

STATE OF NEW YORK
PUBLIC HEALTH AND HEALTH PLANNING COUNCIL

COMMITTEE DAY

AGENDA

May 22, 2014

10:00 a.m.

- New York State Department of Health Offices at 90 Church Street, 4th Floor, Rooms 4A & 4B, NYC
- New York State Department of Health Offices, Triangle Building, 335 East Main Street, 2nd Floor Rochester, NY 14604

I. COMMITTEE ON ESTABLISHMENT AND PROJECT REVIEW

Jeffrey Kraut, Chair

A. Applications for Construction of Health Care Facilities

Cardiac Services - Construction

Exhibit # 1

	<u>Number</u>	<u>Applicant/Facility</u>
1.	141033 C	New York Presbyterian Hospital – Columbia Presbyterian Center (Westchester County)
2.	141034 C	Lawrence Hospital Center (Westchester County)

Residential Health Care Facilities – Construction

Exhibit # 2

	<u>Number</u>	<u>Applicant/Facility</u>
1.	131158 C	Richmond Center for Rehabilitation and Specialty Healthcare (Richmond County)
2.	132368 C	Kendal at Ithaca (Tomkins County)

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

Ambulatory Surgery Centers - Establish/Construct

Exhibit # 3

<u>Number</u>	<u>Applicant/Facility</u>
1. 132124 B	Union Square Surgery Center, LLC (New York County)
2. 132346 B	Northway SPC, LLC d/b/a the Northway Surgery and Pain Center (Saratoga County)
3. 141004 E	Garden City Surgi Center (Nassau County)
4. 141069 E	Greater New York Endoscopy Surgical Center (Kings County)
5. 141080 E	Upstate Orthopedics Ambulatory Surgery Center (Onondaga County)

Diagnostic and Treatment Centers - Establish/Construct

Exhibit # 4

<u>Number</u>	<u>Applicant/Facility</u>
1. 141013 E	Ralph Lauren Center for Cancer Care and Prevention (New York County)

Dialysis Services- Establish/Construct

Exhibit # 5

<u>Number</u>	<u>Applicant/Facility</u>
2. 132352 E	Lincoln Dialysis, LLC (Queens County)

Residential Health Care Facilities - Establish/Construct

Exhibit # 6

<u>Number</u>	<u>Applicant/Facility</u>
1. 131160 B	Highland View Care Center Operating Co. LLC d/b/a Highland View Care Center (Bronx County)
2. 132306 E	Northwoods Rehabilitation and Extended Care Facility at Moravia (Cayuga County)
3. 132349 E	Lincoln Center for Rehabilitation and Healthcare, LLC (Queens County)

4. 132355 E Flushing Center for Rehabilitation and Healthcare, LLC
(Queens County)
5. 132357 E URNC Operating, LLC
d/b/a Utica Rehabilitation & Nursing Center
(Oneida County)
6. 132360 E NNRC, LLC d/b/a Nostrand Center for Nursing and Rehabilitation
(Kings County)
7. 141029 E Ontario Operations Associates LLC
d/b/a Ontario Center for Rehabilitation and Healthcare
(Ontario County)
8. 141091 E Atlantis Operating LLC
d/b/a The Phoenix Rehab and Healing Center
(Kings County)

Certified Home Health Agencies – Establish/Construct

Exhibit # 7

- | <u>Number</u> | <u>Applicant/Facility</u> |
|---------------|--|
| 1. 141051 E | Oswego Health Home Care, Inc.
(Oswego County) |

C. Certificates

Certificate of Dissolution

Exhibit # 8

Applicant

The Foundation for Planned Parenthood of Western New York, Inc.

Restated Certificate of Incorporation

Exhibit # 9

Applicant

AC Center, Inc.

Application for Authority

Exhibit # 10

Applicant

HCWNY Foundation, Inc.

D. Home Health Agency Licensures

Home Health Agency Licensures

Exhibit # 11

<u>Number</u>	<u>Applicant/Facility</u>
2131 L	Cambridge Home Care, LLC (Bronx, Kings, New York, Queens, Richmond and Westchester Counties)
2135 L	InterMed Health Care Services, Inc. (Bronx, Kings, Nassau, New York and Queens Counties)
2132 L	LK Healthcare, Inc. d/b/a Accessible Home Health Care of Staten Island (Richmond County)
2365 L	Refuah Home Health, Inc. (Kings, Orange, Rockland and Sullivan Counties)
1818 L	Sofia’s Home Care, Inc. (Bronx, Kings, New York, Queens and Richmond Counties)
2110 L	Ultimate Home Care, Inc. (Bronx, Kings, New York, Queens and Richmond Counties)
2209 L	Magic Home Care, LLC (Kings, Queens and Richmond Counties)

II. COMMITTEE ON CODES, REGULATIONS AND LEGISLATION

John Palmer, Ph.D., Vice Chair

Exhibit #12

For Adoption

13-03 Addition of Section 400.25 to Title 10 NYCRR
(Disclosure of Quality and Surveillance Related Information)

13-12 Amendment of Section 1.31 of Title 10 NYCRR
(Disclosure of Confidential Cancer Information)

III. COMMITTEE ON HEALTH PLANNING

Dr. John Ruge, Chair

The New York and Presbyterian Hospital
 Statements of Financial Position

	December 31	
	2012	2011
	<i>(In Thousands)</i>	
Assets		
Current assets:		
Cash, cash equivalents and short-term investments		
Cash and cash equivalents	\$ 173,938	\$ 226,882
Short-term investments	770,773	517,666
Total cash, cash equivalents and short-term investments	<u>944,711</u>	<u>744,548</u>
Patient accounts receivable, less allowance for uncollectibles (2012 – \$210,835; 2011 – \$215,668)	443,941	394,840
Other current assets	61,062	57,003
Assets limited as to use – current portion	21,816	22,075
Due from related organizations – net (4,658	–
Professional liabilities insurance recoveries receivable – current portion <i>(No</i>	53,729	48,393
Beneficial interest in net assets held by related organizations – current portion	<u>61,615</u>	<u>59,089</u>
Total current assets	1,591,532	1,325,948
Assets limited as to use – noncurrent		
Funded depreciation	710,604	597,012
Capital acquisition under lease agreements	142	438
Mortgage reserve funds under loan agreements	<u>134,377</u>	<u>138,892</u>
Total assets limited as to use – noncurrent	845,123	736,342
Property, buildings and equipment – net	1,800,619	1,794,501
Other noncurrent assets -- net	31,338	81,444
Professional liabilities insurance recoveries receivable – noncurrent	153,692	150,133
Beneficial interest in net assets held by related organizations – noncurrent	<u>1,401,209</u>	<u>1,270,558</u>
Total assets	<u>\$ 5,823,513</u>	<u>\$ 5,358,926</u>

	December 31	
	2012	2011
	<i>(In Thousands)</i>	
Liabilities and net assets		
Current liabilities:		
Long-term debt – current portion	\$ 91,760	\$ 84,113
Accounts payable and accrued expenses	289,977	253,636
Accrued salaries and related liabilities	202,380	186,439
Due to related organizations – net	–	2,247
Pension and postretirement benefit liabilities – current portion	11,384	11,822
Professional liabilities – current portion	53,729	48,393
Other current liabilities	101,165	119,641
Total current liabilities	<u>750,395</u>	<u>706,291</u>
Long-term debt	619,277	696,303
Professional liabilities	286,028	282,847
Pension liability	201,419	253,459
Postretirement benefit liability	27,901	30,963
Deferred revenue	4,813	6,094
Other noncurrent liabilities	244,280	155,190
Total liabilities	<u>2,134,113</u>	<u>2,131,147</u>
Commitments and contingencies		
Net assets:		
Unrestricted	2,226,576	1,898,132
Temporarily restricted – held by related organizations	1,234,020	1,116,955
Permanently restricted – held by related organizations	228,804	212,692
Total net assets	<u>3,689,400</u>	<u>3,227,779</u>
Total liabilities and net assets	<u><u>\$ 5,823,513</u></u>	<u><u>\$ 5,358,926</u></u>

The New York and Presbyterian Hospital

Statements of Operations

	Year Ended December 31	
	2012	2011
	<i>(In Thousands)</i>	
Operating revenues		
Net patient service revenue	\$ 3,670,801	\$ 3,452,618
Provision for bad debts	(43,635)	(41,635)
Net patient service revenue, less provision for bad debts	3,627,166	3,410,983
Other revenue	220,459	226,202
Total operating revenue	3,847,625	3,637,185
Operating expenses		
Salaries and wages	1,756,107	1,668,635
Employee benefits	487,031	448,031
Supplies and other expenses	1,119,106	1,062,860
Interest and amortization of deferred financing fees, including loss on extinguishment of debt	55,949	50,099
Depreciation and amortization	234,808	227,510
Total operating expenses	3,653,001	3,457,135
Operating income	194,624	180,050
Investment return	99,394	(11,850)
Excess of revenues over expenses before net medical resident tax refund and prior year reimbursement settlement	294,018	168,200
Net medical resident tax refund	4,180	540
Prior year reimbursement settlement	27,714	--
Excess of revenues over expenses	325,912	168,740
Other changes in unrestricted net assets:		
Distributions from New York-Presbyterian Fund, Inc. for the purchase of fixed assets	47,280	53,582
Change in pension and postretirement benefit liabilities to be recognized in future periods	(44,748)	(118,281)
Change in unrestricted net assets	\$ 328,444	\$ 104,041

NEW YORK-PRESBYTERIAN HOSPITAL
Statement of Financial Position
As of November 30, 2013 and December 31, 2012

UNAUDITED

<u>Assets</u>	<u>November 30, 2013</u>	<u>Liabilities and net assets</u>	<u>November 30, 2013</u>
Current assets:		Current liabilities:	
Cash and cash equivalents	\$ 219,821	Long-term debt - current portion	\$ 108,432
Short-term investments	879,133	Accounts payable and accrued expenses	342,531
Total cash, cash equivalents & short-term investments	<u>1,098,954</u>	Accrued salaries and related liabilities	207,279
Patient accounts receivable, net	513,327	Pension and postretirement liabilities - current portion	11,384
Other current assets	72,631	Other current liabilities	108,677
Assets limited as to use - current portion	27,861	Professional liabilities - current portion	59,675
Beneficial interest in net assets held by related organizations - current portion	69,796	Due to related organizations	5,748
Professional liabilities insurance recoveries receivables - current portion	59,675		
Due from related organizations	-		
Total current assets	<u>1,842,244</u>	Total current liabilities	<u>843,676</u>
Assets whose use is limited:		Professional liabilities	330,198
Under debt agreements	641,168	Postretirement benefit liabilities	28,079
Capital acquisition under lease agreement	142	Accrued pension liability	74,978
Donor - Restricted	153	Other long-term liabilities	275,530
The Blackwell Foundation	1,806	Deferred revenue	6,035
Board designated depreciation fund	825,985	Long-term obligations, less current portion	<u>1,074,533</u>
Board designated-self-insurance fund	15,145		
Total assets whose use is limited	<u>1,484,399</u>	Total liabilities	<u>2,638,429</u>
Other non-current assets	34,714	Net assets:	
Property, plant and equipment, net	2,158,581	Unrestricted	2,985,503
Professional liabilities insurance recoveries receivables	165,791	Temporarily restricted - held by related	1,469,999
Assets held by related organization		Permanently restricted - held by related	243,816
Investments, less current portion	1,139,621		
Pledges receivable	504,397	Total net assets	<u>4,699,318</u>
Total assets held by related organization	<u>1,644,018</u>		
Total assets	<u>\$ 7,329,747</u>	Total liabilities and net assets	<u>\$ 7,329,747</u>

NEW YORK-PRESBYTERIAN HOSPITAL
STATEMENT OF CHANGES IN UNRESTRICTED NET ASSETS
November 30, 2013
(IN THOUSANDS)

	<u>YTD Actual</u>
<u>REVENUE</u>	
Net inpatient revenue	\$2,823,661
Net outpatient revenue	830,328
Provision for bad debts	(49,620)
Net patient service revenue less provision for bad debts	<u>3,604,369</u>
Other revenue	176,773
Total revenue	<u>3,781,142</u>
 <u>EXPENSES</u>	
Salaries and benefits	2,235,022
Supplies and other expenses	1,077,176
Depreciation and amortization	232,578
Interest	34,925
Leases and rentals	52,154
Total expenses	<u>3,631,855</u>
 OPERATING INCOME (LOSS)	 149,287
HIRSA Grant - 2001 World Trade Center loss	
Prior years settlements and other items	58,018
ADJUSTED OPERATING INCOME (LOSS)	<u>207,305</u>
Investment Income	142,145
NET GAIN (LOSS) BEFORE ACCRUAL OF NET FICA REFUND	<u>349,450</u>
Accrual of net FICA tax refund	
NET GAIN (LOSS)	<u>349,450</u>
 <u>OTHER CHANGES IN UNRESTRICTED NET ASSETS</u>	
Change in additional minimum pension liability	122,936
Fixed assets transfer from Royal Charter Properties, Inc.	3,191
Contributions from New York-Presbyterian Fund, Inc. for the purchase of fixed assets	<u>60,751</u>
INCREASE / (DECREASE) IN UNRESTRICTED NET ASSETS	<u>5536,328</u>

LAWRENCE HOSPITAL CENTER AND SUBSIDIARIES

CONSOLIDATED BALANCE SHEETS
AS OF DECEMBER 31, 2012 AND 2011

	2012	2011
ASSETS		
CURRENT ASSETS:		
Cash and cash equivalents	\$ 36,936,673	\$ 28,011,589
Patient accounts receivable -- less estimated uncollectibles of \$13,010,000 and \$12,700,000, respectively	27,216,648	23,716,800
Inventory	2,263,587	2,171,802
Prepaid expenses and other assets	2,064,265	2,134,997
Assets limited or restricted as to use -- current portion	<u>1,667,464</u>	<u>1,711,886</u>
Total current assets	69,948,637	57,747,074
ASSETS LIMITED OR RESTRICTED AS TO USE -- Net of current portion	37,531,347	53,038,347
PROPERTY, PLANT, AND EQUIPMENT -- Net	69,457,162	69,370,447
ESTIMATED INSURANCE RECOVERIES	12,823,959	9,529,583
DEFERRED FINANCING COSTS -- Net	<u>282,491</u>	<u>310,856</u>
TOTAL	<u>\$ 210,043,596</u>	<u>\$ 189,996,307</u>
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES:		
Accounts payable	\$ 5,782,103	\$ 6,024,044
Accrued salaries and related benefits	10,590,758	9,353,999
Accrued expenses and other liabilities	6,473,321	5,839,400
Current portion of estimated settlements with third-party payors	4,306,742	5,112,126
Current portion of long-term debt	<u>1,115,000</u>	<u>1,170,000</u>
Total current liabilities	28,267,926	27,499,569
ESTIMATED PROFESSIONAL LIABILITY CLAIMS PAYABLE	16,480,959	13,338,583
ACCRUED RETIREMENT BENEFITS	72,443,819	67,125,446
ESTIMATED SETTLEMENTS WITH THIRD-PARTY PAYORS -- Net of current portion	4,747,929	4,618,986
LONG-TERM DEBT -- Net of current portion	12,052,266	13,150,598
OTHER LONG-TERM LIABILITIES	<u>10,412,133</u>	<u>9,008,504</u>
Total liabilities	<u>144,405,032</u>	<u>134,756,486</u>
COMMITMENTS AND CONTINGENCIES		
NET ASSETS:		
Unrestricted	48,012,837	37,713,676
Temporarily restricted	12,941,158	12,861,575
Permanently restricted	<u>4,684,569</u>	<u>4,684,569</u>
Total net assets	<u>65,638,564</u>	<u>55,259,821</u>
TOTAL	<u>\$ 210,043,596</u>	<u>\$ 189,996,307</u>

LAWRENCE HOSPITAL CENTER AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF OPERATIONS
 FOR THE YEARS ENDED DECEMBER 31, 2012 AND 2011

	2012	2011
REVENUES:		
Net patient service revenue (after contractual allowances and discounts)	\$222,700,204	\$207,200,741
Provision for bad debts	10,484,986	9,956,049
Net patient service revenue — net of provision for bad debts	212,215,218	197,244,692
Other operating revenue	5,472,105	2,392,806
Net assets released from restrictions — operations	503,318	655,388
Total revenues	<u>218,190,641</u>	<u>200,292,836</u>
EXPENSES:		
Salaries	90,609,234	89,471,183
Employee benefits	29,746,903	23,539,162
Supplies and other	71,600,234	66,608,160
Depreciation	7,982,690	7,866,774
Interest	713,004	760,834
Total expenses	<u>206,652,070</u>	<u>188,245,113</u>
INCOME FROM OPERATIONS	<u>11,508,571</u>	<u>12,047,723</u>
NONOPERATING ITEMS:		
Investment income	709,276	590,903
Net realized gains on assets limited or restricted as to use	84,306	770,968
Contributions and legacies	1,105,458	1,016,232
Total nonoperating items	<u>1,959,100</u>	<u>2,394,099</u>
EXCESS OF REVENUES AND NONOPERATING ITEMS OVER EXPENSES	<u>13,467,671</u>	<u>14,441,822</u>
PENSION-RELATED ADJUSTMENTS	<u>(5,381,400)</u>	<u>(33,339,768)</u>
CHANGE IN UNREALIZED GAINS AND LOSSES ON INVESTMENTS	<u>2,212,890</u>	<u>(1,313,738)</u>
INCREASE (DECREASE) IN UNRESTRICTED NET ASSETS	<u>\$ 10,299,161</u>	<u>\$ (20,198,834)</u>

STATEMENT OF FINANCIAL POSITION

<u>Assets:</u>	OCTOBER 2013	DECEMBER 2012	VARIANCE	OCTOBER 2012
<u>Current Assets:</u>				
Cash and Cash Equivalents	\$ 54,037,207	\$ 31,590,241	\$ 22,146,966	\$ 28,384,235
Patient Accounts Receivable, Less Estimated Uncollectible (2013-\$ 14,460,000 2012-\$14,915,000)	21,351,879	21,463,179	(111,300)	19,898,867
Prepaid Expense and Other Current Assets	8,576,507	4,480,622	4,095,885	10,172,319
Inventories of Materials and Supplies	2,083,207	2,263,587	(180,380)	2,456,215
Current Assets Whose Use is Limited	10,264	1,667,464	(1,657,200)	10,264
Total Current Assets	86,059,064	61,765,093	24,293,971	60,921,900
<u>Other Assets:</u>				
Assets Whose Use is Limited	58,461,644	51,502,656	6,958,988	50,777,163
Property, Plant and Equipment (Net of Accumulated Depreciation)	65,419,775	67,095,558	(1,675,783)	66,837,874
Estimated Insurance Recoveries	12,823,959	12,823,959	-	9,529,583
Deferred Financing Costs and Other Assets	258,866	282,491	(23,625)	287,218
Total Assets	\$ 223,023,308	\$ 193,469,757	\$ 29,553,551	\$ 188,353,738
<u>Liabilities and Net Assets:</u>				
<u>Current Liabilities:</u>				
Accounts Payable	\$ 3,185,152	\$ 4,023,811	\$ (838,659)	\$ 3,615,207
Accrued Salaries and PTO	8,266,152	8,733,715	(467,563)	7,457,954
Accrued Expenses and Other Liabilities	6,964,646	5,841,233	1,123,413	11,574,700
Due To Third Party Payors-Current	4,502,764	4,146,103	356,661	5,045,810
Current installments of long term debt	1,070,000	1,115,000	(45,000)	1,148,333
Total Current Liabilities	23,988,714	23,859,862	128,852	28,842,004
<u>Other Liabilities:</u>				
Long term debt-excluding current installments	36,710,898	12,052,266	24,658,632	12,049,488
Due To Third Party Payors-Long Term	4,037,502	4,747,929	(710,427)	3,872,569
Other Liabilities-Long Term	10,748,756	10,292,300	456,456	9,483,849
Accrued Retirement Benefits	69,890,207	72,443,819	(2,453,612)	64,206,598
Estimated Professional Liability Claims Payable	16,480,959	16,480,959	-	13,461,916
Total Liabilities	161,957,036	139,877,135	22,079,901	131,916,424
<u>Net Assets:</u>				
Unrestricted	40,355,603	36,141,054	4,214,549	38,933,841
Temporarily Restricted	16,199,939	12,940,838	3,259,101	12,992,743
Permanently Restricted	4,510,730	4,510,730	-	4,510,730
Total Net Assets	61,066,272	53,592,622	7,473,650	56,437,314
Total Liabilities and Net Assets	\$ 223,023,308	\$ 193,469,757	\$ 29,553,551	\$ 188,353,738

LAWRENCE HOSPITAL CENTER

Project #141034
BFA Attachment B (cont.)

PROFIT AND LOSS STATEMENT AS OF OCTOBER 31, 2013

	CURRENT MONTH			YEAR-TO-DATE			PRIOR YEAR Y-T-D	VARIANCE % 2013 vs 2012
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE		
PATIENT SERVICE REVENUE								
INPATIENT - MEDICARE	53,154,695	\$2,684,909	\$ -490,146	\$ 29,514,489	\$27,402,998	\$ 2,206,491	\$ 28,867,352	1.6%
INPATIENT - 3rd PARTY RETRO SETTLEMENT							1,692,532	0.0%
- OTHER	7,496,259	6,752,779	647,480	68,261,484	66,493,958	1,877,526	61,514,741	10.9%
OUTPATIENT	8,519,517	8,405,992	113,045	77,693,476	73,649,638	(5,942,212)	76,097,850	1.1%
TOTAL PATIENT SERVICE REVENUE	79,084,481	78,847,780	1,241,677	175,514,449	177,372,644	(1,858,195)	168,178,665	4.4%
OTHER OPERATING REVENUE								
OTHER REVENUE	183,754	196,602	(12,848)	2,146,281	1,969,834	186,447	1,942,473	11.0%
MEANINGFUL USE				366,373	278,060	88,313	2,743,263	-90.3%
ASSETS RELEASED-(OPERATIONS)	895	4,765	(3,870)	51,685	-6,717	58,402	189,628	26.7%
TOTAL OTHER OPERATING REVENUE	184,649	201,767	(16,118)	2,474,289	2,294,861	179,428	5,075,314	-51.2%
TOTAL OPERATING REVENUE	19,269,100	18,044,547	1,225,553	177,988,738	179,667,205	(1,678,467)	173,253,979	2.7%
OPERATING EXPENSES								
SALARIES & NURSE AGENCY FEES	7,556,945	7,122,411	(432,534)	71,847,176	71,296,384	(556,792)	67,365,055	-6.7%
SUPPLIES	7,180,351	7,377,077	196,726	72,861,626	72,191,617	(669,009)	80,716,764	-10.4%
OTHER NON-SALARY EXPENSE	3,328,117	3,229,538	(98,579)	30,961,636	32,216,026	1,254,390	27,033,428	-11.2%
DUE DILIGENCE COST	136,734	-	(136,734)	1,471,969	-	(1,471,969)	-	-100.0%
3rd PARTY RETRO SETTLEMENT							434,631	100.0%
INSURANCE	526,154	571,709	45,555	5,243,230	5,217,090	(26,140)	4,901,749	-7.0%
EMPLOYEE BENEFITS	1,520,117	1,308,686	(211,431)	13,260,964	13,266,983	(13,978)	11,562,520	-15.3%
PENSION	1,104,771	1,104,714	(57)	10,831,335	11,231,996	400,661	10,624,900	-1.9%
DEPRECIATION	658,198	658,198	-	6,433,980	6,581,980	148,000	6,294,179	-2.2%
INTEREST	786,179	86,179	(700,000)	550,914	550,914	-	584,170	7.3%
IT/IMA SUPPORT	1,097,305	679,487	(417,818)	6,983,266	6,661,013	(322,253)	5,827,063	-16.0%
PROVISION FOR BAD DEBT	892,119	892,119	-	7,763,531	8,666,631	903,100	8,954,021	11.2%
TOTAL OPERATING EXPENSES	18,954,279	17,350,273	(1,603,997)	177,248,234	178,665,634	1,417,400	164,271,650	-7.9%
CURRENT OPERATING INCOME/(LOSS)	314,830	193,274	(121,556)	720,464	1,601,571	(881,107)	8,982,329	-92.0%
NON-OPERATING REVENUE								
UNRESTRICTED GIFTS & BEQUESTS	160,128	38,906	(121,222)	330,693	332,487	(1,794)	316,659	-10.4%
INVESTMENT INCOME	3,119	34,349	(31,230)	359,228	532,992	(173,764)	478,925	-26.5%
REALIZED GAIN/(LOSS) ON INVESTMENTS	4,280	134	(4,146)	46,683	6,410	40,273	7,439	315.4%
TOTAL NON-OPERATING REVENUE	109,726	88,901	(20,825)	709,099	871,799	(162,700)	833,073	-14.9%
NET INCOME/(LOSS) FOR THE PERIOD	424,556	282,175	(142,381)	1,429,413	2,473,370	(1,043,957)	9,815,402	-85.4%
FINANCIAL GAIN/(LOSSES)								
INCREASE IN UNRESTRICTED NET ASSETS	665,719	-	(665,719)	7,785,136	-	(7,785,136)	1,380,812	83.1%
TOTAL INCOME/(LOSS) FOR THE PERIOD	\$1,089,775	\$ 282,175	\$ 807,600	\$ 8,214,549	\$ 2,473,370	\$ 5,741,179	\$ 11,196,214	-62.7%
ADJUSTED PATIENT DAYS								
MEDICARE CASE MIX	1.1	1.26	0.09	1.26	1.26	0.00	1.24	1.3%
NON-MEDICARE CASE MIX	0.99	0.98	0.01	0.98	0.98	0.00	0.98	0.5%
MEDICARE DISCHARGES	99	92	7	1,437	1,319	118	1,373	2.0%
NON-MEDICARE DISCHARGES	1,292	692	600	7,565	6,830	735	1,777	-4.0%
TOTAL DISCHARGES	1,392	922	470	11,023	10,059	964	10,650	3.5%
ADJUSTED DISCHARGES	1,973	1,538	435	19,779	19,094	685	19,451	1.7%
MEDICARE PATIENT DAYS	7,984	7,859	125	72,676	68,931	3,745	65,302	12.0%
NON-MEDICARE PATIENT DAYS	1,092	2,229	(1,137)	36,232	26,195	10,037	28,058	7.8%
TOTAL PATIENT DAYS	5,150	4,388	762	52,908	45,128	7,780	48,150	9.6%
ADJUSTED OBSERVATION CASES								
ASU VISITS	191	197	(6)	4,311	4,074	237	3,935	9.6%
FOR VISITS	3,993	3,996	(3)	16,487	14,520	1,967	14,559	4.0%
OBSERVATION CASES	4,184	4,193	(9)	20,798	18,594	2,204	18,494	2.2%
AVERAGE LENGTH OF STAY								
AVERAGE LENGTH OF STAY-MEDICARE	5.1	5.0	0.1	5.3	5.3	0.0	5.0	-9.7%
AVERAGE LENGTH OF STAY-NON-MEDICARE	7.1	7.8	(0.7)	4.0	3.8	0.2	3.9	3.8%
TOTAL PRODUCTIVE FULL-TIME EQUIVALENTS								
TOTAL FULL-TIME EQUIVALENTS	1,016.5	988.9	(27.6)	998.8	951.2	47.6	940.3	-6.0%
TOTAL FULL-TIME EQUIVALENTS	1,182.5	1,178.1	(4.4)	1,143.1	1,140.9	(2.2)	1,192.2	-3.9%

