

**STATE OF NEW YORK**  
**PUBLIC HEALTH AND HEALTH PLANNING COUNCIL**  
**SPECIAL ESTABLISHMENT AND PROJECT REVIEW COMMITTEE**

**AGENDA**

**March 2, 2022**  
**10:15 a.m.**

***Empire State Plaza, Concourse Level, Meeting Rooms 2-4, Albany***

**I. COMMITTEE ON ESTABLISHMENT AND PROJECT REVIEW**

Peter Robinson, Chair

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

**Residential Health Care Facilities - Establish and Construct**

**Exhibit # 1**

	<b><u>Number</u></b>	<b><u>Applicant/Facility</u></b>
1.	202054 E	Forest View Center for Rehabilitation & Nursing (Queens County)
2.	211233 E	Glen Island Center for Nursing and Rehabilitation (Westchester County)
3.	211276 E	J&H Operations, LLC d/b/a Swan Lake Nursing & Rehabilitation (Suffolk County)
4.	202203 E	Kingsway Arms Nursing Center, Inc. (Schenectady County)
5.	202084 E	Lawrence Nursing Care Center, Inc. (Queens County)
6.	202066 E	New Vanderbilt Rehabilitation and Care Center, Inc. (Richmond County)
7.	201024 E	Optima Care Brentwood, LLC d/b/a Maria Regina Rehabilitation and Nursing (Suffolk County)
8.	192228 E	Betsy Ross Operations, LLC d/b/a Betsy Ross Rehabilitation and Nursing (Oneida County)



## 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: CON Project 202054, submitted by Forest View Center for Rehabilitation & Nursing,  
Facility ID 1682

Date: February 22, 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 Forest View Center for Rehabilitation & Nursing. The Office does not have a regular and consistent presence in any 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 black ink that reads "Claudette Royal". The signature is written in a cursive style.

Claudette Royal  
New York State Ombudsman

Forest View Center For Rehabilitation & Nursing, Inc.  
Balance Sheet  
December 31, 2020

**Assets**

Cash	\$ 5,481,193	
Marketable Securities	3,603,483	
Accounts Receivable (Net)	3,256,515	
Inventory	8,630	
Prepaid Expenses	838,558	
Escrow Deposits	234,554	
Patient Advances	49,015	
Total Current Assets		\$ 13,471,948
Leasehold Improvements	4,908,579	
Furniture & Equipment	288,837	
	5,197,416	
Less: Accum. Depreciation & Amortization	3,062,461	
Total Fixed Assets		2,134,955
Security Deposits	50,000	
Goodwill (Net)	204,444	
Patients' Trust Fund	69,535	
Total Other Assets		323,979
<b>Total Assets</b>		<b>\$ 15,930,882</b>

**Liabilities and Equity**

Accounts Payable	5,887,780	
Withholding Taxes Payable	8,624	
Accrued Payroll	515,465	
Accrued Expenses & Taxes	278,442	
Exchanges	1,145,751	
Paycheck Protection Program Loan	712,004	
Patients' Security Deposits	49,015	
Total Current Liabilities		\$ 8,597,081
Paycheck Protection Program Loan	1,225,886	
Patients' Trust Fund Payable	69,535	
Total Long Term Liabilities		1,295,421
Shareholders' Equity		
Capital stock, no par value	100,000	
Authorized 200 shares		
Issued and Outstanding 200 Shares		
Treasury Stock	(1,800,000)	
Retained Earnings	7,738,380	
Total Shareholders' Equity		6,038,380
<b>Total Liabilities &amp; Shareholders' Equity</b>		<b>\$ 15,930,882</b>

**Forest View Center For Rehabilitation & Nursing, Inc.**  
**Statement of Operations**  
**For the year ended December 31, 2020**

