



Public Health and Health Planning Council

Project # 122233-E Batavia Health Care Center, LLC

County: Genesee (Batavia)
Purpose: Establishment

Program: Residential Health Care Facility
Submitted: November 15, 2012

Executive Summary

Description

Batavia Health Center, LLC, is seeking approval to acquire 100% membership interest in Batavia Nursing Home, LLC, an existing proprietary LLC and 62-bed residential health care facility (RHCF) located in Batavia.

Ownership of Batavia Nursing Home, LLC operation before and after the change in ownership is as follows:

<u>Current</u>		<u>Proposed</u>	
Batavia Nursing Home, LLC		Batavia Health Center, LLC	
Marc Korn	50%	Justin Wood	25%
Jeffrey Lapides	50%	Jill Madden	45%
		Gerald J. Wood III	30%

Ownership of Batavia Nursing Home, LLC Realty before and after the change in ownership is as follows:

<u>Current</u>		<u>Proposed</u>	
Geriatric Realty Corp.		Batavia Realty, LLC	
Marc Korn	50%	Justin Wood	10%
Jeffrey Lapides	50%	Jill Madden	45%
		Gerald Wood	30%
		Gerald J. Wood III	15%

On May 25, 2012, Batavia Nursing Home, LLC entered into Bankruptcy under Chapter 11 of the United States Bankruptcy Court in the Western District of New York, whereas the highest successful bidder, Gerald Wood, purchased the Assets of the Nursing Home and the realty for \$2,525,000. Gerald Wood has ownership only in the real property, not the operation. Gerald Wood III, who is the son of Gerald Wood, is a proposed member of the operation and became sole receiver of Batavia Nursing Home effective August 1, 2012.

Gerald J. Wood III and Justin Wood each have a 3% ownership interest in Mohawk Valley Health Care Center, a 120-bed RHCF with

a 38-slot Adult Day Home Care Program, located in Ilion, New York. Their ownership of this facility became effective on December 22, 2010.

DOH Recommendation
Contingent approval.

Need Summary

Batavia Nursing Home did not report occupancy in 2009, 2010, or 2011 and is currently being operated under receivership. The receiver does not have past records documenting utilization but has reported that Batavia Nursing Home has been operating at over 95% since August, 2012. This was supported by a Department of Health survey completed in January 2013 that showed utilization of 98.4%. There will be no changes to beds or services as a result of this project.

Approval is recommended.

Program Summary

No changes in the program or physical environment are proposed in this application. No administrative services/consulting agreement is proposed in this application.

From a programmatic perspective, approval is recommended.

Financial Summary

The purchase price for the operations and real property is \$2,525,000 and will be paid from proposed member's equity.

There are no project costs associated with this application.

Budget:	Revenues:	\$4,824,400
	Expenses:	<u>\$4,498,600</u>
	Gain:	\$325,800

Subject to the noted contingencies, it appears that the applicant has demonstrated the capability to proceed in a financially feasible manner.

Recommendations

Health Systems Agency

There will be no HSA review of this project.

Office of Health Systems Management

Approval contingent upon:

1. The submission of a commitment signed by the applicant which indicates that, within two years from the date of the council approval, the percentage of all admissions who are Medicaid and Medicare/Medicaid eligible at the time of admission will be at least 75 percent of the planning area average of all Medicaid and Medicare/Medicaid admissions, subject to possible adjustment based on factors such as the number of Medicaid patient days, the facility's case mix, the length of time before private paying patients became Medicaid eligible, and the financial impact on the facility due to an increase in Medicaid admissions. [RNR]
2. Submission of a plan to enhance access to Medicaid residents. At a minimum, the plan should include, but not necessarily limited to, ways in which the facility will:
3. Reach out to hospital discharge planners to make them aware of the facility's Medicaid Access Program;
 - a. Communicate with local hospital discharge planners on a regular basis regarding bed availability at the nursing facility;
 - b. Identify community resources that serve the low-income and frail elderly population who may eventually use the nursing facility, and inform them about the facility's Medicaid Access policy; and
 - c. Submit an annual report for two years to the DOH, which demonstrates substantial progress with the implement of the plan. The plan should include but not be limited to:
 - i. Information on activities relating to a-c above; and
 - ii. Documentation pertaining to the number of referrals and the number of Medicaid admissions; and
 - iii. Other factors as determined by the applicant to be pertinent.

