

STATE OF NEW YORK
PUBLIC HEALTH AND HEALTH PLANNING COUNCIL

COMMITTEE DAY

AGENDA

November 17, 2022
10:15 a.m.

- *90 Church Street, Conference Rooms 4 A/B, NYC*
- *Empire State Plaza, Concourse Level, Meeting Room 6, Albany*

I. SPECIAL COMMITTEE ON CODES, REGULATIONS, AND LEGISLATION

Thomas Holt, Chair

For Emergency Adoption

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

For Adoption

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

For Emergency Adoption

- 20-24 Addition of Sections 1.2, 700.5 and Part 360 to Title 10 NYCRR;
Amendment of Sections 400.1, 405.24 & 1001.6 of Title 10 NYCRR and
Sections 487.3, 488.3 and 490.3 of Title 18 NYCRR
(Surge and Flex Health Coordination System)

For Adoption

- 20-24 Addition of Sections 1.2, 700.5 and Part 360 to Title 10 NYCRR;
Amendment of Sections 400.1, 405.24 & 1001.6 of Title 10 NYCRR and
Sections 487.3, 488.3 and 490.3 of Title 18 NYCRR
(Surge and Flex Health Coordination System)

- 21-13 Addition of Section 415.34 to Title 10 NYCRR (Nursing Home Minimum Direct
Resident Care Spending)

- 21-20 Amendment to Sections 415.2 and 415.13 of Title 10 NYCRR (Minimum Staffing
Requirements for Nursing Homes)

II. COMMITTEE ON ESTABLISHMENT AND PROJECT REVIEW

Peter Robinson, Chair

A. Applications for Construction of Health Care Facilities/Agencies

Acute Care Services- Construction

Exhibit # 1

	<u>Number</u>	<u>Applicant/Facility</u>
1.	221248 C	NYU Langone Hospital – Long Island (Nassau County)

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

Ambulatory Surgery Centers- Establish and Construct

Exhibit # 2

	<u>Number</u>	<u>Applicant/Facility</u>
1.	221191 B	Maxillofacial Ambulatory Surgery Center, LLC (Suffolk County)
2.	221206 E	Northern Westchester Facility Project LLC d/b/a Yorktown Center for Special Surgery (Westchester County)
3.	221213 E	Performance Surgical Center, LLC d/b/a Performance Surgical Center (Kings County)

Diagnostic and Treatment Centers - Establish/Construct

Exhibit # 3

	<u>Number</u>	<u>Applicant/Facility</u>
1.	221145 B	Apple Care Health (Kings County)
2.	221227 B	Parkchester DTC LLC d/b/a Parkchester Diagnostic and Treatment Center (Bronx County)
3.	221231 B	A Friendly Face Akademy, Corp. (Richmond County)
4.	221265 B	JAL 28 LLC d/b/a A Merryland Health Center (Kings County)

Residential Health Care Facilities - Establish/Construct

Exhibit # 4

<u>Number</u>	<u>Applicant/Facility</u>
1. 192204 E	Highland Nursing Home, Inc. d/b/a North Country Nursing & Rehabilitation Center (St. Lawrence County)
2. 202034 E	Ulster NH Operations LLC d/b/a Golden Hill Center for Rehabilitating and Nursing (Ulster County)
3. 211087 E	The Premier Center for Rehabilitation of Westchester, LLC d/b/a Springvale Nursing and Rehabilitation Center (Westchester County)

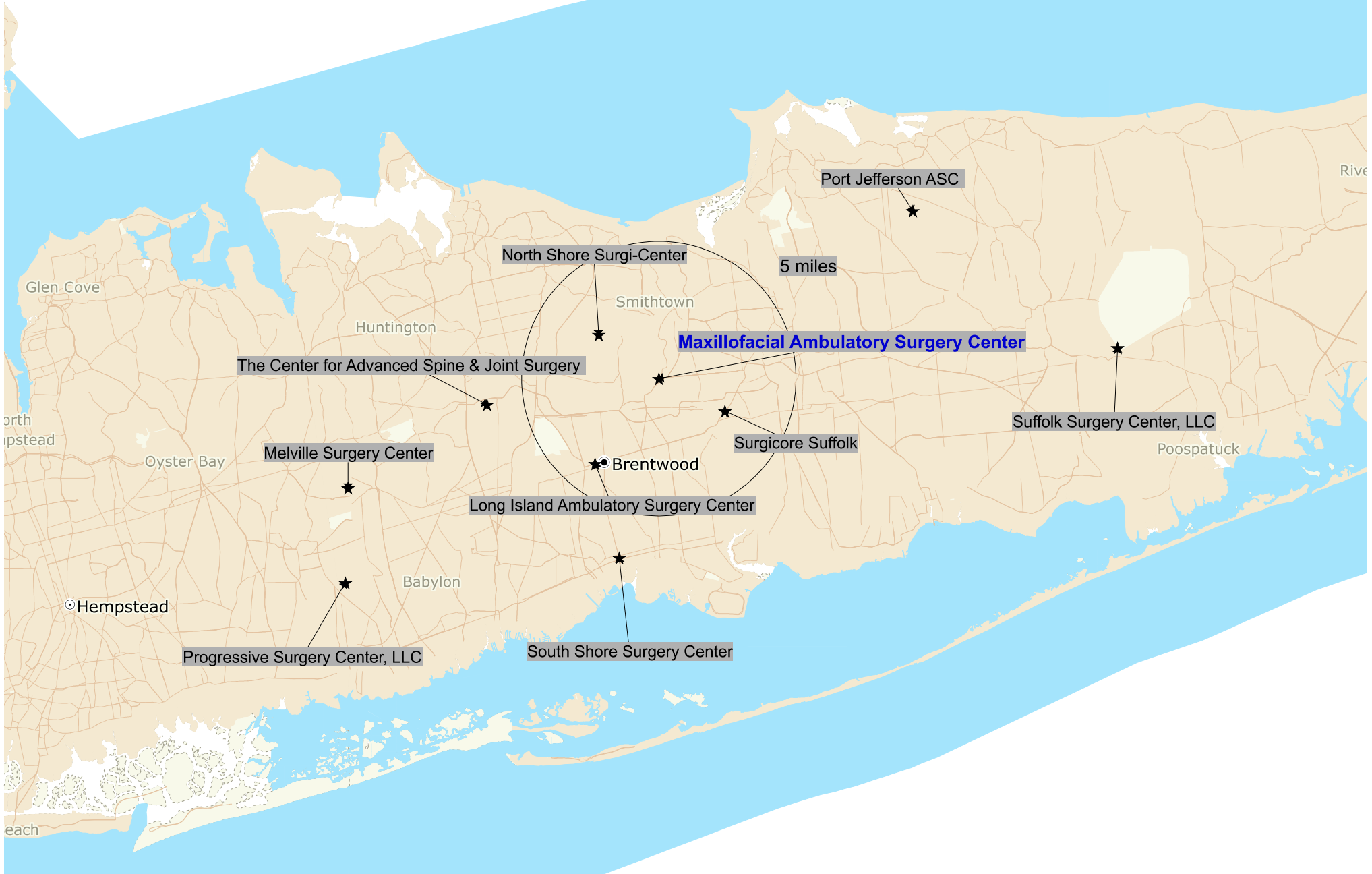
NYU Langone Hospitals
Consolidated Balance Sheets
August 31, 2021 and 2020

<i>(in thousands)</i>	2021	2020
Assets		
Current assets		
Cash and cash equivalents	\$ 1,802,962	\$ 1,776,582
Short-term investments	1,273,620	743,208
Assets limited as to use	11,841	13,614
Patient accounts receivable, net	896,425	685,099
Contributions receivable	61,886	14,465
Insurance receivables - billed	105,457	114,290
Other current assets	403,806	287,486
Total current assets	<u>4,555,997</u>	<u>3,634,744</u>
Long-term investments	57,991	127,470
Assets limited as to use, less current portion	1,389,431	1,336,696
Contributions receivable, less current portion	133,578	13,730
Professional liabilities insurance recoveries receivable	70,541	74,733
Operating lease right-of-use assets	542,158	566,062
Other assets	80,031	119,447
Property, plant and equipment, net	4,770,717	4,716,406
Total assets	<u>\$ 11,600,444</u>	<u>\$ 10,589,288</u>
Liabilities and Net Assets		
Current liabilities		
Current portion of long-term debt and finance lease obligations	\$ 53,776	\$ 51,906
Current portion of operating lease obligations	34,485	38,778
Accounts payable and accrued expenses	420,597	358,660
Accrued salaries and related liabilities	381,068	203,537
Deferred revenue	113,688	141,833
Due to related organizations	73,856	120,307
Other current liabilities	338,377	493,188
Total current liabilities	<u>1,415,847</u>	<u>1,408,209</u>
Long-term debt and finance lease obligations, less current portion	3,175,044	3,228,705
Long-term operating lease obligations, less current portion	551,933	564,717
Professional liabilities	847,910	770,741
Accrued pension liabilities	515,645	719,485
Accrued postretirement liabilities	93,624	110,834
Other liabilities	459,228	382,644
Total liabilities	<u>7,059,231</u>	<u>7,185,335</u>
Net assets		
Net assets without donor restrictions	4,166,554	3,256,535
Net assets with donor restrictions	374,659	147,418
Total net assets	<u>4,541,213</u>	<u>3,403,953</u>
Total liabilities and net assets	<u>\$ 11,600,444</u>	<u>\$ 10,589,288</u>

NYU Langone Hospitals
Consolidated Statements of Operations
Years Ended August 31, 2021 and 2020

<i>(in thousands)</i>	2021	2020
Operating revenues and other support		
Net patient service revenue	\$ 6,168,439	\$ 5,578,852
Grants and sponsored programs	23,346	37,241
Insurance premiums earned	106,708	107,149
Contributions	8,661	44,643
Endowment distribution and return on short-term investments	37,501	82,392
Other revenue	718,696	850,705
Net assets released from restrictions for operating purposes	17,281	21,325
Total operating revenues and other support	<u>7,080,632</u>	<u>6,722,307</u>
Operating expenses		
Salaries and wages	2,051,353	1,950,767
Employee benefits	656,052	571,721
Supplies and other	3,228,383	3,277,002
Depreciation and amortization	421,383	427,688
Interest	128,811	122,672
Total operating expenses	<u>6,485,982</u>	<u>6,349,850</u>
Gain from operations	594,650	372,457
Other items		
Other component of pension and postretirement costs	24,539	6,647
Investment return, net	166,417	17,805
Mission based payment to NYUGSoM	(50,000)	(50,000)
Other	12,977	4,108
Excess of revenue over expenses	<u>748,583</u>	<u>351,017</u>
Other changes in net assets without donor restrictions		
Changes in pension and postretirement obligations	192,239	5,810
Contributions for capital asset acquisitions	754	3,954
Equity transfers to related organizations, net	(35,387)	(63,568)
Net assets released from restrictions for capital purposes	3,841	6,312
Other	(11)	(2,884)
Net increase in net assets without donor restrictions	<u>\$ 910,019</u>	<u>\$ 300,641</u>

CON 221191-Maxillofacial Ambulatory Surgery Center



MAXILLOFACIAL AMBULATORY SURGERY CENTER, LLC

ESTABLISH A SINGLE-SPECIALTY FREESTANDING AMBULATORY SURGERY CENTER

PRO FORMA BALANCE SHEET

ASSETS

Cash	\$426,883
Leasehold Improvements	\$3,474,980
Equipment	<u>\$244,696</u>
TOTAL ASSETS	\$4,146,559

LIABILITIES AND MEMBER EQUITY

LIABILITIES

Capital Loan	\$0
Working Capital Loan	<u>\$0</u>
TOTAL LIABILITIES	\$0

MEMBER EQUITY **\$4,146,559**

**TOTAL LIABILITIES AND
MEMBER EQUITY** **\$4,146,559**

Note: Maxillofacial Ambulatory Surgery Center, LLC is a recently formed LLC and has no assets and liabilities.

