

**STATE OF NEW YORK**  
**PUBLIC HEALTH AND HEALTH PLANNING COUNCIL**

**ANNUAL MEETING**

**AGENDA**

*February 8, 2024*

*Immediately following the Committee on Codes, Regulations, and Legislation Meeting  
(Codes scheduled to begin at 9:30 a.m.)*

*90 Church Street, 4<sup>th</sup> Floor CR 4 A/B, New York, New York 10007*

**I. INTRODUCTION OF OBSERVERS**

Jeffrey Kraut, Chair

**II. ELECTION OF OFFICERS**

**A. Election of Vice Chairperson**

**B. Announce Committee Chairpersons and Vice Chairpersons**

- Committee on Codes, Regulations and Legislation
- Committee on Establishment and Project Review
- Committee on Health Planning
- Committee on Public Health
- Ad Hoc Committee to Lead the State Health Improvement Plan

**III. 2025 PHHPC MEETING DATES**

2025 PHHPC Meeting Dates

**IV. APPROVAL OF MINUTES**

November 16, 2023 PHHPC Meeting Minutes

**V. REPORT OF DEPARTMENT OF HEALTH ACTIVITIES**

**A. Report of the Department of Health**

James V. McDonald, MD, MPH, Commissioner of Health

**B. Report of the Office of Health Insurance Programs**

Amir Bassiri, Deputy Superintendent and Medicaid Director, Office of Health Insurance Programs

**C. Report of the Office of Public Health**

Ursula Bauer, PhD, MPH, Deputy Commissioner, Office of Public Health

**D. Report of the Office of Primary Care and Health Systems Management**

Douglas G. Fish, MD, Acting Deputy Commissioner, Office of Primary Care and Health Systems Management

**E. Report of the Office of Aging and Long-Term Care**

Adam Herbst, Deputy Commissioner, Office of Aging and Long Term Care

**F. Report of the Office of Health Equity and Human Rights**

Tina Kim, Deputy Director, Office of Health Equity and Human Rights

**VI. PUBLIC HEALTH SERVICES**

**Report on the Activities of the Public Health Committee**

Jo Ivey Boufford, MD, Chair of Public Health Committee

**VII. REGULATION**

**Report of the Committee on Codes, Regulations and Legislation**

Thomas Holt, Chair of the Committee on Codes, Regulations and Legislation

**For Emergency Adoption**

23-07 Amendment of Section 405.45 of Title 10 NYCRR  
(Trauma Centers – Resources for Optimal Care of the Injured Patient)

**For Adoption**

23-07 Amendment of Section 405.45 of Title 10 NYCRR  
(Trauma Centers – Resources for Optimal Care of the Injured Patient)

21-21 Amendment of Part 425 of Title 10 NYCRR (Adult Day Health Care)

20-22 Amendment of Sections 405.11 and 415.19 of Title 10 NYCRR  
(Hospital and Nursing Home Personal Protective Equipment (PPE) Requirements)

**For Information**

24-01 Amendment of Section 405.19 of Title 10 NYCRR (General Hospital Emergency Services Behavioral Health)

23-21 Amendment of Part 300 of Title 10 NYCRR (Statewide Health Information Network for New York (SHIN-NY))

23-08 Amendment of Sections 405.4 & 405.6 of Title 10 NYCRR (General Hospital Medical Staff Recertification)

**VIII. PROJECT REVIEW RECOMMENDATIONS AND ESTABLISHMENT ACTIONS**

**A. Report of the Committee on Establishment and Project Review**

Peter Robinson, Chair of Establishment and Project Review Committee

**APPLICATIONS FOR CONSTRUCTION OF HEALTH CARE FACILITIES**

**CATEGORY 2:** Applications Recommended for Approval with the Following:

- ❖ PHHPC Member Recusals
- ❖ Without Dissent by HSA
- ❖ Without Dissent by Establishment and Project Review Committee

**CON Applications**

**Acute Care Services- Construction**

	<b><u>Number</u></b>	<b><u>Applicant/Facility</u></b>	<b><u>EPRC Recommendation</u></b>
1.	231332 C	NYU Langone Hospital-Long Island (Nassau County) Dr. Kalkut – Recusal Dr. Lim - Interest	Contingent Approval
2.	231348 C	Long Island Community Hospital at NYU Langone Health (Suffolk County) Dr. Kalkut – Recusal	Contingent Approval

**Diagnostic and Treatment Centers – Construction**

	<b><u>Number</u></b>	<b><u>Applicant/Facility</u></b>	<b><u>EPRC Recommendation</u></b>
1.	231299 C	Weill Cornell Imaging at New York Presbyterian (New York County) Dr. Lim – Interest	Contingent Approval
2.	232063 C	ODA Primary Health Care Network, Inc (Kings County) Dr. Kalkut – Interest	Contingent Approval

**CATEGORY 1:** Applications Recommended for Approval – No Issues or Recusals, Abstentions/Interests

**CON Applications**

**Acute Care Services- Construction**

	<b><u>Number</u></b>	<b><u>Applicant/Facility</u></b>	<b><u>EPRC Recommendation</u></b>
1.	231308 C	New York-Presbyterian Westchester (Westchester County)	Contingent Approval
2.	231311 C	Samaritan Medical Center (Jefferson County)	Contingent Approval

**Cardiac Services Construction – Construction**

	<b><u>Number</u></b>	<b><u>Applicant/Facility</u></b>	<b><u>EPRC Recommendation</u></b>
1.	231326 C	Auburn Community Hospital (Cayuga County)	Contingent Approval
2.	231351 C	St. Charles Hospital (Suffolk County)	Contingent Approval

**Diagnostic and Treatment Centers – Construction**

	<b><u>Number</u></b>	<b><u>Applicant/Facility</u></b>	<b><u>EPRC Recommendation</u></b>
1.	231261 C	Weill Cornell Imaging at New York Presbyterian (Kings County)	Contingent Approval
2.	232124 C	Community Health Center of Richmond, Inc. (Richmond County)	Contingent Approval

**CATEGORY 3:** Applications Recommended for Approval with the Following:

- ❖ No PHHPC Member Recusals
- ❖ Establishment and Project Review Committee Dissent, or
- ❖ Contrary Recommendations by HSA

**NO APPLICATIONS**

**CATEGORY 4:** Applications Recommended for Approval with the Following:

- ❖ PHHPC Member Recusals
- ❖ Establishment and Project Review Committee Dissent, or
- ❖ Contrary Recommendation by HSA

**NO APPLICATIONS**

**CATEGORY 5:** Applications Recommended for Disapproval by OHSM or Establishment and Project Review Committee - with or without Recusals

**NO APPLICATIONS**

**CATEGORY 6:** Applications for Individual Consideration/Discussion

**NO APPLICATIONS**

**APPLICATIONS FOR ESTABLISHMENT AND CONSTRUCTION OF HEALTH CARE FACILITIES**

**CATEGORY 2:** Applications Recommended for Approval with the Following:

- ❖ PHHPC Member Recusals
- ❖ Without Dissent by HSA
- ❖ Without Dissent by Establishment and Project Review Committee

**CON Applications**

**Ambulatory Surgery Centers – Establish/Construct**

	<b><u>Number</u></b>	<b><u>Applicant/Facility</u></b>	<b><u>EPRC Recommendation</u></b>
1.	222044 B	Sorin Ambulatory, LLC d/b/a Sorin Ambulatory Surgery Center (New York County) Dr. Kalkut - Interest	Contingent Approval

**Diagnostic and Treatment Centers – Establish/Construct**

	<b><u>Number</u></b>	<b><u>Applicant/Facility</u></b>	<b><u>EPRC Recommendation</u></b>
1.	231114 B	Prime MD Center, LLC (Nassau County) Mr. Kraut – Interest Dr. Lim – Abstaining	Contingent Approval

**Dialysis Services – Establish/Construct**

	<b><u>Number</u></b>	<b><u>Applicant/Facility</u></b>	<b><u>EPRC Recommendation</u></b>
1.	231361 B	Tidal Home Dialysis (Kings County) Mr. LaRue - Interest	Contingent Approval

## Home Care Service Agency Licensures

### Changes of Ownership

	<u>Number</u>	<u>Applicant/Facility</u>	<u>EPRC Recommendation</u>
1.	231120 E	Health Quest Home Care, Inc. (Licensed) (Geographical Service Area: Dutchess, Orange, Putnam, And Ulster Counties) Mr. Kraut – Recusal	Contingent Approval

**CATEGORY 1:** Applications Recommended for Approval – No Issues or Recusals,  
Abstentions/Interests

### Ambulatory Surgery Centers – Establish/Construct

	<u>Number</u>	<u>Applicant/Facility</u>	<u>EPRC Recommendation</u>
1.	232088 E	Sheepshead Bay Surgery Center (Kings County)	Approval

### Diagnostic and Treatment Centers – Establish/Construct

	<u>Number</u>	<u>Applicant/Facility</u>	<u>EPRC Recommendation</u>
1.	232080 B	ALEF Health Center LLC (Richmond County)	Contingent Approval
2.	232106 B	New York Healthcare and Wellness (Bronx County)	Contingent Approval
3.	232133 B	Namo Health Inc (New York County)	Contingent Approval

### Residential Health Care Facilities – Establish/Construct

	<u>Number</u>	<u>Applicant/Facility</u>	<u>EPRC Recommendation</u>
1.	202035 E	Hilaire Care Network LLC d/b/a Pine Forest Center for Rehabilitation and Healthcare (Suffolk County)	Contingent Approval
2.	222260 B	Oxford Nursing Home (Kings County)	Contingent Approval

## Home Care Service Agency Licensures

### Changes of Ownership

	<u>Number</u>	<u>Applicant/Facility</u>	<u>EPRC Recommendation</u>
1.	222103 E	Lincare Of New York, Inc. (Geographical Service Area: Albany, Broome, Cayuga, Chemung, Chenango, Clinton, Columbia, Cortland, Delaware, Dutchess, Essex, Franklin, Fulton, Genesee, Greene, Hamilton, Herkimer, Jefferson, Lewis, Livingston, Madison, Monroe, Montgomery, Oneida, Onondaga, Ontario, Oswego, Otsego, Rensselaer, Saint Lawrence, Saratoga, Seneca, Schenectady, Schoharie, Schuyler, Steuben, Tioga, Tompkins, Ulster, Warren, Washington, Wayne, and Yates Counties)	Approval
2.	222104 E	American Outcomes Management, LP (Geographical Service Area: Bronx, Dutchess, Kings, Nassau, New York, Orange, Putnam, Queens, Richmond, Rockland, Suffolk, Sullivan, Ulster, and Westchester Counties)	Approval
3.	231216 E	Tanglewood Manor, Inc. (Geographical Service Area: Allegany, Cattaraugus, Chautauqua, Erie, Genesee, Niagara, Orleans, and Wyoming Counties)	Approval
4.	232021 E	Ideal Care SP LLC (Geographical Service Area: Ulster County)	Approval

### Certificates

#### **Certificate of Amendment of the Certificate of Incorporation**

##### Applicant

Lake Shore Hospital Foundation, Inc.

Open Door Family Medical Center, Inc.

##### EPRC Recommendation

Approval

Approval

#### **Certificate of Amendment of the Articles of Organization**

##### Applicant

Pontiac Nursing Home, LLC

##### EPRC Recommendation

Approval

#### **Restated Certificate of Incorporation**

##### Applicant

The Guidance Center of Westchester, Inc.

##### EPRC Recommendation

Approval

**CATEGORY 3:** Applications Recommended for Approval with the Following:

- ❖ No PHHPC Member Recusals
- ❖ Establishment and Project Review Committee Dissent, or
- ❖ Contrary Recommendations by or HSA

**NO APPLICATIONS**

**CATEGORY 4:** Applications Recommended for Approval with the Following:

- ❖ PHHPC Member Recusals
- ❖ Establishment and Project Review Committee Dissent, or
- ❖ Contrary Recommendation by HSA

**NO APPLICATIONS**

**CATEGORY 5:** Applications Recommended for Disapproval by OHSM or  
Establishment and Project Review Committee - with or without Recusals

**NO APPLICATIONS**

**CATEGORY 6:** Applications for Individual Consideration/Discussion

**NO APPLICATIONS**

**IX. NEXT MEETINGS**

March 28, 2024 (ALBANY)

April 11, 2024 (ALBANY)

**X. PROFESSIONAL**

Executive Session – Report of the Committee on Health Personnel and Interprofessional Relations

**XI. ADJOURNMENT**

*\*\*\*Agenda items may be called in an order that differs from above\*\*\**





CON 231332-NYULH-Manhasset Ambulatory Surgery Center

3 miles

NYULH-LI Manhasset Ambulatory Surgery Center

Day OP of North Nassau Inc

Pro Health Ambulatory Surgery Center, Inc

LIJ Center for Advanced Medicine (EC)

ProHEALTH Day Op Ambulatory Surgery Center

Lynbrook Surgery Center

East Hills Surgery Center

NYULH -Long Island Ambulatory Surgery Center (EC)

Garden City Surgi Center

Syosset SurgiCenter

Levittown

Freeport

Huntington

Babylon West Ba

Long Beach

**NYU Langone Hospitals**  
**Consolidated Balance Sheets**  
**August 31, 2022 and 2021**

BFA Attachment A  
CON 231332

<i>(in thousands)</i>	<b>2022</b>	<b>2021</b>
<b>Assets</b>		
Current assets		
Cash and cash equivalents	\$ 1,548,227	\$ 1,802,962
Short-term investments	1,072,402	1,273,620
Assets limited as to use	9,171	11,841
Patient accounts receivable, net	1,039,526	896,425
Contributions receivable	99,364	61,886
Insurance receivables - billed	110,633	105,457
Other current assets	376,484	403,806
Total current assets	<u>4,255,807</u>	<u>4,555,997</u>
Long-term investments	61,874	57,991
Assets limited as to use, less current portion	1,252,472	1,389,431
Contributions receivable, less current portion	128,696	133,578
Professional liabilities insurance recoveries receivable	63,062	70,541
Operating lease right-of-use assets	542,569	542,158
Other assets	116,941	80,031
Property, plant and equipment, net	4,891,042	4,770,717
Total assets	<u>\$ 11,312,463</u>	<u>\$ 11,600,444</u>
<b>Liabilities and Net Assets</b>		
Current liabilities		
Current portion of long-term debt and finance lease obligations	\$ 70,990	\$ 53,776
Current portion of operating lease obligations	36,502	34,485
Accounts payable and accrued expenses	445,695	420,597
Accrued salaries and related liabilities	385,993	381,068
Deferred revenue	125,635	113,688
Due to related organizations	45,240	73,856
Other current liabilities	20,190	338,377
Total current liabilities	<u>1,130,245</u>	<u>1,415,847</u>
Long-term debt and finance lease obligations, less current portion	3,154,938	3,175,044
Long-term operating lease obligations, less current portion	553,468	551,933
Professional liabilities	885,829	847,910
Accrued pension liabilities	389,700	515,645
Accrued postretirement liabilities	73,928	93,624
Other liabilities	338,619	459,228
Total liabilities	<u>6,526,727</u>	<u>7,059,231</u>
Net assets		
Net assets without donor restrictions	4,393,528	4,166,554
Net assets with donor restrictions	392,208	374,659
Total net assets	<u>4,785,736</u>	<u>4,541,213</u>
Total liabilities and net assets	<u>\$ 11,312,463</u>	<u>\$ 11,600,444</u>

**NYU Langone Hospitals**  
**Consolidated Statements of Operations**  
**Years Ended August 31, 2022 and 2021**

BFA Attachment A  
 Con 231332 Cont.

<i>(in thousands)</i>	<b>2022</b>	<b>2021</b>
<b>Operating revenues and other support</b>		
Net patient service revenue	\$ 6,539,043	\$ 6,168,439
Grants and sponsored programs	13,480	23,346
Insurance premiums earned	108,014	106,708
Contributions	14,921	8,661
Endowment distribution and return on short-term investments	(28,677)	37,501
Other revenue	710,912	718,696
Net assets released from restrictions for operating purposes	19,139	17,281
Total operating revenues and other support	<u>7,376,832</u>	<u>7,080,632</u>
<b>Operating expenses</b>		
Salaries and wages	2,158,889	2,051,353
Employee benefits	689,861	656,052
Supplies and other	3,347,874	3,228,383
Depreciation and amortization	435,510	421,383
Interest	125,522	128,811
Total operating expenses	<u>6,757,656</u>	<u>6,485,982</u>
Gain from operations	619,176	594,650
<b>Other items</b>		
Other component of pension and postretirement costs	27,866	24,539
Investment return, net	(226,320)	166,417
Mission based payment to NYUGSoM	(50,000)	(50,000)
Other	(9,876)	12,977
Excess of revenue over expenses	<u>360,846</u>	<u>748,583</u>
<b>Other changes in net assets without donor restrictions</b>		
Changes in pension and postretirement obligations	161,261	192,239
Contributions for capital asset acquisitions	51	754
Equity transfers to related organizations, net	(303,366)	(35,387)
Net assets released from restrictions for capital purposes	509	3,841
Net assets released from restrictions for hazard mitigation	8,631	-
Other	(958)	(11)
Net increase in net assets without donor restrictions	<u>\$ 226,974</u>	<u>\$ 910,019</u>

**NYU Langone Hospitals**  
**Statement of Financial Position**  
**(Amounts In Thousands)**

**(Unaudited)**  
**August 31**  
**2023**

<b>Assets</b>	
Current assets:	
Cash and cash equivalents	\$ 2,116,243
Short-term investments	1,141,925
Assets limited as to use	13,047
	-
Patient accounts receivable, net	1,033,978
Due from related organizations	195,540
Contributions receivable - current	95,802
Inventories	200,168
Other current assets	223,344
Total current assets	\$ 5,020,047
Long-term investments	73,339
Assets limited as to use, less current portion	203,443
Contribution receivable, less current portion	263,910
Professional liabilities insurance receivable	51,426
Other assets	337,449
Due from related organizations less current portion	78,651
Right-of-use-assets	507,982
Property, plant and equipment - net	5,116,912
Total assets	\$ 11,653,159
<b>Liabilities and net assets</b>	
Current liabilities:	
Current portion of long-term debt	\$ 50,036
Accounts payable and accrued expenses	438,711
Accrued salaries and related liabilities	382,954
Accrued interest payable	19,720
Current portion of accrued postretirement liabilities	3,736
Current portion of professional liabilities	7,713
Current portion of operating lease liabilities	38,157
Deferred revenue	19,223
Due to related organizations	48,227
Other current liabilities	78,588
Total current liabilities	1,087,065
Long-term debt, less current portion	3,113,377
Operating lease liabilities, less current portion	524,196
Professional liabilities	88,914
Accrued pension liabilities	229,087
Accrued postretirement liabilities	70,327
Other liabilities	417,812
Total liabilities	\$ 5,530,778
<b>Net assets:</b>	
Without donor restrictions	\$ 5,596,857
With donor restrictions	525,524
Total net assets	6,122,381
	\$ 11,653,159

**NYU Langone Hospitals**  
**Statement Of Operations**  
**For The Twelve Months Ended August 31, 2023**  
**(Amounts In Thousands)**

BFA Attachment B Cont.  
CON 231332

	<b>(Unaudited)</b>
	<b>Fiscal Year To Date</b>
	<b>Actual</b>
<b>Operating revenue</b>	
Inpatient	\$ 3,802,127
Outpatient	3,321,393
Grants and sponsored programs	2,865
Affiliations	25,352
Contributions	8,953
Endowment distribution and return on short-term investments	113,447
Commercial insurance recoveries	-
Other revenue	966,225
Net assets released from restrictions for operating purposes	24,990
<b>Total operating revenue</b>	<b>8,265,351</b>
<b>Operating expenses</b>	
Salaries and wages	2,384,787
Temporary agencies	23,897
Employee benefits	766,994
Pharmaceuticals	913,049
Medical supplies	715,984
Professional fees	130,921
Purchased services	106,791
Facility costs	246,307
Other expenses	362,691
FGP physician services	379,019
GME purchased services	53,088
Malpractice	59,284
Depreciation and amortization	443,232
Interest	121,697
<b>Total operating expenses</b>	<b>6,707,741</b>
<b>Gain from operations before support:</b>	<b>1,557,610</b>
SoM support	871,353
<b>Gain (Loss) from operations after support</b>	<b>686,257</b>
<b>Operating Margin</b>	<b>8.3%</b>
<b>Other items</b>	
Disaster recovery reimbursement for capital	18
Other	508,000
Other component of pension & post retirement costs	23,638
Support to NYUSoM	(50,003)
Return on long-term investment	101,817
Investment return less endowment distribution, net	1,221
Endowment transfer	-
<b>Excess (Deficiency) of revenue over expenses</b>	<b>1,270,948</b>
<b>Other changes in unrestricted net assets without donor restrictions</b>	
Changes in pension and post retirement obligations	157,139
Grants and contributions for capital asset acquisitions	1,551
Commercial insurance for capital	115
Equity transfer	(283,449)
Transfers	(1,304)
Net assets released from restrictions for capital purposes	30,896
Net assets released from restrictions for hazard mitigation	27,433
<b>Net increase in net assets without donor restrictions</b>	<b>\$ 1,203,329</b>

**CON 231348-LICH Ambulatory Surgery Center at Patchogue**



**NYU Langone Hospitals**  
**Consolidated Balance Sheets**  
**August 31, 2022 and 2021**

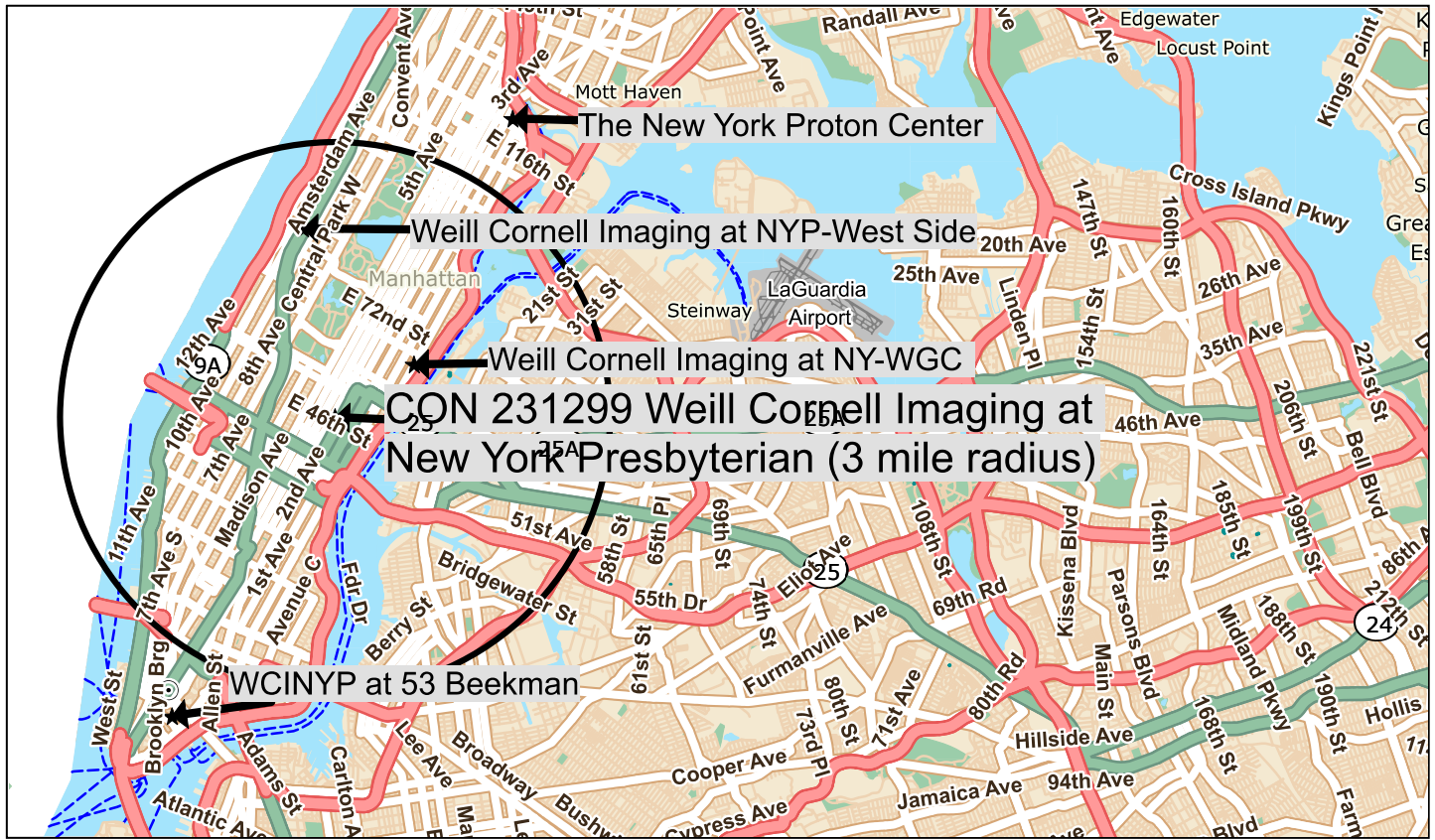
<i>(in thousands)</i>	<b>2022</b>	<b>2021</b>
<b>Assets</b>		
Current assets		
Cash and cash equivalents	\$ 1,548,227	\$ 1,802,962
Short-term investments	1,072,402	1,273,620
Assets limited as to use	9,171	11,841
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Operating lease right-of-use assets	542,569	542,158
Other assets	116,941	80,031
Property, plant and equipment, net	4,891,042	4,770,717
Total assets	<u>\$ 11,312,463</u>	<u>\$ 11,600,444</u>
<b>Liabilities and Net Assets</b>		
Current liabilities		
Current portion of long-term debt and finance lease obligations	\$ 70,990	\$ 53,776
Current portion of operating lease obligations	36,502	34,485
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Accrued salaries and related liabilities	385,993	381,068
Deferred revenue	125,635	113,688
Due to related organizations	45,240	73,856
Other current liabilities	20,190	338,377
Total current liabilities	<u>1,130,245</u>	<u>1,415,847</u>
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Net assets		
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Total net assets	<u>4,785,736</u>	<u>4,541,213</u>
Total liabilities and net assets	<u>\$ 11,312,463</u>	<u>\$ 11,600,444</u>