The DOH reserves the right to require continued reporting beyond the two year period. [RNR]
4. Submission of an executed lease agreement that is acceptable to the Department of Health. [BFA]
5. Submission of an executed Asset Purchase Agreement that is acceptable to the Department of Health. [BFA]
6. Submission of proof of executed assignments acceptable to the Department of Health. [BFA]
7. Submission of a photocopy of the executed Certificate of Amendment of the Articles of Organization of Batavia Health Center, LLC acceptable to the Department. [CSL]
8. Submission of a photocopy of the executed first Amended and Restated Operating Agreement of Batavia Health Care Center LLC, acceptable to the Department. [CSL]
9. Submission of evidence of site control, acceptable to the Department. [CSL]
10. Submission of evidence of the transfer of the operational assets of Batavia Nursing Home, LLC to the applicant, acceptable to the Department. [CSL]
11. Submission of a photocopy of a sample membership certificate of Batavia Health Center, LLC, acceptable to the Department. [CSL]

Council Action Date

April 11, 2013.

Need Analysis

Background

Batavia Nursing Home is a 62 bed residential health care facility located at 275 State Street, Batavia, 14020, in Genesee County. Batavia Nursing Home, LLC is seeking approval to transfer 100% ownership to Batavia Health Care Center, LLC.

Batavia Nursing Home failed to report occupancy for 2009, 2010, or 2011. The Department completed a survey in January 2013 and found utilization of 98.4%.

Table 1: RHCF – Batavia Nursing Home/Genesee County Occupancy

<u>Facility/County/Region</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>
Batavia Nursing Home	Did Not Report	Did Not Report	Did Not Report
Genesee	94.58%	92.67%	92.42%

There is an unmet need of 57 RHCF beds in Genesee County. The overall RHCF bed occupancy for the county is 92.42%.

Table 2: RHCF Need – Genesee

2016 Projected Need	545
Current Beds	488
Beds Under Construction	0
Total Resources	488
Unmet Need	57

Access

Regulations indicate that the Medicaid patient admissions standard shall be 75% of the annual percentage of all Medicaid admissions for the long term care planning area in which the applicant facility is located. Such planning area percentage shall not include residential health care facilities that have an average length of stay 30 days or fewer. If there are four or fewer residential health care facilities in the planning area, the applicable standard for a planning area shall be 75% of the planning area percentage of Medicaid admissions, whichever is less. In calculating such percentages, the Department will use the most current data which have been received and analyzed by the Department.

An applicant will be required to make appropriate adjustments in its admission policies and practices so that the proportion of its own annual Medicaid patients admissions is at least 75% of the planning area percentage of health Systems Agency percentage, whichever is applicable.

Batavia Nursing Home did not report for 2009 or 2010. The 75 percent planning averages for Genesee County for three years were 5.98 percent (2009) and 14.42 percent (2010).

Conclusion

Batavia Nursing Home has been operated by a receiver since August, 2012. The most recent Department of Health survey conducted in January 2013 indicates that utilization is 98.4%. The receiver is a member of Batavia Health Care Center, LLC and will continue to improve operations of this facility, which is a needed community resource.

Recommendation

From a need perspective, contingent approval is recommended.

Programmatic Analysis

Facility Information

	<u>Existing</u>	<u>Proposed</u>
Facility Name	Batavia Nursing Home, LLC	Batavia Health Care Center, LLC
Address	257 State Street Batavia NY 14020	Same
RHCF Capacity	62	Same
ADHC Program Capacity	N/A	Same
Type of Operator	LLC	LLC
Class of Operator	Proprietary	Proprietary
Operator	Batavia Nursing Home, LLC	Batavia Health Care Center, LLC
		<u>Membership</u> Jill Madden 45.0% Gerald J. Wood III 30.0% Justin M. Wood 25.0%

Character and Competence

Facilities Reviewed

Residential Health Care Facilities

- Mohawk Valley Health Care Center 12/2010 to present

Residential Health Care Facility Receivership

- Batavia Nursing Home 08/2012 to present

Individual Background Review

Jill S. (Rubin) Madden has operated JBC Services LLC located in Armonk, NY, a real estate management company, since August, 2008. Ms. Madden has no health facility interests.