**NORTHERN WESTCHESTER FACILITY PROJECT LLC
DBA YORKTOWN CENTER FOR SPECIALTY SURGERY
(A Limited Liability Company)
BALANCE SHEETS
DECEMBER 31, 2020**

	<u>2020</u>
<u>ASSETS</u>	
Current assets:	
Cash	\$ 508,697
Accounts receivable, net	1,804,613
Medical and pharmacy supplies	121,769
Prepaid expenses and other current assets	<u>28,733</u>
Total current assets	2,463,812
Property and equipment, net	6,379,239
Other assets:	
Certificates of deposit - restricted	<u>190,321</u>
TOTAL ASSETS	<u>\$ 9,033,372</u>
<u>LIABILITIES AND MEMBERS' DEFICIT</u>	
Current liabilities:	
Current portion of capital lease obligations	\$ 318,359
Current portion of long-term debt	1,335,652
Current portion of Paycheck Protection Program loan	66,235
Accounts payable	1,020,834
Accrued expenses	191,380
Current portion of deferred rent	20,148
Medicare accelerated advance payment	<u>95,818</u>
Total current liabilities	<u>3,048,426</u>
Long-term liabilities:	
Capital lease obligations, less current portion	620,850
Long-term debt, less current portion	5,735,719
Paycheck Protection Program loan, less current portion	229,474
Due to members	327,355
Deferred rent, less current portion	<u>1,119,734</u>
Total long-term liabilities	<u>8,033,132</u>
Total liabilities	11,081,558
Commitments and contingencies	
Members' deficit	<u>(2,048,186)</u>
TOTAL LIABILITIES AND MEMBERS' DEFICIT	<u>\$ 9,033,372</u>

**NORTHERN WESTCHESTER FACILITY PROJECT LLC
DBA YORKTOWN CENTER FOR SPECIALTY SURGERY
(A Limited Liability Company)
STATEMENTS OF OPERATIONS AND MEMBERS' DEFICIT
FOR THE YEARS ENDED DECEMBER 31, 2020**

	<u>2020</u>
Net patient service revenue	\$ <u>7,858,860</u>
Operating expenses:	
Compensation and benefits	2,128,346
General and administrative	1,984,044
Medical and pharmacy supplies	2,313,842
Depreciation and amortization	<u>1,120,852</u>
Total operating expenses	<u>7,547,084</u>
Income (loss) from operations	<u>311,776</u>
Other income (expense):	
Interest expense	(371,686)
Interest income	3,740
Grant income	<u>59,657</u>
Other expense, net	<u>(308,289)</u>
Net income (loss)	3,487
Members' deficit - beginning	(2,437,498)
Contributions	385,825
Redemption of member units	<u>-</u>
MEMBERS' DEFICIT - ENDING	\$ <u>(2,048,186)</u>

Yorktown Center for Specialty Surgery

Balance Sheet
 As of December 31, 2021

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	\$359,624.51
Total Current Assets	\$359,624.51
Fixed Assets	
1230 Furniture and Equipment	87,570.50
1300 Medical Equipment	1,433,304.38
1320 Capital Leases	1,518,407.60
Total 1300 Medical Equipment	2,951,711.98
1400 Accumulated Depreciation	-1,760,339.00
1500 Leasehold Improvements	5,612,207.07
1520 TI Allowance	-913,500.00
Total 1500 Leasehold Improvements	4,698,707.07
1600 Non Medical Equipment	75,764.00
Accumulated Amortization	-88,604.00
Total Fixed Assets	\$5,964,810.55
Other Assets	
1800 Organizational Costs	695,663.81
1900 VNB CD for LL LOC	65,570.17
Total Other Assets	\$761,233.98
TOTAL ASSETS	\$7,085,669.04
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2030 CHOW - Escrow	0.40
2040 Member Loan	
2045 Equipment Loan	250,000.00
2046 Intra-Member Loan - Due From MSAV	52,143.86
Total 2040 Member Loan	302,143.86
CMS Advanced Payments	0.00
Total Other Current Liabilities	\$302,144.26
Total Current Liabilities	\$302,144.26
Long-Term Liabilities	
2050 Capital Leases Payable	944,091.18
2060 VNB Loan	5,735,718.92
Payroll Protection Loan	0.00
Total Long-Term Liabilities	\$6,679,810.10
Total Liabilities	\$6,981,954.36
Equity	
3050 Retained Earnings	-2,830,925.36
3060 Member Capital	1,725,532.94
Net Income	1,209,107.10
Total Equity	\$103,714.68
TOTAL LIABILITIES AND EQUITY	\$7,085,669.04

Yorktown Center for Specialty Surgery

Profit and Loss
 January - December 2021

	TOTAL
Income	
4000 Revenue	8,880,453.12
Medicare Advanced Payments	95,818.00
Total 4000 Revenue	8,976,271.12
4010 Refunds	-3,600.99
Total Income	\$8,972,670.13
GROSS PROFIT	\$8,972,670.13
Expenses	
6020 Insurance Expense	
6020-01 Billing E&O	5,878.29
6020-02 BOP	21,697.64
6020-03 Cyber	7,440.00
6020-04 D&O EPL	14,916.74
6020-05 PL	53,126.00
Total 6020 Insurance Expense	103,058.67
6030 Professional Fees	
6030-01 Accountant	38,550.00
6030-02 Consultants	33,787.08
6030-03 Legal Fees	89,996.43
6030-04 Management Fee	270,833.30
6030-05 Medical Director Fee	19,200.00
Total 6030 Professional Fees	452,366.81
6040 Clinical Expense	
6041 Small Medical Equipment	10,098.72
6042 Equipment - Maint & Repair	57,959.07
6043 Equipment Rental	222,764.78
6044 Medical Supplies	535,716.22
6044-01 Discounts	78.43
6044-02 ENT	144,962.85
6044-03 Freight & Shipping	3,313.46
6044-04 Instruments	28,756.84
6044-05 Laundry/Linen	60,756.93
6044-06 Medical Gas	10,940.00
6044-07 Meds Anes	131,787.53
6044-08 Ophthalmology	274,244.27
6044-09 Ortho	1,215,298.28
6044-1 Taxes & Licenses	36,724.40
6044-10 Pain	48,609.09
Total 6044 Medical Supplies	2,491,188.30

Yorktown Center for Specialty Surgery

Profit and Loss

January - December 2021

	TOTAL
6045 Medical Waste Disposal	2,232.76
Total 6040 Clinical Expense	2,784,243.63
6100 Employee Comp & Benefits	
6105 Continuing Education	10,320.00
6110 401k Contribution	111,913.27
6115 Dental Insurance	24,042.94
6120 Disability PFL Insurance	1,953.82
6125 Employee Health	1,435.79
6130 Gross Payroll	1,814,821.10
6135 Health Insurance	246,403.06
6140 Payroll Taxes	766,772.64
6140-03 SUI	199.86
Total 6140 Payroll Taxes	766,972.50
6150 Short Term Disability	6,330.70
6160 Worker's Comp	22,976.20
Total 6100 Employee Comp & Benefits	3,007,169.38
6200 General & Administrative	
6205 Advertising and Promotion	1,726.69
6210 Bank Service Charges	24,884.09
6215 Business Licenses and Permits	1,088.00
6220 Computer and Internet Expenses	126,899.61
6225 Dues and Subscriptions	73,739.33
6230 Meals and Entertainment	12,276.35
6235 Office Expense & Supplies	30,484.15
6250 Filing Fees	1,990.00
6255 Nourishment	3,292.57
6260 Payroll Expense	13,160.03
6265 Pension Expense	2,200.49
6270 Postage & Mailing	1,456.55
6275 Scheduling, Billing & Collecting	28,833.63
Total 6200 General & Administrative	322,031.49
6300 Occupancy	
6310 Janitorial Expense	53,095.44
6320 Rent Expense	379,184.73
6330 Repairs and Maintenance	70,012.02
6340 Telephone Expense	5,164.88
6350 Utilities	100,879.46
Total 6300 Occupancy	608,336.53

Yorktown Center for Specialty Surgery

Profit and Loss

January - December 2021

	TOTAL
6400 Unapplied Cash Bill Payment Expense	0.00
Total Expenses	\$7,277,206.51
NET OPERATING INCOME	\$1,695,463.62
Other Income	
6500 Interest Income	2,951.40
Other Income	297,779.62
Total Other Income	\$300,731.02
Other Expenses	
6600 Other Expense	
6750 Interest Expense	270,539.54
6800 HCRA Pool Tax	516,548.00
Total 6600 Other Expense	787,087.54
Total Other Expenses	\$787,087.54
NET OTHER INCOME	\$ -486,356.52
NET INCOME	\$1,209,107.10