## NYU Langone Hospitals

### Consolidated Statements of Operations Years Ended August 31, 2022 and 2021

<i>(in thousands)</i>	<b>2022</b>	<b>2021</b>
<b>Operating revenues and other support</b>		
Net patient service revenue	\$ 6,539,043	\$ 6,168,439
Grants and sponsored programs	13,480	23,346
Insurance premiums earned	108,014	106,708
Contributions	14,921	8,661
Endowment distribution and return on short-term investments	(28,677)	37,501
Other revenue	710,912	718,696
Net assets released from restrictions for operating purposes	19,139	17,281
Total operating revenues and other support	<u>7,376,832</u>	<u>7,080,632</u>
<b>Operating expenses</b>		
Salaries and wages	2,158,889	2,051,353
Employee benefits	689,861	656,052
Supplies and other	3,347,874	3,228,383
Depreciation and amortization	435,510	421,383
Interest	125,522	128,811
Total operating expenses	<u>6,757,656</u>	<u>6,485,982</u>
Gain from operations	619,176	594,650
<b>Other items</b>		
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Other	(9,876)	12,977
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Other	(958)	(11)
Net increase in net assets without donor restrictions	<u>\$ 226,974</u>	<u>\$ 910,019</u>





Weill Cornell Imaging at New York-Presbyterian

Statements of Financial Position

	<b>December 31</b>	
	<b>2022</b>	<b>2021</b>
	<i>(In Thousands)</i>	
<b>Assets</b>		
Current assets:		
Cash and cash equivalents	\$ 67,975	\$ 67,403
Patient accounts receivable – net	18,546	16,941
Other current assets	713	574
General and professional liabilities insurance recoveries receivable – current portion	652	662
Total current assets	<u>87,886</u>	85,580
Fixed equipment and leasehold improvements – net	80,999	64,339
Operating lease assets	102,163	108,736
General and professional liabilities insurance recoveries receivable – noncurrent portion	2,012	2,102
Total assets	<u>\$ 273,060</u>	<u>\$ 260,757</u>
<b>Liabilities and net assets</b>		
Current liabilities:		
Accounts payable and accrued expenses	\$ 3,677	\$ 3,122
Due to related organizations	3,806	10,907
Other liabilities – current portion	–	1,049
Finance leases – current portion	5,737	4,098
Operating lease liability – current portion	8,047	8,113
General and professional liabilities – current portion	666	681
Total current liabilities	<u>21,933</u>	27,970
Finance leases – noncurrent portion	11,603	6,723
Operating lease liability – noncurrent portion	100,345	106,475
General and professional liabilities – noncurrent portion	3,243	3,403
Total liabilities	<u>137,124</u>	144,571
Commitments and contingencies		
Net assets:		
Net assets without donor restrictions	135,936	116,186
Total liabilities and net assets	<u>\$ 273,060</u>	<u>\$ 260,757</u>

Weill Cornell Imaging at NewYork-Presbyterian  
Statements of Operations and Changes in Net Assets

	<b>Year Ended December 31</b>	
	<b>2022</b>	<b>2021</b>
	<i>(In Thousands)</i>	
<b>Operating revenue</b>		
Net patient service revenue	\$ 209,299	\$ 187,378
Other revenue	14,825	2,357
Total operating revenue	<u>224,124</u>	<u>189,735</u>
<b>Operating expenses</b>		
Purchased services – salaries and benefits	99,692	84,774
Purchased services – supplies and other expenses	40,606	38,358
Supplies and other expenses	5,014	4,529
Interest expense	393	368
Depreciation and amortization	8,669	5,660
Total operating expenses	<u>154,374</u>	<u>133,689</u>
Excess of operating revenue over operating expenses	69,750	56,046
Distributions to related organizations	<u>(50,000)</u>	<u>(45,000)</u>
Change in net assets without donor restrictions	19,750	11,046
Net assets at beginning of year	116,186	105,140
Net assets at end of year	<u>\$ 135,936</u>	<u>\$ 116,186</u>

# Weill Cornell Imaging



**BALANCE SHEET**  
**FOR THE PERIOD ENDING JUNE 30, 2023**

**DRAFT**

**ASSETS**

Cash Balance (Prior Year)		\$67,974,547	
Cash From Current Operations		38,873,178	
Distribution to Owners		(30,000,000)	
Cash Disbursement for Leasehold Improvements		(3,258,469)	
Cash Disbursement for ROU Assets		(3,137,537)	
<b>Total Cash</b>			<b>70,451,719</b>
<b>FIXED ASSETS:</b>			
Leasehold Improvements	82,252,930		
Less Depreciation	19,005,603		
<b>Net Improvements</b>		<b>63,247,327</b>	
Other Fixed Assets	2,167,208		
Less Depreciation	1,481,504		
<b>Net Other Fixed Assets</b>		<b>685,703</b>	
ROU Assets	31,818,522		
Less Depreciation	18,771,521		
<b>Net ROU Assets</b>		<b>13,047,002</b>	
Operating Lease ROU Assets	4,663,864		
Operating Space Lease ROU Assets	93,786,719		
<b>Net Operating</b>		<b>98,450,583</b>	
<b>Total Fixed Assets</b>			<b>175,430,615</b>
<b>Total Prepaid Expense</b>			<b>1,749,985</b>
Professional Liability Insurance Recoveries			2,032,688
<b>Receivables:</b>			
Patient Receivables		66,364,801	
Estimated Revenue for Unbilled Services		9,443,837	
Reserve for Contractual Allowances not Taken		(46,824,657)	
Reserve for Doubtful Accounts		(6,367,049)	
<b>Net Patient Receivables</b>			<b>22,616,931</b>
<b>Total Assets</b>			<b>\$272,281,938</b>

**LIABILITIES**

Accounts Payable		\$35,143	
Deferred Rent		6,100,543	
Space Lease Liability		93,786,719	
Capital Lease Liability		14,354,472	
Operating Lease Liability		4,905,818	
<b>Other Payables:</b>			
Due to WCMC	537,758		
Due to NYPH	1,083,301		
Due to Others	454,558		
Payroll Vacation Accrual	3,043,475		
<b>Total Payables</b>		<b>5,119,092</b>	
Professional Liability Insurance Claims			2,032,688
Professional Liability Claims Incurred but not Reported			941,686
<b>Total Liabilities</b>			<b>127,276,161</b>

**CAPITAL/RETAINED EARNINGS**

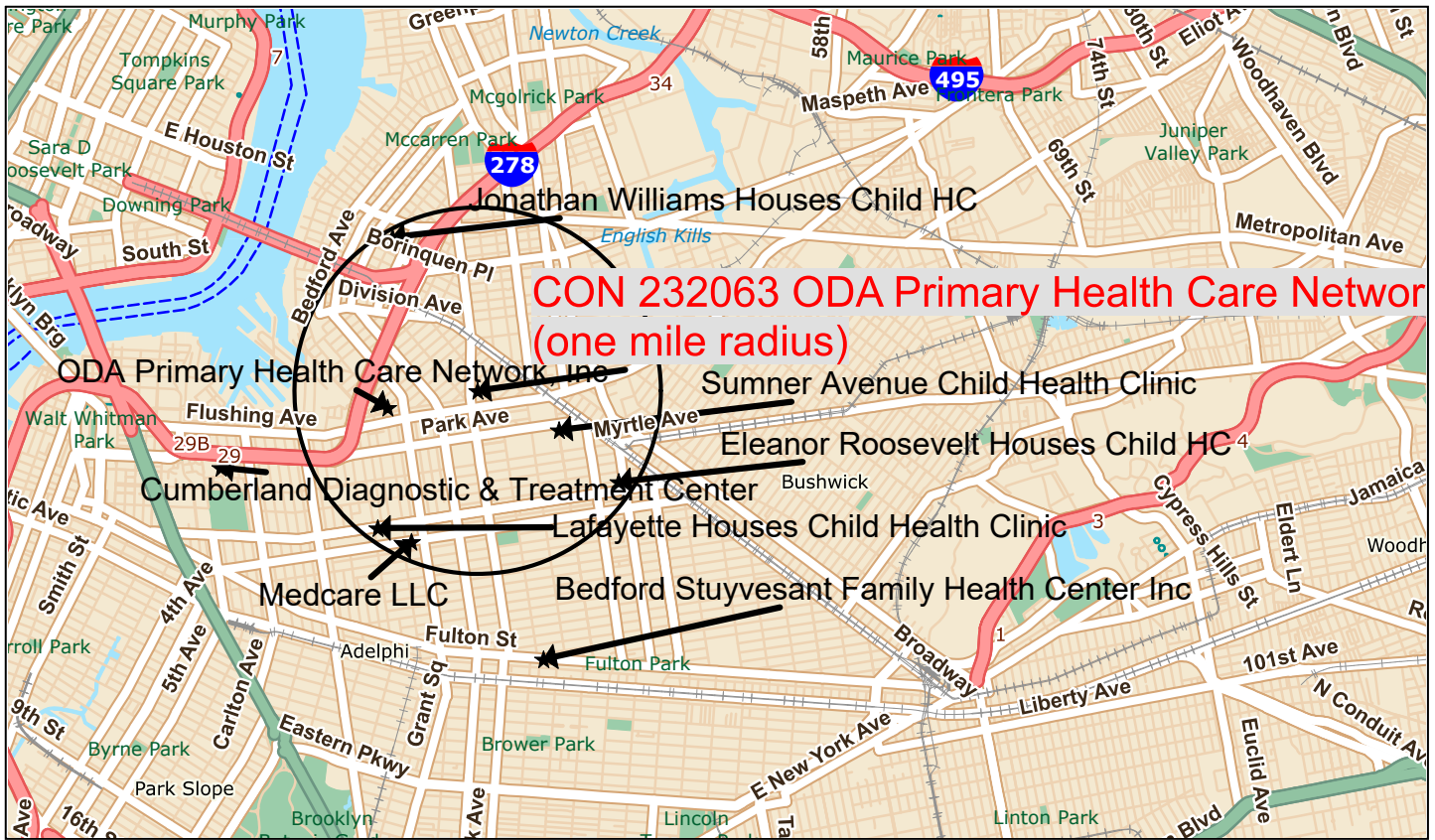
Beginning Balance	\$135,935,959		
Current Year Activity	39,069,818		
Distribution to Owners	(30,000,000)		
<b>Ending Balance</b>			<b>145,005,777</b>
<b>Total Liabilities and Capital</b>			<b>\$272,281,938</b>

## Weill Cornell Imaging


**INCOME STATEMENT**  
**FOR THE PERIOD ENDING JUNE 30, 2023**

**DRAFT**

	Monthly Cash	Monthly Accrual	YTD Cash	YTD Accrual
<b>OPERATING RECEIPTS / REVENUES FROM:</b>				
<b>Patient Services Revenue</b>	17,951,790	18,044,624	116,866,256	120,937,519
<b>Subtotal Patient Services Revenue</b>	17,951,790	18,044,624	116,866,256	120,937,519
<b>Other Income</b>				
Interest Income	399,206	399,206	1,870,576	1,870,576
Medical Records	-	-	2,735	2,735
FEMA	-	-	4,885	4,885
2022 Lung Health Fair	-	-	2,500	2,500
<b>Subtotal Other Income</b>	399,206	399,206	1,880,697	1,880,697
<b>NET OPERATING RECEIPTS / REVENUES</b>	18,350,996	18,443,830	118,746,953	122,818,216
<b>OPERATING EXPENSES FOR:</b>				
<b>Salary and Compensation</b>				
Physician Compensation and Fringe	4,422,476	4,422,476	26,534,859	26,534,859
<b>Subtotal Physician Compensation</b>	4,422,476	4,422,476	26,534,859	26,534,859
<b>Practice Costs</b>				
Staff Wages	3,577,706	3,433,491	21,466,237	21,371,563
Staff Fringe Benefits	1,205,442	1,154,679	7,232,655	7,199,329
Professional Liability	231,214	(70,851)	1,387,285	1,085,220
Rent	787,848	699,935	4,030,009	4,199,608
NYPH Purchased Services	208,698	208,698	1,252,190	1,252,190
Laboratory Medical and Surgical	568,347	568,347	3,498,163	3,498,163
Outside Services	172,165	441,286	2,208,980	2,410,556
Service Contracts	496,939	498,197	2,727,764	2,660,174
Travel and Professional Development	38,999	38,999	233,995	233,995
Maintenance and Utilities	106,975	102,950	583,894	583,894
Equipment (Leases/ Purchases)	241,683	202,043	2,232,894	1,300,502
Office Supplies	106,301	106,301	637,806	637,806
Marketing	6,642	(192)	121,426	102,468
Other	119,500	119,500	716,999	716,999
<b>Subtotal Practice Costs</b>	7,868,459	7,503,383	48,330,294	47,252,466
<b>Administrative and Institutional Costs</b>				
WCMC IDF and ACR	233,057	233,057	1,398,341	1,398,341
P.O. Administrative Cost Recovery	275,254	275,254	1,651,522	1,651,522
Direct Billing Service	275,230	275,230	1,651,380	1,651,380
<b>Subtotal Administrative and Institutional Costs</b>	783,540	783,540	4,701,243	4,701,243
Depreciation Expense	-	821,367	-	4,952,452
Capital Lease Interest Expense	50,781	50,781	307,379	307,379
<b>TOTAL OPERATING EXPENSES</b>	13,125,257	13,581,547	79,873,775	83,748,398
<b>OPERATING INCOME / (LOSS)</b>	\$5,225,739	\$4,862,283	\$38,873,178	\$39,069,818



**ODA PRIMARY HEALTH CARE NETWORK, INC.**  
**BALANCE SHEET**  
**AS OF AUGUST 31, 2023**

<b>ASSETS</b>	<b>AUGUST 2023</b>	<b>DECEMBER 2022</b>
<b>Current Assets</b>		<b>AUDITED</b>
Cash (Note 1)	\$ 24,887,046	\$ 23,326,203
Board-designated operating reserve (Note 1)	1,231,004	1,230,380
Patient services Accounts receivable, net (Note 2)	6,397,824	7,224,399
Safety net receivable (Note 9)	1,885,048	3,696,797
Grant receivable - DHHS		388,850
Prepaid expenses and Other current assets (Note 3)	1,616,736	2,219,490
<b>Total current assets</b>	<b>36,017,658</b>	<b>38,086,120</b>
<b>Non-current Assets</b>		
Property and equipment, net (Note 15)	35,641,496	32,708,011
Security deposits (Note 4)	1,284,856	1,261,940
Operating lease right-of-use (Note 18)	59,672,433	59,672,433
Intangible Assets, net (Note 12)	7,892,182	8,520,703
<b>TOTAL ASSETS</b>	<b>\$ 140,508,625</b>	<b>\$ 140,249,206</b>
<b>LIABILITIES &amp; NET ASSETS</b>	<b>AUGUST 2023</b>	<b>DECEMBER 2022</b>
<b>Current Liabilities</b>		<b>AUDITED</b>
Accounts payable and accrued expenses	\$ 3,514,037	\$ 3,975,933
Accrued salaries and wages (Note 5)	2,022,941	1,018,964
Accrued salaries - provider incentives	624,876	438,366
Accrued PTO expense (Note 6)	1,852,945	1,321,989
Deferred revenue (Note 11)	689,947	
Current portion of long-term debt (Note 14)	1,912,463	1,900,733
<b>Total current liabilities</b>	<b>10,617,209</b>	<b>8,655,985</b>
<b>Long-term Liabilities</b>		
Operating lease (Note 18)	61,515,734	61,515,734
Finance lease (Note 15)	12,399,460	12,399,460
Long-term debt, net of current portion (Note 14)	6,548,678	7,816,403
<b>Total long-term liabilities</b>	<b>80,463,872</b>	<b>81,731,597</b>
<b>TOTAL LIABILITIES</b>	<b>\$ 91,081,081</b>	<b>\$ 90,387,583</b>
<b>UNRESTRICTED NET ASSETS</b>		
Net investment in fixed assets	\$ 14,780,895	\$ 10,591,414
Board-designated net assets	1,231,004	1,230,380
Available for operations	33,415,645	38,039,828
<b>TOTAL UNRESTRICTED NET ASSETS</b>	<b>49,427,544</b>	<b>49,861,623</b>
<b>TOTAL LIABILITIES &amp; NET ASSETS</b>	<b>\$ 140,508,625</b>	<b>\$ 140,249,206</b>

**ODA PRIMARY HEALTH CARE NETWORK, INC.**  
**STATEMENT OF OPERATIONS**  
**FOR THE PERIOD ENDING AUGUST 31, 2023**

YEAR-TO-DATE ANALYSIS	AUGUST 2023	% TOTAL	AUGUST 2022	% TOTAL	VARIANCE	% VAR.
Billable Visits	256,608		211,589		45,019	21%
Total Services*	273,646		225,807		47,839	21%

**Revenues**

Grants-DHHS (Note 7)	\$ 3,310,521	4.7%	\$ 5,290,623	9.7%	\$ (1,980,102)	-37%
Grants-other	4,868,058	6.9%	95,706	0.2%	4,772,352	4986%
Patient services, net (Note 8)	54,611,489	77.7%	41,991,742	77.1%	12,619,747	30%
Incentives	2,318,834	3.3%	2,621,873	4.8%	(303,039)	-12%
Safety net (Note 9)	3,091,087	4.4%	3,000,748	5.5%	90,339	3%
Pharmacy 340B, net (Note 16)	1,061,267	1.5%	810,638	1.5%	250,629	31%
Miscellaneous (Note 10)	1,052,021	1.5%	650,474	1.2%	401,547	62%
<b>Total revenues</b>	<b>70,313,277</b>	<b>100.0%</b>	<b>54,461,804</b>	<b>100.0%</b>	<b>15,851,473</b>	<b>29%</b>

**Expenses (Note 17)**

Salaries and wages	\$ 39,263,626	58.0%	\$ 28,140,596	55.4%	\$ 11,123,030	40%
Fringe benefits	5,635,895	8.3%	3,614,947	7.1%	2,020,948	56%
Medical consultants	1,956,990	2.9%	1,842,712	3.6%	114,278	6%
Professional fees	4,885,049	7.2%	3,693,039	7.3%	1,192,010	32%
Laboratory and X-ray	274,027	0.4%	251,327	0.5%	22,700	9%
Medical supplies and pharm	3,040,572	4.5%	2,589,790	5.1%	450,782	17%
Administrative supplies	1,001,492	1.5%	717,582	1.4%	283,910	40%
Patient transportation	961,135	1.4%	778,221	1.5%	182,914	24%
Insurance	172,810	0.3%	144,265	0.3%	28,545	20%
Public information	806,075	1.2%	767,734	1.5%	38,341	5%
Occupancy	3,770,814	5.6%	2,833,326	5.6%	937,488	33%
Communications and computing	1,333,576	2.0%	1,082,863	2.1%	250,713	23%
Facility costs **	2,374,282	3.5%	2,219,458	4.4%	154,825	7%
Travel and meetings	78,755	0.1%	101,305	0.2%	(22,550)	-22%
Printing and postage	78,130	0.1%	54,569	0.1%	23,561	43%
Dues and subscriptions	80,082	0.1%	106,260	0.2%	(26,178)	-25%
Interest	1,199,838	1.8%	1,282,028	2.5%	(82,190)	-6%
Special events	121,111	0.2%	33,900	0.1%	87,211	257%
Miscellaneous	612,386	0.9%	495,817	1.0%	116,569	24%
<b>Total expenses</b>	<b>67,646,645</b>	<b>100.0%</b>	<b>50,749,739</b>	<b>100.0%</b>	<b>16,896,906</b>	<b>33%</b>

<b>Income before depreciation</b>	<b>\$ 2,666,632</b>		<b>\$ 3,712,065</b>		<b>\$ (1,045,433)</b>	<b>-28%</b>
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Depreciation and amort (Note 13)	3,100,711		2,597,195		503,516	19%
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<b>Income before rate adjustment</b>	<b>(434,079)</b>		<b>1,114,869</b>		<b>(1,548,949)</b>	<b>-139%</b>
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Medicaid prior-year rate adjustment***	-		12,860,889		(12,860,889)	-100%
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<b>Change in unrestricted net assets</b>	<b>\$ (434,079)</b>		<b>\$ 13,975,759</b>		<b>\$ (14,409,838)</b>	<b>-103%</b>
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<b>Unrestricted net assets - beginning</b>	<b>49,861,623</b>
<b>Unrestricted net assets - ending</b>	<b>\$ 49,427,544</b>

\* Total Services adds: OB Deliveries, Chronic Care Management, Immunizations and Screenings.

\*\* This category includes repairs and maintenance costs, minor equipment purchases (uncapitalized purchases of less than \$5,000), service contracts and equipment rental costs.

\*\*\*In August 2022, Medicaid paid approx. \$24.3 million as a retroactive rate adjustment, as per a rate appeal. The portion applicable to 2020-2021 is reported separately here. The portion applicable to 2022 is included in patient services revenue above.



**Opportunity Development Association  
Primary Health Care Network, Inc.**

CON #232063  
BFA Attachment A  
(Cont.)

**Statement of Financial Position  
December 31, 2022**

Assets

Current assets	
Cash and cash equivalents	\$ 23,326,203
Cash and cash equivalents - board-designated	<u>1,230,380</u>
Total cash and cash equivalents	24,556,583
Patient services receivable, net	10,921,195
Grants and contracts receivable	388,850
340B pharmacy receivable	1,207,466
Prepaid expenses and other current assets	<u>1,066,918</u>
Total current assets	38,141,012
Property and equipment, net	32,653,120
Security deposits	1,261,940
Operating lease assets	59,672,430
Goodwill and other intangible assets, net	<u>8,520,703</u>
Total	<u><u>\$ 140,249,205</u></u>

Liabilities and Net Assets

Current liabilities	
Accounts payable and accrued expenses	\$ 3,052,821
Accrued compensation	2,779,319
Claims liability	923,112
Current portion of due to third party	1,190,000
Current portion of long-term debt	697,394
Current portion of operating lease liabilities	<u>2,126,102</u>
Total current liabilities	<u>10,768,748</u>
Long-term liabilities	
Due to third party, less current portion	1,993,611
Long-term debt, less current portion	5,836,132
Operating lease liabilities, less current portion	59,389,630
Finance lease liabilities	<u>12,399,460</u>
Total long-term liabilities	<u>79,618,833</u>
Total liabilities	<u>90,387,581</u>
Commitments and contingencies	
	-
Net assets	
Without donor restrictions	48,631,244
Without donor restrictions - board-designated	<u>1,230,380</u>
Total net assets	<u>49,861,624</u>
Total	<u><u>\$ 140,249,205</u></u>

See Notes to Financial Statements.

**Opportunity Development Association  
Primary Health Care Network, Inc.**

CON #232063  
BFA Attachment A  
(Cont.)

**Statement of Activities and Change in Net Assets  
Year Ended December 31, 2022**

Revenue without donor restrictions	
Patient services revenue (net of contractual allowances and discounts)	\$ 95,667,857
DHHS grants	8,374,746
340B pharmacy	2,523,411
Contract services and contributions	143,558
In-kind donated vaccines	1,023,327
Other	6,335
	<hr/>
Total revenue without donor restrictions	107,739,234
	<hr/>
Expenses	
Salaries and benefits	51,381,948
Other than personnel services	28,384,513
Interest	1,908,534
	<hr/>
Total expenses	81,674,995
	<hr/>
Change in net assets prior to depreciation and amortization	26,064,239
Depreciation and amortization	3,895,793
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Change in net assets	22,168,446
Net assets, beginning	27,693,178
	<hr/>
Net assets, end	\$ 49,861,624
	<hr/> <hr/>

See Notes to Financial Statements.



## **NEWYORK-PRESBYTERIAN WESTCHESTER HOSPITAL ARTICLE 28**

### **NETWORK DESCRIPTION**

The New York and Presbyterian Hospital (NYPH), an existing, not-for-profit corporation, has the following divisions:

- Columbia Presbyterian Center (1,022 beds) - 622 West 168th Street, New York (New York County), New York 10032
- Allen Hospital (196 beds)-5141 Broadway, New York (New York County), New York 10034
- New York Weill Cornell Center (744 beds)-525 East 68th Street, New York (New York County), New York 10021
- David H. Koch Center (135 beds)-1283 York Avenue, New York (New York County), New York 10065.
- Lower Manhattan Hospital (180 beds)- 170 William Street, New York (New York County), New York 10038
- Westchester Behavioral Health Center (247 beds) - 21 Bloomingdale Road, White Plains (Westchester County), New York 10605
- Westchester Hospital (288 beds)-55 Palmer Avenue, Bronxville (Westchester County), New York 10708
- Brooklyn Methodist Hospital (591 beds) – 506 Sixth Street, Brooklyn (Kings Count) New York, 11215

NYPH is the sole member and passive parent of NYP Community Programs, Inc. (NYPCP). NYPCP, formed in 2014, is the sole member, active parent and co-operator of New York-Presbyterian/Hudson Valley Hospital (128 beds) and New York-Presbyterian/Queens (535 beds).

The New York and Presbyterian Hospital  
Consolidated Statements of Financial Position

	<b>December 31</b>	
	<b>2022</b>	<b>2021</b>
	<i>(In Thousands)</i>	
<b>Assets</b>		
Current assets:		
Cash, cash equivalents and short-term investments:		
Cash and cash equivalents	\$ 402,937	\$ 455,807
Short-term investments	2,338,756	2,702,956
Total cash, cash equivalents and short-term investments	<u>2,741,693</u>	3,158,763
Patient accounts receivable – net	1,346,285	1,198,620
Other current assets	577,739	540,835
Assets limited as to use – current portion	45,436	50,628
Professional liabilities insurance recoveries receivable and related deposits – current portion	91,456	100,021
Beneficial interest in net assets held by related organizations – current portion	73,284	75,087
Due from related organizations – net	35,701	3,836
Total current assets	<u>4,911,594</u>	5,127,790
Assets limited as to use – noncurrent	5,194,047	5,736,988
Property, buildings and equipment – net	5,067,143	5,127,269
Operating lease assets	563,885	588,490
Other noncurrent assets – net	291,410	89,051
Professional liabilities insurance recoveries receivable and related deposits – noncurrent	303,926	301,435
Beneficial interest in net assets held by related organizations – noncurrent	2,500,701	2,694,449
Total assets	<u>\$ 18,832,706</u>	<u>\$ 19,665,472</u>

	<b>December 31</b>	
	<b>2022</b>	<b>2021</b>
	<i>(In Thousands)</i>	
<b>Liabilities and net assets</b>		
Current liabilities:		
Long-term debt – current portion	\$ 84,487	\$ 262,502
Operating lease liability – current portion	67,838	60,727
Accounts payable and accrued expenses	1,115,921	1,046,644
Accrued salaries and related liabilities	657,926	686,160
Pension and postretirement benefit liabilities – current portion	5,344	22,015
Professional and other insurance liabilities – current portion	113,299	122,007
Other current liabilities	286,075	775,395
Total current liabilities	<u>2,330,890</u>	<u>2,975,450</u>
Long-term debt	3,908,311	3,604,749
Operating lease liability	522,649	546,554
Professional and other insurance liabilities	834,116	808,153
Pension liability	–	122,393
Postretirement benefit liability	37,996	50,225
Other noncurrent liabilities	407,817	501,422
Total liabilities	<u>8,041,779</u>	<u>8,608,946</u>
Commitments and contingencies		
Net assets:		
Net assets without donor restrictions	8,184,061	8,223,150
Net assets with donor restrictions	2,606,866	2,833,376
Total net assets	<u>10,790,927</u>	<u>11,056,526</u>
Total liabilities and net assets	<u>\$ 18,832,706</u>	<u>\$ 19,665,472</u>

*See accompanying notes.*

The New York and Presbyterian Hospital  
Consolidated Statements of Operations

	<b>Year Ended December 31</b>	
	<b>2022</b>	<b>2021</b>
	<i>(In Thousands)</i>	
<b>Operating revenues</b>		
Net patient service revenue	\$ 9,708,841	\$ 9,038,318
Other revenue	1,019,304	821,173
Total operating revenues	<u>10,728,145</u>	<u>9,859,491</u>
<b>Operating expenses</b>		
Salaries and wages	4,963,681	4,538,193
Employee benefits	1,210,810	1,127,571
Supplies and other expenses	3,625,471	3,366,837
Interest and amortization of deferred financing fees	155,296	155,220
Depreciation and amortization	571,627	561,300
Total operating expenses	<u>10,526,885</u>	<u>9,749,121</u>
Operating income	201,260	110,370
Investment return – net	(694,578)	882,668
Expected return on plan assets and other components of net periodic pension and postretirement cost	56,222	31,190
(Deficiency) excess of revenues over expenses	<u>(437,096)</u>	<u>1,024,228</u>
Other changes in net assets without donor restrictions:		
Net asset transfers to related parties	(5,608)	(10,175)
Other changes in net assets	(125)	(86)
Disaster Relief Fund receipts from Federal Emergency Management Agency for the purchase of fixed assets	–	25,364
Distributions from New York-Presbyterian Fund, Inc. for the purchase of fixed assets	50,658	24,541
Change in pension and postretirement benefit liabilities to be recognized in future periods	353,082	514,281
Change in net assets without donor restrictions	<u>\$ (39,089)</u>	<u>\$ 1,578,153</u>

See accompanying notes.