Gerald J. Wood, III is currently employed as an auditor with Gerald J. Wood CPA, PLLC, of Baldwin NY. Mr. Wood holds a Certified Public Accounting license, in good standing. He has also been the receiver of Batavia Nursing Home, from August, 2012 to the present. Mr. Wood has the following health facility ownership interests:

- Mohawk Valley Health Care Center December, 2010 to present
- Batavia Nursing Home Receivership August, 2012 to present

Justin M. Wood lists his current employment as an IT Administrator with Central Healthcare Services, located in Baldwin NY, since 2001. He lists the following health care facility interest as follows:

- Mohawk Valley Health Care Center December, 2010 to present

Character and Competence Analysis:

No negative information has been received concerning the character and competence of the above applicants.

A review of operations for Mohawk Valley Health Care Center and Batavia Nursing Home for the periods identified above, results in a conclusion of a substantially consistent high level of care, since there were no enforcements.

Recommendation

From a programmatic perspective, approval is recommended.

Financial Analysis

Asset Purchase Agreement

The change in ownership and real property will be effectuated in accordance with an executed asset purchase agreement, the terms of which are summarized below:

Date: March 13, 2012

Seller: Batavia Nursing Home, LLC and Geriatric Realty Corp. and Melanie L. Cyganowski, Esq, as bankruptcy trustee for sellers

Buyer : Robert W. Hurlbut

Purchased Assets: The real estate and all assets used in operation of the facility. Facilities; equipment; supplies and inventory; prepaid expenses; documents and records; assignable leases, contracts, licenses and permits; telephone numbers, fax numbers and all logos; resident trust funds; deposits; accounts and notes receivable; cash, deposits and cash equivalents;

Excluded Assets: Any security, vendor, utility or other deposits with any Governmental Entity; any refunds, debtor claims, third-party retroactive adjustments and related documents prior to closing, and personal property of residents.

Purchase Price: \$1,800,000 for the operating interest and the real property interest

Due to the bidding process at the Bankruptcy Court proceedings, Gerald Wood out bid Robert Hurlbut for Batavia Nursing Home, LLC for \$2,525,000. The Asset Purchase Agreement was then assigned from Robert Hurlbut to Gerald Wood, who in turn assigned the operations to the proposed members who make up Batavia Health Care Center, LLC.

The applicant has submitted an original affidavit, which is acceptable to the Department, in which the applicant agrees, notwithstanding any agreement, arrangement or understanding between the applicant and the transferor to the contrary, to be liable and responsible for any Medicaid overpayments made to the facility and/or surcharges, assessments or fees due from the transferor pursuant to Article 28 of the Public Health Law with respect to the period of time prior to the applicant acquiring its interest, without releasing the transferor of its liability and responsibility.

Lease Agreement

The applicant will continue to occupy the premises under a draft lease agreement, the terms of which are summarized below:

Premises: A 62-bed nursing home located at 257 State St., Batavia, New York.

Lessor: Batavia Realty, LLC

Lessee: Batavia Health Care Center, LLC

Term: 30 years

Rental: \$300,000/year (\$25,000 per month)

Provisions: Triple Net.

Operating Budget

The applicant has submitted an operating budget, in 2013 dollars, for the first year subsequent to change in ownership:

Revenues:	
Medicaid	\$2,607,000
Medicare	1,001,400
Private Pay/Other	<u>1,216,000</u>
 Total Revenues	 \$4,824,400

Expenses:	
Operating	\$4,030,100
Capital	<u>468,500</u>
Total Expenses	<u>\$4,498,600</u>
Net Income	<u>\$ 325,800</u>
Utilization: (patient days)	22,000
Occupancy	97.22%

The following is noted with respect to the submitted RHC operating budget:

- The capital component of the Medicaid rate is based on the return of, and return on, equity reimbursement methodology.
- Expenses include lease rental.
- Medicaid rates are based on 2013 Medicaid pricing rates with no trend..
- Overall utilization is projected at 97.22%, while utilization by payor source is expected as follows:

Medicaid	75.0%
Medicare	9.0%
Private Pay/Other	16.0%

- Breakeven occupancy is projected at 90.65%.

Capability and Feasibility

There are no project costs associated with this application.

The purchase price of the operations and the real property will be financed by proposed members' equity of \$2,525,000. Presented as BFA Attachment A, is the net worth of the proposed members, which shows sufficient equity. An affidavit from each applicant member has been submitted to the Department of Health, which states that he or she is willing to contribute resources disproportionate to ownership percentages.

