

Balance Sheet NJ SNFs CareOne at Moorestown Month to Date	FCCS_Periodic	FCCS_Periodic	FCCS_Periodic
	Dec-23	Dec-22	Change
	CareOne at Moorestown	CareOne at Moorestown	CareOne at Moorestown
ASSETS			
Cash and Cash Equivalents	\$390,952	\$0	\$390,952
Restricted Cash	206,756	(0)	206,756
Accounts Receivable	1,785,637	0	1,785,637
Allowance for Doubtful Accounts	(136,613)	0	(136,613)
Net Accounts Receivable	1,649,024	0	1,649,024
Other Receivable	0	0	0
Total Receivables	1,649,024	0	1,649,024
Prepaid Expenses	81,903	(0)	81,903
Other Current Assets	0	0	0
Total Current Assets	2,328,635	0	2,328,635
Land	0	1,230,051	(1,230,051)
Building	0	8,846,987	(8,846,987)
Leasehold Improvements	0	0	0
Furniture & Fixtures	0	1,935,839	(1,935,839)
Equipment	0	1,293,265	(1,293,265)
Computer Hardware & Software	0	116,544	(116,544)
Vehicles	0	0	0
Construction in Progress	2,583	43,242	(40,659)
Fixed Assets	2,583	13,465,928	(13,463,345)
Accumulated Depreciation	0	(9,000,072)	9,000,072
Property and Equipment, Net	2,583	4,465,856	(4,463,273)
Goodwill	0	0	0
Licenses	0	0	0
Intangible Assets, Net	0	0	0
Debt Issuance Costs	0	172,982	(172,982)
Other Long Term Assets	13,000	0	13,000
Total Assets	\$2,344,218	\$4,638,838	(\$2,294,619)

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CareOne at Moorestown			
Month to Date	FCCS_Periodic Dec-23	FCCS_Periodic Dec-22	FCCS_Periodic Change
	CareOne at Moorestown	CareOne at Moorestown	CareOne at Moorestown
LIABILITIES AND MEMBER'S CAPITAL			
Accounts Payable	\$1,280,576	\$11,769	\$1,268,807
Accrued Expenses	309,531	(0)	309,531
Accrued Interest	0	31,805	(31,805)
Accrued Payroll - Salaries	151,195	0	151,195
Accrued PR Taxes & Benefits	133,298	0	133,298
Accrued Insurance	984,315	(0)	984,315
Suspense Accrued Interest	0	0	0
Corporate and Business Tax Liabilities	28,128	0	28,128
Total Accounts Payable and Accrued Liabilities	2,887,043	43,575	2,843,468
Resident Trust Liability	206,756	0	206,756
PNA Security Deposit	(0)	0	(0)
Entrance Fees	0	0	0
Other Current Liabilities	0	0	0
Debt - Current Portion	0	0	0
Line of Credit - Current	0	0	0
Total Current Liabilities	3,093,799	43,575	3,050,224
Due to / from Affiliates	(25,775,028)	934,880	(26,709,908)
Debt - Long Term Portion	0	22,016,705	(22,016,705)
Line of Credit - Long Term	0	0	0
Partners Note	0	(1,500,000)	1,500,000
Deferred Lease Incentive	0	0	0
Interest Rate Swap Liability	0	0	0
Other Long Term Liabilities	(0)	0	(0)
Total Long Term Liabilities	(25,775,028)	21,451,585	(47,226,613)
Total Liabilities	(22,681,229)	21,495,160	(44,176,389)
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	5,976,257	(11,376,363)	17,352,620
Members' Capital	5,400,106	0	5,400,106
Non Controlling Interest	0	0	0
Retained Earnings	13,649,084	(5,479,959)	19,129,043
Equity	25,025,447	(16,856,322)	41,881,769
Total Liabilities and Equity	\$2,344,218	\$4,638,838	(\$2,294,619)

YTD Financial Statement NJ SNFs CareOne at Moorestown Year to Date Dec-23	YTD Dec - 23
TOTAL	CareOne at Moorestown
RESIDENT REVENUES	
Total Private	\$3,598,452
Medicaid and Managed Medicaid	207,677
Managed Care	2,676,404
Medicare - All Types	9,481,509
Non-Covered and All Others	0
Total - Room & Board Revenue	15,964,041
Ancillary Revenue	203,356
Enhanced Services Revenue	1,249,246
Other Resident Revenue	25,461
Total Resident Revenue	17,442,105
Other Revenues	75,346
Provider Tax Income	0
Total Revenue	17,517,451
OPERATING EXPENSES	
Nursing	4,943,831
Dietary	973,522
Therapy	1,651,254
Ancillary Expenses	1,125,098
Administrative	1,367,354
Plant & Utilities	590,172
Housekeeping & Laundry	415,335
Activities	174,845
Admissions	299,156
Social Service	128,204
Employee Benefits and Payroll Taxes	1,612,311
Bad Debt Expense	83,160
Insurance Expense	191,145
Total Operating Expenses	13,555,388
EBITDARM	3,962,063
EBITDARM MARGIN	23%
Management Fees	712,102
EBITDAR	3,249,961
Rent	1,712,796
EBITDA	1,537,165
CAPITAL RELATED	
Amortization	0
Depreciation	0
Extraordinary Items and Gain/Loss	0
Equity in Earnings	0
Interest Expense	0
Investment Income	(1,403)
Non Recurring	0
Other Income	(2,414)
Capital Related	(3,817)
Pre-Tax Income	1,540,982
Income Tax	0
Minority Interest Expense	0
Net Income	\$1,540,982

**CareOne at Moorestown
Statement of Cash Flows**

CareOne at
Moorestown

Cash Flows from Operating Activities:

Net Income	1,540,982
Adjustments to reconcile net income to net cash provided by operating activities:	
Depreciation and amortization	0
Changes in operating assets and liabilities:	
Decrease (Increase) in restricted cash	(22,694)
Decrease (Increase) in patient receivables	(25,094)
Decrease (Increase) in other receivables	0
Decrease (Increase) in prepaid expenses and other current assets	(59,860)
Decrease (Increase) in other long term assets	0
Decrease (Increase) in amounts due from affiliates/Partner's note	(2,097,926)
(Decrease) Increase in accounts payable	262,421
(Decrease) Increase in accrued expenses	116,971
(Decrease) Increase in accrued payroll and payroll taxes	129,344
(Decrease) Increase in patients' security deposits and liabilities	22,694
(Decrease) Increase in other current liabilities	(3,271)
(Decrease) Increase in other long term liabilities	0
Net Cash provided by Operating Activities	<u>(136,434)</u>

Cash Flows from Investing Activities:

Additions to property and equipment, net	491
Net Cash used in Investing Activities	<u>491</u>

Cash Flows from Financing Activities:

Net borrowing under Loan	0
Line of credit	0
Debt Issuance costs	0
Distributions to Members	0
Net Cash used in Financing Activities	<u>-</u>

Change in Cash and Cash Equivalents (135,943)

Cash and Cash Equivalents - beginning of period 526,895

Cash and Cash Equivalents - end of period \$390,952