The New York and Presbyterian Hospital

Unaudited Consolidated Statements of Financial Position  
(In Thousands)

	<i>(Unaudited)</i> <b>September 30</b> <b>2023</b>	<i>(Audited)</i> <b>December 31</b> <b>2022</b>
<b>Assets</b>		
Current assets:		
Cash, cash equivalents and short-term investments:		
Cash and cash equivalents	<b>\$ 827,160</b>	\$ 402,937
Short-term investments	<b>2,608,129</b>	2,338,756
Total cash, cash equivalents and short-term investments	<b>3,435,289</b>	2,741,693
Patient accounts receivable – net	<b>1,507,841</b>	1,346,285
Other current assets	<b>580,907</b>	577,739
Assets limited as to use – current portion	<b>51,339</b>	45,436
Professional liabilities insurance recoveries receivable and related deposits – current portion	<b>85,364</b>	91,456
Beneficial interest in net assets held by related organizations – current portion	<b>72,477</b>	73,284
Due from related organizations – net	<b>1,658</b>	35,701
Total current assets	<b>5,734,875</b>	4,911,594
Assets limited as to use – noncurrent	<b>5,886,306</b>	5,194,047
Property, buildings and equipment – net	<b>5,004,005</b>	5,067,143
Operating lease assets	<b>526,836</b>	563,885
Other noncurrent assets – net	<b>208,601</b>	291,410
Professional liabilities insurance recoveries receivable and related deposits – noncurrent	<b>335,338</b>	303,926
Beneficial interest in net assets held by related organizations – noncurrent	<b>2,578,651</b>	2,500,701
Total assets	<b>\$ 20,274,612</b>	\$ 18,832,706

*Continued on following page.*



The New York and Presbyterian Hospital

Unaudited Consolidated Statements of Financial Position (continued)  
(In Thousands)

	<i>(Unaudited)</i> <b>September 30</b> <b>2023</b>	<i>(Audited)</i> <b>December 31</b> <b>2022</b>
<b>Liabilities and net assets</b>		
Current liabilities:		
Long-term debt – current portion	\$ 86,090	\$ 84,487
Operating lease liability – current portion	70,261	67,838
Accounts payable and accrued expenses	1,145,859	1,115,921
Accrued salaries and related liabilities	670,004	657,926
Pension and postretirement benefit liabilities – current portion	5,344	5,344
Professional and other insurance liabilities – current portion	109,216	113,299
Other current liabilities	345,287	286,075
Total current liabilities	<b>2,432,061</b>	2,330,890
Long-term debt	4,194,746	3,908,311
Operating lease liability	484,106	522,649
Professional and other insurance liabilities	867,096	834,116
Postretirement benefit liability	38,695	37,996
Other noncurrent liabilities	500,521	407,817
Total liabilities	<b>8,517,225</b>	8,041,779
Commitments and contingencies		
Net assets:		
Net assets without donor restrictions	9,070,311	8,184,061
Net assets with donor restrictions	2,687,076	2,606,866
Total net assets	<b>11,757,387</b>	10,790,927
Total liabilities and net assets	<b>\$ 20,274,612</b>	\$ 18,832,706

See accompanying notes.

The New York and Presbyterian Hospital  
Unaudited Consolidated Statements of Operations  
(In Thousands)

	<i>(Unaudited)</i>	
	<b>Nine Months Ended September 30</b>	
	<b>2023</b>	<b>2022</b>
<b>Operating revenues</b>		
Net patient service revenue	\$ 7,924,368	\$ 7,120,722
Other revenue	1,303,482	785,292
Total operating revenues	<b>9,227,850</b>	7,906,014
<b>Operating expenses</b>		
Salaries and wages	4,137,553	3,669,379
Employee benefits	979,101	890,156
Supplies and other expenses	3,208,038	2,639,723
Interest and amortization of deferred financing fees	119,183	115,101
Depreciation and amortization	446,399	452,542
Total operating expenses	<b>8,890,274</b>	7,766,901
Operating income	<b>337,576</b>	139,113
Investment return, net	<b>377,495</b>	(718,536)
Expected return on plan assets and other components of net periodic pension and postretirement cost	<b>41,982</b>	32,060
Excess (deficiency) of revenues over expenses	<b>757,053</b>	(547,363)
Other changes in net assets without donor restrictions:		
Net asset transfers to related parties	(423)	(3,476)
Other changes in net assets	(375)	(93)
Disaster Relief Fund receipts from Federal Emergency Management Agency for the purchase of fixed assets	<b>63,000</b>	-
Distributions from New York-Presbyterian Fund, Inc. for the purchase of fixed assets	<b>81,958</b>	29,882
Change in pension and postretirement benefit liabilities to be recognized in future periods	<b>(14,963)</b>	338,478
Change in net assets without donor restrictions	<b>\$ 886,250</b>	\$ (182,572)

See accompanying notes.

**SAMARITAN MEDICAL CENTER AND AFFILIATES**

Consolidating Balance Sheet

December 31, 2022

<u>Assets</u>	<u>Samaritan Medical Center</u>	<u>Samaritan Medical Practice P.C.</u>	<u>Edward John Noble</u>	<u>Samaritan Keep Nursing Home, Inc.</u>	<u>The Samaritan Medical Center Foundation of Northern New York, Inc.</u>	<u>Samaritan Senior Village, Inc.</u>	<u>Samaritan Home Health, Inc.</u>	<u>Eliminations</u>	<u>Total</u>
Current assets:									
Cash and cash equivalents	\$ 50,297,868	515,499	322,710	805,523	2,063,081	643,502	89,584	-	54,737,767
Cash and cash equivalents - restricted	1,720,247	-	-	-	-	-	-	-	1,720,247
Patient accounts receivable, net	45,310,881	784,253	-	2,447,839	-	2,157,973	339,022	-	51,039,968
Pledges receivable	-	-	-	-	43,028	-	-	-	43,028
Grant receivable	19,869	-	-	-	-	-	-	-	19,869
Other receivables	3,839,681	-	-	156,889	-	-	-	-	3,996,570
Inventories	6,646,126	-	-	70,363	-	48,100	-	-	6,764,589
Prepaid expenses and other current assets	3,114,252	68,844	-	98,660	16,981	117,689	31,432	-	3,447,858
<b>Total current assets</b>	<b>110,948,924</b>	<b>1,368,596</b>	<b>322,710</b>	<b>3,579,274</b>	<b>2,123,090</b>	<b>2,967,264</b>	<b>460,038</b>	<b>-</b>	<b>121,769,896</b>
Assets limited as to use:									
Restricted collateral	-	-	-	2,494,278	-	-	-	-	2,494,278
Assets held in trust	-	-	-	1,047,341	-	-	-	-	1,047,341
Debt service fund	6,074,750	-	-	-	-	-	-	-	6,074,750
Endowment funds with donor restrictions	874,471	-	-	-	2,824,440	-	-	-	3,698,911
Board designated investments	362,232	-	-	145,524	14,204	-	-	-	521,960
	<b>7,311,453</b>	<b>-</b>	<b>-</b>	<b>3,687,143</b>	<b>2,838,644</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>13,837,240</b>
Property and equipment, net	162,339,529	321,335	-	2,518,482	-	46,285,300	2,435	-	211,467,081
Operating lease right-of-use assets	6,322,942	-	-	-	-	-	-	-	6,322,942
Investments	-	-	-	-	10,974,080	-	-	-	10,974,080
Beneficial interest in assets held by others	-	-	-	-	503,307	-	-	-	503,307
Pledges receivable, net of current portion	-	-	-	-	678,030	-	-	-	678,030
Resident funds	-	-	-	198,761	-	120,966	-	-	319,727
Other assets, net	9,040,850	185,000	-	96,485	-	-	136,469	-	9,458,804
<b>Total assets</b>	<b>\$ 295,963,698</b>	<b>1,874,931</b>	<b>322,710</b>	<b>10,080,145</b>	<b>17,117,151</b>	<b>49,373,530</b>	<b>598,942</b>	<b>-</b>	<b>375,331,107</b>

**SAMARITAN MEDICAL CENTER AND AFFILIATES**

Consolidating Balance Sheet, Continued

December 31, 2022

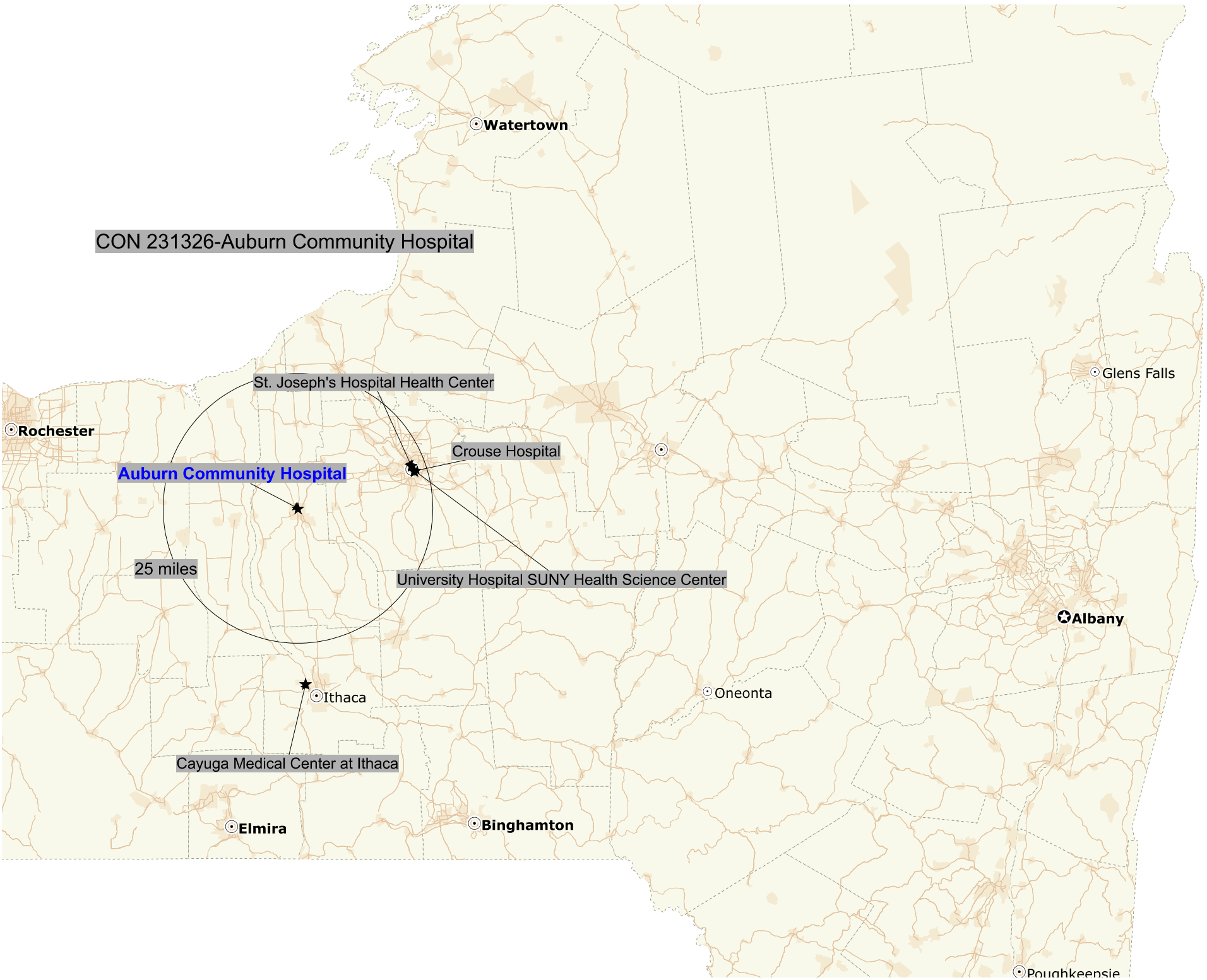
<u>Liabilities and Net Assets (Deficit)</u>	<u>Samaritan Medical Center</u>	<u>Samaritan Medical Practice P.C.</u>	<u>Edward John Noble</u>	<u>Samaritan Keep Nursing Home, Inc.</u>	<u>The Samaritan Medical Center Foundation of Northern New York, Inc.</u>	<u>Samaritan Senior Village, Inc.</u>	<u>Samaritan Home Health, Inc.</u>	<u>Eliminations</u>	<u>Total</u>
Current liabilities:									
Current portion of long-term debt	\$ 2,183,136	-	-	61,579	-	831,890	-	-	3,076,605
Current portion of operating lease liabilities	1,849,175	-	-	-	-	-	-	-	1,849,175
Accounts payable	25,573,152	334,854	239	825,040	71,908	904,509	42,685	-	27,752,387
Accrued payroll and fringe benefit expense	23,508,008	-	-	2,924,053	-	1,587,665	183,141	-	28,202,867
Accrued expenses and other liabilities	71,415	185,000	-	-	-	428	2,213	-	259,056
Estimated third-party payor settlements, net	17,573,189	-	-	884,656	-	2,004,479	39,607	-	20,501,931
Current portion of contract liability - Medicare Accelerated and Advance Payment Program	11,038,982	-	-	25,756	-	113,817	-	-	11,178,555
Due to (from) affiliates/other funds, net	(5,550,397)	1,355,077	-	2,899,123	181,402	770,982	343,813	-	-
<b>Total current liabilities</b>	<b>76,246,660</b>	<b>1,874,931</b>	<b>239</b>	<b>7,620,207</b>	<b>253,310</b>	<b>6,213,770</b>	<b>611,459</b>	<b>-</b>	<b>92,820,576</b>
Long-term debt, net of current portion	85,806,203	-	-	64,343	-	20,288,283	-	-	106,158,829
Operating lease liabilities, net of current portion	4,473,768	-	-	-	-	-	-	-	4,473,768
Retirement plan obligations	2,928,010	-	-	228,059	-	55,496	-	-	3,211,565
Resident funds	-	-	-	198,761	-	120,966	-	-	319,727
Other liabilities	7,132,853	-	-	-	-	-	-	-	7,132,853
<b>Total liabilities</b>	<b>176,587,494</b>	<b>1,874,931</b>	<b>239</b>	<b>8,111,370</b>	<b>253,310</b>	<b>26,678,515</b>	<b>611,459</b>	<b>-</b>	<b>214,117,318</b>
Net assets:									
Without donor restrictions	117,400,496	-	322,471	1,786,277	13,693,003	22,507,854	(12,517)	-	155,697,584
With donor restrictions	1,975,708	-	-	182,498	3,170,838	187,161	-	-	5,516,205
<b>Total net assets</b>	<b>119,376,204</b>	<b>-</b>	<b>322,471</b>	<b>1,968,775</b>	<b>16,863,841</b>	<b>22,695,015</b>	<b>(12,517)</b>	<b>-</b>	<b>161,213,789</b>
<b>Total liabilities and net assets</b>	<b>\$ 295,963,698</b>	<b>1,874,931</b>	<b>322,710</b>	<b>10,080,145</b>	<b>17,117,151</b>	<b>49,373,530</b>	<b>598,942</b>	<b>-</b>	<b>375,331,107</b>

**SAMARITAN MEDICAL CENTER AND AFFILIATES**

Consolidating Statement of Operations and Changes in Net Assets (Deficit)

Year ended December 31, 2022

	Samaritan Medical Center	Samaritan Medical Practice P.C.	Edward John Noble	Samaritan Keep Nursing Home, Inc.	The Samaritan Medical Center Foundation of Northern New York, Inc.	Samaritan Senior Village, Inc.	Samaritan Home Health, Inc.	Eliminations	Total
Revenues, gains and other support without donor restrictions:									
Patient service revenue, net	\$ 277,166,862	6,823,535	-	18,955,200	-	18,415,222	2,260,573	(121,626)	323,499,766
Other revenue	16,523,396	-	(208)	1,009,485	915,107	188,923	63,971	(3,224,744)	15,475,930
Net assets released from restrictions for operations	1,041,589	-	-	-	-	-	-	-	1,041,589
Total revenues, gains and other support without donor restrictions	294,731,847	6,823,535	(208)	19,964,685	915,107	18,604,145	2,324,544	(3,346,370)	340,017,285
Expenses:									
Salaries and wages	121,096,039	12,204,624	-	12,529,858	413,245	10,933,290	1,545,674	(433,255)	158,289,475
Fringe benefits	28,772,180	2,036,382	-	2,697,623	103,314	2,492,341	276,318	(103,314)	36,274,844
Supplies and other expenses	124,375,791	3,410,526	-	4,952,333	489,889	5,141,110	456,646	(2,809,801)	136,016,494
Depreciation and amortization	14,350,450	99,640	-	527,384	-	1,779,068	2,914	-	16,759,456
Interest	3,710,769	-	-	-	-	650,334	-	-	4,361,103
New York State gross receipts assessment	1,982,141	-	-	1,193,934	-	926,502	9,098	-	4,111,675
Total expenses	294,287,370	17,751,172	-	21,901,132	1,006,448	21,922,645	2,290,650	(3,346,370)	355,813,047
Income (loss) from operations	444,477	(10,927,637)	(208)	(1,936,447)	(91,341)	(3,318,500)	33,894	-	(15,795,762)
Nonoperating revenue (expense):									
Other revenue (expense), net	-	-	-	(914)	-	-	-	-	(914)
Other components of net periodic benefit cost	1,917,488	-	-	61,323	-	26,830	-	-	2,005,641
Investment loss	(287,103)	-	-	(1,126)	(1,709,869)	(1)	-	-	(1,998,099)
Net realized gains and losses on sale of investments and assets limited as to use	-	-	-	-	(101,435)	-	-	-	(101,435)
Total nonoperating revenue (expense), net	1,630,385	-	-	59,283	(1,811,304)	26,829	-	-	(94,807)
Excess (deficiency) of revenues over expenses	2,074,862	(10,927,637)	(208)	(1,877,164)	(1,902,645)	(3,291,671)	33,894	-	(15,890,569)
Change in net unrealized gains and losses on investments and assets limited as to use	-	-	-	-	(302,784)	-	-	-	(302,784)
Pension and other postretirement liability adjustments	(1,860,493)	-	-	319,685	-	(246,442)	-	-	(1,787,250)
Grants and contributions for capital acquisitions	291,618	-	-	-	-	-	-	-	291,618
Net assets released from restrictions for capital acquisition	-	-	-	-	491,504	-	-	-	491,504
Net asset transfer (to) from affiliates	(10,927,637)	10,927,637	-	-	-	-	-	-	-
Increase (decrease) in net assets (deficit) without donor restrictions	(10,421,650)	-	(208)	(1,557,479)	(1,713,925)	(3,538,113)	33,894	-	(17,197,481)



CON 231326-Auburn Community Hospital

St. Joseph's Hospital Health Center

Rochester

Auburn Community Hospital

25 miles

Crouse Hospital

University Hospital SUNY Health Science Center

Glens Falls

Albany

Ithaca

Oneonta

Cayuga Medical Center at Ithaca

Elmira

Binghamton

Poughkeepsie

**AUBURN COMMUNITY HOSPITAL  
AND AFFILIATES**

Consolidated Balance Sheets

December 31, 2022 and 2021

<u>Assets</u>	<u>2022</u>	<u>2021</u>
Current assets:		
Cash and cash equivalents	\$ 3,224,440	8,152,981
Investments	273,243	160,487
Assets limited as to use	374,117	205,474
Patient accounts receivable, net	16,375,145	16,370,283
Other receivables	3,430,171	588,170
Inventories	4,819,816	4,702,427
Prepaid expenses and other assets	1,029,105	1,458,962
Total current assets	<u>29,526,037</u>	<u>31,638,784</u>
Assets limited as to use	195,190	197,767
Restricted investments	957,645	1,228,259
Property and equipment, net	37,337,867	32,495,865
Operating lease right-of-use assets, net	4,023,728	-
Other long-term assets	4,569,796	4,983,675
	<u>\$ 76,610,263</u>	<u>70,544,350</u>
<u>Liabilities and Net Assets</u>		
Current liabilities:		
Line of credit	3,540,000	2,503,354
Current portion of long-term debt	3,634,525	2,263,480
Current portion of operating lease liabilities	1,173,129	-
Accounts payable and accrued expenses	21,461,001	13,389,497
Accrued salaries, payroll taxes and fringe benefits	12,344,444	12,457,006
Estimated third-party payor settlements, net	4,093,363	3,908,721
Contract liability - Medicare accelerated payments	-	6,777,857
Other liabilities	471,160	735,106
Total current liabilities	<u>46,717,622</u>	<u>42,035,021</u>
Long-term debt, less current portion	8,335,686	5,109,880
Operating lease liabilities, net of current portion	2,841,499	-
Other long-term liabilities	3,386,057	4,778,192
Total liabilities	<u>61,280,864</u>	<u>51,923,093</u>
Net assets:		
Without donor restrictions	14,007,065	17,024,900
With donor restrictions	1,322,334	1,596,357
Total net assets	<u>15,329,399</u>	<u>18,621,257</u>
Commitments, contingencies and uncertainties (notes 5, 8, 15 and 16)		
	<u>\$ 76,610,263</u>	<u>70,544,350</u>

See accompanying notes to consolidated financial statements.

**AUBURN COMMUNITY HOSPITAL  
AND AFFILIATES**

Consolidated Statements of Operations and Changes in Net Assets

Years ended December 31, 2022 and 2021

	<u>2022</u>	<u>2021</u>
Revenues, gains and other support without donor restrictions:		
Patient service revenue, net	\$ 152,629,867	150,774,092
Provider Relief Fund grant and other	6,576,992	731,478
Other revenue	8,730,390	2,331,458
Net assets released from restrictions for operating purposes	<u>451,282</u>	<u>1,086,068</u>
Total revenues, gains and other support without donor restrictions	<u>168,388,531</u>	<u>154,923,096</u>
Expenses:		
Salaries and wages	82,887,363	77,380,343
Fringe benefits	17,240,406	17,283,804
Supplies and other expenses	68,683,183	59,753,286
Depreciation and amortization	4,636,600	4,973,618
Interest	708,541	635,516
New York State cash receipts assessments	<u>865,683</u>	<u>854,510</u>
Total expenses	<u>175,021,776</u>	<u>160,881,077</u>
Deficiency of revenues, gains and other support over expenses	(6,633,245)	(5,957,981)
Contributed long-lived assets	-	4,750
Transformation grant	3,615,410	1,452,696
Net assets released from restrictions for capital purchases	<u>-</u>	<u>93,577</u>
Decrease in net assets without donor restrictions	<u>(3,017,835)</u>	<u>(4,406,958)</u>
Changes in net assets with donor restrictions:		
Restricted gifts and grants	177,259	477,196
Net assets released from restrictions	<u>(451,282)</u>	<u>(1,179,645)</u>
Decrease in net assets with donor restrictions	<u>(274,023)</u>	<u>(702,449)</u>
Change in net assets	(3,291,858)	(5,109,407)
Net assets at beginning of year	<u>18,621,257</u>	<u>23,730,664</u>
Net assets at end of year	<u>\$ 15,329,399</u>	<u>18,621,257</u>

See accompanying notes to consolidated financial statements.