Working capital requirements are estimated at \$749,767, based on two months of the first year expenses, but the proposed members will be starting with working capital of \$800,000, which will be satisfied from the proposed member's equity. Presented as BFA Attachment A, is the net worth of the proposed members, which shows sufficient equity.

The submitted budget indicates that a net income of \$325,800 would be maintained during the first year following change in ownership. Presented as BFA Attachment C, is the pro-forma balance sheet of Batavia Health Center, LLC, which indicates positive members' equity of \$2,375,000 as of the first day of operations. The budget appears reasonable.

Staff notes that with the expected 2014 implementation of managed care for nursing home residents, Medicaid reimbursement is expected to change from a state-wide price with a cost-based capital component payment methodology, to a negotiated reimbursement methodology. Facility payments will be the result of negotiations between the managed long term care plans and the facility. At this point in time it cannot be determined what financial impact this change in reimbursement methodology will have on this project.

As shown on BFA Attachment B, Batavia Nursing Home, LLC had positive working capital, net asset position and a net profit of \$163,025 from August through December 31, 2012. Prior to August 2012, Batavia Nursing Home, LLC did not maintain proper financial records, and the facility's last certified financial statements were completed in 2008.

As shown on BFA Attachment D, Mohawk Valley Health Care Center maintained positive working capital, net assets and a net income from operations in 2011 and 2012.

Subject to the noted contingencies, it appears that the applicant has demonstrated the capability to proceed in a financially feasible manner, and contingent approval is recommended.

Recommendation

From a financial perspective, contingent approval is recommended.

Attachments

BFA Attachment A	Personal Net Worth Statement
BFA Attachment B	Financial Summary- Batavia Nursing Home, LLC
BFA Attachment C	Pro-forma Balance Sheet
BFA Attachment D	Financial Summary-Mohawk Valley Health Care Center

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Accrual Basis

Batavia Health Care Center
Balance Sheet
As of December 31, 2012

	Dec 31, 12
ASSETS	
Current Assets	
Checking/Savings	
CASH	148,265.01
Total Checking/Savings	148,265.01
Other Current Assets	
ACCOUNTS RECEIVABLE	531,877.94
PREPAID	50,153.49
Total Other Current Assets	582,031.43
Total Current Assets	730,296.44
Fixed Assets	
LEASEHOLD IMPR	17,820.00
MOVABLE EQUIPMENT	12,661.13
Total Fixed Assets	30,481.13
Other Assets	
INTANGIBLES	453.22
Total Other Assets	453.22
TOTAL ASSETS	<u>761,230.79</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2021.00 Accounts Payable	165,964.40
Total Accounts Payable	165,964.40
Other Current Liabilities	
OTHER CURRENT LIABILITIES	295,356.54
Payroll Liabilities	106,704.90
Total Other Current Liabilities	402,061.44
Total Current Liabilities	568,025.84
Long Term Liabilities	
DUE TO MEDICAID	35,966.59
Total Long Term Liabilities	35,966.59
Total Liabilities	603,992.43
Equity	
Capital - Gerald J. Wood III	100.00
Net Income	157,138.36
Total Equity	157,238.36
TOTAL LIABILITIES & EQUITY	<u>761,230.79</u>

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 Accrual Basis

Batavia Health Care Center
Profit & Loss
 August through December 2012

Aug - Dec 12

Income	
ROOM & BOARD	
3031.00 R & B Private	225,424.20
3032.00 R & B Medicare	219,480.00
3033.00 R & B Medicaid	2,086,535.01
3034.00 R & B 3rd Party	137,470.00
Total ROOM & BOARD	2,668,909.21
CONTRACTUAL ALLOWANCE	
5032.00 Medicare	105,406.61
5033.00 Medicaid	-1,133,392.54
5034.00 Third Party Insurance	50,057.46
Total CONTRACTUAL ALLOWANCE	-977,918.47
ANCILLARY INCOME	
5500.00 Bad Debt	-5,591.12
5501.00 3836 Income	65,708.17
5502.00 Part B Income	85,889.61
Total ANCILLARY INCOME	146,006.66
OTHER INCOME	
5171.00 Interest Income	4.78
5172.00 Discount Income	719.66
5175.00 Snack Bar	60.00
5176.00 Misc. Income	359.53
Total OTHER INCOME	1,143.97
Total Income	1,838,141.37
Expense	
ADMINISTRATION	
SALARIES	
8351.01 Administrator	25,045.31
8351.05 Human Resources	17,603.94
8351.06 Clerical	9,141.03
Total SALARIES	51,790.28
EXPENSES	
8351.30 Legal Fees	3,414.00
8351.55 Office Supplies	1,090.47
8351.67 Purchased Services	5,420.64
8351.81 General Insurance	17,080.85
8351.82 Property Insurance	4,705.40
8351.83 Interest	480.55
8351.84 Telephone	2,963.24
8351.88 Travel	9,763.47
8351.89 Advertising	885.35
8351.90 Cash Assessment	77,800.00
8351.91 Sales Tax	9,299.07
8351.92 Receivership Fees	21,250.00
8351.93 Postage	677.34
8351.94 Bank Charges	769.80
Total EXPENSES	155,600.98
Total ADMINISTRATION	207,391.26
FISCAL	
SALARIES	
8310.01 Director of Finance	38,472.52
Total SALARIES	38,472.52

