

Balance Sheet NJ SNFs			
CareOne at Teaneck	FCCS_Periodic Dec-23	FCCS_Periodic Dec-22	FCCS_Periodic Change
Month to Date	CareOne at Teaneck	CareOne at Teaneck	CareOne at Teaneck
<b>ASSETS</b>			
Cash and Cash Equivalents	\$90,074	\$107,400	(\$17,326)
Restricted Cash	0	0	0
Accounts Receivable	3,558,429	3,392,185	166,244
Allowance for Doubtful Accounts	(1,066,006)	(632,714)	(433,292)
Net Accounts Receivable	2,492,423	2,759,471	(267,047)
Other Receivable	3,000	3,000	0
Total Receivables	2,495,423	2,762,471	(267,047)
Prepaid Expenses	44,157	20,954	23,203
Other Current Assets	(2,265)	(2,265)	0
<b>Total Current Assets</b>	<b>2,627,390</b>	<b>2,888,560</b>	<b>(261,170)</b>
Land	2,610,651	2,610,651	0
Building	14,455,144	14,451,494	3,650
Leasehold Improvements	0	0	0
Furniture & Fixtures	2,072,611	2,067,478	5,133
Equipment	1,304,572	1,216,667	87,905
Computer Hardware & Software	206,714	206,714	0
Vehicles	63,985	63,985	0
Construction in Progress	3,761	8,382	(4,621)
<b>Fixed Assets</b>	<b>20,717,438</b>	<b>20,625,371</b>	<b>92,067</b>
Accumulated Depreciation	(11,296,530)	(10,597,615)	(698,914)
Property and Equipment, Net	9,420,908	10,027,755	(606,847)
Goodwill	0	0	0
Licenses	700,315	700,315	0
Intangible Assets, Net	0	0	0
Debt Issuance Costs	59,142	80,433	(21,291)
Other Long Term Assets	7,868	7,868	0
<b>Total Assets</b>	<b>\$12,815,623</b>	<b>\$13,704,931</b>	<b>(\$889,309)</b>

Balance Sheet NJ SNFs CareOne at Teaneck Month to Date	FCCS_Periodic Dec-23 CareOne at Teaneck	FCCS_Periodic Dec-22 CareOne at Teaneck	FCCS_Periodic Change CareOne at Teaneck
<b>LIABILITIES AND MEMBER'S CAPITAL</b>			
Accounts Payable	\$2,291,714	\$2,091,064	\$200,649
Accrued Expenses	44,693	42,866	1,827
Accrued Interest	118,553	113,923	4,629
Accrued Payroll - Salaries	305,680	0	305,680
Accrued PR Taxes & Benefits	90,088	78,322	11,766
Accrued Insurance	1,008,399	872,925	135,474
Suspense Accrued Interest	0	0	0
Corporate and Business Tax Liabilities	35,568	34,595	973
<b>Total Accounts Payable and Accrued Liabilities</b>	<b>3,894,694</b>	<b>3,233,695</b>	<b>660,999</b>
Resident Trust Liability	0	0	0
PNA Security Deposit	0	0	0
Entrance Fees	0	0	0
Other Current Liabilities	0	0	0
Debt - Current Portion	629,026	598,598	30,428
Line of Credit - Current	0	0	0
<b>Total Current Liabilities</b>	<b>4,523,720</b>	<b>3,832,293</b>	<b>691,427</b>
Due to / from Affiliates	(44,950,657)	(43,456,360)	(1,494,297)
Debt - Long Term Portion	21,645,332	22,274,358	(629,026)
Line of Credit - Long Term	0	0	0
Partners Note	0	0	0
Deferred Lease Incentive	0	0	0
Interest Rate Swap Liability	(324,780)	(575,862)	251,082
Other Long Term Liabilities	(0)	(0)	0
<b>Total Long Term Liabilities</b>	<b>(23,630,106)</b>	<b>(21,757,864)</b>	<b>(1,872,242)</b>
<b>Total Liabilities</b>	<b>(19,106,386)</b>	<b>(17,925,571)</b>	<b>(1,180,815)</b>
Interest Rate Swap	324,780	575,862	(251,082)
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	4,100,000	4,100,000	0
Non Controlling Interest	0	0	0
Retained Earnings	27,497,228	26,954,640	542,588
Equity	31,922,009	31,630,502	291,506
<b>Total Liabilities and Equity</b>	<b>\$12,815,623</b>	<b>\$13,704,931</b>	<b>(\$889,309)</b>