Yorktown Center for Specialty Surgery

Balance Sheet
As of June 30, 2022

	JAN 2022	FEB 2022	MAR 2022	APR 2022	MAY 2022	JUN 2022
2050-07 DLL	0.00	0.00	0.00	0.00	0.00	0.00
2050-09 Smith & Nephew	77,021.82	77,021.82	77,021.82	77,021.82	77,021.82	77,021.82
2050-10 Stryker	0.00	0.00	0.00	0.00	0.00	0.00
Dext Capital (Lease)						37,701.95
GE 2 (Lease)	29,547.12	29,547.12	29,547.12	29,547.12	29,547.12	29,547.12
GE C-Arm (Lease)- 90160000444	39,653.11	38,705.05	37,753.59	35,612.32	33,319.80	32,213.67
Stryker 2	298,813.02	298,813.02	298,813.02	298,813.02	298,813.02	298,813.02
Zeiss	165,329.14	165,329.14	165,329.14	165,329.14	165,329.14	165,329.14
Total 2050 Capital Leases Payable	1,150,744.36	1,130,817.86	1,119,116.00	1,108,276.04	1,097,179.04	1,128,519.14
2060 VNB Loan	5,622,421.89	5,508,734.48	5,392,943.45	5,278,507.32	5,163,158.63	5,048,020.87
Payroll Protection Loan	0.00	0.00	0.00	0.00	0.00	0.00
Total Long-Term Liabilities	\$6,773,166.25	\$6,639,552.34	\$6,512,059.45	\$6,386,783.36	\$6,260,337.67	\$6,176,540.01
Total Liabilities	\$7,493,638.80	\$7,360,024.89	\$7,274,368.53	\$7,190,928.97	\$7,148,156.34	\$7,064,358.68
Equity						
3050 Retained Earnings	-2,703,636.46	-2,703,636.46	-2,703,636.46	-2,703,636.46	-2,703,636.46	-2,703,636.46
3060 Member Capital						
3060-01 Arthur Pidorian	172,291.44	172,291.44	172,291.44	172,291.44	172,291.44	172,291.44
3060-02 Barry Krosser	47,581.52	47,581.52	47,581.52	47,581.52	29,490.17	29,490.17
3060-03 Debra Reich	47,581.52	47,581.52	47,581.52	47,581.52	19,727.59	19,727.59
3060-04 Donato Perretta	166,334.71	166,334.71	166,334.71	166,334.71	166,334.71	166,334.71
3060-05 Gabriel Brown	65,118.34	65,118.34	65,118.34	65,118.34	65,118.34	65,118.34
3060-06 George Pazos	73,185.18	73,185.18	73,185.18	73,185.18	73,185.18	73,185.18
3060-07 George Pianka	65,118.34	65,118.34	65,118.34	65,118.34	65,118.34	65,118.34
3060-08 Greg Cavaliere	65,118.34	65,118.34	65,118.34	65,118.34	65,118.34	65,118.34
3060-09 John Angelino	69,287.30	69,287.30	69,287.30	69,287.30	69,287.30	69,287.30
3060-10 Katherine Ma	132,497.12	132,497.12	132,497.12	132,497.12	132,497.12	132,497.12
3060-11 Kayvan Keyhani	129,242.77	129,242.77	129,242.77	129,242.77	129,242.77	129,242.77
3060-12 MHH Westchester LLC	181,617.97	181,617.97	181,617.97	181,617.97	181,617.97	181,617.97
3060-13 Michael Bergstein	56,490.36	56,490.36	56,490.36	56,490.36	53,759.30	53,759.30
3060-14 Mount Sinai Ambulatory Ventures	19,956.00	19,956.00	19,956.00	19,956.00	-228,321.80	-228,321.80
3060-15 Robert Parks	123,702.05	123,702.05	123,702.05	123,702.05	123,702.05	123,702.05
3060-16 Scott Messenger	-120,919.07	-120,919.07	-120,919.07	-120,919.07	-120,919.07	-120,919.07
3060-17 Scott Russinoff	132,497.12	132,497.12	132,497.12	132,497.12	132,497.12	132,497.12
3060-18 William Losquadro	132,497.12	132,497.12	132,497.12	132,497.12	132,497.12	132,497.12
3060-19 Yair Rubinstein	166,334.81	166,334.81	166,334.81	166,334.81	166,334.81	166,334.81
Total 3060 Member Capital	1,725,532.94	1,725,532.94	1,725,532.94	1,725,532.94	1,428,578.80	1,428,578.80
Net Income	-21,251.24	163,597.05	273,752.88	429,459.54	480,289.73	625,452.27
Total Equity	\$ -999,354.76	\$ -814,506.47	\$ -704,350.64	\$ -548,643.98	\$ -794,767.93	\$ -649,605.39
TOTAL LIABILITIES AND EQUITY	\$6,494,284.04	\$6,545,518.42	\$6,570,017.89	\$6,642,284.99	\$6,353,388.41	\$6,414,753.29

Yorktown Center for Specialty Surgery

BFA Attachment D (cont'd)
CON 221206

Profit and Loss January - June, 2022

	TOTAL
Income	
4000 Revenue	5,144,412.16
4010 Refunds	-7,588.74
Total Income	\$5,136,823.42
GROSS PROFIT	
	\$5,136,823.42
Expenses	
6020 Insurance Expense	
6020-01 Billing E&O	8,976.87
6020-02 BOP	12,228.00
6020-04 D&O EPL	8,284.14
6020-05 PL	44,649.00
Total 6020 Insurance Expense	74,138.01
6030 Professional Fees	
6030-01 Accountant	19,500.00
6030-02 Consultants	15,858.90
6030-03 Legal Fees	52,740.21
6030-04 Management Fee	81,249.99
Total 6030 Professional Fees	169,349.10
6040 Clinical Expense	
6041 Small Medical Equipment	3,358.28
6042 Equipment - Maint & Repair	48,227.11
6043 Equipment Rental	172,501.46
6044 Medical Supplies	332,219.33
6044-02 ENT	92,287.49
6044-03 Freight & Shipping	1,440.68
6044-04 Instruments	25,456.25
6044-05 Laundry/Linen	33,566.96
6044-06 Medical Gas	5,588.50
6044-07 Meds Anes	22,358.15
6044-08 Ophthalmology	98,187.74
6044-09 Ortho	858,555.24
6044-1 Taxes & Licenses	16,669.54
6044-10 Pain	6,546.68
Total 6044 Medical Supplies	1,492,876.56
6045 Medical Waste Disposal	1,962.91
Total 6040 Clinical Expense	1,718,926.32
6100 Employee Comp & Benefits	
6105 Continuing Education	1,485.00
6110 401k Contribution	58,802.97
6115 Dental Insurance	17,427.25
6120 Disability PFL Insurance	2,427.22
6125 Employee Health	7,462.30
6130 Gross Payroll	1,244,781.09

Yorktown Center for Specialty Surgery

BFA Attachment D (cont'd)
CON 221206

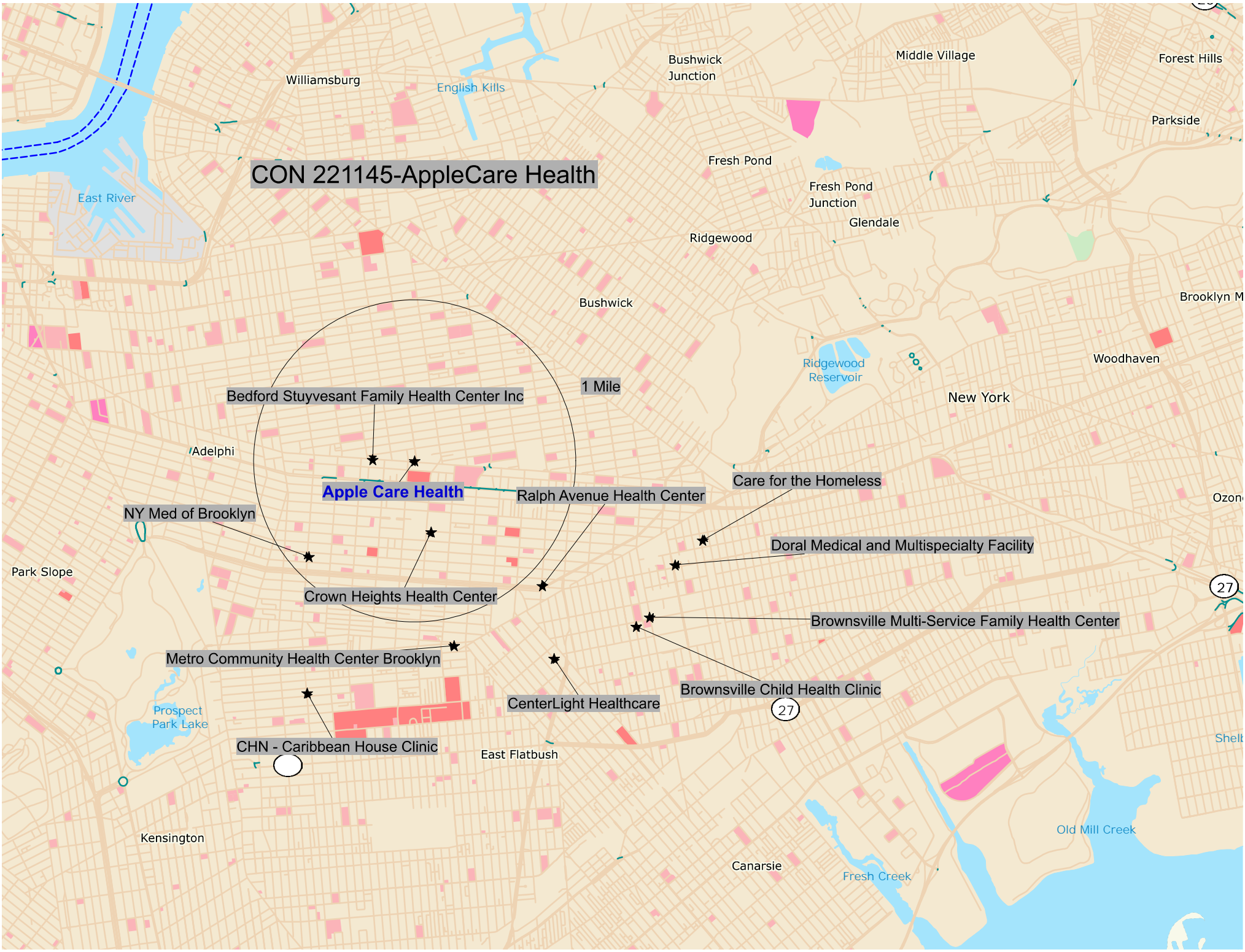
Profit and Loss January - June, 2022

	TOTAL
6135 Health Insurance	96,805.72
6140 Payroll Taxes	125,766.76
6150 Short Term Disability	3,395.22
6160 Worker's Comp	6,982.30
Total 6100 Employee Comp & Benefits	1,565,335.83
6200 General & Administrative	
6205 Advertising and Promotion	1,000.00
6210 Bank Service Charges	17,876.35
6215 Business Licenses and Permits	10,459.10
6220 Computer and Internet Expenses	47,272.41
6225 Dues and Subscriptions	35,060.23
6230 Meals and Entertainment	3,226.14
6235 Office Expense & Supplies	11,501.81
6245 Travel Expense	212.27
6250 Filing Fees	3,300.00
6255 Nourishment	2,270.72
6260 Payroll Expense	20,661.87
6270 Postage & Mailing	2,170.85
6275 Scheduling, Billing & Collecting	30,394.45
Total 6200 General & Administrative	185,406.20
6300 Occupancy	
6310 Janitorial Expense	20,462.44
6320 Rent Expense	193,826.46
6330 Repairs and Maintenance	56,196.04
6340 Telephone Expense	13,726.51
6350 Utilities	50,200.82
6370 RE Tax	6,645.96
Total 6300 Occupancy	341,058.23
Total Expenses	\$4,054,213.69
NET OPERATING INCOME	\$1,082,609.73
Other Expenses	
6600 Other Expense	
6750 Interest Expense	120,210.46
6800 HCRA Pool Tax	336,947.00
Total 6600 Other Expense	457,157.46
Total Other Expenses	\$457,157.46
NET OTHER INCOME	\$ -457,157.46
NET INCOME	\$625,452.27