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 Accrual Basis

Batavia Health Care Center
Profit & Loss
 August through December 2012

	Aug - Dec 12
EXPENSES	
8310.30 Accounting Fees	6,000.00
8310.55 Office Supplies	2,271.40
8310.67 Purchased Services	1,973.93
8310.73 Equipment Rental	2,484.70
Total EXPENSES	12,730.03
Total FISCAL	51,202.55
MAINTENANCE	
SALARIES	
8220.01 Maintenance Director	13,688.23
8220.07 Workers	26,963.77
Total SALARIES	40,652.00
EXPENSES	
8220.59 Supplies & Materials	5,630.80
8220.63 Repairs & Maintenance	3,316.19
8220.67 Contracted Services	4,514.95
8220.73 Rent of Building	1,240.00
8220.74 Electric	9,796.67
8220.75 Gas	6,359.16
8220.76 Water & Sewer	5,679.15
8220.77 Cable	3,435.71
8220.83 Real Estate Taxes	21,000.00
8220.91 Other Direct	20.00
Total EXPENSES	60,992.63
Total MAINTENANCE	101,644.63
DIETARY	
SALARIES	
8212.01 Dietary Supervisor	15,146.29
8212.02 Cooks	23,305.84
8212.021 Dietician	20,285.40
8212.07 Dietary Aides	45,366.41
Total SALARIES	104,103.94
EXPENSES	
8212.50 Food	64,656.30
8212.51 Dietary Supplements	894.36
8212.54 Cleaning Supplies	1,828.82
8212.59 Supplies & Materials	6,310.38
8212.63 Repairs & Maintenance	80.00
8212.67 Contracted Services	78.70
8212.73 Equipment Rental	842.80
8212.91 Other Direct	84.00
Total EXPENSES	74,775.16
Total DIETARY	178,879.10
HOUSEKEEPING	
SALARIES	
8240.07 Housekeeping Aides	33,257.94
Total SALARIES	33,257.94
EXPENSES	
8240.54 Cleaning Supplies	6,144.52
8240.68 Refuse Removal	6,001.28
Total EXPENSES	12,145.80
Total HOUSEKEEPING	45,403.74

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 Accrual Basis

Batavia Health Care Center
Profit & Loss
 August through December 2012

	Aug - Dec 12
LAUNDRY	
SALARIES	
8250.07 Laundry Aides	12,517.00
Total SALARIES	12,517.00
EXPENSES	
8250.38 Disposables	23,509.01
8250.53 Linen & Bedding	1,001.71
8250.59 Supplies & Materials	1,808.74
8250.63 Repairs & Maintenance	50.10
8250.67 Linen Service	11,218.86
Total EXPENSES	37,588.42
Total LAUNDRY	50,105.42
NURSING ADMIN	
SALARIES	
6010.01 Director of Nursing	25,919.44
6010.012 RN Supervisors	27,131.64
6010.06 Clerical	11,576.31
Total SALARIES	64,627.39
EXPENSES	
6010.67 Purchased Services	49,263.74
6010.73 Equipmental Rental	740.00
6010.86 License Renewals	400.00
6010.88 Transportation	200.00
6010.96 Criminal Background	1,431.50
Total EXPENSES	52,035.24
Total NURSING ADMIN	116,662.63
MEDICAL RECORDS	
SALARIES	
7390.06 Clerical	11,980.87
Total SALARIES	11,980.87
Total MEDICAL RECORDS	11,980.87
PHYSICIAN SERVICES	
EXPENSES	
7420.28 Medical Director	8,500.00
Total EXPENSES	8,500.00
Total PHYSICIAN SERVICES	8,500.00
ACTIVITIES	
SALARIES	
7260.01 Director	10,922.16
7260.07 Activity Aides	21,893.45
Total SALARIES	32,815.61
EXPENSES	
7260.59 Supplies & Materials	1,283.92
7260.67 Purchased Services	2,620.00
7260.91 Other Direct	1,692.55
Total EXPENSES	5,596.47
Total ACTIVITIES	38,412.08

