental, vision), and mileage reimbursement. The competitive wages with bonus potential, attractive benefits package and “equity for all” program is a unique offering in the marketplace and one that has helped WelbeHealth recruit and retain top talent.

WelbeHealth’s training programs are led by dedicated learning and development professionals who support, educate and increase skill levels for career growth and opportunities. Training is conducted through skills labs, annual competency review, online courses and hands-on preceptor training. WelbeHealth was recently awarded a grant through CalGrows to implement an advanced training program for direct care workers, including a CNA to HHA training program allowing staff time and financial assistance to advance their careers. WelbeHealth intends to offer career pathways programs similar to this for its critical roles in New York State in partnership with local workforce boards, academic institutions and/or healthcare industry associations.

The applicant expects that its program will have an overall positive impact on the workforce and other healthcare providers in the community. As the LHCSA will only serve PACE participants enrolled in the Welbe Health NYC PACE program, and the single PACE center will serve a relatively very small number of high-needs participants (projected 500-600 individuals at scale in the fifth year of operations), its workforce needs are comparatively small and will grow gradually along with program enrollment. Most importantly, the expansion of the PACE model of care enables participants to remain in their homes, reducing demand on nursing homes and hospitals. Thus, the applicant does not expect a material impact on local workforce dynamics or other providers. In addition, the Welbe Health NYC PACE program will work closely with a variety of healthcare providers in the community as part of the PACE network. These healthcare providers, including other LHCSAs, hospitals, PCPs, RHCs and specialists, will contract with and receive reimbursement from the PACE program to continue to deliver care and services to their patients who enroll with the PACE program through close coordination with the PACE Interdisciplinary Team (IDT). Furthermore, as stated above, the applicant plans to partner with local education and other community organizations through workforce

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Programmatic Attachment A: Welbe Workforce Information

development programs to increase the overall pipeline of the healthcare workforce. Overall, it is WelbeHealth's intention to positively impact the workforce and the communities it serves, through partnering with other healthcare providers and investing in the growth of its own team members who will remain in this segment of the workforce and in the community long-term.

Attachment A – Workforce Initiatives

The applicant has provided the following responses to your questions:

1) Our competitors consist of Alliance Homecare, Right at Home(franchise) and Alvita Care. We effectively compete by focusing on 3 areas:

- Recruiting quality staff to ensure we have enough caregivers and team members to oversee services.
- An effective onboarding and training schedule by our team is critical to our success. We have built a strong team of over 6 individuals that focus on onboarding, training and communication with team members. This has led to a surplus of 20% caregivers and nursing staff to sustain our services.
- We have built a strong team of social workers in addition to our Registered Nurse staff to add a layer of training and communication with our caregivers and patients.

And lastly we have built a strong HR team to ensure compliance with other workforce initiatives. There are 4-5 individuals focused on HR to ensure compliance with all local workforce initiatives

2) Elder Care has been around for almost 15 years and is still family owned. There should be no impact on this change within the company or externally. We focus on a small subset of patients since we are only a private pay organization. Our census is extremely low compared to massive Medicaid and Medicare agencies therefore very minimal impact to the market. Additionally we are not requesting an expansion, just a transfer from the owner Loren Gilberg, to the Administrator/President of 7 years, David Gilberg, so there should be no impact on services. This will ensure continuity and no lapse in operational initiatives.

3) We have implemented a number of initiatives to improve retention:

- Firstly, our HR team works to offer a welcoming and supportive environment for all team members
- Secondly, we added a large social work department to help give support to our tea of caregivers and internal staff
- Third we began corporate events, employee of the month and holiday events to build a stronger team and improve retention
- Fourth, we also support our team and encourage CE credits to ensure they are improving their skills and growing. As they grow, there are opportunities to promote from within to allow upward potential within our company.
- Lastly we utilize significant technologies to improve our teams connectedness through communication platforms, call forwarding services, on-call staff and more

Attachment A – Workforce Initiatives

Current availability of professional/paraprofessional staff:

- The applicant is taking over an existing, operating agency which serves the residents of the assisted living program associated with the agency; therefore, staff is projected to remain in place without change when the agency is approved.

Competing employers:

- The applicant's home care agency is part of a licensed assisted living program. There are no other assisted living programs in the area.

Training, recruitment, and workforce initiatives:

The applicant intends to continue, paying employees their regular wages during their period of training and certification, including paying for the cost of training and certification. Competitive salaries are offered at all levels of employment.

Measure to promote retention:

- The applicant intends to continue to pay employees during their periods of training and certification and continue to pay for the cost of training and certification.

Good Samaritan Home Health Agency Inc.
1775 Wehrle Drive
Williamsville, NY 14225

April 24, 2023

RE: RFAI # 1, LHCSA Application 222232

Ladies and Gentlemen:

In response to the requests for additional information made in your RFAI 1 dated April 11, 2023 for application number 222232, please review the following responses:

1. What is the current availability of professional/paraprofessional workers to staff your program?

We currently have forty-one (41) active PCA/HHA aides and are in the process of registering another twenty (20) PCA/HHA aides in the coming weeks. We have two (2) active field nurses and a third nurse who serves as a Director of Patient Services.

2. How do you propose to successfully compete? Include training, recruitment and transportation strategies.

As Good Samaritan is a fully active LHCSA, we are currently contracted with several insurance payers such as United Healthcare, VA Veterans Affairs, Blue Cross Blue Shield, Elderwood Health Plan, Independent health, Fallon Care, Kalos Health, Centers Plan for Healthy Living, Catholic Health and Nascentia VNA. As such, we have a steady flow of referred patients submitted to us by the insurance payers to see if we are able to staff the patients. Our job is to ensure we have trained and competent field staff who are able to staff cases that are offered to us to service. We have been approached and working on the new upcoming Contract with Headway of Western New York for NHTD (Nursing Home Transition Diversion) and TBI (Traumatic Brain Injury) waivers as they desperate and need our help with staffing patients in our service area.

Our Recruiting department interviews daily to find successful candidates and our pay rate and bonuses allow us to find caring and compassionate professionals. We use various strategies to recruit field personnel. For example, we are very successful with online employment websites such as Indeed, Zip recruiter, Simply Hired, Monster and others. We also have a great local presence and recruitment returns from social media and word of mouth. Lately we have had a good flow of referrals from our currently employed staff due to the current workers' satisfaction with our employment approach. Lastly, our secret weapon has been local Job Fairs and Community Events. On a case-by-case basis, we provide scholarships for prospective employees to receive HHA/PCA training.

Our DPS and staff members are trained to provide extensive hands and theoretical service to our field workers. Once the aides are retained, our DPS provides them with detailed in-service training to ensure the aides are comfortable with their assigned patients. For those aides that have difficulty getting to their assignment, we contract with a transportation company to assist with transportation needs and provide curtesy Uber rides where necessary.

3. How do you coordinate with the Department of Labor or any other local workforce initiatives?

We coordinate with our local Departments of Labor and participate in and sponsor many of their job fairs throughout our service area.

4. What impact will the initiation/expansion of your program have on the workforce or other health care providers in the community? How will you minimize any adverse impact?

We foresee a positive impact on the local workforce or other health care providers in the community from our growth and expansion. Currently, there is a shortage of home care staff in New York State and our local communities. We receive multiple calls a day from our partners and try our best to provide quality staff and services. Our reputation precedes us and within short period of time we have been able to help many healthcare providers. Our recruitment efforts, which have been successful to date due to the fair pay and incentives will help relieve this state-wide problem in our service area and help the community. We do not expect any adverse impact in the community, the opposite, we will positively affect the community in terms of helping more client in need and provide more jobs. We will initiate more training or even a training facility if needed to provide more quality HHA/PCA personnel for the community generally.

5. What measures will you adopt to promote retention of specific categories of your workforce?

To retain field workers, we have adopted several measures. We have competitive pay rates, bonuses, incentives, complementary transportation or mileage reimbursements, full health insurance, vacation time, and holiday pay to attract and retain the right talent. We also offer flexible work schedules for those employees who are not able to work on a steady schedule. Our rigorous in-service program ensures that our workers are well trained and do not experience working anxiety due to the lack of knowledge of the job tasks. We have skilled coordinators who ensure that our field workers feel wanted, are treated with respect, and have a reliable support network. We treat our staff with dignity and respect and do not discriminate based on race, color, gender, orientation, origin or otherwise. Lastly, we will institute a loyalty bonus program for field workers to ensure their retention.

Respectfully,



Sofia Arutunian

NYU Langone Hospitals
Consolidated Balance Sheets
August 31, 2022 and 2021

BFA Attachment A
 CON 231001

<i>(in thousands)</i>	2022	2021
Assets		
Current assets		
Cash and cash equivalents	\$ 1,548,227	\$ 1,802,962
Short-term investments	1,072,402	1,273,620
Assets limited as to use	9,171	11,841
Patient accounts receivable, net	1,039,526	896,425
Contributions receivable	99,364	61,886
Insurance receivables - billed	110,633	105,457
Other current assets	376,484	403,806
Total current assets	<u>4,255,807</u>	<u>4,555,997</u>
Long-term investments	61,874	57,991
Assets limited as to use, less current portion	1,252,472	1,389,431
Contributions receivable, less current portion	128,696	133,578
Professional liabilities insurance recoveries receivable	63,062	70,541
Operating lease right-of-use assets	542,569	542,158
Other assets	116,941	80,031
Property, plant and equipment, net	4,891,042	4,770,717
Total assets	<u>\$ 11,312,463</u>	<u>\$ 11,600,444</u>
Liabilities and Net Assets		
Current liabilities		
Current portion of long-term debt and finance lease obligations	\$ 70,990	\$ 53,776
Current portion of operating lease obligations	36,502	34,485
Accounts payable and accrued expenses	445,695	420,597
Accrued salaries and related liabilities	385,993	381,068
Deferred revenue	125,635	113,688
Due to related organizations	45,240	73,856
Other current liabilities	20,190	338,377
Total current liabilities	<u>1,130,245</u>	<u>1,415,847</u>
Long-term debt and finance lease obligations, less current portion	3,154,938	3,175,044
Long-term operating lease obligations, less current portion	553,468	551,933
Professional liabilities	885,829	847,910
Accrued pension liabilities	389,700	515,645
Accrued postretirement liabilities	73,928	93,624
Other liabilities	338,619	459,228
Total liabilities	<u>6,526,727</u>	<u>7,059,231</u>
Net assets		
Net assets without donor restrictions	4,393,528	4,166,554
Net assets with donor restrictions	392,208	374,659
Total net assets	<u>4,785,736</u>	<u>4,541,213</u>
Total liabilities and net assets	<u>\$ 11,312,463</u>	<u>\$ 11,600,444</u>

NYU Langone Hospitals
Consolidated Statements of Operations
Years Ended August 31, 2022 and 2021

BFA Attachment A
231001 Cont.

<i>(in thousands)</i>	2022	2021
Operating revenues and other support		
Net patient service revenue	\$ 6,539,043	\$ 6,168,439
Grants and sponsored programs	13,480	23,346
Insurance premiums earned	108,014	106,708
Contributions	14,921	8,661
Endowment distribution and return on short-term investments	(28,677)	37,501
Other revenue	710,912	718,696
Net assets released from restrictions for operating purposes	19,139	17,281
Total operating revenues and other support	<u>7,376,832</u>	<u>7,080,632</u>
Operating expenses		
Salaries and wages	2,158,889	2,051,353
Employee benefits	689,861	656,052
Supplies and other	3,347,874	3,228,383
Depreciation and amortization	435,510	421,383
Interest	125,522	128,811
Total operating expenses	<u>6,757,656</u>	<u>6,485,982</u>
Gain from operations	619,176	594,650
Other items		
Other component of pension and postretirement costs	27,866	24,539
Investment return, net	(226,320)	166,417
Mission based payment to NYUGSoM	(50,000)	(50,000)
Other	(9,876)	12,977
Excess of revenue over expenses	<u>360,846</u>	<u>748,583</u>
Other changes in net assets without donor restrictions		
Changes in pension and postretirement obligations	161,261	192,239
Contributions for capital asset acquisitions	51	754
Equity transfers to related organizations, net	(303,366)	(35,387)
Net assets released from restrictions for capital purposes	509	3,841
Net assets released from restrictions for hazard mitigation	8,631	-
Other	(958)	(11)
Net increase in net assets without donor restrictions	<u>\$ 226,974</u>	<u>\$ 910,019</u>

Financial Statements

CON 231001
BFA Attachment B

NYU Langone Hospitals		
Statement of Financial Position		
<i>(amounts in thousands)</i>	(unaudited) November 30,	(audited) August 31,
	2022	2022
Assets		
Current assets:		
Cash and cash equivalents	\$ 1,532,720	\$ 1,548,227
Short-term investments	1,129,363	1,072,402
Assets limited as to use	17,039	9,171
Patient accounts receivable, net	1,142,671	1,039,526
Contributions receivable	99,364	99,364
Other current assets	457,893	371,935
Total current assets	4,379,050	4,140,625
Long-term investments	68,569	61,874
Assets limited as to use, less current portion	297,579	353,212
Contributions receivable, less current portion	94,392	128,696
Professional liabilities insurance recoveries receivable	63,062	63,062
Other Assets	323,307	320,513
Right-of-use assets	532,240	542,569
Property, plant and equipment, net	4,914,662	4,891,042
Total assets	\$ 10,672,861	\$ 10,501,593
Liabilities and net assets		
Current liabilities:		
Current portion of long-term debt	\$ 65,233	\$ 70,990
Current portion of operating lease obligations	36,568	36,502
Accounts payable and accrued expenses	426,516	424,301
Accrued salaries and related liabilities	342,300	385,993
Accrued interest payable	49,377	19,879
Deferred revenue	16,727	17,302
Due to related organization, net	29,124	45,240
Other current liabilities	69,217	58,764
Total current liabilities	1,035,062	1,058,971
Long-term debt, less current portion	3,149,595	3,154,938
Operating lease liabilities, less current portion	544,520	553,468
Professional liabilities	112,785	113,962
Accrued pension liabilities	320,370	389,700
Accrued postretirement liabilities	70,474	73,928
Other liabilities	377,253	370,890
Total liabilities	5,610,059	5,715,857
Net assets:		
Net assets without donor restrictions	4,668,372	4,393,528
Net assets with donor restrictions	394,430	392,208
Total net assets	5,062,802	4,785,736
Total liabilities and net assets	\$ 10,672,861	\$ 10,501,593

NYU Langone Hospitals		
Statement Of Operations		
For the three months ended November 30, 2022 and 2021		
<i>(amounts in thousands)</i>	(unaudited) 2022	(unaudited) 2021
Operating revenue		
Net patient service revenue	\$1,733,945	\$1,613,898
Grants and sponsored programs	523	623
Contributions	981	2,945
Endowment distribution and return on short-term investments	20,084	7,054
Other revenue	209,328	152,922
Net assets released from restrictions for operating purposes	1,449	1,510
Total operating revenue	1,966,310	1,778,952
Operating expenses		
Salaries and wages	576,856	535,007
Employee benefits	168,087	152,558
Supplies and other	909,364	801,975
Depreciation and amortization	108,152	108,223
Interest	30,406	31,398
Total operating expenses	1,792,865	1,629,161
Gain from operations	\$ 173,445	\$ 149,791
<i>Operating margin %</i>	<i>8.8%</i>	<i>8.4%</i>
Other items		
Other component of pension & postretirement costs	5,910	4,497
Investment return in excess of endowment distribution, net	39,907	693
Mission based payment to NYUGSoM	(12,501)	(12,501)
Other	15	(22,497)
Excess of revenue over expenses	206,776	119,983
Other changes in net assets without donor restrictions		
Changes in pension & postretirement obligations	71,947	(86,803)
Grants, contributions and commercial insurance for capital asset acquisitions	59	45
Equity transfers to related organizations, net	(4,284)	10,263
Net assets released from restrictions for hazard mitigation	802	2,916
Other	(456)	(413)
Net change in net assets without donor restrictions	\$ 274,844	\$ 45,991

**CON 222270-PrecisionCare Surgery Center
Relevant ASCs within 15 miles**



PrecisionCare Surgery Center

Port Jefferson ASC

Advanced Surgery Center of Long Island

North Shore Surgi-Center

3 miles

The Center for Advanced Spine & Joint Surgery

Surgicore Suffolk (proposed)

Long Island Ambulatory Surgery Center

Glen Cove

Huntington

Smithtown

Brookhaven

North Hempstead

Oyster Bay

Poospatuck

Hempstead

Islip

Babylon

Beach

River

**PRECISION SC, LLC D/B/A
PRECISIONCARE SURGERY CENTER**
(A LIMITED LIABILITY COMPANY)

BALANCE SHEET

December 31, 2021

ASSETS

Current assets:

Cash	\$	243,063
Patient accounts receivable		1,903,542
Prepaid expenses and supplies		489,227

Total current assets 2,635,832

Non-current assets:

Property and equipment, net		8,694,320
Deposits		208,773

Total non-current assets 8,903,093

Total assets \$ 11,538,925

See notes to financial statements.

**PRECISION SC, LLC D/B/A
PRECISIONCARE SURGERY CENTER**
(A LIMITED LIABILITY COMPANY)

BALANCE SHEET (CONTINUED)

December 31, 2021

LIABILITIES AND MEMBERS' EQUITY

Current liabilities:

Capital lease obligation, current portion	\$ 85,540
Note payable, current portion	1,316,385
Accounts payable and accrued expenses	894,710

Total current liabilities 2,296,635

Long-term liabilities:

Capital lease obligation, net of current portion	278,339
Note payable, net of current portion	8,411,281
Deferred rent	102,682

Total long-term liabilities 8,792,302

Total liabilities 11,088,937

Members' equity 449,988

Total liabilities and members' equity \$ 11,538,925

See notes to financial statements.

**PRECISION SC, LLC D/B/A
PRECISIONCARE SURGERY CENTER**
(A LIMITED LIABILITY COMPANY)

STATEMENT OF OPERATIONS

Year ended December 31, 2021

Patient service revenue	\$ 3,660,337
Cost of services	2,528,735
<hr/>	
Gross profit	1,131,602
<hr/>	
Operating expenses:	
General and administrative expenses	1,411,239
Depreciation and amortization	720,324
<hr/>	
Total operating expenses	2,131,563
<hr/>	
Loss from operations	(999,961)
<hr/>	
Other expense:	
Interest expense	371,595
<hr/>	
Net loss	\$ (1,371,556)
<hr/>	

See notes to financial statements.