Performance Surgical Center LLC
Pro Forma Balance Sheet (AS OF APPROVAL DATE)

Cash	\$	1,033,816
TOTAL CURRENT ASSETS:	<u>\$</u>	<u>1,033,816</u>
Property, Plant & Equipment		200,000
Goodwill		2,200,000
Non-Compete Agreement		100,000
TOTAL ASSETS	<u>\$</u>	<u>3,533,816</u>
Due to 1408 Partners, LLC	\$	2,500,000
TOTAL LONG TERM LIABILITIES:	<u>\$</u>	<u>2,500,000</u>
TOTAL LIABILITIES	\$	2,500,000
MEMBERS' EQUITY		<u>1,033,816</u>
TOTAL LIABILITIES AND MEMBERS' EQUITY	<u>\$</u>	<u>3,533,816</u>

CON 221145-AppleCare Health



Apple Care Health, LLC

Project # 221145
BFA Attachment B

Pro Forma Balance Sheet

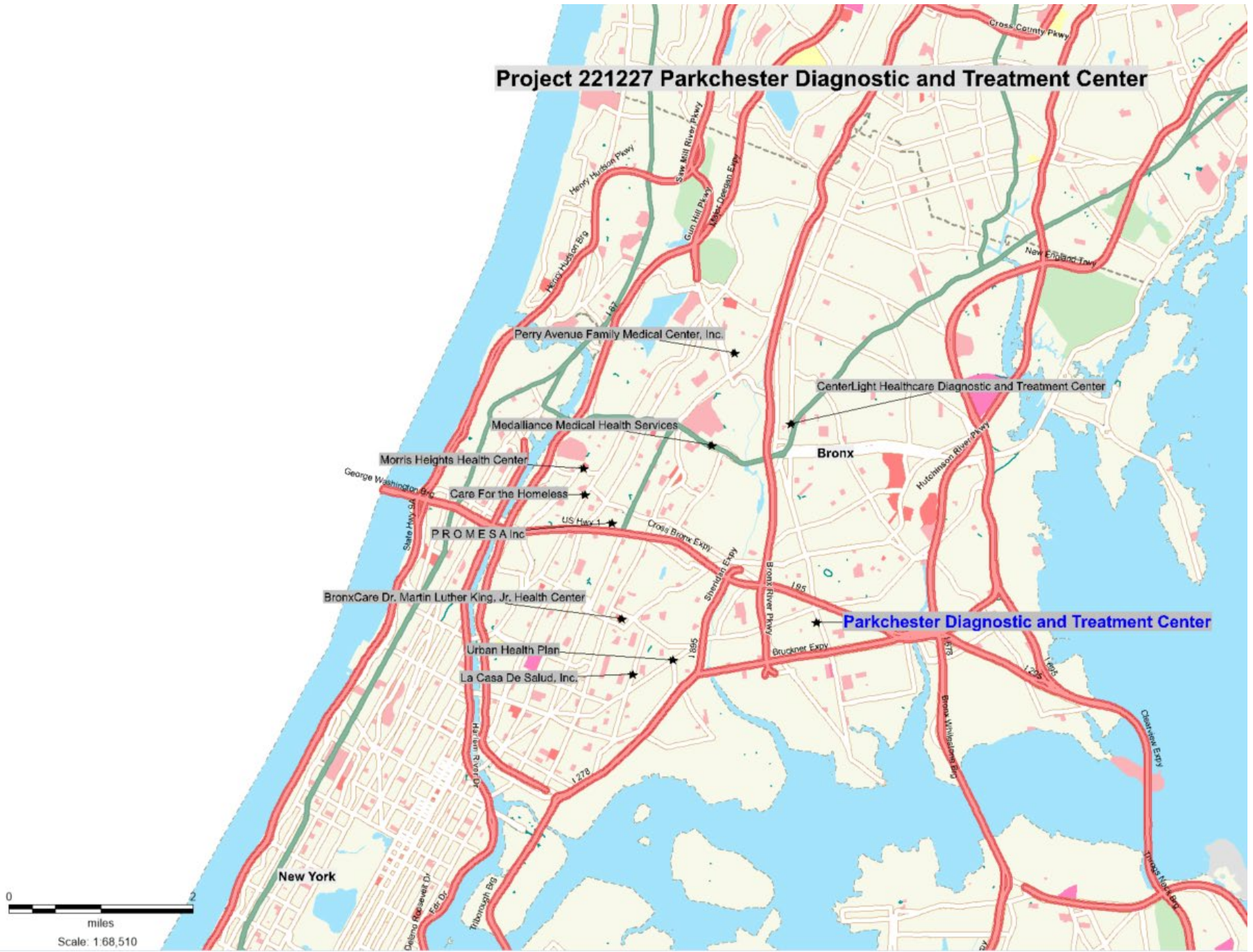
ASSETS

Cash	\$	236,089
Leasehold Improvement	\$	1,144,650
Moveable/Fixed Equipment	\$	57,907
Total Assets	\$	1,438,646

LIABILITIES & MEMBERS EQUITY

Long Term Debt	\$	1,082,301
Short Term Debt	\$	118,044
Total Liabilities	\$	1,200,345
Members Equity	\$	238,300
Total Liabilities and Members Equity	\$	1,438,646

Project 221227 Parkchester Diagnostic and Treatment Center



0 2
miles
Scale: 1:68,510

ASSETS:

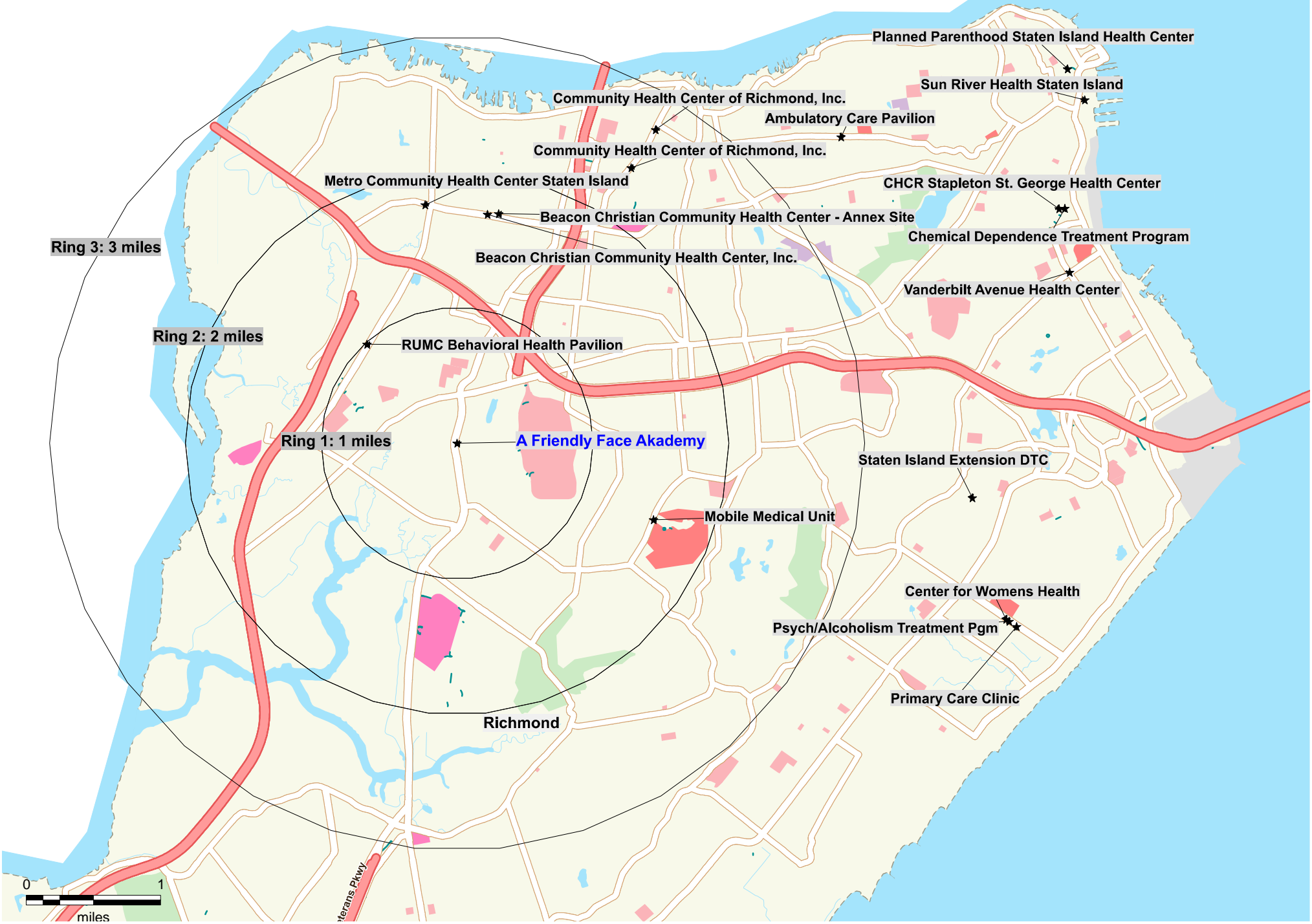
Cash	\$1,440,396
Moveable Equipment	480,000
Leasehold Improvements	<u>4,168,617</u>
Total Assets	\$6,089,013

LIABILITIES:

Working Capital Loan	\$720,198
Total Liabilities	\$720,198

Net Assets	\$5,368,815
------------	-------------

Project 221231 A Friendly Face Akademy. Corp Diagnostic and Treatment Center



**A MERRYLAND OPERATING LLC
D/B/A A MERRYLAND HEALTH CENTER
(A Limited Liability Company)**

BALANCE SHEET

December 31, 2021

ASSETS

2021

CURRENT ASSETS

Cash	\$ 26,539
Accounts Receivable - Net	203,385
Security Deposit	<u>21,000</u>

TOTAL CURRENT ASSETS 250,924

EQUIPMENT - NET 37,018

TOTAL ASSETS \$ 287,942

LIABILITIES AND MEMBERS' DEFICIT

CURRENT LIABILITIES

Accrued Expenses and Payroll Payable	\$ <u>361,148</u>
--------------------------------------	-------------------