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Accrual Basis

Batavia Health Care Center
Profit & Loss
August through December 2012

	Aug - Dec 12
EMPLOYEE BENEFITS	
8460.16 FICA	73,525.11
8460.17 Unemployment	19,800.97
8460.18 Health Insurance	8,357.41
8460.20 Workers Comp	68,398.37
8460.22 Disability Insurance	225.77
8460.23 Other Benefits	2,252.89
Total EMPLOYEE BENEFITS	172,560.52
Total Expense	1,675,115.89
Net Income	<u>163,025.48</u>

Batavia Health Care Center, LLC
&
Batavia Realty, LLC

PRO. FORM BALANCE SHEET

First Day of Ownership

	ASSETS			
	REALTY	OPERATIONS	ELIMINATION	TOTAL
CURRENT ASSETS				
Cash	\$ -	\$ 800,000	\$ -	\$ 800,000
Patient accounts receivable	-	-	-	-
Inventory	-	-	-	-
Prepaid expenses	-	-	-	-
TOTAL CURRENT ASSETS	-	800,000	-	800,000
PATIENT FUND		25,000	-	25,000
GOODWILL		2,525,000		2,525,000
LAND	100,000			100,000
BUILDING AND IMPROVEMENTS	800,000			800,000
MOVABLE EQUIPMENT		100,000		100,000
TOTAL ASSETS	\$ 900,000	\$ 3,450,000	\$ -	\$ 4,350,000
LIABILITIES AND MEMBERS' EQUITY				
CURRENT LIABILITIES				
Accounts payable	\$ -	\$ -	\$ -	\$ -
Accrued payroll and taxes payable	-	50,000	-	50,000
Current portion of long term debt	-	-	-	-
TOTAL CURRENT LIABILITIES	-	50,000	-	50,000
PAYABLE TO THIRD PARTY AND PRIVATE PAYERS		1,000,000		1,000,000
LONG-TERM DEBT, less current portion above				
PATIENT FUND		25,000		25,000
TOTAL LIABILITIES	-	1,075,000	-	1,075,000
MEMBERS' EQUITY	900,000	2,375,000		3,275,000
TOTAL LIABILITIES AND MEMBERS' EQUITY	\$ 900,000	\$ 3,450,000	\$ -	\$ 4,350,000

Financial Summary- Mohawk Valley Health Care Center

	<u>FISCAL PERIOD ENDED</u>	
	<u>draft</u>	
	<u>12/31/12</u>	<u>12/31/11</u>
ASSETS - CURRENT	\$2,226,748	\$2,317,066
ASSETS - FIXED AND OTHER	4,435,784	5,485,299
LIABILITIES - CURRENT	825,066	1,167,991
LIABILITIES - LONG-TERM	347,529	<u>5,951,546</u>
EQUITY	\$5,489,937	\$682,828
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INCOME	\$9,837,643	\$9,980,755
EXPENSE	<u>9,375,727</u>	<u>8,560,742</u>
NET INCOME	\$461,916	\$1,420,013
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NUMBER OF BEDS	120	120
PERCENT OF OCCUPANCY (DAYS)	93.8%	89.8%
<hr/>		
PERCENT OCCUPANCY (DAYS):		
MEDICAID	76.3%	75.8%
MEDICARE	11.5%	15.0%
PRIVATE/OTHER	12.2%	9.2%
<hr/>		
MEDICAID RATE BREAKDOWN:	<u>2011</u>	
OPERATING	Rates not	
CAPITAL	<u>Available</u>	
TOTAL		
<hr/>		
<u>Members</u>	<u>% Interest</u>	
Justin Wood	3.00%	
Gerald J. Wood III	3.00%	