**CON 231351-St. Charles Hospital**



**St Charles Hospital**

**Peconic Bay Medical Center**

**Stony Brook University Hospital**

5 miles

**Huntington Hospital**

Riverhead

Glen Cove

**John T Mather Memorial Hospital**

**St Catherine of Siena Hospital**

Brookhaven

North Hempstead

Poospatuck

Oyster Bay

Brentwood

**South Shore University Hospital**

**Long Island Community Hospital**

Levittown

West Babylon

Hempstead

Freeport

**Good Samaritan Hospital Medical Center**

Long Beach

Catholic Health

Consolidated Balance Sheets  
(In Thousands)

	<b>December 31</b>	
	<b>2022</b>	<b>2021</b>
<b>Assets</b>		
Current assets:		
Cash and cash equivalents	\$ 120,651	\$ 196,398
Investments	1,441,550	1,742,684
Assets limited or restricted as to use	10,134	11,168
Patient accounts receivable, net	335,675	315,617
Contributions receivable, net	4,394	5,823
Other receivables	16,013	19,443
Inventories	48,752	43,648
Prepaid expenses and other	48,119	30,214
Total current assets	<u>2,025,288</u>	<u>2,364,995</u>
Assets limited or restricted as to use:		
Board designated and other	97,179	119,171
Donor-restricted funds	85,710	96,460
Funded depreciation	243,383	270,530
Trustee held and other agreements	94,634	95,865
Captive assets	184,089	186,745
Total assets limited or restricted as to use	<u>704,995</u>	<u>768,771</u>
Less assets limited or restricted as to use and required for current liabilities	10,134	11,168
Total assets limited or restricted as to use, net	<u>694,861</u>	<u>757,603</u>
Contributions receivable, net of current portion	8,697	6,339
Right-of-use assets	225,524	158,274
Other assets, net	28,287	30,426
Insurance claims receivable	194,742	168,240
Property, plant, and equipment, net	922,699	877,116
Total assets	<u>\$ 4,100,098</u>	<u>\$ 4,362,993</u>

	<b>December 31</b>	
	<b>2022</b>	<b>2021</b>
<b>Liabilities and net assets</b>		
Current liabilities:		
Current portion of long-term debt	\$ 25,842	\$ 26,723
Accounts payable and accrued expenses	287,144	240,147
Accrued salaries, related withholdings, and benefits	227,445	240,549
Current portion of other self-insured liabilities	37,177	34,761
Current portion of estimated third-party payor liabilities	101,731	285,912
Current portion of operating lease liabilities	22,514	21,336
Other liabilities	2,109	2,762
Total current liabilities	<u>703,962</u>	852,190
Long-term debt, net of current portion	718,700	745,843
Estimated third-party payor liabilities, net of current portion	36,822	35,484
Other self-insured liabilities, net of current portion	120,129	105,724
Estimated malpractice liabilities	318,532	287,601
Operating lease liabilities	213,546	152,431
Other long-term liabilities	70,967	73,321
Total liabilities	<u>2,182,658</u>	2,252,594
Commitments and contingencies		
Net assets:		
Net assets without donor restrictions:		
Undesignated	1,814,426	1,999,495
Board-designated endowment	1,583	-
Noncontrolling interests	2,630	2,282
Total net assets without donor restrictions	<u>1,818,639</u>	2,001,777
Net assets with donor restrictions	98,801	108,622
Total net assets	<u>1,917,440</u>	2,110,399
Total liabilities and net assets	<u>\$ 4,100,098</u>	<u>\$ 4,362,993</u>

*See accompanying notes.*

## Catholic Health

### Consolidated Statements of Operations (In Thousands)

	<b>Year Ended December 31</b>	
	<b>2022</b>	<b>2021</b>
Revenues, gains, and other support:		
Net patient services revenue	\$ 3,117,568	\$ 3,016,386
Investment income, net	37,662	26,471
Contributions, net	3,704	2,775
Other revenue	107,574	127,658
Net assets released from restrictions used for operations	5,491	2,538
Total revenues, gains, and other support	<b>3,271,999</b>	3,175,828
Expenses:		
Salaries	1,574,595	1,500,668
Employee benefits	479,467	473,426
Supplies and other expenses	966,759	913,570
Insurance	53,015	45,421
Depreciation and amortization	118,172	118,937
Interest	23,435	26,049
Total expenses	<b>3,215,443</b>	3,078,071
Operating income	<b>56,556</b>	97,757
Nonoperating gains (losses):		
Net unrealized (losses) gains on investments	(254,674)	121,540
Gain on debt extinguishment	118	1,374
Net periodic postretirement benefit changes (non-service related)	497	625
Other nonoperating gains	649	-
(Deficiency) excess of revenues, gains, and other support over expenses before income attributable to noncontrolling interests	<b>(196,854)</b>	221,296
Income attributable to noncontrolling interests	<b>(1,992)</b>	(1,702)
(Deficiency) excess of revenues, gains, and other support over expenses	<b>(198,846)</b>	219,594
Other changes in net assets without donor restrictions:		
Postretirement benefit plan changes other than net periodic benefit cost	1,412	(910)
Net assets released from restrictions for purchases of property, plant, and equipment	6,167	6,809
Grant income for purchases of property, plant, and equipment	6,198	1,926
(Decrease) increase in net assets without donor restrictions	<b>\$ (185,069)</b>	\$ 227,419

See accompanying notes.

Project # 231351  
BFA Attachment B

St. Charles Hospital  
Consolidated Comparative Balance Sheets  
(\$ In thousands)

<u>ASSETS</u>	<u>04/30/23</u>	<u>12/31/22</u>	<u>LIABILITIES AND NET (DEFICIT) ASSETS</u>	<u>04/30/23</u>	<u>12/31/22</u>
Current assets:			Current liabilities:		
Cash and cash equivalents	\$ 1,258	\$ 1,117	Current portion of long-term debt	\$ 52	\$ 52
Investments	280	277	Accounts payable and accrued expenses	16,226	15,864
Assets whose use is limited - current	-	-	Accrued salaries, related withholdings, and benefits	13,326	14,208
Patient accounts receivable (Less allowance for uncollectible of \$21,165 (2023) and \$19,366 (2022))	25,877	23,039	Current portion of other self-insured liabilities	3,613	3,539
Contributions Receivable	19	10	Current portion of estimated third party payor and other liabilities, net	7,432	8,477
Other Receivables	549	813	Current portion of estimated malpractice liabilities	-	-
Inventories	4,244	4,144	Due to related parties, net	47,959	45,752
Prepaid expenses and other current assets	2,560	2,490	Due to affiliates	-	-
Due from related parties	12,429	10,904	Operating Lease Liabilities	1,307	1,307
Total current assets	<u>47,216</u>	<u>42,794</u>	Total current liabilities	<u>89,915</u>	<u>89,199</u>
Assets whose use is limited:			Long-term debt, net of current portion	1,909	1,925
Board designated investments	720	754	Estimated third party payor and other liabilities, net of current portion	2,713	2,713
Restricted funds	3,705	3,662	Other self-insured liabilities, net of current portion	12,791	12,791
Funded Depreciation	-	-	Estimated malpractice liabilities, net of current portion	23,696	23,658
Trustees held and other agreements	2,580	2,249	Other long-term liabilities, net of current portion	2,697	2,366
Bond Indenture	-	-	Due to related parties, net of current portion	10,745	8,381
Total assets whose use is limited	<u>7,005</u>	<u>6,665</u>	Operating Lease Liabilities	4,012	4,012
Less assets limited as to use and required for current liabilities	<u>-</u>	<u>-</u>	Total Liabilities	<u>148,478</u>	<u>145,045</u>
Total assets	<u>7,005</u>	<u>6,665</u>	Net deficit:		
Due from related parties, net of current portion	329	3,401	Unrestricted	(16,891)	(14,037)
Right Of Use Assets	5,117	5,117	Temporarily restricted	2,966	2,922
Contributions Receivable, net of current portion	18	26	Capital stock and paid in capital	186	186
Other investments, at cost	446	444	Permanently restricted	776	776
Other Assets	267	267	Total net deficit	<u>(12,963)</u>	<u>(10,153)</u>
Deferred financing costs	-	-	Total liabilities and net deficit	<u>\$ 135,515</u>	<u>\$ 134,892</u>
Insurance Claims Receivable	24,413	24,413			
Property and equipment, net	50,704	51,765			
Total assets	<u>\$ 135,515</u>	<u>\$ 134,892</u>			

**St. Charles Hospital Consolidated**  
Consolidated Statements of Operations  
April 30, 2023  
(In thousands)

	<b>Four months ended April</b>				
	2023 Actual	2023 Budget	Budget Variances	2022 Actual	Increase/ (Decrease)
<b>Unrestricted revenues, gains, and other support:</b>					
Net patient service revenue	78,791	84,128	(5,337)	74,123	4,668
Other Revenue	2,609	1,279	1,330	1,418	1,191
Unrestricted contributions	26	44	(18)	17	9
Net assets released from restrictions used for operations	9	12	(3)	10	(1)
<b>Total revenues, gains, and other support</b>	<b>81,435</b>	<b>85,463</b>	<b>(4,028)</b>	<b>75,568</b>	<b>5,867</b>
<b>Expenses:</b>					
Salaries	35,222	33,966	(1,256)	32,417	2,805
Employee benefits	11,878	13,623	1,745	12,102	(224)
Supplies and other expenses	21,165	21,419	254	18,078	3,087
Insurance	1,630	1,626	(4)	1,552	78
Reserve on amounts due from related parties	-	-	-	-	-
Depreciation and amortization	2,406	2,761	355	2,610	(204)
Interest	17	18	1	-	17
Finance and technology services	8,757	8,757	-	8,155	602
CHSLI corporate office allocation	1,064	1,064	-	977	87
<b>Total expenses</b>	<b>82,139</b>	<b>83,234</b>	<b>1,095</b>	<b>75,891</b>	<b>6,248</b>
Operating (loss) income (prior to effect of PC expense)	(704)	2,229	(2,933)	(323)	(381)
PC contracted management fee expenses	(4,376)	(4,448)	72	(3,875)	(501)
<b>Operating loss</b>	<b>(5,080)</b>	<b>(2,219)</b>	<b>(2,861)</b>	<b>(4,198)</b>	<b>(882)</b>
<b>Nonoperating gains (losses):</b>					
Investment income	49	24	25	5	44
Change in unrealized (losses) gains on trading investments, net	1	-	1	(61)	62
Gain on debt extinguishment	-	-	-	-	-
Other nonoperating (losses) gains	(250)	434	(684)	-	(250)
<b>Deficiency of revenues, gains, and other support over expenses</b>	<b>(5,280)</b>	<b>(1,761)</b>	<b>(3,519)</b>	<b>(4,254)</b>	<b>(1,026)</b>
<b>Other changes in unrestricted net assets:</b>					
Postretirement benefit plan changes other than net periodic benefit cost	-	-	-	-	-
Net assets released from restrictions for purchase of property and equipment	17	7	10	11	6
Grant income for purchases of property and equipment	-	7	(7)	3	(3)
Transfers (to) from related parties					
CHS Services / CHSLI	(680)	(1,278)	598	-	(680)
Other Related Party Transfers	3,089	(1,172)	4,261	(1,381)	4,470
<b>Increase in unrestricted net deficit</b>	<b>(2,854)</b>	<b>(4,197)</b>	<b>1,343</b>	<b>(5,621)</b>	<b>2,767</b>

**CON 231261-Weill Cornell Imaging at NY Presbyterian**

**Weill Cornell Imaging at NY-WGC**

**Weill Cornell Imaging at New York Presbyterian**

**Weill Cornell Imaging at NYP-61 Street**

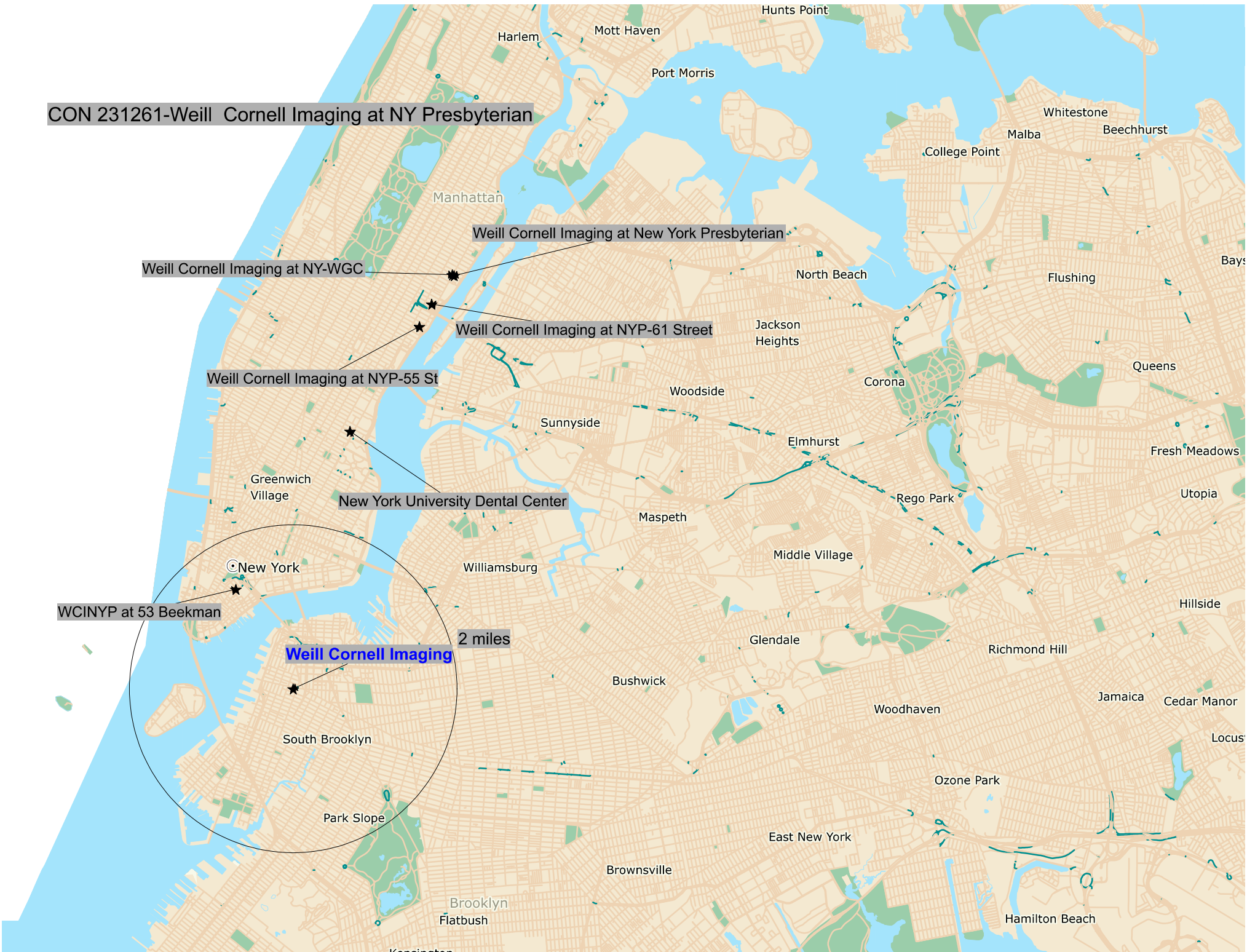
**Weill Cornell Imaging at NYP-55 St**

**New York University Dental Center**

**WCINYP at 53 Beekman**

**Weill Cornell Imaging**

**2 miles**



Weill Cornell Imaging at New York-Presbyterian

Statements of Financial Position

	<b>December 31</b>	
	<b>2022</b>	<b>2021</b>
	<i>(In Thousands)</i>	
<b>Assets</b>		
Current assets:		
Cash and cash equivalents	\$ 67,975	\$ 67,403
Patient accounts receivable – net	18,546	16,941
Other current assets	713	574
General and professional liabilities insurance recoveries receivable – current portion	652	662
Total current assets	<u>87,886</u>	85,580
Fixed equipment and leasehold improvements – net	80,999	64,339
Operating lease assets	102,163	108,736
General and professional liabilities insurance recoveries receivable – noncurrent portion	2,012	2,102
Total assets	<u>\$ 273,060</u>	<u>\$ 260,757</u>
<b>Liabilities and net assets</b>		
Current liabilities:		
Accounts payable and accrued expenses	\$ 3,677	\$ 3,122
Due to related organizations	3,806	10,907
Other liabilities – current portion	–	1,049
Finance leases – current portion	5,737	4,098
Operating lease liability – current portion	8,047	8,113
General and professional liabilities – current portion	666	681
Total current liabilities	<u>21,933</u>	27,970
Finance leases – noncurrent portion	11,603	6,723
Operating lease liability – noncurrent portion	100,345	106,475
General and professional liabilities – noncurrent portion	3,243	3,403
Total liabilities	<u>137,124</u>	144,571
Commitments and contingencies		
Net assets:		
Net assets without donor restrictions	135,936	116,186
Total liabilities and net assets	<u>\$ 273,060</u>	<u>\$ 260,757</u>



Weill Cornell Imaging at New York-Presbyterian  
Statements of Operations and Changes in Net Assets

	<b>Year Ended December 31</b>	
	<b>2022</b>	<b>2021</b>
	<i>(In Thousands)</i>	
<b>Operating revenue</b>		
Net patient service revenue	\$ 209,299	\$ 187,378
Other revenue	<b>14,825</b>	2,357
Total operating revenue	<b>224,124</b>	189,735
<b>Operating expenses</b>		
Purchased services – salaries and benefits	<b>99,692</b>	84,774
Purchased services – supplies and other expenses	<b>40,606</b>	38,358
Supplies and other expenses	<b>5,014</b>	4,529
Interest expense	<b>393</b>	368
Depreciation and amortization	<b>8,669</b>	5,660
Total operating expenses	<b>154,374</b>	133,689
Excess of operating revenue over operating expenses	<b>69,750</b>	56,046
Distributions to related organizations	<b>(50,000)</b>	(45,000)
Change in net assets without donor restrictions	<b>19,750</b>	11,046
Net assets at beginning of year	<b>116,186</b>	105,140
Net assets at end of year	<b>\$ 135,936</b>	\$ 116,186

# Weill Cornell Imaging



**BALANCE SHEET**  
FOR THE PERIOD ENDING SEPTEMBER 30, 2023

**DRAFT**

**ASSETS**

Cash Balance (Prior Year)	\$67,974,547	
Cash From Current Operations	68,518,145	
Distribution to Owners	(30,000,000)	
Cash Disbursement for Leasehold Improvements	(5,669,671)	
Cash Disbursement for ROU Assets	(4,737,960)	
<b>Total Cash</b>		<b>96,085,060</b>

**FIXED ASSETS:**

Leasehold Improvements	84,607,782	
Less Depreciation	19,983,806	
<b>Net Improvements</b>	<b>64,623,977</b>	
Other Fixed Assets	2,216,854	
Less Depreciation	1,535,163	
<b>Net Other Fixed Assets</b>	<b>681,691</b>	
ROU Assets	32,237,842	
Less Depreciation	20,224,666	
<b>Net ROU Assets</b>	<b>12,013,176</b>	
Operating Lease ROU Assets	4,870,527	
Operating Space Lease ROU Assets	92,102,235	
<b>Net Operating</b>	<b>96,972,762</b>	
<b>Total Fixed Assets</b>		<b>174,291,606</b>

**Total Prepaid Expense** 1,480,624

**Professional Liability Insurance Recoveries** 2,032,688

**Receivables:**

Patient Receivables	55,341,152	
Estimated Revenue for Unbilled Services	16,757,800	
Reserve for Contractual Allowances not Taken	(42,214,710)	
Reserve for Doubtful Accounts	(6,114,707)	
<b>Net Patient Receivables</b>		<b>23,769,534</b>

**Total Assets**

**\$297,659,513**

**LIABILITIES**

Accounts Payable	(\$1,037)	
Deferred Rent	6,177,453	
Space Lease Liability	92,102,235	
Capital Lease Liability	13,173,368	
Operating Lease Liability	5,084,175	
<b>Other Payables:</b>		
Due to WCMC	4,304,429	
Due to NYPH	956,392	
Due to Others	727,967	
Payroll Vacation Accrual	3,159,651	
<b>Total Payables</b>	<b>9,148,439</b>	
<b>Professional Liability Insurance Claims</b>		<b>2,032,688</b>
<b>Professional Liability Claims Incurred but not Reported</b>		<b>941,686</b>
<b>Total Liabilities</b>		<b>128,659,009</b>

**CAPITAL/RETAINED EARNINGS**

Beginning Balance	\$135,935,959
Current Year Activity	63,064,545
Distribution to Owners	(30,000,000)

**Ending Balance**

**169,000,504**

**Total Liabilities and Capital**

**\$297,659,513**

# Weill Cornell Imaging



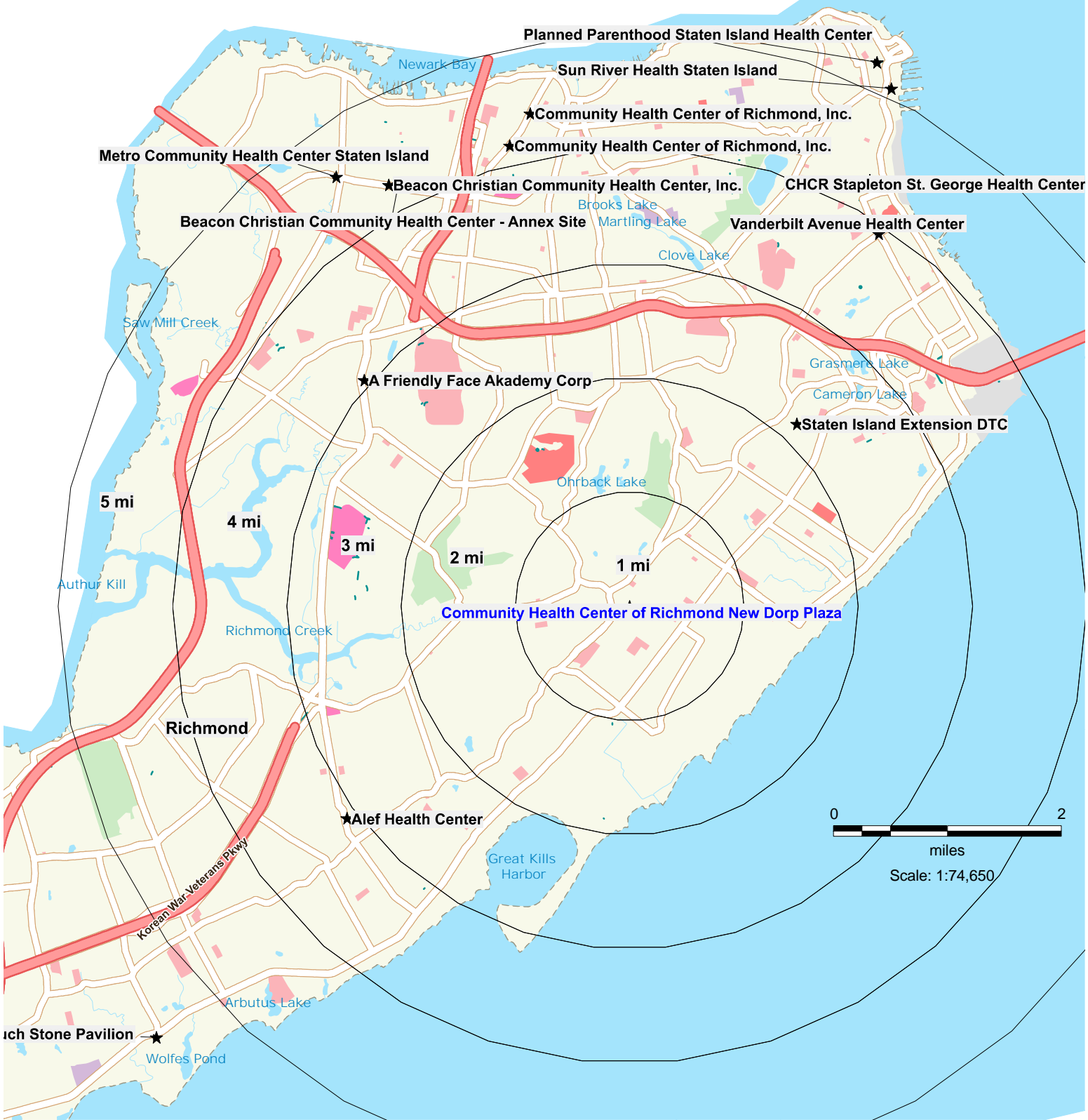
## BUDGET TO ACTUAL (CASH BASIS)

FOR THE PERIOD ENDING SEPTEMBER 30, 2023

**DRAFT**

	Budget CY 23	Prorated Budget CY 23	Actual	Variance
<b>OPERATING RECEIPTS / REVENUES FROM:</b>				
Imaging Patient Services	223,322,527	164,779,163	185,489,740	20,711,002
Genetics Patient Services	-	-	425	425
<b>Subtotal Patient Services Revenue</b>	<b>223,322,527</b>	<b>164,779,163</b>	<b>185,490,165</b>	<b>20,711,427</b>
<b>Other Income</b>				
Interest Income	2,117,013	\$1,653,738	3,007,784	1,354,046
Medical Records	-	-	5,150	5,150
FEMA	-	-	4,885	4,885
Lung Health Fair	-	-	5,000	5,000
<b>Subtotal Other Income</b>	<b>2,117,013</b>	<b>1,653,738</b>	<b>3,022,819</b>	<b>1,369,081</b>
<b>NET OPERATING RECEIPTS / REVENUES</b>	<b>225,439,539</b>	<b>166,432,901</b>	<b>188,512,984</b>	<b>22,080,508</b>
<b>OPERATING EXPENSES FOR:</b>				
<b>Salary and Compensation</b>				
Physician Compensation and Fringe	53,069,717	39,802,288	39,802,288	(0)
<b>Subtotal Physician Compensation</b>	<b>53,069,717</b>	<b>39,802,288</b>	<b>39,802,288</b>	<b>(0)</b>
<b>Practice Costs</b>				
Staff Wages	42,932,474	32,199,356	32,565,955	(366,600)
Staff Fringe Benefits	14,465,309	10,848,982	10,848,982	(0)
Professional Liability	2,774,570	2,080,928	2,080,927	0
Rent	8,075,796	6,052,902	6,169,082	(116,180)
NYPH Purchased Services	2,504,380	1,878,285	1,878,285	0
Laboratory Medical and Surgical	6,820,164	5,115,123	5,203,204	(88,081)
Outside Services	4,931,023	3,698,267	3,768,238	(69,971)
Service Contracts	5,748,468	4,199,130	4,087,447	111,682
Travel and Professional Development	467,990	350,993	350,993	(0)
Maintenance and Utilities	1,154,265	865,699	886,608	(20,909)
Equipment (Leases/ Purchases)	2,730,955	2,048,216	2,609,446	(561,230)
Office Supplies	1,275,612	956,709	956,709	0
Marketing	380,329	285,247	205,766	79,480
Other	1,433,997	1,075,498	1,075,498	0
<b>Subtotal Practice Costs</b>	<b>95,695,332</b>	<b>71,655,333</b>	<b>72,687,140</b>	<b>(1,031,807)</b>
<b>Administrative and Institutional Costs</b>				
WCMC IDF and ACR	2,796,682	2,097,512	2,097,511	0
P.O. Administrative Cost Recovery	3,303,044	2,477,283	2,477,283	(0)
Direct Billing Service	3,302,759	2,477,069	2,477,069	(0)
<b>Subtotal Administrative and Institutional Costs</b>	<b>9,402,485</b>	<b>7,051,864</b>	<b>7,051,864</b>	<b>(0)</b>
Depreciation Expense	-	-	-	-
Capital Lease Interest Expense	559,765	435,677	453,548	(17,871)
<b>TOTAL OPERATING EXPENSES</b>	<b>158,727,298</b>	<b>118,945,161</b>	<b>119,994,840</b>	<b>(1,049,678)</b>
<b>OPERATING INCOME / (LOSS)</b>	<b>\$66,712,241</b>	<b>\$47,487,739</b>	<b>\$68,518,145</b>	<b>\$21,030,405</b>