Total Revenue From Patients		\$ 21,477,732
Operating Expenses:		
Payroll	\$ 6,961,153	
Employee Benefits	2,541,727	
Professional Care	4,850,440	
Dietary & Housekeeping	1,489,515	
Plant & Maintenance	2,191,252	
General & Administrative	<u>2,895,035</u>	
Total Operating Expenses		<u>20,929,122</u>
Income From Operations		548,610
Other Income		<u>1,492,618</u>
Income Before Taxes		2,041,228
Less: Corporate Taxes		<u>194,733</u>
<b>Net Income</b>		<b><u>1,846,495</u></b>
Other Comprehensive Income		
Unrealized Gain on Marketable Securities	<u>160,035</u>	
Total Comprehensive Income		<u>160,035</u>
<b>Total Income</b>		<b>\$ <u>2,006,530</u></b>

**FOREST VIEW CENTER for  
REHABILITATION & NURSING, INC.**

**Balance Sheet**

Sep 30, 2021

<b>Assets</b>	
<b>Current Assets</b>	
Cash & Equivalents	5,095,698
Marketable Securities	3,564,363
Accounts Receivable	2,890,770
Inventory	8,630
Prepaid Expenses	1,017,667
Escrow Deposits	234,554
Patient Advances	48,011
<i>Total Current Assets</i>	<u>12,859,693</u>
<b>Equipment &amp; Other Assets</b>	
Capital & Leasehold Improvements	4,926,751
Furniture & Equipment	313,168
Goodwill	400,000
<i>Total Fixed Assets</i>	<u>5,639,919</u>
Accumulated Depreciation	3,438,017
<i>Net Undepreciated Value</i>	<u>2,201,902</u>
Security Deposits	50,000
<i>Total Equipment &amp; Other Assets</i>	<u>2,251,902</u>
<b>Total Assets</b>	<b><u>15,111,595</u></b>

<b>Liabilities and Equity</b>	
<b>Current Liabilities</b>	
Accounts Payable	4,536,718
Withholding Taxes Payable	7,621
Accrued Payroll	598,295
Accrued Expenses & Taxes	319,645
PPP Loan	712,004
Exchanges	1,164,784
Patient Security Deposits	48,011
<i>Total Current Liabilities</i>	<u>7,387,078</u>
<b>Long-Term Liabilities</b>	
PPP Loan	1,225,886
<i>Total Long-term Liabilities</i>	<u>1,225,886</u>
<b>Equity</b>	
Equity	8,498,631
Distributions	(2,000,000)
<i>Total Equity</i>	<u>6,498,631</u>
<b>Total Liabilities and Equity</b>	<b><u>15,111,595</u></b>

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**FOREST VIEW CENTER for  
REHABILITATION & NURSING, INC.**

**Profit & Loss Statement**

Period Ended September 30, 2021

September 2021	DESCRIPTION	Jan - Sep 2021	Jan - Sep 2020	PPD September 2021	PPD Jan - Sep 2021	PPD Jan - Sep 2020	YTD vs. LYYTD
<b>Statement of Operations</b>							
<b>Revenue Summary</b>							
2,410,108	Total Revenue	16,803,871	16,354,560	556.99	445.89	440.62	2.75%
<b>Expense Summary</b>							
650,971	Nursing & Medical	5,961,979	5,950,416	150.44	158.20	160.32	0.19%
132,851	Therapy & Ancillaries	1,219,802	1,276,258	30.70	32.37	34.38	-4.42%
61,367	Social Service	549,344	522,247	14.18	14.58	14.07	5.19%
24,226	Leisure Time Activities	215,202	189,415	5.60	5.71	5.10	13.61%
130,220	Cleanliness & Safety	1,249,624	1,272,737	30.09	33.16	34.29	-1.82%
166,097	Food & Nutrition	1,496,170	1,486,478	38.39	39.70	40.05	0.65%
223,792	General & Administration	1,925,100	2,277,191	51.72	51.08	61.35	-15.46%
109,328	Property	886,091	856,325	25.27	23.51	23.07	3.48%
71,478	Non Comparable	496,417	441,134	16.52	13.17	11.88	12.53%
1,570,330	Total Expenses	13,999,729	14,272,201	362.91	371.48	384.51	-1.91%
839,778	Income (Loss) From Operations	2,804,142	2,082,359	194.08	74.41	56.11	34.66%
81,712	Less: Business Taxes	227,961	132,161	18.88	6.05	3.56	72.49%
758,066	Net Income (Loss)	2,576,181	1,950,198	175.20	68.36	52.55	32.10%