**Precision Care Surgery Center
Balance Sheet Trend**

	01/31/2022	Month Ending 02/28/2022	Month Ending 03/31/2022	Month Ending 04/30/2022	Month Ending 05/31/2022	Month Ending 06/30/2022	Month Ending 07/31/2022	Month Ending 08/31/2022	Month Ending 09/30/2022	Month Ending 10/31/2022	Month Ending 11/30/2022	Month Ending 12/31/2022
Assets												
Current Assets												
Cash												
10000 - Petty Cash	500	500	500	500	500	500	500	500	500	500	500	500
10200 - TD/Bank - Operating Account	310,585	1,208,002	1,197,169	1,715,726	2,120,527	2,588,853	2,741,421	3,736,633	4,589,815	5,381,950	3,271,125	3,439,544
10300 - TD/Bank - Government Receivables	(30)	0	0	0	0	0	0	0	0	0	0	0
10500 - Operations Account	0	0	0	430	429	429	430	429	430	429	429	429
Total Cash	311,055	1,208,502	1,197,669	1,716,656	2,121,456	2,589,782	2,742,351	3,737,562	4,590,745	5,382,879	3,272,054	3,440,473
Accounts Receivable												
11000 - Patient Accounts Receivable	2,862,583	2,696,379	3,230,669	3,376,775	3,808,972	3,450,304	3,917,599	3,141,836	3,358,302	3,182,140	3,857,962	4,204,997
11004 - A/R Refund Cleaning	0	0	0	0	0	0	0	0	0	0	0	0
11400 - Other Receivables	0	0	0	0	0	0	0	0	0	0	0	0
11500 - Allowance for Contractual Discount	(825,682)	(1,197,845)	(1,830,569)	(1,737,444)	(2,098,709)	(1,598,160)	(1,497,396)	(1,190,950)	(1,016,028)	(1,097,092)	(1,097,092)	(1,097,092)
11501 - Allowance for Bad Debt	(138,718)	(179,312)	(212,731)	(274,581)	(380,052)	(462,347)	(479,993)	(449,141)	(409,491)	(418,091)	(432,039)	(409,596)
11503 - Revenue from Unbilled Cases	208,500	92,319	140,045	262,879	253,715	262,879	58,125	172,641	68,084	155,877	202,898	31,094
11550 - Unapplied Payments	0	0	0	0	0	0	0	0	0	0	0	1,121
Total Accounts Receivable	2,108,683	1,411,541	1,327,414	1,627,629	1,593,090	1,643,512	1,998,335	1,674,386	2,000,867	1,825,505	2,532,850	2,730,524
Prepaid Supplies												
12000 - Prepaid Drugs/Pharmaceuticals	53,608	53,608	53,608	53,608	53,608	53,608	53,541	53,541	53,541	53,541	53,541	34,946
12001 - Prepaid Medical Supplies	225,552	225,552	225,552	225,552	225,552	225,552	212,120	212,120	212,120	212,120	212,121	214,025
12002 - Prepaid Implants	179,496	224,596	282,075	294,641	289,788	292,265	233,135	215,338	159,659	194,798	264,419	186,094
Total Prepaid Supplies	458,656	503,756	561,235	573,801	568,948	571,425	498,796	480,999	425,320	460,460	530,081	435,065
Other Current Assets												
14000 - Prepaid Expenses	84,026	86,501	79,801	85,774	83,221	98,798	75,676	70,237	63,852	74,178	107,967	99,314
14050 - Prepaid Insurance	7,408	8,472	5,999	5,858	1,573	13,469	38,199	44,960	45,193	41,427	39,662	37,896
Total Other Current Assets	91,434	94,973	85,800	91,632	84,794	112,267	113,875	115,197	107,045	115,605	147,629	137,210
Total Current Assets	2,969,828	3,218,772	3,172,118	4,009,718	4,368,288	4,916,986	5,353,357	6,008,144	7,123,977	7,784,449	6,482,614	6,743,272
Non-Current Assets												
Fixed Assets												
15000 - Furniture & Fixtures	179,297	179,298	179,297	179,297	179,298	179,298	179,297	179,297	179,298	179,298	179,297	179,297
15100 - Equipment	2,159,165	2,182,659	2,182,660	2,182,660	2,239,398	2,292,296	2,292,297	2,292,297	2,296,691	2,296,691	2,296,692	2,323,780
15150 - Instruments	420,070	420,070	416,206	416,206	419,068	419,068	419,068	419,068	419,069	419,069	419,068	419,069
15300 - Software	6,527	6,527	6,527	6,527	6,527	6,527	6,527	6,527	6,527	6,527	6,527	6,527
15400 - Leasehold Improvements	6,209,311	6,209,310	6,219,651	6,219,651	6,219,651	6,219,651	6,219,651	6,219,652	6,219,651	6,223,141	6,228,142	6,228,141
17000 - Accum. Depreciation - Furniture	(26,895)	(29,883)	(32,871)	(38,848)	(41,836)	(41,836)	(44,825)	(47,813)	(50,801)	(53,789)	(56,778)	(59,765)
17100 - Accum. Depreciation - Equipment	(323,668)	(359,654)	(396,032)	(432,410)	(469,733)	(507,937)	(546,142)	(584,347)	(622,625)	(660,904)	(699,182)	(737,461)
17200 - Accum. Depreciation - Leasehold Improvements	(309,911)	(344,409)	(378,964)	(413,520)	(448,076)	(482,632)	(517,188)	(551,743)	(586,299)	(620,854)	(655,437)	(690,060)
17300 - Accum. Dep. - Instruments	(56,568)	(63,569)	(70,507)	(77,443)	(84,428)	(91,412)	(98,396)	(105,382)	(112,366)	(119,350)	(126,335)	(133,319)
17500 - Accum. Depreciation - Software	(979)	(1,088)	(1,196)	(1,306)	(1,414)	(1,523)	(1,632)	(1,740)	(1,849)	(1,958)	(2,067)	(2,176)
19300 - Construction in Progress	0	0	0	0	0	0	0	0	0	0	0	0
Total Fixed Assets	8,256,249	8,199,261	8,124,771	8,043,804	8,021,444	7,991,501	7,908,658	7,825,816	7,747,296	7,672,871	7,589,907	7,534,033

Precision Care Surgery Center
Balance Sheet Trend

	01/31/2022	02/28/2022	03/31/2022	04/30/2022	05/31/2022	06/30/2022	07/31/2022	08/31/2022	09/30/2022	10/31/2022	11/30/2022	12/31/2022
Other Non-Current Assets												
19000 - Deposits	208,773	208,773	208,773	208,773	208,773	208,773	208,773	208,773	208,773	208,773	208,773	208,773
19400 - ROU Assets - Operating	5,227,003	5,227,004	5,227,003	5,227,003	5,227,004	5,227,004	5,227,004	5,227,004	5,227,004	5,227,003	5,227,004	4,868,840
19500 - ROU Amortization - Operating	(29,598)	(59,242)	(88,929)	(118,663)	(148,442)	(178,266)	(208,135)	(238,050)	(268,010)	(298,015)	(328,067)	0
Total Other Non-Current Assets	5,406,178	5,376,535	5,346,847	5,312,113	5,287,335	5,257,511	5,227,642	5,197,727	5,167,767	5,137,761	5,107,710	5,077,613
Total Non-Current Assets	13,662,927	13,575,796	13,471,618	13,380,917	13,308,779	13,249,012	13,186,300	13,093,543	12,915,063	12,810,632	12,697,617	12,611,646
Total Assets	\$ 16,632,355	\$ 16,794,568	\$ 16,643,736	\$ 17,370,635	\$ 17,677,067	\$ 18,165,998	\$ 18,489,657	\$ 19,031,687	\$ 20,039,040	\$ 20,595,081	\$ 19,180,231	\$ 19,354,918
Liabilities and Equity												
Liabilities												
Current Liabilities												
Accounts Payable	905,256	1,035,850	1,140,080	1,182,118	1,137,493	1,228,183	1,247,022	853,666	1,138,928	1,297,781	1,217,661	1,097,768
Other Current Liabilities	194,911	254,603	175,317	146,707	159,214	171,942	175,308	250,454	246,207	238,095	389,516	328,449
23000 - Accrued Expenses	39,645	47,394	47,638	66,659	77,068	25,760	33,725	52,303	70,652	79,918	93,751	39,012
23050 - Accrued Wages	16,978	21,857	21,652	22,148	19,697	23,520	25,961	26,035	29,902	27,730	31,444	29,049
23060 - PTO Payable	2,925	0	418	418	418	4,044	418	2,863	0	0	0	0
24100 - Credit Card Liability	100,000	100,000	0	0	0	0	0	0	0	0	0	0
24200 - Current Portion Long Term Debt	1,637,533	1,643,490	1,649,447	1,655,018	1,661,027	1,666,907	1,672,953	1,678,868	1,684,949	1,691,050	1,697,018	1,366,094
24270 - Current Portion of Operating Leases	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Current Liabilities	1,991,992	2,067,344	1,894,472	1,890,950	1,917,424	1,892,173	1,908,385	2,010,523	2,032,128	2,034,293	2,211,229	2,098,279
Total Current Liabilities	2,897,248	3,103,194	3,034,552	3,073,068	3,054,917	3,120,356	3,155,407	2,864,189	3,171,056	3,332,074	3,429,390	3,196,547
Long Term Liabilities												
Notes Payable	9,620,619	9,513,228	9,402,280	9,294,114	9,184,548	9,075,634	8,965,341	8,855,673	8,745,631	8,634,239	8,523,435	8,411,305
27150 - TD Bank Term Loan	3,278	0	0	0	0	0	0	0	0	0	0	0
27300 - Deferred Rent	5,303,365	5,276,999	5,250,589	5,224,134	5,197,633	5,171,087	5,144,495	5,117,859	5,091,176	5,064,448	5,037,674	5,009,970
27500 - ROU Liability - Operating	(1,637,533)	(1,643,490)	(1,649,447)	(1,655,018)	(1,661,028)	(1,666,907)	(1,672,953)	(1,678,868)	(1,684,950)	(1,691,050)	(1,697,018)	(1,366,095)
27900 - Current Portion Long Term Debt	0	0	0	0	0	0	0	0	0	0	0	0
27970 - Current Portion of Operating Leases	13,289,729	13,146,737	13,003,422	12,862,230	12,721,153	12,579,814	12,436,883	12,294,664	12,151,857	12,007,637	11,864,091	(336,174)
Total Notes Payable	13,289,729	13,146,737	13,003,422	12,862,230	12,721,153	12,579,814	12,436,883	12,294,664	12,151,857	12,007,637	11,864,091	11,719,006
Total Long Term Liabilities	16,186,977	16,249,631	16,037,974	15,936,288	15,776,070	15,700,170	15,592,290	15,158,853	15,322,913	15,340,211	15,293,481	14,915,553
Total Liabilities	16,186,977	16,249,631	16,037,974	15,936,288	15,776,070	15,700,170	15,592,290	15,158,853	15,322,913	15,340,211	15,293,481	14,915,553
Equity												
Member's Equity												
39100 - Capital Class A	1,644,205	1,644,205	1,644,205	1,644,206	1,644,205	1,644,205	1,644,205	1,644,205	1,644,205	1,644,205	1,644,205	1,644,205
39150 - Capital Class B	1,650,795	1,650,795	1,650,795	1,650,795	1,650,795	1,650,795	1,650,795	1,650,795	1,650,795	1,650,795	1,650,795	1,650,795
39200 - Capital Class C	0	0	0	0	0	0	0	0	0	0	0	0
39250 - Class A Distribution	0	0	0	0	0	0	0	0	0	0	0	0
39260 - Class B Distribution	0	0	0	0	0	0	0	0	0	0	0	0
39275 - Class C Distribution	0	0	0	0	0	0	0	0	0	0	0	0
Total Member's Equity	3,295,000	3,295,000	3,295,000	3,295,001	3,295,000	3,295,000	3,295,000	3,295,000	3,295,000	3,295,000	3,295,000	795,000
Retained Earnings												
32000 - Retained Earnings	(2,815,310)	(2,849,622)	(2,750,363)	(2,689,239)	(1,860,663)	(1,394,003)	(829,172)	(397,633)	577,834	1,421,128	1,959,870	3,091,750
Total Retained Earnings	(2,815,310)	(2,849,622)	(2,750,363)	(2,689,239)	(1,860,663)	(1,394,003)	(829,172)	(397,633)	577,834	1,421,128	1,959,870	3,091,750
Total Equity	445,278	544,637	605,762	1,434,337	1,900,997	2,465,828	2,897,367	3,872,834	4,716,127	5,254,870	3,886,750	4,439,365
Total Liabilities and Equity	\$ 16,632,355	\$ 16,794,568	\$ 16,643,736	\$ 17,370,635	\$ 17,677,067	\$ 18,165,998	\$ 18,489,657	\$ 19,031,687	\$ 20,039,040	\$ 20,595,081	\$ 19,180,231	\$ 19,354,918

**Precision Care Surgery Center
Profit and Loss Trend**

	01/31/2022	02/28/2022	03/31/2022	04/30/2022	05/31/2022	06/30/2022	07/31/2022	08/31/2022	09/30/2022	10/31/2022	11/30/2022	12/31/2022	Twelve Month Total
00100 - Number of Cases	144	159	180	181	165	194	137	192	185	197	222	168	2,124
Net Revenue													
40000 - Outpatient Surgical Revenue	3,463,613	7,208,567	6,252,995	5,145,643	5,117,653	5,675,203	5,578,181	6,047,530	6,272,582	6,453,692	8,748,410	5,817,411	71,781,481
42000 - Other Revenues	141	488	255	0	0	193	0	448	152	289	219	480	2,663
49000 - Contractual Discount	(2,776,934)	(6,290,197)	(5,331,027)	(3,434,661)	(3,908,351)	(4,290,925)	(4,325,568)	(4,290,253)	(4,565,256)	(5,045,368)	(6,688,333)	(4,209,945)	(65,156,816)
49100 - Bad Debt Expense	(35,231)	(41,553)	(49,225)	(61,850)	(55,465)	(64,286)	(31,115)	(31,548)	(34,988)	(35,453)	(32,565)	(29,228)	(502,508)
Total Net Revenue	651,589	877,305	872,998	1,649,132	1,153,837	1,320,185	1,221,498	1,726,177	1,672,490	1,373,160	2,027,731	1,578,718	16,124,820
Variable Expenses													
Direct Supplies													
50100 - Medical Supplies	93,397	99,248	115,169	105,147	71,567	85,301	114,011	88,768	83,826	103,512	135,498	159,621	1,255,066
50103 - Medical Gases	745	657	2,062	1,166	920	1,192	614	525	587	495	616	(2,409)	7,168
50104 - Implants	118,616	160,666	137,916	151,764	104,726	132,736	170,914	139,987	167,328	171,025	171,127	268,339	1,895,145
50500 - Drugs/Pharmaceutical	22,461	8,610	30,055	18,147	11,618	19,109	9,445	9,457	13,303	13,597	20,106	40,974	216,884
50600 - Instruments & Minor Equipment	1,534	975	1,728	4,478	4,696	5,391	560	5,684	5,073	6,294	1,483	12,513	50,408
51500 - Rebates: Medical Supplies	0	0	0	(3,629)	0	0	0	0	0	0	0	0	(3,630)
51900 - Freight	2,359	2,364	2,470	1,694	1,249	1,802	1,115	2,333	3,685	3,395	3,395	1,574	26,660
51999 - Sales Taxes	9,824	13,576	15,888	10,308	11,425	9,792	6,821	9,092	10,411	13,197	15,640	18,650	144,622
Total Direct Supplies	248,936	286,096	305,288	289,075	206,201	255,323	303,480	255,846	284,213	310,738	347,865	499,262	3,592,323
Non-Direct Supplies & Services													
52000 - Office Supplies	3,824	2,250	1,332	1,482	3,449	1,242	2,655	2,877	292	1,157	4,683	2,502	27,745
52100 - Credit Card Fees/Service Charges	792	1,884	1,994	2,804	1,772	2,016	4,074	2,944	4,506	3,899	5,638	2,968	35,289
52500 - Medical Equipment Maintenance & Repair	4,936	2,656	2,955	4,740	0	0	0	0	0	1,684	5,450	0	22,422
53000 - Purchased Services	2,338	2,740	5,787	6,604	6,793	5,377	6,088	4,322	4,437	4,289	2,905	163	51,844
53100 - Patient Dietary Services	0	0	0	0	1,254	0	525	613	0	1,140	0	1,131	4,663
53200 - Laundry Services	2,294	2,510	2,982	2,377	2,458	2,920	2,600	3,110	2,591	3,278	4,049	6,858	38,027
53250 - Anesthesia Coverage	0	0	0	0	0	0	1,500	0	0	0	0	0	1,500
54000 - Professional Liability Insurance	935	935	935	935	935	1,139	1,965	9,102	4,069	4,069	4,069	4,068	33,154
54500 - Computer Services & Supplies	9,837	6,791	5,020	7,418	6,847	6,592	7,489	8,279	7,991	9,273	11,539	8,241	95,318
54900 - Late Payment Fees	0	11	0	780	6	5	0	9	9	0	147	5,084	6,052
Total Non-Direct Supplies & Services	24,956	19,777	21,005	27,140	23,514	19,291	26,896	31,256	23,895	28,789	38,480	31,015	316,014
Labor													
55100 - Wages	130,933	143,361	134,564	150,753	137,674	141,409	144,888	145,621	159,510	148,751	165,411	170,181	1,775,057
55400 - Wages: Incentive Comp	200	0	0	0	8,333	4,917	2,084	2,084	2,084	2,083	2,084	9,283	33,150
56000 - Employee Benefits	17,954	16,418	18,412	18,475	18,923	19,910	12,375	18,830	18,730	19,703	20,934	18,857	219,524
56200 - Payroll Tax	15,773	15,264	11,804	11,173	10,620	16,105	11,546	10,228	11,514	11,310	11,804	19,877	157,015
56300 - Work Comp Insurance	965	1,031	1,021	1,001	967	1,470	1,041	966	1,369	1,372	1,451	2,494	15,148
56400 - Accrued PTO Expense	(18,627)	4,879	(206)	496	(2,451)	3,824	2,461	53	3,867	(2,172)	3,714	(2,395)	(6,556)
56500 - HR Mgmt Services	4,744	5,042	4,378	6,333	4,940	7,183	4,292	5,514	4,958	4,601	4,971	6,242	63,199
56600 - Agency Staffing	11,910	14,893	17,638	15,203	12,209	7,508	8,568	795	0	1,084	562	0	90,368
56700 - Consulting	800	825	0	800	375	375	875	0	1,950	3,125	1,725	4,400	15,250
Total labor	164,652	201,713	187,611	204,234	191,590	202,701	188,130	184,091	203,982	189,857	212,656	228,939	2,360,155