The New York and Presbyterian Hospital

Statements of Financial Position

	December 31	
	2012	2011
	<i>(In Thousands)</i>	
Assets		
Current assets:		
Cash, cash equivalents and short-term investments		
Cash and cash equivalents	\$ 173,938	\$ 226,882
Short-term investments	770,773	517,666
Total cash, cash equivalents and short-term investments	<u>944,711</u>	744,548
Patient accounts receivable, less allowance for uncollectibles (2012 – \$210,835; 2011 – \$215,668)	443,941	394,840
Other current assets	61,062	57,003
Assets limited as to use – current portion	21,816	22,075
Due from related organizations – net	4,658	–
Professional liabilities insurance recoveries receivable – current portion <i>(No)</i>	53,729	48,393
Beneficial interest in net assets held by related organizations – current portion	61,615	59,089
Total current assets	<u>1,591,532</u>	1,325,948
Assets limited as to use – noncurrent		
Funded depreciation	710,604	597,012
Capital acquisition under lease agreements	142	438
Mortgage reserve funds under loan agreements	134,377	138,892
Total assets limited as to use – noncurrent	<u>845,123</u>	736,342
Property, buildings and equipment – net	1,800,619	1,794,501
Other noncurrent assets – net	31,338	81,444
Professional liabilities insurance recoveries receivable – noncurrent	153,692	150,133
Beneficial interest in net assets held by related organizations – noncurrent	1,401,209	1,270,558
Total assets	<u><u>\$ 5,823,513</u></u>	<u><u>\$ 5,358,926</u></u>

	December 31	
	2012	2011
	<i>(In Thousands)</i>	
Liabilities and net assets		
Current liabilities:		
Long-term debt – current portion	\$ 91,760	\$ 84,113
Accounts payable and accrued expenses	289,977	253,636
Accrued salaries and related liabilities	202,380	186,439
Due to related organizations – net	–	2,247
Pension and postretirement benefit liabilities – current portion	11,384	11,822
Professional liabilities – current portion	53,729	48,393
Other current liabilities	101,165	119,641
Total current liabilities	<u>750,395</u>	<u>706,291</u>
Long-term debt	619,277	696,303
Professional liabilities	286,028	282,847
Pension liability	201,419	253,459
Postretirement benefit liability	27,901	30,963
Deferred revenue	4,813	6,094
Other noncurrent liabilities	244,280	155,190
Total liabilities	<u>2,134,113</u>	<u>2,131,147</u>
Commitments and contingencies		
Net assets:		
Unrestricted	2,226,576	1,898,132
Temporarily restricted – held by related organizations	1,234,020	1,116,955
Permanently restricted – held by related organizations	228,804	212,692
Total net assets	<u>3,689,400</u>	<u>3,227,779</u>
Total liabilities and net assets	<u><u>\$ 5,823,513</u></u>	<u><u>\$ 5,358,926</u></u>

The New York and Presbyterian Hospital

Statements of Operations

	Year Ended December 31	
	2012	2011
	<i>(In Thousands)</i>	
Operating revenues		
Net patient service revenue	\$ 3,670,801	\$ 3,452,618
Provision for bad debts	(43,635)	(41,635)
Net patient service revenue, less provision for bad debts	<u>3,627,166</u>	3,410,983
Other revenue	220,459	226,202
Total operating revenue	<u>3,847,625</u>	3,637,185
Operating expenses		
Salaries and wages	1,756,107	1,668,635
Employee benefits	487,031	448,031
Supplies and other expenses	1,119,106	1,062,860
Interest and amortization of deferred financing fees, including loss on extinguishment of debt	55,949	50,099
Depreciation and amortization	234,808	227,510
Total operating expenses	<u>3,653,001</u>	3,457,135
Operating income	194,624	180,050
Investment return	99,394	(11,850)
Excess of revenues over expenses before net medical resident tax refund and prior year reimbursement settlement	294,018	168,200
Net medical resident tax refund	4,180	540
Prior year reimbursement settlement	27,714	-
Excess of revenues over expenses	<u>325,912</u>	168,740
Other changes in unrestricted net assets:		
Distributions from New York-Presbyterian Fund, Inc. for the purchase of fixed assets	47,280	53,582
Change in pension and postretirement benefit liabilities to be recognized in future periods	(44,748)	(118,281)
Change in unrestricted net assets	<u>\$ 328,444</u>	<u>\$ 104,041</u>

RICHMOND CENTER FOR REHABILITATION AND
SPECIALTY HEALTHCARE

BALANCE SHEET

December 31, 2012

ASSETS

CURRENT ASSETS:

2012

Cash & Equivalents	1,370,945
Accounts Receivable (Net)	7,180,301
Prepaid Expenses	<u>71,443</u>

TOTAL CURRENT ASSETS \$ 8,622,689

FIXED ASSETS:

Capital & Leasehold Improvements	1,245,955
Furniture & Equipment	<u>2,477,074</u>
	3,723,030
Less: Accum. Depreciation & Amortization	<u>(341,018)</u>

TOTAL FIXED ASSETS \$ 3,382,012

OTHER ASSETS:

Intangible Assets	16,667,604
Organization & Start Up Costs	196,659
Other Loans & Receivables	600,940
Security Deposit & Escrow	<u>143,577</u>

TOTAL OTHER ASSETS \$ 17,608,779

TOTAL ASSETS

\$ 29,613,480

RICHMOND CENTER FOR REHABILITATION AND
SPECIALTY HEALTHCARE

BALANCE SHEET

December 31, 2012

LIABILITIES & EQUITY

CURRENT LIABILITIES:

2012

Accounts Payable	2,908,231
Accrued Expenses & Taxes	2,730,890
Accrued Payroll	1,751,618
Due To Third Party	(26,139)
Loans & Exchanges	<u>(355,818)</u>

TOTAL CURRENT LIABILITIES \$ 7,008,781

LONG TERM LIABILITIES:

Equipment Obligations	1,898,334
Notes & Loans Payable	14,745,205
Resident Funds	<u>290,405</u>

TOTAL LONG TERM LIABILITIES \$ 16,933,944

MEMBERS' EQUITY

5,670,755

TOTAL LIABILITIES & MEMBERS' EQUITY \$ 29,613,480

RICHMOND CENTER FOR REHABILITATION AND
SPECIALTY HEALTHCARE

STATEMENT OF OPERATIONS

For the Year Ended December 31, 2012

	<u>2012</u>
TOTAL REVENUE FROM PATIENTS:	\$ 33,165,625
OPERATING EXPENSES:	
Cleanliness and Safety	982,624
Food and Nutrition	1,617,870
General and Administrative	9,177,733
Housekeeping and Maintenance	2,056,940
Leisure Time Activities	418,301
Non Comparables	1,681,800
Nursing and Medical	11,012,113
Property	2,982,191
Social Services	595,990
Therapy and Ancillaries	<u>1,684,278</u>
TOTAL OPERATING EXPENSES	<u>\$ 32,209,839</u>
INCOME FROM OPERATIONS	\$ 955,786
OTHER INCOME	<u>483</u>
INCOME BEFORE TAXES	\$ 956,269
Less: TAXES	<u> </u>
NET INCOME	<u>\$ 956,269</u>

RICHMOND CENTER FOR REHABILITATION AND
SPECIALTY HEALTHCARE

BALANCE SHEET

September 30, 2013

ASSETS

CURRENT ASSETS:

Sep 2013

Cash & Equivalents	744,074
Accounts Receivable (Net)	6,993,621
Prepaid Expenses	191,718

TOTAL CURRENT ASSETS \$ 7,929,413

FIXED ASSETS:

Capital & Leasehold Improvements	2,313,994
Furniture & Equipment	3,075,256
	<u>5,389,251</u>
Less: Accum. Depreciation & Amortization	<u>(696,096)</u>

TOTAL FIXED ASSETS \$ 4,693,155

OTHER ASSETS:

Intangible Assets	16,667,604
Organization & Start Up Costs	15,267
Other Loans & Receivables	641,963
Security Deposit & Escrow	119,511

TOTAL OTHER ASSETS \$ 17,444,344

TOTAL ASSETS \$ 30,066,912

RICHMOND CENTER FOR REHABILITATION AND
SPECIALTY HEALTHCARE

BALANCE SHEET

September 30, 2013

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Sep 2013

Accounts Payable	2,638,465
Accrued Expenses & Taxes	4,700,082
Accrued Payroll	2,006,538
Due To Third Party	3,729
Loans & Exchanges	(138,893)
Notes & Loans Payable	<u>400,000</u>

TOTAL CURRENT LIABILITIES \$ 9,609,920

LONG TERM LIABILITIES:

Equipment Obligations	1,730,835
Notes & Loans Payable	14,452,445
Resident Funds	<u>170,133</u>

TOTAL LONG TERM LIABILITIES \$ 16,353,413

MEMBERS' EQUITY

4,103,580

TOTAL LIABILITIES & MEMBERS' EQUITY \$ 30,066,912

RICHMOND CENTER FOR REHABILITATION AND
SPECIALTY HEALTHCARE

STATEMENT OF OPERATIONS

For the Nine Months Ended September 30, 2013

	<u>Sep 2013</u>
TOTAL REVENUE FROM PATIENTS:	\$ 34,379,466
OPERATING EXPENSES:	
Cleanliness and Safety	940,431
Food and Nutrition	1,795,964
General and Administrative	9,343,559
Housekeeping and Maintenance	2,060,918
Leisure Time Activities	576,092
Non Comparables	1,802,274
Nursing and Medical	9,724,098
Property	4,868,420
Social Services	567,798
Therapy and Ancillaries	<u>1,595,798</u>
TOTAL OPERATING EXPENSES	<u>\$ 33,275,353</u>
INCOME FROM OPERATIONS	\$ 1,104,114
OTHER INCOME	<u>820</u>
INCOME BEFORE TAXES	\$ 1,104,934
Less: TAXES	<u>21,250</u>
NET INCOME	<u>\$ 1,083,684</u>

KENDAL AT ITHACA, INC.
BALANCE SHEETS
DECEMBER 31, 2012 AND 2011

ASSETS	<u>2012</u>	<u>2011</u>
CURRENT ASSETS		
Cash and Cash Equivalents	\$ 3,121,297	\$ 2,692,166
Investments	26,625,559	24,910,336
Accounts Receivable	1,298,173	1,642,021
Prepaid Expenses and Other Current Assets	851,341	824,286
Current Portion of Assets Limited as to Use Under Bond Indenture Agreement	<u>294,698</u>	<u>773,769</u>
Total Current Assets	<u>32,191,068</u>	<u>30,842,578</u>
ASSETS LIMITED AS TO USE, Net of Current Portion		
Under Bond Indenture Agreement	537,841	1,037,059
By Board of Trustees	405,688	329,491
By Donors	<u>1,212,373</u>	<u>1,158,695</u>
Total Assets Limited as to Use, Net of Current Portion	<u>2,155,902</u>	<u>2,525,245</u>
PROPERTY AND EQUIPMENT		
Land	2,572,434	2,572,434
Building	47,271,117	46,534,908
Furniture and Equipment	9,213,851	8,886,793
Construction in Progress	<u>520,847</u>	<u>900</u>
Total	<u>59,578,249</u>	<u>57,995,035</u>
Accumulated Depreciation	<u>(28,662,751)</u>	<u>(26,658,662)</u>
Property and Equipment, Net	<u>30,915,498</u>	<u>31,336,373</u>
OTHER ASSETS		
Deferred Financing Costs, Net	514,093	344,185
Organization and Marketing Costs, Net	35,029	-
Development Fee, Net	60,000	-
Subscription Interest - Reciprocal Insurance Exchange	<u>57,568</u>	<u>57,568</u>
Total Other Assets	<u>666,690</u>	<u>401,753</u>
Total Assets	<u>\$ 65,929,158</u>	<u>\$ 65,105,949</u>

LIABILITIES AND NET ASSETS	<u>2012</u>	<u>2011</u>
CURRENT LIABILITIES		
Current Portion of Long-Term Debt	\$ 8,960,000	\$ 985,000
Current Portion of Capital Lease	215,899	213,752
Accounts Payable and Accrued Expenses	682,937	427,415
Accrued Interest Payable	47,915	285,037
Due to Affiliated Entity	74,990	25,681
Current Portion of Refundable Entry Fees	128,200	641,383
Advance Billing For Resident Care	1,094,395	1,085,613
Total Current Liabilities	<u>11,204,336</u>	<u>3,663,881</u>
LONG-TERM LIABILITIES		
Long-Term Debt, Net of Current Portion	8,753,815	18,188,632
Capital Lease, Net of Current Portion	18,090	233,989
Fair Value of Interest Rate Swap Agreement	40,615	98,145
Deferred Entry Fee Revenue	36,294,610	35,326,981
Refundable Entry Fees, Net of Current Portion	802,247	993,417
Total Long-Term Liabilities	<u>45,909,377</u>	<u>54,841,164</u>
Total Liabilities	57,113,713	58,505,045
COMMITMENTS AND CONTINGENCIES		
NET ASSETS		
Unrestricted	7,603,075	5,442,210
Temporarily Restricted	1,212,370	1,158,694
Total Net Assets	<u>8,815,445</u>	<u>6,600,904</u>
Total Liabilities and Net Assets	<u>\$ 65,929,158</u>	<u>\$ 65,105,949</u>

KENDAL AT ITHACA, INC.
STATEMENTS OF OPERATIONS
YEARS ENDED DECEMBER 31, 2012 AND 2011

	2012	2011
REVENUE, GAINS, AND OTHER SUPPORT		
Resident Fees (Apartments and Cottages)	\$ 11,056,078	\$ 10,574,532
Health Services:		
Resident Fees	2,156,654	2,309,980
Medicare and Other Insurance	203,701	178,664
Per Diem Residents	38	3,547
Investment Income, Net	792,782	748,896
Amortization of Deferred Entrance Fee Revenue	3,577,127	3,549,907
Other Revenue	163,875	127,537
Net Assets Released From Restrictions Used For Operations	56,292	50,456
Total Revenue, Gains, and Other Support	18,006,547	17,543,519
EXPENSES		
General and Administrative	3,372,834	3,598,429
Facility Services	2,534,746	2,585,481
Food Services	2,350,759	2,352,363
Health Services	4,344,853	4,265,146
System Fee	543,426	537,553
Real Estate Taxes	878,465	955,519
Interest Expense	668,642	718,403
Depreciation and Amortization	2,092,281	2,053,482
Total Expenses	16,786,006	17,066,376
INCOME FROM OPERATIONS	1,220,541	477,143
NON-OPERATING INCOME (LOSSES)		
Realized Gain on Investments	651,241	1,041,346
Change in the Fair Value of Interest Rate Swap Agreement	57,530	24,406
Gain (Loss) on Disposal of Property and Equipment	(1,490)	8,491
Loss on Extinguishment of Debt	(157,513)	-
Total Non-Operating Income	549,768	1,074,243
EXCESS OF REVENUE OVER EXPENSES	\$ 1,770,309	\$ 1,551,386

Kendal at Ithaca Balance Sheet
Comparison to Last Fiscal Year End
For the Eleven Months Ending November 30, 2013

	<u>Current Fiscal Year</u>	<u>Last Fiscal Year End</u>
KENDAL AT ITHACA: ASSETS		
CURRENT ASSETS:		
Cash	1,718,747	2,183,887
Investments	27,739,140	27,375,298
Assets Limited as to Use Under Bond Indenture	451,096	294,608
Accrued Interest under Bond Indenture	40	90
Accounts Receivable	1,495,450	1,298,174
Accrued Investment Income	191,178	187,670
Deposits and Prepaid Expenses	755,003	777,918
Supplies Inventory	73,867	73,421
	-----	-----
TOTAL CURRENT ASSETS	32,424,520	32,191,068
ASSETS LIMITED AS TO USE:		
Under Bond Indenture Agreement	537,540	537,841
By Board of Trustees	411,769	405,687
By Donors	1,616,954	1,212,372
	-----	-----
TOTAL ASSETS LIMITED AS TO USE	2,566,263	2,155,901
PROPERTY AND EQUIPMENT:		
Land	2,572,434	2,572,434
Construction in Progress	1,246,891	520,847
Buildings and Improvements	48,084,288	47,271,117
Furniture and Equipment	9,590,389	9,213,851
	-----	-----
TOTAL PROPERTY AND EQUIPMENT	61,494,002	59,578,249
LESS: ACCUMULATED DEPRECIATION	(30,474,512)	(28,662,751)
	-----	-----
TOTAL PROPERTY AND EQUIPMENT, NET	31,019,490	30,915,498
OTHER ASSETS:		
Organization and Marketing Cost, Net of Amortization	86,776	35,029
Development Fee, Net of Amortization	170,000	60,000
Deferred Financing Cost, Net of Amortization	483,042	514,093
Capital Contribution	57,568	57,568
Working Capital	95,765	0
	-----	-----
TOTAL OTHER ASSETS	893,151	666,690
	-----	-----
TOTAL ASSETS	66,903,424	65,929,156
	=====	=====
KENDAL AT ITHACA: LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES:		
Accounts Payable and Accrued Expenses	626,772	682,938
Deferred Revenue	1,070,440	1,094,395
Due to Affiliate	0	74,990
Refundable Entry Fees	516,206	128,200
Interest Payable	155,291	47,915
Current Portion of Capitalized Lease	18,074	215,899
Current Portion of Long Term Debt	725,000	8,960,000
	-----	-----
TOTAL CURRENT LIABILITIES	3,111,782	11,204,337
LONG-TERM LIABILITIES:		
Interest Rate Swap Liability	0	40,615
Deferred Entry Fee Revenue	37,328,666	36,294,610
Refundable Entry Fees	809,881	802,247
Capitalized Lease, net of Current Portion	18,090	18,090
Bonds Payable, net of Current Portion	16,363,120	8,753,815
	-----	-----
TOTAL LONG-TERM LIABILITIES	54,519,758	45,909,377
	-----	-----
TOTAL LIABILITIES	57,631,540	57,113,715
NET ASSETS:		
Net Assets - Beginning of Year	7,603,069	5,442,206
Change in Unrestricted Net Assets Year-to-Date	51,861	2,160,863
Temporarily Restricted Net Assets	1,616,954	1,212,372
	-----	-----
TOTAL NET ASSETS	9,271,884	8,815,441
	-----	-----
TOTAL LIABILITIES AND NET ASSETS	66,903,424	65,929,156
	=====	=====

Kendal at Ithaca
Statement of Operations - Summary
For the Eleven Months Ending November 30, 2013

	<u>CURRENT PERIOD</u>				<u>YEAR - TO - DATE</u>			
	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>% Var</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>% Var</u>
Operating Revenues								
Residential Fees	\$886,741	\$977,871	(\$91,130)	-9%	\$10,000,821	\$10,756,576	(\$755,755)	-7%
Health Center Fees:								
Life Care Residents	198,572	210,437	(11,865)	-6%	2,199,716	2,270,411	(70,695)	-3%
Entry Fees Earned	272,606	272,606	0	0%	2,872,972	2,872,152	820	0%
Investment Income	62,280	65,239	(2,959)	-5%	704,218	715,000	(10,782)	-2%
Other Operating Revenue	5,766	10,449	(4,683)	-45%	116,701	120,413	(3,712)	-3%
Total Operating Revenue	1,425,965	1,536,602	(110,637)	-7%	15,894,428	16,734,552	(840,124)	-5%
Operating Expenses								
General & Administrative	137,535	124,102	13,433	11%	1,437,880	1,505,619	(67,739)	-4%
Employee Benefits	160,720	166,975	(6,255)	-4%	1,821,310	2,228,438	(407,128)	-18%
Environmental Services	59,508	58,355	1,153	2%	673,448	676,767	(3,319)	0%
Plant Operations	132,984	138,124	(5,140)	-4%	1,691,295	1,715,118	(23,823)	-1%
Dining Services	202,129	213,094	(10,965)	-5%	2,257,586	2,360,027	(102,441)	-4%
Health Services	367,115	365,672	1,443	0%	4,011,264	4,052,484	(41,220)	-1%
System Fee	46,326	46,326	0	0%	509,586	509,582	4	0%
Depreciation and Amortization	171,898	179,476	(7,578)	-4%	1,891,169	1,977,881	(86,712)	-4%
Interest Expense - Energy Project	45	45	0	0%	1,322	1,322	0	0%
Interest Expense - Long Term	39,349	42,476	(3,127)	-7%	451,713	458,008	(6,295)	-1%
Real Estate Taxes	73,686	74,714	(1,028)	-1%	805,956	812,712	(6,756)	-1%
Total Operating Expenses	1,391,295	1,409,359	(18,064)	-1%	15,552,529	16,297,958	(745,429)	-5%
Gain/(Loss) from Operations	34,670	127,243	(92,573)	-73%	341,899	436,594	(94,695)	-22%
Non-Operating Gains/(Losses)								
Gain/(Loss) on Sale of Property	0	0	0	0%	5,425	0	5,425	0%
Realized Gain/(Loss) on Investments	(562)	0	(562)	0%	(24,246)	0	(24,246)	0%
Unrealized G/(L) on Interest Rate Swap	0	0	0	0%	40,615	0	40,615	0%
Total Nonoperating Gains/(Losses)	(562)	0	(562)	0%	21,794	0	21,794	0%
Excess of Revenue over Expenses	34,108	127,243	(93,135)	-73%	363,693	436,594	(72,901)	-17%
Unrealized Gain/(Loss) on Investments	74,362	0	74,362	0%	(311,832)	0	(311,832)	0%
Incr/(Decr) in Unrestricted Net Assets	108,470	127,243	(18,773)	-15%	51,861	436,594	(384,733)	-88%

Year	2011	2012	2013
Beds	35	35	35

Days	2011	2012	2013
Medicaid Days			
Medicare Days	256	453	411
Medicare- Managed Care Days	131	127	157
Blue Cross Days			
Other Private Insurance			
Private Pay	12,278	11,428	11,165
Veterans			
Other (Identify)			

Total Days	12,665	12,008	11,733
Potential Days	12,775	12,810	12,775
% Occupancy	99%	94%	92%

UNION SQUARE SURGERY CENTER, LLC

ESTABLISH A MULTISPECIALTY AMBULATORY SURGERY CENTER

PRO FORMA BALANCE SHEET

ASSETS

Cash	\$237,201
Leasehold Improvements	\$1,525,040
Equipment	\$400,000
TOTAL ASSETS	\$2,162,241

LIABILITIES AND MEMBERS EQUITY

LIABILITIES

Working Capital Loan	\$118,601
Long Term Loan	\$1,540,032

TOTAL LIABILITIES \$1,658,633

MEMBERS EQUITY \$503,609

TOTAL LIABILITIES AND
MEMBERS EQUITY \$2,162,241

BHFP Attachment Map
CON # 132124
Union Square SC

10 miles

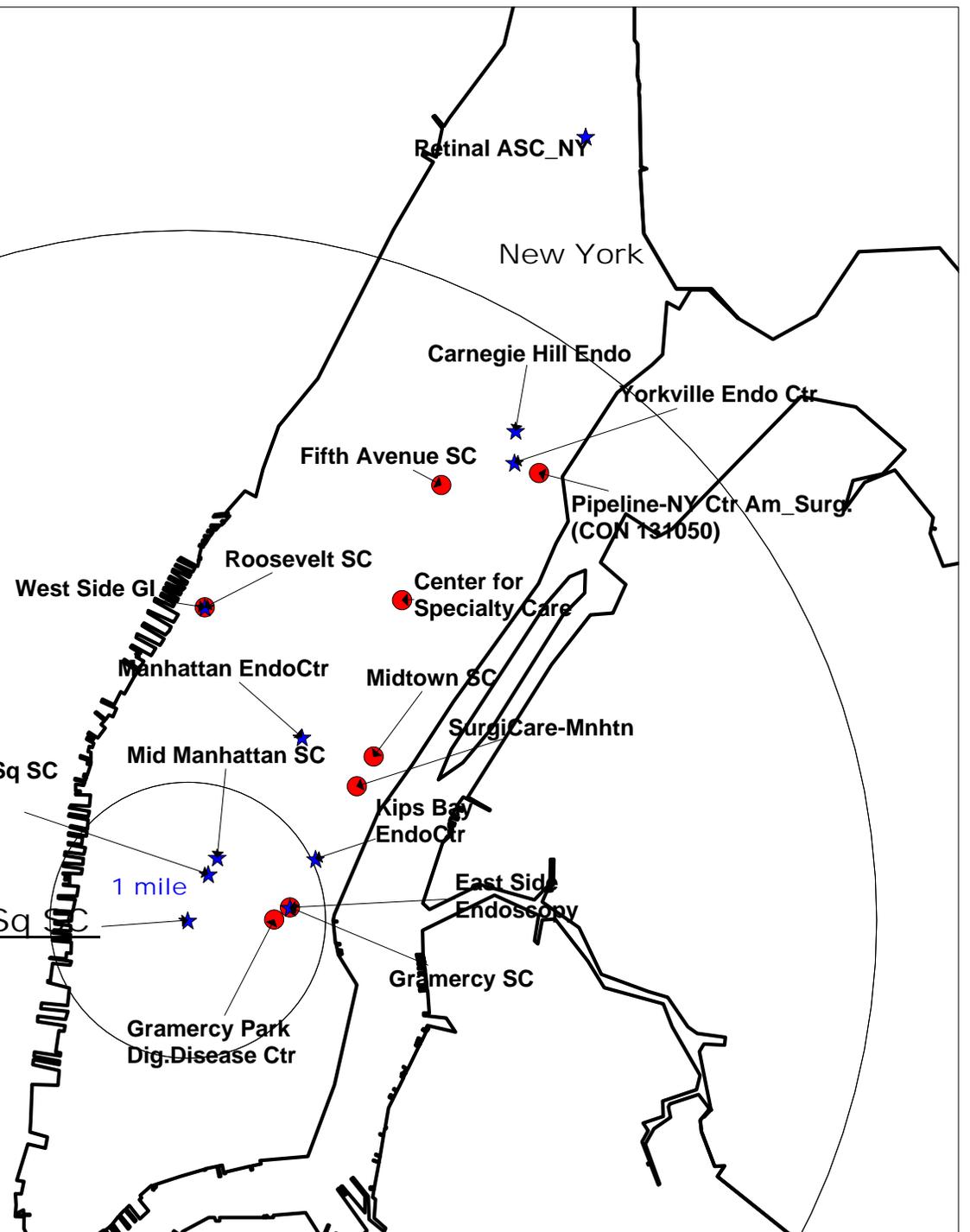
5 mile

1 mile

Proposed-Union Sq SC
(CON 132124)