## Office of the State Long Term Care Ombudsman

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Claudette Royal  
State Ombudsman  
1-855-582-6769

To: Public Health and Health Planning Council

Re: CON # 211233, submitted by Glen Island Center for Nursing and Rehabilitation,  
Facility ID 1078

Date: February 22, 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 Glen Island Center for Nursing and Rehabilitation, to which there are no new proposed owners. The Office does not have a regular and consistent presence in this 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

Glen Island

	<b><u>2020</u></b>	<b><u>2019</u></b>
Current Assets	\$9,618,233	\$7,440,091
Fixed Assets	3,782,560	\$2,717,013
Total Assets	\$13,400,793	\$10,157,104
Current Liabilities	1,489,086	1,903,819
Long Term Liabilities	6,062,940	1,442,029
Total Liabilities	\$7,552,026	\$3,345,848
Revenues	\$19,681,647	\$20,884,223
Expenses	19,634,136	19,420,991
Net Income	\$47,511	\$1,463,232
Nuber of Beds	182	182
Occupancy	85.89%	97.06%
Medicare FFS	10.51%	9.55%
Medicare MC	8.48%	5.25%
Medicaid FFS	60.19%	56.25%
Medicaid MC	18.14%	24.25%
Private Pay	<u>2.68%</u>	<u>4.69%</u>
Total	100.00%	100.00%



**RALEX SERVICES, INC.**  
**d/b/a GLEN ISLAND CENTER FOR NURSING AND REHABILITATION AND**  
**WILL-MAUR ASSOCIATES, LLC**

**COMBINED BALANCE SHEET**

**June 30, 2021**

**ASSETS**

	<b><u>Nursing Home</u></b>	<b><u>Realty</u></b>	<b><u>Eliminations</u></b>	<b><u>Combined</u></b>
<b>CURRENT ASSETS</b>				
Cash	\$ 4,720,942	\$ 5,148,503	\$ -	\$ 9,869,445
Investments	-	8,210,064	-	8,210,064
Accounts Receivable (Less Allowance for Doubtful Accounts of \$3,730)	4,575,996	-	-	4,575,996
Due from Medicaid	445,707	-	-	445,707
Prepaid Expenses and Other Current Assets	<u>1,046,679</u>	<u>-</u>	<u>-</u>	<u>1,046,679</u>
<b>TOTAL CURRENT ASSETS</b>	<u>10,789,324</u>	<u>13,358,567</u>	<u>-</u>	<u>24,147,891</u>
<b>LEASEHOLD IMPROVEMENTS AND EQUIPMENT - NET</b>	<u>4,275,392</u>	<u>3,127,233</u>	<u>-</u>	<u>7,402,625</u>
<b>OTHER ASSETS</b>				
Security Deposit	125,000	-	(125,000)	-
Patient Funds Cash	253,138	-	-	253,138
Due from Related Party	-	1,926,845	(1,926,845)	-
Due from Member	<u>-</u>	<u>250,000</u>	<u>-</u>	<u>250,000</u>
<b>TOTAL OTHER ASSETS</b>	<u>378,138</u>	<u>2,176,845</u>	<u>(2,051,845)</u>	<u>503,138</u>
<b>TOTAL ASSETS</b>	<u>\$ 15,442,854</u>	<u>\$ 18,662,645</u>	<u>\$ (2,051,845)</u>	<u>\$ 32,053,654</u>