# Project 232124 Community Health Center of Richmond



**Community Health Center of Richmond, Inc.**

 CON 232124  
 BFA Attachment A

 Balance Sheets  
 December 31, 2022 and 2021

	<u>2022</u>	<u>2021</u>
<b>Assets</b>		
<b>Current Assets</b>		
Cash and cash equivalents	\$ 1,029,007	\$ 1,327,689
Patient services receivable, net	1,191,651	770,205
Grants receivables	327,186	130,606
Other receivables	244,639	234,287
Prepays and other current assets	<u>231,645</u>	<u>172,200</u>
Total current assets	3,024,128	2,634,987
<b>Security Deposits</b>	31,497	31,497
<b>Property and Equipment, Net</b>	19,719,720	19,559,608
<b>Right-of-Use Operating (ROU) Leases, Net</b>	<u>2,893,849</u>	<u>-</u>
Total assets	<u>\$ 25,669,194</u>	<u>\$ 22,226,092</u>
<b>Liabilities and Net Assets</b>		
<b>Current Liabilities</b>		
Current portion of long-term debt	\$ 176,968	\$ 827,557
Accounts payable and accrued expenses	1,076,274	710,018
Accrued compensation	194,399	112,762
Deferred revenue	277,993	135,030
Operating lease liabilities	<u>436,862</u>	<u>-</u>
Total current liabilities	2,162,496	1,785,367
<b>Long-Term Debt</b>	5,641,906	5,805,951
<b>Operating Lease Liabilities, Net</b>	<u>2,738,388</u>	<u>-</u>
Total liabilities	10,542,790	7,591,318
<b>Net Assets</b>		
Net assets without donor restrictions	<u>15,126,404</u>	<u>14,634,774</u>
Total liabilities and net assets	<u>\$ 25,669,194</u>	<u>\$ 22,226,092</u>

**Community Health Center of Richmond, Inc.**

Statements of Operations and Changes in Net Assets  
Years Ended December 31, 2022 and 2021

	<u>2022</u>	<u>2021</u>
<b>Revenues Without Donor Restrictions</b>		
Net patient service revenues	\$ 7,511,435	\$ 7,679,544
Department of Health and Human Services grants	5,003,286	4,877,335
Contract revenues	3,092,088	2,394,204
Other revenues	2,175,548	2,209,761
Contributed nonfinancial assets	407,678	326,091
PPP loan forgiveness revenues	-	2,000,000
	<u>18,190,035</u>	<u>19,486,935</u>
<b>Expenses</b>		
Salaries and wages	8,249,511	8,046,045
Fringe benefits	3,117,594	2,837,994
Consultants and contractual services	980,988	854,745
Lab and x-ray	189,580	67,348
Professional fees	304,438	418,680
Supplies	1,365,394	1,253,588
Occupancy	540,684	546,059
Equipment rental and maintenance	195,333	269,821
Telephone	211,589	231,484
Travel, conferences and meetings	192,108	115,135
Insurance	120,252	49,903
Dues and subscriptions	89,119	89,964
Printing, publications and postage	10,627	13,741
Utilities	166,125	146,916
Interest	352,428	309,295
Donated vaccines	407,678	326,091
Other	212,226	229,460
	<u>16,705,674</u>	<u>15,806,269</u>
Total expenses, excluding depreciation and amortization		
	<u>16,705,674</u>	<u>15,806,269</u>
Operating income prior to depreciation and amortization	1,484,361	3,680,666
<b>Depreciation and Amortization</b>	<u>709,053</u>	<u>788,576</u>
Revenues in excess of expenses and increase in net assets without donor restrictions	<u>775,308</u>	<u>2,892,090</u>
<b>Net Assets Without Donor Restrictions, Beginning</b>	14,634,774	11,742,684
Cumulative effect of accounting change (Note 2)	<u>(283,678)</u>	<u>-</u>
<b>Net Assets Without Donor Restrictions, Ending</b>	<u>\$ 15,126,404</u>	<u>\$ 14,634,774</u>

**COMMUNITY HEALTH CENTER OF RICHMOND**  
**BALANCE SHEET**  
**June 30, 2023**

CON 232124  
BFA Attachment B

<b>ASSETS</b>	<b>UNAUDITED</b> <b>June 30, 2023</b>	<b>UNAUDITED</b> <b>December 31, 2022</b>
<b>Current Assets:</b>		
Cash	\$ 2,434,227	\$ 1,029,008
Patient Accounts Receivable	615,686	1,191,649
Grants Receivable	72,647	327,187
Other Receivable	330,575	330,575
Other Current Assets	210,060	145,709
<b>Total current assets</b>	<b>3,663,195</b>	<b>3,024,128</b>
<b>Security Deposits</b>		
	31,497	31,497
Property and Equipment	27,538,389	27,338,460
Less: Accumulated depreciation	(7,979,500)	(7,618,738)
<b>Total Property and Equipment</b>	<b>19,558,889</b>	<b>19,719,722</b>
<b>Total Assets</b>	<b>\$ 23,253,581</b>	<b>\$ 22,775,347</b>
 <b>LIABILITIES AND NET ASSETS</b>		
<b>Current Liabilities</b>		
Accounts Payable and accrued expenses	\$ 1,082,801	\$ 1,096,449
Accrued Compensation	132,499	174,225
Deffered Revenue - Contracts	346,621	39,688
V-Cap Loan Payable -Current	-	-
PCDC Loan Payable -Current	98,930	98,930
LISC Loan Payable -Current	104,892	104,892
<b>Total current liabilities</b>	<b>1,765,743</b>	<b>1,514,184</b>
<b>Other Liabilities</b>		
PCDC Loan Payable	1,705,761	1,749,972
LISC Loan Payable	1,819,503	1,865,080
OLS LLC Loan Payable	2,000,000	2,000,000
Total Other Liabilities	<b>5,525,264</b>	<b>5,615,052</b>
<b>Total Liabilities</b>	<b>7,291,007</b>	<b>7,129,236</b>
<b>Net Assets</b>		
Unrestricted	15,962,574	15,646,111
Temporarily Restricted	-	-
<b>Total Net Assets</b>	<b>15,962,574</b>	<b>15,646,111</b>
<b>TOTAL LIABILITIES &amp; NET ASSETS</b>	<b>\$ 23,253,581</b>	<b>\$ 22,775,347</b>

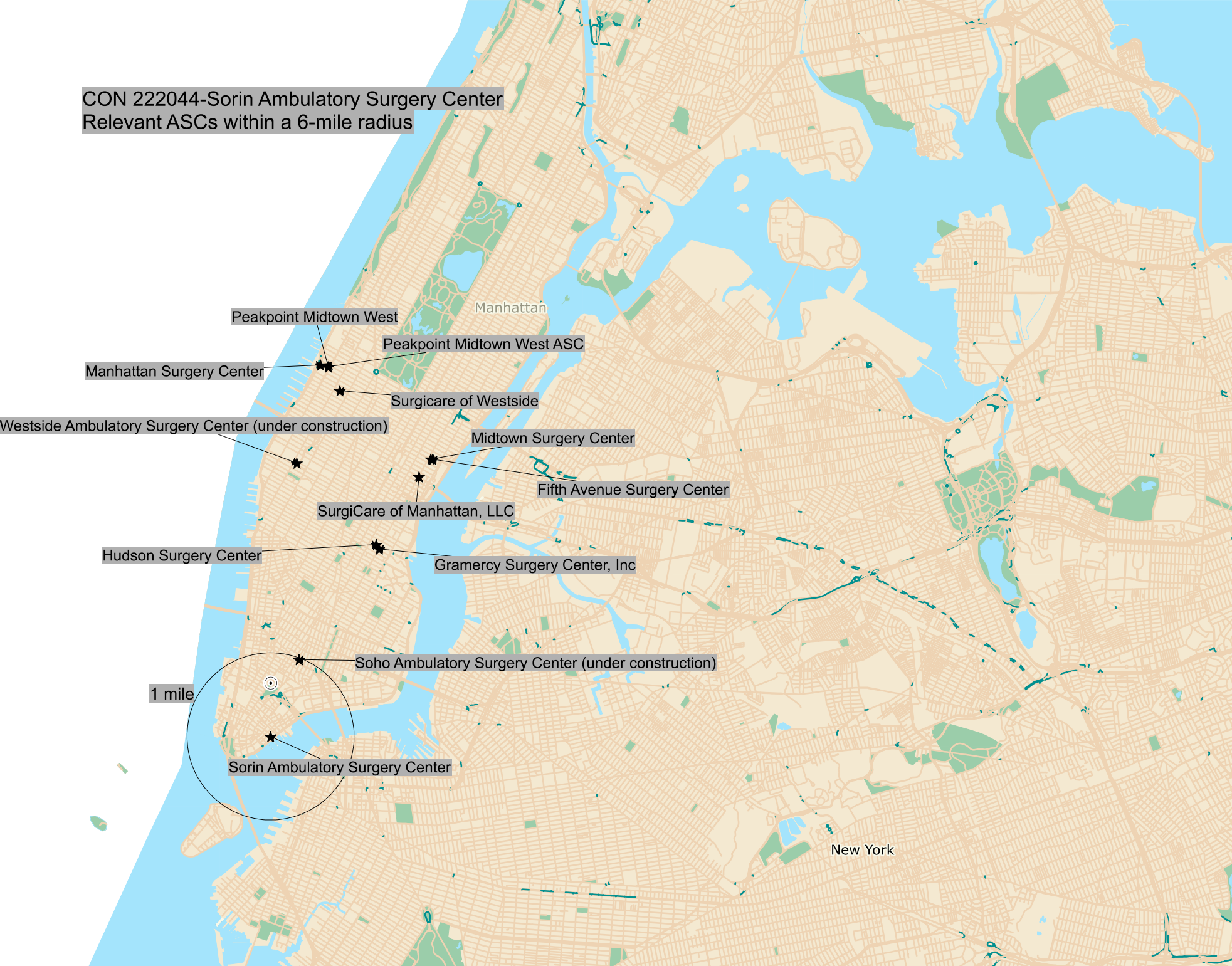
**COMMUNITY HEALTH CENTER OF RICHMOND  
STATEMENT OF OPERATIONS - YTD vs BUDGET YTD  
FOR THE SIX MONTHS ENDED JUNE 30, 2023**

Con 232124  
BFA Attachment B Cont.

	6 MONTHS ENDED June 30, 2023 ACTUAL	6 MONTHS ENDED June 30, 2023 BUDGET	Favorable / (Unfavorable) Variance	%
<b>Billable Visits</b>	16,490	\$ 23,151	(6,661)	-28.77%
<b>Revenues</b>				
Patient Services Revenue (Net)	\$ 3,021,527	\$ 4,002,246	\$ (980,719)	-24.50%
Bad Debt Charity Care	332,218	436,276	(104,058)	-23.85%
DHHS Grants	1,987,670	2,124,789	(137,119)	-6.45%
NYS IPA/Navigator	286,571	274,998	11,573	4.21%
NYS Maternal & Infant	215,915	173,730	42,185	24.28%
Healthy Start	572,066	572,058	8	0.00%
NYSDOH Family Planning	296,937	317,502	(20,565)	-6.48%
Public Health Solutions (PHS/MIH)	219,500	254,496	(34,996)	-13.75%
SIPPS	159,996	-	159,996	100.00%
NYC Access Health (HWHF)	444,304	-	444,304	#DIV/0!
NYC - PHS_OHS	8,000	-	8,000	100.00%
FPHNYC	58,951	-	58,951	100.00%
NYS-OCS	4,825	-	4,825	100.00%
Other Revenue	796,027	751,500	44,527	5.93%
<b>Total revenue</b>	8,404,507	8,907,595	(503,088)	-5.65%
<b>Net Patient Revenue (NPR) per Visit</b>	<b>183.23</b>	<b>172.88</b>		
<b>Total Revenue per Visit</b>	<b>509.67</b>	<b>384.76</b>		
<b>Expenses</b>				
Salaries and wages	4,096,218	4,401,324	305,106	6.93%
Fringe benefits	1,367,901	1,671,693	303,792	18.17%
Consultant and contractors:				
Medical	118,287	30,000	(88,287)	-294.29%
Other	553,531	368,750	(184,781)	-50.11%
Laboratory and Xray	101,329	108,910	7,581	6.96%
Professional Fees:				
Audit/Accounting	30,000	26,500	(3,500)	-13.21%
Legal	321,322	131,498	(189,824)	-144.36%
Consumable supplies	321,414	452,559	131,145	28.98%
Space costs	358,569	267,830	(90,739)	-33.88%
Equip. repairs and maint.	101,307	97,524	(3,783)	-3.88%
Insurance	38,861	39,466	605	1.53%
Telephone	122,458	109,804	(12,654)	-11.52%
Utilities	76,486	86,310	9,824	11.38%
Dues and subscriptions	31,745	40,600	8,855	21.81%
Printing and publications	5,255	5,430	175	3.22%
Interest Expense	167,996	155,501	(12,495)	-8.04%
Travel, Conferences & Training	106,193	67,501	(38,692)	-57.32%
Miscellaneous	116,918	112,180	(4,738)	-4.22%
<b>Total Expenses prior to depreciation</b>	<b>8,035,790</b>	<b>8,173,380</b>	<b>137,590</b>	<b>1.68%</b>
<b>Personnel Cost per Visit</b>	<b>372.10</b>	<b>262.32</b>		
<b>Building (Occupancy, Interest Depreciation) Cost per Visit</b>	<b>59.95</b>	<b>40.32</b>		
<b>Total Cost per Visit</b>	<b>509.19</b>	<b>370.87</b>		
Surplus/ (Deficit) prior to depreciation	368,717	734,215		
Depreciation	360,762	412,541		
<b>Operating Surplus/ (Deficit)</b>	<b>7,955</b>	<b>321,674</b>		
Non-Operating Revenue - HRSA/HIIP	-	-		
Non-Operating Revenue - FCC	308,508	-		
<b>Increase (decrease) in unrestricted net assets</b>	<b>\$ 316,463</b>	<b>\$ 321,674</b>		



CON 222044-Sorin Ambulatory Surgery Center  
Relevant ASCs within a 6-mile radius



Peakpoint Midtown West

Manhattan

Peakpoint Midtown West ASC

Manhattan Surgery Center

Surgicare of Westside

Westside Ambulatory Surgery Center (under construction)

Midtown Surgery Center

Fifth Avenue Surgery Center

SurgiCare of Manhattan, LLC

Hudson Surgery Center

Gramercy Surgery Center, Inc

Soho Ambulatory Surgery Center (under construction)

1 mile

Sorin Ambulatory Surgery Center

New York

**SORIN AMBULATORY SURGERY CENTER**

**ESTABLISH A MULTI-SPECIALTY FREESTANDING AMBULATORY SURGERY CENTER**

**PRO FORMA BALANCE SHEET**

<b><u>ASSETS</u></b>	<u>Proposed</u>
Cash	\$2,404,323
Other Assets	\$2,000
<b>TOTAL ASSETS</b>	<b>\$2,406,323</b>
<b><u>LIABILITIES AND MEMBER EQUITY</u></b>	
<b><u>LIABILITIES</u></b>	
	<u>\$0</u>
<b>TOTAL LIABILITIES</b>	<b>\$0</b>
<b>MEMBER EQUITY</b>	<b><u>\$2,406,323</u></b>
<b>TOTAL LIABILITIES AND MEMBER EQUITY</b>	<b>\$2,406,323</b>

Note: As a new facility, the FASC entity will have minimal assets and liabilities.

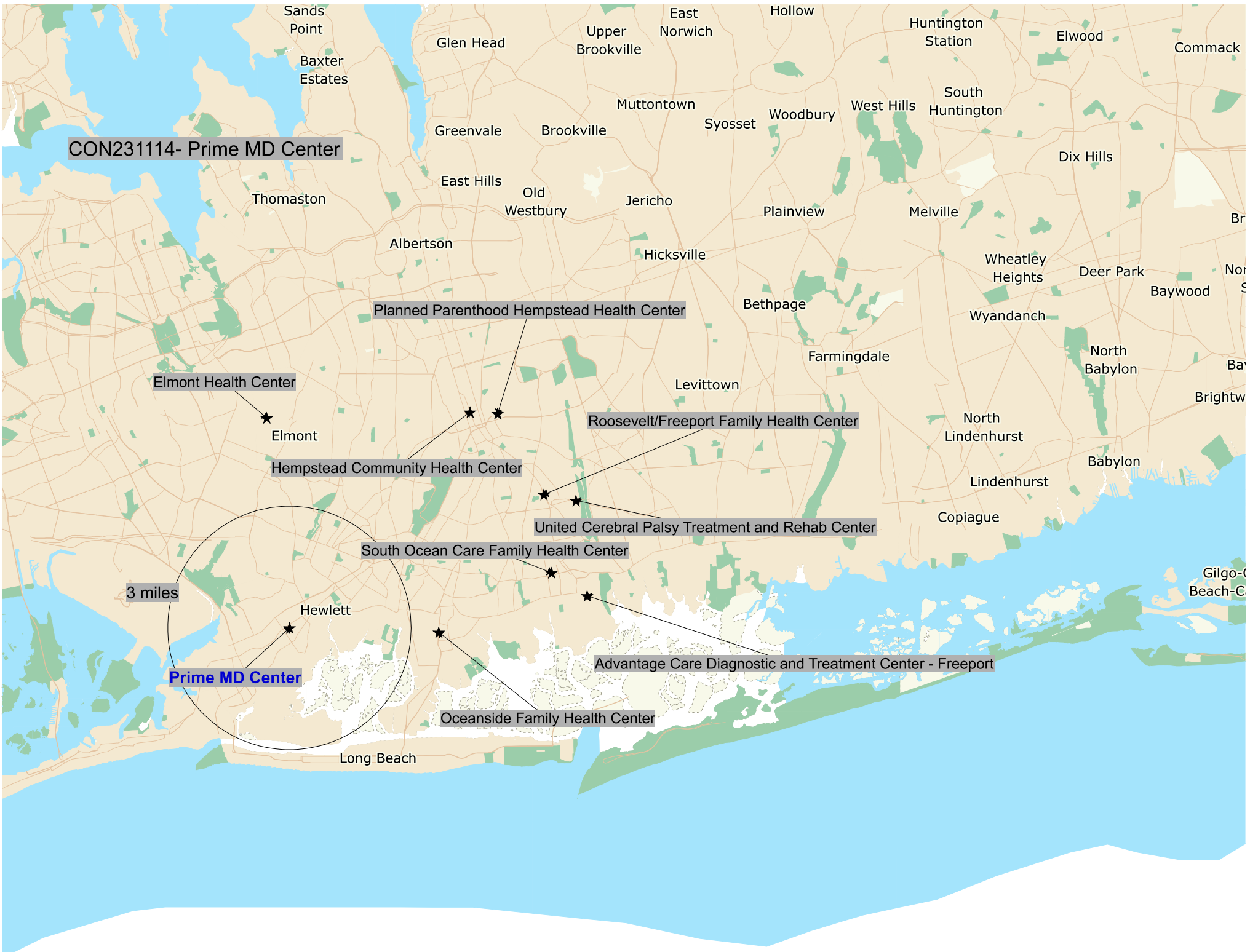
**SORIN AMBULATORY SURGERY CENTER**

**ESTABLISH A MULTI-SPECIALTY FREESTANDING AMBULATORY SURGERY CENTER**

**PRO FORMA BALANCE SHEET**

<b><u>ASSETS</u></b>	<u>Proposed</u>
Cash	\$5,288,685
Other Assets	\$2,000
<b>TOTAL ASSETS</b>	<b>\$5,290,685</b>
<b><u>LIABILITIES AND MEMBER EQUITY</u></b>	
<b><u>LIABILITIES</u></b>	
	\$0
<b>TOTAL LIABILITIES</b>	<b>\$0</b>
<b>MEMBER EQUITY</b>	<b><u>\$5,290,685</u></b>
<b>TOTAL LIABILITIES AND MEMBER EQUITY</b>	<b>\$5,290,685</b>

Note: As a new facility, the FASC entity will have minimal assets and liabilities.



**PRIME MD CENTER, LLC**

CON 231114 BFA  
Attachment B

**ESTABLISH AND CONSTRUCT A D&TC**

**PRO FORMA BALANCE SHEET**

**ASSETS**

Cash	\$426,823
<u>Fixed Assets</u>	<u>\$1,931,842</u>
<b>TOTAL ASSETS</b>	<b>\$2,358,665</b>

**LIABILITIES AND MEMBER EQUITY**

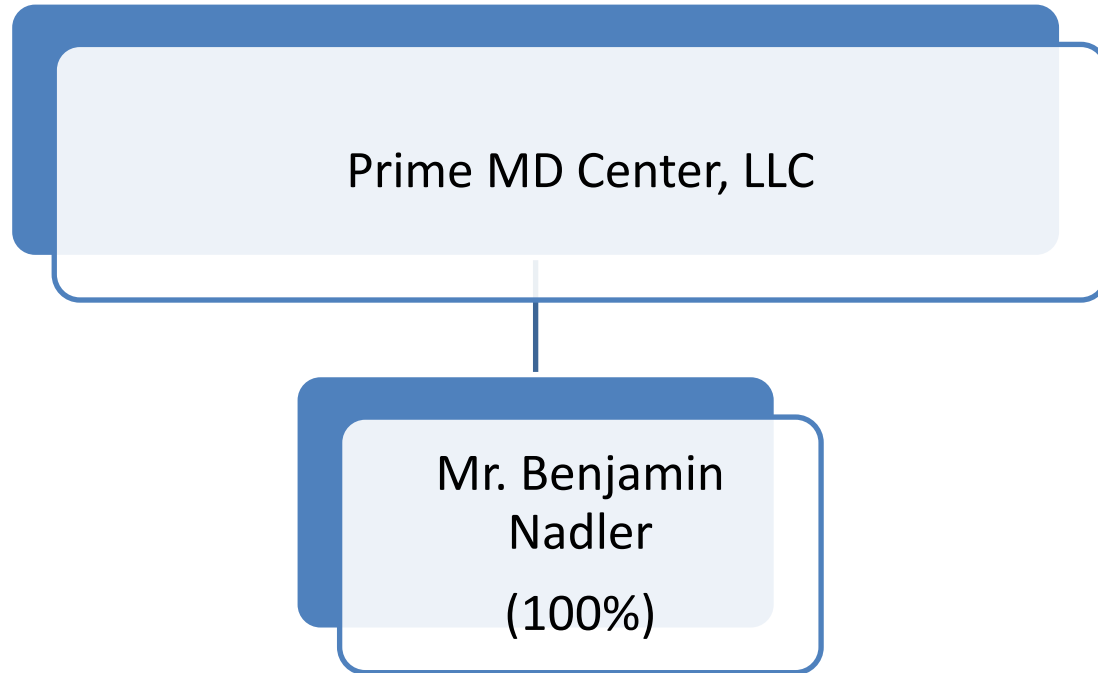
**LIABILITIES**

<u>Capital Loan (Asset Purchase)</u>	<u>\$1,929,842</u>
<b>TOTAL LIABILITIES</b>	<b>\$1,929,842</b>
<b>NET EQUITY</b>	<b><u>\$428,823</u></b>
<b>TOTAL LIABILITIES AND NET EQUITY</b>	<b>\$2,358,665</b>

**PRIME MD CENTER, LLC**

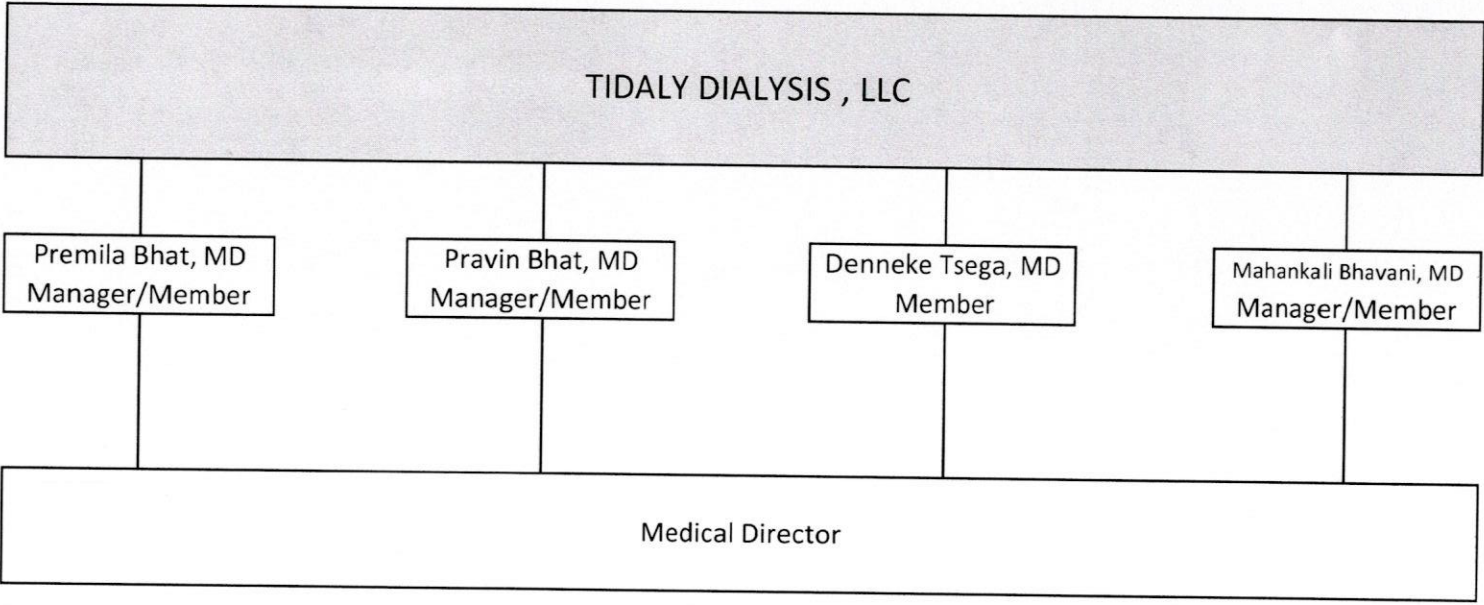
CON 231114 BFA  
Attachment C

**ORGANIZATIONAL CHART**



# Project 231361 Tidal Home Dialysis







**Tidal Dialysis**

**Pro Forma Balance Sheet**

ASSETS

Cash	\$	220,747
Building Depreciation	\$	735,041
Moveable/Fixed Equipment	\$	368,080
Total Assets	\$	1,323,868

LIABILITIES & MEMBERS EQUITY

Long Term Debt		\$992,809
Short Term Debt	\$	110,373
Total Liabilities	\$	1,103,182
Member's Equity	\$	220,685
Total Liabilities and Directors' Equity	\$	1,323,868

## **Attachment A - Workforce Improvement**

**What is the current availability of professional/paraprofessional workers to staff your program? Who are the competing employers? How do you propose to successfully compete? Include training, recruitment, and transportation strategies. How do you coordinate with the Department of Labor or any other local workforce initiatives?**

Health Quest Home Care plans to utilize the existing staff at Hudson Valley CHHA. All staff will go through the regular screening, interviewing, and on-boarding process as all Health Quest Home Care and Nuvance Health new hires and if qualified, will be asked to join Health Quest Home Care. For new talent, recruiting efforts have included posting job openings on websites including organizational websites (Nuvance Health), Indeed, Glassdoor, and LinkedIn, as well as hosting career fairs when appropriate. When necessary, a third-party recruitment company is used to help recruit PTs and RNs. In order to attract talent, Nuvance Health and Health Quest Home Care offer competitive compensation and comprehensive benefits including medical, dental and vision benefits, as well as supplemental benefits such as generous paid time off, a wellness program that supports personal health and well-being, 401k matching, and tuition reimbursement opportunities. Nuvance Health has also developed a generous Employee (Talent) Referral Program, pursuant to which referring employees receive a bonus per referral of an eligible employee. There are sign-on bonuses for RNs, PTs, and home health aides in addition to the referral bonuses that go to current staff. For home health aides, there is an agreement with Attentive Care in Albany that trains/certifies individuals to become home health aides. Nuvance Health will hire candidates prior to the training, pay them an hourly work pay rate while going to school and pay the fee of their training program if there are interested applicants. This program can only run with six or more students, but recruitment would be expanded to look for applicants in both counties. Nuvance Health has also reached out to local colleges and the local BOCES to discuss initiating classes locally. Leaders have also presented at local colleges to raise awareness for open positions.