TOTAL CURRENT LIABILITIES 361,148

LONG TERM LIABILITES

Loans Payable	<u>881,348</u>
---------------	----------------

TOTAL LONG TERM LIABILITIES 881,348

TOTAL LIABILITIES 1,242,496

COMMITMENTS AND CONTINGENCIES

MEMBERS' DEFICIT (954,554)

TOTAL LIABILITIES AND MEMBERS' DEFICIT \$ 287,942

**A MERRYLAND OPERATING LLC
D/B/A A MERRYLAND HEALTH CENTER
(A Limited Liability Company)**

STATEMENTS OF INCOME AND MEMBERS' DEFICIT

For the Year Ended December 31, 2021

	<u>2021</u>
REVENUES	
Patient Revenues	\$ 842,423
Forgiveness of Payroll Protection Program Loan	<u>118,544</u>
TOTAL REVENUES	<u>960,967</u>
OPERATING EXPENSES	
Salaries	429,100
Medical Expenses	13,584
Employee Benefits	39,930
Property Costs	205,988
Facility Costs	20,220
Administrative and General	<u>283,626</u>
TOTAL OPERATING EXPENSES	<u>992,448</u>
NET LOSS	(31,481)
MEMBERS' DEFICIT, BEGINNING OF YEAR	(1,031,573)
MEMBERS' CONTRIBUTIONS	<u>108,500</u>
MEMBERS' DEFICIT, END OF YEAR	<u>\$ (954,554)</u>

Pro Forma Balance Sheet

ASSETS:

Cash	\$480,770
Rent Credit	200,000
Leasehold Improvements	2,235,519
Moveable Equipment	<u>259,058</u>
Total Assets	\$3,175,347

LIABILITIES \$0

NET ASSETS \$3,175,347



Office of the State Long Term Care Ombudsman

Two Empire State Plaza
Fifth Floor, Albany, NY 12223-1251
www.ltcombudsman.ny.gov

Claudette Royal
State Ombudsman
1-855-582-6769

To: Public Health and Health Planning Council

Re: CON # 192204 Highland Nursing Home, Inc.

Date: November 09, 2022

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 Highland Nursing Home, Inc. The Office has had a consistent presence in three of the eight facilities currently operated by the proposed owners. Although there has not been a consistent presence in all nine facilities, the regional programs have had interactions with all of the facilities and have addressed complaints. Based on the Office's review of any programmatic interactions and complaints received for these facilities, the Office has no objection to the approval of this application, however, would like to note that there are concerns with one of the facilities that should be addressed by the proposed owners moving forward.

In Oak Hill Rehab and Nursing, there has been frequent turnover of the Administrator, at least five changes over a three-to-four-year period, and the facility currently does not have an Administrator. There also have been changes in the Director of Nursing and Social Work Department, however not as often as the Administrator. Residents do have frequent complaints about their quality of care, lack of staffing, and food being cold and late as a result of the staffing. It is recommended that this facility make increased efforts to recruit and retain administrative staff as well as direct care staff to improve the overall quality of care residents receive and to provide more consistency for the residents they serve. The Office does have a regular presence at this facility and will continue to monitor these issues, addressing them with the administration of the facility accordingly.

Claudette Royal
New York State Ombudsman

The Office of the State Long-Term Care Ombudsman is a programmatically independent advocacy service located within the New York State Office for the Aging. Points of view, opinions or positions of the Ombudsman Program do not necessarily represent the views, positions or policy of the New York State Office for the Aging.

<u>Current Owners of Real Property</u> 182 Highland Road, LLC	
<u>Members:</u>	<u>%</u>
Sari Landa	4.60%
Esther Gerwitz	4.58%
Alan Landa	4.58%
Steven Landa	4.58%
Joseph Landa	4.58%
Joshua Landa	4.58%
Menashe Eisen	5.00%
Blimie Peristein	5.00%
Tirtza Salamon	1.00%
Morddejai Salamon	17.00%
Menajem Salamon	30.00%
Yossi Mayer	5.00%
Suri Reich	5.00%
Hellen Majerovic	4.50%

Highland Nursing Home, Inc.
Doing Business As
Advanced Center for Nursing and Rehabilitation of Massena

Project # 192204
BFA Attachment C

Pro Forma Balance Sheet (AS OF APPROVAL DATE)

	<u>Operating Co.</u>
<u>ASSETS:</u>	
Cash and Cash Equivalents	\$ 4,498,963
Prepaid Expenses and Other	746,065
Accounts Receivable	4,373,206
Total Current Assets	<u>\$ 9,618,234</u>
Property and Equipment	3,782,560
TOTAL ASSETS	<u>\$ 13,400,794</u>
<u>LIABILITIES:</u>	
Accounts Payable	\$ 531,490
Other Liabilities	
Total Current Liabilities	<u>531,490</u>
Patient Funds	206,612
Other Liabilities	5,125,128
Due to Related Party	1,688,796
Total Long-Term Liabilities	<u>\$ 7,020,536</u>
TOTAL LIABILITIES	<u>\$ 7,552,026</u>
Members' Equity	<u>\$ 5,848,767</u>
TOTAL LIABILITIES AND MEMBERS' EQUITY	<u>\$ 13,400,794</u>

Highland Nursing Home, Inc
Financial Summary

FISCAL PERIOD ENDED	<u>12/31/2020</u>	<u>12/31/2019</u>	<u>12/31/2018</u>
ASSETS - CURRENT	\$3,226,651	\$1,221,731	\$462,349
ASSETS - FIXED AND OTHER	2,132,288	2,128,079	3,847,720
LIABILITIES - CURRENT	2,415,777	1,063,059	1,129,745
LIABILITIES - LONG-TERM	<u>1,999,822</u>	<u>1,908,952</u>	<u>404,254</u>
EQUITY	\$943,340	\$377,799	\$2,776,070
<hr/>			
INCOME	\$8,025,085	\$5,926,057	\$4,870,831
EXPENSE	<u>7,404,321</u>	<u>5,714,880</u>	<u>4,762,737</u>
NET INCOME	\$620,764	\$211,177	\$108,094
<hr/>			
NUMBER OF BEDS	140	140	140
PERCENT OF OCCUPANCY (DAYS)	60.10%	52.97%	51.30%
<hr/>			
PERCENT OCCUPANCY (DAYS):			
MEDICAID	74.00%	82.46%	88.50%
MEDICARE	22.70%	10.01%	5.90%
PRIVATE/OTHER	3.30%	7.53%	5.70%
<hr/>			
Average Working Capital	\$100,717		
Average Net Assets	\$1,365,736		
Average Net Income (Loss)	\$313,345		
Average Occupancy	54.79%		

BALANCE SHEET

December 31, 2020

ASSETS

CURRENT ASSETS	
Cash	\$ 2,334,160
Accounts receivable less allowance for doubtful accounts of \$111,600	806,147
Inventory	17,598
Prepaid expenses	68,746
	<hr/>
TOTAL CURRENT ASSETS	3,226,651
PATIENT FUNDS (Note 2)	136,611
GOODWILL less accumulated amortization of \$290,298	1,543,163
PROPERTY AND EQUIPMENT (Note 3)	452,514
	<hr/>
TOTAL ASSETS	\$ 5,358,939

LIABILITIES AND STOCKHOLDERS' EQUITY

CURRENT LIABILITIES	
Accounts payable	\$ 400,753
Accrued expenses	69,300
Accrued salaries and payroll taxes	230,211
Rent payable	356,000
Current portion of long term debt (Note 7)	0
Payable to third party payors (Note 4)	1,359,513
	<hr/>
TOTAL CURRENT LIABILITIES	2,415,777
PATIENT FUND LIABILITY (Note 2)	136,361
LONG-TERM DEBT, less current portion above (Note 7)	1,863,461
	<hr/>
TOTAL LIABILITIES	4,415,599
STOCKHOLDER'S EQUITY	
Common stock - no par value, 200 shares issued and outstanding	12,758
ADDITIONAL PAID IN CAPITAL	226,413
Undistributed Earnings	704,169
	<hr/>
TOTAL STOCKHOLDER'S EQUITY	943,340
	<hr/>
TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY	\$ 5,358,939

The accompanying Notes to Financial Statements are an integral part of this statement.

Highland Nursing Home, INC.

STATEMENT OF INCOME AND UNDISTRIBUTED EARNINGS

Year Ended December 31, 2020

Project # 192204
BFA Attachment D cont

OPERATING INCOME	
Patient service income	\$ 7,475,392
Other operating income	7,435
	<hr/>
TOTAL OPERATING INCOME	7,482,827
	<hr/>
OPERATING EXPENSES	
NON-REVENUE SUPPORT SERVICES	
Administrative services	1,234,114
Fiscal services	210,895
Plant, operations and main- tenance (Notes 3 & 4)	2,177,983
Patient food services	490,802
Housekeeping services	200,245
Laundry services	48,284
Nursing administration	412,188
Medical care services	105,148
Leisure time activities	85,110
Social services and admitting	88,516
	<hr/>
TOTAL NON-REVENUE SUPPORT SERVICES	5,053,285
ANCILLARY SERVICE CENTERS	807,666
PROGRAM SERVICE CENTER	1,543,350
	<hr/>
TOTAL OPERATING EXPENSES	7,404,302
	<hr/>
NET INCOME BEFORE PPP LOAN FORGIVENESS AND INCOME TAXES	78,525
PPP LOAN FORGIVENESS (Note 13)	542,258
	<hr/>
NET INCOME BEFORE INCOME TAXES	620,783
PROVISION FOR INCOME TAXES (Note 12)	19
	<hr/>
NET INCOME	620,764
STOCKHOLDERS' EQUITY	
Balance, beginning of period	138,628
Plus Contributions	0
Less Distributions	(55,223)
	<hr/>
Balance, end of period	\$ 704,169
	<hr/>

The accompanying Notes to Financial Statements are an integral part of this statement.