**LIABILITIES AND STOCKHOLDER'S EQUITY**

<b>CURRENT LIABILITIES</b>				
Accounts Payable	\$ 549,927	\$ -	\$ -	\$ 549,927
Accrued Payroll and Other Expenses	1,428,727	45,208	-	1,473,935
Line of Credit	1,918,770	-	-	1,918,770
Payroll Protection Loan	1,736,887	-	-	1,736,887
Mortgage Payable	-	294,486	-	294,486
Term Note Payable	-	176,710	-	176,710
Workman's Compensation	<u>73,825</u>	<u>-</u>	<u>-</u>	<u>73,825</u>
<b>TOTAL CURRENT LIABILITIES</b>	<u>5,708,136</u>	<u>516,404</u>	<u>-</u>	<u>6,224,540</u>
<b>LONG-TERM LIABILITIES</b>				
Mortgage Payable Less Current Portion	-	8,037,295	-	8,037,295
Term Note Payable Less Current Portion	-	6,344,128	-	6,344,128
Workman's Compensation Less Current Portion	107,708	-	-	107,708
Patient Funds Payable	243,382	-	-	243,382
Security Deposit Liability	-	125,000	(125,000)	-
Due to Related Party	<u>1,926,845</u>	<u>-</u>	<u>(1,926,845)</u>	<u>-</u>
<b>TOTAL LONG-TERM LIABILITIES</b>	<u>2,277,935</u>	<u>14,506,423</u>	<u>(2,051,845)</u>	<u>14,732,513</u>
<b>TOTAL LIABILITIES</b>	<u>7,986,071</u>	<u>15,022,827</u>	<u>(2,051,845)</u>	<u>20,957,053</u>
<b>STOCKHOLDER'S EQUITY</b>				
Common Stock (\$5 par value, 200 shares authorized, issued, and outstanding)	1,000	-	-	1,000
Retained Earnings	<u>7,455,783</u>	<u>3,639,818</u>	<u>-</u>	<u>11,095,601</u>
<b>TOTAL STOCKHOLDER'S EQUITY</b>	<u>7,456,783</u>	<u>3,639,818</u>	<u>-</u>	<u>11,096,601</u>
<b>TOTAL LIABILITIES AND STOCKHOLDER'S EQUITY</b>	<u>\$ 15,442,854</u>	<u>\$ 18,662,645</u>	<u>\$ (2,051,845)</u>	<u>\$ 32,053,654</u>

**RALEX SERVICES, INC.**  
**d/b/a GLEN ISLAND CENTER FOR NURSING AND REHABILITATION AND**  
**WILL-MAUR ASSOCIATES, LLC**

**COMBINED STATEMENTS OF INCOME AND RETAINED EARNINGS**

**For the Three Months Ended June 30, 2021**

	<u>Nursing Home</u>	<u>Cost Per Patient Day</u>	<u>Realty</u>	<u>Eliminations</u>	<u>Year to Date</u>
<b>OPERATING REVENUES</b>					
Routine and Special Service Income	\$ 4,724,119	\$ 328.31	\$ -	\$ -	\$ 4,724,119
Rental Income	-	-	496,614	(496,614)	-
Other Revenues	<u>48,574</u>	<u>3.37</u>	<u>52,338</u>	<u>-</u>	<u>100,912</u>
<b>TOTAL OPERATING REVENUES</b>	<u>4,772,693</u>	<u>331.68</u>	<u>548,952</u>	<u>(496,614)</u>	<u>4,825,031</u>
<b>OPERATING EXPENSES</b>					
Nursing and Medical	1,572,867	109.30	-	-	1,572,867
Therapy and Ancillaries	405,803	28.21	-	-	405,803
Social Services	27,731	1.93	-	-	27,731
Leisure Time Activities	51,297	3.57	-	-	51,297
Cleanliness and Safety	366,002	25.44	-	-	366,002
Food and Nutrition	398,190	27.67	-	-	398,190
General and Administration	728,703	50.65	56,121	-	784,824
Property	615,089	42.75	310,946	(496,614)	429,421
Non-Comparable	263,497	18.31	-	-	263,497
Non-Allowable Expenses	<u>203,255</u>	<u>14.13</u>	<u>2,367</u>	<u>-</u>	<u>205,622</u>
<b>TOTAL OPERATING EXPENSES</b>	<u>4,632,434</u>	<u>321.96</u>	<u>369,434</u>	<u>(496,614)</u>	<u>4,505,254</u>
<b>NET INCOME</b>	140,259	<u>\$ 9.72</u>	179,518	<u>\$ -</u>	319,777
<b>RETAINED EARNINGS, BEGINNING OF PERIOD</b>	7,615,524		3,125,323		10,740,847
<b>UNREALIZED GAIN ON INVESTMENTS</b>	-		403,977		403,977
<b>SHAREHOLDER/MEMBER DISTRIBUTIONS</b>	<u>(300,000)</u>		<u>(69,000)</u>		<u>(369,000)</u>
<b>RETAINED EARNINGS, END OF PERIOD</b>	<u>\$ 7,455,783</u>		<u>\$ 3,639,818</u>		<u>\$ 11,095,601</u>
<b>REALTY PROPERTY COSTS</b>					
Interest Expense - Mortgage			\$ 59,473		
Interest Expense - Term Note			39,799		
Interest Expense - Swap			34,306		
Real Estate Taxes			122,806		
Depreciation Expense			42,371		
Amortization Expense			<u>12,191</u>		
<b>TOTAL REALTY PROPERTY COSTS</b>			<u>\$ 310,946</u>		