**What impact will the initiation/expansion of your program have on the workforce of other health care providers in the community? How will you minimize any adverse impact?**

There is expected to be no impact on the workforce of other providers in the community. As noted above, Health Quest Home Care plans to utilize the existing staff from Hudson Valley CHHA and staff currently working at Health Quest Home Care in Dutchess County may select to work in Ulster County.

**What measures will you adopt to promote retention of specific categories of your workforce?**

As noted above, Nuvance Health and Health Quest Home Care offer competitive compensation and comprehensive benefits including medical, dental and vision benefits, as well as supplemental benefits such as generous paid time off, a wellness program that supports personal health and well-being, 401k matching, and tuition reimbursement opportunities. Specifically at Health Quest Home Care, there are several programs in place to promote retention. There is a

large sign-on bonus for RNs and PTs spread out over the first year of employment. Staff can grow by becoming preceptors for new home care staff and promotion is always encouraged from within when leader positions open. Regular inperson "stay" interviews are conducted with staff to discuss what staff feel is working well and what may need additional attention. Managers are available to provide support to staff in the field and will co-visit a patient with staff when needed or when managing a complicated patient to provide additional guidance and mentorship. Staff are also provided with agency phones to avoid charges on their personal phones for work-related business. Additionally, as part of a large health system, home care staff can take advantage of any educational offering that the network is sponsoring, allowing them to keep up clinical competencies and learn new skills.

**Organizational Chart**

**Sheepshead Bay Surgery  
Center, Inc.**

David Pinhas, M.D.	19.90%
John Kung, M.D.	19.90%
Keith Chang, M.D.	19.90%
Raphael Rosenbaum, M.D.	16.30%
Deborah Silberman, M.D.	14.90%
Rumei Yuan, M.D.	2.00%
Thomas Aiello, M.D.	1.00%
Mehryar Sadeghi, M.D.	1.00%
Natalie Borodoker, M.D.	2.10%
Andrea Jue, M.D.	1.00%
Albert Hazan, M.D.	1.00%
Kevin Lai, M.D.	1.00%

Sheepshead Bay Surgery Center, Inc.

<b>Shareholder Name</b>	<b>Current Ownership Percentage</b>	<b>Proposed Ownership Percentage</b>
David Pinhas, M.D.	19.9%	19.9%
John Kung, M.D.	19.9%	19.9%
Keith Chang, M.D.	19.9%	19.9%
Raphael Rosenbaum, M.D.	16.3%	16.3%
Deborah Silberman, M.D.	9.9%	14.9%
Rumei Yuan, M.D.	2.0%	2.0%
Thomas Aiello, M.D.	1.0%	1.0%
Mehryar Sadeghi, M.D.	1.0%	1.0%
Natalie Borodoker, M.D.	2.1%	2.1%
Andrea Jue, M.D.	1.0%	1.0%
David Edelstein, M.D.	5.0%	0.0%
Albert Hazan, M.D.	1.0%	1.0%
Kevin Lai, M.D.	1.0%	1.0%
<b>TOTAL</b>	<b>100.0%</b>	<b>100.0%</b>

**SHEEPSHEAD BAY SURGERY CENTER, INC**  
**BALANCE SHEET**  
**DECEMBER 31, 2022**

ASSETS

Current assets:	
Cash and cash equivalents	\$ 921,602
Accounts receivable, less allowance for doubtful accounts of \$21,000	587,169
Prepaid expenses and other current assets	71,791
Total current assets	<u>1,580,562</u>
Property and equipment, net of accumulated depreciation	75,523
Right of use asset	<u>1,114,056</u>
<b>TOTAL ASSETS</b>	<b><u>\$ 2,770,141</u></b>

LIABILITIES AND SHAREHOLDERS' EQUITY

Current liabilities:	
Accounts payable and accrued expenses	\$ 526,592
Lease liability, current	195,206
Total current liabilities	<u>721,798</u>
Lease liability, non-current	932,943
Total liabilities	<u>1,654,741</u>
Shareholders' Equity	
Common stock, no par value, 200 shares authorized and issued; 196 shares outstanding	1,000
Treasury stock, no par value, 4 shares	(72,000)
Retained earnings	1,186,400
Total shareholders' equity	<u>1,115,400</u>
<b>TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY</b>	<b><u>\$ 2,770,141</u></b>

**SHEEPSHEAD BAY SURGERY CENTER, INC**  
**STATEMENT OF INCOME**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**

Revenue:

Net patient service revenue	\$ 6,902,819
Interest income	91
Debt forgiveness - Paycheck Protection Program	309,205
Total revenue	<u>7,212,115</u>

Operating Expenses:

Salaries, taxes and benefits	1,757,372
Medical supplies	1,814,331
Insurance	496,156
Patient transportation	296,959
Rent and occupancy expenses	281,828
Repairs and maintenance	175,965
Office expense and supplies	141,103
Depreciation	117,711
Utilities	66,220
Legal and professional services	43,001
Staff meals	38,861
Rubbish removal	26,104
Bad debt	14,500
Laundry	9,639
Dues and subscriptions	6,044
Telephone	3,215
Staff travel and training	2,195
Advertising	1,969
Postage and delivery	1,208
Interest expense	110
Total operating expenses	<u>5,294,491</u>

Net income before provision for income taxes 1,917,624

Provision for income taxes 264,805

Net income \$ 1,652,819

# Sheepshead Bay Surgery Center

## Balance Sheet

As of October 31, 2023

BFA Attachment D

CON 232088

	Oct 31, 23	Oct 31, 22	\$ Change
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
4100 · Sterling Bank - Checking	0.00	117,178.24	(117,178.24)
4100.05 · Sterling Bank - IMMA	0.00	89,754.46	(89,754.46)
4100.25 · Chase Bank - Checking	376,533.73	186,104.44	190,429.29
4100.30 · Chase Bank - IMMA	700,144.60	950,032.83	(249,888.23)
<b>Total Checking/Savings</b>	1,076,678.33	1,343,069.97	(266,391.64)
<b>Total Current Assets</b>	1,076,678.33	1,343,069.97	(266,391.64)
<b>Fixed Assets</b>			
<b>4600.20 Machinery &amp; Equipment</b>			
4600.21 · A/D - Machinery & Equipment	(2,566,153.39)	(2,566,153.39)	0.00
4600.20 Machinery & Equipment - Other	2,566,153.39	2,566,153.39	0.00
<b>Total 4600.20 Machinery &amp; Equipment</b>	0.00	0.00	0.00
<b>4600.10 · Furniture &amp; Fixtures</b>			
4600.11 · A/D - Furniture & Fixtures	(79,458.67)	(79,459.00)	0.33
4600.10 · Furniture & Fixtures - Other	79,458.67	79,458.67	0.00
<b>Total 4600.10 · Furniture &amp; Fixtures</b>	0.00	(0.33)	0.33
<b>4600.15 · Leasehold Improvements</b>			
4600.16 · A/D - Leasehold Improvements	(537,689.84)	(514,519.84)	(23,170.00)
4600.15 · Leasehold Improvements - Other	1,105,473.64	905,500.90	199,972.74
<b>Total 4600.15 · Leasehold Improvements</b>	567,783.80	390,981.06	176,802.74
<b>Total Fixed Assets</b>	567,783.80	390,980.73	176,803.07
<b>TOTAL ASSETS</b>	1,644,462.13	1,734,050.70	(89,588.57)
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Long Term Liabilities</b>			
5700 · Business Loan -PPP	0.00	309,205.00	(309,205.00)
5700.05 · Capital Lease Payable			
5700.02 · Lance Leasing-Zeiss Microscope	0.00	(5,043.43)	5,043.43
<b>Total 5700.05 · Capital Lease Payable</b>	0.00	(5,043.43)	5,043.43
<b>Total Long Term Liabilities</b>	0.00	304,161.57	(304,161.57)
<b>Total Liabilities</b>	0.00	304,161.57	(304,161.57)
<b>Equity</b>			
6000 · Capital Stock	1,000.00	1,000.00	0.00
6000.05 · Distribution	(1,140,300.00)	(1,073,000.00)	(67,300.00)
6000.15 · Retained Earnings	1,281,273.47	932,795.08	348,478.39
6001.00 · Treasury Stock	0.00	(72,000.00)	72,000.00
6002.00 · Additional Paid in Capital	8,000.00	0.00	8,000.00
<b>Net Income</b>	1,494,488.66	1,641,094.05	(146,605.39)
<b>Total Equity</b>	1,644,462.13	1,429,889.13	214,573.00
<b>TOTAL LIABILITIES &amp; EQUITY</b>	1,644,462.13	1,734,050.70	(89,588.57)



**Sheepshead Bay Surgery Center  
Profit & Loss  
January through October 2023**

BFA Attachment D (cont'd)  
CON 232088

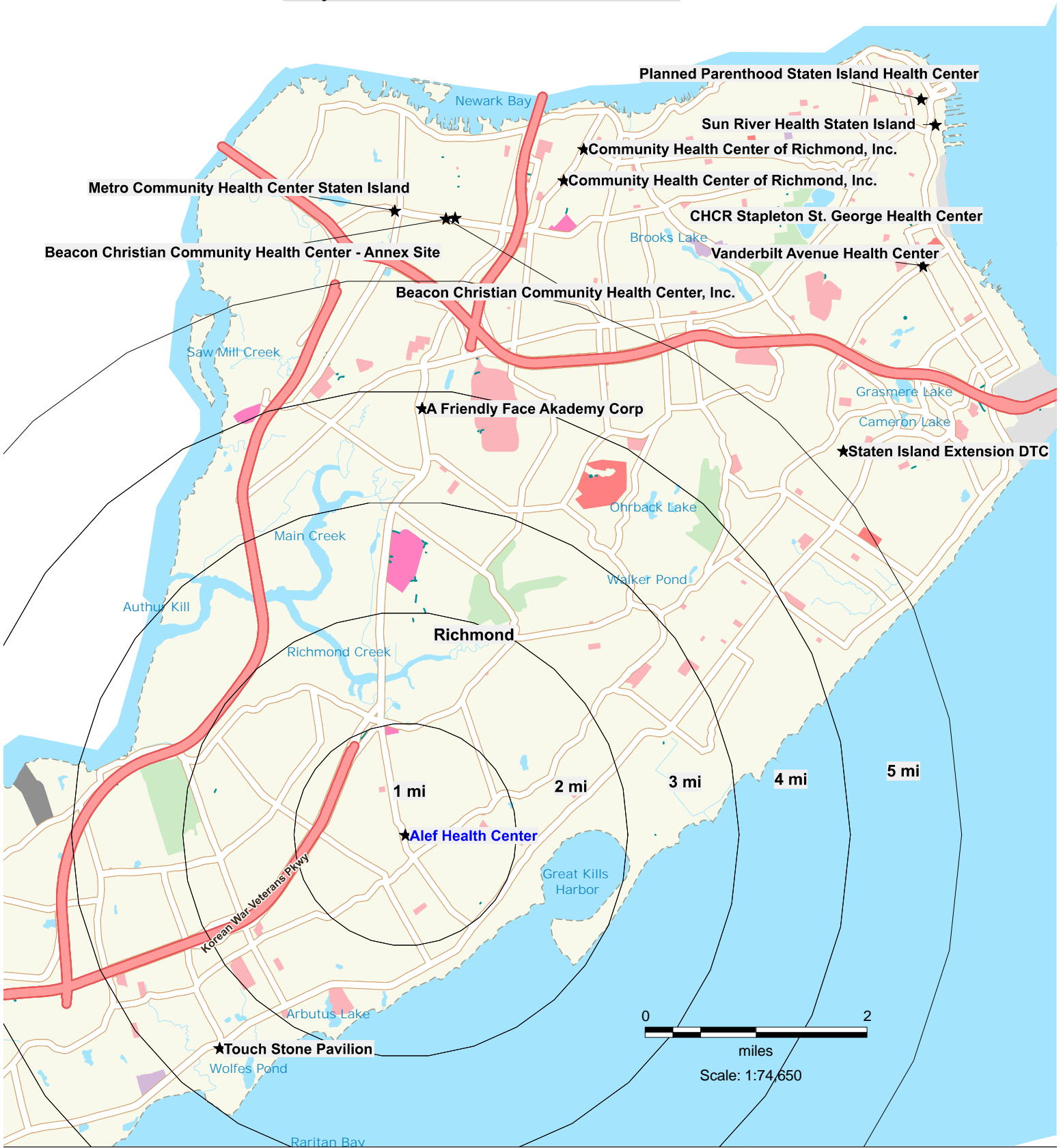
	Jan - Oct 23	Jan - Oct 22	\$ Change	% Change
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
7400.00 · Fee Income	5,304,308.08	5,004,028.32	300,279.76	6.0%
7400.05 · Credit Card Income				
7400.17 · Cash Rewards - Credit Card	1,504.35	81.66	1,422.69	1,742.21%
7400.05 · Credit Card Income - Other	653,979.04	846,137.64	(192,158.60)	(22.71%)
<b>Total 7400.05 · Credit Card Income</b>	<b>655,483.39</b>	<b>846,219.30</b>	<b>(190,735.91)</b>	<b>(22.54%)</b>
7400.10 · Interest Income	92.25	68.28	23.97	35.11%
7400.15 · Other Income	3,127.26	11,613.76	(8,486.50)	(73.07%)
7400.20 · Refunds	(16,078.94)	(12,826.50)	(3,252.44)	(25.36%)
<b>Total Income</b>	<b>5,946,932.04</b>	<b>5,849,103.16</b>	<b>97,828.88</b>	<b>1.67%</b>
<b>Expense</b>				
7400.30 · Internet	9,135.70	8,671.47	464.23	5.35%
7400.40 · Credit Card Fees	26,045.49	37,974.68	(11,929.19)	(31.41%)
7400.45 · Medical waste	3,915.84	2,836.12	1,079.72	38.07%
7400.50 · Pest Control	783.92	892.78	(108.86)	(12.19%)
7400.55 · IT Services & Support	20,694.33	17,397.84	3,296.49	18.95%
7400.60 · NYS Stipulated Assessments	35,763.00	38,767.00	(3,004.00)	(7.75%)
7400.70 · Cable Service	6,159.57	3,221.18	2,938.39	91.22%
7400.95 · Advertising	570.36	1,685.82	(1,115.46)	(66.17%)
7500.05 · Anesthesia	3,520.00	4,491.00	(971.00)	(21.62%)
7500.10 · Bank Charges	375.23	895.00	(519.77)	(58.08%)
7500.15 · Billing & Collections	0.00	23.97	(23.97)	(100.0%)
7500.30 · Credentialing	0.00	74.64	(74.64)	(100.0%)
7500.40 · Dues and Subscriptions	17,211.10	6,043.88	11,167.22	184.77%
7500.50 · Equipment	1,212.60	1,373.04	(160.44)	(11.69%)
7500.55 · Equipment Rental	678.55	0.00	678.55	100.0%
7500.60 · Insurance				
7500.62 · Disability Insurance	879.75	1,021.18	(141.43)	(13.85%)
7500.63 · Health Insurance	365,845.38	377,535.21	(11,689.83)	(3.1%)
7500.65 · Malpractice Insurance	29,010.00	26,216.00	2,794.00	10.66%
7500.66 · Property Insurance	7,177.51	6,026.69	1,150.82	19.1%
7500.67 · Work Comp	5,539.32	5,051.71	487.61	9.65%
<b>Total 7500.60 · Insurance</b>	<b>408,451.96</b>	<b>415,850.79</b>	<b>(7,398.83)</b>	<b>(1.78%)</b>
7500.70 · Interest Expense	0.00	(2.52)	2.52	100.0%
7500.80 · Laundry (Lab Coats)	8,123.99	8,216.61	(92.62)	(1.13%)
7500.85 · Licenses and Permits	1,800.00	0.00	1,800.00	100.0%
7500.90 · Meals	31,257.13	33,271.10	(2,013.97)	(6.05%)
7500.95 · Medical Supplies	1,725,978.28	1,713,948.17	12,030.11	0.7%
7600 · Miscellaneous	0.00	50.42	(50.42)	(100.0%)
7600.05 · Office Cleaning	30,600.00	30,600.00	0.00	0.0%
7600.10 · Office Expense	26,805.08	23,236.33	3,568.75	15.36%
7600.15 · Office Supplies	6,282.95	4,375.58	1,907.37	43.59%
7600.20 · Outside Services	0.00	220.00	(220.00)	(100.0%)
7600.25 · Patient Transportation	221,300.36	239,723.66	(18,423.30)	(7.69%)
7600.30 · Payroll				
7600.31 · Administrative	287,393.83	228,420.49	58,973.34	25.82%
7600.32 · Healthcare Providers	649,337.04	515,436.70	133,900.34	25.98%
7600.33 · Technicians	232,046.39	319,614.15	(87,567.76)	(27.4%)
7600.35 · Officer's Salary				
7600.01 · Deborah Silberman	55,769.32	40,384.68	15,384.64	38.1%
7600.02 · David Pinhas	98,077.08	80,769.36	17,307.72	21.43%
7600.03 · Keith Chang	5,500.00	5,250.00	250.00	4.76%
7600.04 · Raphael Rosenbaum	5,500.00	5,250.00	250.00	4.76%
7600.06 · John Kung	5,500.00	5,250.00	250.00	4.76%
<b>Total 7600.35 · Officer's Salary</b>	<b>170,346.40</b>	<b>136,904.04</b>	<b>33,442.36</b>	<b>24.43%</b>
7600.36 · Payroll Taxes				
FICA/Medicare	102,586.49	89,467.50	13,118.99	14.66%
FUTA	1,096.95	1,128.50	(31.55)	(2.8%)
MTA	2,239.12	759.67	1,479.45	194.75%
NYDI	(640.17)	(622.90)	(17.27)	(2.77%)
PFL	(2,459.22)	(602.15)	(1,857.07)	(308.41%)
SUI	5,328.37	12,859.71	(7,531.34)	(58.57%)
<b>Total 7600.36 · Payroll Taxes</b>	<b>108,151.54</b>	<b>102,990.33</b>	<b>5,161.21</b>	<b>5.01%</b>
7600.30 · Payroll - Other	(247.66)	59,622.24	(59,869.90)	(100.42%)
<b>Total 7600.30 · Payroll</b>	<b>1,447,027.54</b>	<b>1,362,987.95</b>	<b>84,039.59</b>	<b>6.17%</b>
7600.40 · Payroll Service	7,834.48	7,212.23	622.25	8.63%
7600.45 · Pension	0.00	4,251.00	(4,251.00)	(100.0%)
7600.55 · Petty Cash	600.00	0.00	600.00	100.0%
7600.60 · Postage and Delivery	1,188.54	1,142.91	45.63	3.99%
7600.65 · Professional Development	0.00	2,195.00	(2,195.00)	(100.0%)
7600.70 · Professional Fees				
7600.71 · Accounting	44,900.00	18,160.00	26,740.00	147.25%
7600.72 · Consulting	23,871.95	4,550.00	19,321.95	424.66%
<b>Total 7600.70 · Professional Fees</b>	<b>68,771.95</b>	<b>22,710.00</b>	<b>46,061.95</b>	<b>202.83%</b>
7600.75 · Rent	238,798.84	222,333.00	16,465.84	7.41%
7600.80 · Repairs & Maintenance	51,767.37	76,989.32	(25,221.95)	(32.76%)
7600.85 · Sanitation	22,208.60	19,543.80	2,664.80	13.64%
7600.90 · Storage & Document Management	2,584.12	868.75	1,715.37	197.45%
7600.95 · Seminars and Fees	34.41	0.00	34.41	100.0%
7700 · Service Contracts	10,302.57	9,597.05	705.52	7.35%
7700.05 · Software	43,994.00	29,998.78	13,995.22	46.65%
7700.10 · Taxes - Corporate				
7700.12 · New York City	51,523.00	0.00	51,523.00	100.0%

**Sheepshead Bay Surgery Center**  
**Profit & Loss**  
January through October 2023

BFA Attachment D (cont'd)  
CON 232088

	<u>Jan - Oct 23</u>	<u>Jan - Oct 22</u>	<u>\$ Change</u>	<u>% Change</u>
7700.13 · New York State	102,568.69	82,572.00	19,996.69	24.22%
<b>Total 7700.10 · Taxes - Corporate</b>	<b>154,091.69</b>	<b>82,572.00</b>	<b>71,519.69</b>	<b>86.62%</b>
7700.15 · Telephone	2,843.90	2,274.76	569.14	25.02%
7700.26 · Tuition & Fees	381.00	0.00	381.00	100.0%
7700.30 · Utilities	57,253.68	57,083.69	169.99	0.3%
<b>Total Expense</b>	<b>4,696,348.13</b>	<b>4,495,598.80</b>	<b>200,749.33</b>	<b>4.47%</b>
<b>Net Ordinary Income</b>	<b>1,250,583.91</b>	<b>1,353,504.36</b>	<b>(102,920.45)</b>	<b>(7.6%)</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
FEMTO Surgical	243,904.75	287,589.69	(43,684.94)	(15.19%)
<b>Total Other Income</b>	<b>243,904.75</b>	<b>287,589.69</b>	<b>(43,684.94)</b>	<b>(15.19%)</b>
<b>Net Other Income</b>	<b>243,904.75</b>	<b>287,589.69</b>	<b>(43,684.94)</b>	<b>(15.19%)</b>
<b>Net Income</b>	<b>1,494,488.66</b>	<b>1,641,094.05</b>	<b>(146,605.39)</b>	<b>(8.93%)</b>

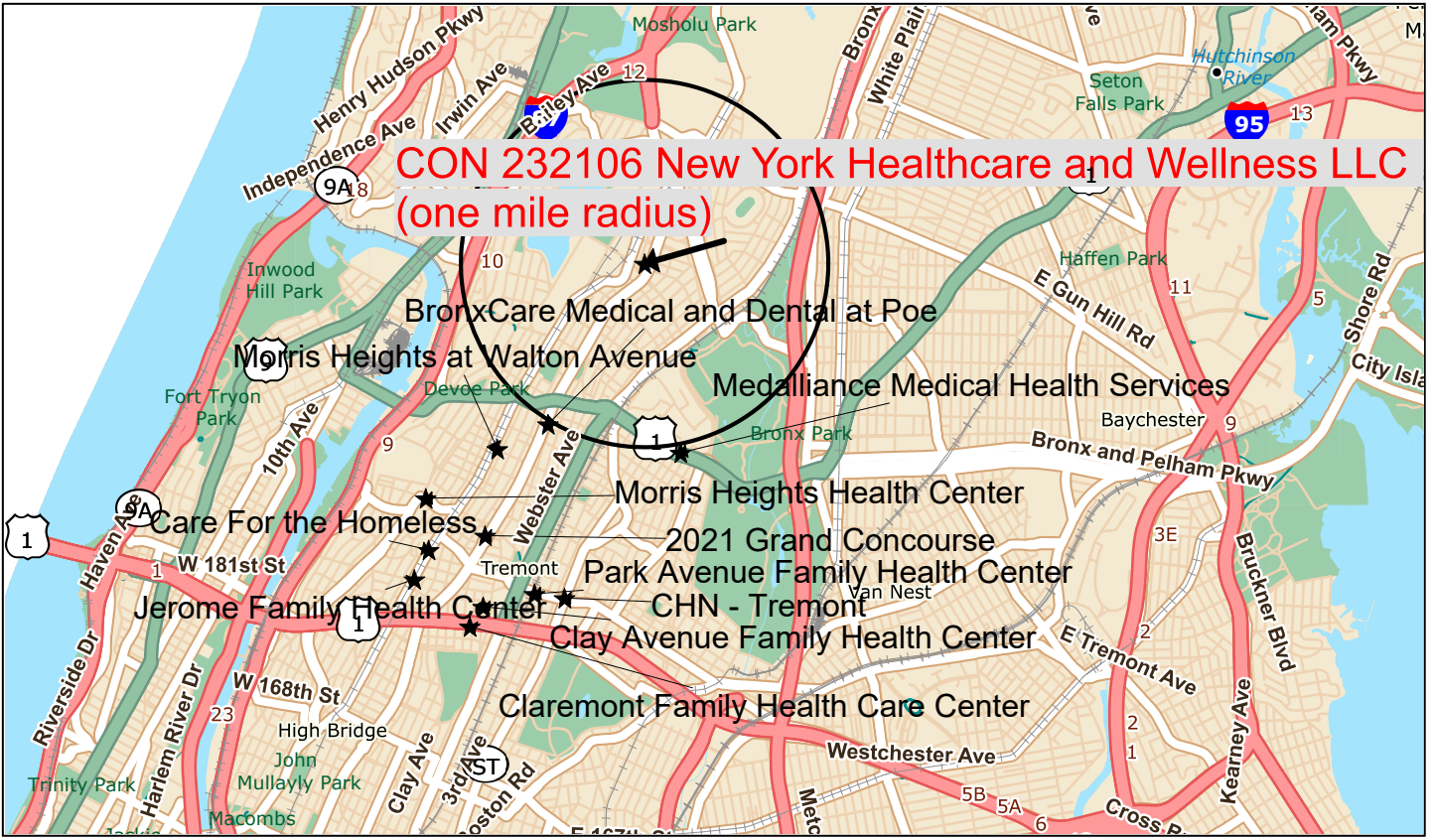
# Project 232080 Alef Health Center



**ALEF HEALTH CENTER LLC**  
**CERTIFY AND CONSTRUCT ARTICLE 28 D&TC**  
**PRO FORMA BALANCE SHEET**

<b><u>ASSETS</u></b>	<b>Incremental Project</b>
Cash	\$262,793
Fixed Assets less Accumulated Depreciation	\$375,146
<b>TOTAL ASSET</b>	<b>\$637,939</b>
<b>LIABILITIES AND MEMBER EQUITY</b>	<b>\$637,939</b>
<b><u>LIABILITIES</u></b>	
Capital Loan	\$0
Working Capital Loan	\$0
<b>TOTAL LIABILITIES</b>	<b>\$0</b>
<b>NET EQUITY</b>	<b>\$637,939</b>
<b>TOTAL LIABILITIES AND NET EQUITY</b>	<b>\$637,939</b>