**Precision Care Surgery Center
Profit and Loss Trend**

	01/31/2022	02/28/2022	Month Ending	03/31/2022	Month Ending	04/30/2022	Month Ending	05/31/2022	Month Ending	06/30/2022	Month Ending	07/31/2022	Month Ending	08/31/2022	Month Ending	09/30/2022	Month Ending	10/31/2022	Month Ending	11/30/2022	Month Ending	12/31/2022	Twelve Month Total	
Mgmt/Billing/Collecting Fees																								
57100 - Legal Fees	1,240	1,051	1,200	1,191	1,191	1,000	1,000	1,185	1,000	1,185	1,000	1,000	1,169	1,169	1,427	902	902	500	1,075	500	500	12,939		
57200 - Accounting Services	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	40,000	
57500 - Billing Service	13,960	51,295	31,667	44,636	44,636	38,824	38,824	41,278	31,451	41,278	31,451	31,451	34,952	34,952	75,368	50,532	50,532	38,532	43,433	38,532	38,532	495,928		
58000 - Coding	0	0	(506)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(506)	
59000 - Administrative Services Fees	25,609	23,166	39,756	23,167	23,167	23,167	23,167	23,167	23,167	23,167	23,167	23,167	23,167	23,167	23,167	23,167	23,167	23,167	23,167	23,167	23,167	23,167	297,031	
Total Mgmt/Billing/Collecting Fees	44,142	78,845	75,450	58,951	58,951	66,324	66,324	68,964	57,747	68,964	57,747	57,747	62,621	62,621	103,295	77,934	77,934	71,008	82,478	71,008	71,008	845,392		
Total Variable Expenses	482,686	586,431	589,354	592,776	592,776	487,629	487,629	546,279	487,629	546,279	487,629	487,629	533,814	533,814	615,385	607,318	607,318	670,009	824,748	670,009	670,009	7,113,884		
Contribution Profit:	168,903	290,874	283,644	1,056,356	1,056,356	666,208	666,208	773,906	644,041	773,906	644,041	644,041	1,192,363	1,192,363	1,057,105	765,842	765,842	1,357,722	753,970	1,357,722	1,357,722	9,010,936		
Fixed Expenses																								
Professional & Labor																								
61100 - Medical Director Fees	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	15,000	
Total Professional & Labor	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	15,000	
Maintenance & Repairs																								
63100 - Maintenance Contract Expense	3,920	4,083	3,415	3,415	3,415	3,415	3,415	3,415	3,415	3,415	3,415	3,415	3,415	3,415	3,415	3,415	3,415	3,415	3,415	3,415	3,415	3,415	43,148	
Total Maintenance & Repairs	3,920	4,083	3,415	3,415	3,415	3,415	3,415	3,415	3,415	3,415	3,415	3,415	3,415	3,415	3,415	3,415	3,415	3,415	3,415	3,415	3,415	3,415	43,148	
Facility Cost																								
64100 - Rent or Lease Expense	41,981	35,426	38,703	38,703	38,703	38,703	38,703	38,703	38,703	38,703	38,703	38,703	38,703	38,703	38,703	38,703	38,703	38,703	38,703	38,703	38,703	38,703	462,106	
64125 - Operating Costs	3,725	3,683	24,926	6,819	6,819	6,631	6,631	6,480	6,154	6,480	6,154	6,154	6,000	6,000	6,342	6,000	6,342	6,000	6,038	6,000	6,342	2,000	84,799	
64150 - Real Estate Taxes	6,550	6,550	6,550	6,550	6,550	6,550	6,550	6,550	6,550	6,550	6,550	6,550	6,550	6,550	6,550	6,550	6,550	6,550	6,550	6,550	6,550	6,550	78,600	
64200 - Telephone Expense	1,285	1,236	1,180	1,178	1,178	1,229	1,229	1,443	1,443	1,443	1,443	1,443	1,812	1,812	1,497	1,497	1,516	1,516	1,497	1,497	1,516	1,516	17,739	
64305 - Maintenance Contracts (Non-Medical)	1,939	5,727	2,223	2,458	2,458	3,357	3,357	2,458	2,458	2,458	2,458	2,458	3,366	3,366	3,788	3,162	3,162	2,775	2,775	2,775	5,671	38,481		
64310 - Utilities Expense	11,569	12,550	12,306	33,517	33,517	12,000	12,000	11,517	16,639	11,517	16,639	16,639	20,035	20,035	20,955	19,213	19,213	30,465	19,718	30,465	19,718	220,485		
64315 - Repairs & Maintenance (Non-Medical)	0	0	0	7,387	7,387	0	0	5,898	0	5,898	0	0	3,639	3,639	0	5,037	5,037	2,314	1,217	2,314	1,217	25,491		
Total Facility Cost	67,049	65,172	85,888	96,612	96,612	67,571	67,571	73,048	73,100	73,048	73,100	73,100	80,105	80,105	77,204	80,566	80,566	88,342	73,044	88,342	73,044	927,701		
Total Fixed Expenses	4,590	4,791	4,562	5,246	5,246	4,790	4,790	4,790	5,018	4,790	5,018	5,018	4,200	4,200	5,247	4,790	4,790	6,474	6,474	6,474	6,474	54,462		
Total Purchased Services	4,590	4,791	4,562	5,246	5,246	4,790	4,790	4,790	5,018	4,790	5,018	5,018	4,200	4,200	5,247	4,790	4,790	6,474	6,474	6,474	6,474	54,462		
Miscellaneous																								
70300 - Bank Charges	256	333	332	311	311	294	294	235	213	235	213	213	140	140	161	33	33	30	30	30	0	2,338		
70350 - Charitable Contributions	0	0	1,388	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,388		
71200 - Dues & Subscriptions	363	362	363	362	362	961	961	653	428	653	428	493	493	493	362	1,398	891	363	363	363	891	6,999		
71300 - Education & Development	350	0	0	1,143	1,143	0	0	0	3,925	0	0	0	0	0	0	1,395	0	1,096	1,096	1,096	0	7,908		
71400 - Employee Relations	(245)	0	0	0	0	0	0	701	937	0	0	937	2,510	2,510	2,300	3,296	3,296	1,372	1,372	1,372	82	10,954		
73200 - Insurance PP/GL & Umbrella	3,163	2,543	7,283	3,807	3,807	3,808	3,808	4,507	5,818	4,507	5,818	4,823	4,823	4,195	4,195	4,196	4,196	4,410	4,410	4,410	4,234	52,787		
74100 - License and Misc. Taxes	1,414	2,223	2,351	3,044	3,044	2,434	2,434	2,500	2,000	2,500	2,000	2,000	3,451	3,451	3,250	3,570	3,570	7,611	5,690	7,611	5,690	39,538		
74200 - Marketing Expense	0	0	0	0	0	0	0	0	0	0	0	0	2,400	2,400	0	9,905	9,905	119	119	119	0	12,424		
75200 - Postage & Delivery	354	145	95	231	231	509	509	255	276	255	276	276	590	590	121	177	177	455	177	455	179	3,386		
75400 - Travel Expense	0	0	1,474	240	240	749	749	4,452	2,227	4,452	2,227	0	0	0	4,063	0	606	1,300	606	1,300	0	15,109		
76000 - Other/Miscellaneous	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	120	120	105	225		
Total Miscellaneous	5,655	5,606	13,286	9,138	9,138	8,755	8,755	13,303	15,824	13,303	15,824	14,407	14,407	14,407	14,452	24,248	24,248	14,808	14,808	14,808	13,577	153,056		
Total Fixed Expenses	82,714	81,152	108,651	115,911	115,911	86,031	86,031	98,857	103,627	98,857	103,627	101,818	101,818	101,818	114,519	89,492	89,492	114,519	114,519	114,519	89,492	1,193,367		
Income from Operations:	86,189	209,722	174,993	940,445	940,445	580,177	580,177	677,850	545,184	677,850	545,184	545,184	1,088,736	1,088,736	955,287	651,323	651,323	1,243,183	664,478	1,243,183	664,478	7,817,569		
Other Income (Expense)																								
Other Expenses																								
93000 - Interest Expense	(33,079)	(29,881)	(32,901)	(30,903)	(30,903)	(31,556)	(31,556)	(30,176)	(30,803)	(30,176)	(30,803)	(30,803)	(30,426)	(30,426)	(29,079)	(29,665)	(29,665)	(28,340)	(28,340)	(28,340)	(28,900)	(365,711)		
94000 - Depreciation Expense	(87,422)	(80,582)	(80,967)	(80,967)	(80,967)	(81,961)	(81,961)	(82,843)	(82,842)	(82,843)	(82,842)	(82,842)	(82,842)	(82,842)	(82,915)	(82,915)	(82,915)	(82,963)	(82,963)	(82,963)	(82,963)	(992,183)		
Total Other Expenses	(120,501)	(110,463)	(113,868)	(111,870)	(111,870)	(113,517)	(113,517)	(113,019)	(113,645)	(113,019)	(113,645)	(113,645)	(113,268)	(113,268)	(111,994)	(112,581)	(112,581)	(111,303)	(111,303)	(111,303)	(111,863)	(1,357,894)		
Total Other Income (Expense)	(120,501)	(110,463)	(113,868)	(111,870)	(111,870)	(113,517)	(113,517)	(113,019)	(113,645)	(113,019)	(113,645)	(113,645)	(113,268)	(113,268)	(111,994)	(112,581)	(112,581)	(111,303)	(111,303)	(111,303)	(111,863)	(1,357,894)		
Earnings Before Income Tax:	(34,312)	99,259	61,125	828,575	828,575	466,660	466,660	564,831	431,539	564,831	431,539	431,539	975,468	975,468	843,293	538,742	538,742	1,131,880	1,131,880					

Current Membership Structure

Member	Membership Interest
North Shore-LIJ Multispecialty Ventures, LLC	68.00%
Timothy Groth, M.D.	4.00%
Brian McGuiness, M.D.	4.00%
Pamela Weber, M.D.	4.00%
Dhiren Mehta, M.D.	4.00%
Masoom Qadeer, M.D.	2.00%
Aaron Avni, M.D.	4.00%
Paul Choinski, M.D.	4.00%
Michelle Guevarra-Pena, M.D.	3.00%
Lawrence Buono, M.D.	3.00%
Total	100.00%

Proposed Membership Structure

Member	Membership Interest
Sight Medical Doctors, PLLC	68.00%
Timothy Groth, M.D.	4.00%
Brian McGuiness, M.D.	4.00%
Pamela Weber, M.D.	4.00%
Dhiren Mehta, M.D.	4.00%
Masoom Qadeer, M.D.	2.00%
Aaron Avni, M.D.	4.00%
Paul Choinski, M.D.	4.00%
Michelle Guevarra-Pena, M.D.	3.00%
Lawrence Buono, M.D.	3.00%
Total	100.00%

Direct Membership Interest in the Center

Member	Membership Interest
Sight Medical Doctors, PLLC	68.00%
Total	68.00%

Direct Membership Interests in Sight Medical Doctors, PLLC

Member	Membership Interest
Vance Vanier, M.D.	75.00%
Jeffrey Martin, M.D.	12.50%
John G. Passarelli, M.D., F.A.A.O.	12.50%
Total	100.00%

Indirect Membership Interests in the Center

Member	Membership Interest
Vance Vanier, M.D.	51.00%
Jeffrey Martin, M.D.	8.50%
John G. Passarelli, M.D., F.A.A.O.	8.50%
Total	68.00%

Northwell Health, Inc.
Combining Statement of Operations –
Joint Venture Ambulatory Surgery Centers
(In Thousands)

Year Ended December 31, 2019

	Suffolk Surgery Center	Suffolk Surgery Center	Suffolk Surgery Center	Suffolk Surgery Center	Suffolk Surgery Center
Operating revenue:					
Net patient service revenue	5,442	5,442	5,442	5,442	5,442
Total patient revenue	5,442	5,442	5,442	5,442	5,442
Other operating revenue	-	-	-	-	-
Total operating revenue	5,442	5,442	5,442	5,442	5,442
Operating expenses:					
Salaries	1,172	1,172	1,172	1,172	1,172
Employee benefits	281	281	281	281	281
Supplies and expenses	3,068	3,068	3,068	3,068	3,068
Depreciation and amortization	297	297	297	297	297
Interest	4	4	4	4	4
Total operating expenses	4,822	4,822	4,822	4,822	4,822
Excess (deficiency) of operating revenue over operating expenses	620	620	620	620	620
Non-operating gains and losses:					
Investment income	-	-	-	-	-
Total non-operating gains and losses	-	-	-	-	-
Excess (deficiency) of revenue and gains and losses over expenses	620	620	620	620	620
Transfers from affiliates	-	-	-	-	-
Other changes in net assets	(570)	(570)	(570)	(570)	(570)
Increase (decrease) in net assets without donor restrictions	50	50	50	50	50

Northwell Health, Inc.
Combining Statement of Operations –
Joint Venture Ambulatory Surgery Centers
(In Thousands)

Year Ended December 31, 2020

	Suffolk Surgery Center				
Operating revenue:					
Net patient service revenue	4,079				
Total patient revenue	4,079				
CARES Act Provider Relief Fund revenue	118				
Other operating revenue	2				
Total operating revenue	4,199				
Operating expenses:					
Salaries	1,018				
Employee benefits	257				
Supplies and expenses	2,534				
Depreciation and amortization	303				
Interest	1				
Total operating expenses	4,113				
Excess (deficiency) of operating revenue over operating expenses	86				
Non-operating gains and losses:					
Investment income	-				
Total non-operating gains and losses	-				
Excess (deficiency) of revenue and gains and losses over expenses	86				
Transfers from affiliates	-				
Other changes in net assets	(300)				
Increase (decrease) in net assets without donor restrictions	\$(214)				

JV SUFFOLK SURGERY CENTER
ACTUALS VALIDATION P&L REPORT

DECEMBER 2021

<u>(In Thousands)</u>		<u>Total 2021</u>
		<u>ACTUAL</u>
<u>Operating Revenue</u>		
41,400	Gross Chrgs-Amb Surg General	4,034
	Net Patient Service Revenue	\$4,034
	Physician Practice Revenue	\$ -
	Provision For Bad Debts	-
		4,034
55,640	Covid-19 Grant Revenue	621
	Other Operating Revenue	621
	Total Operating Revenue	4,655
<u>Direct Operating Expenses:</u>		
60010	Salaries And Wages	1,084
60040	Accrued Salaries Sys Gen	(56)
60095	Bonus	35
	Salaries & Wages	1,063
	FPP Purchased Services	-
61000	Consulting Fees	5
61020	Audit Fees	1
61040	Physician Fees	3
61400	Other Fees	288
	Fees	297
62001	Non PR Rel. Fringe - Non Union	137
62202	May Med - Dental	2
62203	May Med - Vision	6
62215	Life Insurance	4
62220	Disability	15
62500	F I C A	88
62660	Other Defined Benefit Pensions	23
62850	Workers Compensation	7

JV SUFFOLK SURGERY CENTER
ACTUALS VALIDATION P&L REPORT

DECEMBER 2021

(In Thousands)

	Total 2021 ACTUAL
Employee Benefits	
63030 Supplies - Medical	282
63360 Rx - Radio Pharmaceuticals	1,047
64020 Supplies - Office	62
65000 Electricity	22
65050 Telephone	70
65050 Equipment Service Contracts	7
65505 Software Maint and Support	127
65517 Maintenance And Repairs	4
65525 Other Purchased Services	138
65535 Purchases Services - Linen	45
65565 Outside Training	38
66020 Postage	5
66040 Printing And Duplication	5
66050 Other Expenses	2
66060 Advertising	47
66070 House Functions & Corp Events	2
66090 Sales Tax	1
66130 Travel	1
66150 Property Rentals	37
66500 Lease-Rentals - Other	329
66510 Real Estate Tax	1
66600 Supplies and Expenses	36
Allocated Expenses	2,023
Total Direct Operating Expenses	3,665
CONTROLLABLE MARGIN	991
Other Operating Expenses:	
67000 Malpractice Ins - Premium	36
67040 Affil- Contra Insurance	36
Insurance expense	36
Interest expense	129
68500 Depreciation	129
Depreciation expense	129
69019 Affil- Allo Sys Exp - Med Gp	376
Centralized Administrative Exp Alloc	376
Total Other Operating Expenses	540
OPERATING MARGIN	450
Other Revenue:	

JV SUFFOLK SURGERY CENTER
ACTUALS VALIDATION P&L REPORT

DECEMBER 2021

	<u>(In Thousands)</u>
	<u>Total 2021</u>
	<u>ACTUAL</u>
Investment Income	-
NET INCOME	<u>\$450</u>

**JV Suffolk Surgery Center
BALANCE SHEET**

CON 221200
Attachment D Cont.

**December
2021**

ASSETS

CURRENT ASSETS:

10010	Cash - General	612,613		
	Cash and Cash equivalents	612,613		
	Marketable Securities	0		
	Assets limited as to use	0		
12500	Gross Ar - Outpatient	1,034,413		
	Accounts Receivable for Services to Patients	1,034,413		
	Accounts Receivable for Physician Activities	0		
	Less estimated uncollectibles	0		
		1,034,413		
13000	Due To-From-Affiliated Orgs	1,810,093		
13400	Due To/From - Control Account	(1,914,054)		
	Due from affiliated organizations	(103,962)		
	Insurance claims receivable, current portion	0		
15030	Inventory	377,430		
15200	Prepaid Expenses	48,219		
15214	Prepaid Malpractice Insurance	5,917		
	Other current assets	431,566		
	Total current assets	1,974,631		

ASSETS LIMITED AS TO USE

0

MALPRACTICE SELF-INSURANCE

0

18010	Buildings	20,995		
18015	Leasehold Improvements	1,232,539		
18032	Equipment-Major Moveable IT	272,885		
18035	Equipment-Major Movable	2,885,782		
18110	Accum Depr-Buildings	(4,923)		
18115	Accum Depr-Lsehd Improvements	(288,630)		
18132	Accum Depr-Major Moveable IT	(3,914,989)		
18135	Accum Depr-Major Movable	(89,483)		
	PROPERTY, PLANT & EQUIPMENT	114,176		

RIGHT OF USE LEASE ASSETS

0

INSURANCE CLAIMS RECEIVABLE

0

18373	Goodwill	5,358,498		
	OTHER ASSETS	5,358,498		
	TOTAL ASSETS	7,447,305		

JV Suffolk Surgery Center
BALANCE SHEET

CON 221200
Attachment D Cont.

December
2021

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES

Short Term Borrowings	0
21085 Accr Exp-Supplies and Expense	(82,842)
21095 Accr Exp - Other	(148,152)
Accounts payable & accrued expenses	(230,994)
22001 Accrued Salaries - Manual	0
22010 Accr. Pr Taxes - Fed Wt	(50,110)
22034 Accrued Paid Time Off	(31,315)
22050 Acc Unemp - Non Profit	(6,163)
Accrued salaries and fringe benefits	(87,587)
Medical Claims Payable	0
Current portion of operating lease obligations	0
24005 Current Portion Of Other Ltd	(31,055)
Current portion of long-term debt	(31,055)
Current portion of Malpractice Insurance Liability	0
Current portion of insurance claims liability	0
Current portion of third-party payer structured liabilities	0
23019 CMS COVID-19 Advance - Current	(33,817)
Current portion of estimated payable to third-party payers	(33,817)
Total current liabilities	(383,453)

ACCRUED RETIREMENT BENEFITS

0

OPERATING LEASE OBLIGATIONS, NET OF CURR PORTION

0

LONG-TERM DEBT:

Financing Costs	0
Bond payable	0
26700 Loans Payable	(7,984)
Other long-term debt - capital leases	(7,984)
	(7,984)

MALPRACTICE SELF-INSURANCE

0

INSURANCE CLAIMS LIABILITY

0

**THIRD-PARTY PAYER STRUCTURED LIABILITIES
NET OF CURRENT PORTION**

0

27190 CMS COVID-19 Advance - LT	(33,817)
27191 CMS COVID-19 Advance Offset	33,817

OTHER LONG-TERM LIABILITIES

0

Total liabilities	(391,437)
--------------------------	------------------

**JV Suffolk Surgery Center
BALANCE SHEET**

CON 221200
Attachment D Cont.

**December
2021**

NET ASSETS

30000	Unrestricted Funds	(4,875,780)
30005	Noncontrol Subsidiary Interest	26,622
41400	Gross Chrgs-Amb Surg General	(4,033,769)
55300	Miscellaneous Income	0
55640	Covid-19 Grant Revenue	(621,354)
56009	Distributions	500,000
56070	Contrib received in acquisition	(2,256,502)
60010	Salaries And Wages	1,084,217
60040	Accrued Salaries Sys Gen	(56,000)
60095	Bonus	34,672
61000	Consulting Fees	4,720
61020	Audit Fees	950
61040	Physician Fees	3,000
61400	Other Fees	288,111
62001	Non PR Rel. Fringe - Non Union	137,472
62201	Maj Med - Plan Claims	0
62202	Maj Med - Dental	2,216
62203	Maj Med - Vision	5,582
62215	Life Insurance	4,046
62220	Disability	14,598
62500	F I C A	87,749
62660	Other Defined Benefit Pensions	23,420
62850	Workers Compensation	6,661
63030	Supplies - Medical	1,046,779
63360	Rx - Radio Pharmaceuticals	62,011
64020	Supplies - Office	22,476
65000	Electricity	69,564
65050	Telephone	7,250
65505	Equipment Service Contracts	126,944
65517	Software Maint and Support	3,800
65525	Maintenance And Repairs	138,127
65535	Other Purchased Services	44,838
65565	Purchases Services - Linen	37,987
66020	Outside Training	5,062
66030	Microfilming & Archiving	0
66040	Postage	4,589
66050	Printing And Duplication	2,227
66060	Other Expenses	46,554
66070	Advertising	2,002
66090	House Functions & Corp Events	549
66130	Sales Tax	36,513
66150	Travel	270
66500	Property Rentals	329,055
66510	Lease-Rentals - Other	808
66600	Real Estate Tax	35,730
67000	Malpractice Ins - Premium	131
67040	Affil- Contra Insurance	36,195
68010	Interest - Loans	0
68500	Depreciation	128,505
69019	Affil- Allo Sys Exp - Med Grp	375,536
Unrestricted		<u>(7,055,868)</u>
Temporarily restricted		<u>0</u>
Permanently restricted		<u>0</u>
Total net assets		<u><u>(7,055,868)</u></u>
TOTAL LIABILITIES AND NET ASSETS		<u><u>(7,447,305)</u></u>

December
2022

ASSETS

CURRENT ASSETS:

10010	Cash - General	445,397
Cash and Cash equivalents		445,397
Marketable Securities		0
Assets limited as to use		0

12500	Gross Ar - Outpatient	1,187,839
Accounts Receivable for Services to Patients		1,187,839
Accounts Receivable for Physician Activities		0
Less estimated uncollectibles		0
		1,187,839

13000	Due To-From-Affiliated Orgs	2,129,624
13400	Due To/From - Control Account	(2,320,522)
Due from affiliated organizations		(190,899)
Insurance claims receivable, current portion		0

15030	Inventory	377,430
15200	Prepaid Expenses	92,819
15214	Prepaid Malpractice Insurance	6,366
Other current assets		476,615

Total current assets **1,918,953**

ASSETS LIMITED AS TO USE **0**

MALPRACTICE SELF-INSURANCE **0**

18010	Buildings	20,995
18015	Leasehold Improvements	1,232,539
18032	Equipment-Major Moveable IT	272,928
18035	Equipment-Major Movable	2,894,836
18110	Accum Depr-Buildings	(6,322)
18115	Accum Depr-Lschd Improvements	(294,586)
18132	Accum Depr-Major Moveable IT	(3,915,937)
18135	Accum Depr-Major Movable	(134,390)
18150	Accum Depr - Manual	0
PROPERTY, PLANT & EQUIPMENT		70,063