ASCs by Type-New York County

- Multi-Specialty (8)
- ★ Single-Specialty (10)



BFA Attachment C

Pro Forma Balance Sheet of
Northway SPC, LLC

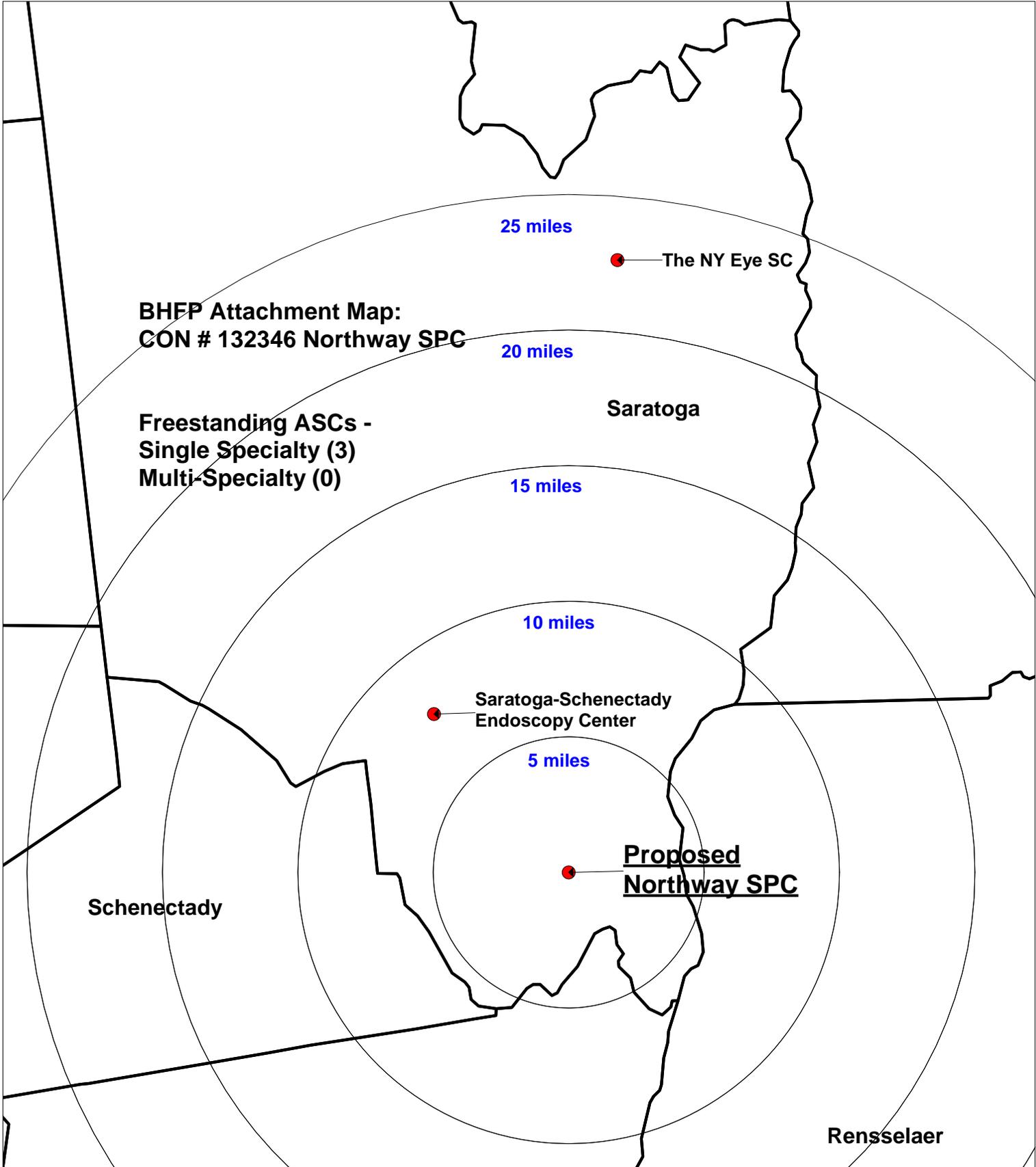
ASSETS

Cash	\$594,010
Equipment	<u>972,308</u>
Total Assets	\$1,566,318

LIABILITIES

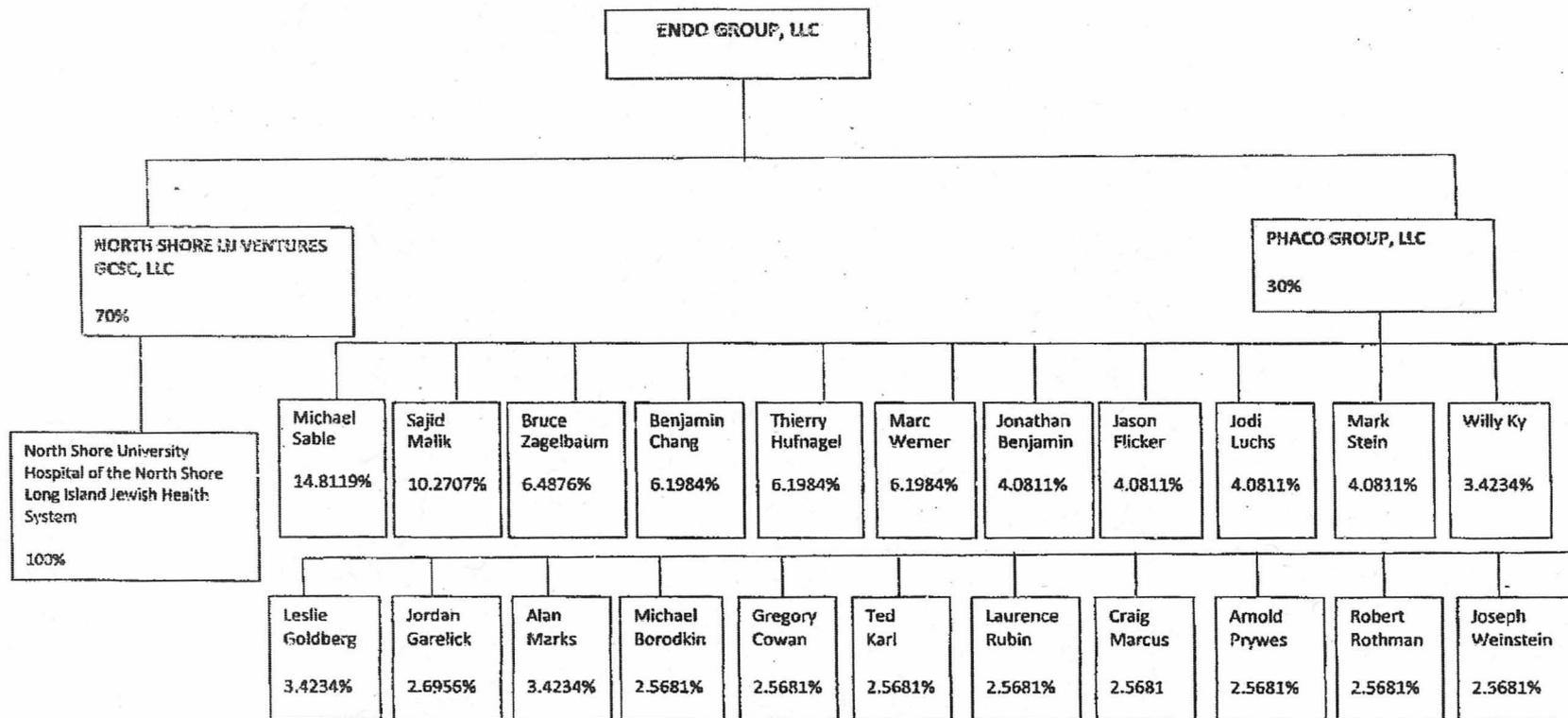
Bank Equipment Loan	\$880,000
Working capital Loans	<u>269,010</u>
Total Liabilities	\$1,149,010

Members' Equity	<u><u>\$417,308</u></u>
-----------------	-------------------------



PROPOSED ORGANIZATIONAL CHART

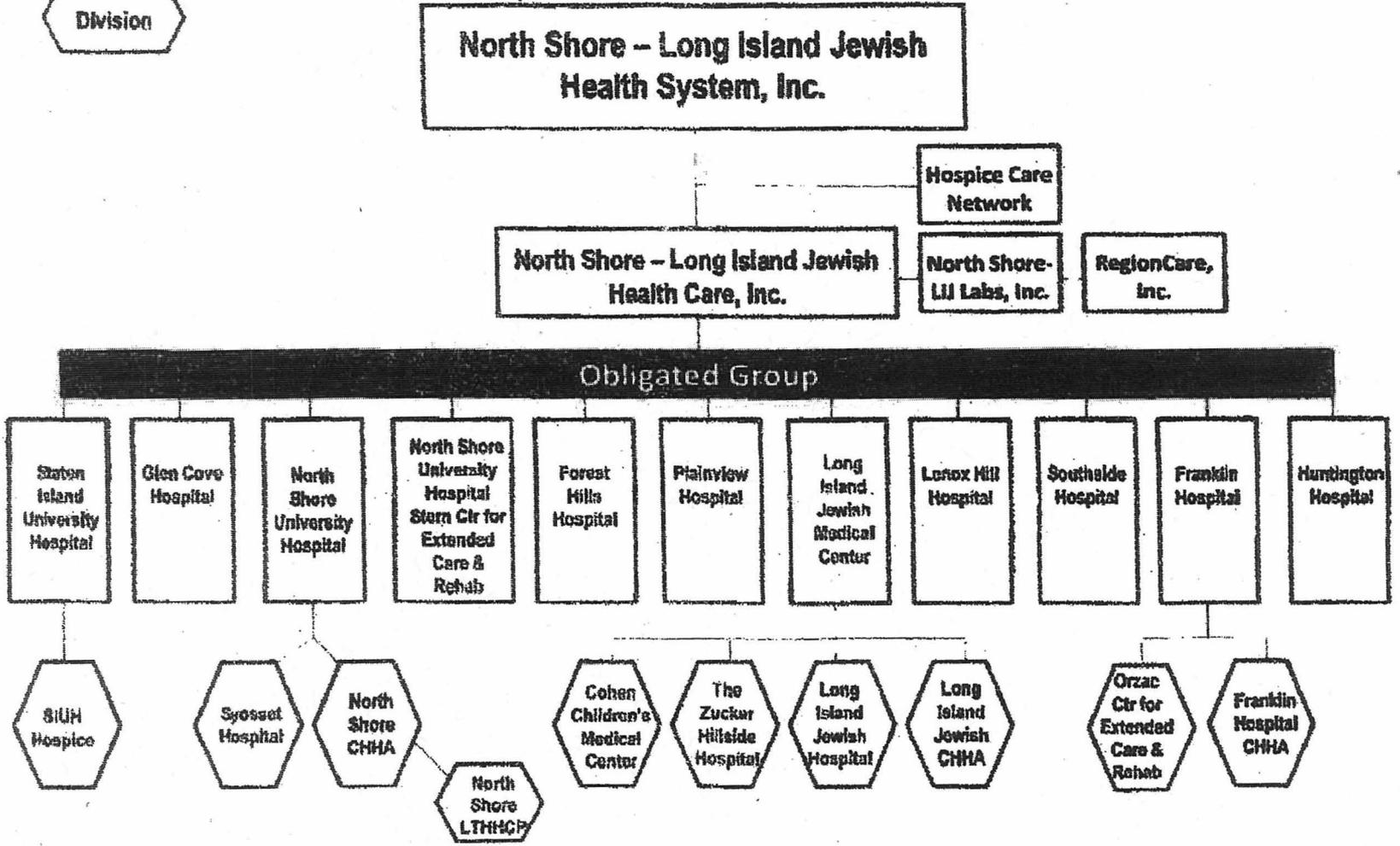
ENDO GROUP, LLC
Ownership Structure



*Proposed Organization Chart
North Shore-Long Island Jewish Health System, Inc.*

Not-for-Profit Corporation

Division



ENDO GROUP, LLC
DBA GARDEN CITY SURGICENTER
BALANCE SHEET
DECEMBER 31, 2012

ASSETS

CURRENT ASSETS:	
Cash and Cash Equivalents	\$ 236,862
Accounts Receivable	238,351
Prepaid Expenses and Other Current Assets	<u>8,328</u>
Total Current Assets	483,541
FIXED ASSETS	872,063
ORGANIZATION COSTS	<u>7,227</u>
TOTAL ASSETS	<u><u>\$ 1,362,831</u></u>

LIABILITIES AND MEMBERS' EQUITY

CURRENT LIABILITIES:	
Notes Payable, Current Maturities	\$ 198,683
Capital Leases Payable, Current Maturities	15,802
Accounts Payable and Accrued Expenses	251,625
Pension Contribution Payable	54,795
Due to Insurance Providers	<u>133,241</u>
Total Current Liabilities	654,146
MEMBERS' EQUITY	<u>708,685</u>
TOTAL LIABILITIES AND MEMBERS' EQUITY	<u><u>\$ 1,362,831</u></u>

ENDO GROUP, LLC
DBA GARDEN CITY SURGICENTER
STATEMENT OF INCOME AND MEMBERS' EQUITY
FOR THE YEAR ENDED DECEMBER 31, 2012

NET PATIENT SERVICES REVENUE	<u>\$ 6,616,027</u>
OPERATING EXPENSES:	
Personnel	1,836,962
Medical	1,923,045
General and Administrative	<u>896,132</u>
Total Operating Expenses	<u>4,656,139</u>
Income From Operations Before Depreciation and Amortization	1,959,888
Depreciation and Amortization	<u>197,694</u>
Income From Operations	<u>1,762,194</u>
OTHER INCOME (EXPENSE):	
Rental Income	3,000
Interest Expense	(22,662)
Professional Fees - Proposed Sale of Company Interest	<u>(60,478)</u>
Total Other Income (Expense)	<u>(80,140)</u>
NET INCOME	1,682,054
MEMBERS' EQUITY, Beginning	1,008,081
CAPITAL CONTRIBUTIONS	2,359
DISTRIBUTIONS TO MEMBERS	<u>(1,983,809)</u>
MEMBERS' EQUITY, Ending	<u>\$ 708,685</u>

**Garden City SurgiCenter
Balance Sheet
As of December 31, 2013**

Project #141004
BFA Attachment C (cont.)

	Dec 31, 13
ASSETS	
Current Assets	
Checking/Savings	
1101 · Checking - PJ Morgan Chase	\$ 205,371
1102 · Chase-New Operating	50,000
Total Checking/Savings	255,371
Other Current Assets	
1150 · Accounts Receivable	307,058
1600 · Prepaid Expenses	36,644
Total Other Current Assets	343,702
Total Current Assets	599,073
Fixed Assets	
1800 · Fixed Assets	1,975,986
1860 · Accum Depreciation	(1,218,710)
Total Fixed Assets	757,276
Other Assets	
1950 · Organization Costs	6,264
Total Other Assets	6,264
TOTAL ASSETS	\$ 1,362,613
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2100 · Accounts Payable	\$ 70,668
Total Accounts Payable	70,668
Other Current Liabilities	
2105 · Accrued Expenses	171,056
2310 · Pension Contribution Payable	54,900
2490 · Due to Insurance Providers	135,145
Total Other Current Liabilities	361,101
Total Current Liabilities	431,769
Members' Equity	930,843
TOTAL LIABILITIES & EQUITY	\$ 1,362,612

Garden City SurgiCenter
Profit & Loss
January through December 2013

Project #141004
BFA Attachment C (cont.)

	Jan - Dec 13
Net Patient Services Revenue	\$ 7,471,025
Operating Expenses	
Medical	2,232,596
General and Administrative	1,030,453
Personnel Costs	1,951,665
Total Operating Expenses	5,214,714
Income From Operations Before Depreciation and Amortization	2,256,311
Depreciation and Amortization	185,382
Income From Operations	2,070,929
Other Income (Expense)	
9535 · Rental Income	3,000
9530 · Misc Income	200
9200 · Interest Expense	(10,264)
Total Other Income (Expense)	(7,064)
Net Income	2,063,865
Members' Equity, Beginning	708,685
Capital Contributions	14,693
Distributions To Members'	(1,856,400)
Members' Equity, Ending	\$ 930,843

North Shore-Long Island Jewish Health System, Inc.

Consolidating Statement of Financial Position

December 31, 2012

(In Thousands)

	North Shore- Long Island Jewish Health System, Inc. Total	Eliminations	North Shore- Long Island Jewish Obligated Group	The Long Island Home	Hospice Care Network, Inc.	The Feinstein Institute for Medical Research	North Shore- Long Island Jewish Health System Foundation, Inc.	North Shore- Long Island Jewish Health System Laboratories	Insurance Companies (Combined)	Dolan Family Health Center	Other Health System Entities
Assets											
Current assets:											
Cash and cash equivalents	\$ 283,258	\$ -	\$ 239,338	\$ 4,201	\$ 3,053	\$ -	\$ 20,688	\$ -	\$ 3,150	\$ 216	\$ 12,592
Marketable securities and other investments	1,496,070	-	1,446,273	74	17,595	11	24,116	-	6,906	1,095	-
Accounts receivable for services to patients, net of allowance for doubtful accounts	697,216	-	666,240	11,806	6,820	-	-	8,096	-	238	4,016
Accounts receivable for physician activities, net	60,151	-	49,975	-	-	-	-	-	-	-	10,176
Assets limited as to use, current portion	119,166	-	119,166	-	-	-	-	-	-	-	-
Pledges receivable, current portion	35,426	-	211	-	124	-	35,015	-	-	-	76
Insurance claims receivable, current portion	101,621	(30,413)	132,499	450	136	229	48	260	-	-	412
Other current assets	159,829	-	138,628	1,086	208	11,734	512	1,689	58	696	5,218
Total current assets	2,954,737	(30,413)	2,792,350	17,617	27,936	11,974	80,379	10,045	10,114	2,245	32,490
Due from affiliates, net	-	(212,013)	65,808	-	-	-	-	4,188	142,017	-	-
Note receivable from affiliate	-	(1,589)	1,589	-	-	-	-	-	-	-	-
Assets limited as to use, net of current portion	840,463	(218,659)	761,626	-	1,764	67,059	45,585	-	171,030	5,090	6,968
Pledges receivable, net of current portion	120,880	-	672	-	517	-	118,188	-	-	-	1,503
Property, plant and equipment, net	3,372,151	-	3,206,129	55,009	1,183	61,194	1,549	7,082	-	746	39,259
Insurance claims receivable, net of current portion	357,061	(139,579)	488,149	4,146	543	914	192	1,036	-	-	1,660
Other assets	158,373	(84,544)	184,463	9,423	214	2,500	-	-	32,337	-	13,980
Total assets	\$ 7,803,665	\$ (686,797)	\$ 7,500,786	\$ 86,195	\$ 32,157	\$ 143,641	\$ 245,893	\$ 22,351	\$ 355,498	\$ 8,081	\$ 95,860
Liabilities and net assets (deficit)											
Current liabilities:											
Short-term borrowings	\$ 110,540	\$ -	\$ 110,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts payable and accrued expenses	493,994	-	450,753	3,426	2,241	6,188	442	14,800	2,184	123	13,837
Accrued salaries and related benefits	527,832	-	497,766	4,612	2,213	4,993	840	5,329	-	484	11,595
Current portion of capital lease obligations	5,000	-	3,956	1,044	-	-	-	-	-	-	-
Current portion of long-term debt	50,934	-	50,166	768	-	-	-	-	-	-	-
Current portion of insurance claims liability	103,621	(30,413)	132,499	450	136	229	48	260	-	-	412
Current portion of malpractice and other insurance liabilities	60,413	(25,402)	45,545	1,805	-	-	-	-	38,465	-	-
Current portion of third-party payer structured liabilities	5,438	-	5,438	-	-	-	-	-	-	-	-
Current portion of estimated payable to third-party payers	352,995	-	351,157	682	-	-	-	500	-	388	268
Total current liabilities	1,710,767	(55,815)	1,647,820	12,787	4,590	11,410	1,330	20,889	40,649	995	26,112
Due to affiliates, net	-	(72,530)	-	64	862	4,614	804	-	-	8,024	58,162
Note payable to affiliate	-	(1,589)	-	1,589	-	-	-	-	-	-	-
Accrued retirement benefits, net of current portion	660,356	-	639,275	21,002	-	53	-	26	-	-	-
Capital lease obligations, net of current portion	80,913	-	78,099	2,814	-	-	-	-	-	-	-
Long-term debt, net of current portion	1,470,728	-	1,443,529	27,199	-	-	-	-	-	-	-
Insurance claims liability, net of current portion	357,061	(139,579)	488,149	4,146	543	914	192	1,036	-	-	1,660
Malpractice and other insurance liabilities, net of current portion	652,337	(116,581)	485,499	800	-	-	-	-	282,619	-	-
Third-party payer structured liabilities, net of current portion	23,951	-	23,951	-	-	-	-	-	-	-	-
Other long-term liabilities	417,471	-	407,734	2,687	274	112	5,443	-	-	-	1,221
Total liabilities	5,373,584	(386,094)	5,214,056	73,088	6,269	17,103	7,769	21,951	323,268	9,019	87,155
Net assets (deficit):											
Unrestricted	1,959,501	(81,544)	1,909,677	13,107	23,629	47,578	19,770	400	32,230	(6,028)	682
Temporarily restricted	341,669	(197,577)	321,168	-	1,881	39,586	167,901	-	-	687	8,023
Permanently restricted	128,911	(21,582)	55,885	-	578	39,374	50,453	-	-	4,403	-
Total net assets (deficit)	2,430,081	(300,703)	2,286,730	13,107	25,888	126,538	238,124	400	32,230	(938)	8,705
Total liabilities and net assets (deficit)	\$ 7,803,665	\$ (686,797)	\$ 7,500,786	\$ 86,195	\$ 32,157	\$ 143,641	\$ 245,893	\$ 22,351	\$ 355,498	\$ 8,081	\$ 95,860

The consolidating schedules are presented for supplementary informational purposes. Due to the effects of intercompany transactions, which are eliminated in consolidation, the schedules are not intended to present the financial position or results of operations of the individual entities.

North Shore-Long Island Jewish Health System, Inc.