**CON 232106 New York Healthcare and Wellness LLC  
(one mile radius)**



**New York Healthcare & Wellness LLC**

**Pro Forma Balance Sheet**

**Revised 4-4-23**

**ASSETS**

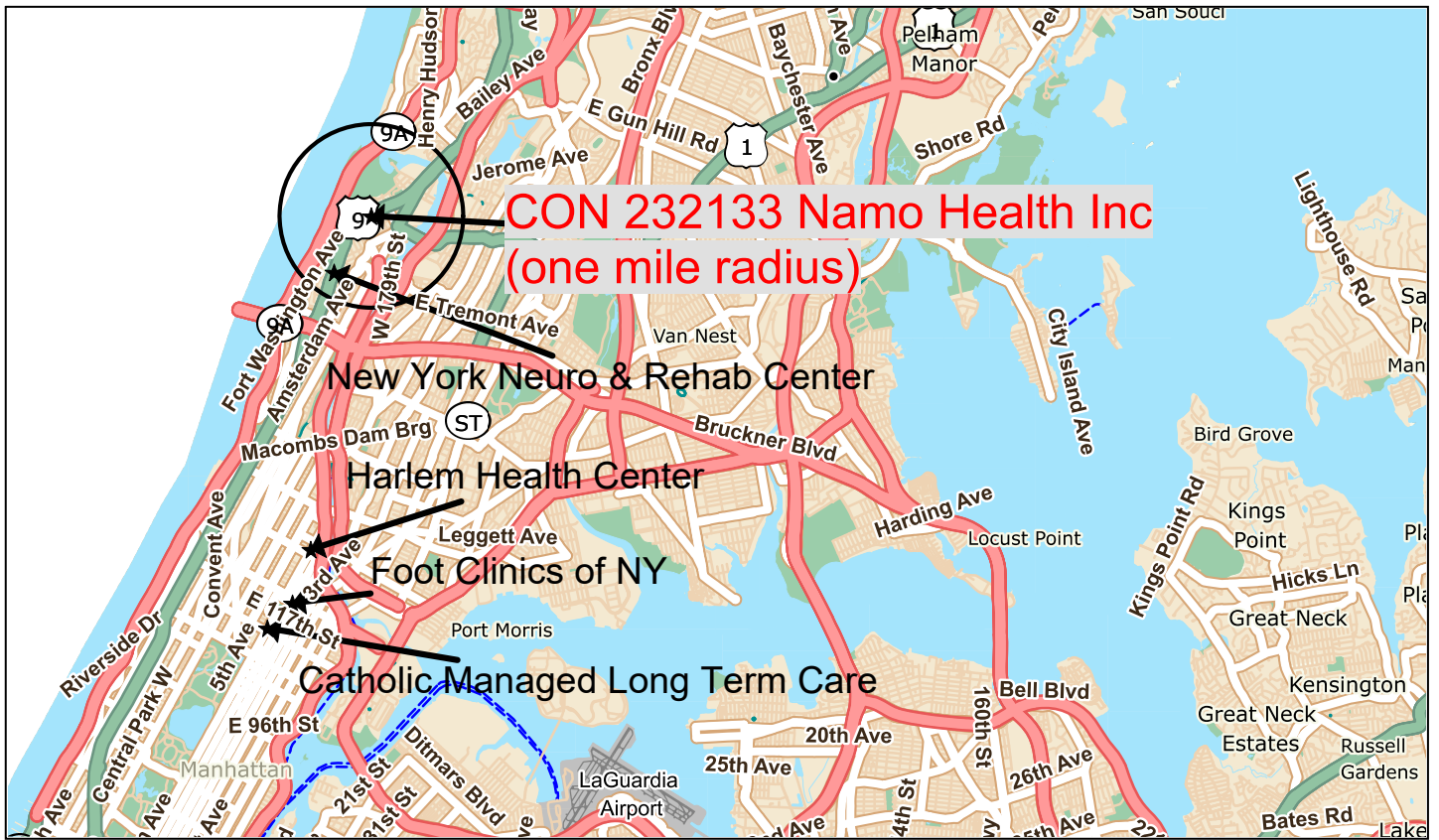
Cash	\$	1,074,720
Building Depreciation	\$	154,790
Moveable/Fixed Equipment	\$	418,250
<b>Total Assets</b>	<b>\$</b>	<b>1,647,760</b>

**LIABILITIES & MEMBERS EQUITY**

Long Term Debt		\$515,736
Short Term Debt	\$	537,360
<b>Total Liabilities</b>	<b>\$</b>	<b>1,053,096</b>

Member's Equity \$ 594,664

**Total Liabilities and Directors'  
Equity** \$ **1,647,760**



**CON 232133 Namo Health Inc**  
**(one mile radius)**

New York Neuro & Rehab Center

Harlem Health Center

Foot Clinics of NY

Catholic Managed Long Term Care

NAMO HEALTH INC.

Pro Forma Balance Sheet

ASSETS		
Cash	\$	504,921
Leasehold Improvement	\$	735,999
Moveable/Fixed Equipment	\$	50,000
Total Assets	\$	1,290,920
LIABILITIES & MEMBERS EQUITY		
Long Term Debt	\$	-
Deferred Revenue: Rent Credit	\$	-
Total Liabilities	\$	-
Members Equity	\$	1,290,920
Total Liabilities and Members Equity	\$	1,290,920



**NAMO HEALTH INC.**

**List of Board Members:**

- ▶ Sangita Shah, MD - President
- ▶ Steve Santana - Chairperson
- ▶ Isaac Kusi
- ▶ Ramesh Sareuta
- ▶ Casilda Del Rosario Alvarado



## Office of the State Long Term Care Ombudsman

Two Empire State Plaza  
Fifth Floor, Albany, NY 12223-1251  
[www.ltcombudsman.ny.gov](http://www.ltcombudsman.ny.gov)

Claudette Royal  
State Ombudsman  
1-855-582-6769

To: Public Health and Health Planning Council

Re: 202035 Hilaire Care Network LLC d/b/a The Woods Healthcare Estates

Date: January 16, 2024

Long Term Care Ombudsman Program Review:

The Office of the State Long Term Care Ombudsman has received and reviewed the application for change in ownership submitted by Hilaire Care Network LLC d/b/a The Woods Healthcare Estates. The proposed owners do not currently own or operate any facilities in New York State; therefore, the Office has no information to review for this application. Based on this, the Office has no objection to the approval of this application.

A handwritten signature in cursive script that reads "Claudette Royal".

Claudette Royal  
New York State Ombudsman

**CON 202035-Hilaire Rehabilitation & Nursing**



**Hilaire Rehab & Nursing**

3 miles

Cold Spring Hills Center for Nursing and Rehabilitation (Nassau)

Carillon Nursing and Rehabilitation Center

White Oaks Rehabilitation and Nursing Center (Nassau)

Apex Rehabilitation & Care Center

Excel at Woodbury for Rehabilitation and Nursing, LLC (Nassau)

Huntington Hills Center for Health and Rehabilitation

**ORGANIZATIONAL CHART**

**Hilaire Care Network LLC**  
Doing Business As  
**Pine Forest Center for Rehabilitation and Healthcare**

<b>Interim</b>
<b><u>Hilaire Care Network LLC d/b/a</u></b>
<b><u>Pine Forest Center for Rehabilitation and Healthcare</u></b>
<u>Members:</u>
Zalmen Oberlander                      50.00%
Ari Silberstein                              50.00%
Total <b>100.00%</b>

<b>Current (no change)</b>
<b>Hilaire Holdings, LLC</b> (RHCF Real Estate)
<u>Members:</u>
Zalmen Oberlander                      50.00%
Ari Silberstein                              50.00%
Total <b>100.00%</b>

<b>Current</b>
<b><u>Hilaire Farm Skilled Living &amp; Rehabilitation Center, LLC</u></b>
<u>Members:</u>
Robert Heppenheimer                      33.40%
Anupadevi Lamba                              33.30%
Smita Lodha *                                  33.30%
Total <b>100.00%</b>

\*Dr. Smita Lodha is proposed in Project #221084 as replacement member for Dr. Ajay Lodha who is deceased.

## ORGANIZATIONAL CHART

Hilaire Care Network LLC  
Doing Business As  
Pine Forest Center for Rehabilitation and Healthcare

<b>Post closing</b> <b><u>Hilaire Care Network LLC</u></b>	
<u>Member:</u>	
Elimelech Greenfield	100.00%
Total <b>100.00%</b>	

<b>DOING BUSINESS AS</b> <b><u>Pine Forest Center for Rehabilitation and Healthcare</u></b>
--

RHCF Administrator
Direct Care Staff
Support Staff
Clerical Staff

Lease

<b>Hilaire Holdings, LLC</b>	(RHCF Real Estate)
<u>Members:</u>	
Zalmen L. Oberlander	50.00%
Ari Silberstein	50.00%
Total	<b>100%</b>

**HILAIRE CARE NETWORK LLC**

**D/B/A Pine Forest Center for Rehabilitation and Healthcare**  
**76-BED RESIDENTIAL HEALTH CARE FACILITY**

**PRO FORMA BALANCE SHEET**

**ASSETS**

**Current Assets**

Working Capital Cash	\$1,631,927
Operations	\$1,500,000

<b>Total Current Assets</b>	<b><u>\$3,131,927</u></b>
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<b>TOTAL ASSETS</b>	<b><u>\$3,131,927</u></b>
---------------------	---------------------------

**LIABILITIES AND EQUITY**

**LIABILITIES**

Current Portion - Operations Loan	\$1,500,000
Current Portion - Working Capital Loan	\$815,963

<b>Total Liabilities</b>	<b><u>\$2,315,963</u></b>
--------------------------	---------------------------

**MEMBER EQUITY**

Member Equity	\$815,964
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<b>Total Member Equity</b>	<b><u>\$815,964</u></b>
----------------------------	-------------------------

<b>TOTAL LIABILITIES AND MEMBER EQUITY</b>	<b><u>\$3,131,927</u></b>
--	---------------------------

Hilaire Rehab and Nursing Financial Summary				
	1/1/2023- 9/30/23 Internal	2022	2021	2020
ASSETS - CURRENT	\$6,843,014	\$2,888,311	\$2,193,603	\$4,674,096
ASSETS - FIXED AND OTHER	\$1,405,938	\$3,174,297	\$1,672,498	\$1,671,924
TOTAL ASSETS	\$8,248,952	\$6,062,608	\$3,866,101	\$6,346,020
LIABILITIES - CURRENT	\$4,856,779	\$4,766,953	\$4,609,845	\$5,330,532
LIABILITIES - LONG-TERM	\$6,176,119	\$7,095,269	\$5,055,870	\$4,892,037
TOTAL LIABILITIES	\$11,032,898	\$11,862,222	\$9,665,715	\$10,222,569
WORKING CAPITAL	\$1,986,235	(\$1,878,642)	(\$2,416,242)	(\$656,436)
NET ASSET POSITION	(\$2,783,946)	(\$5,799,614)	(\$5,799,614)	(\$3,876,549)
INCOME	\$9,444,101	\$11,355,213	\$11,826,621	\$9,671,686
EXPENSE	\$8,650,537	\$12,431,325	\$13,749,686	\$10,016,928
NET INCOME	\$793,564	(\$1,076,112)	(\$1,923,065)	(\$345,242)



## Office of the State Long Term Care Ombudsman

Two Empire State Plaza  
Fifth Floor, Albany, NY 12223-1251  
[www.ltcombudsman.ny.gov](http://www.ltcombudsman.ny.gov)

Claudette Royal  
State Ombudsman  
1-855-582-6769

To: Public Health and Health Planning Council

Re: 222260 Oxford Nursing Home

Date: January 16, 2024

Long Term Care Ombudsman Program Review:

The Office of the State Long Term Care Ombudsman has received and reviewed the application for change in ownership submitted by Oxford Nursing Home. The proposed owners currently own the subject facility, and the application is to transfer ownership interest from one deceased member to these two existing members. The Office has a quarterly presence in the facility. Based on the Office's review of any programmatic interactions and complaints received for this facility, the Office has no objection to the approval of this application.

A handwritten signature in cursive script that reads "Claudette Royal".

Claudette Royal  
New York State Ombudsman



CON 222260-Oxford Nursing Home

Bushwick Center for Rehabilitation and Health Care

New York

1 mile

Oxford Nursing Home

Linden Center for Nursing and Rehabilitation

Queens

Atrium Center for Rehabilitation and Nursing

Brooklyn-Queens Nursing Home

Spring Creek Rehabilitation & Nursing Care Center

Four Seasons Nursing and Rehabilitation Center

Belleros

El

N

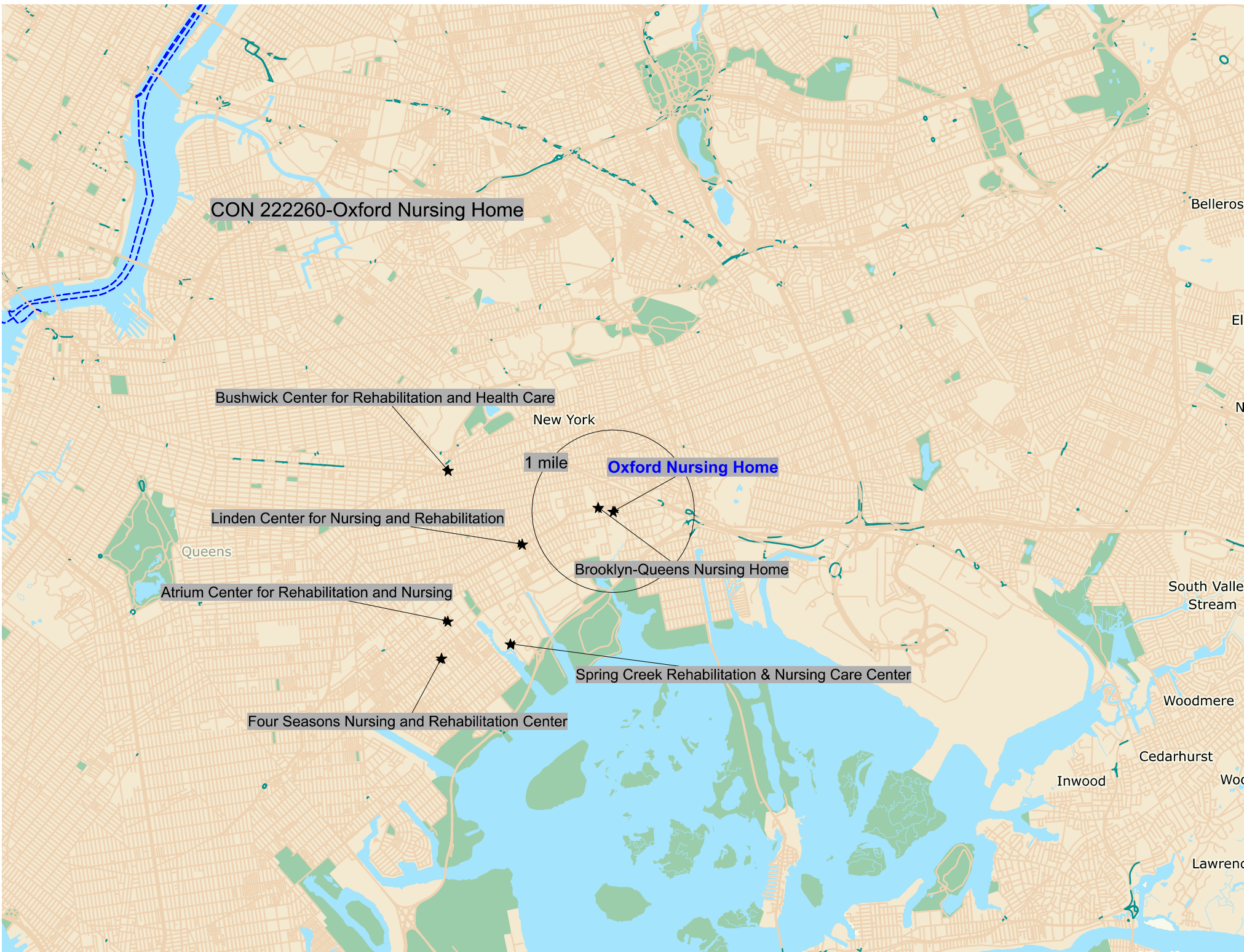
South Valle  
Stream

Woodmere

Cedarhurst

Woc

Lawrenc



OXFORD NURSING HOME INC.

PROFORMA BALANCE SHEET  
Day 1 of Operations

ASSETS

	<u>Oxford Nursing Home Inc.</u>
<b>Current Assets</b>	
Cash & Cash Equivalents	\$ 12,400,706
Account Receivable	6,373,878
Other Receivables	144,950
Less: Cash lent to Realty	<u>(10,286,640)</u>
<b>Total Current Assets</b>	8,632,894
<b>Non Current Assets</b>	
Resident Funds	475,000
Due from Realty	10,286,640
Fixed Assets - Net	<u>3,400,000</u>
<b>Total Non Current Assets</b>	<u>14,161,640</u>
<b>Total Assets</b>	<u>\$ 22,794,534</u>

LIABILITIES AND MEMBERS' EQUITY

<b>Liabilities</b>	
Accounts payable*	\$ 102,497
Accrued payroll and taxes payable*	370,914
Accrued Expenses*	<u>58,129</u>
<b>Total current liabilities</b>	<u>531,540</u>
<b>Long term Liabilities</b>	
Resident Funds*	<u>475,000</u>
<b>Total Long-term Liabilities</b>	<u>475,000</u>
<b>Total Liabilities</b>	1,006,540
<b>Members' Equity</b>	<u>21,787,994</u>
<b>Total Liabilities and Members' Equity</b>	<u>\$ 22,794,534</u>

\*Estimated based on 12/31/2020 Balance Sheet

**Financial Summary**  
**Oxford Nursing Home Inc.**

FISCAL PERIOD ENDED	<u>12/31/2022</u>	<u>12/31/2021</u>	<u>12/31/20</u>
ASSETS - CURRENT	\$27,256,440	\$22,560,690	\$19,422,371
ASSETS - FIXED AND OTHER	\$4,897,810	\$7,673,815	\$7,772,647
LIABILITIES - CURRENT	\$3,756,014	\$3,727,356	\$5,508,327
LIABILITIES - LONG-TERM	<u>\$0</u>	<u>\$118,812</u>	<u>\$118,812</u>
EQUITY	\$28,398,236	\$26,388,337	\$21,567,879
<hr/>			
INCOME	\$33,673,769	\$32,825,769	\$32,816,038
EXPENSE	<u>\$32,791,587</u>	<u>\$27,365,331</u>	<u>\$29,346,079</u>
NET OPERATING INCOME	\$882,182	\$5,460,438	\$3,469,959
<hr/>			
NUMBER OF BEDS	235	235	235
PERCENT OF OCCUPANCY (DAYS)	82.95%	81.36%	80.55%
<hr/>			
PERCENT OCCUPANCY (DAYS):			
MEDICAID	73.81%	81.22%	74.39%
MEDICARE	25.44%	18.22%	25.01%
PRIVATE/OTHER	0.75%	0.56%	0.60%
<hr/>			

**OXFORD NURSING HOME INC**  
**Balance Sheet**  
**As of December 31, 2022**

CON # 222260 BFA  
Attachment D

**Assets**

**Current Assets**

Cash Accounts	\$	15,723,716
Accounts Receivable (Net of Allowance for doubtful accounts \$2,857,964)		9,137,535
Other Receivables		1,096,965
Prepaid Expenses		<u>1,298,224</u>

**Total Current Assets** \$ 27,256,440

**Property and Equipment**

Leasehold	\$	2,900,353
Equipment		1,701,667
Less Accumulated Depreciation		<u>(3,123,125)</u>

**Net Property and Equipment** \$ 1,478,895

**Non Current Assets**

Loan Receivable-Conover King		1,761,948
Loans Receivable - Linden		<u>1,656,967</u>

**Total Non Current Assets** 3,418,915

**Total Assets** \$ 32,154,250

**OXFORD NURSING HOME INC****Balance Sheet****As of December 31, 2022**

CON # 222260 BFA

Attachment D cont

**Liabilities and Stockholders' Equity****Current Liabilities**

Accounts Payable	\$	105,190
Payroll Taxes Payable		10,493
Accrued Payroll		465,764
Accrued Expenses		65,499
Stimulus Reserve		2,459,220
Due To Patient Funds		598,038
Notes Payable		51,810

**Total Current Liabilities** \$ 3,756,014

**Long-Term Liabilities**

**Total Long-Term Liabilities** 0

**Total Liabilities** 3,756,014

**Stockholders' Equity**

Capital Stock		10,000
Retained Earnings		28,388,236

**Total Stockholders' Equity** 28,398,236

**Total Liabilities and Stockholders' Equity** \$ 32,154,250

**OXFORD NURSING HOME INC**  
**Income Statement**  
**Year Ended December 31, 2022**

CON # 222260 BFA  
Attachment D cont

<b>Revenue</b>	
Patients Revenue	\$ 33,671,715
<b>Total Revenue</b>	<u>\$ 33,671,715</u>
<b>Operating Expenses</b>	
Direct Patient Care	\$ 11,412,159
Other Patient Services	663,552
Dietary	1,955,745
Housekeeping Services	1,339,041
Laundry and Linen	374,337
Operation of Plant	824,583
Property Expenses	8,492,336
General and Administrative	2,399,878
Depreciation	249,348
Assessment Fund	1,323,822
Employee Benefits	<u>3,855,767</u>
<b>Total Operating Expenses</b>	<u>\$ 32,890,568</u>
<b>Operating Income (Loss)</b>	<u>\$ 781,147</u>
<b>Other Income (Expenses)</b>	
Tax Credits	2,054
Interest Income	103,309
<b>Total Other Income (Expenses)</b>	<u>105,363</u>
<b>Net Income (Loss) Before Taxes</b>	\$ 886,510
State Corporation Tax	<u>4,328</u>
<b>Net Income</b>	<u><u>\$ 882,182</u></u>

*See independent auditors' report and the accompanying notes to the financial statements.*



## Affiliated Nursing Homes (Page 1)

		<b>Beds</b>			
		<b>County</b>			
		<u>240</u>	<u>12/31/2022</u>	<u>12/31/2021</u>	<u>12/31/2020</u>
<u>Laconia Nursing Home Inc</u>	<u>Laconia Nursing Home</u>	<u>Bronx</u>			
Current Assets			\$10,459,591	\$12,912,314	\$11,607,490
Fixed Assets			\$5,611,957	\$3,048,932	\$2,183,394
Total Assets			\$16,071,548	\$15,961,246	\$13,790,884
Current Liabilities			\$4,303,902	\$2,509,330	\$4,041,661
Long Term Liabilities			\$0	\$1,030,849	\$1,224,597
Total Liabilities			\$4,303,902	\$3,540,179	\$5,266,258
Net Assets			\$11,767,646	\$12,421,067	\$8,524,626
Working Capital Position			\$6,155,689	\$10,402,984	\$7,565,829
Revenue			\$34,718,726	\$37,292,236	\$32,705,415
Expenses			\$34,737,031	\$31,485,667	\$29,713,136
Net Income			-\$18,305	\$5,806,569	\$2,992,279
	<u>Cayuga Nursing &amp; Rehabilitation Center</u>	<u>144</u>	<u>12/31/2022</u>	<u>12/31/2021</u>	<u>12/31/2020</u>
<u>Cayuga Ridge, LLC</u>		<u>Tompkins</u>			
Current Assets			\$4,520,799	\$4,581,650	\$1,647,000
Fixed Assets			\$8,358,362	\$1,693,881	\$3,641,000
Total Assets			\$12,879,161	\$6,275,531	\$5,288,000
Current Liabilities			\$5,842,559	\$4,529,921	\$5,016,000
Long Term Liabilities			\$6,573,291	\$809,941	\$903,000
Total Liabilities			\$12,415,850	\$5,339,862	\$5,919,000
Net Assets			\$463,311	\$935,669	-\$631,000
Working Capital Position			-\$1,321,760	\$51,729	-\$3,369,000
Revenue			\$12,793,579	\$14,860,621	\$12,838,000
Expenses			\$12,935,937	\$12,963,686	\$12,567,000
Net Income			-\$142,358	\$1,896,935	\$271,000





Attachment B - Ownership Interest/Healthcare Affiliations

Names	Ownership From	Ownership to	Facility Name	Type of Facility
Sohal Masood, Aslam Masood, and Sohail Merchant	6/1/2016	present	KabaFusion FL	Pharmacy
	6/1/2016	present	KabaFusion FL	Pharmacy
	10/8/2021	present	KabaFusion NJ	Pharmacy
	10/8/2010	present	KabaFusion NJ	Pharmacy
	10/8/2010	present	KabaFusion NJ	Pharmacy
	10/8/2010	present	KabaFusion NJ	Pharmacy
	10/8/2010	present	KabaFusion NJ	Pharmacy
	10/8/2010	present	KabaFusion NJ	Pharmacy
	10/8/2010	present	KabaFusion NJ	Pharmacy
	10/8/2010	present	KabaFusion NJ	Pharmacy
	10/8/2010	present	KabaFusion NJ	Pharmacy
	10/8/2010	present	KabaFusion NJ	Pharmacy
	10/8/2010	present	KabaFusion NJ	Pharmacy
	10/8/2010	present	KabaFusion NJ	Pharmacy
	10/8/2010	present	KabaFusion NJ	Pharmacy
	10/8/2010	present	KabaFusion NJ	Pharmacy
	10/8/2010	present	KabaFusion NJ	Pharmacy
	10/8/2010	present	KabaFusion NJ	Pharmacy
	10/8/2010	present	KabaFusion NJ	Pharmacy
	10/8/2010	present	KabaFusion NJ	Pharmacy
	10/8/2010	present	KabaFusion NJ	Pharmacy
	10/8/2010	present	KabaFusion NJ	Pharmacy
	10/8/2010	present	KabaFusion NJ	Pharmacy
	10/8/2010	present	KabaFusion NJ	Pharmacy
	10/8/2010	present	KabaFusion NJ	Pharmacy
	7/6/2012	present	KabaFusion TX	Pharmacy
	7/6/2012	present	KabaFusion TX	Pharmacy
	7/6/2012	present	KabaFusion TX	Pharmacy
	7/6/2012	present	KabaFusion TX	Pharmacy
	7/6/2012	present	KabaFusion TX	Pharmacy
	7/6/2012	present	KabaFusion TX	Pharmacy
	7/6/2012	present	KabaFusion TX	Pharmacy
7/6/2012	present	KabaFusion TX	Pharmacy	
7/6/2012	present	KabaFusion TX	Pharmacy	
7/6/2012	present	KabaFusion TX	Pharmacy	
7/6/2012	present	KabaFusion TX	Pharmacy	