RIGHT OF USE LEASE ASSETS **0**

INSURANCE CLAIMS RECEIVABLE **0**

18373	Goodwill	5,358,498
OTHER ASSETS		5,358,498

TOTAL ASSETS **7,347,514**

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES

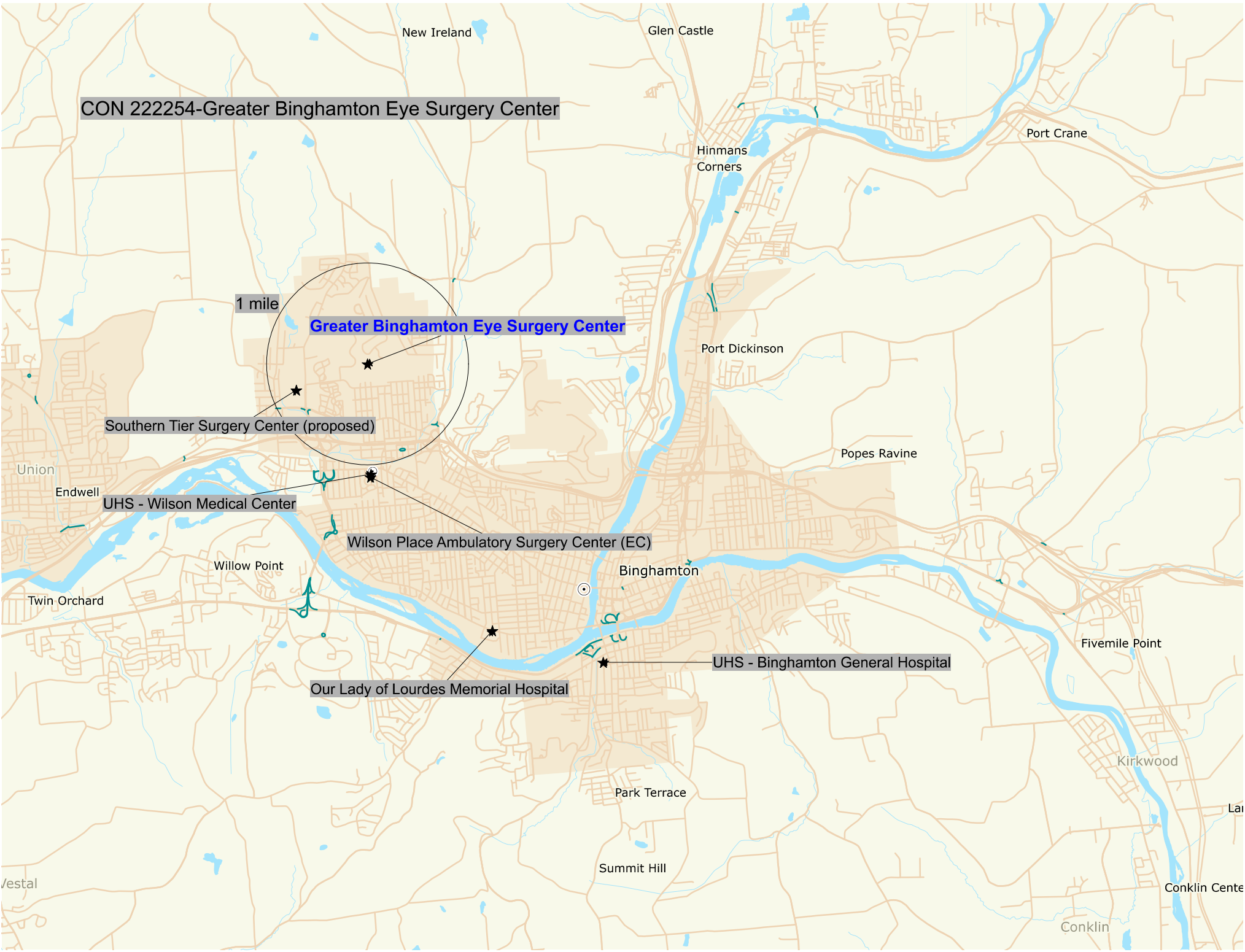
Short Term Borrowings		0
20010	Accounts Payable-Trade Sys Gen	(193,092)
21085	Accr Exp-Supplies and Expense	(23,000)
21095	Accr Exp - Other	(7,839)
Accounts payable & accrued expenses		(223,932)
22001	Accrued Salaries - Manual	(12,600)
22005	Accr. Pr Taxes - Fica	(8,900)
22010	Accr. Pr Taxes - Fed Wt	(90,365)
22034	Accrued Paid Time Off	(63,194)
22050	Acc Unemp - Non Profit	(7,697)
Accrued salaries and fringe benefits		(182,756)
Medical Claims Payable		0
Current portion of operating lease obligations		0
24005	Current Portion Of Other Ltd	(7,984)
Current portion of long-term debt		(7,984)
Current portion of Malpractice Insurance Liability		0

		December 2022
Current portion of insurance claims liability		0
Current portion of third-party payer structured liabilities		0
23019	CMS COVID-19 Advance - Current	0
Current portion of estimated payable to third-party payers		0
Total current liabilities		(414,672)
ACCRUED RETIREMENT BENEFITS		0
OPERATING LEASE OBLIGATIONS, NET OF CURR PORTION		0
LONG-TERM DEBT:		
Financing Costs		0
Bond payable		0
26700	Loans Payable	(0)
Other long-term debt - capital leases		(0)
		(0)
MALPRACTICE SELF-INSURANCE		0
INSURANCE CLAIMS LIABILITY		0
THIRD-PARTY PAYER STRUCTURED LIABILITIES NET OF CURRENT PORTION		0
27190	CMS COVID-19 Advance - LT	0
27191	CMS COVID-19 Advance Offset	0
OTHER LONG-TERM LIABILITIES		0
Total liabilities		(414,673)
NET ASSETS		
30000	Unrestricted Funds	(4,832,978)
30005	Noncontrol Subsidiary Interest	33,612
41400	Gross Chrgs-Amb Surg General	(4,163,795)
55640	Covid-19 Grant Revenue	(11,315)
56009	Distributions	(15,487)
56070	Contrib received in acquisition	(2,256,502)
60010	Salaries And Wages	1,080,028
60020	Overtime	3,440
60040	Accrued Salaries Sys Gen	500
60041	Accrued Salaries	25,437
60095	Bonus	34,400
61000	Consulting Fees	5,586
61020	Audit Fees	0
61040	Physician Fees	1,500
61400	Other Fees	21,773
62001	Non PR Rel. Fringe - Non Union	25,685
62201	Maj Med - Plan Claims	123,574
62202	Maj Med - Dental	4,486
62203	Maj Med - Vision	2,325
62215	Life Insurance	1,289
62220	Disability	21,510
62500	F I C A	87,505
62660	Other Defined Benefit Pensions	2,920
62850	Workers Compensation	7,601
63030	Supplies - Medical	1,313,318
63360	Rx - Radio Pharmaceuticals	52,296
64020	Supplies - Office	27,818
65000	Electricity	83,523
65030	Disposable Services	804
65050	Telephone	8,438
65505	Equipment Service Contracts	71,570
65510	Freight	9,087
65517	Software Maint and Support	3,080
65525	Maintenance And Repairs	32,409
65535	Other Purchased Services	30,003

JV Suffolk Surgery Center
BALANCE SHEET

CON 221200
Attachment E cont.

		December 2022
65565	Purchases Services - Linen	37,283
66000	Dues	750
66020	Outside Training	900
66040	Postage	4,843
66050	Printing And Duplication	2,081
66060	Other Expenses	13,202
66070	Advertising	1,068
66090	House Functions & Corp Events	0
66130	Sales Tax	15,022
66150	Travel	0
66500	Property Rentals	356,448
66510	Lease-Rentals - Other	269
66525	Lease Rentals - SMS	83,537
66600	Real Estate Tax	39,109
67000	Malpractice Ins - Premium	0
67040	Affil- Contra Insurance	12,065
68010	Interest - Loans	166
68500	Depreciation	53,210
68711	Non Affil - Billing Fees	224,962
69019	Affil- Allo Sys Exp - Med Grp	386,802
Unrestricted		(6,932,841)
Temporarily restricted		0
Permanently restricted		0
Total net assets		(6,932,841)
TOTAL LIABILITIES AND NET ASSETS		(7,347,514)



CON 222254-Greater Binghamton Eye Surgery Center

Greater Binghamton Eye Surgery Center

1 mile

Southern Tier Surgery Center (proposed)

UHS - Wilson Medical Center

Wilson Place Ambulatory Surgery Center (EC)

Our Lady of Lourdes Memorial Hospital

UHS - Binghamton General Hospital

ASCENSION
 Binghamton
 Comparative Balance Sheets, Side by Side
 As Of
 (Dollars in Thousands)

CON 222254
 BFA Attachment B

	FY 2022	FY 2021	\$ Variance		FY 2022	FY 2021	\$ Variance
	June	June	Increase (Decrease)		June	June	Increase (Decrease)
ASSETS				LIABILITIES AND NET ASSETS			
CURRENT ASSETS:				CURRENT LIABILITIES:			
Cash	\$3,282	\$10,430	(\$7,147)	Current Portion of Long-Term Debt	\$603	\$618	\$15
Short-Term Investments	-	-	-	LTD Subject to Remarketing	-	-	-
Accounts Receivable, Net	43,805	39,888	3,917	Current Portion Lease Liability	-	-	-
Estimated Settlements from Third-Party Payor	1,280	2,801	(1,520)	Accounts Payable	6,884	7,706	822
Due from Broker	-	-	-	AR Credit Balances, Net	1,156	867	(289)
Inventory	6,841	6,604	237	Total Accrued Liabilities	42,008	23,510	(18,498)
Other Current Assets	6,725	6,863	(138)	Estimated Settlement to Third-Party Payor	12,533	12,040	(493)
Total Current Assets	\$61,934	\$66,585	(\$4,651)	Current Portion Self Insurance Liability	-	-	-
				Due to Broker	-	-	-
LONG TERM INVESTMENTS:				Medicare Advanced Payments	5,296	24,125	18,829
Board Designated Investments	-	-	-	Current Portion Other Liabilities	59,024	53,312	(5,712)
Assets Under Bond Agreements	-	-	-	Total Current Liabilities	\$127,504	\$122,179	(\$5,326)
Self Insurance Trust Funds	-	-	-				
Restricted Funds	30,867	32,251	(1,384)	NONCURRENT LIABILITIES:			
Other Long Term Investments	224,695	272,672	(47,977)	Long-Term Debt:			
Long Term Investments	\$255,562	\$304,923	(\$49,361)	Centralized Debt Management System	\$37,300	\$37,870	\$570
				Hospital Revenue Bonds, Net	-	-	-
PROPERTY AND EQUIPMENT:				Other Long Term Debt	-	-	-
Buildings	\$187,324	\$172,648	\$14,676	Net Long-Term Debt	\$37,300	\$37,870	\$570
Equipment	85,768	79,491	6,277	Other Long-Term Liabilities:			
Land and Improvements	12,475	12,295	179	Long Term Lease Liability	\$19,699	\$23,238	\$3,539
Construction In Progress	9,739	6,706	3,033	Self Insurance Liability	-	-	-
Accumulated Depreciation	(166,901)	(152,555)	(14,346)	Pension and Other PostRetirement Liability	-	-	-
Property and Equipment, Net	\$128,404	\$118,585	\$9,819	Total LT Medicare Advanced Payments	-	-	-
				Other Noncurrent Liabilities	31,300	55,477	24,177
OTHER LONG TERM ASSETS:				Total Noncurrent Liabilities	\$88,299	\$116,585	\$28,286
ROUA Lease, net	\$19,391	\$23,032	(\$3,642)				
Investments in Unconsolidated Entities, net	-	-	-	Total Liabilities	\$215,804	\$238,764	\$22,960
Capitalized Computer Software Costs, Net	1,325	1,305	21				
Other Miscellaneous Assets	19,233	20,277	(1,043)	NET ASSETS:			
Other Long Term Assets	\$39,949	\$44,614	(\$4,664)	Unrestricted Net Assets	\$239,179	\$263,555	\$24,377
				Temporarily Restricted Net Assets	30,867	19,798	(11,069)
Total Assets	\$485,849	\$534,706	(\$48,857)	Permanently Restricted Net Assets	-	12,590	12,590
				Donor Restricted Net Assets	30,867	32,388	1,521
				Total Net Assets	\$270,045	\$295,943	\$25,898
				Total Liabilities and Net Assets	\$485,849	\$534,706	\$48,857

ASCENSION
 Binghamton
 Comparative Statement of Operations
 Functional Organization
 For the Periods Ending June FY 2022
 (Dollars in Thousands)

CON 222254
 BFA Attachment B(Continued)

Periodic					Year To Date					
Actual	Actual	\$ Variance	% Variance	Periodic	Actual	Actual	\$ Variance	% Variance	Year To Date	
FY2022	FY2021	Favorable	Favorable	Actual	FY2022	FY2021	Favorable	Favorable	Actual	
		(Unfavorable)	(Unfavorable)	FY2022			(Unfavorable)	(Unfavorable)	FY2022	
\$26,740	\$26,651	\$89	0.34%	\$26,740						
93,730	88,931	4,799	5.40%	93,730						
\$120,470	\$115,582	\$4,888	4.23%	\$120,470						
GRASS PATIENT SERVICE REVENUE:										
					\$321,837	\$313,006	\$8,831	2.82%	\$321,837	
					1,043,994	968,742	75,253	7.77%	1,043,994	
					\$1,365,831	\$1,281,747	\$84,084	6.56%	\$1,365,831	
REVENUE DEDUCTIONS:										
\$1,366	\$996	(\$371)	(27.13%)	\$1,366	\$13,444	\$14,140	\$696	5.18%	\$13,444	
44,437	41,657	(2,780)	(6.26%)	44,437	485,088	447,292	(37,796)	(7.79%)	485,088	
15,788	15,809	21	0.13%	15,788	189,606	165,914	(23,691)	(12.50%)	189,606	
14,430	13,966	(464)	(3.21%)	14,430	160,921	159,358	(1,563)	(0.97%)	160,921	
607	621	14	2.28%	607	7,208	5,520	(1,688)	(23.42%)	7,208	
7,728	6,415	(1,313)	(16.99%)	7,728	85,757	79,146	(6,612)	(7.71%)	85,757	
1,494	1,165	(328)	(21.99%)	1,494	11,880	15,397	3,517	29.61%	11,880	
1,164	1,429	265	22.73%	1,164	13,480	17,225	3,746	27.79%	13,480	
0	1	1	1,139.96%	0	0	2	1	360.59%	0	
\$87,014	\$82,058	(\$4,956)	(6.04%)	\$87,014	\$967,383	\$903,993	(\$63,389)	(7.01%)	\$967,383	
\$33,456	\$33,524	(\$68)	(0.20%)	\$33,456	\$398,448	\$377,754	\$20,694	5.48%	\$398,448	
758	576	(182)	(31.66%)	758	13,333	13,160	(173)	(1.31%)	13,333	
\$32,697	\$32,948	(\$250)	(0.76%)	\$32,697	\$385,115	\$364,594	\$20,522	5.63%	\$385,115	
OTHER REVENUE:										
\$66	\$59	\$7	12.04%	\$66	\$659	\$595	\$64	10.71%	\$659	
398	143	255	178.72%	398	2,566	1,420	1,146	80.69%	2,566	
3,396	4,815	(1,418)	(29.46%)	3,396	44,319	58,307	(13,988)	(23.99%)	44,319	
2,916	12,043	(9,127)	(75.79%)	2,916	2,916	12,182	(9,266)	(76.07%)	2,916	
595	243	352	144.59%	595	3,491	4,901	(1,411)	(28.78%)	3,491	
47	37	10	25.79%	47	458	448	11	2.45%	458	
-	1	(1)	(100.00%)	-	195	441	(246)	(55.83%)	195	
-	-	-	-	-	-	83	(83)	(100.00%)	-	
1,667	824	842	102.15%	1,667	6,439	4,441	1,998	44.98%	6,439	
\$9,085	\$18,165	(\$9,080)	(49.99%)	\$9,085	\$61,043	\$82,819	(\$21,776)	(26.29%)	\$61,043	
\$41,782	\$51,113	(\$9,331)	(18.25%)	\$41,782	\$446,158	\$447,413	(\$1,254)	(0.28%)	\$446,158	
OPERATING EXPENSES:										
\$12,860	\$11,748	(\$1,112)	(8.65%)	\$12,860	\$140,881	\$132,158	(\$8,723)	(6.19%)	\$140,881	
4,271	4,170	(101)	(2.42%)	4,271	51,582	49,822	(1,760)	(3.53%)	51,582	
457	307	(151)	(32.98%)	457	5,327	3,816	(1,511)	(28.37%)	5,327	
1,660	762	(899)	(118.02%)	1,660	24,048	5,332	(18,716)	(351.00%)	24,048	
19,249	16,986	(2,262)	(13.32%)	19,249	221,839	191,128	(30,710)	(16.07%)	221,839	
3,604	2,705	(899)	(33.22%)	3,604	41,883	41,946	63	0.15%	41,883	
3,094	3,006	(87)	(2.90%)	3,094	35,850	36,270	419	1.16%	35,850	
2,377	1,982	(396)	(19.96%)	2,377	23,217	21,331	(1,886)	(8.84%)	23,217	
4,157	5,120	964	18.82%	4,157	57,411	54,176	(3,235)	(5.97%)	57,411	
285	217	(69)	(31.71%)	285	3,519	2,555	(964)	(37.71%)	3,519	
(48)	-	48	-	(48)	Income Tax Expense	(48)	6	878.50%	(48)	
245	313	68	21.67%	245	Provider Tax Expense	3,245	3,232	(13)	(0.40%)	3,245
7,230	6,472	(758)	(11.72%)	7,230	Other Operating Expense	82,540	73,607	(8,933)	(12.14%)	82,540
\$40,192	\$36,801	(\$3,391)	(8.44%)	\$40,192	\$469,455	\$424,251	(\$45,204)	(9.63%)	\$469,455	
\$1,590	\$14,311	(\$12,721)	(88.89%)	\$1,590	Income (Loss) From Recurring Operations	(\$23,297)	\$23,161	(\$46,458)	(200.59%)	(\$23,297)
-	-	-	-	-	Impairment, Restructuring, NonRecurring	-	-	-	-	
\$1,590	\$14,311	(\$12,721)	(88.89%)	\$1,590	Income (Loss) From Operating before SITF	(\$23,297)	\$23,161	(\$46,458)	(200.59%)	(\$23,297)
-	-	-	-	-	Total Self Insur Trust Investment Income	-	-	-	-	
\$1,590	\$14,311	(\$12,721)	(88.89%)	\$1,590	Operating Earnings Before Int/Dep/Amort.	(\$23,297)	\$23,161	(\$46,458)	(200.59%)	(\$23,297)
Interest Amortization Depreciation										
\$107	\$95	(\$12)	(12.81%)	\$107	\$1,386	\$1,294	(\$92)	(7.10%)	\$1,386	
62	47	(15)	(31.04%)	62	577	645	68	10.58%	577	
1,321	1,131	(190)	(16.82%)	1,321	14,228	13,691	(537)	(3.92%)	14,228	
\$1,490	\$1,273	(\$217)	(14.56%)	\$1,490	Total Interest Amort Depreciation	\$16,191	\$15,631	(\$560)	(3.46%)	\$16,191
\$100	\$13,038	(\$12,938)	(99.23%)	\$100	Income (Loss) from Operations	(\$39,488)	\$7,530	(\$47,018)	(624.38%)	(\$39,488)
NONOPERATING GAINS (LOSSES):										
(\$5,947)	\$5,381	(\$11,328)	(210.52%)	(\$5,947)	Total Investment Income, net	(\$5,338)	\$42,507	(\$47,845)	(112.56%)	(\$5,338)
(3)	-	(3)	-	(3)	Donations	(11)	(40)	29	72.66%	(11)
-	-	-	-	-	Other NonOperating Activity	(208)	(200)	(8)	(3.93%)	(208)
(\$5,949)	\$5,381	(\$11,330)	(210.56%)	(\$5,949)	NonOperating Gains (Losses), Net	(\$5,557)	\$42,267	(\$47,824)	(113.15%)	(\$5,557)
(\$5,849)	\$18,419	(\$24,269)	(131.76%)	(\$5,849)	Net Income (Loss)	(\$45,045)	\$49,798	(\$94,842)	(190.46%)	(\$45,045)
(86)	-	(86)	-	(86)	Less Noncontrolling Interests	-	-	(86)	-	(86)
(\$5,763)	\$18,419	(\$24,182)	(131.29%)	(\$5,763)	Net Income (Loss) Controlling Interests	(\$44,958)	\$49,798	(\$94,756)	(190.28%)	(\$44,958)