## Office of the State Long Term Care Ombudsman

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[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: CON # 211276, submitted by J & H Operations, LLC Facility ID 888

Date: February 22, 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 J & H Operations, LLC. The Office does have a regular and consistent presence in 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 black ink that reads "Claudette Royal".

Claudette Royal  
New York State Ombudsman

**Asset Purchase Agreement**

Date:	March 26, 2021
Seller:	Suffolk Center Receiver, LLC
Buyer:	J&H Operations, LLC
Purchased Assets:	Basic Assets: All inventory; transferable contracts; Trade names, logos, trademarks; Security Deposits; Policies, procedures and manuals, computer and software; Telephonic numbers; Copies of financial books and records; Patient records; Funds and/or payments related to COVID not expended after closing; Goodwill; Copies of records related to facility; Seller's Medicaid and Medicare provider numbers; All payments due paid after closing date and other assets related to the real, personal, tangible or intangible to the facility.
Excluded Assets: (Operational)	Cash/Accounts receivable; loans receivable; marketable securities; insurance policies; Universal Settlement proceeds; Tax credits, refunds, recoveries, and benefits to seller relating to pre-closing; Refunds due to seller that were prior to closing, tax, assigned contracts and Paul Konstam's email name and address.
Purchase Price:	\$16,008,000
Payment of Purchase Price:	\$680,000 Shall be payable upon the execution of the Agreement which is held in Seller's escrow. A letter on interest was submitted by Greystone Funding Corp. for \$14,407,000 for a term of 5 years at an annual rate of 6% was submitted June 17, 2021.

**Real Estate Purchase Agreement**

Date:	March 26, 2021
Seller:	Suffolk Land, LLC
Buyer:	A&S Acquisitions, LLC
Purchased Assets:	Real Estate currently known as Suffolk Center for Rehabilitation and Nursing.
Location:	25 Achenfeld Blvd., Patchogue, New York 11772 (Premises)
Purchase Price:	\$7,400,000
Payment of Purchase Price:	\$320,000 held by the Seller's attorney in escrow, balance of \$7,080,000 via a letter of interest submitted by Greystone Funding Corp. at an approximate rate of 6.5% for a (10) years. Note that this is an unrelated third party and that the LOI was approved for approximately \$9,400,000 which is over the balance if needed for the proposed project.

**Lease Agreement**

Date:	March 26, 2021
Premises:	25 Schoenfeld Boulevard, Patchogue, New York
Landlord:	A&S Acquisitions, LLC
Tenant:	J&H Operations, LLC
Terms:	10-Years following Commencement of Date (Option to renew lease for Two (2) additional five (5) year terms following initial term.
Rental:	\$3,600,000 per annum in \$300,000 equal installments with a 3% increase each year.
Provisions:	Tenant shall pay portion of 1/12 of taxes, insurance, repairs, and maintenance. (Tenant shall not sublease any portion of the facility without written landlord approval).