YTD Financial Statement NJ SNFs CareOne at Teaneck Year to Date Dec-23	YTD Dec - 23
<b>TOTAL</b>	CareOne at Teaneck
<b>RESIDENT REVENUES</b>	
Total Private	\$2,116,355
Medicaid and Managed Medicaid	0
Managed Care	5,106,365
Medicare - All Types	13,183,917
Non-Covered and All Others	0
<b>Total - Room &amp; Board Revenue</b>	<b>20,406,637</b>
Ancillary Revenue	150,000
Enhanced Services Revenue	0
Other Resident Revenue	3,093
<b>Total Resident Revenue</b>	<b>20,559,730</b>
Other Revenues	6,317
Provider Tax Income	0
<b>Total Revenue</b>	<b>20,566,047</b>
<b>OPERATING EXPENSES</b>	
Nursing	6,201,505
Dietary	1,325,286
Therapy	1,830,666
Ancillary Expenses	1,837,532
Administrative	1,538,361
Plant & Utilities	507,980
Housekeeping & Laundry	522,081
Activities	238,206
Admissions	278,912
Social Service	154,086
Employee Benefits and Payroll Taxes	1,379,582
Bad Debt Expense	826,237
Insurance Expense	254,689
<b>Total Operating Expenses</b>	<b>16,895,121</b>
<b>EBITDARM</b>	<b>3,670,926</b>
EBITDARM MARGIN	18%
Management Fees	1,032,162
<b>EBITDAR</b>	<b>2,638,765</b>
Rent	0
<b>EBITDA</b>	<b>2,638,765</b>
<b>CAPITAL RELATED</b>	
Amortization	21,291
Depreciation	698,914
Extraordinary Items and Gain/Loss	(43)
Equity in Earnings	0
Interest Expense	1,388,304
Investment Income	(4,025)
Non Recurring	0
Other Income	(8,266)
<b>Capital Related</b>	<b>2,096,177</b>
<b>Pre-Tax Income</b>	<b>542,588</b>
Income Tax	0
Minority Interest Expense	0
<b>Net Income</b>	<b>\$542,588</b>

**CareOne at Teaneck**  
**Statement of Cash Flows**

CareOne at  
Teaneck

**Cash Flows from Operating Activities:**

Net Income	542,588
Adjustments to reconcile net income to net cash provided by operating activities:	
Depreciation and amortization	720,206
Changes in operating assets and liabilities:	
Decrease (Increase) in restricted cash	0
Decrease (Increase) in patient receivables	267,047
Decrease (Increase) in other receivables	0
Decrease (Increase) in prepaid expenses and other current assets	(23,203)
Decrease (Increase) in other long term assets	0
Decrease (Increase) in amounts due from affiliates/Partner's note	(1,494,297)
(Decrease) Increase in accounts payable	200,649
(Decrease) Increase in accrued expenses	141,930
(Decrease) Increase in accrued payroll and payroll taxes	317,446
(Decrease) Increase in patients' security deposits and liabilities	0
(Decrease) Increase in other current liabilities	973
(Decrease) Increase in other long term liabilities	0
Net Cash provided by Operating Activities	<u>673,340</u>

**Cash Flows from Investing Activities:**

Additions to property and equipment, net	(92,067)
Net Cash used in Investing Activities	<u>(92,067)</u>

**Cash Flows from Financing Activities:**

Net borrowing under Loan	(598,598)
Line of credit	0
Debt Issuance costs	0
Distributions to Members	0
Net Cash used in Financing Activities	<u>(598,598)</u>

**Change in Cash and Cash Equivalents** (17,326)

**Cash and Cash Equivalents - beginning of period** 107,400

**Cash and Cash Equivalents - end of period** \$90,074