Attachment B - Ownership Interest/Healthcare Affiliations

7/6/2012	present	KabaFusion TX	Pharmacy
10/8/2013	present	KabaFusion AL, LLC	Pharmacy
3/28/2020	present	KabaFusion AL, LLC	Pharmacy
3/27/2020	present	KabaFusion AL, LLC	Pharmacy
5/4/2022	present	KabaFusion AR, LLC	Pharmacy
3/10/2022	present	KabaFusion AR, LLC	Pharmacy
4/20/2020	present	KabaFusion AR, LLC	Pharmacy
7/17/2020	present	KabaFusion IN, LLC	Pharmacy
3/24/2020	present	KabaFusion KY, LLC	Pharmacy
9/2/2020	present	KabaFusion KY, LLC	Pharmacy
6/26/2020	present	KabaFusion NC, LLC	Pharmacy
3/19/2019	present	KabaFusion NC, LLC	Pharmacy
1/30/2020	present	KabaFusion NY, LLC	Pharmacy
1/31/2020	present	KabaFusion NY, LLC	Pharmacy
2/1/2020	present	KabaFusion NY, LLC	Pharmacy
2/2/2020	present	KabaFusion NY, LLC	Pharmacy
1/31/2020	present	KabaFusion VA, LLC	Pharmacy
7/14/2014	present	KabaFusion, Inc. (MA)	Pharmacy
7/14/2014	present	KabaFusion, Inc. (MA)	Pharmacy
7/14/2014	present	KabaFusion, Inc. (MA)	Pharmacy
7/14/2014	present	KabaFusion, Inc. (MA)	Pharmacy
7/14/2014	present	KabaFusion, Inc. (MA)	Pharmacy
7/14/2014	present	KabaFusion, Inc. (MA)	Pharmacy
7/14/2014	present	KabaFusion, Inc. (MA)	Pharmacy
7/14/2014	present	KabaFusion, Inc. (MA)	Pharmacy
7/14/2014	present	KabaFusion, Inc. (MA)	Pharmacy
7/14/2014	present	KabaFusion, Inc. (MA)	Pharmacy
7/14/2014	present	KabaFusion, Inc. (MA)	Pharmacy
7/14/2014	present	KabaFusion, Inc. (MA)	Pharmacy
5/29/2015	present	KabaFusion, Inc. (PA)	Pharmacy
5/29/2015	present	KabaFusion, Inc. (PA)	Pharmacy
5/29/2015	present	KabaFusion, Inc. (PA)	Pharmacy
5/29/2015	present	KabaFusion, Inc. (PA)	Pharmacy
5/29/2015	present	KabaFusion, Inc. (PA)	Pharmacy
7/7/2010	present	KabaFusion, LLC	Pharmacy
7/7/2010	present	KabaFusion, LLC	Pharmacy
7/7/2010	present	KabaFusion, LLC	Pharmacy
7/7/2010	present	KabaFusion, LLC	Pharmacy
7/7/2010	present	KabaFusion, LLC	Pharmacy
7/7/2010	present	KabaFusion, LLC	Pharmacy
1/30/2020	present	KabaFusion NJ	Pharmacy
1/30/2020	present	KabaFusion NJ	Pharmacy
2/3/2015	present	KabaFusion IL	Pharmacy
2/3/2015	present	KabaFusion IL	Pharmacy
2/3/2015	present	KabaFusion IL	Pharmacy
2/3/2015	present	KabaFusion IL	Pharmacy
6/1/2016	present	At Home Infusion Servic	Pharmacy
6/1/2016	present	At Home Infusion Servic	Pharmacy
6/1/2016	present	At Home Infusion Servic	Pharmacy

Attachment B - Ownership Interest/Healthcare Affiliations

6/1/2016	present	At Home Infusion Servic	Pharmacy
1/30/2020	present	KabaFusion MI	Pharmacy
1/30/2020	present	KabaFusion MI	Pharmacy
10/8/2010	present	KabaFusion NJ	Pharmacy
10/8/2010	present	KabaFusion NJ	Pharmacy
10/8/2010	present	KabaFusion NJ	Pharmacy
01/01/2017	present	KabaFusion TX	Pharmacy
01/01/2017	present	KabaFusion AL, LLC	Pharmacy
01/01/2017	present	KabaFusion AL, LLC	Pharmacy
7/31/2000	present	KabaFusion AR, LLC	Pharmacy
5/12/2020	present	KabaFusion IN, LLC	Pharmacy
1/30/2020	present	KabaFusion KY, LLC	Pharmacy
01/01/2017	present	KabaFusion NC, LLC	Pharmacy
5/21/2002	present	KabaFusion MI	Pharmacy
01/01/2017	present	KabaFusion VA, LLC	Pharmacy
7/14/2014	present	KabaFusion, Inc.	Pharmacy
5/29/2015	present	KabaFusion, Inc.	Pharmacy
7/7/2010	present	KabaFusion, LLC	Pharmacy
7/7/2010	present	KabaFusion, LLC	Pharmacy
7/7/2010	present	KabaFusion, LLC	Pharmacy
7/7/2010	present	KabaFusion, LLC	Pharmacy
1/30/2020	present	KabaFusion NJ	Pharmacy
1/30/2020	present	KabaFusion NJ	Pharmacy
2/3/2015	present	KabaFusion IL	Pharmacy
6/1/2016	Present	KabaFusion FL	Home Health
6/1/2016	Present	KabaFusion FL	Home Health
6/1/2016	Present	KabaFusion FL	Home Health
6/1/2016	Present	KabaFusion FL	Home Health
6/1/2016	Present	KabaFusion FL	Home Health
6/1/2016	Present	KabaFusion FL	Home Health
1/30/2020	Present	Lifeline Home Health of	Home Health
1/30/2020	Present	Lifeline Home Health of	Home Health
10/8/2011	Present	KabaFusion NJ	Home Health
7/6/2012	Present	KabaFusion HH	Home Health
7/6/2012	Present	KabaFusion TX	Home Health
12/31/2019	Present	KabaFusion IN, LLC	Home Health
6/25/2020	Present	KabaFusion KY, LLC	Home Health
1/31/2020	Present	KabaFusion NC, LLC	Home Health
01/01/2017	Present	KabaFusion NC, LLC	Home Health
2/2/2020	Present	KabaFusion VA, LLC	Home Health
7/14/2014	Present	KabaFusion HH	Home Health
7/7/2011	Present	KabaFusion, LLC	Home Health
1/30/2020	Present	KabaFusion NJ	Home Health
2/17/2015	Present	KabaFusion HH	Home Health
9/7/2012	Present	Stellar Home Health	Home Health

## Attachment C - Workforce Questions/Initiatives

**1. What is the current availability of professional/paraprofessional workers to staff your program? Who are the competing employers? How do you propose to successfully compete? Include training, recruitment, and transportation strategies. How do you coordinate with the Department of Labor or any other local workforce initiatives?**

**RESPONSE:**

This application involves the change of ownership of an existing, operational LHCSA, and there is no projected change to the LHCSA's existing staffing or services. The LHCSA provides Home Infusion Therapy delivered by Registered Nurses (RNs) to patients in their home. The medications and supplies for the IV therapy are provided by KabaFusion NY, which holds a New York pharmacy license and serves this population. Lincare employs RNs to perform these home visits. The LHCSA does not provide paraprofessional services and thus does not employ any paraprofessional staff, such as home health aides. All RNs are required to have reliable transportation and a valid driver's license. The RNs are reimbursed by Lincare for business use of their vehicle as well as travel time. The LHCSA's existing RNs perform all of the infusion visits for Lincare's existing patients, and Lincare does not need additional RNs or other staff at this time to continue to serve the LHCSA's existing patients.

The competing employers are Coram Healthcare, Option Care, Amerita, Optum and Upstate Homecare, which are other Infusion Pharmacies that employ nurses to provide IV therapy to patients in their home.

In June 2022, Coram Healthcare and Optum closed several offices in New York State, creating a deficiency of available pharmacies able to provide appropriate medications and nurses to provide home infusion services. Since those closures, the LHCSA's patient volume has more than doubled, and the LHCSA was able to hire and train additional qualified nurses and support staff to manage the increased volume of patients.

Notwithstanding the fact that the LHCSA does not need additional RNs or other staff at this time to serve its existing patients, the LHCSA continually seeks to upgrade its staff and hire RNs with excellent IV skills and at least two (2) years of experience as an RN, so that it can continue to provide highly-specialized home infusion services to its patients. The LHCSA and its proposed management company, KabaFusion, utilize a formal nursing orientation and ongoing training program. All employees attend comprehensive training sessions that address all of the policies and procedures, infection control, infusion therapies and equipment used. Local clinical competency training is also provided, whereby the RNs are trained to document clinical competency for procedures performed in the home such as vascular access device management, sterile IV dressing change, peripheral IV start skills, infusion pump competency and other items. Nurses then have supervised field visits to document that they perform all infusions and procedures correctly in the home.

**2. What impact will the initiation/expansion of your program have on the workforce or other health care providers in the community? How will you minimize any adverse impact?**

**RESPONSE:**

As stated above, this application involves an existing, operational LHCSA, and there is no projected change to the LHCSA's existing staffing or services. As such, the applicant does not expect to have any adverse impact on the workforce or other healthcare providers in the community as a result of this project.

**3. What measures will you adopt to promote retention of specific categories of your workforce?**

**RESPONSE:**

The LHCSA does not experience employee retention issues because it offers highly competitive compensation and benefit packages and provides excellent, ongoing training, professional development, and support. There will be no change to these benefits.



Attachment B – Ownership Interest/Healthcare Affiliations

Name	Ownership from	Ownership to	Facility Name	Facility type
Scott Poole			Beacon Behavioral Hospital	Hospital
Scott Poole	09/01/2016	Present	Perimeter Behavioral Hospital of New Orleans	Psychiatric Hospital
Scott Poole	09/01/2016	Present	Perimeter Behavioral Hospital of Springfield	Psychiatric Hospital
Scott Poole	09/01/2016	Present	Perimeter Behavioral Hospital of West Memphis	Psychiatric Hospital
Scott Poole	09/01/2016	Present	Perimeter Behavioral Hospital of Jackson	Mental Health Hospital
Scott Poole	09/01/2016	Present	Perimeter Behavioral Hospital of Arlington	Psychiatric Hospital License
Scott Poole	09/01/2016	Present	Perimeter Behavioral Hospital of Dallas	Psychiatric Hospital License
Scott Poole	09/01/2016	Present	Perimeter Behavioral of West Memphis	Psychiatric Residential Treatment Facility
Scott Poole	09/01/2016	Present	Perimeter Behavioral of the Ozarks	Psychiatric Residential Treatment Facility
Scott Poole	09/01/2016	Present	Perimeter Behavioral of Forrest City	Psychiatric Residential Treatment Facility
Scott Poole	09/01/2016	Present	Perimeter Behavioral of Missouri	Psychiatric Residential Treatment Agency for Children and Youth
Scott Poole Scott Poole	09/01/2016	Present	Perimeter Behavioral of Jackson	Psychiatric Residential Treatment for Children and Youth
Scott Poole			Truvista Surgery Center	Ambulatory Surgical Center



Attachment B – Ownership Interest/Healthcare Affiliations

Scott Poole		Livonia Outpatient Surgery Center	Freestanding Surgical Outpatient Facility
Walker Poole		Beacon Behavioral Hospital	Hospital
Walker Poole	09/01/2016 Present	Perimeter Behavioral Hospital of New Orleans	Psychiatric Hospital
Walker Poole	09/01/2016 Present	Perimeter Behavioral Hospital of Springfield	Psychiatric Hospital
Walker Poole	09/01/2016 Present	Perimeter Behavioral Hospital of West Memphis	Psychiatric Hospital
Walker Poole	09/01/2016 Present	Perimeter Behavioral Hospital of Jackson	Mental Health Hospital
Walker Poole	09/01/2016 Present	Perimeter Behavioral Hospital of Arlington	Psychiatric Hospital License
Walker Poole	09/01/2016 Present	Perimeter Behavioral Hospital of Dallas	Psychiatric Hospital License
Walker Poole	09/01/2016 Present	Perimeter Behavioral of West Memphis	Psychiatric Residential Treatment Facility
Walker Poole	09/01/2016 Present	Perimeter Behavioral of the Ozarks	Psychiatric Residential Treatment Facility
Walker Poole	09/01/2016 Present	Perimeter Behavioral of Forrest City	Psychiatric Residential Treatment Facility
Walker Poole	09/01/2016 Present	Perimeter Behavioral of Missouri	Psychiatric Residential Treatment for Children and Youth
Walker Poole Walker Poole	09/01/2016 Present	Perimeter Behavioral of Jackson	Psychiatric Residential Treatment for Children and Youth
Walker Poole		Truvista Surgery Center	Ambulatory Surgical Center
Walker Poole Walker Poole		Livonia Outpatient Surgery Center	Freestanding Surgical Outpatient Facility

Attachment B – Ownership Interest/Healthcare Affiliations

Walker Poole	01/01/2021 Present	AGAPE HOSPICE OF THE LOW COUNTRY	Hospice
Walker Poole	01/01/2021 Present	HOSPICE CARE OF GEORGIA	Hospice
Walker Poole	01/01/2021 Present	HOSPICE CARE OF SOUTH CAROLINA	Hospice
Walker Poole	01/01/2021 Present	HOSPICE CARE OF SOUTH CAROLINA LOWCOUNTRY	Hospice
Walker Poole	01/01/2021 Present	INTEGRITY HOSPICE	Hospice
Walker Poole	01/01/2021 Present	INTEGRITY HOSPICE	Hospice
Walker Poole	01/01/2021 Present	LANIER HOSPICE, LLC	Hospice
Walker Poole	01/01/2021 Present	SERENITY HOSPICE - DUBLIN	Hospice
Walker Poole	01/01/2021 Present	SERENITY HOSPICE - WARNER ROBINS	Hospice
Walker Poole	01/01/2021 Present	Hospice of Carolina Foothills	Hospice
Petri Lindberg		Beacon Behavioral Hospital	Hospital
Petri Lindberg	09/01/2016 Present	Perimeter Behavioral Hospital of New Orleans	Psychiatric Hospital
Petri Lindberg	09/01/2016 Present	Perimeter Behavioral Hospital of Springfield	Psychiatric Hospital
Petri Lindberg	09/01/2016 Present	Perimeter Behavioral Hospital of West Memphis	Psychiatric Hospital
Petri Lindberg	09/01/2016 Present	Perimeter Behavioral Hospital of Jackson	Mental Health Hospital
Petri Lindberg	09/01/2016 Present	Perimeter Behavioral Hospital of Arlington	Psychiatric Hospital License
Petri Lindberg	09/01/2016 Present	Perimeter Behavioral Hospital of Dallas	Psychiatric Hospital License
Petri Lindberg	09/01/2016 Present	Perimeter Behavioral of West Memphis	Psychiatric Residential Treatment Facility
Petri Lindberg	09/01/2016 Present	Perimeter Behavioral of the Ozarks	Psychiatric Residential Treatment Facility
Petri Lindberg	09/01/2016 Present	Perimeter Behavioral of Forrest City	Psychiatric Residential Treatment Facility
Petri Lindberg	09/01/2016 Present	Perimeter Behavioral of Missouri	Psychiatric Residential Treatment Agency for Children and Youth

Attachment B – Ownership Interest/Healthcare Affiliations

Petri Lindberg Petri Lindberg	09/01/2016 Present	Perimeter Behavioral of Jackson	Residential Treatment for Children and Youth
Petri Lindberg		Truvista Surgery Center	Ambulatory Surgical Center Freestanding Surgical
Petri Lindberg		Livonia Outpatient Surgery Center	Outpatient Facility

1. **What is the current availability of professional/paraprofessional workers to staff your program? Who are the competing employers? How do you propose to successfully compete? Include training, recruitment, and transportation strategies. How do you coordinate with the Department of Labor or any other local workforce initiatives?**

**RESPONSE:**

This application involves the change of ownership of an existing, operational LHCSA with two (2) branch locations in New York City and Rockland County. There is no projected change to the LHCSA's existing staffing or services. The LHCSA provides Home Infusion Therapy delivered by Registered Professional Nurses (RNs) to patients in their home. The medications and supplies for the IV therapy are provided by the LHCSA's affiliated pharmacy. The LHCSA does not provide paraprofessional services and thus does not employ any paraprofessional staff, such as home health aides. AOM offers full-time and per diem opportunities and provides nurses with mileage, parking, toll reimbursement and travel time as appropriate. The LHCSA's existing RNs perform all of the infusion visits for the Agency's existing patients, and AOM does not need additional RNs or other staff at this time to continue to serve the LHCSA's existing patients.

The competing employers are: Accredo; Amerita Specialty Infusion; Bioscrip Infusion Services; CVS Coram HealthCare; Focus RX Pharmacy Services Inc.; Infusion Options,

Inc.; Optum Infusion Services 100, Inc.; Option Care Health; Pentec Infusions of New York, LLC; Region Care Infusion; and Promptcare Home Infusion of New York LLC, which are other Infusion Pharmacies that employ nurses to provide IV therapy to patients in their home. Also, hospitals, nursing and assisted living facilities, who employ nurses, are AOM's competitors.

Notwithstanding the fact that the LHCSA does not need additional RNs or other staff at this time to serve its existing patients, the LHCSA continually seeks to upgrade its staff and hire RNs with excellent IV skills. The LHCSA utilizes a formal nursing orientation and ongoing training program. All employees attend comprehensive training sessions which address all of the policies and procedures, infection control, infusion therapies and equipment used. Local clinical competency training is also provided, whereby the RNs are trained to document clinical competency for procedures performed in the home such as antibiotics, parenteral nutrition, chronic inflammatory disease therapies and intravenous immunoglobulin therapy and other items. Each office currently employs approximately thirty field nurses to provide the home infusion services. At present the LHCSA does not coordinate employment efforts with the Department of Labor or local workforce initiatives since the LHCSA only hires registered nurses.

2. **What impact will the initiation/expansion of your program have on the workforce or other health care providers in the community? How will you minimize any adverse impact?**

**RESPONSE:**

As stated above, this application involves an existing, operational LHCSA, and there is no projected change to the LHCSA's existing staffing or services. AOM will continue to recruit new talent on an ongoing basis, and utilize existing contracted nursing agencies throughout the service areas to provide additional nursing support. Therefore the applicant does not believe that this application will have any impact on other nursing providers in our service areas.

3. **What measures will you adopt to promote retention of specific categories of your workforce?**

**RESPONSE:**

The LHCSA does not experience employee retention issues because it offers highly competitive compensation and benefit packages and provides excellent, ongoing training, professional development and support. There will be no change to these benefits. American Outcomes Management, LP has always enjoyed continued tenure of its employees. The field staff average tenure is at present 10.4 years. The LHCSA's internal staff average tenure is 12.1 years. AOM's reputation and the endorsement from field staff and patients have enabled the LHCSA to continue to recruit new talent. AOM plans to implement a more in-depth employee satisfaction survey process to elicit feedback from staff of all levels in order to continue recruiting the best candidates.



## **Attachment A - Workforce Improvement**

**What is the current availability of professional/paraprofessional workers to staff your program? Who are the competing employers? How do you propose to successfully compete? Include training, recruitment, and transportation strategies. How do you coordinate with the Department of Labor or any other local workforce initiatives?**

The LHCSA has been operational for over twenty years and has enjoyed fantastic retention of employees, especially management level employees, due to its high-quality operations and generous compensation and benefits. In fact, the agency employs a number of individuals that have worked for the operator for over 10 years, and as many as 30 years! Even during the highly competitive labor market that emerged following COVID, the operator continues to be able to attract and retain employees to serve clients. Competing employers in the region are predominantly licensed long term care communities, other home care agencies and the local hospital, UPMC Chautauqua. After approval of this application, the operator will continue the past practices that have brought the agency success in recruiting and retaining employees. The agency currently coordinates with the Department of Labor and participates in interviews at the DOL as well as recruitment programs that have been restarted since the pandemic. The agency also collaborate with BOCES to recruit talent and conducts its own training through its approved training program.

**What impact will the initiation/expansion of your program have on the workforce or other health care providers in the community? How will you minimize any adverse impact?**

Approval of this application will not create an adverse impact on other health care providers in the community because it is simply the continuation of an operational agency. The agency has excellent linkages with other providers in the community and will continue to foster those relationships to avoid adverse impact.

**What measures will you adopt to promote retention of specific categories of your workforce?**

The agency has recently hired a Director of Training and team development. This position is aimed at maintaining the agency's excellent retention for line staff in particular, which is tracked quarterly. We find that when line staff is given the proper tools, including training, to succeed at their job duties, the result is excellent care and a satisfied employee who remains with the agency. We also continue to foster excellent leadership in our managerial staff, who support each other and also step up to fill needs as they arise. We also regularly promote from within and encourage staff who are interested to continue their training and education to empower them to move up in the organization.

## **Attachment A - Workforce Improvement**

### **Availability of Professional/Paraprofessional Workers to Staff Program**

This application involves the change in the ownership of an existing, operational LHCSA that provides nursing, home health aide and personal care aide services exclusively to residents of the affiliated ALP. An ACF Common Application to change the ownership structure of The New Village View SP LLC, an affiliated, certified (Operating Certificate No. 740-F-084), 80-bed Adult Home/Assisted Living Program (AH/ALP), located at 1 Grove Street, Highland (Ulster County), New York 12528, to align with the LHCSA will be submitted in the near future. Upon approval of the LHCSA and ACF Applications, the operating entity and membership structure will be identical for the LHCSA, AH and ALP. It is the intention of Ideal Care SP LLC to retain the professional/paraprofessional staff currently employed by the LHCSA.

### **Competing Employers and Strategy to Compete**

Ideal Care SP LLC offers competitive wages and benefits, pathways toward career advancement, staff appreciation, and a strong education and resident care focus to retain and, when needed, recruit staff. There are five (5) licensed Adult Care Facilities (ACFs) in Ulster County. Valley Vista Adult Home and Assisted Living Program is the only facility located in close proximity to the applicant that includes Private Pay and Medicaid beds. Additionally, the applicant's market/competitive analysis has identified the following range of senior service providers (competing employers) in the service area: 99 LHCSAs; four (4) CHHAs; seven (7) RHCFS; and three (3) Hospitals. Recruitment – The applicant understands that every effort has to be made to ensure that all open positions are always visible, whether on the agency's website or on major job boards. Candidates will be able to apply via phone, text message, direct application, email and in person, ensuring that there are no barriers to applying for a position.

### **Training, Recruitment and Transportation Strategies**

Training – Upon completion of the on-boarding process, the agency will provide all existing and new professional/paraprofessional staff with an orientation. The orientation will be conducted by a Licensed Registered Nurse with experience in the Homecare/Assisted Living field. Staff will also receive on-site training on the specific functions of their employment from individuals who have the experience and the relevant skill sets needed to help them thrive. In addition to orientation and on-site training, professional/paraprofessional staff will receive inservice throughout the year, covering topics such as patient rights, emergency preparedness, infection control, fall prevention, etc. The agency will also monitor trends and update in-service training based on the needs of The New Village View ALP residents. Transportation – The LHCSA will be located within the affiliated ALP, which is near the Metro- North trains and a major highway. This will provide the staff with the ability to easily commute.

### **Coordination with the Department of Labor and/or Other Local Workforce Initiatives**

Utilizing available resources is an important part of ensuring that the LHCSA continues to employ qualified candidates to provide high-quality care to the ALP residents in accordance with their service plans. The agency intends to keep up to date with DOL hiring events and have ongoing communication with community partners. If the LHCSA requires new staff, it intends to work with various staffing agencies and on-line recruiters.



## **Impact on the Workforce or Other Health Care Providers in the Community and Minimize Any Adverse Impact**

This application involves an existing, operational LHCSA, which solely provides nursing, home health and personal care aide services exclusively to the residents of the affiliated ALP and there is no projected change to the LHCSA's existing staff. Therefore, the applicant does not believe that this application will have any impact on other providers in the community.

## **Measures Promoting Retention of Specific Categories of Your Workforce**

Appreciation – Ideal Care SP LLC will implement a monthly appreciation program to demonstrate staff appreciation.

Opportunity for skill development – A priority of the applicant is to ensure that employees who are excelling can build on their current skill set, gain exposure to industry trends and receive training to utilize any new and current technology.

Promotions – Employees who have demonstrated a desire to continue to work in the healthcare field and who are working above and beyond expectations will be elected to receive leadership roles where they can utilize their experience, while gaining increased exposure to learn about the industry. Employees who demonstrate these qualities will receive positive recognition from management for their efforts. Through these positive reinforcements, the staff will see a secure future in the organization and will want to stay and grow in the Ideal Care SP and The New Village View SP community.

Longevity benefits – Offering incentives to employees based on performance and longevity will highlight the value the applicant places on employees who remain with the organization. The applicant will implement a mandatory annual evaluation for every employee – This will create an opportunity for the supervisor to provide the staff members with positive feedback and provide tangible goals for the coming year. The aim is for each employee to feel recognized for his or her efforts. Additionally, the LHCSA maintains (and will enhance as needed) its operating policies and procedures in accordance with 10 New York Codes, Rules and Regulations (NYCRR), covering the following areas:

- Patient Rights;
- Patient Care;
- Service Delivery;
- Patient Assessment and Plan of Care;
- Medical Orders;
- Clinical Supervision;
- Patient Care Record;
- Governing Authority;
- Contracts;
- Personnel;
- Records and Reports;
- Quality Assurance; and
- Disaster and Emergency Preparedness.

Finally, Medicare Certified Special Services CHHA will continue to provide nursing assessments and other CHHA services to the ALP residents. Please refer to Section B Attachment for the CHHA agreement.