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Binghamton ASC LLC

Balance Sheet

As of December 31, 2022

02/10/23

Accrual Basis

	<u>Dec 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
10000 · Bank - Checking	75,998.27
Total Checking/Savings	<u>75,998.27</u>
Other Current Assets	
13000 · Equipment/Furniture Deposit	768,186.55
13001 · Start Up - Legal Fees	60,060.48
13002 · Start Up - Prof. Fees	79,762.00
Total Other Current Assets	<u>908,009.03</u>
Total Current Assets	984,007.30
Fixed Assets	
15000 · Furniture and Fixtures	6,663.20
16100 · Medical Equipment	657.45
17000 · Improvements	180,000.00
Total Fixed Assets	<u>187,320.65</u>
TOTAL ASSETS	<u><u>1,171,327.95</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	587,092.56
Total Accounts Payable	<u>587,092.56</u>
Other Current Liabilities	
21000 · Rent - Due to OPH	124,027.67
21001 · Due to OPH	600,638.66
21002 · Due to 530 Columbia Drive LLC	134,183.35
21003 · Due to OPH - Billing Services	60,000.00
21100 · M & T Line of Credit	142,128.00
24150 · 401k Payable	(0.01)
Total Other Current Liabilities	<u>1,060,977.67</u>
Total Current Liabilities	1,648,070.23
Long Term Liabilities	
25000 · N/P - M & T Equip Loan	253,147.88
25100 · N/P - TIAA Bank	173,015.08
25200 · N/P - Meridian 1528	49,066.06
25300 · N/P - Meridian 1883	61,162.88
25400 · N/P - Alcon Centurion	245,159.83
Total Long Term Liabilities	<u>781,551.73</u>
Total Liabilities	2,429,621.96
Equity	
32000 · Members Equity	(917,879.53)
Net Income	(340,414.48)
Total Equity	<u>(1,258,294.01)</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,171,327.95</u></u>

4:17 PM
02/10/23
Cash Basis

Binghamton ASC LLC
Profit & Loss
January through December 2022

	<u>Jan - Dec 22</u>
Ordinary Income/Expense	
Income	
43700 · Fee for Service Income	
43702 · Excellus	889,698.58
43703 · Medicare	1,114,516.84
43704 · Credit Card Revenue	855,213.81
43705 · Cash/Checks/InsuranceChecks	1,145,054.91
43706 · Misc. Ins. Payments	82,653.88
47302 · Premium Lenses & ORA	29,770.00
	<hr/>
Total 43700 · Fee for Service Income	4,116,908.02
43800 · Rebate Income	172,670.00
	<hr/>
Total Income	4,289,578.02
Expense	
47300 · Patient Refunds	8,667.42
59900 · Accounting Fees	10,680.00
60400 · Bank Service Charges	2,927.61
61700 · Computer and Internet Expenses	5,817.69
61800 · Software Subscription	52,701.59
62500 · Dues and Subscriptions	10,675.92
62550 · Laser Fees	62,528.52
62600 · Equipment Rental	902.88
63300 · Insurance Expense	
63310 · Liability Insurance	12,059.65
63320 · Health Insurance	61,266.05
63330 · Life and Disability Insurance	9,625.35
63340 · Malpractice Insurance	10,382.00
63360 · Worker's Compensation	3,440.00
63370 · PFL Insurance	5,384.14
63300 · Insurance Expense - Other	254.70
	<hr/>
Total 63300 · Insurance Expense	102,411.89
63400 · Interest Expense	57,198.69
63450 · Centurion & Luxor Service	14,817.44
63500 · Janitorial Expense	34,322.16
63650 · Legal Fees	29,378.00
63750 · Other Fees	700.00
64300 · Meals and Entertainment	3,873.99
64400 · Medical Supplies	2,526,587.90
64450 · Merchant Fees - Credit Card	21,232.13
64700 · Miscellaneous Expense	448.00
64900 · Office Supplies & Expense	70,366.15
65000 · Payroll Processing Fees	2,891.36
66000 · Pension Expense	6,363.98
66700 · Professional Fees	1,671.78
67100 · Rent Expense	368,781.32
67200 · Repairs and Maintenance	24,751.30
67300 · Retirement Expense	138.46
67500 · Salaries & Wages	740,287.22
68100 · Taxes - Payroll	
68101 · Fica/Medicare	52,901.66
68102 · FUI	647.58
68103 · SUI	6,215.62
	<hr/>
Total 68100 · Taxes - Payroll	59,764.86

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02/10/23
Cash Basis

Binghamton ASC LLC
Profit & Loss
January through December 2022

	<u>Jan - Dec 22</u>
68104 · Taxes - NYS LLC Fees	25.00
68300 · Telephone Expense	5,230.41
68600 · Utilities	7,610.77
75000 · Net Payroll	0.00
75100 · Impound Taxes	0.00
Total Expense	<u>4,233,754.44</u>
Net Ordinary Income	55,823.58
Other Income/Expense	
Other Expense	
80000 · Ask My Accountant	(1,791.55)
Total Other Expense	<u>(1,791.55)</u>
Net Other Income	1,791.55
Net Income	<u><u>57,615.13</u></u>

UNIVERSITY AT BUFFALO SURGEONS, INC.

STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2021 AND 2020

	2021	2020
ASSETS		
CURRENT ASSETS:		
Cash and cash equivalents	\$ 9,794,936	\$ 9,394,882
Accounts receivable, net	1,284,451	1,057,164
Other receivables, net	3,185,591	2,286,790
Employee notes receivable	35,000	40,000
Prepaid expenses	224,598	106,773
Investments	1,716,908	1,984,785
Total current assets	<u>16,241,484</u>	<u>14,870,394</u>
PROPERTY AND EQUIPMENT:		
Equipment	451,653	290,632
Furniture and fixtures	66,842	63,681
Leasehold improvements	179,763	179,763
	<u>698,258</u>	<u>534,076</u>
Less accumulated depreciation	360,211	273,519
Net property and equipment	<u>338,047</u>	<u>260,557</u>
OTHER ASSETS:		
Investment in limited liability company	162,500	250,000
Patient lists, net	127,633	202,721
Security deposits	3,700	3,700
Malpractice capital contributions	366,852	361,462
Total other assets	<u>660,685</u>	<u>817,883</u>
	<u>\$ 17,240,216</u>	<u>\$ 15,948,834</u>

UNIVERSITY AT BUFFALO SURGEONS, INC.

**STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2021 AND 2020**

	2021	2020
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES:		
Current portion of long-term debt	\$ 10,128	\$ 39,762
Chief Administrative Officer's Fund payable	209,931	170,693
Accounts payable	479,167	151,136
Due to affiliated entity	635,413	531,707
Deferred compensation payable	441,346	362,250
Accrued payroll and payroll taxes	2,807,623	2,284,604
Accrued compensated absences	137,722	171,080
Accrued retirement	108,726	96,935
Accrued expenses	185,479	520,718
Total current liabilities	<u>5,015,535</u>	<u>4,328,885</u>
LONG-TERM DEBT	<u>-</u>	<u>10,128</u>
Total liabilities	5,015,535	4,339,013
NET ASSETS WITHOUT DONOR RESTRICTION	<u>12,224,681</u>	<u>11,609,821</u>
	<u><u>\$ 17,240,216</u></u>	<u><u>\$ 15,948,834</u></u>

UNIVERSITY AT BUFFALO SURGEONS, INC.

**STATEMENTS OF ACTIVITIES AND CHANGES IN NET ASSETS
 FOR THE YEARS ENDED DECEMBER 31, 2021 AND 2020**

	2021	2020
REVENUES:		
Fee for service, net	\$ 4,737,058	\$ 3,373,841
Contract revenue, net	19,054,145	17,504,388
Graduate Medical Education revenue	2,839,214	2,639,854
Grant revenue	-	394,812
Salary support	1,852,446	2,121,163
Medicaid supplement	201,594	119,834
Miscellaneous income	817,422	901,486
Total revenues	<u>29,501,879</u>	<u>27,055,378</u>
EXPENSES:		
Faculty salary	17,045,982	15,694,345
Non-faculty salary	4,634,010	4,595,346
Retirement contributions	1,211,704	1,133,486
Fringe benefits (other than retirement)	1,679,434	1,583,849
Malpractice insurance	1,248,023	901,209
Chief Administrative Officer's Fund	905,791	703,599
UB Associates, Inc. management fee	75,935	126,713
Hospital rent	302,125	307,135
Contractual services	87,476	73,702
Legal, accounting and other professional fees	461,934	409,012
Other supplies and expenses	1,186,296	952,115
Travel, meetings and seminars	76,383	51,738
Depreciation	86,692	89,917
Total expenses	<u>29,001,785</u>	<u>26,622,166</u>
EXCESS OF REVENUES OVER EXPENSES FROM OPERATIONS	500,094	433,212
OTHER INCOME:		
Interest and dividends, net	44,452	91,997
Net unrealized gain on investments	70,314	101,473
Debt forgiveness income (Note 15)	-	1,715,440
Total other income	<u>114,766</u>	<u>1,908,910</u>
CHANGES IN NET ASSETS	614,860	2,342,122
NET ASSETS, BEGINNING OF YEAR	<u>11,609,821</u>	<u>9,267,699</u>
NET ASSETS, END OF YEAR	<u>\$ 12,224,681</u>	<u>\$ 11,609,821</u>

UNIVERSITY ORTHOPEDIC SERVICES, INC.

**STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2021 AND 2020**

	2021	2020
ASSETS		
CURRENT ASSETS:		
Cash	\$ 10,313,154	\$ 7,656,986
Accounts receivable, net	4,928,433	5,344,244
Due from UB Associates, Inc.	62,452	104,282
Current portion of employee notes receivable	25,075	18,902
Other receivables	1,152,258	1,038,681
Prepaid expenses	356,398	360,513
Total current assets	<u>16,837,770</u>	<u>14,523,608</u>
PROPERTY AND EQUIPMENT:		
Equipment	5,842,061	5,467,772
Leasehold improvements	2,002,525	1,600,625
Construction in progress	251,152	97,100
	<u>8,095,738</u>	<u>7,165,497</u>
Less accumulated depreciation	6,575,960	6,222,187
Net property and equipment	<u>1,519,778</u>	<u>943,310</u>
OTHER ASSETS:		
Employee notes receivable	66,986	128,852
Investment in limited liability companies	383,726	456,734
Malpractice capital contributions	373,201	355,360
Security deposits	49,689	44,438
Total other assets	<u>873,602</u>	<u>985,384</u>
	<u><u>\$ 19,231,150</u></u>	<u><u>\$ 16,452,302</u></u>

UNIVERSITY ORTHOPAEDIC SERVICES, INC.

**STATEMENTS OF FINANCIAL POSITION
 DECEMBER 31, 2021 AND 2020**

	2021	2020
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES:		
Current portion of long-term debt	\$ -	\$ 122,178
Current portion of Paycheck Protection Program Loan	-	2,969,876
Current portion of medicare advance	256,283	681,433
Current portion of malpractice insurance assessment	142,391	139,476
Current portion of contributions payable	80,226	35,246
Chief Administrative Officer's Fund payable	376,831	346,456
Accounts payable	409,248	403,674
Accrued retirement	399,616	351,364
Accrued compensated absences	846,273	764,712
Accrued payroll and payroll taxes	2,419,568	2,214,329
Accrued expenses	874,923	855,074
Deferred revenue	309,822	156,717
Deferred compensation payable	1,919,680	2,143,435
Total current liabilities	<u>8,034,861</u>	<u>11,183,970</u>
 PAYCHECK PROTECTION PROGRAM LOAN	 -	 860,441
 MEDICARE ADVANCE	 -	 120,681
 MALPRACTICE INSURANCE ASSESSMENT	 -	 140,905
 CONTRIBUTIONS PAYABLE, net	 159,554	 55,245
Total liabilities	<u>8,194,415</u>	<u>12,361,242</u>
 NET ASSETS WITHOUT DONOR RESTRICTION	 <u>11,036,735</u>	 <u>4,091,060</u>
	<u><u>\$ 19,231,150</u></u>	<u><u>\$ 16,452,302</u></u>

UNIVERSITY ORTHOPAEDIC SERVICES, INC.

**STATEMENTS OF ACTIVITIES AND CHANGES IN NET ASSETS
FOR THE YEARS ENDED DECEMBER 31, 2021 AND 2020**

	2021	2020
REVENUES:		
Fee for service, net	\$ 50,814,074	\$ 41,467,074
Contract revenue	4,724,181	4,217,822
Graduate Medical Education revenue	2,064,689	2,035,533
Grant revenue	2,128,278	996,509
Salary support	602,348	621,288
Miscellaneous income	1,126,508	1,225,748
Total revenues	<u>61,460,078</u>	<u>50,563,974</u>
EXPENSES:		
Faculty salary	24,287,731	20,359,924
Non-faculty salary	13,984,771	12,498,770
Retirement contributions	2,706,911	2,389,477
Fringe benefits (other than retirement)	4,012,172	3,401,339
Malpractice insurance	1,014,540	888,815
Chief Administrative Officer's Fund	2,235,873	1,313,065
UB Associates, Inc. management fees	133,594	159,369
Hospital rent	195,912	199,509
Contractual services	1,092,509	907,671
Legal, accounting and other professional fees	153,564	194,959
Other supplies and expenses	10,131,459	8,654,103
Travel, meetings and seminars	97,124	48,667
Depreciation	353,773	354,693
Total expenses	<u>60,399,933</u>	<u>51,370,361</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES FROM OPERATIONS	1,060,145	(806,387)
OTHER INCOME:		
Debt forgiveness income (Note 17)	5,855,747	-
Other income	-	195,237
Income from investment in limited liability companies	14,492	19,300
Interest income	15,291	22,874
Total other income	<u>5,885,530</u>	<u>237,411</u>
CHANGES IN NET ASSETS	6,945,675	(568,976)
NET ASSETS, BEGINNING OF YEAR	4,091,060	4,660,036
NET ASSETS, END OF YEAR	<u>\$ 11,036,735</u>	<u>\$ 4,091,060</u>

KALEIDA HEALTH

Consolidated Balance Sheets

December 31, 2021 and 2020

(Dollars in thousands)

Assets	2021	2020
Current assets:		
Cash and cash equivalents	\$ 73,304	125,126
Investments (notes 6 and 7)	262,850	222,467
Accounts receivable (note 4):		
Patient accounts receivable, net	180,062	221,257
Other (note 10)	18,069	21,001
Grants receivable	925	1,804
Estimated third-party payor receivables (note 4)	17,142	23,065
Inventories	54,477	57,225
Prepaid expenses and other current assets	22,584	21,653
Total current assets	<u>629,413</u>	<u>693,598</u>
Assets limited as to use (notes 5, 6, and 7):		
Designated under debt agreements	40,666	35,978
Designated under self-insurance programs	88,946	84,746
Board designated and donor restricted	92,537	82,496
Other	2,818	1,903
Interest in net assets of non-consolidated foundations (note 6)	49,983	45,517
Property and equipment, less accumulated depreciation and amortization (note 9)	704,902	737,257
Other (note 10)	55,713	52,461
Total assets	<u>\$ 1,664,978</u>	<u>1,733,956</u>

KALEIDA HEALTH

Consolidated Balance Sheets

December 31, 2021 and 2020

(Dollars in thousands)

Liabilities and Net Assets	2021	2020
Current liabilities:		
Accounts payable and other accrued expenses	\$ 162,168	165,286
Accrued payroll and related expenses	106,842	116,771
Estimated third-party payor settlements (notes 4 and 18)	124,614	79,784
Current portion of long-term debt (note 11)	51,525	47,676
Line of credit (note 11)	—	45,054
Other current liabilities	30,943	17,827
Total current liabilities	<u>476,092</u>	<u>472,398</u>
Long-term debt, less current portion (note 11)	344,913	348,990
Estimated self-insurance reserves (note 5)	196,665	167,057
Asset retirement obligations (note 14)	9,094	8,841
Pension and postretirement obligations (note 13)	246,114	394,427
Other long-term liabilities (notes 4 and 18)	16,610	119,965
Total liabilities	<u>1,289,488</u>	<u>1,511,678</u>
Commitments (notes 9 and 12)		
Net assets:		
Without donor restrictions:		
Available for operations	566,490	571,485
Provision for future benefit costs (note 13)	(329,409)	(492,317)
Total without donor restrictions	237,081	79,168
Total with donor restrictions	<u>138,409</u>	<u>143,110</u>
Total net assets	<u>375,490</u>	<u>222,278</u>
Total liabilities and net assets	<u>\$ 1,664,978</u>	<u>1,733,956</u>

KALEIDA HEALTH

Consolidated Statements of Operations and Changes in Net Assets

Years ended December 31, 2021 and 2020

(Dollars in thousands)

	<u>2021</u>	<u>2020</u>
Operating revenue:		
Net patient service revenue (notes 3 and 4)	\$ 1,895,569	1,667,034
Other operating revenue (notes 6, 15 and 18)	80,080	155,739
Net assets released from donor restrictions for operations	19,172	17,430
Total operating revenue	<u>1,994,821</u>	<u>1,840,203</u>
Operating expenses: (note 16)		
Salaries and benefits	1,057,544	1,032,958
Purchased services and other	452,604	434,544
Medical and nonmedical supplies	407,601	381,237
Depreciation and amortization	83,666	80,856
Interest	17,889	18,895
Total operating expenses	<u>2,019,304</u>	<u>1,948,490</u>
Loss from operations	<u>(24,483)</u>	<u>(108,287)</u>
Other income:		
Investment income (note 6)	297	122
Net realized gains on sales of investments (note 6)	2,521	9,257
Net change in unrealized gains on investments (note 6)	13,519	3,086
Total other income, net	<u>16,337</u>	<u>12,465</u>
Deficiency of revenue over expenses	<u>\$ (8,146)</u>	<u>(95,822)</u>

Maplemere
Pro Forma Opening Day Balance Sheet

Assets		
Cash	<u>\$ 4,348,375.00</u>	
Total Current Assets		\$ 4,348,375.00
Movable Equipment	\$ 6,159,764.00	
Telecommunication Equipment	\$ 115,000.00	
Fixed Equipment	\$ 1,990,277.00	
Leasehold Improvements	<u>\$ 14,386,584.00</u>	
Total Plant Property and Equipment		<u>\$ 22,651,625.00</u>
Total Assets		<u><u>\$ 27,000,000.00</u></u>
Liabilities		
Current Liabilities	\$ -	\$ -
Long-term Liabilities		
Working Capital Loan	\$ 2,000,000.00	
Long term Loan	<u>\$ 17,000,000.00</u>	
Total Long term Liabilities		<u>\$ 19,000,000.00</u>
Total Liabilities		\$ 19,000,000.00
Owner's Equity		<u>\$ 8,000,000.00</u>
Total Liabilities and Owner's Equity		<u><u>\$ 27,000,000.00</u></u>

Assumptions

Proforma Balance sheet is based on the Project Costs (Schedule 8), the equity contribution of \$8 Million, and the letter of interest from M&T to finance \$17 Million long term and a term note for Working Capital for \$2,000,000 of less than five years and greater than 1 year.