Highland Nursing Home, INC.
(A Subchapter S Corporation)

Project # 192204
BFA Attachment E

BALANCE SHEET

September 30, 2021

ASSETS

CURRENT ASSETS	
Cash	\$ 1,814,334
Accounts receivable less allowance for doubtful accounts of \$111,600	1,279,280
Inventory	17,598
Prepaid expenses	82,443
	<hr/>
TOTAL CURRENT ASSETS	3,193,655
PATIENT FUNDS (Note 2)	228,319
GOODWILL less accumulated amortization of \$427,808	1,405,653
PROPERTY AND EQUIPMENT (Note 3)	884,294
	<hr/>
TOTAL ASSETS	\$ 5,711,921

LIABILITIES AND STOCKHOLDERS' EQUITY

CURRENT LIABILITIES	
Accounts payable	\$ 563,709
Accrued expenses	65,185
Accrued salaries and payroll taxes	249,690
Rent payable	0
Current portion of long term debt (Note 7)	0
Payable to third party payors (Note 4)	1,684,755
	<hr/>
TOTAL CURRENT LIABILITIES	2,563,339
PATIENT FUND LIABILITY (Note 2)	229,131
LONG-TERM DEBT, less current portion above (Note 7)	1,863,461
	<hr/>
TOTAL LIABILITIES	4,655,931
STOCKHOLDER'S EQUITY	
Common stock - no par value, 200 shares issued and outstanding	12,758
ADDITIONAL PAID IN CAPITAL	226,413
Undistributed Earnings	816,819
	<hr/>
TOTAL STOCKHOLDER'S EQUITY	1,055,990
	<hr/>
TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY	\$ 5,711,921

Unaudited - See Accountant's Compilation Report

The accompanying Notes to Financial Statements are an integral part of this statement.

Highland Nursing Home, INC.

STATEMENT OF INCOME AND UNDISTRIBUTED EARNINGS

Nine Months Ended September 30, 2021

Project # 192204
BFA Attachment E cont

	Three Months Ended September 30, 2021	Nine Months Ended September 30, 2021
OPERATING INCOME		
Patient service income	\$ 3,152,702	\$ 9,124,507
Other operating income	8,824	32,991
	<hr/>	<hr/>
TOTAL OPERATING INCOME	3,161,526	9,157,498
OPERATING EXPENSES		
NON-REVENUE SUPPORT SERVICES		
Administrative services	415,413	1,065,714
Fiscal services	43,482	144,851
Plant, operations and main- tenance (Notes 3 & 5)	1,699,172	4,446,044
Patient food services	167,287	444,490
Housekeeping services	58,077	156,042
Laundry services	9,452	25,518
Nursing administration	292,498	540,635
Medical care services	19,066	57,216
Leisure time activities	23,732	66,729
Social services and admitting	41,095	111,763
	<hr/>	<hr/>
TOTAL NON-REVENUE SUPPORT SERVICES	2,769,274	7,059,003
ANCILLARY SERVICE CENTERS	246,238	686,288
PROGRAM SERVICE CENTER	569,193	1,299,533
	<hr/>	<hr/>
TOTAL OPERATING EXPENSES	3,584,705	9,044,823
NET INCOME BEFORE MANAGEMENT FEES AND INCOME TAXES	(423,179)	112,675
MANAGEMENT FEES	0	0
	<hr/>	<hr/>
NET INCOME BEFORE INCOME TAXES	(423,179)	112,675
PROVISION FOR INCOME TAXES (Note 11)	0	25
	<hr/>	<hr/>
NET INCOME	\$ (423,179)	112,650
STOCKHOLDERS' EQUITY		
Balance, beginning of period		704,169
Plus Contributions		0
Less Distributions		0
		<hr/>
Balance, end of period		\$ 816,819
		<hr/>

Unaudited - See Accountant's Compilation Report

The accompanying Notes to Financial Statements are an integral part of this statement.

Project 192204
BFA Attachment # F

<u>Operator</u>	<u>Name of the facility</u>	<u>Date</u>	<u>Beds</u>	<u>County</u>	<u>Suri Reich</u>	<u>Yossi Mayer</u>	<u>Hellen Majerovic</u>
Oak Hill Operating Co., LLC	Oakhill Rehabilitation & Nursing Care Center	11-Feb-19	60	Tompkins	10.0%	10.00%	5.00%
River View Facility Operations, LLC	River View Rehabilitation & Nursing Care Center	11-Feb-19	77	Tioga	0.0%	10.00%	10.0%

Affiliated Nursing Homes (Page 1)

BFA Attachment F

	<u>Oakhill Rehabilitation & Nursing Care Center</u>	Beds County <u>60</u> <u>Tompkins</u>	<u>12/31/2020</u>	<u>12/31/2019</u>	<u>12/31/2018</u>
<u>Oak Hill Operating Co., LLC</u>					
Current Assets			\$1,791,563	\$1,261,841	\$0
Fixed Assets			\$217,806	\$156,106	\$0
Total Assets			\$2,009,369	\$1,417,947	\$0
Current Liabilities			\$1,770,059	\$1,298,781	\$0
Long Term Liabilities			\$0	\$0	\$0
Total Liabilities			\$1,770,059	\$1,298,781	\$0
Net Assets			\$239,310	\$119,166	\$0
Working Capital Position			\$21,504	-\$36,940	\$0
Revenue			\$6,314,001	\$5,469,264	\$0
Expenses			\$6,206,585	\$5,380,231	\$0
Net Income			\$107,416	\$89,033	\$0
<u>River View Facility Operations, LLC</u>	<u>River View Rehabilitation & Nursing Care Center</u>	<u>77</u> <u>Tioga</u>	<u>12/31/2020</u>	<u>12/31/2019</u>	<u>12/31/2018</u>
Current Assets			\$2,447,133	\$2,126,173	\$0
Fixed Assets			\$182,609	\$117,824	\$0
Total Assets			\$2,629,742	\$2,243,997	\$0
Current Liabilities			\$1,728,913	\$1,627,003	\$0
Long Term Liabilities			\$0	\$0	\$0
Total Liabilities			\$1,728,913	\$1,627,003	\$0
Net Assets			\$900,829	\$616,994	\$0
Working Capital Position			\$718,220	\$499,170	\$0
Revenue			\$7,054,956	\$6,300,867	\$0
Expenses			\$6,776,888	\$6,188,448	\$0
Net Income			\$278,068	\$112,419	\$0



Office of the State Long Term Care Ombudsman

Two Empire State Plaza
Fifth Floor, Albany, NY 12223-1251
www.ltcombudsman.ny.gov

Claudette Royal
State Ombudsman
1-855-582-6769

To: Public Health and Health Planning Council

Re: CON #202034 Ulster NH Operations LLC d/b/a Golden Hill Center for Rehabilitation and Nursing

Date: November 09, 2022

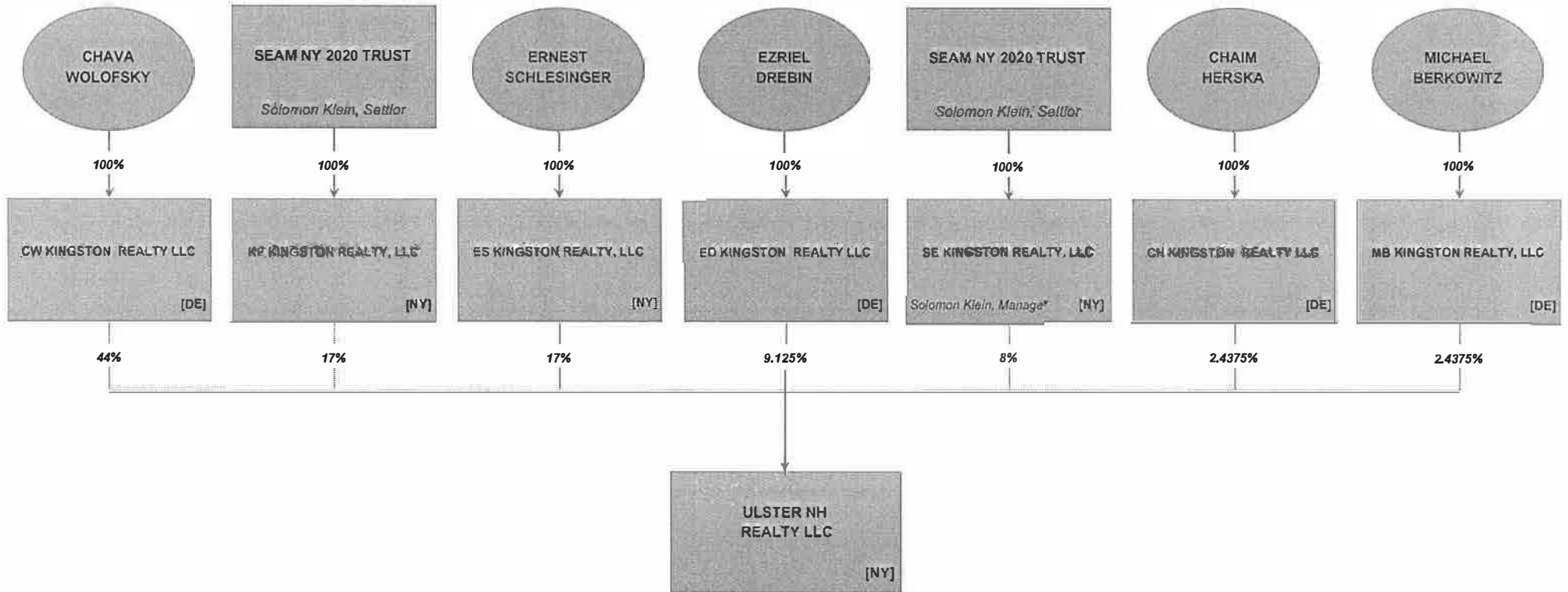
Long Term Care Ombudsman Program Review:

The Office of the State Long Term Care Ombudsman has received and reviewed the application for change in ownership submitted by Ulster NH Operations LLC d/b/a Golden Hill Center for Rehabilitation and Nursing. The Office has had a consistent presence in six of the eight facilities currently operated by the proposed owners. 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

ORGANIZATIONAL CHART OF
ULSTER NH REALTY LLC



Golden Hill Nursing

	<u>2021</u>	<u>2020</u>	<u>2019</u>
Current Assets	\$11,626,029	\$9,100,454	\$7,732,490
Fixed Assets	\$3,144,717	\$2,741,062	\$800,719
Total Assets	\$14,770,746	\$11,841,516	\$8,533,209
Current Liabilities	\$6,921,095	\$10,381,487	\$2,693,779
Long Term Liabilities	\$3,976,932	\$981,821	\$5,715,405
Total Liabilities	\$10,898,027	\$11,363,308	\$8,409,184
Revenues	\$31,226,962	\$36,475,846	\$36,376,074
Expenses	30,610,935	35,288,543	33,224,880
Net Income	\$616,027	\$1,187,303	\$3,151,194
Occupancy	79.68%	90.46%	83.89%
Medicaid	71.79%	72.77%	73.87%
Medicare	17.47%	15.15%	18.82%
Medicare Managed Care	3.21%	1.44%	2.09%
Private	<u>7.53%</u>	<u>10.64%</u>	<u>5.22%</u>
Total	100.00%	100.00%	100.00%