Consolidating Statement of Operations

Year Ended December 31, 2012

(In Thousands)

	North Shore- Long Island Jewish Health System, Inc. Total	Eliminations	North Shore- Long Island Jewish Obligated Group	The Long Island Home*	Hospice Care Network, Inc.	The Feinstein Institute for Medical Research	North Shore- Long Island Jewish Health System Foundation, Inc.	North Shore- Long Island Jewish Health System Laboratories	Insurance Companies (Combined)	Dolan Family Health Center	Other Health System Entities
Operating revenue:											
Net patient service revenue	\$ 5,693,546	\$ (6,088)	\$ 5,573,316	\$ 43,748	\$ 47,511	\$ 349	\$ -	\$ -	\$ -	\$ 4,335	\$ 30,375
Physician practice revenue	758,409	-	584,946	-	-	-	-	-	-	-	173,463
Provision for bad debts	(97,994)	4	(95,544)	(1,263)	(140)	-	-	-	-	(1)	(378)
Total patient revenue, net of provision for bad debts	6,353,961	(6,084)	6,062,718	42,485	47,371	349	-	(672)	-	4,334	203,460
Other operating revenue	302,691	(448,121)	288,609	455	-	45,734	-	231,763	67,192	2,595	114,464
Net assets released from restrictions used for operations	45,330	-	28,642	-	1,019	14,726	-	-	-	29	914
Total operating revenue	6,701,982	(454,205)	6,379,969	42,940	48,390	60,809	-	231,091	67,192	6,958	318,838
Operating expenses:											
Salaries	3,315,368	(85,361)	3,076,371	24,425	18,064	42,576	-	47,820	-	3,872	187,601
Employee benefits	957,616	(14,786)	894,017	8,864	4,449	12,865	-	13,083	-	1,421	37,703
Supplies and expenses	1,984,936	(341,664)	1,932,928	11,000	23,812	24,462	-	153,116	68,781	2,244	110,257
Depreciation and amortization	275,601	-	262,810	1,136	533	5,169	-	1,657	-	54	4,242
Interest	70,594	-	69,680	786	-	-	-	-	-	-	128
Total operating expenses	6,604,115	(441,811)	6,235,806	46,211	46,858	85,072	-	215,676	68,781	7,591	339,931
Excess (deficiency) of operating revenue over operating expenses	97,867	(12,394)	144,163	(3,271)	1,532	(24,263)	-	15,415	(1,589)	(633)	(21,093)
Non-operating gains and losses:											
Investment income	42,636	-	38,007	277	662	18	662	(42)	2,948	95	9
Change in net unrealized gains and losses and change in value of equity method investments	123,549	(29,464)	144,243	(156)	(228)	(14)	581	-	7,765	539	283
Change in fair value of interest rate swap agreements designated as derivative instruments	(4,495)	-	(4,495)	-	-	-	-	-	-	-	-
Loss on refunding and refinancing of long-term debt	(4,590)	-	(4,590)	-	-	-	-	-	-	-	-
Contribution received in the acquisition of The Long Island Home	12,823	-	-	-	-	-	-	-	-	-	12,823
Other non-operating gains and losses	(5,510)	(165)	75	18	865	-	(6,303)	-	-	-	-
Total non-operating gains and losses	164,413	(29,629)	173,240	139	1,299	4	(5,060)	(42)	10,713	634	13,115
Excess (deficiency) of revenue and gains and losses over expenses	262,280	(42,023)	317,403	(3,132)	2,831	(24,259)	(5,060)	15,373	9,124	1	(7,978)
Net assets released from restrictions for capital asset acquisitions	38,590	-	35,977	-	-	2,613	-	-	-	-	-
Change in fair value of interest rate swap agreements designated as cash flow hedges	677	-	557	120	-	-	-	-	-	-	-
Recovery of fair value of endowment corpus	696	-	603	-	-	-	93	-	-	-	-
Transfers (to) from affiliates	-	12,401	(62,579)	-	-	21,499	-	(17,108)	-	-	45,787
Pension and other postretirement liability adjustments	(78,540)	-	(81,836)	3,296	-	-	-	-	-	-	-
Increase (decrease) in unrestricted net assets	\$ 223,703	\$ (29,622)	\$ 210,125	\$ 284	\$ 2,831	\$ (147)	\$ (4,967)	\$ (1,735)	\$ 9,124	\$ 1	\$ 37,809

* The Long Island Home's amounts above are for the period from July 1, 2012 to December 31, 2012

The consolidating schedules are presented for supplementary informational purposes. Due to the effects of intercompany transactions, which are eliminated in consolidation, the schedules are not intended to present the financial position or results of operations of the individual entities.

North Shore-Long Island Jewish Health System, Inc.

Consolidated Statements of Financial Position
September 30, 2013 and December 31, 2012 (In Thousands)

	(Unaudited) September 30, 2013	(Audited) December 31, 2012
Assets		
Current assets:		
Cash and cash equivalents	\$ 193,393	\$ 283,258
Marketable securities and other investments	1,700,825	1,496,070
Accounts receivable for services to patients, net of allowance for doubtful accounts	686,610	697,216
Accounts receivable for physician activities, net	64,742	60,151
Assets limited as to use, current portion	107,437	119,166
Pledges receivable, current portion	33,490	35,426
Insurance claims receivable, current portion	101,289	103,621
Other current assets	182,842	159,829
Total current assets	<u>3,070,628</u>	<u>2,954,737</u>
Assets limited as to use, net of current portion	1,109,290	840,463
Pledges receivable, net of current portion	113,497	120,880
Property, plant and equipment, net	3,511,879	3,372,151
Insurance claims receivable, net of current portion	349,490	357,061
Other assets	182,032	158,373
Total assets	<u>\$ 8,336,816</u>	<u>\$ 7,803,665</u>
Liabilities and net assets		
Current liabilities:		
Short-term borrowings	\$ 110,540	\$ 110,540
Accounts payable and accrued expenses	526,204	493,994
Accrued salaries and related benefits	499,441	527,832
Current portion of capital lease obligations	6,402	5,000
Current portion of long-term debt	52,666	50,934
Current portion of insurance claims liability	101,289	103,621
Current portion of malpractice and other insurance liabilities	60,344	60,413
Current portion of third-party payer structured liabilities	5,438	5,438
Current portion of estimated payable to third-party payers	459,595	352,995
Total current liabilities	<u>1,821,919</u>	<u>1,710,767</u>
Accrued retirement benefits, net of current portion	621,847	660,356
Capital lease obligations, net of current portion	78,762	80,913
Long-term debt, net of current portion	1,686,813	1,470,728
Insurance claims liability, net of current portion	349,490	357,061
Malpractice and other insurance liabilities, net of current portion	698,607	652,337
Third-party payer structured liabilities, net of current portion	19,737	23,951
Other long-term liabilities	415,499	417,471
Total liabilities	<u>5,692,674</u>	<u>5,373,584</u>
Commitments and contingencies		
Net assets:		
Unrestricted	2,170,118	1,959,501
Temporarily restricted	342,710	341,669
Permanently restricted	131,314	128,911
Total net assets	<u>2,644,142</u>	<u>2,430,081</u>
Total liabilities and net assets	<u>\$ 8,336,816</u>	<u>\$ 7,803,665</u>

North Shore-Long Island Jewish Health System, Inc.

Consolidated Statements of Operations
For the Nine Months Ended September 30, 2013 and 2012 (In Thousands)

	(Unaudited) 2013	(Unaudited) 2012
Operating revenue:		
Net patient service revenue	\$ 4,306,512	\$ 4,140,569
Physician practice revenue	665,854	575,010
Provision for bad debts	(79,070)	(76,696)
Total patient revenue, net of provision for bad debts	<u>4,893,296</u>	<u>4,638,883</u>
Other operating revenue	244,197	220,627
Net assets released from restrictions used for operations	30,522	31,200
Total operating revenue	<u>5,168,015</u>	<u>4,890,710</u>
Operating expenses:		
Salaries	2,627,719	2,443,958
Employee benefits	686,783	643,666
Supplies and expenses	1,492,966	1,442,268
Depreciation and amortization	230,773	213,966
Interest	60,645	50,568
Total operating expenses	<u>5,098,886</u>	<u>4,794,426</u>
Excess of operating revenue over operating expenses	69,129	96,284
Non-operating gains and losses:		
Investment income	74,456	18,121
Change in net unrealized gains and losses and change in value of equity method investments	47,579	104,333
Change in fair value of interest rate swap agreements designated as derivative instruments	776	(4,908)
Loss on refunding and refinancing of long-term debt	-	(4,590)
Contribution received in the acquisition of The Long Island Home	-	12,823
Other non-operating gains and losses	(5,088)	(3,453)
Total non-operating gains and losses	<u>117,723</u>	<u>122,326</u>
Excess of revenue and gains and losses over expenses	186,852	218,610
Net assets released from restrictions for capital asset acquisitions	21,465	22,531
Change in fair value of interest rate swap agreements designated as cash flow hedges	2,300	(15)
Recovery of fair value of endowment corpus	-	472
Increase in unrestricted net assets	<u>\$ 210,617</u>	<u>\$ 241,598</u>

BROOKLYN ENDOSCOPY CENTER, LLC
D/B/A Greater New York Endoscopic Surgical Center
(A Limited Liability Corporation)

BALANCE SHEETS

December 31, 2012 and 2011

ASSETS

	<u>2012</u>
CURRENT ASSETS	
Cash	\$ 152,238
Accounts Receivable	1,100,263
Member Loans Receivable	-
Prepaid Expenses	<u>-</u>
TOTAL CURRENT ASSETS	<u>1,252,501</u>
LEASEHOLD IMPROVEMENTS AND EQUIPMENT - NET	<u>1,733,008</u>
CONSTRUCTION IN PROGRESS	<u>22,200</u>
TOTAL ASSETS	<u>\$3,007,709</u>

LIABILITIES AND MEMBERS' EQUITY

CURRENT LIABILITIES	
Accounts Payable and Accrued Expenses	\$ 215,390
Line of Credit	100,000
Member Loans Payable	15,600
Current Portion of Loan Payable	369,536
Current Portion of Capital Leases Payable	<u>61,550</u>
TOTAL CURRENT LIABILITIES	<u>762,076</u>
LONG TERM LIABILITES	
Loan Payable - Less Current Portion	657,908
Capital Leases Payable - Less Current Portion	<u>13,315</u>
TOTAL LONG TERM LIABILITIES	<u>671,223</u>
TOTAL LIABILITIES	<u>1,433,299</u>
COMMITMENTS AND CONTINGENCIES	
MEMBERS' EQUITY	<u>1,574,410</u>
TOTAL LIABILITIES AND MEMBERS' EQUITY	<u>\$3,007,709</u>

BROOKLYN ENDOSCOPY CENTER, LLC
D/B/A Greater New York Endoscopic Surgical Center
(A Limited Liability Corporation)

STATEMENT OF INCOME AND MEMBERS' EQUITY

For the Years Ended December 31, 2012 and 2011

	<u>2012</u>
REVENUES	
Patient Revenues	\$5,744,420
Other Income	<u>-</u>
TOTAL REVENUES	<u>5,744,420</u>
OPERATING EXPENSES	
Salaries	354,946
Contracted Services	745,440
Medical Expenses	435,042
Employee Benefits (223,217
Property Costs :	708,475
Administrative and General	<u>1,240,785</u>
TOTAL OPERATING EXPENSES	<u>3,707,905</u>
NET INCOME	2,036,515
MEMBERS' EQUITY - BEGINNING OF YEAR	1,797,895
MEMBERS DISTRIBUTIONS	<u>(2,260,000)</u>
MEMBERS' EQUITY - END OF YEAR	<u>\$1,574,410</u>

Greater N Y Endoscopy Surgical Center
 Balance Sheet
 As of December 31, 2013

Dec 31, 13

ASSETS	
Current Assets	
Checking/Savings	68,948.81
Checking-Chase	9,313.54
Citibank	72,262.35
Total Checking/Savings	<u>150,524.70</u>
Other Current Assets	1,100,263.00
Accts receivable	347.92
Cash on hand	117,432.15
Loans and exchanges	1,767.90
Prepaid Expenses	<u>1,219,810.97</u>
Total Other Current Assets	<u>1,292,073.32</u>
Total Current Assets	<u>1,442,598.02</u>
Fixed Assets	1,043,115.99
Accumulated depreciation	49,261.29
Computer software	18,375.45
Furniture and fixtures	1,892,718.86
Leasehold improvements	743,659.96
Machinery and equipment	14,555.50
Telephone system	<u>1,675,755.07</u>
Total Fixed Assets	<u>2,967,828.39</u>
TOTAL ASSETS	<u>4,410,426.41</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	36,772.32
Accounts Payable	<u>36,772.32</u>
Total Accounts Payable	<u>36,772.32</u>
Other Current Liabilities	140,416.74
Accrued expenses payable	16,344.81
Lease payable-Olympus	-14,737.09
Loan Payable-BGE	30,337.28
Loan Payable-SBE	-50,000.00
Loan Payable BGE CHASE	<u>124,361.74</u>
Total Other Current Liabilities	<u>163,134.06</u>
Total Current Liabilities	<u>199,906.38</u>
Long Term Liabilities	657,783.93
CHASE - Commercial loan	131,062.23
Olympus lease payable	<u>526,721.70</u>
TOTAL LIABILITIES	<u>827,690.31</u>

Greater N Y Endoscopy Surgical Center
 Balance Sheet
 As of December 31, 2013

	Dec 31, 13
Total Long Term Liabilities	788,846.16
Total Liabilities	951,380.22
Equity	
Opening Balance Equity	-99,031.00
Opening Balance Equity	99,031.00
Partner's Equity-FA	-22,028.80
Partner's Equity-PO	29,093.14
Partner's Equity-RB	-1,019,008.50
Partner's Equity-ST	-1,019,008.50
Partners Capital - GP	-30,479.50
Retained Earnings	-40,908.39
Net Income	4,118,188.72
Total Equity	2,015,348.17
TOTAL LIABILITIES & EQUITY	2,967,828.39

Greater N Y Endoscopy Surgical Center
 Profit & Loss
 January through December 2013

Jan - Dec 13

Ordinary Income/Expense	
Income	8,044,108.70
Fee Income	-3,989.52
Refunds	
Total Income	<u>8,040,119.18</u>
Expense	
Auto Expense	4,684.30
Bank Charges	2,040.71
Billing Expense	211,482.84
Computer Expense	126,562.56
Consulting Expense	12,415.20
Depreciation expense	79,454.00
Dues & Subscriptions	2,159.00
Equipment Rental	337,583.43
Fee Guarantee	120,000.00
Gifts & Promotions	8,629.70
Insurance	36,414.27
Insurance - Liability	9,475.57
Insurance - Medical	58,264.32
Janitorial Expense	11,516.84
Legal & Professional Fees	120,581.67
License Expense	21,351.00
Meals and Entertainment	17,910.46
Medical records	-108.00
Medical Supplies	641,811.35
Medical waste disposal	2,482.37
Office Expenses	89,699.30
Office Supplies	58,055.26
Payroll service fee	4,999.48
Payroll taxes	173,570.13
Petty Cash	100.00
Postage Expense	6,053.91
Rent or Lease	265,605.21
Repair & Maintenance	90,969.84
Rubbish removal	1,437.12
Salaries and wages	1,464,729.55
Security expense	8,975.22
Taxes & Licenses	114,185.67
Telephone Expense	18,070.78
Travel	5,026.69
Utilities	33,126.94
Total Expense	<u>4,151,405.69</u>
Net Ordinary Income	3,888,713.29
Other Income/Expense	

UPSTATE ORTHOPEDICS AMBULATORY SURGERY CENTER, LLC
Balance Sheets

	ASSETS	
	December 31,	
	2012	2011
Current assets:		
Cash	\$ 492,037	\$ 204,902
Accounts receivable, net	706,682	584,982
Prepaid expenses and deposits	181,606	179,180
Inventories	96,323	108,407
Total current assets	<u>1,476,648</u>	<u>1,077,471</u>
Property and equipment, net of accumulated depreciation of \$1,072,154 in 2012 and \$704,726 in 2011	<u>861,035</u>	<u>1,118,168</u>
	<u>\$ 2,337,683</u>	<u>\$ 2,195,639</u>
LIABILITIES AND MEMBERS' DEFICIT		
Current liabilities:		
Accounts payable	\$ 164,069	\$ 169,908
Note payable, current portion	383,700	320,956
Member distributions payable	375,000	206,311
Equipment loans, current portion	27,172	42,569
Loan payable	-	34,709
Deferred rent	138,924	106,097
Accrued and other liabilities	217,483	101,054
Total current liabilities	<u>1,306,348</u>	<u>981,604</u>
Non-current liabilities:		
Interest-rate swap	90,271	115,240
Equipment loans, net of current portion	15,492	44,735
Note payable, net of current portion	1,214,120	1,597,820
Total non-current liabilities	<u>1,319,883</u>	<u>1,757,795</u>
Total liabilities	<u>2,626,231</u>	<u>2,739,399</u>
Members' deficit	<u>(288,548)</u>	<u>(543,760)</u>
	<u>\$ 2,337,683</u>	<u>\$ 2,195,639</u>

UPSTATE ORTHOPEDICS AMBULATORY SURGERY CENTER, LLC
Statements of Income and Changes in Members' Deficit

	Year Ended December 31,	
	2012	2011
Revenues:		
Net patient service revenue	\$ 6,385,514	\$ 5,697,684
Miscellaneous	9,574	38,634
Total revenues	<u>6,395,088</u>	<u>5,736,318</u>
Operating expenses:		
Salaries and related payroll taxes	1,681,156	1,494,609
Medical supplies	2,025,133	1,867,836
Administrative	10,324	1,287
Professional fees and consulting	155,402	243,854
Depreciation	367,428	339,743
Legal and professional	55,886	68,486
Insurance	56,024	55,324
Office expenses	91,164	46,969
Repairs and maintenance	69,209	81,578
Staff training and related	8,539	24,467
Housekeeping and waste removal	22,446	14,276
Utilities	91,249	72,300
Miscellaneous expenses	89,231	61,469
Equipment lease	1,063	4,896
Rent	737,604	740,229
Interest	77,289	149,574
Total operating expenses	<u>5,539,147</u>	<u>5,266,897</u>
Net income	855,941	469,421
Members' deficit - beginning of year	(543,760)	(806,870)
Members' distribution	<u>(600,729)</u>	<u>(206,311)</u>
Members' deficit - end of year	<u>\$ (288,548)</u>	<u>\$ (543,760)</u>

Upstate Orthopedics Ambulatory Surgery Center, LLC
Balance Sheet
As of December 31, 2013

	<u>Dec 31, 13</u>
ASSETS	
Current Assets	
Checking/Savings	
100a · Citizens Account 2	333,937.75
105 · Petty Cash Box	200.00
Total Checking/Savings	<u>334,137.75</u>
Accounts Receivable	
120 · Accounts Receivable	1,336,034.53
120a · Allowance for Self Pay Bad Debt	-36,160.34
120b · Allowance for Ins. Bad Debt	-135,043.27
Total Accounts Receivable	<u>1,164,830.92</u>
Other Current Assets	
130 · Inventory Asset	97,910.77
135 · Prepaid Insurance	52,399.66
136 · PrePaid Expense	15,570.20
Total Other Current Assets	<u>165,880.63</u>
Total Current Assets	1,664,849.30
Fixed Assets	
140 · Accumulated Depreciation	-1,443,658.52
150 · Capital Equipment	1,949,617.52
Total Fixed Assets	<u>505,959.00</u>
Other Assets	
161 · Staff Leasing Prepaid	66,000.00
Total Other Assets	<u>66,000.00</u>
TOTAL ASSETS	<u><u>2,236,808.30</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
200 · Accounts Payable	82,476.81
Total Accounts Payable	<u>82,476.81</u>
Credit Cards	
225 · Citizens Credit Card	25,704.98
Total Credit Cards	<u>25,704.98</u>
Other Current Liabilities	
201 · Interest Swaps	52,180.65
202 · Deferred Rent	191,975.08
203 · PTO Payable	49,483.80
204 · Accrued Payroll	71,378.94
218 · Capital Equip. Payable Stryker	16,624.36
Total Other Current Liabilities	<u>381,642.83</u>
Total Current Liabilities	489,824.62
Long Term Liabilities	
250 · Capital Equipment Loan	1,257,067.74
Total Long Term Liabilities	<u>1,257,067.74</u>
Total Liabilities	1,746,892.36

Upstate Orthopedics Ambulatory Surgery Center, LLC
Balance Sheet
As of December 31, 2013

	<u>Dec 31, 13</u>
Equity	
302 · Member Distributions	-1,416,934.89
32000 · Retained Earnings	518,495.75
Net Income	<u>1,388,355.08</u>
Total Equity	<u>489,915.94</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,236,808.30</u></u>

Upstate Orthopedics Ambulatory Surgery Center, LLC
Profit & Loss
January through December 2013

	<u>Jan - Dec 13</u>
Ordinary Income/Expense	
Income	
4000 · Patient revenue	7,513,800.43
4001 · Miscellaneous Income	0.00
4002 · Collection Revenue	13,499.42
4010 · Interest Income	4,374.23
4020 · Refunds to A/R	-158,768.23
4050 · Change to Ins. Bad Debt Allow	49,917.06
Total Income	<u>7,422,822.91</u>
Gross Profit	7,422,822.91
Expense	
Swap Expense	-38,090.66
1000 · Payroll Expenses	
1001 · X-Ray Tech Rental	15,000.00
1002 · Temporary Services	54,121.44
1000 · Payroll Expenses - Other	1,742,148.53
Total 1000 · Payroll Expenses	<u>1,811,269.97</u>
1000a · PTO Expense	-10,879.27
1005 · Nourishment	8,568.74
1006 · Medical Supplies	
Inventory Adjustment	436.10
1008 · Gases	4,854.20
1009 · Linen	55,369.09
1011 · Implants	1,002,043.30
522 · Drugs	183,823.01
1006 · Medical Supplies - Other	1,094,564.76
Total 1006 · Medical Supplies	<u>2,341,090.46</u>
1014 · Instruments	76,722.36
1015 · Waste Removal	18,232.41
1016 · Transcription Fees	28,326.52
1020 · Rent	
10202 · Equipment Rent	3,022.08
1020 · Rent - Other	761,773.87
Total 1020 · Rent	<u>764,795.95</u>
1021 · Equipment Lease	1,062.72
1030 · Utilities	
10301 · National Grid	50,314.41
10302 · Telephone/Cable/Internet	15,252.45
1030 · Utilities - Other	24,983.31
Total 1030 · Utilities	<u>90,550.17</u>
1040 · IT Support	25,458.14
1041 · Medical Director Fee	34,999.92
1042 · Billing Service	4,750.30
1043 · Consultant fees	22,768.89
1045 · Recruiting Fees	323.66
1050 · Accounting Fees	55,787.02
1051 · Legal Fees	486.00
1052 · Interpreter Fees	2,680.95
1055 · Insurance Expense	57,411.23
1060 · Repair/maintenance	
Semiannual Anesthetic waste gas	9,468.91
10601 · Medical Equip Repair/Maint	47,840.85
1060 · Repair/maintenance - Other	22,895.37
Total 1060 · Repair/maintenance	<u>80,205.13</u>
1061 · Janitorial	7,166.12

Upstate Orthopedics Ambulatory Surgery Center, LLC
Profit & Loss
January through December 2013

	<u>Jan - Dec 13</u>
1070 · Office Supplies	
10701 · Copier Monthly	782.35
10703 · Shredding Service	869.40
1070 · Office Supplies - Other	29,857.03
Total 1070 · Office Supplies	<u>31,508.78</u>
1071 · Shipping	2,167.12
1072 · Postage	3,871.67
1073 · Dues	5,178.30
1074 · Subscriptions	338.20
1080 · Other Staff Expenses	15,381.94
1081 · Staff Training	3,986.56
1082 · Travel	1,899.89
1090 · Interest Expenses	82,632.76
1098 · Meals & Entertainment	1,820.36
2000 · Miscellaneous Expense	135.00
2001 · Administrative Expenses	27,054.15
2003 · Bank Service Fees	150.00
2004 · Pools Expense	38,675.00
2005 · Merchant Service Fee	7,956.24
2006 · Filing Fees	3,009.00
2009 · Credit Card fees	0.00
502 · Service Contract	53,444.32
Total Expense	<u>5,662,896.02</u>
Net Ordinary Income	1,759,926.89
Other Income/Expense	
Other Expense	
2100 · Depreciation Expense	371,505.00
2300 · Change to SP Bad Debt Allow	66.81
Total Other Expense	<u>371,571.81</u>
Net Other Income	<u>-371,571.81</u>
Net Income	<u><u>1,388,355.08</u></u>

RALP LAUREN CENTER FOR CANCER CARE AND PREVENTION
STATEMENT OF FINANCIAL POSITION
AS OF DECEMBER 30, 2012 AND 2011

ASSETS

	<u>TOTAL</u> 2012	<u>TOTAL</u> 2011
<u>CURRENT ASSETS</u>		
Cash and Cash Equivalents	\$ 781,319	\$ 426,403
Accounts Receivable, net of allowance for doubtful accounts (\$883,328 in 2012 and \$966,633 in 2011)	324,722	348,036
Grants Receivable	256,824	114,000
Other Receivable	136,479	11,247
Prepaid Expenses	139,673	193,932
Inventory	104,573	125,464
Security Deposits	44,083	44,083
TOTAL CURRENT ASSETS	\$ 1,787,673	\$ 1,263,165
<u>FIXED ASSETS</u>		
Property and Equipment	\$ 7,612,809	\$ 7,612,809
Accumulated Depreciation	(5,935,647)	(5,132,727)
TOTAL FIXED ASSETS	\$ 1,677,162	\$ 2,480,082
TOTAL ASSETS	\$ 3,464,835	\$ 3,743,247

LIABILITIES AND NET ASSETS

LIABILITIES

Accounts Payable and Accrued Expenditures	\$ 1,142,415	\$ 846,910
Accrued Payroll and Employee Benefits	82,339	246,325
Due to Third Party Payer	248,704	300,000
Deferred Revenue	213,024	-
Deferred Rent - Current Portion	2,200	8,496
TOTAL LIABILITIES	\$ 1,988,682	\$ 1,401,731

NET ASSETS

Unrestricted	\$ 1,151,468	\$ 2,051,038
Temporarily Restricted	124,685	90,478
Permanently Restricted	200,000	200,000
TOTAL NET ASSETS	\$ 1,476,153	\$ 2,341,516
TOTAL LIABILITIES AND NET ASSETS	\$ 3,464,835	\$ 3,743,247

RALPH LAUREN CENTER FOR CANCER CARE AND PREVENTION
STATEMENT OF UNRESTRICTED ACTIVITIES
DECEMBER 31, 2012 AND 2011

	<u>2012</u>	<u>2011</u>
REVENUES:		
Net Patient Service Revenue	\$ 2,586,234	\$ 2,622,506
OTHER REVENUES:		
Donations	3,938,936	3,201,741
Rental Income	15,000	-
Interest Income	1,369	4,492
Other Income	134,666	65,335
TOTAL REVENUES	\$ <u>6,726,205</u>	\$ <u>5,894,074</u>
EXPENDITURES:		
PERSONNEL COSTS:		
Salaries	\$ 3,492,239	\$ 3,846,825
Contractual Employees	20,240	152,537
Fringe Benefits	552,770	152,537
TOTAL PERSONNEL COSTS	\$ <u>4,065,249</u>	\$ <u>4,151,899</u>
FACILITIES COSTS:		
Repairs and Maintenance	\$ 50,930	\$ 179,082
Equipment Rental	969	-
Security	7,542	-
Utilities	109,006✓	-
Rent	283,390✓	461,345
Building Maintenance	5,330	-
Cleaning and Waste Removal	136,273	-
Communications	61,879	-
TOTAL FACILITIES COSTS	\$ <u>655,319</u>	\$ <u>640,427</u>