Project # 231026
BFA Attachment E

Facilities owned by KH Ventures Services, Inc

Southtowns Surgery Center
Southtowns Surgery Center, LLC
5959 Big Tree Road
Orchard Park, New York 14127

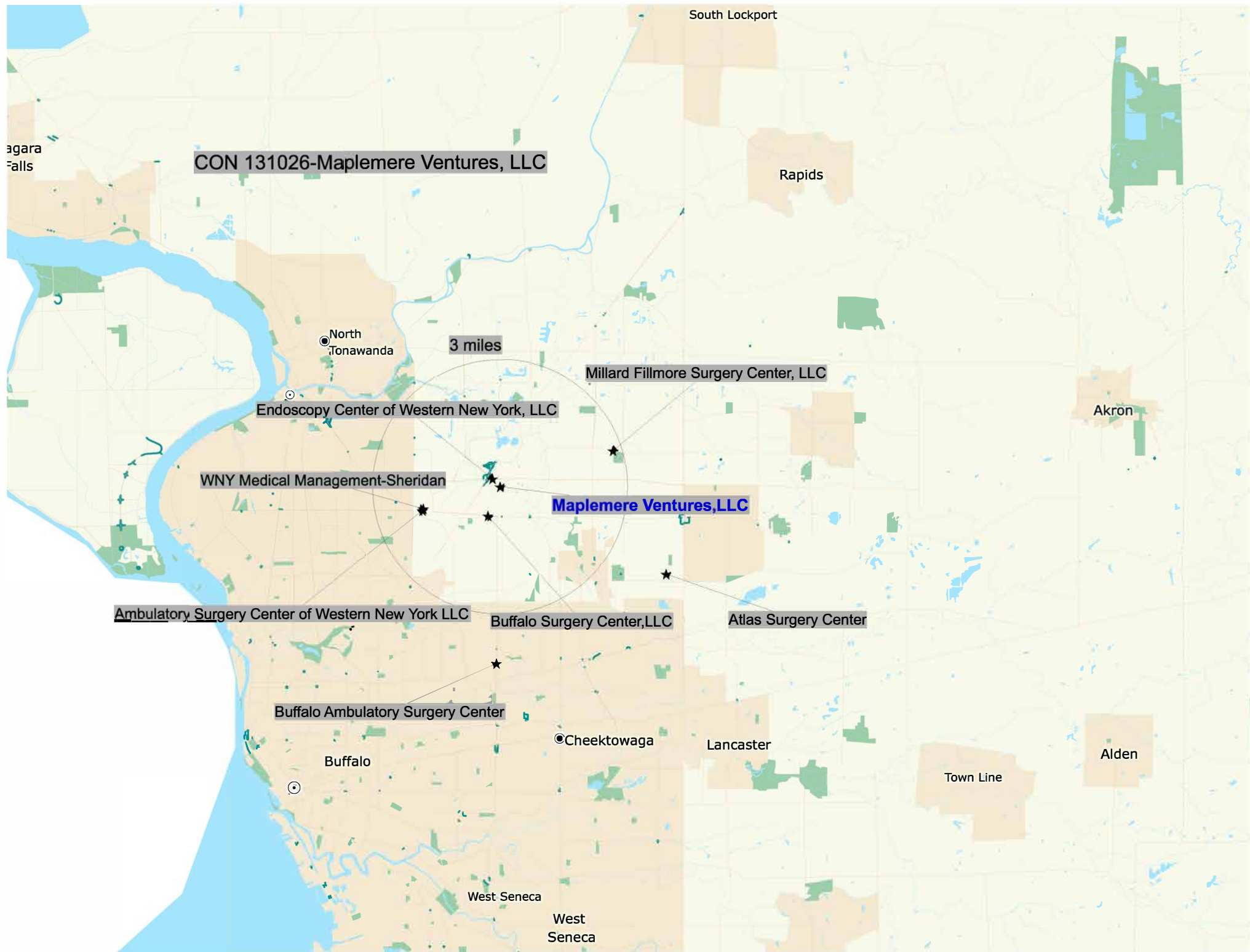
Operating Certificate Number: 1460200R
Facility Id: 9947

KHVS Ownership: 62.91%

Harlem Road Ambulatory Surgery Center
Harlem Road Ambulatory Surgery Center, LLC
3085 Harlem Road
Cheektowaga, New York 14225

Operating Certificate Number: 1401239R
Facility Id: 15277

KHVS Ownership: 100%



GASTROENTEROLOGY CARE, INC.
 BALANCE SHEET
 DECEMBER 31, 2021

ASSETS

Assets:

Current assets:

Cash	\$ 151
Patient accounts receivable	261,992
Prepaid expenses	<u>39,236</u>
Total current assets	301,379

Fixed assets - at cost (net of accumulated depreciation of \$1,000,876)	803,470
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Other assets:

Security deposit	<u>4,875</u>
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Total assets	<u><u>\$ 1,109,724</u></u>
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LIABILITIES AND STOCKHOLDERS' EQUITY

Liabilities:

Current liabilities:

Cash overdraft	\$ 26,988
Accounts payable and accrued liabilities	85,752
PPP loan payable	130,005
Notes payable to bank (less \$964 unamortized deferred financing costs)- current portion	65,665
Capitalized lease obligations (less \$413 unamortized deferred financing costs)- current portion	9,822
Loans from shareholder	<u>17,747</u>
Total current liabilities	<u>335,979</u>

Long term liabilities:

Capitalized lease obligations (less \$12 unamortized deferred financing costs)- long term portion	1,658
Deferred rent payable	<u>65,659</u>
Total long term liabilities	<u>67,317</u>
Total liabilities	403,296

Stockholders' equity:

Common stock (no par value, 100 shares authorized, issued and outstanding)	2,000
Retained earnings	<u>704,428</u>
Total stockholders' equity	<u>706,428</u>

Total liabilities and stockholders' equity	<u><u>\$ 1,109,724</u></u>
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GASTROENTEROLOGY CARE, INC.
 STATEMENT OF INCOME (LOSS) AND RETAINED EARNINGS
 FOR THE YEAR ENDED DECEMBER 31, 2021

Operating revenue		
Net patient service revenue		\$ 2,178,994
Total operating revenue		<u>\$ 2,178,994</u>
Operating expenses		
Salaries and contracted services	1,037,952	
Employee benefits	139,067	
Property costs	356,784	
General and administrative expenses	426,304	
Medical supplies and expenses	<u>198,816</u>	
Total operating expenses		<u>2,158,923</u>
Operating income (loss)		20,071
Other income		
Forgiveness of PPP Loan and accrued interest		166,583
Other expense		
Interest expense		<u>12,029</u>
Income (loss) before taxes		174,625
Income taxes		<u>4,370</u>
Net income (loss)		170,255
Retained earnings- beginning of year		<u>534,173</u>
Retained earnings- end of year		<u><u>\$ 704,428</u></u>

Gastroenterology Care, Inc.
Unaudited Balance Sheet - Tax Basis
As of December 31, 2022

Assets

Current Assets

Security Deposit \$4,875

Total Current Assets 4,875

Fixed Assets, at cost (net of accumulated depreciation) 125,445

Total Assets \$130,320

Liabilities and Shareholder's Equity

Current Liabilities

Cash Overdraft \$77,881

Payroll Taxes Payable 1,751

Lease Payable 831

Loan Payable 14,292

Loan Payable 41,087

Total Current Liabilities 135,842

Common Stock 2,000

Retained Earnings -7,522

Total Shareholder's Equity -5,522

Total Liabilities and Shareholder's Equity \$130,320

Gastroenterology Care, Inc.
 Unaudited Profit and Loss - Tax Basis
 For the year 2022

Income	
Income	1,960,811
Refund	<u>(233)</u>
Total Income	<u><u>1,960,578</u></u>
Expenses	
Wages - Officer	(380,000)
Wages - Employees	(528,436)
Advertising	(4,000)
Bank Charge	(1,045)
Billing Services	(98,260)
Charity	(300)
Cleaning	(23,475)
Computer	(5,400)
Consulting	(4,868)
Credit Card Expense	(3,839)
Depreciation	(95,703)
Education	(625)
Equipment Leasing	(185,673)
Insurance	(120,740)
Interest Expense	(5,215)
Licenses and Permits	(26,489)
Medical Supplies	(50,333)
Miscellaneous	(108)
Office	(1,141)
Professional Fees	(55,625)
Rent	(228,874)
Repairs	(49,191)
Security	(650)
Supplies	(9,686)
Tax - Corporate	(6,987)
Tax - Payroll	(57,990)
Tax - PTET	(500)
Tax - Public Goods Pool	(3,782)
Telephone	(4,000)
Travel	(787)
Uniform	(4,541)
Utilities	(49,704)
Waste Removal	<u>(1,144)</u>
Total Expenses	<u><u>(2,009,112)</u></u>
Operating Income (Loss)	<u><u>(48,533)</u></u>
Other Income	
SBA PPP Loan Forgiveness	<u>130,005</u>
Total Other Income	<u><u>130,005</u></u>
Net Income	<u><u>81,472</u></u>

Gastroenterology Care, Inc.
Unaudited Balance Sheet - Tax Basis
As of March 31, 2023

Assets

Current Assets

Cash \$15,747

Total Current Assets 15,747

Fixed Assets, at cost (net of accumulated depreciation) 106,552

Other Assets

Security Deposit 4,875

Total Other Assets 4,875

Total Assets \$127,174

Liabilities and Shareholder's Equity

Current Liabilities

Note Payable \$24,292

Loan Payable 12,080

Total Current Liabilities 36,372

Common Stock 2,000

Retained Earnings 88,802

Total Shareholder's Equity 90,802

Total Liabilities and Shareholder's Equity \$127,174

Gastroenterology Care, Inc.
 Unaudited Profit and Loss - Tax Basis
 For the period 1/1/23-3/31/23

Income	
Income	503,510
Refund	<u>(450)</u>
Total Income	<u>503,060</u>
Expenses	
Wages - Officer	(45,000)
Wages - Employees	(135,915)
Advertising	(500)
Bank Charge	(507)
Billing Services	(21,780)
Charity	(360)
Cleaning	(6,040)
Computer	(3,825)
Consulting	(12,023)
Credit Card Expense	(1,152)
Depreciation	(9,962)
Equipment Leasing	(21,926)
Insurance	(34,177)
Interest Expense	(930)
Medical Supplies	(9,726)
Professional Fees	(12,850)
Rent	(38,945)
Repairs	(11,990)
Tax - Corporate	(2,152)
Tax - Payroll	(14,465)
Tax - Public Goods Pool	(1,016)
Telephone	(2,010)
Uniform	(209)
Utilities	(10,060)
Waste Removal	<u>(286)</u>
Total Expenses	<u><u>(397,805)</u></u>
Net Income	<u><u>105,256</u></u>

Current

Gastroenterology Care, Inc.

Alexander Brodsky, M.D., Ph.D.

100%

Shareholder

Proposed

Gastroenterology Care, Inc.

Rabin Rahmani, M.D.

25%

Shareholder

Nison Leviyevich Badalov, M.D.

25%

Shareholder

Pierre Hindy, M.D.

25%

Shareholder

Ian Michael Wall, D.O.

25%

Shareholder

Gastroenterology Care, Inc.

PRO FORMA BALANCE SHEET

ASSETS

Purchase of FASC	\$3,500,000
Cash (Working Capital need) *	\$364,740
Security Deposit	\$4,875
Fixed Assets	\$125,445
TOTAL ASSETS	\$3,995,060

LIABILITIES AND SHAREHOLDER EQUITY

LIABILITIES

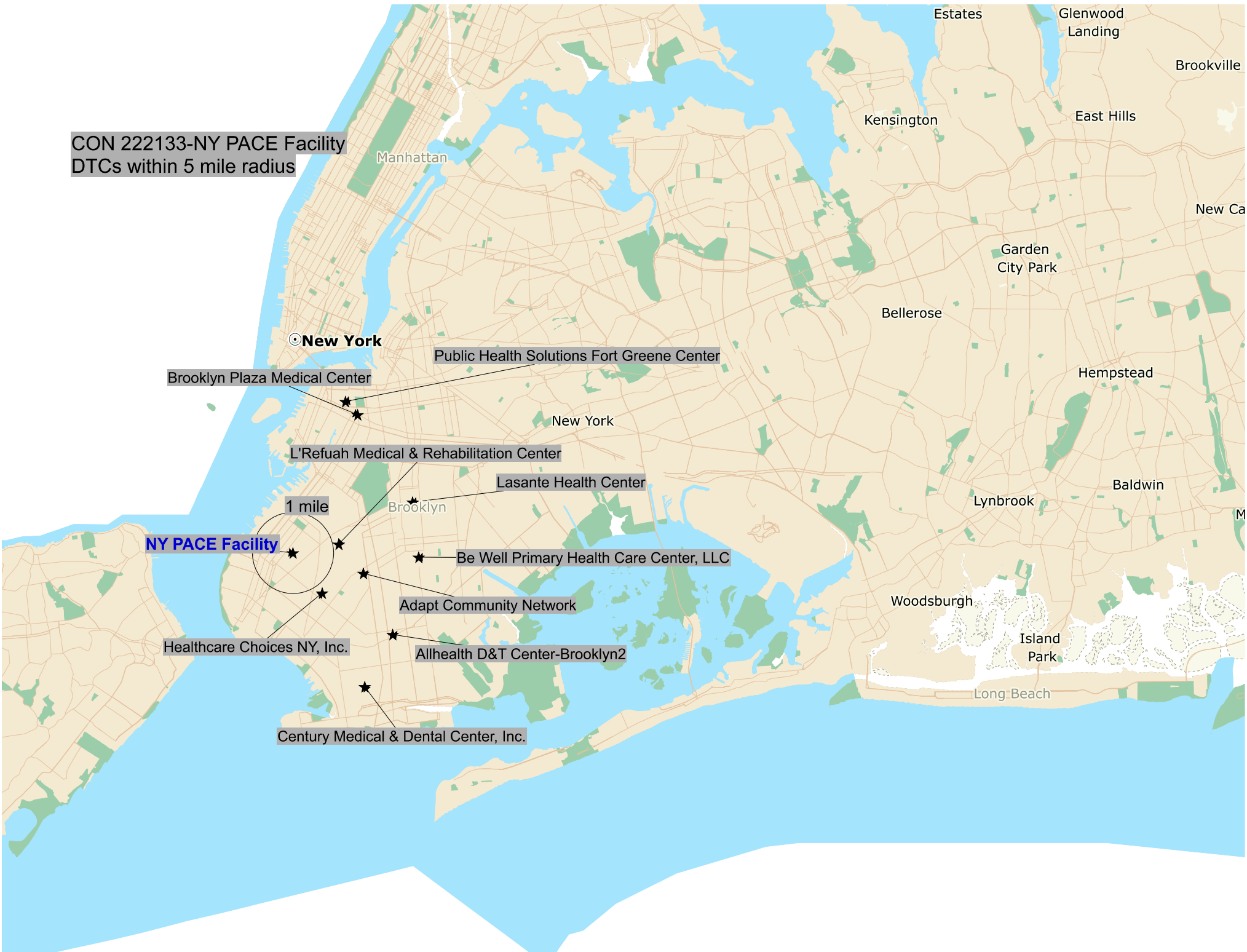
Cash Overdraft	\$77,881
Payroll Taxes Payable	\$1,751
Lease Payable	\$831
Loan Payable	\$14,292
Loan Payable	\$41,087
TOTAL LIABILITIES	\$135,842

Common Stock	\$2,000
Retained Earnings	-\$7,522
SHAREHOLDER EQUITY	<u>\$3,864,740</u>

TOTAL LIABILITIES AND SHAREHOLDER EQUITY	\$3,995,060
---	--------------------

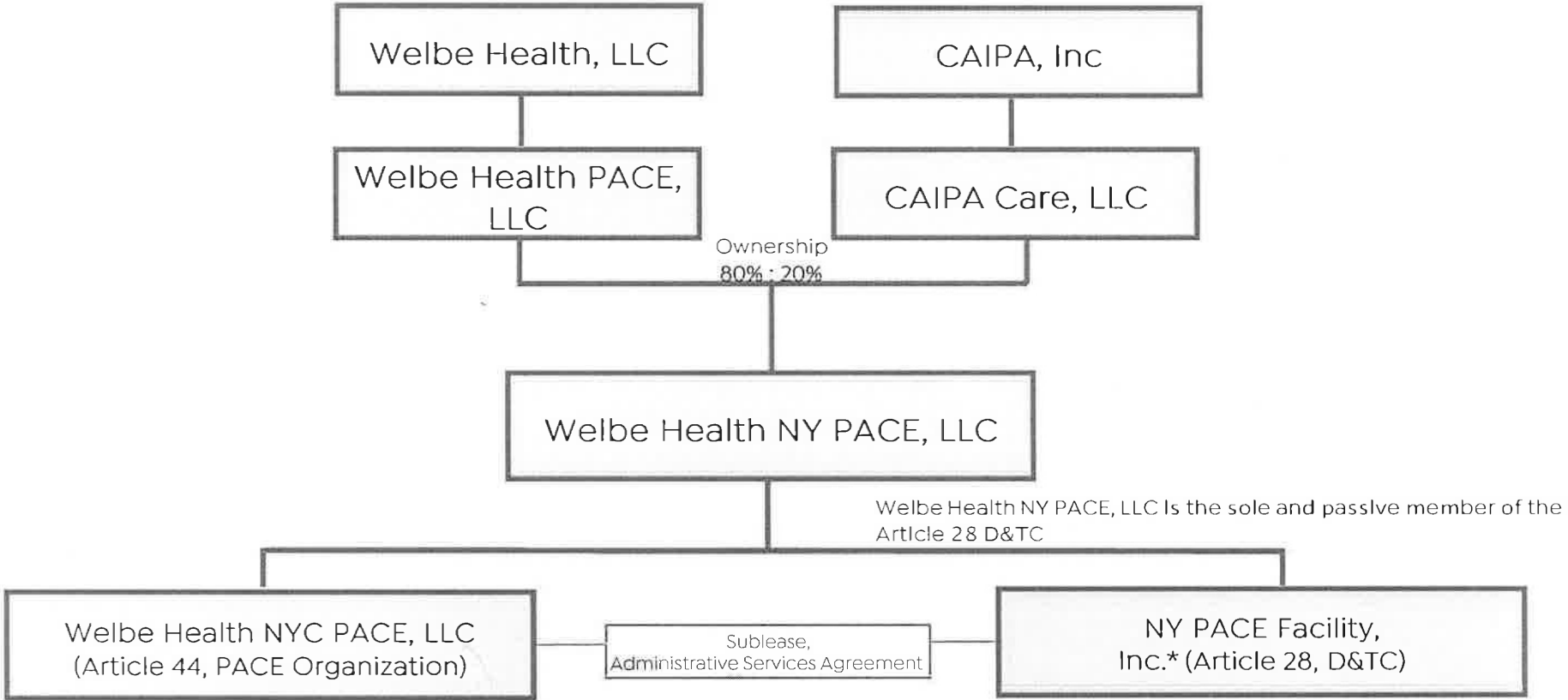
* Funded by the proposed shareholders of Gastroenterology Care, Inc. with individual equity.

**CON 222133-NY PACE Facility
DTCs within 5 mile radius**



Welbe/CAIPA NY Entities Chart

CONFIDENTIAL - EXEMPT FROM FOIL



* The sole and passive member will not have the ability to exercise any active powers over the Article 28 D&TC. As such, the powers listed in Section III.A (Reserved Powers) of C.O.N. Schedule 14C will remain with the Board of Directors of the Article 28 operating entity.

