

Balance Sheet NJ SNFs			
CareOne at East Brunswick			
Month to Date	FCCS_Periodic Dec-23	FCCS_Periodic Dec-22	FCCS_Periodic Change
	CareOne at East Brunswick	CareOne at East Brunswick	CareOne at East Brunswick
ASSETS			
Cash and Cash Equivalents	\$56,979	\$33,583	\$23,395
Restricted Cash	12,452	49,189	(36,737)
Accounts Receivable	2,740,383	2,755,059	(14,675)
Allowance for Doubtful Accounts	(527,568)	(446,319)	(81,249)
Net Accounts Receivable	2,212,815	2,308,740	(95,924)
Other Receivable	(100)	(100)	0
Total Receivables	2,212,715	2,308,640	(95,924)
Prepaid Expenses	29,987	20,365	9,623
Other Current Assets	0	0	0
Total Current Assets	2,312,134	2,411,777	(99,644)
Land	1,113,385	1,108,427	4,958
Building	8,197,573	8,164,632	32,941
Leasehold Improvements	0	0	0
Furniture & Fixtures	2,493,015	2,484,750	8,265
Equipment	1,554,203	1,544,976	9,227
Computer Hardware & Software	150,143	150,099	44
Vehicles	63,200	63,200	0
Construction in Progress	711,559	754,165	(42,606)
Fixed Assets	14,283,078	14,270,248	12,830
Accumulated Depreciation	(9,640,090)	(9,095,679)	(544,411)
Property and Equipment, Net	4,642,987	5,174,569	(531,581)
Goodwill	0	0	0
Licenses	1,483,450	1,483,450	0
Intangible Assets, Net	0	0	0
Debt Issuance Costs	8,037	3,123	4,914
Other Long Term Assets	38,752	39,248	(496)
Total Assets	\$8,485,360	\$9,112,167	(\$626,807)

Balance Sheet NJ SNFs CareOne at East Brunswick Month to Date	FCCS_Periodic Dec-23 CareOne at East Brunswick	FCCS_Periodic Dec-22 CareOne at East Brunswick	FCCS_Periodic Change CareOne at East Brunswick
LIABILITIES AND MEMBER'S CAPITAL			
Accounts Payable	\$1,525,364	\$1,940,908	(\$415,545)
Accrued Expenses	71,513	59,664	11,849
Accrued Interest	98,794	87,542	11,253
Accrued Payroll - Salaries	270,240	0	270,240
Accrued PR Taxes & Benefits	147,149	146,755	393
Accrued Insurance	969,155	773,666	195,489
Suspense Accrued Interest	0	0	0
Corporate and Business Tax Liabilities	76,732	81,084	(4,352)
Total Accounts Payable and Accrued Liabilities	3,158,945	3,089,619	69,326
Resident Trust Liability	12,452	49,189	(36,737)
PNA Security Deposit	11,537	12,033	(496)
Entrance Fees	0	0	0
Other Current Liabilities	0	0	0
Debt - Current Portion	249,666	14,787,221	(14,537,555)
Line of Credit - Current	2,403,958	2,223,600	180,358
Total Current Liabilities	5,836,558	20,161,662	(14,325,104)
Due to / from Affiliates	(24,913,684)	(26,428,296)	1,514,612
Debt - Long Term Portion	12,789,825	(0)	12,789,825
Line of Credit - Long Term	0	0	0
Partners Note	0	0	0
Deferred Lease Incentive	0	0	0
Interest Rate Swap Liability	0	0	0
Other Long Term Liabilities	(0)	(0)	0
Total Long Term Liabilities	(12,123,859)	(26,428,296)	14,304,437
Total Liabilities	(6,287,301)	(6,266,634)	(20,667)
Interest Rate Swap	0	0	0
Additional Paid In Capital	0	0	0
Class C Interests	0	0	0
Members' Distributions	0	0	0
Equity Transfer	0	0	0
Members' Capital	3,231,249	3,231,249	0
Non Controlling Interest	0	0	0
Retained Earnings	11,541,412	12,147,552	(606,140)
Equity	14,772,661	15,378,801	(606,140)
Total Liabilities and Equity	\$8,485,360	\$9,112,167	(\$626,807)

YTD Financial Statement NJ SNFs CareOne at East Brunswick Year to Date Dec-23	YTD Dec - 23 CareOne at East Brunswick
TOTAL	
RESIDENT REVENUES	
Total Private	\$1,879,319
Medicaid and Managed Medicaid	3,515,739
Managed Care	3,555,247
Medicare - All Types	9,734,368
Non-Covered and All Others	0
Total - Room & Board Revenue	18,684,673
Ancillary Revenue	480,067
Enhanced Services Revenue	0
Other Resident Revenue	1,361
Total Resident Revenue	19,166,101
Other Revenues	5,183
Provider Tax Income	0
Total Revenue	19,171,283
OPERATING EXPENSES	
Nursing	6,015,218
Dietary	956,642
Therapy	1,839,195
Ancillary Expenses	1,675,879
Administrative	1,590,636
Plant & Utilities	612,393
Housekeeping & Laundry	441,889
Activities	227,938
Admissions	273,159
Social Service	137,456
Employee Benefits and Payroll Taxes	2,181,622
Bad Debt Expense	895,439
Insurance Expense	267,061
Total Operating Expenses	17,114,528
EBITDARM	2,056,755
EBITDARM MARGIN	11%
Management Fees	958,958
EBITDAR	1,097,797
Rent	0
EBITDA	1,097,797
CAPITAL RELATED	
Amortization	7,149
Depreciation	544,411
Extraordinary Items and Gain/Loss	10,721
Equity in Earnings	0
Interest Expense	1,145,432
Investment Income	(2,922)
Non Recurring	0
Other Income	(853)
Capital Related	1,703,937
Pre-Tax Income	(606,140)
Income Tax	0
Minority Interest Expense	0
Net Income	(\$606,140)

CareOne at East Brunswick
Statement of Cash Flows

CareOne at East
Brunswick

Cash Flows from Operating Activities:

Net Income	(606,140)
Adjustments to reconcile net income to net cash provided by operating activities:	
Depreciation and amortization	551,560
Changes in operating assets and liabilities:	
Decrease (Increase) in restricted cash	36,737
Decrease (Increase) in patient receivables	95,924
Decrease (Increase) in other receivables	0
Decrease (Increase) in prepaid expenses and other current assets	(9,623)
Decrease (Increase) in other long term assets	496
Decrease (Increase) in amounts due from affiliates/Partner's note	1,514,612
(Decrease) Increase in accounts payable	(415,545)
(Decrease) Increase in accrued expenses	218,590
(Decrease) Increase in accrued payroll and payroll taxes	270,633
(Decrease) Increase in patients' security deposits and liabilities	(37,233)
(Decrease) Increase in other current liabilities	(4,352)
(Decrease) Increase in other long term liabilities	0
Net Cash provided by Operating Activities	<u>1,615,660</u>

Cash Flows from Investing Activities:

Additions to property and equipment, net	(12,830)
Net Cash used in Investing Activities	<u>(12,830)</u>

Cash Flows from Financing Activities:

Net borrowing under Loan	(1,747,731)
Line of credit	180,358
Debt Issuance costs	(12,063)
Distributions to Members	0
Net Cash used in Financing Activities	<u>(1,579,435)</u>

Change in Cash and Cash Equivalents 23,395

Cash and Cash Equivalents - beginning of period 33,583

Cash and Cash Equivalents - end of period \$56,979