Ten Broeck Center	<u>2020</u>	<u>2019</u>
Current Assets	\$11,710,161	\$7,676,295
Fixed Assets	\$3,521,819	\$3,155,840
Total Assets	\$15,231,980	\$10,832,135
Current Liabilities	\$8,878,776	\$5,799,419
Long Term Liabilities	\$886,477	\$2,665,938
Total Liabilities	\$9,765,253	\$8,465,357
Working Capital Position	\$2,831,385	\$1,876,876
Net Asset Position	\$5,466,727	\$2,366,778

Revenues	\$28,781,223	\$29,003,400
Expenses	27,981,149	27,986,634
Net Income	\$800,074	\$1,016,766

Dumont Center	<u>2020</u>	<u>2019</u>
Current Assets	\$8,702,814	\$5,731,030
Fixed Assets	\$6,315,394	\$3,345,393
Total Assets	\$15,018,208	\$9,076,423
Current Liabilities	\$6,780,259	\$4,204,108
Long Term Liabilities	\$3,216,244	\$208,691
Total Liabilities	\$9,996,503	\$4,412,799
Working Capital Position	\$1,922,555	\$1,526,922
Net Asset Position	\$5,021,705	\$4,663,624

Revenues	\$28,997,745	\$29,055,867
Expenses	27,756,063	26,078,111
Net Income	\$1,241,682	\$2,977,756

Bellhaven	<u>2020</u>	<u>2019</u>
Current Assets	\$7,907,731	\$5,739,055
Fixed Assets	\$3,657,163	\$3,911,456
Total Assets	\$11,564,894	\$9,650,511
Current Liabilities	\$6,863,342	\$7,368,589
Long Term Liabilities	\$1,549,262	\$249,920
Total Liabilities	\$8,412,604	\$7,618,509
Working Capital Position	\$1,044,389	(\$1,629,534)
Net Asset Position	\$3,152,290	\$2,032,002

Revenues	\$29,810,826	\$31,288,736
Expenses	26,690,538	29,147,564
Net Income	\$3,120,288	\$2,141,172

<u>St. James</u>	<u>2020</u>	<u>2019</u>
Current Assets	\$18,516,951	\$8,711,078
Fixed Assets	\$5,214,427	\$6,384,610
Total Assets	\$23,731,378	\$15,095,688
Current Liabilities	\$8,027,499	\$5,689,668
Long Term Liabilities	\$1,940,101	\$473,195
Total Liabilities	\$9,967,600	\$6,162,863
Working Capital Position	\$10,489,452	\$3,021,410
Net Asset Position	\$13,763,778	\$8,932,825
Revenues	\$40,878,510	\$36,382,456
Expenses	33,467,557	31,871,399
Net Income	\$7,410,953	\$4,511,057

<u>Grand Pavilion at Rockville</u>	<u>2020</u>
Current Assets	\$11,134,302
Fixed Assets	\$10,461,829
Total Assets	\$21,596,131
Current Liabilities	\$6,593,858
Long Term Liabilities	\$94,569
Total Liabilities	\$6,688,427
Working Capital Position	\$4,540,444
Net Asset Position	\$14,907,704
Revenues	\$25,421,576
Expenses	22,791,192
Net Income	\$2,630,384

<u>Westhampton</u>	<u>2020</u>	<u>2019</u>
Current Assets	\$12,132,745	\$5,472,356
Fixed Assets	\$1,419,998	\$1,338,837
Total Assets	\$13,552,743	\$6,811,193
Current Liabilities	\$8,716,647	\$6,527,535
Long Term Liabilities	\$2,479,535	\$39,802
Total Liabilities	\$11,196,182	\$6,567,337
Working Capital Position	\$3,416,098	(\$1,055,179)
Net Asset Position	\$2,356,561	\$243,856
Revenues	\$29,896,638	\$28,965,090
Expenses	26,583,933	28,345,889
Net Income	\$3,312,705	\$619,201

<u>Clove Lakes</u>	<u>2020</u>	<u>2019</u>
Current Assets	\$8,187,151	\$11,245,656
Fixed Assets	\$2,266,621	\$2,658,204
Total Assets	\$10,453,772	\$13,903,860
Current Liabilities	\$11,134,710	\$11,801,372
Long Term Liabilities	\$221,601	\$1,182,567
Total Liabilities	\$11,356,311	\$12,983,939
Working Capital Position	(\$2,947,559)	(\$555,716)
Net Asset Position	(\$902,539)	\$919,921
Revenues	\$49,842,947	\$56,786,376
Expenses	52,684,482	59,434,816
Net Income	(\$2,841,535)	(\$2,648,440)



Office of the State Long Term Care Ombudsman

Two Empire State Plaza
Fifth Floor, Albany, NY 12223-1251
www.ltcombudsman.ny.gov

Claudette Royal
State Ombudsman
1-855-582-6769

To: Public Health and Health Planning Council

Re: CON # 211087 The Premier Center for Rehabilitation of Westchester, LLC d/b/a
Springvale Nursing and Rehabilitation Center

Date: July 06, 2022

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 The Premier Center for Rehabilitation of Westchester, LLC d/b/a Springvale Nursing and Rehabilitation Center. The Office does have a consistent presence in all four of the facilities currently operated by the proposed owners. Based on the Office's review of any programmatic interactions and complaints received for these facilities, 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

BETHEL SPRINGVALE NURSING HOME, INC.
d/b/a
BETHEL NURSING AND REHABILITATION CENTER

BFA Attachment B
 CON 211087

STATEMENTS OF FINANCIAL POSITION

December 31, 2020 and 2019

ASSETS

	2020	2019
CURRENT ASSETS		
Cash and cash equivalents	\$ 99,046	\$ -
Resident accounts receivable, net of an allowance for doubtful accounts of \$190,135 and \$170,002 in 2020 and 2019, respectively.	1,794,907	3,250,812
Inventory	72,243	40,629
Prepaid expenses	165,502	23,903
Due from Provider Relief Funds	285,158	-
Due from Medicaid	62,582	131,387
TOTAL CURRENT ASSETS	2,479,438	3,446,731
PROPERTY, PLANT AND EQUIPMENT at cost, less accumulated depreciation	11,946,174	12,495,897
CASH HELD FOR RESIDENTS	107,663	55,362
SECURITY DEPOSITS	134,997	122,596
MORTGAGE ESCROWS	210,856	351,806
TOTAL ASSETS	\$ 14,879,128	\$ 16,472,392

LIABILITIES AND NET DEFICIT

CURRENT LIABILITIES		
Bank Overdraft	\$ -	\$ 19,647
Accounts payable	3,298,715	3,085,094
Accrued payroll and taxes payable	1,106,322	2,070,273
Other accrued expenses	654,062	824,850
Current portion of payable to third party and private payors	1,182,615	2,532,827
Current portion of other liabilities	723,263	605,506
Deposit Payable	2,000,000	-
Current portion of long term debt	1,603,103	1,474,831
TOTAL CURRENT LIABILITIES	10,568,080	10,613,028
RESIDENT FUNDS PAYABLE	106,173	53,862
PAYABLE TO THIRD PARTY AND PRIVATE PAYORS, less current portion	134,997	122,596
DUE TO RELATED PARTIES	8,868,117	7,707,596
OTHER LIABILITIES, less current portion	-	605,507
LONG-TERM DEBT, less current portion	7,078,667	8,149,681
CONTINGENCIES	-	-
TOTAL LIABILITIES	26,756,034	27,252,270
NET DEFICIT WITHOUT DONOR RESTRICTIONS	(11,876,906)	(10,779,878)
TOTAL LIABILITIES AND NET DEFICIT	\$ 14,879,128	\$ 16,472,392

BETHEL SPRINGVALE NURSING HOME, INC.
d/b/a
BETHEL NURSING AND REHABILITATION CENTER

BFA Attachment B, cont.
 CON 211087

STATEMENTS OF ACTIVITIES
Years Ended December 31, 2020 and 2019

	2020		2019	
	Amount	Per Day	Amount	Per Day
REVENUES, GAINS AND OTHER SUPPORT WITHOUT DONOR RESTRICTIONS:				
Resident care service revenue				
Skilled nursing facility revenue	\$ 14,420,486	\$ 309.82	\$ 19,205,429	\$ 316.07
Adult day care revenue	152,827	3.28	913,853	15.04
Total resident care service revenue	14,573,313	313.10	20,119,282	331.11
Other operating revenue	1,594,719	34.26	988,303	16.27
TOTAL REVENUES, GAINS AND OTHER SUPPORT WITHOUT DONOR RESTRICTIONS	16,168,032	347.36	21,107,585	347.38
OPERATING EXPENSES				
Administrative services	2,943,475	63.24	3,470,287	57.10
Plant, operations and maintenance	2,015,930	43.32	1,951,896	32.12
Patient food services	1,634,379	35.11	1,723,601	28.37
Housekeeping services	885,157	19.02	779,341	12.82
Laundry services	381,085	8.19	426,119	7.01
Nursing administration	1,745,021	37.49	1,916,571	31.55
Medical care services	161,469	3.47	160,579	2.64
Recreation activities	205,468	4.42	272,293	4.48
Social services and admitting	149,554	3.22	237,555	3.90
Ancillary service centers	1,672,897	35.94	2,688,942	44.26
Program service centers	6,074,184	130.51	7,297,411	120.10
Adult day care	417,867	8.98	893,364	14.70
Medicaid assessment - Nursing Home	722,588	15.52	992,196	16.33
Medicaid assessment - Adult Day Care	20,186	0.43	73,550	1.21
TOTAL OPERATING EXPENSES WITHOUT DONOR RESTRICTIONS	19,029,260	408.86	22,883,705	376.59
OPERATING LOSS	(2,861,228)	(61.50)	(1,776,120)	(29.21)
Paycheck Protection Program loan forgiveness	1,764,200	37.90	-	-
CHANGE IN NET DEFICIT	\$ (1,097,028)	\$ (23.60)	\$ (1,776,120)	\$ (29.21)

Bethel Nursing & Rehab Center at Croton on Hudson
Balance Sheets

ASSETS

	<u>November 30, 2021</u>	<u>December 31, 2020</u>
Cash	\$ 407,637	\$ 100,546
Restricted Cash - Security Deposits	134,997	134,997
Patient Funds -	154,373	106,163
Accounts Receivable	1,464,857	2,372,951
Other Receivables	9,538	62,582
Inventory	72,243	72,243
Prepaid Expenses	(303,917)	165,502
Fixed Assets	11,314,916	11,946,174
Unamortized Costs	12,715	14,631
Assets Limited As To Use	683,456	210,856
Due To/From Related Company Party	(8,379,835)	(8,868,117)
Total Assets	<u>\$ 5,570,980</u>	<u>\$ 6,318,528</u>