**Administrative Service Agreement**

Date:	June 2021 (Draft)
Contractor:	Sapphire Consulting Company, LLC
Facility:	J&H Operations, LLC
Services:	Plant and Maintenance Consulting; Billing and Collection Services; Accounting and Financial services, Payroll and Accounts Payable; Review of Clinical Policies and Procedures; Service Contracts and Purchasing; Quality and Utilization Controls; Patient/Resident Evaluation: Social Service and Admissions; Dietary Consulting; IT Service;
Term:	Three (3) year term and successive One (1) year period unless sooner terminations with or without cause is decided.
Fee:	\$50,000 per month or \$600,000 per year.

SUFFOLK REHAB ACQUISITION

FORECASTED BALANCE SHEET

January 1, 2023

ASSETS

	<u>Suffolk Rehab Acquisition</u>
<b>Current Assets</b>	
Cash & Cash Equivalents	\$ 3,335,800
Inventory	<u>15,000</u>
<b>Total Current Assets</b>	3,350,800
<b>Non Current Assets</b>	
Resident Funds	85,700
Other Assets	12,444,500
Fixed Assets - Net	<u>3,540,500</u>
<b>Total Non Current Assets</b>	<u>16,070,700</u>
<b>Total Assets</b>	<u>\$ 19,421,500</u>

LIABILITIES AND MEMBERS' EQUITY

<b>Liabilities</b>	
Long Term Debt, Current Portion	<u>\$ 387,030</u>
<b>Total current liabilities</b>	<u>387,030</u>
<b>Long term Liabilities</b>	
Resident Funds	85,700
Long Term Debt, Net of Current Portion	<u>13,712,970</u>
<b>Total Long-term Liabilities</b>	<u>13,798,670</u>
<b>Total Liabilities</b>	14,185,700
<b>Members' Equity</b>	<u>5,235,800</u>
<b>Total Liabilities and Members' Equity</b>	<u>\$ 19,421,500</u>

**Balance Sheet**  
**December 31, 2019**

**Assets**

Cash	\$ 523,370	
Accounts Receivable (Net)	2,828,266	
Inventory	14,936	
Prepaid Expenses	141,042	
Total Current Assets		\$ 3,507,614
Leasehold Improvements	7,787,900	
Furniture & Equipment	725,611	
	8,513,511	
Less: Accum. Depreciation & Amortization	3,232,878	
Total Fixed Assets		5,280,633
Loans Receivable	444,079	
Security Deposits	41,383	
Goodwill (Net)	6,859,564	
Intangible Assets (Net)	2,268,619	
Other Assets	24,625	
Patients' Trust Fund	83,157	
Total Other Assets		9,721,427

**Total Assets****\$ 18,509,674****Liabilities and Equity**

Mortgage Payable	\$ 230,668	
Notes & Loans Payable	804,180	
Equipment Obligations	750,567	
Accounts Payable	2,886,259	
Accrued Payroll	502,095	
Accrued Expenses & Taxes	138,861	
Exchanges	136,908	
Total Current Liabilities		\$ 5,449,538
Mortgage Payable	1,499,349	
Notes & Loans Payable	2,952,716	
Equipment Obligations	1,305,932	
Other Payables	4,126,360	
Patients' Trust Fund Payable	83,157	
Total Long Term Liabilities		9,967,514
Members' Equity		3,092,622

**Total Liabilities & Members' Equity****\$ 18,509,674**

**Suffolk Center Receiver, LLC D/B/A Suffolk Center For Rehabilitation & Nursing**

**Statement of Operations**

**For the year ended December 31, 2019**

Total Revenue From Patients \$ 14,579,818

Operating Expenses:

Payroll \$ 5,248,649

Employee Benefits 1,678,298

Professional Care 1,726,044

Dietary & Housekeeping 791,002

Plant & Maintenance 2,380,761

General & Administrative 2,221,880

Total Operating Expenses 14,046,634

Income From Operations 533,184

Other Expenses (223,709)

**Net Income** \$ **309,475**



**Suffolk Center Receiver, LLC**  
**D/B/A Suffolk Center For Rehabilitation & Nursing**

CON 211276 BFA  
Attachment D Cont.