RALPH LAUREN CENTER FOR CANCER CARE AND PREVENTION
 STATEMENT OF UNRESTRICTED ACTIVITIES
 DECEMBER 31, 2012 AND 2011

	<u>2012</u>	<u>2011</u>
EXPENDITURES:(CONTINUED)		
OTHER THAN PERSONNEL COSTS:		
Office Supplies/Equipment	\$ 104,996	\$ 109,311
Patient Related Supplies	1,191,425	1,561,172
Postage and Delivery	12,192	-
Professional Services	238,154	101,181
Computer Services	-	249,971
Marketing	-	54,578
Interest Expense	8,146	-
Hiring and Training	10,250	-
Travel and Entertainment	3,179	-
Insurance	250,654	310,825
Bank Charges	761	-
Subscription and Fees	12,926	-
Bad Debts	220,079	236,018
Depreciation Expense	802,919	803,234
Miscellaneous Expenses	15,319	-
TOTAL OTPS	<u>\$ 2,871,000</u>	<u>\$ 3,426,290</u>
TOTAL EXPENDITURES	<u>\$ 7,591,568</u>	<u>\$ 8,218,616</u>
Revenue Over (Under) Expenditures	\$ (865,363)	\$ (2,324,542)
Net Assets Released from Restrictions for Operating	-	964,709
(Loss) Income from Continuing Operations	<u>(865,363)</u>	<u>(1,359,833)</u>
Discontinued Operations:		
Loss from Discontinued Operations	-	(27,265)
Transfer of Net Assets to PNI	-	(649,200)
TOTAL LOSS FROM DISCONTINUED OPERATIONS	<u>-</u>	<u>(676,465)</u>
NET (DECREASE)/INCREASE IN UNRESTRICTED NET ASSETS	<u>\$ (865,363)</u>	<u>\$ (2,036,298)</u>

RALPH LAUREN CENTER FOR CANCER CARE AND PREVENTION
 STATEMENTS OF CHANGES IN NET ASSETS
 YEARS ENDED DECEMBER 31, 2012 AND 2011

	<u>UNRESTRICTED</u>	<u>TEMPORARILY RESTRICTED</u>	<u>PERMANENTLY RESTRICTED</u>	<u>TOTAL</u>
Net Assets at 01/01/2011	\$ 3,934,799	\$ 1,680,543	\$ 200,000	\$ 5,815,342
Loss from Continuing Operations	(1,207,296)	-	-	(1,207,296)
Loss from Discontinued Operations	(676,465)	(806,900)	-	(1,483,365)
Contributions	-	181,544	-	181,544
Net Assets Released from Restrictions	-	(964,709)	-	(964,709)
Change in Net Assets	<u>\$ (1,883,761)</u>	<u>\$ (1,590,065)</u>	<u>\$ -</u>	<u>\$ (3,473,826)</u>
Net Assets at December 31, 2011	\$ 2,051,038	\$ 90,478	\$ 200,000	\$ 2,341,516
Loss from Continuing Operations	(865,365)	-	-	(865,365)
Net Assets Released from Restrictions	(34,207)	34,207	-	-
Contributions	-	-	-	-
Change in Net Assets	<u>\$ (899,570)</u>	<u>\$ 34,207</u>	<u>\$ -</u>	<u>\$ (865,363)</u>
Net Assets at December 31, 2012	<u>\$ 1,151,468</u>	<u>\$ 124,685</u>	<u>\$ 200,000</u>	<u>\$ 1,476,153</u>

Lincoln Dialysis, LLC

ORGANIZATIONAL CHART

<u>Members:</u>	<u>Ownership Percentage</u>
Bernard Fuchs	50.00%
Deena Hersh	25.00%
Richard Platschek	25.00%

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

Lease

<u>3617 BH PARSONS REALTY, LLC</u> (RHCF Real Estate)	
<u>Members:</u>	<u>Ownership Percentage</u>
Benjamin Landa	22.00%
Richard Platschek	17.00%
Aron Weber	10.00%
Bernard Fuchs	10.00%
Gerald Fuchs	10.00%
Tova Fuchs	10.00%
Joel Edelstein	10.00%
Goldie Platschek	5.00%
Louis Schwartz	3.00%
Joshua Berkowitz	1.50%
Avraham Berkowitz	1.50%

LINCOLN DIALYSIS, LLC

PRO FORMA BALANCE SHEET

ASSETS

Working Capital	\$0
Accounts Receivable (Net of Acquisition)	\$472,073
Goodwill	\$4,000,000
Inventories	\$0
Prepaid Expenses	\$0
Resident Funds	\$0
TOTAL ASSETS	<u>\$4,472,073</u>

LIABILITIES AND EQUITY

LIABILITIES

Acquisition Loan	\$3,200,000
Working Capital Loan	\$0
Resident Funds	\$0
TOTAL LIABILITIES	<u>\$3,200,000</u>

MEMBER EQUITY \$1,272,073

**TOTAL LIABILITIES AND
MEMBER EQUITY** \$4,472,073

FLUSHING MANOR DIALYSIS CENTER, LLC
BALANCE SHEET
December 31, 2012

ASSETS

CURRENT ASSETS:

Cash	\$	27,422
Accounts Receivable (Net)		555,380
Inventory		12,522
Prepaid Expenses		<u>2,621</u>

TOTAL CURRENT ASSETS \$ 597,945

FIXED ASSETS:

Leasehold Improvements	777,453
Furniture & Equipment	<u>243,884</u>
	1,021,337
Less: Accum. Depreciation & Amortization	<u>588,775</u>

TOTAL FIXED ASSETS 432,562

OTHER ASSETS:

Intangible Assets (Net)	<u>50,638</u>
-------------------------	---------------

TOTAL OTHER ASSETS 50,638

TOTAL ASSETS \$ 1,081,145

FLUSHING MANOR DIALYSIS CENTER, LLC
BALANCE SHEET
December 31, 2012

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$	102,693
Accrued Payroll		22,905
Accrued Expenses & Taxes		12,268
Loans Payable – Flushing Manor Geriatric Center, Inc.		<u>165,962</u>

TOTAL CURRENT LIABILITIES \$ 303,828

LONG TERM LIABILITIES:

Notes Payable - Flushing Manor Geriatric Center, Inc.	3,000,000
Interest Payable - Flushing Manor Geriatric Center, Inc.	<u>140,000</u>

TOTAL LONG TERM LIABILITIES 3,140,000

MEMBERS' DEFICIT (2,362,683)

TOTAL LIABILITIES & MEMBERS' EQUITY \$ 1,081,145

FLUSHING MANOR DIALYSIS CENTER, LLC
STATEMENT OF OPERATIONS
For the year ended December 31, 2012

TOTAL REVENUE FROM PATIENTS:		\$	1,662,898
OPERATING EXPENSES:			
Payroll	\$	811,389	
Employee Benefits		211,033	
Professional Care		675,652	
Plant & Maintenance		282,468	
General & Administrative		<u>185,434</u>	
TOTAL OPERATING EXPENSES			<u>2,165,976</u>
NET LOSS		\$	<u>(503,078)</u>

FLUSHING MANOR DIALYSIS CENTER, LLC
BALANCE SHEET
December 31, 2013

ASSETS

CURRENT ASSETS:

Cash	\$	299,960
Accounts Receivable (Net)		516,894
Inventory		7,882
Prepaid Expenses		10,821
Loans Receivable Related Party – FMGC, Inc.		<u>151,677</u>

TOTAL CURRENT ASSETS \$ 987,234

FIXED ASSETS:

Construction in Progress – New Stations	617,481
Leasehold Improvements	777,453
Furniture & Equipment	<u>249,480</u>
	1,644,414
Less: Accum. Depreciation & Amortization	<u>684,018</u>

TOTAL FIXED ASSETS 960,396

OTHER ASSETS:

Intangible Assets (Net)	<u>3,867</u>
-------------------------	--------------

TOTAL OTHER ASSETS 3,867

TOTAL ASSETS \$ 1,951,497

FLUSHING MANOR DIALYSIS CENTER, LLC
STATEMENT OF OPERATIONS
For the year ended December 31, 2013

TOTAL REVENUE FROM PATIENTS: \$ 1,807,903

OPERATING EXPENSES:

Payroll	\$ 854,908
Employee Benefits	261,256
Professional Care	745,828
Plant & Maintenance	232,938
General & Administrative	<u>235,802</u>

TOTAL OPERATING EXPENSES 2,330,732

Loss From Operations (522,829)

Other Income 450

NET LOSS \$ (522,379)

FLUSHING MANOR DIALYSIS CENTER, LLC
BALANCE SHEET
December 31, 2013

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$	581,750	
Accrued Payroll		21,234	
Due to New Owners		243,575	
Loans Payable Related Party – FMCC, Inc.		200,000	
Loans Payable Related Party – Grindstone		<u>90,000</u>	
TOTAL CURRENT LIABILITIES	\$		1,136,559

LONG TERM LIABILITIES:

Notes Payable - Flushing Manor Geriatric Center, Inc.		3,000,000	
Interest Payable - Flushing Manor Geriatric Center, Inc.		260,000	
Notes Payable Related Party - Flushing Manor Nursing Home, LLC		<u>80,000</u>	
TOTAL LONG TERM LIABILITIES			3,340,000
MEMBERS' DEFICIT			<u>(2,525,062)</u>
TOTAL LIABILITIES & MEMBERS' EQUITY	\$		<u>1,951,497</u>

CON#131160
BFA Attachment B

Pro Forma Balance Sheet

ASSETS:

Cash	\$6,920,017
Leasehold Improvements	25,031,800
Equipment	<u>3,363,360</u>
TOTAL ASSETS	\$35,315,177

LIABILITIES:

Working Capital Loan	\$3,460,008
Bank Loan	<u>21,296,371</u>
TOTAL LIABILITIES	\$24,756,379

NET ASSETS	\$10,558,798
------------	--------------

CON#131160

Attachment C

The Hampton Center

	<u>2012</u>	<u>2011</u>	<u>2010</u>
Current Assets	\$12,545,917	\$11,141,225	11,706,515
Fixed Assets	2,562,205	2,710,124	3,062,481
Total Assets	15,108,122	13,851,349	14,768,996
Current Liabilities	10,218,933	25,094,933	18,211,046
Long Term Liabilities	10,112,208	997,019	10,009,970
Total Liabilities	20,331,141	26,091,952	28,221,016
Net Assets	(\$5,223,019)	(\$12,240,603)	(\$13,452,020)
Working Capital Position	\$2,326,984	(\$13,953,708)	(\$6,504,531)
Operating Revenues	40,474,213	30,750,274	38,136,256
Operating Expenses	32,313,168	29,538,857	34,224,338
Operating Net Income	\$8,161,045	\$1,211,417	3,911,918

Throgs Neck

	<u>2012</u>	<u>2011</u>	<u>2010</u>
Current Assets	\$4,019,543	\$3,694,355	\$3,527,193
Fixed Assets	10,717,202	11,459,630	11,273,132
Total Assets	\$14,736,745	\$15,153,985	\$14,800,325
Current Liabilities	5,281,571	5,805,286	5,182,176
Long Term Liabilities	4,635,335	5,184,522	5,507,867
Total Liabilities	\$9,916,906	\$10,989,808	\$10,690,043
Net Assets	\$4,819,839	\$4,164,177	\$4,110,282
Working Capital Position	(\$1,262,028)	(\$2,110,931)	(\$1,654,983)
Operating Revenues	\$22,595,257	22,083,569	22,301,778
Operating Expenses	21,267,610	22,192,071	22,166,725
Operating Net Income	\$1,327,647	(\$108,502)	\$135,053

Nassau Extended Care

	<u>2012</u>	<u>2011</u>	<u>2010</u>
Current Assets	\$9,182,360	\$7,502,010	\$8,954,923
Fixed Assets	18,039,496	18,559,425	17,453,694
Total Assets	27,221,856	\$26,061,435	\$26,408,617
Current Liabilities	6,953,687	6,007,823	6,336,774
Long Term Liabilities	5,783,758	6,521,087	6,967,910
Total Liabilities	12,737,445	12,528,910	13,304,684
Working Capital Position	14,484,411	1,494,187	2,618,149
Net Assets	\$2,228,673	\$13,532,525	\$13,103,933
Operating Revenues	\$31,357,570	\$31,838,896	\$31,945,892
Operating Expenses	30,254,684	31,410,304	31,628,885
Operating Net Income	\$1,102,386	\$428,592	\$317,007

Avalon Gardens

	<u>2012</u>	<u>2011</u>	<u>2010</u>
Current Assets	\$5,521,620	\$5,781,168	\$9,413,989
Fixed Assets	11,975,012	12,516,171	11,802,784
Total Assets	\$17,496,632	\$18,297,339	\$21,216,773
Current Liabilities	13,186,575	12,571,674	13,772,327
Long Term Liabilities	1,210,963	276,072	311,746
Total Liabilities	\$14,397,538	\$12,847,746	\$14,084,073
Working Capital Position	\$3,099,094	(\$6,790,506)	(\$4,358,338)
Net Assets	(\$7,664,955)	\$5,449,593	\$7,132,700
Operating Revenues	\$38,156,143	\$43,907,948	\$42,083,277
Operating Expenses	40,306,622	42,616,075	41,430,933
Operating Net Income	(\$2,150,479)	\$1,291,873	\$652,344

Bayview Nursing

	<u>2012</u>	<u>2011</u>	<u>2010</u>
Current Assets	\$3,393,188	\$4,565,268	\$3,932,925
Fixed Assets	7,112,843	6,415,007	6,298,774
Total Assets	\$10,506,031	\$10,980,275	\$10,231,699
Current Liabilities	5,180,438	4,855,144	4,182,356
Long Term Liabilities	2,525,749	2,564,553	2,957,389
Total Liabilities	7,706,187	7,419,697	7,139,745
Net Assets	\$2,799,844	(\$289,876)	(\$249,431)
Working Capital Position	(\$1,787,250)	\$3,560,578	\$3,091,954
Operating Revenues	\$15,947,053	\$18,202,991	\$18,003,343
Operating Expenses	16,039,381	16,866,492	16,624,088
Operating Net Income	(\$92,328)	\$1,336,499	\$1,379,255

Pathways Nursing

	<u>2012</u>	<u>2011</u>	<u>2010</u>
Current Assets	\$5,397,657	\$4,767,752	NA
Fixed Assets	1,881,491	2,628,106	NA
Total Assets	\$7,279,148	\$7,395,858	NA
Current Liabilities	2,493,214	5,175,436	NA
Long Term Liabilities	1,853,877	3,575,145	NA
Total Liabilities	4,347,091	\$8,750,581	NA
Working Capital Position	\$2,904,443	(\$407,684)	NA
Net Assets	\$2,932,057	(\$1,354,723)	NA
Operating Revenue	21,251,613	19,309,216	NA
Operating Expenses	18,464,281	19,789,925	NA
Operating Net Income	\$2,787,332	(\$480,709)	NA

Crown Center For Nursing

	<u>2012</u>	<u>2011</u>	<u>2010</u>
Current Assets	\$2,852,049	\$2,739,728	NA
Fixed Assets	1,884,627	1,160,240	NA
Total Assets	\$4,736,676	\$3,899,968	NA
Current Liabilities	3,249,182	2,413,471	NA
Long Term Liabilities	2,413,306	2,120,366	NA
Total Liabilities	5,662,488	\$4,533,837	NA
Working Capital Position	(\$397,133)	\$326,257	NA
Net Assets	(\$925,812)	(\$633,869)	NA
Operating Revenue	\$12,884,961	13,322,442	NA
Operating Expenses	13,604,692	14,735,217	NA
Operating Net Income	(\$719,731)	(\$1,412,775)	NA

Diamond Hill Nursing

	<u>2012</u>	<u>2011</u>	<u>2010</u>
Current Assets	\$2,859,088	\$2,678,047	NA
Fixed Assets	581,672	837,461	NA
Total Assets	\$3,410,760	\$3,515,508	NA
Current Liabilities	2,024,936	2,779,083	NA
Long Term Liabilities	223,329	356,131	NA
Total Liabilities	\$2,248,265	\$3,135,214	NA
Working Capital Position	\$834,152	(\$101,036)	NA
Net Assets	\$1,162,495	\$380,294	NA
Operating Revenue	9,744,452	9,128,801	NA
Operating Expenses	9,473,366	9,688,298	NA
Operating Net Income	\$271,086	(\$559,497)	NA

CON#131160

BFA Attachment C

	<u>2012</u>	<u>2011</u>	<u>2010</u>
<u>Rosewood Rehabilitation</u>			
Current Assets	\$2,308,310	\$1,760,368	NA
Fixed Assets	528,692	454,909	NA
Total Assets	\$2,837,002	\$2,215,277	NA
Current Liabilities	\$1,160,612	\$2,235,698	NA
Long Term Liabilities	613,936	149,265	NA
Total Liabilities	\$1,774,538	\$2,384,963	NA
Net Assets	\$1,147,698	(\$169,686)	NA
Working Capital Position	\$1,062,464	(\$475,330)	NA
Operating Revenues	\$8,016,559	\$7,032,163	NA
Operating Expenses	7,822,488	7,012,080	NA
Operating Net Income	\$194,071	\$20,083	NA
	<u>2012</u>	<u>2011</u>	<u>2010</u>
<u>Park Avenue Facility</u>			
Current Assets	\$6,354,276	\$6,406,660	\$7,705,175
Fixed Assets	15,693,338	15,232,521	14,505,397
Total Assets	\$22,227,614	\$21,639,181	\$22,210,572
Current Liabilities	\$5,828,963	\$5,098,963	\$5,195,019
Long Term Liabilities	5,852,462	6,570,804	6,847,125
Total Liabilities	\$11,681,425	\$11,669,767	\$12,042,144
Net Assets	\$10,546,189	\$9,969,414	\$10,168,428
Working Capital Position	\$525,814	\$1,307,697	\$2,510,156
Operating Revenues	\$26,820,883	\$26,172,207	\$25,872,102
Operating Expenses	25,993,108	26,371,221	25,861,931
Operating Net Income	\$827,775	(\$199,014)	\$10,171
	<u>2012</u>	<u>2011</u>	<u>2010</u>
<u>Bay Park Care Center</u>			
Current Assets	\$8,941,861	\$8,736,423	\$9,823,048
Fixed Assets	5,444,603	4,269,078	4,735,017
Total Assets	\$14,386,464	\$13,005,501	\$14,558,065
Current Liabilities	\$10,690,389	\$16,679,330	\$16,236,097
Long Term Liabilities	5,029,215	4,882,957	4,630,847
Total Liabilities	\$15,719,604	\$21,562,287	\$20,866,944
Net Assets	(\$1,333,140)	(\$8,556,786)	(\$6,308,879)
Working Capital Position	(\$1,748,528)	(\$7,942,907)	(\$6,413,049)
Operating Revenues	\$52,296,270	\$50,844,469	\$55,217,275
Operating Expenses	49,343,624	52,942,376	54,392,744
Operating Net Income	\$2,952,646	(\$2,097,907)	\$824,531

CON#131160
BFA Attachment C

Little Neck Care Center

2012

Current Assets	\$3,208,400
Fixed Assets	3,413,941
Total Assets	\$6,622,341
Current Liabilities	6,218,839
Long Term Liabilities	533,500
Total Liabilities	\$6,752,339
Net Assets	(\$129,998)
Working Capital Position	(\$3,010,439)
Operating Revenues	\$11,374,859
Operating Expenses	11,624,562
Operating Net Income	(\$249,703)

Townhouse Center For Rehabilitation

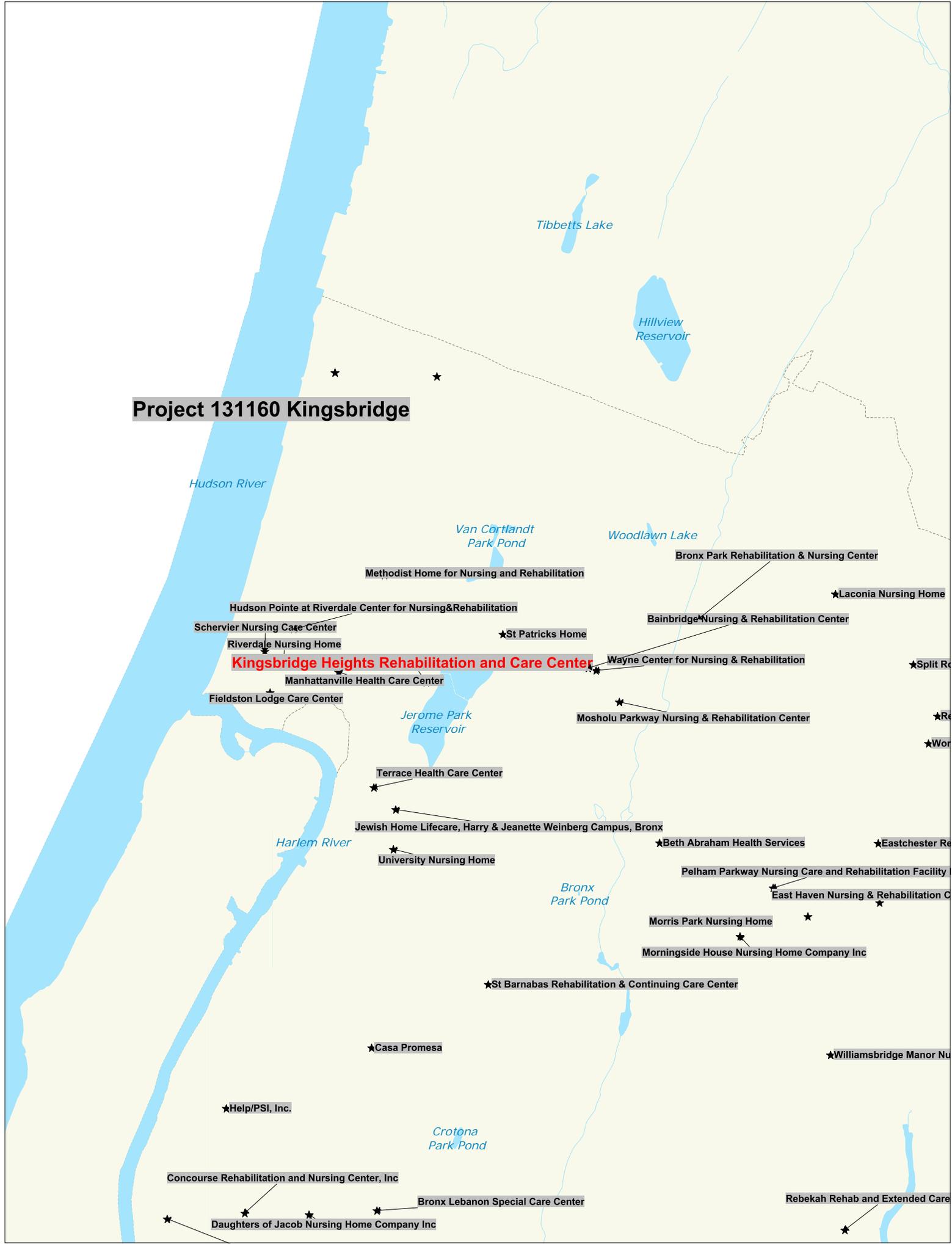
2012

2011

2010

Current Assets	\$9,305,901	\$7,686,006	\$8,264,226
Fixed Assets	13,009,041	12,938,708	12,730,577
Total Assets	\$22,314,942	\$20,624,714	\$20,994,803
Current Liabilities	8,317,288	7,111,982	6,194,200
Long Term Liabilities	10,214,720	10,236,392	10,484,329
Total Liabilities	\$18,532,008	\$17,348,374	\$16,678,529
Net Assets	\$3,782,934	\$3,276,340	\$4,316,274
Working Capital Position	\$988,613	\$574,024	\$2,070,026
Operating Revenues	\$32,345,384	\$33,623,220	\$33,035,848
Operating Expenses	32,640,589	34,663,154	32,739,475
Operating Net Income	(\$295,205)	(\$1,039,934)	\$296,373

Project 131160 Kingsbridge



CON#132306
BFA Attachment B

Northwoods Rehabilitation and Extended Care Facility at Moravia

	<u>2012</u>	<u>2011</u>	<u>2010</u>
CURRENT ASSETS	\$783,523	\$907,918	\$895,313
FIXED ASSETS	95,621	124,513	112,415
CURRENT LIABILITIES	507,283	495,455	1,201,591
LONG TERM LIABILITIES	0	0	0
NET ASSETS	\$371,861	\$536,976	(\$193,863)
REVENUES	\$2,303,360	\$2,508,752	\$2,162,371
EXPENSES	2,468,475	2,362,578	2,125,833
NET INCOME	(\$165,115)	\$146,174	\$36,538
NUMBER OF BEDS	40	40	40
PERCENT OCCUPANCY	88.27%	87.09%	83.68%
MEDICAID	76.05%	77.23%	79.30%
MEDICARE	8.47%	10.48%	9.33%
PRIVATE	15.48%	12.29%	11.37%

CON#132306
BFA Attachment C

Pro Forma Balance Sheet

ASSETS

Cash	\$392,578
Inventories	4,438
Prepaid Expenses	28,685
Resident Funds	17,779
Property Plant and Equipment	<u>95,621</u>
TOTAL ASSETS	\$539,101

LIABILITIES

Working Capital Loan	\$196,289
Resident Funds	\$17,779
Bank Loan	<u>107,250</u>
TOTAL LIABILITIES	\$321,318