LIABILITIES AND FUND BALANCE

	<u>November 30, 2021</u>	<u>December 31, 2020</u>
Accounts Payable	\$ 4,298,883	\$ 4,527,022
Accrued Payroll Expenses and Taxes Payable	563,018	1,047,922
Accrued Expenses	1,076,162	933,182
Payable To Third Party and Private Payors	356,766	884,736
Patient Funds	154,373	106,173
Current Portion of Long Term Debt	14,846	1,580,938
Long Term Debt	12,091,451	9,109,921
Other Long Term Liabilities	5,541	5,541
Fund Balance	(12,990,060)	(11,876,907)
Total Liabilities and Fund Balance	<u>\$ 5,570,980</u>	<u>\$ 6,318,528</u>

Fae 40 Bethel Nursing & Rehab Center
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NURSING & REHAB STATEMENT OF EARNINGS
For the Period Ending November 30, 2021

[GL162]

Page 1

	C U R R E N T P E R I O D				Y E A R - T O - D A T E			
	Actual	Budget	variance	% Bud	Actual	Budget	Variance	% Bud
GROSS OPERATING REVENUE								
Private	75,185	145,800	(70,615)	52	1,165,434	1,623,240	(457,806)	72
Medicaid & Hospice	522,043	624,668	(102,625)	84	5,897,439	6,954,634	(1,057,195)	85
cash Assessment	44,639	47,287	(2,648)	94	438,676	526,459	(87,783)	83
Medicare Part A	287,311	439,105	(151,794)	65	3,476,271	4,888,708	(1,412,436)	71
commercial Insurance	134,007	41,040	92,967	327	1,095,296	456,912	638,384	240
TOTAL GROSS REVENUE	1,063,184	1,297,900	(234,716)	82	12,073,117	14,449,952	(2,376,835)	84
ANCILLARY AND OTHER REVENUES								
Medicare Part B/Outpatient Therapy	10,434	28,767	(18,334)	36	168,416	320,274	(151,858)	53
Evercare	10,916	26,301	(15,386)	42	129,764	292,822	(163,058)	44
Barber & Beauty	132	0	132		762	0	762	
Guest Meals	0	0	0		43	0	43	
cafeteria	0	52	(52)	0	600	581	19	103
Interest Income	3	24	(21)	14	49	265	(216)	18
other Income	290	1,644	(1,354)	18	2,596,647	18,301	2,578,346	14188
Bad Debt	(13,151)	(13,151)	0	100	(146,412)	(146,411)	(1)	100
TOTAL ANCILL. & OTHER REVENUES	8,623	43,638	(35,015)	20	2,749,869	485,833	2,264,036	566
TOTAL REVENUES	1,071,807	1,341,538	(269,730)	80	14,822,986	14,935,785	(112,799)	99
OPERATING EXPENSES								
Nursing Department	446,334	460,481	14,147	97	4,924,081	4,818,464	(105,618)	102
Laboratory services	6,452	1,151	CS,301)	561	75,927	12,811	(63,116)	595
Radiology Services	5,350	1,068	(4,282)	501	17,180	11,896	(5,284)	144
Pharmacy	22,743	18,236	(4,508)	125	280,962	203,023	(77,940)	138
Dental services	3,853	3,800	(53)	101	42,382	42,308	(74)	100
Medical Directors office	7,583	7,479	(104)	101	83,416	83,271	(145)	100
Medical Records	3,674	3,670	(4)	100	39,550	40,865	1,315	97
Rehabilitation services	68,097	60,768	(7,328)	112	758,906	676,555	(82,350)	112
Recreation	12,848	12,567	(281)	102	129,967	139,914	9,947	93
social Services	7,470	7,853	384	95	86,318	87,435	1,117	99
communications	13,491	15,375	1,884	88	162,875	171,176	8,301	95
Administration	13,894	16,407	2,513	85	205,862	182,662	(23,200)	113
Food Service	41,129	125,473	84,344	33	1,382,567	1,396,927	14,361	99
Housekeeping & Laundry	57,115	59,209	2,094	96	701,565	615,683	(85,883)	114
Plant Operations & Grounds	60,237	58,896	(1,341)	102	951,066	682,879	(268,186)	139
Insurance	18,581	16,845	(1,736)	110	206,866	187,543	(19,323)	110
Depreciation & Amort.	66,890	66,890	0	100	744,710	744,707	(4)	100
Employee Fringe Benefits	297,166	263,973	(33,193)	113	3,222,928	2,938,899	(284,029)	110
Other operating Expense	76,177	77,846	1,668	98	748,209	817,350	129,140	85
Management Fee	104,430	104,430	0	100	1,162,660	1,162,659	(1)	100
TOTAL EXPENSES	1,333,515	1,382,419	48,904	96	15,927,997	15,077,026	(850,971)	106
INCOME (LOSS) FROM OPERATIONS	(261,708)	(40,882)	(220,826)	640	(1,105,011)	(141,241)	(963,770)	782

PROFORMA BALANCE SHEET

January 1, 2023

ASSETS

	The Premier Center For Rehabilitation Of Westchester
Current Assets	
Cash & Cash Equivalents (Members' Contribution)	\$ 3,650,561
Total Current Assets	<u>3,650,561</u>
Non Current Assets	
Resident Funds	55,000
Intangible Assets- Goodwill	8,000,000
Fixed Assets - Net	<u>25,000</u>
Total Non Current Assets	<u>8,080,000</u>
Total Assets	<u>\$ 11,730,561</u>

LIABILITIES AND MEMBERS' EQUITY

Liabilities	
Medicaid Liabilities	\$ 18,561
Loan Payable, Current Portion	<u>142,403</u>
Total current liabilities	<u>160,964</u>
Long term Liabilities	
Resident Funds	55,000
Loan payable - Long term Portion	<u>7,857,597</u>
Total Long-term Liabilities	<u>7,912,597</u>
Total Liabilities	8,073,561
Members' Equity	<u>3,657,000</u>
Total Liabilities and Members' Equity	<u>\$ 11,730,561</u>

CON 211087

Affiliated Nursing Homes

**Massapequa Center for Rehab & Nursing
(320 Beds)**

	<u>12/31/2019</u>	<u>12/31/2020</u>	<u>12/31/2021</u>
Current Assets	\$9,080,363	\$12,824,454	\$11,518,971
Fixed Assets/Other Assets	<u>\$42,940,227</u>	<u>\$49,860,199</u>	<u>\$50,936,481</u>
Total Assets	\$59,374,120	\$62,684,653	\$62,455,452
Current Liabilities	8,158,540	\$11,442,828	\$8,682,232
Long Term Liabilities	<u>50,324,954</u>	\$48,122,741	\$47,999,713
Total Liabilities	54,185,000	\$58,483,000	\$56,681,945
Net Assets	\$5,189,120	\$3,299,084	\$5,773,507
Working Capital Position	\$921,823	\$1,381,626	\$2,836,739
Operating Revenues	\$47,653,701	\$48,423,091	\$51,532,413
Operating Expenses	<u>44,806,519</u>	<u>\$44,579,989</u>	<u>\$47,677,989</u>
Operating Net Income	\$2,847,182	\$3,843,102	\$3,854,424

Sunset Nursing and Rehabilitation

	<u>12/31/2018</u>	<u>12/31/2019</u>	<u>12/31/2020</u>
Current Assets	\$1,482,048	\$1,393,420	\$1,854,208
Fixed Assets/Other Assets	<u>\$61,397</u>	<u>\$150,025</u>	<u>\$309,316</u>
Total Assets	\$1,543,445	\$1,543,445	\$2,163,524
Current Liabilities	707,822	\$2,307,422	\$4,161,752
Long Term Liabilities	<u>670,561</u>	\$112,286	\$200,242
Total Liabilities	37,261	\$2,419,708	\$4,361,994
Net Assets	\$1,385,398	(\$876,263)	(\$2,198,470)
Working Capital Position	\$774,226	(\$914,002)	(\$2,307,544)
Operating Revenues	\$8,203,911	\$8,519,259	\$9,742,422
Operating Expenses	<u>7,970,364</u>	<u>\$9,786,569</u>	<u>\$10,992,641</u>
Operating Net Income	\$233,547	(\$1,267,310)	(\$1,250,219)

**Leroy Village Green Residential Health
Care Facility Inc. Non -affiliated till 2019**

	<u>12/31/2019</u>	<u>12/31/2020</u>	Draft 12/31/2021
Current Assets	\$2,258,084	\$3,729,755	\$3,224,752
Fixed Assets/Other Assets	<u>\$2,095,664</u>	<u>\$2,259,300</u>	\$2,265,018
Total Assets	\$4,353,748	\$5,989,055	\$5,489,770
Current Liabilities	\$1,842,879	\$2,246,805	\$2,633,198
Long Term Liabilities	\$2,185,571	\$2,828,459	\$1,596,814
Total Liabilities	\$4,028,450	\$5,075,264	\$4,230,012
Net Assets	\$325,298	\$913,791	\$1,259,758
Working Capital Position	\$415,205	\$1,482,950	\$591,554
Operating Revenues	\$5,617,302	\$13,407,359	\$13,159,141
Operating Expenses	<u>\$5,292,004</u>	<u>\$12,468,866</u>	\$12,513,174
Operating Net Income	\$325,298	\$938,493	\$645,967

Affiliations

**Wedgewood Nursing and
Rehabilitation Center (29-Beds)**

	<u>12/31/2018</u>	<u>12/31/2019</u>	<u>12/31/2020</u>
Current Assets	\$5,691,000	\$6,452,686	\$9,102,419
Fixed Assets/Other Assets	<u>\$2,633,000</u>	<u>\$2,861,655</u>	<u>\$2,809,345</u>
Total Assets	\$8,324,000	\$9,314,341	\$11,911,764
Current Liabilities	2,897,000	\$2,914,977	\$5,127,766
Long Term Liabilities	<u>209,000</u>	\$323,697	\$1,606,019
Total Liabilities	3,106,000	\$3,238,674	\$6,733,785
Net Assets	\$4,994,000	\$6,075,667	\$5,177,979
Working Capital Position	\$2,794,000	\$3,537,709	\$3,974,653
Operating Revenues	\$28,301,000	\$30,511,047	\$27,137,745
Operating Expenses	<u>25,819,000</u>	<u>\$28,261,249</u>	<u>\$26,735,433</u>
Operating Net Income	\$2,482,000	\$2,249,798	\$402,312