Welbe Health, LLC
Consolidated Balance Sheets
December 31, 2021 and 2020

	<u>2021</u>	<u>2020</u>
ASSETS		
CURRENT ASSETS		
Cash and cash equivalents	\$ 144,843,879	\$ 27,074,492
Accounts receivable	11,796,005	3,082,951
Prepaid expenses	1,391,856	942,279
Other receivables	56,134	836,574
Total current assets	<u>158,087,874</u>	<u>31,936,296</u>
NON-CURRENT ASSETS		
Property and equipment, net of accumulated depreciation and amortization	4,476,726	2,507,940
Prepaid right-of-use assets, operating	4,094,062	2,424,654
Right-of-use asset, operating	22,959,698	24,511,601
Other assets	916,689	539,182
Total non-current assets	<u>32,447,175</u>	<u>29,983,377</u>
Total assets	<u>\$ 190,535,049</u>	<u>\$ 61,919,673</u>
LIABILITIES AND MEMBERS' EQUITY		
CURRENT LIABILITIES		
Accounts payable and accrued expenses	\$ 5,099,675	\$ 965,032
Accrued salaries and benefits	7,213,884	3,092,571
Medical claims liability	7,570,348	2,700,819
Current portion of note payable	2,915,257	374,673
Current portion of lease liability - operating	634,716	363,534
Total current liabilities	<u>23,433,880</u>	<u>7,496,629</u>
NON-CURRENT LIABILITIES		
Note payable, net of current portion	12,981,223	5,109,999
Lease liability - operating, net of current portion	16,739,801	17,378,541
Total non-current liabilities	<u>29,721,024</u>	<u>22,488,540</u>
Total liabilities	<u>53,154,904</u>	<u>29,985,169</u>
MEMBERS' EQUITY		
Members' equity	135,684,473	29,808,814
Noncontrolling interest in subsidiary equity	1,695,672	2,125,690
Total members' equity	<u>137,380,145</u>	<u>31,934,504</u>
Total liabilities and members' equity	<u>\$ 190,535,049</u>	<u>\$ 61,919,673</u>

Welbe Health, LLC
Consolidated Statements of Operations
Years Ended December 31, 2021 and 2020

	2021	2020
REVENUES		
Capitation revenue	\$ 85,636,374	\$ 31,440,485
Consulting revenue	-	245,286
	85,636,374	31,685,771
OPERATING EXPENSES		
Claims and medical cost	36,915,978	13,562,247
Salaries and benefits	29,650,409	10,599,982
Facilities (Operating)	4,150,344	3,983,095
Program expenses	1,442,942	1,358,365
	72,159,673	29,503,689
GENERAL AND ADMINISTRATIVE EXPENSES		
Salaries and benefits	39,077,149	12,658,203
Professional fees	6,218,308	2,739,024
Facilities	219,948	148,764
Advertising, sales, and marketing fees	1,283,987	916,015
Travel related expenses	750,537	280,260
Depreciation and amortization	610,732	407,189
Other general and administrative expenses	2,633,477	1,122,402
	50,794,138	18,271,857
Total general and administrative expenses	50,794,138	18,271,857
Total expenses	122,953,811	47,775,546
Loss from operations	(37,317,437)	(16,089,775)
OTHER INCOME (EXPENSES)		
Interest income	50,124	118,322
Interest expense	(479,246)	(326,129)
Other income	1,122,703	1,157,614
Other expense	(6,674)	(62,107)
Taxes	(77,247)	(47,370)
	609,660	840,330
Total other income	609,660	840,330
NET LOSS	(36,707,777)	(15,249,445)
Less: net (loss) income attributable to the noncontrolling interest in subsidiary	(430,018)	136,851
NET LOSS attributable to Welbe Health, LLC, members	\$ (36,277,759)	\$ (15,386,296)

Consolidated WBH, LLC
(unaudited) Balance Sheet
November 30, 2022

ASSETS

Current assets:	
Cash and cash equivalents	\$ 114,303,465
Accounts Receivable	17,992,173
Prepaid Expenses	3,073,857
Other Receivables	94,764
Total current assets	<u>135,464,259</u>
Non-current assets:	
Property and equipment, net of accumulated depreciation	6,945,660
Prepaid right-of-use assets, operating	6,799,033
Right-of-use asset, operating	40,733,702
Other Assets	1,499,388
Total non-current assets	<u>55,977,783</u>
Total assets	<u>\$ 191,442,042</u>

LIABILITIES AND MEMBERS' EQUITY

Current liabilities:	
Accounts Payable and accrued expenses	\$ 7,755,627
Accrued salaries and benefits	11,369,648
Medical claims liability	15,698,726
Current portion of note payable	2,985,597
Current Portion of lease liability, operating	978,015
Total current liabilities	<u>38,787,613</u>
Non-current liabilities:	
Note payable, net of current portion	12,137,647
Lease liability, operating, net of current portion	31,324,189
Total non-current liabilities	<u>43,461,836</u>
Total liabilities	<u>82,249,449</u>
Member's Equity	106,945,409
Noncontrolling interest in subsidiary equity	2,247,182
Total members' equity	<u>109,192,591</u>
Total liabilities and members' equity	<u>\$ 191,442,040</u>

Consolidated WBH, LLC
(unaudited) Statement of Operations
Eleventh Months Ended November 30, 2022

Revenue	
Capitation revenue	\$ 150,956,113
Operating Expenses	
Salaries and benefits (operating)	54,684,256
Claims and medical cost	56,123,833
Program expenses	3,878,721
Facilities (operating)	5,139,536
Total operating expenses	<u>119,826,346</u>
General and administrative expenses	
Salaries and benefits	41,429,063
Professional fees	7,295,139
Facilities	678,275
Advertising, sales, and marketing fees	1,984,660
Travel related expenses	1,831,125
Depreciation and amortization	1,211,623
Other general and administrative expenses	4,616,847
Total general and administrative expenses	<u>59,046,732</u>
Total expenses	<u>178,873,078</u>
Loss from operations	<u>(27,916,965)</u>
Other income (expenses)	
Interest income	904,345
Interest expense	(1,020,192)
Taxes	(27,906)
Other income	41,866
Other expense	(160,207)
Total other expenses	<u>(262,094)</u>
Net loss	(28,179,059)
Less: net income attributable to the noncontrolling interest in subsidiary	551,511
Net loss attributable to Welbe Health, LLC, members	<u><u>\$ (28,730,570)</u></u>

NY PACE FACILITY, INC.

Pro Forma Balance Sheet - As of Day 1 of Operations

<u>Assets</u>	
Working Capital	\$550,427
Leashold Improvements	\$900,781
TOTAL ASSETS	\$1,451,208
<u>Liabilities</u>	\$0
<u>Net Assets</u>	\$1,451,208
Total Liabilities and Net Assets	\$1,451,208

PESACH TIKVAH HOPE DEVELOPMENT, INC.

**STATEMENT OF FINANCIAL POSITION
JUNE 30, 2022**

ASSETS

CURRENT ASSETS:

Cash and cash equivalents	\$ 4,019,443
Government agency receivables	
Medicaid	560,866
Medicare	12,587
Client fees receivable	1,314,005
Contributions and grants receivable	1,076,252
Other receivables	68,797
Prepaid expenses	22,070
Restricted cash - resident funds	52,774
Security deposits and other assets	<u>173,828</u>

Total current assets 7,300,622

PROPERTY AND EQUIPMENT, net 1,958,737

Total assets \$ 9,259,359

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES:

Accounts payable and accrued expenses	\$ 297,817
Accrued salaries and payroll taxes	1,007,304
Deferred income	2,578,663
Deferred rent	172,522
Resident funds	52,774
Current portion of long-term debt	<u>73,565</u>

Total current liabilities 4,182,645

Long-term debt, net of current liabilities 775,297

Total long-term liabilities 775,297

Total liabilities 4,957,942

NET ASSETS:

Without donor restrictions 4,301,417

Total liabilities and net assets \$ 9,259,359

PESACH TIKVAH HOPE DEVELOPMENT, INC.

**STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS
FOR THE YEAR ENDED JUNE 30, 2022**

REVENUES AND OTHER SUPPORT:

Government Agencies:

Medicaid	\$ 4,200,424
Medicare	114,583
Client fees	8,394,546
Grants	4,723,923
Other revenues	<u>12,903</u>

Total revenues and other support 17,446,379

EXPENSES:

Program	15,830,176
General and administrative	1,806,835
Fundraising	<u>157,641</u>

Total operating expenses 17,794,652

Change in net assets before other items (348,273)

OTHER ITEMS:

Contributions	429,023
Bedford income	58,421
Interest income	<u>16,746</u>

Total other items 504,190

CHANGE IN NET ASSETS 155,917

NET ASSETS - without donor restrictions - beginning of year 4,145,500

NET ASSETS - without donor restrictions - end of year \$ 4,301,417

Pesach Tikvah Hope Development
Statement of Financial Position - Unaudited
As of Date: 12/31/2022

	<u>Current Year</u>
Assets	
CASH	1,608,611
ACCOUNTS RECIVABLE	3,309,273
GRANTS RECEIVABLE	1,354,285
FIXED ASSETS NET	1,865,611
SECURITY DEPOSITS	<u>175,234</u>
Assets	<u>8,313,014</u>
Liabilities & Net Assets	
Liabilities	
Accrued Payroll and PR Taxes	4,252,504
Due to Clients	<u>10,509</u>
Liabilities	<u>4,263,013</u>
Net Assets	
Fund Balance	<u>4,050,001</u>
Net Assets	<u>4,050,001</u>
Liabilities & Net Assets	<u>8,313,014</u>

Pesach Tikvah Hope Development
Statement of Revenue and Expense - Unaudited
Current Period: 7/1/2022 - 12/31/2022

	<u>Current Year Current Period</u>
Revenue	
Contributions	92,090
Net Patient Revenue	7,933,955
Grant Income	1,694,640
Gain/Loss on disposal of asset	10,000
Revenue	<u>9,730,685</u>
Expenses	
Payroll & related costs	8,217,759
Contracted Labor	76,114
Occupancy	542,516
Office expense	206,477
Office Supply	57,956
Marketing	169,958
Interest	21,958
Professional Fees	293,680
Employee Training	57,096
Food	47,010
Clients expenses	173,697
Depreciation Expenses	117,879
Expenses	<u>9,982,099</u>
Excess or (Deficiency) of Revenue Over Expenses	<u><u>(251,414)</u></u>

CON 222258-ABC Little Clinic
Other DTCs within a one-mile radius



Melrose

Central Harlem Health Center

CitiCARES Community Health Center

St. Nicholas Houses Child Health Clinic

Upper Room AIDS Ministry ADHC

1/2 mile

CASES Family Health Center

Harlem

Mott Haven

START Treatment & Recovery Centers

ABC Little Clinic

East Harlem Council for Human Services Inc

The Children's Aid Society

Foot Clinics of NY

Port Morris

CHN - Helen B Atkinson Center

121st Street Family Health Center

Catholic Managed Long Term Care

Harlem East Life Plan

The Pool
The Loch

START Treatment & Recovery Centers

Association to Benefit Children and Affiliate

CON 222258

Combining Statement of Financial Position (with comparative totals for 2020)

BFA Attachment A

June 30,

				Combined Totals	
	ABC	HDFC	Eliminations	2021	2010
Assets					
Current					
Cash and cash equivalents (Notes 3 and 4)	\$ 5,806,154	\$ 173,206	\$ -	\$ 5,979,360	\$ 3,891,320
Restricted cash (Note 3)	-	2,480	-	2,480	2,480
Investments, at fair value (Notes 3 and 5)	8,914,922	-	-	8,914,922	8,036,337
Accounts receivable, net (Note 3)	3,637,999	10,224	-	3,648,223	5,399,600
Due from affiliate (Note 7)	788,923	-	(788,923)	-	-
Rent receivable, net	-	7,149	-	7,149	2,820
Prepaid expenses and other assets	464,222	1,142	-	465,364	220,095
Total Current Assets	19,612,220	194,201	(788,923)	19,017,498	17,552,652
Cash Surrender Value of Life Insurance Policy (Note 9)	708,077	-	-	708,077	708,077
Other Assets	75,406	-	-	75,406	75,406
Fixed Assets, Net (Notes 3 and 6)	3,930,938	189,537	-	4,120,475	4,797,172
	\$ 24,326,641	\$ 383,738	\$ (788,923)	\$ 23,921,456	\$ 23,133,307
Liabilities and Net Assets					
Current Liabilities					
Accounts payable and accrued expenses	\$ 41,829	\$ 195,472	\$ -	\$ 237,301	\$ 558,352
Accrued compensation	710,618	-	-	710,618	795,922
Due to affiliate (Note 7)	-	788,923	(788,923)	-	-
Deferred tuition revenue (Note 3)	523,240	-	-	523,240	408,328
Total Current Liabilities	1,275,687	984,395	(788,923)	1,471,159	1,762,602
Deferred Compensation (Note 9)	708,077	-	-	708,077	708,077
Long-Term Debt (Note 8)	-	877,240	-	877,240	877,240
Total Liabilities	1,983,764	1,861,635	(788,923)	3,056,476	3,347,919
Commitments and Contingencies (Notes 3, 4, 8, 9, 10, and 12)					
Net Assets (Notes 3, 10, 11, and 12)					
Without donor restrictions:					
General	17,924,718	(1,477,897)	-	16,446,821	14,131,338
Land, buildings, and equipment	3,930,938	-	-	3,930,938	4,579,341
Total Without Donor Restrictions	21,855,656	(1,477,897)	-	20,377,759	18,710,679
With donor restrictions	487,221	-	-	487,221	1,074,709
Total Net Assets	22,342,877	(1,477,897)	-	20,864,980	19,785,388
	\$ 24,326,641	\$ 383,738	\$ (788,923)	\$ 23,921,456	\$ 23,133,307

Association to Benefit Children and Affiliate

Con 222258
BFA Attachment A Cont.

Combining Statement of Activities (with comparative totals for 2020)

Year ended June 30,

	ABC			HDFC		Combined Totals	
	Without Donor Restrictions	With Donor Restrictions	Total	Without Donor Restrictions	Eliminations	2021	2020
Operating Revenues							
Government grants	\$ 14,463,758	\$ -	\$ 14,463,758	\$ 138,895	\$ -	\$ 14,602,653	\$ 16,476,312
Contributions and private grants	3,201,434	2,663,426	5,864,860	-	-	5,864,860	5,552,609
Fee for service	2,213,569	-	2,213,569	-	-	2,213,569	2,070,812
Tuition fees	1,010,068	-	1,010,068	-	-	1,010,068	1,674,300
Rental income (Note 3)	-	-	-	131,844	(10,302)	121,542	123,779
Other program income	590,783	-	590,783	-	-	590,783	515,668
Other income	298,450	-	298,450	-	-	298,450	121,492
Net assets released from restrictions	3,250,914	(3,250,914)	-	-	-	-	-
Total Operating Revenues	25,028,976	(587,488)	24,441,488	270,739	(10,302)	24,701,925	26,534,991
Operating Expenses							
Program services:							
Early childhood programs	14,140,776	-	14,140,776	-	(10,302)	14,130,474	13,077,485
Wrap-around services	7,541,167	-	7,541,167	-	-	7,541,167	9,443,523
Other programs	-	-	-	393,881	-	393,881	365,313
Total Program Services	21,681,943	-	21,681,943	393,881	(10,302)	22,065,522	22,886,321
Supporting services:							
Management and general	2,445,966	-	2,445,966	-	-	2,445,966	1,809,253
Development and fundraising	402,860	-	402,860	-	-	402,860	341,624
Total Supporting Services	2,848,826	-	2,848,826	-	-	2,848,826	2,150,877
Total Operating Expenses	24,530,769	-	24,530,769	393,881	(10,302)	24,914,348	25,037,198
Change in Net Assets from Operations	498,207	(587,488)	(89,281)	(123,142)	-	(212,423)	1,497,774
Support and Nonoperating Revenues							
Unrealized gain on investments	647,588	-	647,588	-	-	647,588	370,411
Realized gain (loss) on investments	441,804	-	441,804	-	-	441,804	(196,057)
Interest income	202,623	-	202,623	-	-	202,623	207,531
Total Support and Nonoperating Revenues	1,292,015	-	1,292,015	-	-	1,292,015	381,885
Change in Net Assets	1,790,222	(587,488)	1,202,734	(123,142)	-	1,079,592	1,879,659
Net Assets, beginning of year	20,065,434	1,074,709	21,140,143	(1,354,755)	-	19,785,388	17,905,729
Net Assets, end of year	\$ 21,855,656	\$ 487,221	\$ 22,342,877	\$ (1,477,897)	\$ -	\$ 20,864,980	\$ 19,785,388

ABC - Balance Sheet

	FY 2022 (unaudited) 7/1/21 to 6/30/22	YTD FY 2023 (YTD) 7/1/22 to 2/28/23
Assets		
Current Assets		
Cash & Cash Equivalents	5,567,930	5,849,956
Investments	8,565,214	8,862,382
Accounts Receivable	5,401,189	3,683,705
Current Assets	<u>19,534,333</u>	<u>18,396,043</u>
Fixed Assets		
Net Land/Build/Equip	3,648,069	3,373,177
Fixed Assets	<u>3,648,069</u>	<u>3,373,177</u>
Other Assets		
	1,021,544	1,091,517
TOTAL Assets	<u>24,203,945</u>	<u>22,860,737</u>
Liabilities & Net Assets		
Current Liabilities		
A/P & Accrued Exp	499,911	570,094
Accrued Payroll	917,211	1,074,830
Other Current Liabilities	950,464	629,447
Current Liabilities	<u>2,367,586</u>	<u>2,274,370</u>
Long Term Liabilities		
Deferred Compensation - Exec	708,077	708,077
Mortgage Payable (HDFC)	1,070,148	1,070,148
Long Term Liabilities	<u>1,778,225</u>	<u>1,778,225</u>
TOTAL Liabilities	<u>4,145,812</u>	<u>4,052,595</u>
Net Assets		
Unrestricted-General	16,012,624	15,294,947
Unrestricted - Land, Building, & Equip	3,458,532	3,183,640
Temp. Restricted NA	586,977	329,554
Net Assets	<u>20,058,134</u>	<u>18,808,141</u>
TOTAL Liabilities & Net Assets	<u>24,203,945</u>	<u>22,860,737</u>

Association to Benefit Children
 FY 2022 (7/1/21 to 6/30/22) Combined Statement of Activities (unaudited)

CON 222258
 BFA Attachment B Cont.

	ABC		Total	HDFC	2022	2021
	w/o donor restrictions	w/ donor restrictions		w/o donor restrictions		
Operating Revenues						
Government Grants	15,366,518		15,366,518	148,429	15,514,947	14,602,653
Contributions & Private Grants	3,224,961	1,181,763	4,406,725		4,406,725	5,864,860
Fee for Service	3,180,909		3,180,909		3,180,909	2,213,569
Tuition Fees	1,347,660		1,347,660		1,347,660	1,010,068
Rental Income			-	129,272	129,272	121,542
Other program income	771,256		771,256		771,256	590,783
Other income			-		-	298,450
Net assets released from restrictions	1,181,763	(1,181,763)	-		-	-
Total Operating Revenues	25,073,068	0	25,073,068	277,701	25,350,769	24,701,925
Operating Expenses						
Program Services						
Early childhood programs	14,110,940		14,110,940		14,110,940	14,130,474
Wrap-around services	7,913,413		7,913,413		7,913,413	7,541,167
Other programs			-	527,174	527,174	393,881
Total Program Services	22,024,353	-	22,024,353	527,174	22,551,527	22,065,522
Supportive Services						
Management & general	2,315,036		2,315,036		2,315,036	2,445,966
Development & fundraisng	491,687		491,687		491,687	402,860
Total Supportive Services	2,806,723	-	2,806,723	-	2,806,723	2,848,826
Total Operating Expense	24,831,076	-	24,831,076	527,174	25,358,250	24,914,348
Change in Net Assets from Operations	241,992	0	241,992	(249,473)	(7,481)	(212,423)
Support & Nonoperating Revenues						
Unrealized gain (loss) on investments	(803,420)		(803,420)		(803,420)	647,588
Realized gain (loss) on investments			-		-	441,804
Interest Income			-		-	202,623
Total support & Nonoperating Revenues	(803,420)	-	(803,420)	-	(803,420)	1,292,015
Change in Net Assets	(561,428)	0	(561,428)	(249,473)	(810,901)	1,079,592
Net Assets, beginning of the year	22,342,877	-	22,342,877	(1,477,897)	20,864,980	19,785,388
Net Assets, end of the year	21,781,449	0	21,781,449	(1,727,370)	20,054,079	20,864,980

Association to Benefit Children
 FY 2023 YTD Combined Statement of Activities (7/1/22 to 2/28/23)

CON 222258
 BFA Attachment B Cont.