NET ASSETS \$217,783

BFA Attachment D

CON#132306

<u>Bronx Center for Rehab</u>	<u>as of 9/30/13</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>
Current Assets	\$5,206,058	\$5,392,431	\$6,256,098	\$6,263,004
Fixed Assets	<u>11,173,516</u>	<u>14,634,445</u>	<u>12,735,436</u>	<u>9,702,027</u>
Total Assets	\$16,379,574	\$20,026,876	\$18,991,534	\$15,965,031
Current Liabilities	6,519,445	9,046,826	7,998,973	5,820,823
Long Term Liabilities	<u>6,890,542</u>	<u>6,363,162</u>	<u>6,532,393</u>	<u>6,130,265</u>
Total Liabilities	13,409,987	15,409,988	14,531,366	11,951,088
Net Assets	\$2,969,587	\$4,616,888	\$4,460,168	\$4,013,943
Working Capital Position	(\$1,313,387)	(\$3,654,395)	(\$276,295)	\$132,739
Operating Revenues	\$18,687,402	\$24,772,862	\$24,502,663	\$22,779,108
Operating Expenses	<u>17,928,078</u>	<u>23,726,611</u>	<u>23,176,178</u>	<u>21,703,744</u>
Operating Net Income	\$759,324	\$1,046,251	\$1,326,485	\$1,075,364
<u>Brooklyn Center</u>	<u>as of 9/30/13</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>
Current Assets	\$6,937,261	\$11,293,652	\$13,156,081	\$7,832,828
Fixed Assets	<u>9,598,439</u>	<u>9,939,545</u>	<u>9,803,175</u>	<u>9,874,742</u>
Total Assets	\$16,535,700	\$21,233,197	\$22,959,256	\$17,707,570
Current Liabilities	6,144,735	9,876,330	10,696,386	7,509,884
Long Term Liabilities	<u>7,245,966</u>	<u>7,217,288</u>	<u>7,592,117</u>	<u>8,063,432</u>
Total Liabilities	13,390,701	17,093,618	18,288,503	15,573,316
Net Assets	\$3,144,999	\$4,139,579	\$4,670,753	\$2,134,254
Working Capital Position	(\$308,705)	\$4,076,364	\$5,563,964	(\$230,604)
Operating Revenues	\$17,501,120	\$24,020,879	\$24,671,172	\$21,642,381
Operating Expenses	<u>16,428,855</u>	<u>22,274,805</u>	<u>21,042,900</u>	<u>20,193,034</u>
Operating Net Income	\$1,072,265	\$1,746,074	\$3,628,272	\$1,449,347
<u>Dutchess Center for Rehab</u>	<u>as of 9/30/13</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>
Current Assets	\$3,642,092	\$3,182,448	\$2,745,368	\$2,560,144
Fixed Assets	<u>6,358,597</u>	<u>6,745,494</u>	<u>6,790,704</u>	<u>6,940,464</u>
Total Assets	\$10,000,689	\$9,927,942	\$9,536,072	\$9,500,608
Current Liabilities	4,937,138	4,789,691	4,156,100	4,094,458
Long Term Liabilities	<u>4,099,282</u>	<u>4,227,461</u>	<u>4,108,591</u>	<u>3,908,329</u>
Total Liabilities	9,036,420	9,017,152	8,264,691	8,002,787
Net Assets	964,269	910,790	1,271,381	1,497,821
Working Capital Position	(\$457,190)	(\$1,045,013)	(\$1,363,223)	(\$1,348,185)
Operating Revenues	\$9,512,215	\$11,224,776	\$11,949,982	\$11,047,321
Operating Expenses	<u>\$9,067,206</u>	<u>\$10,952,097</u>	<u>10,875,881</u>	<u>10,327,576</u>
Operating Net Income	\$445,009	\$272,679	\$1,074,101	\$719,745

<u>Queens Center for Rehab</u>	<u>as of 9/30/13</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>
Current Assets	\$4,607,388	\$3,955,870	\$4,869,649	\$4,557,320
Fixed Assets	<u>15,297,126</u>	<u>15,051,123</u>	<u>13,986,342</u>	<u>14,321,261</u>
Total Assets	\$19,904,514	\$19,006,993	\$18,855,991	\$18,878,581
Current Liabilities	6,899,938	7,335,873	7,330,023	5,626,101
Long Term Liabilities	<u>8,876,096</u>	<u>8,576,164</u>	<u>8,699,469</u>	<u>9,457,373</u>
Total Liabilities	15,776,034	15,912,037	16,029,492	15,083,474
Net Assets	\$4,128,480	\$3,094,956	\$2,826,499	\$3,795,107
Working Capital Position	(\$4,268,708)	(\$4,620,294)	(\$3,829,820)	(\$4,900,053)
Operating Revenues	\$16,982,132	\$21,937,707	\$21,718,072	\$21,772,890
Operating Expenses	<u>16,291,447</u>	<u>21,378,098</u>	<u>21,144,109</u>	<u>21,023,576</u>
Operating Net Income	\$690,685	\$559,609	\$573,963	\$749,314

<u>University Nursing Home</u>	<u>as of 9/30/13</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>
Current Assets	\$1,200,121	\$1,155,486	\$1,089,358	\$1,204,602
Fixed Assets	<u>3,434,486</u>	<u>3,574,727</u>	<u>3,345,220</u>	<u>3,215,546</u>
Total Assets	\$4,634,607	\$4,730,213	\$4,434,578	\$4,420,148
Current Liabilities	2,908,298	3,098,814	1,431,433	1,435,395
Long Term Liabilities	<u>785,826</u>	<u>618,699</u>	<u>607,499</u>	<u>587,089</u>
Total Liabilities	3,694,124	3,717,513	2,038,932	2,022,484
Net Assets	\$940,483	\$1,012,700	\$2,395,646	\$2,397,664
Working Capital Position	\$414,295	\$536,787	\$481,859	\$617,513
Operating Revenues	\$3,295,926	\$4,162,776	\$4,570,280	\$4,104,016
Operating Expenses	<u>3,075,033</u>	<u>4,045,722</u>	<u>3,990,872</u>	<u>3,915,054</u>
Operating Net Income	\$220,893	\$117,054	\$579,408	\$188,962

<u>Williamsbridge Manor</u>	<u>as of 9/30/13</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>
Current Assets	\$3,613,489	\$3,613,489	\$2,426,546	\$1,817,854
Fixed Assets	<u>2,067,949</u>	<u>2,067,949</u>	<u>2,123,875</u>	<u>2,295,783</u>
Total Assets	\$5,681,438	\$5,681,438	\$4,550,421	\$4,113,637
Current Liabilities	3,389,917	3,389,917	2,569,777	1,707,701
Long Term Liabilities	<u>1,969,870</u>	<u>1,969,870</u>	<u>1,968,878</u>	<u>2,104,478</u>
Total Liabilities	5,359,787	5,359,787	4,538,655	3,812,179
Net Assets	\$321,651	\$321,651	\$11,766	\$301,458
Working Capital Position	\$1,643,619	\$1,643,619	\$457,668	(\$286,624)
Operating Revenues	\$7,594,760	\$7,594,760	\$7,507,990	\$7,971,179
Operating Expenses	<u>7,197,505</u>	<u>7,197,505</u>	<u>7,316,472</u>	<u>7,878,867</u>
Operating Net Income	\$397,255	\$397,255	\$191,518	\$92,312

CON#132306

BFA Attachment D

Bushwick Center for Rehab

as of 9/30/13

2012

Current Assets	\$8,101,512	\$6,886,728
Fixed Assets	<u>23,525,513</u>	<u>23,116,997</u>
Total Assets	\$31,627,025	\$30,003,725
Current Liabilities	16,877,353	15,488,253
Long Term Liabilities	<u>11,604,285</u>	<u>11,909,717</u>
Total Liabilities	\$28,481,638	\$27,397,970
Net Assets	\$3,145,387	\$2,605,755
Working Capital Position	(\$8,775,841)	(\$8,601,525)
Operating Revenues	\$21,674,392	\$28,164,499
Operating Expenses	<u>21,126,480</u>	<u>27,582,741</u>
Operating Net Income	\$547,912	\$581,758

Rome Center for Rehab

as of 9/30/13

2012

Current Assets	\$3,554,866	\$3,635,862
Fixed Assets	<u>3,552,653</u>	<u>2,841,577</u>
Total Assets	\$7,107,519	\$6,477,439
Current Liabilities	4,101,070	3,963,324
Long Term Liabilities	<u>989,553</u>	<u>863,839</u>
Total Liabilities	\$5,090,623	\$4,827,163
Net Assets	\$2,016,896	\$1,650,276
Working Capital Position	(\$546,204)	(\$327,462)
Operating Revenues	\$9,869,596	\$12,921,227
Operating Expenses	<u>9,505,401</u>	<u>12,685,756</u>
Operating Net Income	\$364,195	\$235,471

Chittenango Center for Rehab

as of 9/30/13

2012

Current Assets	\$2,044,498	\$1,645,383
Fixed Assets	<u>1,431,120</u>	<u>1,226,850</u>
Total Assets	\$3,475,618	\$2,872,233
Current Liabilities	2,571,023	2,280,785
Long Term Liabilities	<u>298,206</u>	<u>306,980</u>
Total Liabilities	\$2,869,229	\$2,587,765
Net Assets	\$606,389	\$284,468
Working Capital Position	(\$526,525)	(\$635,402)
Operating Revenues	\$5,749,618	\$6,843,639
Operating Expenses	<u>5,430,300</u>	<u>6,910,905</u>
Operating Net Income	\$319,318	(\$67,266)

CON#132306

BFA Attachment D

Boro Park Center for Rehab**as of 9/30/13****2012**

Current Assets	\$19,221,883	\$14,874,266
Fixed Assets	<u>56,504,093</u>	<u>53,756,408</u>
Total Assets	\$75,725,976	\$68,630,674
Current Liabilities	25,329,024	18,768,440
Long Term Liabilities	<u>39,384,691</u>	<u>38,305,181</u>
Total Liabilities	\$64,713,715	\$57,073,621
Net Assets	\$11,012,261	\$11,557,053
Working Capital Position	(\$6,107,141)	(\$3,894,174)
Operating Revenues	\$58,600,653	\$54,943,769
Operating Expenses	<u>54,155,835</u>	<u>52,575,737</u>
Operating Net Income	\$4,444,818	\$2,368,032

Waterfront Healthcare Center**as of 9/30/13**

Current Assets	\$4,514,444
Fixed Assets	<u>2,891,134</u>
Total Assets	\$7,405,578
Current Liabilities	836,924
Long Term Liabilities	<u>1,418,964</u>
Total Liabilities	\$2,255,888
Net Assets	\$5,149,690
Working Capital Position	\$3,677,520
Operating Revenues	\$10,201,604
Operating Expenses	<u>8,820,435</u>
Operating Net Income	\$1,381,169

Fulton Center for Rehabilitation**as of 9/30/13**

Current Assets	\$2,714,528
Fixed Assets	<u>3,475,237</u>
Total Assets	\$6,189,765
Current Liabilities	2,285,253
Long Term Liabilities	<u>2,687,018</u>
Total Liabilities	\$4,972,271
Net Assets	\$1,217,494
Working Capital Position	\$429,275
Operating Revenues	\$10,204,133
Operating Expenses	<u>9,420,265</u>
Operating Net Income	\$783,868

CON#132306

BFA Attachment D

Richmond Center for Rehab

as of 9/30/13

Current Assets	\$7,929,413
Fixed Assets	<u>22,137,499</u>
Total Assets	\$30,066,912
Current Liabilities	9,606,191
Long Term Liabilities	<u>16,357,142</u>
Total Liabilities	\$25,963,333
Net Assets	\$4,103,579
Working Capital Position	(\$1,676,778)
Operating Revenues	\$34,379,466
Operating Expenses	<u>33,275,353</u>
Operating Net Income	\$1,104,113

LINCOLN CENTER FOR REHABILITATION & HEALTHCARE, LLC

ORGANIZATIONAL CHART

<u>Members:</u>	<u>Ownership Percentage</u>
Bernard Fuchs	50.00%
Deena Hersh	25.00%
Richard Platschek	25.00%

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

Lease

<u>3617 BH PARSONS REALTY, LLC</u>	
<u>(RHCF Real Estate)</u>	
<u>Members:</u>	<u>Ownership Percentage</u>
Benjamin Landa	22.00%
Richard Platschek	17.00%
Aron Weber	10.00%
Bernard Fuchs	10.00%
Gerald Fuchs	10.00%
Tova Fuchs	10.00%
Joel Edelstein	10.00%
Goldie Platschek	5.00%
Louis Schwartz	3.00%
Joshua Berkowitz	1.50%
Avraham Berkowitz	1.50%

LINCOLN CENTER FOR REHABILITATION & HEALTHCARE, LLC

PRO FORMA BALANCE SHEET

ASSETS

Working Capital	\$711,314
Accounts Receivable (Net of Acquisition)	\$5,177,041
Goodwill	\$10,645,500
Inventories	\$0
Prepaid Expenses	\$0
Resident Funds	\$0
TOTAL ASSETS	<u><u>\$16,533,855</u></u>

LIABILITIES AND EQUITY

LIABILITIES

Acquisition Loan	\$8,516,400
Working Capital Loan	\$1,048,948
Resident Funds	\$0
TOTAL LIABILITIES	<u><u>\$9,565,348</u></u>

MEMBER EQUITY \$6,968,507

**TOTAL LIABILITIES AND
MEMBER EQUITY** \$16,533,855

Financial Summary- Flushing Manor Geriatric Center

	FISCAL PERIOD ENDED		
	draft 12/31/13	12/31/12	12/31/11
ASSETS - CURRENT	\$6,521,689	\$6,734,233	\$7,426,723
ASSETS - FIXED AND OTHER	5,628,898	4,819,070	4,794,234
LIABILITIES - CURRENT	11,499,410	10,534,150	10,309,265
LIABILITIES - LONG-TERM	1,890,988	529,346	663,056
EQUITY	(\$1,239,811)	\$489,807	\$1,248,636
<hr/>			
INCOME	\$32,493,360	\$36,633,498	\$38,069,976
EXPENSE	34,205,285	37,701,717	37,541,128
NET INCOME	(\$1,711,925)	(\$1,068,219)	\$528,848
<hr/>			
NUMBER OF BEDS	302	302	302
PERCENT OF OCCUPANCY (DAYS)	94.4%	98.5%	97.3%
<hr/>			
PERCENT OCCUPANCY (DAYS):			
MEDICAID	67.55%	78.70%	76.52%
MEDICARE	9.58%	14.38%	16.51%
PRIVATE/OTHER	22.87%	6.92%	6.97%
<hr/>			
MEDICAID RATE BREAKDOWN:			
	2014	2013	2012
OPERATING	\$228.74	\$221.19	\$221.79
CAPITAL	34.96	36.22	35.77
TOTAL	\$263.70	\$257.41	\$257.56
<hr/>			
VENT			
	2014	2013	2012
OPERATING	\$564.71	\$564.71	\$566.49
CAPITAL	41.74	36.43	40.79
TOTAL	\$606.45	\$601.14	\$607.28

BFA Attachment-E CON# 132349

Financial Summary- Richard Platschek RHCF ownership

<u>FISCAL PERIOD ENDED</u> <u>draft 12/31/2013</u>	<u>Williamsville</u> <u>Suburban</u>	<u>Ridgeview</u> <u>Manor</u>	<u>Sheridan</u> <u>Manor</u>
ASSETS - CURRENT	\$2,385,618	\$1,432,151	\$1,295,857
ASSETS - FIXED AND OTHER	5,584,892	3,750,682	1,815,445
LIABILITIES - CURRENT	2,509,554	2,187,011	1,793,508
LIABILITIES - LONG-TERM	<u>19,696,261</u>	<u>11,201,113</u>	<u>8,233,584</u>
EQUITY	(\$14,235,305)	(\$8,205,291)	(\$6,915,790)
<hr/>			
INCOME	\$13,647,063	\$8,998,710	\$6,953,269
EXPENSE	<u>13,596,386</u>	<u>8,722,200</u>	<u>6,864,843</u>
NET INCOME	\$50,677	\$276,510	\$88,426
<hr/>			
NUMBER OF BEDS	220	120	100
PERCENT OF OCCUPANCY (DAYS)	85.8%	95.1%	95.1%

Bernard Fuchs affiliated RHCfs

Financial Summary- Hopkins Center for Rehabilitation and Healthcare

	<u>FISCAL PERIOD ENDED</u>		
	<u>draft</u> <u>10/31/13</u>	<u>12/31/12</u>	<u>12/31/11</u>
ASSETS - CURRENT	\$6,873,092	\$6,720,216	\$13,158,844
ASSETS - FIXED AND OTHER	24,209,542	23,288,425	22,644,854
LIABILITIES - CURRENT	3,016,545	5,552,825	13,720,834
LIABILITIES - LONG-TERM	<u>20,895,690</u>	<u>19,219,771</u>	<u>19,745,314</u>
EQUITY	\$7,170,399	\$5,236,045	\$2,337,550
<hr/>			
INCOME	\$28,688,874	\$30,578,998	\$20,419,833
EXPENSE	<u>21,838,851</u>	<u>25,222,030</u>	<u>19,694,267</u>
NET INCOME	\$6,850,023	\$5,356,968	\$725,566
<hr/>			
NUMBER OF BEDS	288	288	288
PERCENT OF OCCUPANCY (DAYS)	95.9%	96.8%	94.9%
<hr/>			
PERCENT OCCUPANCY (DAYS):			
MEDICAID	80.68%	78.83%	78.14%
MEDICARE	13.27%	12.21%	12.08%
PRIVATE/OTHER	6.05%	8.96%	9.78%

Financial Summary- Bensonhurst Center for Rehabilitation

	<u>FISCAL PERIOD ENDED</u>
	<u>draft</u> <u>10/31/13</u>
ASSETS - CURRENT	\$5,656,150
ASSETS - FIXED AND OTHER	14,662,242
LIABILITIES - CURRENT	2,772,753
LIABILITIES - LONG-TERM	<u>13,326,756</u>
EQUITY	\$4,218,883
<hr/>	
INCOME	\$21,010,584
EXPENSE	<u>16,926,182</u>
NET INCOME	\$4,084,402
<hr/>	
NUMBER OF BEDS	200
PERCENT OF OCCUPANCY (DAYS)	98.0%
<hr/>	
PERCENT OCCUPANCY (DAYS):	
MEDICAID	65.91%
MEDICARE	21.16%
PRIVATE/OTHER	12.93%

FLUSHING CENTER FOR REHABILITATION & HEALTHCARE, LLC

ORGANIZATIONAL CHART

<u>Members:</u>	<u>Ownership Percentage</u>
Bernard Fuchs	30.00%
Deena Hersh	35.00%
Richard Platschek	35.00%

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

Lease

<u>3515 BH PARSONS REALTY, LLC</u> (RHCF Real Estate)	
<u>Members:</u>	<u>Ownership Percentage</u>
Benjamin Landa	28.50%
Richard Platschek	25.50%
Aron Weber	7.00%
Bernard Fuchs	7.00%
Gerald Fuchs	7.00%
Tova Fuchs	7.00%
Joel Edelstein	7.00%
Louis Schwartz	4.00%
Goldie Platschek	3.00%
Joshua Berkowitz	2.00%
Avraham Berkowitz	2.00%

FLUSHING CENTER FOR REHABILITATION & HEALTHCARE, LLC

PRO FORMA BALANCE SHEET

ASSETS

Working Capital	\$0
Accounts Receivable*	\$4,719,630
Goodwill	\$9,103,900
Inventories	\$0
Prepaid Expenses	\$0
TOTAL ASSETS	<u>\$13,823,530</u>

LIABILITIES AND EQUITY

LIABILITIES

Acquisition Loan	\$7,283,120
Working Capital Loan	\$0
TOTAL LIABILITIES	<u>\$7,283,120</u>

MEMBER EQUITY \$6,540,410

**TOTAL LIABILITIES AND
MEMBER EQUITY** \$13,823,530

* A/R at 85% per APA

BFA Attachment-D CON# 132355

Financial Summary- Flushing Manor Nursing Home

	FISCAL PERIOD ENDED		
	12/31/13	12/31/12	12/31/11
ASSETS - CURRENT	\$6,148,336	\$7,911,887	\$9,391,578
ASSETS - FIXED AND OTHER	8,205,621	6,999,038	4,089,482
LIABILITIES - CURRENT	5,903,798	6,688,891	5,266,064
LIABILITIES - LONG-TERM	5,842,101	6,481,711	7,124,562
EQUITY	\$2,608,058	\$1,740,323	\$1,090,434
<hr/>			
INCOME	\$27,376,452	\$26,943,519	\$26,207,713
EXPENSE	26,527,590	27,163,754	25,859,602
NET INCOME	\$848,862	(\$220,235)	\$348,111
<hr/>			
NUMBER OF BEDS	227	227	227
PERCENT OF OCCUPANCY (DAYS)	94.6%	92.6%	92.0%
<hr/>			
PERCENT OCCUPANCY (DAYS):			
MEDICAID	73.12%	79.08%	79.19%
MEDICARE	7.78%	12.37%	12.70%
PRIVATE/OTHER	19.10%	8.55%	8.11%
<hr/>			
MEDICAID RATE BREAKDOWN:			
	2014	2013	2012
OPERATING	\$204.39	\$208.27	\$210.00
CAPITAL	20.99	31.25	7.46
TOTAL	\$225.38	\$239.52	\$217.46

BFA Attachment-E CON# 132355

Financial Summary- Richard Platschek RHCF ownership

<u>FISCAL PERIOD ENDED</u> <u>draft 12/31/2013</u>	<u>Williamsville</u> <u>Suburban</u>	<u>Ridgeview</u> <u>Manor</u>	<u>Sheridan</u> <u>Manor</u>
ASSETS - CURRENT	\$2,385,618	\$1,432,151	\$1,295,857
ASSETS - FIXED AND OTHER	5,584,892	3,750,682	1,815,445
LIABILITIES - CURRENT	2,509,554	2,187,011	1,793,508
LIABILITIES - LONG-TERM	19,696,261	11,201,113	8,233,584
EQUITY	(\$14,235,305)	(\$8,205,291)	(\$6,915,790)
<hr/>			
INCOME	\$13,647,063	\$8,998,710	\$6,953,269
EXPENSE	13,596,386	8,722,200	6,864,843
NET INCOME	\$50,677	\$276,510	\$88,426
<hr/>			
NUMBER OF BEDS	220	120	100
PERCENT OF OCCUPANCY (DAYS)	85.8%	95.1%	95.1%
<hr/>			

Bernard Fuchs affiliated RHCfs

Financial Summary- Hopkins Center for Rehabilitation and Healthcare

	<u>FISCAL PERIOD ENDED</u>		
	<u>draft</u>		
	<u>10/31/13</u>	<u>12/31/12</u>	<u>12/31/11</u>
ASSETS - CURRENT	\$6,873,092	\$6,720,216	\$13,158,844
ASSETS - FIXED AND OTHER	24,209,542	23,288,425	22,644,854
LIABILITIES - CURRENT	3,016,545	5,552,825	13,720,834
LIABILITIES - LONG-TERM	<u>20,895,690</u>	<u>19,219,771</u>	<u>19,745,314</u>
EQUITY	\$7,170,399	\$5,236,045	\$2,337,550
<hr/>			
INCOME	\$28,688,874	\$30,578,998	\$20,419,833
EXPENSE	<u>21,838,851</u>	<u>25,222,030</u>	<u>19,694,267</u>
NET INCOME	\$6,850,023	\$5,356,968	\$725,566
<hr/>			
NUMBER OF BEDS	288	288	288
PERCENT OF OCCUPANCY (DAYS)	95.9%	96.8%	94.9%
<hr/>			
PERCENT OCCUPANCY (DAYS):			
MEDICAID	80.68%	78.83%	78.14%
MEDICARE	13.27%	12.21%	12.08%
PRIVATE/OTHER	6.05%	8.96%	9.78%

Financial Summary- Bensonhurst Center for Rehabilitation

	<u>FISCAL PERIOD ENDED</u>
	<u>draft</u>
	<u>10/31/13</u>
ASSETS - CURRENT	\$5,656,150
ASSETS - FIXED AND OTHER	14,662,242
LIABILITIES - CURRENT	2,772,753
LIABILITIES - LONG-TERM	<u>13,326,756</u>
EQUITY	\$4,218,883
<hr/>	
INCOME	\$21,010,584
EXPENSE	<u>16,926,182</u>
NET INCOME	\$4,084,402
<hr/>	
NUMBER OF BEDS	200
PERCENT OF OCCUPANCY (DAYS)	98.0%
<hr/>	
PERCENT OCCUPANCY (DAYS):	
MEDICAID	65.91%
MEDICARE	21.16%
PRIVATE/OTHER	12.93%

Flushing Manor Nursing Home-CON#132355Budget Sensitivity

<u>Payor</u>	<u>Utilization as of 12/31/13</u>	<u>Revised Budgeted Days</u>	<u>Per Diem</u>	<u>Revised Revenues</u>
Medicaid	0.7312	58,708	228.55	\$13,417,724
Medicare	0.0778	6,247	582.52	3,638,747
Private Pay	<u>0.1910</u>	<u>15,335</u>	446.51	<u>6,847,405</u>
	1.0000	80,290		\$23,903,877
Total Revenues based on current utilization				\$23,903,877
Total Inpatient Revenues as budgeted for first year				<u>23,941,283</u>
Decrease in Budgeted Revenues				(\$37,406)

URNC OPERATING, LLC D/B/A UTICA REHABILITATION & NURSING CENTER

PRO FORMA BALANCE SHEET

<u>ASSETS</u>	<u>As of 12/31/12*</u>	<u>Per CON</u>	<u>Proposed</u>
Working Capital	\$0	\$1,448,459	\$1,448,459
Inventories	\$66,083	\$0	\$66,083
Funds held for residents	\$45,566	\$0	\$45,566
TOTAL ASSETS	\$111,649	\$1,448,459	\$1,560,108
<u>LIABILITIES</u>			
Working Capital Loan	\$0	\$724,200	\$724,200
Due to residents	\$45,566	\$0	\$45,566
TOTAL LIABILITIES	\$45,566	\$724,200	\$769,766
MEMBER EQUITY	N/A	\$724,259	\$790,342
TOTAL LIABILITIES AND MEMBER EQUITY	N/A	\$1,448,459	\$1,560,108

* Per the 2012 certified financial statement of St. Joseph Nursing Home Company of Utica, Inc.