**Balance Sheet**  
**December 31, 2020**

**Assets**

Cash	\$	458,671	
Accounts Receivable (Net)		2,235,191	
Inventory		14,936	
Prepaid Expenses		146,801	
Total Current Assets		146,801	\$ 2,855,599
Leasehold Improvements		7,811,830	
Furniture & Equipment		701,561	
		8,513,391	
Less: Accum. Depreciation & Amortization		3,744,067	
Total Fixed Assets		3,744,067	4,769,324
Loan Receivable - Related Party		443,055	
Security Deposits		41,383	
Goodwill (Net)		6,859,564	
Intangible Assets (Net)		2,018,619	
Other Assets		24,625	
Patients' Trust Fund		85,687	
Total Other Assets		85,687	9,472,933

**Total Assets** **\$ 17,097,856**

**Liabilities and Equity**

Mortgage Payable	\$	230,669	
Notes & Loans Payable		375,140	
Equipment Obligations		650,104	
Accounts Payable		1,315,903	
Accrued Payroll		594,978	
Accrued Expenses & Taxes		19,276	
Exchanges		104,776	
Medicare Advance Payments		521,065	
Total Current Liabilities		521,065	\$ 3,811,911
Mortgage Payable		1,268,679	
Notes & Loans Payable		2,677,576	
Equipment Obligations		649,135	
Other Payables		4,126,360	
Patients' Trust Fund Payable		85,687	
Total Long Term Liabilities		85,687	8,807,437

Members' Equity 4,478,508

**Total Liabilities & Members' Equity** **\$ 17,097,856**

**Suffolk Center Receiver, LLC**  
**D/B/A Suffolk Center For Rehabilitation & Nursing**  
**Statement of Operations**  
**For the year ended December 31, 2020**

Total Revenue From Patients		\$ 13,883,586
Operating Expenses:		
Payroll	\$ 5,885,063	
Employee Benefits	2,072,382	
Professional Care	1,510,973	
Dietary & Housekeeping	691,867	
Plant & Maintenance	2,384,927	
General & Administrative	<u>2,038,322</u>	
Total Operating Expenses		<u>14,583,534</u>
Loss From Operations		(699,948)
Other Income		<u>2,272,833</u>
<b>Net Income</b>		<b><u>\$ 1,572,885</u></b>

<b>Suffolk - Balance Sheet</b>	
	<b>Jun 2021</b>
<b>Assets</b>	<b>\$17,645,862</b>
<b>Current Assets</b>	<b>\$4,207,752</b>
Cash & Equivalents	\$1,808,663
Accounts Receivable	\$1,965,368
Accounts Receivable - Other	(\$0)
Inventory	\$14,936
Prepaid Expenses	\$418,785
<b>Fixed Assets</b>	<b>\$4,485,392</b>
Capital & Leasehold Improvements	\$7,820,887
Furniture & Equipment	\$725,571
Accum. Depreciation & Amortization	(\$4,061,065)
<b>Other Assets</b>	<b>\$8,952,718</b>
Security Deposit & Escrow	\$41,383
Intangible Assets	\$11,859,564
Organization & Start Up Costs	(\$3,081,756)
Resident Funds	\$133,527
<b>Liabilities</b>	<b>(\$12,990,414)</b>
<b>Current Liabilities</b>	<b>(\$6,384,503)</b>
Accounts Payable	(\$5,492,302)
Accrued Expenses & Taxes	(\$290,111)
Accrued Payroll	(\$602,090)
<b>Long Term Liabilities</b>	<b>(\$6,605,910)</b>
Notes & Loans Payable	(\$5,442,387)
Equipment Obligations	(\$935,960)
Loans & Exchanges	\$443,145
Due To Third Party	(\$523,377)
Resident Funds	(\$147,331)
<b>Equity</b>	<b>\$4,655,448</b>
<b>Equity</b>	<b>\$4,655,448</b>
Members Equity	\$4,655,448
Distribution & Drawings	\$100,000
<b>Total</b>	<b>(\$0)</b>