	ABC			HDFC	2023-YTD
	w/o donor restrictions	w/ donor restrictions	Total	w/o donor restrictions	
Operating Revenues					
Government Grants	10,821,377		10,821,377	100,192	10,921,569
Contributions & Private Grants	2,713,614	756,284	3,469,898		3,469,898
Fee for Service	2,374,778		2,374,778		2,374,778
Tuition Fees	891,396		891,396		891,396
Rental Income			-	45,753	45,753
Other program income	122,034		122,034		122,034
Other income			-		-
Net assets released from restrictions	756,284	(756,284)	-		-
Total Operating Revenues	17,679,483	-	17,679,483	145,945	17,825,428
Operating Expenses					
Program Services					
Early childhood programs	10,202,557		10,202,557		10,202,557
Wrap-around services	5,715,237		5,715,237		5,715,237
Other programs			-	298,012	298,012
Total Program Services	15,917,794	-	15,917,794	298,012	16,215,806
Supportive Services					
Management & general	1,534,014		1,534,014		1,534,014
Development & fundraisng	374,970		374,970		374,970
Total Supportive Services	1,908,984	-	1,908,984	-	1,908,984
Total Operating Expense	17,826,778	-	17,826,778	298,012	18,124,790
Change in Net Assets from Operations	(147,295)	-	(147,295)	(152,067)	(299,362)
Support & Nonoperating Revenues					
Unrealized gain (loss) on investments	477,257		477,257		477,257
Realized gain (loss) on investments			-		-
Interest Income			-		-
Total support & Nonoperating Revenues	477,257	-	477,257	-	477,257
Change in Net Assets	329,962	-	329,962	(152,067)	177,895
Net Assets, beginning of the year	20,054,079	-	20,054,079	(1,727,370)	18,326,708
Net Assets, end of the year	20,384,041	-	20,384,041	(1,879,437)	18,504,603

Association to Benefit Children - Organization Chart

CON 222258
BFA Attachment B

Board of Directors
↓
Executive Director

Chief Program Officer - Associate Executive Director - Chief Financial Officer

Fiscal, Operations, Program Support, Development, Communications, IT Teams

Housing
Permanent Supportive Housing for formerly homeless families living with HIV/AIDS

Mental Health Services
Article 31 Clinics
Children's Mobile Crisis
School-Based Mental Health
Early Childhood Therapeutic Center
CFTSS

Early Childhood Programs
* Head Start/Early Head Start
* Preschool Special Education
* Universal Pre-Kindergarten
* Early Intervention

Family & Community Services
Preventive Services

ABC/ Echo Park {1841 Park Avenue, New York, NY 10035}

Early Childhood Programs
* Head Start/Early Head Start
* Preschool Special Education
* Universal Pre-Kindergarten

Mental Health Services
Article 31 Clinic
Health Homes

Youth Services
After School
Someone to Watch Over Me
21st Century Community Learning Center
Summer Camp
Study Buddies Connect (SBC)

ABC Little Clinic (proposed)

Co-located in same facility

Modern Associates LLC

Pro Forma Balance Sheet

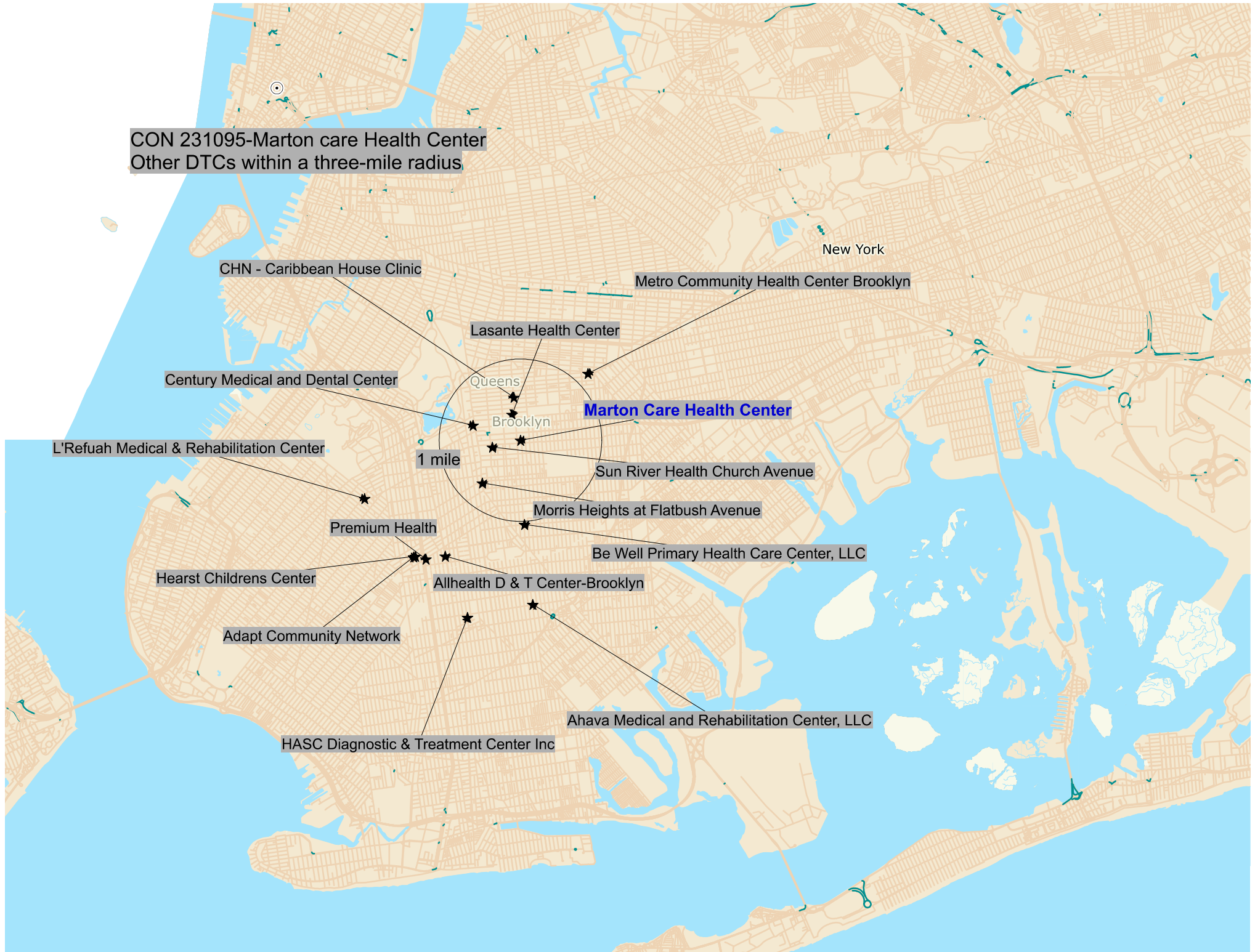
ASSETS

Cash	\$	322,915
Building Depreciation	\$	562,703
Moveable/Fixed Equipment	\$	195,407
Total Assets	\$	1,081,025

LIABILITIES & MEMBERS EQUITY

Long Term Debt		\$682,299
Short Term Debt	\$	161,458
Total Liabilities	\$	843,757
Member's Equity	\$	237,269
Total Liabilities and Directors' Equity	\$	1,081,025

CON 231095-Marton care Health Center
Other DTCs within a three-mile radius



CHN - Caribbean House Clinic

Metro Community Health Center Brooklyn

Lasante Health Center

Century Medical and Dental Center

Marton Care Health Center

L'Refuah Medical & Rehabilitation Center

1 mile

Sun River Health Church Avenue

Premium Health

Morris Heights at Flatbush Avenue

Hearst Childrens Center

Be Well Primary Health Care Center, LLC

Adapt Community Network

Allhealth D & T Center-Brooklyn

HASC Diagnostic & Treatment Center Inc

Ahava Medical and Rehabilitation Center, LLC

Marton Care Health Center

Pro Forma Balance Sheet

Revised 4-4-23

ASSETS

Cash	\$	362,192
Building Depreciation	\$	1,932,174
Moveable/Fixed Equipment	\$	191,765
Total Assets	\$	2,486,131

LIABILITIES & MEMBERS EQUITY

Long Term Debt		\$1,911,545
Short Term Debt	\$	181,096
Total Liabilities	\$	2,092,641
Member's Equity	\$	393,490
Total Liabilities and Directors' Equity	\$	2,486,131

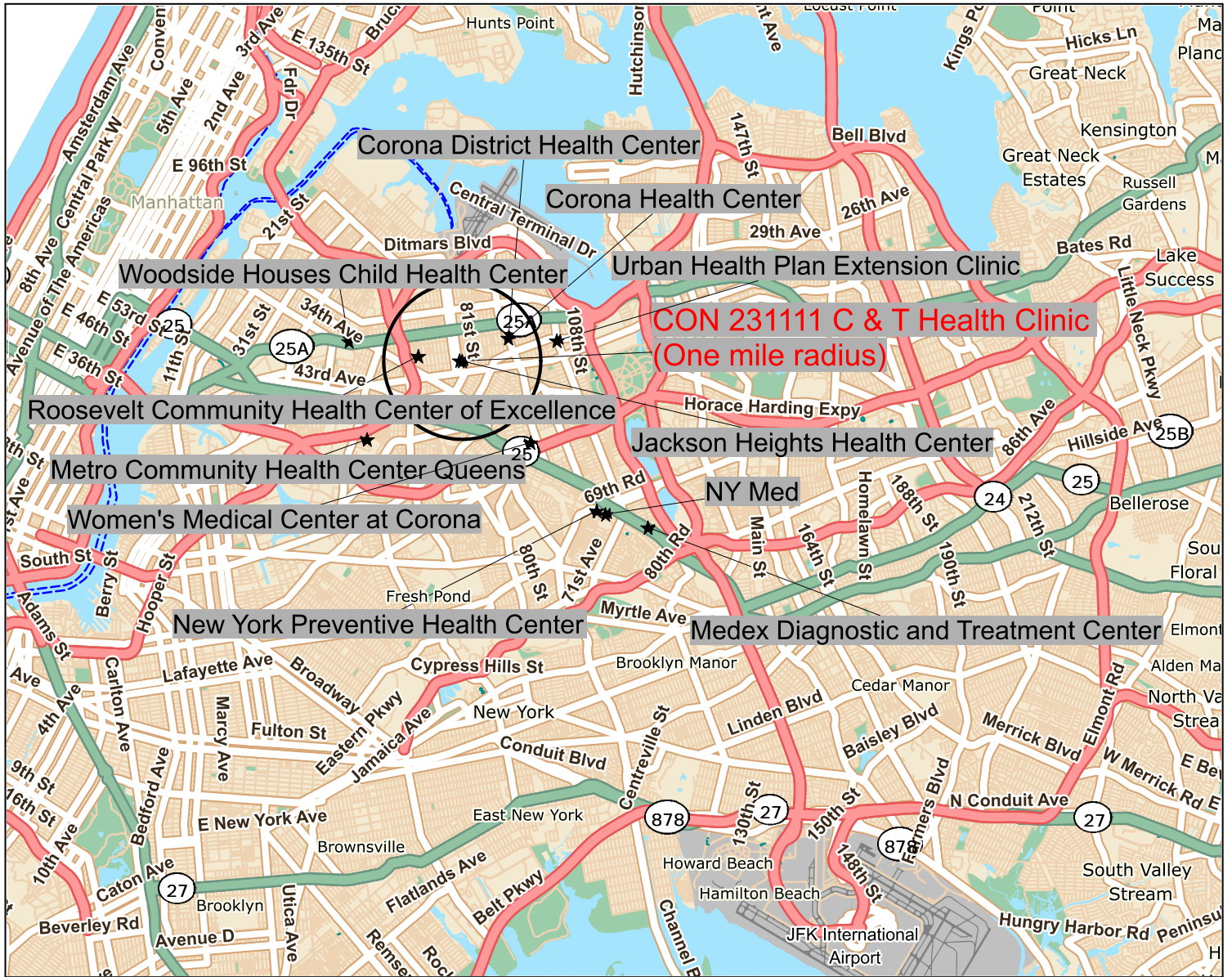
ASSETS:

Cash	\$255,429
Moveable Equipment	225,904
Leasehold Improvements	<u>1,505,034</u>
TOTAL ASSETS	\$1,986,367

LIABILITIES:

Bank Loan	\$1,557,844
Working Capital Loan	<u>127,714</u>
TOTAL LIABILITIES	\$1,685,558

NET ASSETS	\$300,809
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FORME MEDICAL CENTER, INC.
BALANCE SHEET
AS OF DECEMBER 31, 2021

ASSETS

Current Assets:

Cash and Cash Equivalents	\$ 1,439,572
Accounts Receivable, net of Contractual Allowances	2,105,210
Other Current Assets	35,875
Total Current Assets	3,580,657

Property and Equipment, net of Accumulated Depreciation

757,385

Total Assets

\$ 4,338,042

LIABILITIES AND STOCKHOLDERS' EQUITY

Liabilities:

Current Liabilities:

Accounts Payable and Accrued Expenses	\$ 343,246
Loans Payable - Short-Term	156,719
Total Current Liabilities	499,965

Long-Term Liabilities:

Loans Payable - Long-Term	102,156
U.S. SBA Paycheck Protection Program Loan	322,500
Due to Shareholders	1,450,198
Due to Related Parties	627,116
Deferred Rent	229,807
Total Long-Term Liabilities	2,731,777

Total Liabilities

3,231,742

Stockholders' Equity:

Common Stock - 200 shares authorized; 100 shares issued; no par value	100
Additional Paid-In-Capital	5,195,479
Accumulated Deficit	(2,526,651)
Shareholder Distributions	(1,562,628)
Total Stockholders' Equity	1,106,300

Total Liabilities and Stockholders' Equity

\$ 4,338,042

FORME MEDICAL CENTER, INC.
STATEMENT OF INCOME AND ACCUMULATED DEFICIT
YEAR ENDED DECEMBER 31, 2021

REVENUE:

Insurance Income	\$ 9,624,712
Patient Income	1,034,312
Membership Income	185,081
Miscellaneous Income	309,309
	11,153,414

EXPENSES:

Salaries	2,097,694
Payroll Taxes	190,432
Insurance	149,718
Professional Fees	433,401
Marketing and Advertising	84,112
Rent	308,834
Medical Supplies	925,301
Utilities	24,745
Office Expenses	422,038
Employee Expenses	87,987
Subcontractors	360,579
Bad Debt Expense	1,047,455
Depreciation	160,946
	6,293,242
Total Expenses	6,293,242
Net Income before Other Income (Expenses)	4,860,172

OTHER INCOME (EXPENSES):

Rental Income	69,453
Forgiveness of U.S. SBA Paycheck Protection Program Loan	229,000
Interest Expense	(35,792)
	262,661
Total Other Income (Expenses)	262,661
Net Income before Income Taxes	5,122,833

INCOME TAXES

NET INCOME

ACCUMULATED DEFICIT - Beginning of Year

ACCUMULATED DEFICIT - End of Year

	1,000
	5,121,833
	(7,648,484)
	\$ (2,526,651)

Formé Medical Center, Inc
Balance Sheet
 As of December 31, 2022

	Dec 31, 2022
ASSETS	
Current Assets	
Checking/Savings	
1002 - SNB- Operating Account	-3,981.50
1003 - SNB- Payroll Account	-18,235.53
1006 - ConnectOne	820.58
1007 - Reserve Account	2,000.00
1008 - Petty Cash	700.89
1009 - FBG- PPP Funds	2,375.00
Total Checking/Savings	-16,300.76
Accounts Receivable	
11000 - Accounts Receivable	1,808,907.00
11001 - Reserve for Bad Debts	0.39
11003 - Contractual Allowance Reserve	-1,116,032.90
11100 - Membership Receivable	67,442.00
Total Accounts Receivable	758,315.71
Other Current Assets	
1200 - Receivable - Other	4,858.31
1300 - Prepaid Expenses	21,784.80
3960 - Due from MT	145,467.18
Total Other Current Assets	172,110.09
Total Current Assets	914,125.04
Fixed Assets	
1601 - Improvements	1,393,127.73
1602 - Furniture & Fixtures	134,597.08
1603 - Equipment	728,793.39
1605 - Accumulated Depreciation	-1,664,868.70
1606 - Software	22,500.00
Total Fixed Assets	614,149.50
TOTAL ASSETS	1,528,274.54
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 - Accounts Payable	50,699.50
Total Accounts Payable	50,699.50
Other Current Liabilities	
2101 - Accrued Expenses	-30,472.50
3499 - Due To/From Related Parties	20,865.49
3500 - Due to Shareholder - GC	1,421,879.99
3501 - Due To LRC	574,941.59
3507 - Due To E Castaldo	70,462.92
3509 - Due To/From Promise to Aid, Inc	-4,075.70
3513 - Leaf Financing Liability - S/T	5,620.02
3602 - Line of Credit - CO '2302	69,922.70
3800 - Straight Line Rent	199,585.29
3888 - Payroll Liability	8,322.33
3950 - NET PAYROLL	95.84
Total Other Current Liabilities	2,336,947.97
Total Current Liabilities	2,387,647.47

Formé Medical Center, Inc
Balance Sheet
As of December 31, 2023 ²

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Accrual Basis

	<u>Dec 31, 2023</u>
Long Term Liabilities	
3612 - Leaf Financing Liability	300.25
3515 - Cutera Lease	4,502.00
3520 - Leaf financing - installation	2,668.70
	<hr/>
Total Long Term Liabilities	6,870.45
	<hr/>
Total Liabilities	2,394,517.92
	<hr/>
Equity	-866,243.38
	<hr/>
TOTAL LIABILITIES & EQUITY	1,528,274.54
	<hr/> <hr/>

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 Accrual Basis

Formé Medical Center, Inc
Profit & Loss
 January through December 2022

	<u>Jan - Dec 22</u>
Income	
4005 - Insurance Income	3,795,068.37
4055 - Patient Income	805,164.99
4060 - Miscellaneous Income	492,371.93
4065 - Membership Income	657,757.99
4070 - Rent Income	54,000.00
4080 - Grant Income	49,848.38
4091 - Virtual Testing	1,061.19
4092 - Restricted Revenue	0.00
49900 - Uncategorized Income	50.00
Total Income	<u>5,855,120.85</u>
Gross Profit	5,855,120.85
Expense	
6000 - GROSS PAYROLL	2,318,335.59
6050 - PAYROLL EXPENSE	203,179.26
6070 - EMPLOYEE EXPENSE	49,743.66
6100 - INSURANCE EXPENSE	139,760.59
6200 - PROFESSIONAL FEES	486,153.79
6300 - MARKETING & ADVERTISING	145,448.26
6400 - GENERAL OVERHEAD	1,302,331.81
6500 - INTEREST EXPENSE	66,372.26
6550 - TAXES	75,059.75
6700 - Depreciation Expense	153,846.19
6800 - SUBCONTRACTORS	345,609.44
69800 - Uncategorized Expenses	348.45
Total Expense	<u>5,285,279.05</u>
Net Income	<u>569,841.80</u>

Balance Sheet

As of March 31, 2023

Mar 31, 23

ASSETS**Current Assets****Checking/Savings**

1002 · SNB- Operating Account	-16,582.19
1003 · SNB- Payroll Account	-17,746.57
1006 · ConnectOne	820.58
1007 · Reserve Account	75,000.00
1008 · Petty Cash	700.69
1009 · FBG- PPP Funds	2,375.00

Total Checking/Savings	44,567.51
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Accounts Receivable

11000 · Accounts Receivable	2,161,907.00
11001 · Reserve for Bad Debts	-0.39
11003 · Contractual Allowance Reserve	-1,116,032.90
11100 · Membership Receivable	67,442.00

Total Accounts Receivable	1,113,315.71
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Other Current Assets

1200 · Receivable - Other	4,858.31
1300 · Prepaid Expenses	1,035.60
3960 · Due from MT	147,212.62

Total Other Current Assets	153,106.53
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Total Current Assets	1,310,989.75
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Fixed Assets

1601 · Improvements	1,393,127.73
1602 · Furniture & Fixtures	134,597.08
1603 · Equipment	763,809.96
1605 · Accumulated Depreciation	-1,700,888.17
1606 · Software	22,500.00

Total Fixed Assets	613,146.60
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TOTAL ASSETS	1,924,136.35
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LIABILITIES & EQUITY**Liabilities****Current Liabilities****Accounts Payable**

2000 · Accounts Payable	138,928.37
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Total Accounts Payable	138,928.37
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Credit Cards

51004 · CREDIT CARD DEBT	3,878.35
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Total Credit Cards	3,878.35
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Other Current Liabilities

3499 · Due To/From Related Parties	21,113.16
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3509 · Due To/From Promise to Aid, Inc	-4,075.70
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3513 · Leaf Financing Liability - S/T	5,774.05
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3602 · Line of Credit - CO '2302	76,256.95
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3615 · UMPQUA/Captail Solutions Financ	35,677.26
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Formé Medical Center, Inc
Balance Sheet

BFA Attachment E (cont'd)
CON 231126

As of March 31, 2023

Mar 31, 23

3800 · Straight Line Rent	190,677.29
3888 · Payroll Liability	7,718.51
3950 · NET PAYROLL	95.84
Total Other Current Liabilities	333,237.36
Total Current Liabilities	476,044.08
Long Term Liabilities	
3500 · Due to Shareholder - GC	1,420,892.20
3501 · Due To LRC	581,840.22
3507 · Due To E Castaldo	103,930.75
3520 · Leaf financing - installation	2,912.11
Total Long Term Liabilities	2,109,575.28
Total Liabilities	2,585,619.36
Equity	
3001 · Capital Stock	100.00
3002 · Additional Paid in Capital	5,195,478.85
3004 · Distributions - GC	-2,137.69
32000 · Retained Earnings	-5,987,845.95
Net Income	132,921.78
Total Equity	-661,483.01
TOTAL LIABILITIES & EQUITY	1,924,136.35

UNAUDITED

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 Accrual Basis

Formé Medical Center, Inc
Profit & Loss
 January through March 2023

	<u>Jan - Mar 23</u>
Income	
4005 - Insurance Income	750,809.60
4055 - Patient Income	148,786.22
4060 - Miscellaneous Income	0.00
4065 - Membership Income	16,305.91
4070 - Rent Income	16,000.00
4080 - Grant Income	-28,000.00
4092 - Restricted Revenue	26,000.00
Total Income	<u>929,910.73</u>
Gross Profit	929,910.73
Expense	
6000 - GROSS PAYROLL	361,403.31
6060 - PAYROLL EXPENSE	52,416.72
6070 - EMPLOYEE EXPENSE	11,467.88
6100 - INSURANCE EXPENSE	54,257.39
6200 - PROFESSIONAL FEES	42,297.29
6300 - MARKETING & ADVERTISING	9,129.73
6400 - GENERAL OVERHEAD	187,331.84
6500 - INTEREST EXPENSE	2,110.88
6550 - TAXES	775.00
6600 - EQUIPMENT LEASING EXPENSE	4,800.00
6800 - SUBCONTRACTORS	37,345.28
Total Expense	<u>763,355.32</u>
Net Income	<u><u>166,555.41</u></u>

Balance Sheet

Cash	\$1,460,000
Total Assets	\$1,460,000
Liabilities	0
Equity	\$1,460,000
Total Liabilities and Equity	\$1,460,000