URNC REALTY, LLC

PRO FORMA BALANCE SHEET

As of first day of operations

Assets

Purchase Price \$4,135,000

Liabilities

M&T Bank Loan \$3,308,000

Member Equity

\$827,000

Financial Summary
St. Joseph Nursing Home Company of Utica, Inc

	FISCAL PERIOD ENDED		
	<u>12/31/2012</u>	<u>12/31/2011</u>	<u>12/31/2010</u>
ASSETS - CURRENT	\$1,752,715	\$1,916,620	\$2,522,894
ASSETS - FIXED AND OTHER	2,217,477	2,334,171	2,516,205
LIABILITIES - CURRENT	1,551,462	1,346,470	2,137,143
LIABILITIES - LONG-TERM	1,750,170	1,640,504	1,521,404
EQUITY	\$668,560	\$1,263,817	\$1,380,552
<hr/>			
INCOME	\$8,409,403	\$8,409,969	\$8,247,559
EXPENSE	9,004,660	8,526,704	8,566,161
NET INCOME	(\$595,257)	(\$116,735)	(\$318,602)

NUMBER OF BEDS	120	120	120
PERCENT OF OCCUPANCY (DAYS)	93.70%	95.83%	96.76%

PERCENT OCCUPANCY (DAYS):			
MEDICAID	79.48%	81.20%	82.00%
MEDICARE	9.08%	8.78%	8.02%
PRIVATE/OTHER	11.44%	10.01%	9.98%

Average Working Capital	\$385,718
Average Net Assets	\$1,104,310
Average Net Income/(Loss)	(\$343,531)

Financial Summary
Tarrytown Hall Care Center

	FISCAL PERIOD ENDED		
	12/31/2012	12/31/2011	12/31/2010
ASSETS - CURRENT	\$3,558,629	\$1,953,268	\$3,711,700
ASSETS - FIXED AND OTHER	3,369,128	3,485,158	3,408,640
LIABILITIES - CURRENT	4,458,451	4,045,750	3,746,790
LIABILITIES - LONG-TERM	1,318,822	1,903,828	1,988,155
EQUITY	\$1,150,484	(\$511,152)	\$1,385,395
<hr/>			
INCOME	\$12,930,527	\$12,280,991	\$11,637,359
EXPENSE	11,242,162	13,799,078	10,307,245
NET INCOME	\$1,688,365	(\$1,518,087)	\$1,330,114
<hr/>			
NUMBER OF BEDS	120	120	120
PERCENT OF OCCUPANCY (DAYS)	95.10%	92.16%	93.95%
<hr/>			
PERCENT OCCUPANCY (DAYS):			
MEDICAID	70.07%	76.88%	77.63%
MEDICARE	13.01%	13.07%	13.02%
PRIVATE/OTHER	16.92%	10.05%	9.36%
<hr/>			
Average Working Capital	(\$1,009,131)		
Average Net Assets	\$674,909		
Average Net Income/(Loss)	\$500,131		

PHARNEY GROUP, LLC
 D/B/A TARRYTOWN HALL CARE CENTER
 PHARNEY GROUP REALTY, LLC
 COMBINING BALANCE SHEET
 December 31, 2011

	<u>ASSETS</u>			
	FACILITY	REALTY	ELIMINATION	COMBINED
CURRENT ASSETS:				
Cash	\$ 41,894	\$ 143,781	\$ -	\$ 185,675
Accounts Receivable (Net)	1,294,029	-	-	1,294,029
Inventory	19,493	-	-	19,493
Prepaid Expenses	59,722	-	-	59,722
Escrow Deposits	60,395	-	-	60,395
Exchanges	14,134	-	-	14,134
Due From Prior owner	10,828	-	-	10,828
Due from Nursing Home		147,500	(147,500)	-
Loans Receivable - Related Parties	<u>414,805</u>	<u>89,020</u>	<u>-</u>	<u>503,825</u>
TOTAL CURRENT ASSETS	1,915,300	380,301	(147,500)	2,148,101
FIXED ASSETS:				
Leasehold Improvements	1,909,567	-	-	1,909,567
Furniture & Equipment	<u>567,791</u>	<u>-</u>	<u>-</u>	<u>567,791</u>
	2,477,358	-	-	2,477,358
Less: Accumulated Depreciation & Amortization	<u>467,323</u>	<u>-</u>	<u>-</u>	<u>467,323</u>
TOTAL FIXED ASSETS	2,010,035	-	-	2,010,035
OTHER ASSETS:				
Security Deposits	11,979	-	-	11,979
Goodwill (Net)	991,951	-	-	991,951
Intangible Assets (Net)	401,737	-	-	401,737
Other Assets	11,525	-	-	11,525
Patients' Trust Fund	<u>81,435</u>	<u>-</u>	<u>-</u>	<u>81,435</u>
TOTAL OTHER ASSETS	<u>1,498,627</u>	<u>-</u>	<u>-</u>	<u>1,498,627</u>
TOTAL ASSETS	<u>\$ 5,423,962</u>	<u>\$ 380,301</u>	<u>\$ (147,500)</u>	<u>\$ 5,656,763</u>

PHARNEY GROUP, LLC
D/B/A TARRYTOWN HALL CARE CENTER
PHARNEY GROUP REALTY, LLC
COMBINING BALANCE SHEET
December 31, 2011

LIABILITIES & EQUITY

	FACILITY	REALTY	ELIMINATION	COMBINED
CURRENT LIABILITIES:				
Loan Payable	\$ 925,871	\$ -	\$ -	\$ 925,871
Equipment Obligations	348,727	-	-	348,727
Accounts Payable	1,338,276	-	-	1,338,276
Accrued Payroll	194,761	-	-	194,761
Accrued Expenses & Taxes	58,800	-	-	58,800
Due to Landlord		97,500		97,500
Due to Realty	147,500		(147,500)	-
Exchanges		100	-	100
Due To Third Party Payors	873,810	-	-	873,810
Deferred Rent		41,667		41,667
Loans Payable - Related Parties	79,434	-	-	79,434
TOTAL CURRENT LIABILITIES	3,967,179	139,267	(147,500)	3,958,946
LONG TERM LIABILITIES:				
Loan Payable	1,219,012	-	-	1,219,012
Equipment Obligations	667,490	-	-	667,490
Patients' Trust Fund Payable	81,434	-	-	81,434
TOTAL LONG TERM LIABILITIES	1,967,936	-	-	1,967,936
MEMBERS' EQUITY (DEFICIT)	(511,153)	241,034	-	(270,119)
TOTAL LIABILITIES & MEMBERS' EQUITY	\$ 5,423,962	\$ 380,301	\$ (147,500)	\$ 5,656,763

**PHARNEY GROUP, LLC
 D/B/A TARRYTOWN HALL CARE CENTER
 PHARNEY GROUP REALTY, LLC
 COMBINING STATEMENT OF OPERATIONS
 For the year ended December 31, 2011**

	FACILITY	REALTY	ELIMINATION	COMBINED
TOTAL REVENUE FROM PATIENTS:	\$ 12,138,139	\$ -	\$ -	\$ 12,138,139
TOTAL RENTAL REVENUE	-	3,987,500	(3,987,500)	-
OPERATING EXPENSES:				
Payroll	4,689,537	-	-	4,689,537
Employee Benefits	1,306,509	-	-	1,306,509
Professional Care	757,409	-	-	757,409
Dietary & Housekeeping	434,072	-	-	434,072
Plant & Maintenance	5,064,231	532,500	(3,987,500)	1,609,231
General & Administrative	1,547,320	15	-	1,547,335
TOTAL OPERATING EXPENSES	<u>13,799,078</u>	<u>532,515</u>	<u>(3,987,500)</u>	<u>10,344,093</u>
INCOME (LOSS) FROM OPERATIONS	(1,660,939)	3,454,985	-	1,794,046
OTHER INCOME	<u>142,851</u>	<u>-</u>	<u>-</u>	<u>142,851</u>
NET INCOME (LOSS)	<u>\$ (1,518,088)</u>	<u>\$ 3,454,985</u>	<u>\$ -</u>	<u>\$ 1,936,897</u>

Financial Summary
Alpine Rehabilitation & Nursing Center

	FISCAL PERIOD ENDED		
	<u>12/31/2012</u>	<u>12/31/2011</u>	<u>12/31/2010</u>
ASSETS - CURRENT	\$885,286	\$819,452	\$821,492
ASSETS - FIXED AND OTHER	2,204,338	1,171,675	522,309
LIABILITIES - CURRENT	1,262,227	1,207,301	1,043,131
LIABILITIES - LONG-TERM	1,465,785	568,139	55,806
EQUITY	\$361,612	\$215,687	\$244,864
<hr/>			
INCOME	\$5,934,995	\$6,057,574	\$5,675,050
EXPENSE	5,762,915	6,082,101	5,336,296
NET INCOME	\$172,080	(\$24,527)	\$338,754

NUMBER OF BEDS	80	80	80
PERCENT OF OCCUPANCY (DAYS)	94.32%	92.76%	94.28%

PERCENT OCCUPANCY (DAYS):			
MEDICAID	76.01%	75.63%	73.72%
MEDICARE	11.83%	17.10%	14.35%
PRIVATE/OTHER	12.16%	7.27%	11.93%

Average Working Capital	(\$328,810)
Average Net Assets	\$274,054
Average Net Income/(Loss)	\$162,102

Financial Summary
Norwich Rehab & Nursing Center

	FISCAL PERIOD ENDED	
	<u>12/31/2012</u>	<u>12/31/2011</u>
ASSETS - CURRENT	\$683,044	\$571,465
ASSETS - FIXED AND OTHER	670,069	342,787
LIABILITIES - CURRENT	1,371,376	1,093,998
LIABILITIES - LONG-TERM	85,344	70,431
EQUITY	(\$103,607)	(\$250,177)
<hr/>		
INCOME	\$5,909,991	\$5,681,516
EXPENSE	5,763,421	5,917,693
NET INCOME	\$146,570	(\$236,177)
<hr/>		

NUMBER OF BEDS	82	82
PERCENT OF OCCUPANCY (DAYS)	94.72%	95.53%
<hr/>		
PERCENT OCCUPANCY (DAYS):		
MEDICAID	73.56%	76.54%
MEDICARE	10.13%	11.29%
PRIVATE/OTHER	16.31%	12.17%
<hr/>		

Average Working Capital	-\$605,433
Average Net Assets	-\$176,892
Average Net Income/(Loss)	-\$44,804

NNRC LLC
d/b/a Nostrand Center for Nursing and Rehabilitation
Pro Forma Balance Sheet

	Total
<u>ASSETS</u>	
Current Assets	
Cash	\$2,458,783
Other Assets	\$500,000
Intangible Assets	\$5,000,000
Total Assets	\$7,958,783
 <u>LIABILITIES AND MEMBERS'S EQUITY</u>	
Acquisition Loan	\$5,000,000
Working Capital Loan	\$1,229,391
Total Liabilities	\$6,229,391
 MEMBER'S EQUITY	
TOTAL MEMBER'S EQUITY	\$1,729,392
TOTAL LIABILITIES AND MEMBER'S EQUITY	<u>\$7,958,783</u>

Project 132360
Attachment C

Financial Summary

Cabs Nursing Home Company, Inc.

FISCAL PERIOD ENDED	<u>12/31/2012</u>	<u>12/31/2011</u>	<u>12/31/2010</u>
ASSETS - CURRENT	\$5,193,565	\$5,917,564	\$8,230,000
ASSETS - FIXED AND OTHER	6,082,941	7,318,699	6,006,000
LIABILITIES - CURRENT	3,292,401	3,561,954	3,542,000
LIABILITIES - LONG-TERM	<u>856,453</u>	<u>1,157,909</u>	<u>1,460,000</u>
EQUITY	\$7,127,652	\$8,516,400	\$9,234,000
<hr/>			
INCOME - Inpatient	\$12,305,022	\$13,541,510	\$13,486,111
INCOME - Long-Term Home Health Care	<u>\$3,084,869</u>	<u>\$2,373,483</u>	<u>\$1,943,992</u>
TOTAL INCOME	\$15,389,891	\$15,914,993	\$15,430,103
EXPENSE - Inpatient	\$13,898,930	\$14,504,276	\$14,018,797
EXPENSE - Long-Term Home Health Care	<u>2,823,551</u>	<u>2,128,554</u>	<u>1,534,026</u>
TOTAL EXPENSES	<u>16,722,481</u>	<u>16,632,830</u>	<u>15,552,823</u>
NET INCOME	(\$1,332,590)	(\$717,837)	(\$122,720)
<hr/>			
NUMBER OF BEDS	157	157	157
PERCENT OF OCCUPANCY (DAYS)	96.71%	95.52%	92.96%
<hr/>			
PERCENT OCCUPANCY (DAYS):			
MEDICAID	89.94%	91.59%	92.02%
MEDICARE	9.91%	8.40%	7.83%
PRIVATE/OTHER	0.15%	0.01%	0.15%
<hr/>			
Average Working Capital	\$2,981,591		
Average Net Assets	\$8,292,684		
Average Net Income (Loss)	(\$724,382)		
Average Occupancy	95.06%		

Project 132360
Attachment D

Financial Summary

**Hamilton Park Multicare, LLC
d/b/a Hamilton Park Nursing and Rehabilitation Center**

FISCAL PERIOD ENDED	<u>9/30/2013</u>	<u>12/31/2012</u>	<u>12/31/2011</u>
ASSETS - CURRENT	\$4,479,823	\$3,838,755	\$4,073,856
ASSETS - FIXED AND OTHER	6,903,763	4,530,022	3,103,461
LIABILITIES - CURRENT	6,670,859	5,477,034	5,415,218
LIABILITIES - LONG-TERM	<u>1,740,807</u>	<u>373,618</u>	<u>13,831</u>
EQUITY	\$2,971,920	\$2,518,125	\$1,748,268
<hr/>			
INCOME	\$16,459,743	\$21,775,103	\$19,746,534
EXPENSE	<u>15,952,072</u>	<u>20,855,246</u>	<u>18,081,705</u>
NET INCOME	\$507,671	\$919,857	\$1,664,829
<hr/>			
NUMBER OF BEDS	150	150	150
PERCENT OF OCCUPANCY (DAYS)	97.78%	99.88%	95.25%
<hr/>			
PERCENT OCCUPANCY (DAYS):			
MEDICAID	68.32%	73.03%	71.39%
MEDICARE	21.64%	20.84%	21.90%
PRIVATE/OTHER	10.04%	6.13%	6.72%
<hr/>			
Average Working Capital	(\$1,723,559)		
Average Net Assets	\$2,412,771		
Average Net Income (Loss)	\$1,030,786		
Average Occupancy	97.64%		

Ontario Center For Rehabilitation and Healthcare

Pro Forma Balance Sheet

ASSETS	<u>Pro Forma Balance Sheet</u>
Current Assets	
Working Capital	\$1,259,044
Intangible Assets	<u>1,000,000</u>
Total Assets	<u>\$2,259,044</u>
 LIABILITIES AND MEMBERS EQUITY	
Current Liabiliteis	
Acquisition Loan	\$900,000
Working Capital Loan	<u>629,522</u>
Total Liabilities	<u>\$1,529,522</u>
MEMBERS EQUITY	<u>\$729,522</u>
Total Liabilities & Members Equity	<u>\$2,259,044</u>

Project 141029
Attachment C

Financial Summary

Ontario County Health Facility

FISCAL PERIOD ENDED	<u>12/31/2012</u>	<u>12/31/2011</u>	<u>12/31/2010</u>
ASSETS - CURRENT	\$4,309,332	\$3,862,355	\$1,056,000
ASSETS - FIXED AND OTHER	1,373,197	1,556,835	1,810,000
LIABILITIES - CURRENT	838,937	790,779	892,000
LIABILITIES - LONG-TERM	<u>283,167</u>	<u>667,004</u>	<u>497,000</u>
EQUITY	\$4,560,425	\$3,961,407	\$1,477,000
<hr/>			
INCOME	\$6,555,482	\$7,634,970	\$6,331,000
County Subsidies	\$2,000,000	\$1,400,000	\$165,000
Intergovernmental Transfers (IGT)	<u>\$1,482,518</u>	<u>\$2,892,880</u>	\$0
TOTAL INCOME	\$10,038,000	\$11,927,850	\$6,496,000
EXPENSE	<u>9,438,982</u>	<u>9,443,897</u>	<u>9,353,000</u>
Subtotal NET INCOME	\$599,018	\$2,483,953	(\$2,857,000)
<hr/>			
NUMBER OF BEDS	98	98	98
PERCENT OF OCCUPANCY (DAYS)	87.37%	88.92%	88.92%
<hr/>			
PERCENT OCCUPANCY (DAYS):			
MEDICAID	85.64%	84.00%	84.00%
MEDICARE	4.01%	6.28%	6.28%
PRIVATE/OTHER	10.35%	9.71%	9.71%
Average Working Capital	\$2,235,324		
Average Net Assets	\$3,332,944		
Average Net Income (Loss)	\$75,324		
Average Occupancy	88.40%		

Financial Summary

Chittenango Center, LLC
d/b/a Chittenango for Rehabilitation and Health Care

FISCAL PERIOD ENDED	<u>12/31/2012</u>	<u>12/31/2011</u>	<u>12/31/2010</u>
ASSETS - CURRENT	\$1,645,383	\$1,820,502	\$1,466,000
ASSETS - FIXED AND OTHER	1,226,850	753,041	570,000
LIABILITIES - CURRENT	2,280,785	1,713,122	1,336,000
LIABILITIES - LONG-TERM	<u>306,980</u>	<u>10,173</u>	<u>23,000</u>
EQUITY	\$284,468	\$850,248	\$677,000
<hr/>			
INCOME	\$6,845,126	\$6,916,153	\$6,731,000
EXPENSE	<u>6,910,905</u>	<u>6,433,732</u>	<u>6,233,000</u>
NET INCOME	(\$65,779)	\$482,421	\$498,000
<hr/>			
NUMBER OF BEDS	80	80	80
PERCENT OF OCCUPANCY (DAYS)	97.95%	97.65%	97.93%
<hr/>			
PERCENT OCCUPANCY (DAYS):			
MEDICAID	63.11%	63.62%	68.23%
MEDICARE	16.48%	18.21%	13.71%
PRIVATE/OTHER	20.41%	18.17%	18.06%
<hr/>			
Average Working Capital	(\$132,674)		
Average Net Assets	\$603,905		
Average Net Income (Loss)	\$304,881		
Average Occupancy	97.84%		

Financial Summary

Rome Center, LLC
d/b/a Rome Center for Rehabilitation and Health Care

Started on May 1

FISCAL PERIOD ENDED	<u>12/31/2012</u>	<u>12/31/2011</u>
ASSETS - CURRENT	\$3,635,862	\$3,091,277
ASSETS - FIXED AND OTHER	2,841,577	1,489,207
LIABILITIES - CURRENT	3,963,324	2,811,449
LIABILITIES - LONG-TERM	<u>863,839</u>	<u>112,033</u>
EQUITY	\$1,650,276	\$1,657,002
<hr/>		
INCOME	\$12,929,030	\$13,795,281
EXPENSE	<u>12,685,756</u>	<u>12,342,634</u>
NET INCOME	\$243,274	\$1,452,647
<hr/>		
NUMBER OF BEDS	160	160
PERCENT OF OCCUPANCY (DAYS)	97.15%	97.35%
<hr/>		
PERCENT OCCUPANCY (DAYS):		
MEDICAID	78.44%	79.61%
MEDICARE	10.98%	11.38%
PRIVATE/OTHER	10.59%	9.02%
<hr/>		
Average Working Capital	(\$23,817)	
Average Net Assets	\$1,653,639	
Average Net Income (Loss)	\$847,961	
Average Occupancy	97.25%	

Financial Summary

Fulton Center for Rehabilitation & Healthcare, LLC

FISCAL PERIOD ENDED	Started 04/01/12 <u>12/31/2012</u>
ASSETS - CURRENT	\$2,785,518
ASSETS - FIXED AND OTHER	3,402,975
LIABILITIES - CURRENT	4,223,889
LIABILITIES - LONG-TERM	<u>1,500,447</u>
EQUITY	\$464,157
<hr/>	
INCOME	\$9,667,477
EXPENSE	<u>9,195,320</u>
NET INCOME	\$472,157
<hr/>	
NUMBER OF BEDS	176
PERCENT OF OCCUPANCY (DAYS)	90.90%
<hr/>	
PERCENT OCCUPANCY (DAYS):	
MEDICAID	77.47%
MEDICARE	14.26%
PRIVATE/OTHER	8.27%
<hr/>	
Working Capital	(\$1,438,371)
Net Assets	\$464,157
Net Income (Loss)	\$472,157
Occupancy	90.90%

Financial Summary

SV Operating Three, LLC
d/b/a Richmond Center for Rehabilitation and Specialty Health

Started 4/1/2012

FISCAL PERIOD ENDED 12/31/2012

ASSETS - CURRENT	\$8,747,778
ASSETS - FIXED AND OTHER	20,901,605
LIABILITIES - CURRENT	8,708,959
LIABILITIES - LONG-TERM	<u>15,620,527</u>
EQUITY	\$5,319,897

INCOME	\$33,016,109
EXPENSE	<u>32,252,062</u>
NET INCOME	\$764,047

NUMBER OF BEDS	300
PERCENT OF OCCUPANCY (DAYS)	94.77%

PERCENT OCCUPANCY (DAYS):

MEDICAID	89.97%
MEDICARE	7.14%
PRIVATE/OTHER	2.89%

Working Capital	\$38,819
Net Assets	\$5,319,897
Net Income (Loss)	\$764,047
Occupancy	94.77%

Financial Summary
 Atlantis Rehabilitation Center

Project 141091
 Attachment B

	FISCAL PERIOD ENDED		
	<u>12/31/12</u>	<u>12/31/11</u>	<u>12/31/10</u>
ASSETS - CURRENT	\$8,102,120	\$7,554,630	\$7,296,550
ASSETS - FIXED AND OTHER	9,185,811	9,852,697	10,515,253
LIABILITIES - CURRENT	11,106,855	11,905,033	11,249,327
LIABILITIES - LONG-TERM	3,800,919	5,019,217	7,289,002
EQUITY	2,380,157	483,077	(726,526)
<hr/>			
INCOME	\$39,917,786	\$39,505,593	\$37,981,133
EXPENSE	37,136,503	37,524,710	35,908,175
NET INCOME	2,781,283	1,980,883	2,072,958
<hr/>			
NUMBER OF BEDS	400	400	62
PERCENT OF OCCUPANCY (DAYS)	96.00%	92.00%	98.35%
<hr/>			
PERCENT OCCUPANCY (DAYS):			
MEDICAID	79.00%	72.52%	70.41%
MEDICARE	8.00%	16.21%	12.87%
PRIVATE/OTHER	13.00%	11.27%	16.72%

Atlantis Rehabilitation Center
 CON 141091
 Attachment C

Attachment C

Bellhaven Center for Rehab.	2012	2011	2010
Current Assets	\$4,092,184	\$4,053,233	N/A
Fuxed Assets	\$2,909,958	\$2,556,037	N/A
Total Assets	\$7,002,142	\$6,609,270	N/A
Current Liabilities	\$3,524,901	\$4,083,549	N/A
Long Term Liabilities	\$922,094	\$466,672	N/A
Total Liabilities	\$4,446,995	\$4,550,221	N/A
Net Assets	\$2,555,147	\$2,059,049	N/A
Working Capital Position	\$3,477,241	\$2,525,721	N/A
Operating Revenues	\$24,159,549	\$24,002,538	N/A
Operating Expenses	\$21,329,983	\$20,724,163	N/A
Operating Net Income	\$2,829,566	\$3,278,375	N/A
Dumont Operating LLC	2012	2011	2010
Current Assets	\$4,248,123	\$3,976,223	\$2,897,495
Fuxed Assets	\$3,402,210	\$3,525,324	\$2,784,671
Total Assets	\$7,650,333	\$7,501,547	\$5,682,166
Current Liabilities	\$4,248,376	\$5,198,409	\$4,013,717
Long Term Liabilities	\$38,811	\$330,592	\$1,663,041
Total Liabilities	\$4,287,187	\$5,529,001	\$5,676,758
Net Assets	\$3,363,146	\$1,972,546	\$5,408
Working Capital Position	-\$253	-\$1,222,186	-\$1,116,222
Operating Revenues	\$22,408,088	\$22,409,466	\$9,037,657
Operating Expenses	\$20,185,119	\$20,330,469	\$8,236,452
Operating Net Income	\$2,222,969	\$2,078,997	\$801,205
Ramapo Nursing Center	2012	2011	2010
Current Assets	\$6,679,237	\$6,769,129	\$5,021,845
Fuxed Assets	\$18,225,863	\$18,417,010	\$18,609,240
Total Assets	\$24,905,100	\$25,186,139	\$23,631,085
Current Liabilities	\$3,432,932	\$3,858,475	\$4,008,776
Long Term Liabilities	\$18,790,989	\$19,859,479	\$18,225,085
Total Liabilities	\$22,223,921	\$23,717,954	\$22,233,861
Net Assets	\$2,681,179	\$1,468,185	\$1,397,224
Working Capital Position	\$3,246,305	\$2,910,654	\$1,013,069
Operating Revenues	\$24,167,574	\$23,602,225	\$21,103,579
Operating Expenses	\$20,926,534	\$21,282,440	\$20,385,130
Operating Net Income	\$3,241,040	\$2,319,785	\$718,449
Rockville Operating, LLC	2012	2011	2010
Current Assets	\$4,181,118	\$3,636,578	\$2,733,591
Fuxed Assets	\$17,385,630	\$6,224,205	\$6,435,934
Total Assets	\$21,566,748	\$9,860,783	\$9,169,525
Current Liabilities	\$5,937,976	\$6,063,858	\$5,490,479

Long Term Liabilities	\$7,961,125	\$4,436,533	\$4,527,725
Total Liabilities	\$13,899,101	\$10,500,391	\$10,018,204
Net Assets	\$7,667,647	-\$639,608	\$3,679,046
Working Capital Position	-\$1,756,858	-\$2,427,280	-\$2,756,888
Operating Revenues	\$7,188,553	\$16,114,687	\$15,657,759
Operating Expenses	\$6,734,734	\$16,348,783	\$15,759,332
Operating Net Income	\$453,819	-\$375,479	-\$101,573

Attachment D

Project 141091

PRO FORMA BALANCE SHEET FOR REAL ESTATE

ASSETS

Land	\$	1,300,000
Building and Fixed Assets	\$	8,509,091
Goodwill	\$	15,440,909
TOTAL	\$	25,250,000

LIABILITIES AND MEMBER'S EQUITY

Short Term Liabilities	\$	-
Long Term Liabilities	\$	20,200,000
Total Liabilities	\$	20,200,000
Member's Equity	\$	5,050,000
Total Liabilities and Member's Equity	\$	25,250,000

Pro Forma Balance Sheet
Atlantis Operating, LLC

BFA Attachment E
Project 141091

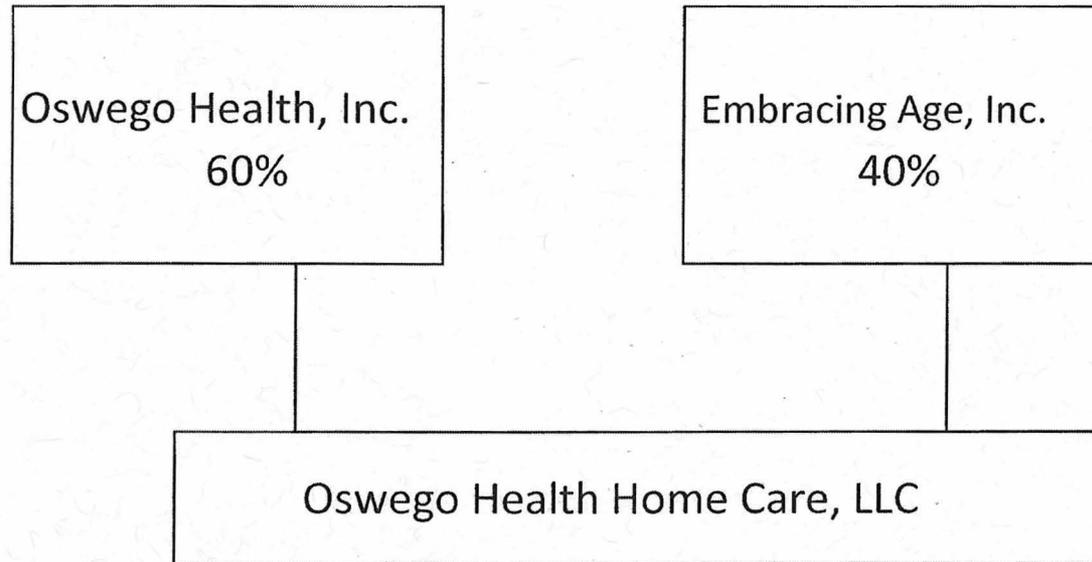
ASSETS

Cash	\$8,250,000
Accounts Receivable	\$6,000,000
Leasehold Improvements	\$3,305,578
Goodwill	<u>\$19,291,065</u>
Total Assets	\$36,846,643

LIABILITIES

Working Capital	\$3,200,000
Long Term Liabilities	\$23,400,000

Oswego Health Home Care, LLC
Member Organization Chart



**Oswego Health Home Care LLC
Estimated First Day Pro Forma**

Current Assets :

Cash	\$400,000
Net Accounts Receivable (less allowances)	\$680,000
Insurance Receivable	\$30,000
Prepaid Expenses	\$20,000
Total Current Assets	\$1,130,000
Other Assets: Ins receivable-LT	\$110,000
Property, Plant, Equipment	
Fixed Assets	\$190,000
Accumulated Depreciation	(\$180,000)
Total P. P. & E.	\$10,000
Total Assets	\$1,250,000

Current Liabilities

Due to Third Parties (TPL Project)	\$10,000
Accounts Payable & Accrued Expenses	\$95,000
Accrued Payroll & Payroll Related	\$110,000
Accrued Audit & Legal Exp.	\$20,000
Deferred Revenue	\$75,000
Due To/From St. Joes	\$10,000
Insurance Payable	\$30,000
Total Current Liabilities	\$350,000

Long Term Debt

Insurance Payable-LT	\$110,000
Fund Balance	\$790,000
Total Liabilities & Fund Balance	\$1,250,000

OSWEGO HEALTH HOME CARE, INC.
(formerly Hospitals Home Health Care, Inc.)

Balance Sheets

December 31, 2012 and 2011

<u>Assets</u>	<u>2012</u>	<u>2011</u>
Current assets:		
Cash and cash equivalents	\$ 442,994	367,010
Patient accounts receivable, less allowance for doubtful accounts of approximately \$80,000 and \$50,000 in 2012 and 2011, respectively	585,968	399,130
Prepaid expenses and other assets	<u>53,530</u>	<u>60,713</u>
Total current assets	1,082,492	826,853
Property and equipment, net	18,819	25,697
Other assets	<u>110,694</u>	<u>117,027</u>
	<u>\$ 1,212,005</u>	<u>969,577</u>
<u>Liabilities and Net Assets</u>		
Current liabilities:		
Accounts payable	186,838	54,121
Accrued payroll and payroll related expenses	80,806	53,326
Other accrued expenses	54,072	56,249
Due to third-party payors	<u>15,319</u>	<u>15,319</u>
Total current liabilities	337,035	179,015
Other liabilities	<u>110,694</u>	<u>117,027</u>
Total liabilities	447,729	296,042
Unrestricted net assets	<u>764,276</u>	<u>673,535</u>
Commitments and contingencies		
Total liabilities and net assets	<u>\$ 1,212,005</u>	<u>969,577</u>

OSWEGO HEALTH HOME CARE, INC.
(formerly Hospitals Home Health Care, Inc.)

Statements of Operations and Changes in Net Assets

Years ended December 31, 2012 and 2011

	<u>2012</u>	<u>2011</u>
Revenue:		
Net patient service revenue	\$ 3,518,599	2,603,680
Other revenue	70,863	32,004
Total revenue	<u>3,589,462</u>	<u>2,635,684</u>
Expenses:		
Salaries and wages	1,732,395	1,526,159
Employee benefits	410,543	364,689
Purchased services	937,339	955,645
Professional fees	46,447	45,568
Supplies and other	290,699	245,718
Provision for doubtful accounts	55,406	14,847
Depreciation	14,278	17,509
New York State cash receipts assessment	11,614	8,823
Total expenses	<u>3,498,721</u>	<u>3,178,958</u>
Operating income (loss) and change in net assets	90,741	(543,274)
Net assets at beginning of year	<u>673,535</u>	<u>1,216,809</u>
Net assets at end of year	<u>\$ 764,276</u>	<u>673,535</u>

Oswego Health Home Care
Balance Sheet

	12/31/2012	1/31/2013	2/28/2013	3/31/2013	4/30/2013	5/31/2013	6/30/2013	7/31/2013	8/31/2013	9/30/2013	10/31/2013	11/30/2013
Current Assets :												
Cash	\$ 442,994	\$ 343,520	\$ 429,868	\$ 441,687	\$ 506,663	\$ 411,086	\$ 396,666	\$ 373,966	\$ 449,542	\$ 383,790	\$ 374,346	\$ 333,993
Net Accounts Receivable(less allowances)	\$ 662,968	\$ 727,819	\$ 614,946	\$ 552,299	\$ 578,085	\$ 590,234	\$ 666,362	\$ 653,550	\$ 631,298	\$ 673,157	\$ 762,740	\$ 776,191
Insurance Receivable	\$ 32,718	\$ 32,718	\$ 32,718	\$ 32,718	\$ 32,718	\$ 32,718	\$ 32,718	\$ 32,718	\$ 32,718	\$ 32,718	\$ 32,718	\$ 32,718
Prepaid Expenses	\$ 20,812	\$ 12,448	\$ 5,638	\$ 18,634	\$ 28,477	\$ 24,290	\$ 19,704	\$ 13,062	\$ 8,238	\$ 3,057	\$ (522)	\$ (3,072)
Total Current Assets	\$ 1,159,492	\$ 1,116,505	\$ 1,083,170	\$ 1,045,339	\$ 1,145,943	\$ 1,058,328	\$ 1,115,449	\$ 1,073,296	\$ 1,121,795	\$ 1,092,721	\$ 1,169,282	\$ 1,139,830
Other Assets: Ins receivable-LT	\$ 110,694	\$ 110,694	\$ 110,694	\$ 110,694	\$ 110,694	\$ 110,694	\$ 110,694	\$ 110,694	\$ 110,694	\$ 110,694	\$ 110,694	\$ 110,694
Property, Plant, Equipment												
Fixed Assets	\$ 181,468	\$ 181,468	\$ 181,468	\$ 181,468	\$ 181,468	\$ 181,468	\$ 181,468	\$ 181,468	\$ 181,468	\$ 181,468	\$ 181,468	\$ 181,468
Accumulated Depreciation	\$ (162,649)	\$ (163,711)	\$ (164,701)	\$ (165,690)	\$ (166,678)	\$ (167,563)	\$ (168,406)	\$ (169,248)	\$ (170,091)	\$ (170,935)	\$ (171,762)	\$ (172,414)
Total P. P. & E.	\$ 18,819	\$ 17,757	\$ 16,767	\$ 15,778	\$ 14,790	\$ 13,905	\$ 13,062	\$ 12,220	\$ 11,377	\$ 10,533	\$ 9,706	\$ 9,054
Total Assets	\$ 1,289,005	\$ 1,244,956	\$ 1,210,631	\$ 1,171,811	\$ 1,271,427	\$ 1,182,927	\$ 1,239,205	\$ 1,196,210	\$ 1,243,866	\$ 1,213,948	\$ 1,289,682	\$ 1,259,578
Current Liabilities												
Short Term Debt -Fulton Savings 10 yr notes - OH & LEE TERM LOAN												
Current Portion of Capital Lease Obligations Due to Third Parties (TPL Project)	\$ 15,319	15,319	9,152	9,152	15,157	15,157	9,152	9,152	9,152	9,152	21,818	10,919
Accounts Payable & Accrued Expenses	\$ 92,682	114,100	115,594	98,116	148,814	109,095	134,523	121,673	147,812	131,190	101,156	170,059
St. Joseph's Management Fees												
Accrued Payroll & Payroll Related	\$ 80,807	99,032	93,005	106,628	123,141	69,636	85,054	96,001	114,346	124,313	149,240	78,363
Accrued Audit & Legal Exp.	\$ 21,354	18,024	14,694	11,364	13,534	15,516	17,686	19,856	22,026	24,196	26,366	23,036
Deferred Revenue	\$ 77,000	77,000	77,000	77,000	77,000	77,000	77,000	77,000	77,000	77,000	77,000	77,000
Accrued Interest												
Due To/From St. Joes	\$ 94,156	3,247	4,761	3,371	7,964	2,725	2,183	4,203	2,503	13,164	13,294	2,356
Insurance Payable	\$ 32,718	32,718	32,718	32,718	32,718	32,718	32,718	32,718	32,718	32,718	32,718	32,718
Total Current Liabilities	\$ 414,035	\$ 359,440	\$ 346,925	\$ 338,349	\$ 418,329	\$ 321,848	\$ 358,316	\$ 360,603	\$ 405,557	\$ 411,733	\$ 421,592	\$ 394,451
Long Term Debt												
Insurance Payable-LT	\$ 110,694	\$ 110,694	\$ 110,694	\$ 110,694	\$ 110,694	\$ 110,694	\$ 110,694	\$ 110,694	\$ 110,694	\$ 110,694	\$ 110,694	\$ 110,694
Long Term Capital Lease, Net of Current												
Long Term Hospital Debt, Net of Current Portion												
Fund Balance	\$ 764,276	\$ 774,821	\$ 753,012	\$ 722,767	\$ 742,404	\$ 750,385	\$ 770,195	\$ 724,912	\$ 727,615	\$ 691,521	\$ 757,396	\$ 754,433
Total Liabilities & Fund Balance	\$ 1,289,005	\$ 1,244,956	\$ 1,210,631	\$ 1,171,811	\$ 1,271,427	\$ 1,182,927	\$ 1,239,205	\$ 1,196,210	\$ 1,243,866	\$ 1,213,948	\$ 1,289,682	\$ 1,259,578
DAYS IN ACCOUNTS RECEIVABLE	62.38	70.43	63.00	60.45	61.89	60.90	61.80	64.75	61.54	70.65	71.06	72.66
**calc. Using St. Joes policy												
AVERAGE PAYMENT PERIOD RATIC	28.69	33.10	32.47	28.17	41.79	30.91	37.68	34.15	41.01	36.60	28.38	47.67
DAYS CASH ON HAND	46.81	34.53	42.27	44.86	50.95	41.22	39.38	36.97	44.06	37.63	36.65	32.54
CURRENT RATIO	2.80	3.11	3.12	3.09	2.74	3.29	3.11	2.98	2.77	2.65	2.77	2.89

Oswego Health Home Care
Statement of Operations 2013

	1/31/13	2/28/13	3/31/13	4/30/13	5/31/13	6/30/13	7/31/13	8/31/13	9/30/13	10/31/13	11/30/13	TOTAL
Revenue :												
Patient Service Revenue	\$ 382,170	\$ 323,399	\$ 302,290	\$ 388,856	\$ 381,337	\$ 395,794	\$ 328,594	\$ 399,559	\$ 325,373	\$ 455,327	\$ 380,995	\$ 4,063,693
Out of period adj Allowances	\$ (65,090)	\$ (55,874)	\$ (51,528)	\$ (62,672)	\$ (62,657)	\$ (59,439)	\$ (54,971)	\$ (65,732)	\$ (56,258)	\$ (70,813)	\$ (62,527)	\$ (667,561)
Net Patient Service Revenue	\$ 317,080	\$ 267,525	\$ 250,763	\$ 326,183	\$ 318,679	\$ 336,354	\$ 273,623	\$ 333,827	\$ 269,115	\$ 384,514	\$ 318,467	\$ 3,396,132
Other Operating Revenue	\$ 2,899	\$ 3,272	\$ 6,129	\$ 1,658	\$ 2,629	\$ 1,457	\$ 3,619	\$ 4,427	\$ 898	\$ 2,646	\$ 1,950	\$ 31,583
Total Net Revenue	\$ 319,979	\$ 270,798	\$ 256,891	\$ 327,842	\$ 321,308	\$ 337,811	\$ 277,242	\$ 338,254	\$ 270,012	\$ 387,160	\$ 320,417	\$ 3,427,715
Operating Expenses :												
Salary & Wages	\$ 166,617	\$ 144,589	\$ 144,028	\$ 152,798	\$ 156,516	\$ 160,967	\$ 166,434	\$ 169,690	\$ 161,846	\$ 178,902	\$ 166,330	\$ 1,768,715
Employee Benefits	\$ 34,880	\$ 36,886	\$ 32,209	\$ 36,049	\$ 44,095	\$ 42,731	\$ 41,047	\$ 39,541	\$ 38,328	\$ 35,803	\$ 44,915	\$ 426,482
Purchased Services	\$ 86,092	\$ 87,249	\$ 89,568	\$ 92,115	\$ 87,342	\$ 92,733	\$ 88,436	\$ 92,220	\$ 82,632	\$ 88,463	\$ 91,869	\$ 978,719
Rent, Utilities & Phone	\$ 4,371	\$ 5,322	\$ 4,304	\$ 4,267	\$ 4,237	\$ 4,268	\$ 4,274	\$ 4,304	\$ 4,074	\$ 4,365	\$ 4,207	\$ 47,993
Supplies, Medical	\$ 6,406	\$ 3,603	\$ 1,972	\$ 4,692	\$ 7,272	\$ 9,123	\$ 5,150	\$ 12,244	\$ 5,210	\$ 4,811	\$ 4,910	\$ 65,393
Insurance	\$ 1,563	\$ 1,563	\$ 1,623	\$ 1,563	\$ 1,685	\$ 1,685	\$ 1,485	\$ 1,485	\$ 1,485	\$ 1,485	\$ 1,485	\$ 17,107
Bad Debt Expense	\$ -	\$ 6,975	\$ 6,503	\$ 4,500	\$ 6,274	\$ 117	\$ 5,136	\$ 4,919	\$ 2,350	\$ 698	\$ 3,671	\$ 41,141
NYS Cash Receipt Assessment	\$ 919	\$ 1,285	\$ 1,095	\$ 1,063	\$ 1,056	\$ 905	\$ 1,001	\$ 1,231	\$ 793	\$ 1,074	\$ 1,080	\$ 11,502
Other	\$ 7,525	\$ 4,146	\$ 4,846	\$ 10,161	\$ 3,954	\$ 4,619	\$ 8,710	\$ 9,066	\$ 8,534	\$ 4,849	\$ 4,250	\$ 70,661
Total Operating Expenses	\$ 308,372	\$ 291,617	\$ 286,147	\$ 307,207	\$ 312,432	\$ 317,148	\$ 321,673	\$ 334,699	\$ 305,252	\$ 320,448	\$ 322,718	\$ 3,427,713
Non - Operating Expenses												
Depreciation	\$ 1,062	\$ 990	\$ 989	\$ 988	\$ 885	\$ 843	\$ 842	\$ 843	\$ 844	\$ 827	\$ 652	\$ 9,765
Loss on Disposal of Fixed Assets												
Interest				\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 80
Total Non-Operating Expenses	\$ 1,062	\$ 990	\$ 989	\$ 998	\$ 895	\$ 853	\$ 852	\$ 853	\$ 854	\$ 837	\$ 662	\$ 9,845
Other Operating Expenses												\$
Total Operating Expenses	\$ 309,434	\$ 292,607	\$ 287,136	\$ 308,205	\$ 313,327	\$ 318,001	\$ 322,525	\$ 335,552	\$ 306,106	\$ 321,285	\$ 323,380	\$ 3,437,558
Gain Or (Loss) From Operations	\$ 10,545	\$ (21,809)	\$ (30,245)	\$ 19,636	\$ 7,981	\$ 19,810	\$ (45,283)	\$ 2,702	\$ (36,094)	\$ 65,875	\$ (2,963)	\$ (9,843)
Interest & Donated Income												
St. Joseph's Management Fee												\$
Excess Revenue over Expenses	\$ 10,545	\$ (21,809)	\$ (30,245)	\$ 19,636	\$ 7,981	\$ 19,810	\$ (45,283)	\$ 2,702	\$ (36,094)	\$ 65,875	\$ (2,963)	\$ (9,843)

Oswego Health, Inc.

Consolidated Balance Sheet

December 31, 2013

	Dec -13	Dec-12
<u>Assets</u>		
Current Assets		
Cash & Cash Equivalents	\$ 22,028,843	\$ 14,598,892
Short-term Investments	6,714,499	6,103,961
Patients & residents accounts receivable, net	16,933,181	16,502,276
Other Accounts Receivable	137,232	1,286,191
Inventories	1,445,487	1,267,077
Prepaid Expense and other Assets	1,833,175	1,482,650
Total current assets	49,092,357	41,241,047
Assets limited as to use	19,481,462	20,927,939
Property Plant & Equipment		
Land and Land Improvements	5,809,222	5,518,464
Buildings and Fixed Equipment	100,316,528	97,578,579
Moveable Equipment and Fixtures	51,392,052	49,121,452
Leasehold Improvements	748,548	830,300
Current Year Acquisition of Capital Items	918,302	1,801,815
	159,184,652	154,850,610
Less: accumulated depreciation and amortization	(78,334,147)	(70,051,344)
Property and equipment, net	80,850,505	84,799,266
Other assets:		
Debt issuance costs	897,626	1,654,223
Other assets	2,319,196	2,114,065
Total assets	\$ 152,641,146	150,736,540

Oswego Health, Inc.

Consolidated Balance Sheet

December 31, 2013

<u>Liabilities and Net Assets</u>	Dec-13	Dec-12
Current liabilities:		
Line of credit	\$ -	\$ 2,000,000
Accounts payable and accrued expenses	6,750,704	6,658,599
Accrued salaries, wages, and taxes	7,043,976	5,734,785
Current portion of long-term debt	2,855,541	3,427,719
Other current liabilities	2,196,906	522,646
Resident Security Deposit	7,043	10,043
Due to third-party payers	4,484,558	2,010,905
Total current liabilities	23,338,728	20,364,697
Long term debt, less current portion	35,005,957	35,888,095
Refundable fees	2,690,435	2,605,951
Deferred revenue from advance fees	349,221	365,193
Retirement plan obligation	4,850,622	15,795,586
Asset Retirement Obligation	-	273,000
Other Liabilities – long term	2,372,644	3,526,948
Due to residents	125,243	55,007
Due to third-party payers	1,012,257	1,012,257
Total non-current liabilities	46,406,379	59,522,037
Total liabilities	69,745,107	79,886,734
Net assets:		
Unrestricted	74,745,312	61,379,616
Temporarily Restricted	1,428,822	2,748,285
Permanently Restricted	6,721,905	6,721,905
Total Net Assets	\$ 82,896,039	\$ 70,849,806
Total Liabilities and Net Assets	\$ 152,641,146	\$ 150,736,540

Oswego Health, Inc.
 Consolidated Statements of Operations YTD
 December 31, 2013

	Actual	Budget	2012 Last Year
Unrestricted Revenues			
Net patient and resident service revenue	116,461,641	116,079,835	112,223,162
Rent and service fees	2,125,986	2,121,419	1,932,694
Other Operating revenue	4,356,837	3,682,968	3,321,402
Total Revenue	122,944,464	121,884,222	117,477,258
Operating Expenses			
Salaries	57,096,283	57,182,955	54,663,822
Benefits	14,410,432	13,959,995	13,321,055
Professional fees	4,061,830	4,183,656	4,609,583
Medical/general supplies	13,048,621	12,408,081	13,050,337
Purchased services	14,552,412	13,110,422	11,813,961
Other direct expenses	9,034,433	9,187,450	8,983,543
Depreciation/amortization	8,481,118	8,919,871	7,964,447
Interest expense	1,713,968	1,561,359	2,055,906
Total operating expenses	122,399,097	120,513,789	116,462,654
Gain (Loss) from operations	545,367	1,370,433	1,014,604
Other Operating Gains/Losses			
Unrestricted gifts	129,417	157,000	217,162
Realized investments gain/(loss)	390,956	15,000	323,099
Other operating gain/(loss)	(1,238,456)	-	8,340
Total Other Operating gain/(loss)	(718,083)	172,000	548,601
Excess Revenues over Expenses	(172,716)	1,542,433	1,563,205

EMBRACING AGE
 COMPARATIVE BALANCE SHEET
 NOVEMBER 30, 2013

	<u>CURRENT YEAR</u>	<u>PRIOR YEAR</u>
	<u>ASSETS</u>	
<u>CURRENT ASSETS</u>		
CASH	\$ 2,220	\$ (
ACCTS RECEIVABLE-NET	3,480	(
PREPAID EXPENSES	12,100	(
TOTAL CURRENT ASSETS	17,800	0
<u>OTHER ASSETS</u>		
FURNITURE & EQUIPMENT-NET	8,672	(
TOTAL OTHER ASSETS	8,672	0
TOTAL ASSETS	\$ 26,472	\$ 0
	<u>LIABILITIES AND CAPITAL</u>	
<u>CURRENT LIABILITIES</u>		
ACCOUNTS PAYABLE	\$ 301,132	\$ 0
ACCRUED EXPENSES	2,299	0
TOTAL CURRENT LIABILITIES	303,431	0
<u>LONG TERM LIABILITIES</u>		
LONG TERM CASH ADVANCE	20,002	0
TOTAL LONG TERM LIABILITIES	20,002	0
TOTAL LIABILITIES	323,433	0
<u>CAPITAL</u>		
RETAINED EARNINGS	(97,343)	0
CURRENT EARNINGS	(199,618)	0
TOTAL CAPITAL	(296,961)	0
TOTAL LIABILITIES & CAPITAL	\$ 26,472	\$ 0

EMBRACING AGE -SUMMARY
INCOME STATEMENT
FOR THE ELEVEN MONTHS ENDING NOVEMBER 30, 2013

	<u>CURRENT</u>	<u>BUDGET</u>	<u>VARIANCE TO BUDGET</u>	<u>PRIOR YEAR</u>	<u>VARIANCE TO PRIOR YEAR</u>	<u>YTD ACTUAL</u>	<u>YTD BUDGET</u>	<u>VARIANCE TO BUDGET</u>	<u>YTD PRIOR YEAR</u>	<u>VARIANCE TO PRIOR YEAR</u>
REVENUE										
EMBRACE AGE REV	3,302	7,900	(4,598)	0	3,302	11,302	173,000	(161,698)	0	11,302
TOTAL REVENUE	3,302	7,900	(4,598)	0	3,302	11,302	173,000	(161,698)	0	11,302
OPERATING EXPENSES										
SALARIES	7,615	12,228	(4,613)	0	7,615	90,691	138,153	(47,462)	0	90,691
EMPLOYEE BENEFIT	2,060	2,750	(690)	0	2,060	24,487	31,054	(6,567)	0	24,487
SUPPLIES	167	30	137	0	167	1,161	480	681	0	1,161
UTILITIES	108	210	(102)	0	108	1,393	2,310	(917)	0	1,393
PURCHASED SERVI	1,555	5,566	(4,011)	0	1,555	51,974	69,326	(17,352)	0	51,974
RENTALS/MAINT	922	925	(3)	0	922	10,142	10,175	(33)	0	10,142
DEPRECIATION	234	250	(16)	0	234	2,578	2,750	(172)	0	2,578
OTHER DIRECT EXP	3,454	2,487	967	0	3,454	18,023	31,007	(12,984)	0	18,023
INSURANCE	931	1,082	(151)	0	931	10,472	11,902	(1,430)	0	10,472
TOTAL OPERATIN	17,046	25,528	(8,482)	0	17,046	210,921	297,157	(86,236)	0	210,921
OTHER (INC) AND EXP										
INTEREST EXPENSE	0	0	0	0	0	0	0	0	0	0
TTL OTHER (INC)	0	0	0	0	0	0	0	0	0	0
NET INCOME (LO	(13,744)	(17,628)	3,884	0	(13,744)	(199,619)	(124,157)	(75,462)	0	(199,619)