<b>Suffolk - Income Statement</b>	
Report Period: Jan 2021 - Jun 2021	
	<b>Total</b>
<b>Revenue</b>	<b>\$6,840,809</b>
Medicaid	\$2,579,427
Medicare	\$2,006,645
Private	\$40,825
Third Party Insurances	\$1,675,610
Medicaid Revenue Assessment	\$165,578
Ancillary Revenue	\$372,725
<b>Expenses</b>	<b>(\$6,620,072)</b>
Nursing & Medical	(\$1,734,641)
Food & Nutrition	(\$451,919)
Housekeeping & Laundry	(\$305,355)
Maintenance	(\$221,022)
Leisure Time Activities	(\$120,534)
Social Service	(\$66,436)
Therapy & Ancillaries	(\$672,817)
Property	(\$934,977)
Marketing	(\$83,627)
General & Administration	(\$1,827,645)
Corporate Costs	(\$201,100)
<b>Operating Income</b>	<b>\$220,737</b>
<b>Other Income (Expense)</b>	<b>\$56,203</b>
Other Income (Expense)	\$56,203
<b>Net Income</b>	<b>\$276,940</b>

**CON 211276 - J&H Operations, LLC- Affiliated  
Nursing Homes**

<u>Luxor Nursing and Relhabilitation at Mills Pond</u>	<u>4/16/2018 thru 12/31/2018</u>	<u>12/31/2019</u>	<u>12/31/2020</u>
Current Assets	\$6,809,049	\$9,756,026	\$21,577,216
Fixed Assets/Other Assets	<u>\$7,948,339</u>	<u>\$8,679,967</u>	<u>\$8,003,819</u>
Total Assets	\$14,757,388	\$18,435,993	\$29,581,035
Current Liabilities	4,907,289	\$16,639,450	\$7,982,827
Long Term Liabilities	<u>4,418,267</u>	<u>\$235,469</u>	<u>\$13,411,901</u>
Total Liabilities	9,325,556	\$16,874,919	\$21,394,728
Net Assets	\$524,543	\$1,561,074	\$8,186,307
Working Capital Position	\$1,901,760	(\$6,883,424)	\$13,594,389
Operating Revenues	\$21,281,289	\$37,398,025	\$39,567,316
Operating Expenses	<u>20,618,041</u>	<u>\$35,128,481</u>	<u>\$37,325,625</u>
Operating Income/(Loss)	\$663,248	\$1,269,544	\$2,241,691
<b>Jacob Hager 25%</b>			

<u>Luxor Nursing and Rehabilitation as Sayville</u>	<u>4/16/2018 thru 12/31/2018</u>	<u>12/31/2019</u>	<u>12/31/2020</u>
Current Assets	\$7,970,221	\$10,309,149	\$ 11,166,897
Fixed Assets/Other Assets	<u>1,224,843</u>	<u>\$1,827,851</u>	<u>\$ 2,838,346</u>
Total Assets	\$9,195,064	\$12,137,000	\$ 14,005,243
Current Liabilities	2,282,044	\$5,968,610	\$ 6,197,130
Long Term Liabilities	<u>3,546,656</u>	<u>\$4,809,340</u>	<u>\$ 3,425,785</u>
Total Liabilities	5,828,700	\$10,777,950	\$ 9,622,915
Net Assets	\$1,084,320	\$ 1,359,050	\$ 4,382,328
Working Capital Position	\$5,688,177	\$4,340,539	\$ 4,969,767
Operating Revenues	\$17,132,450	\$26,165,063	\$ 28,611,125
Operating Expenses	<u>16,856,749</u>	<u>\$25,646,274</u>	<u>\$ 29,116,551</u>
Operating Income/(Loss)	\$275,701	\$518,789	\$ (505,426)
<b>Jacob Hager 25%</b>			



## 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: CON # 202203, submitted by Kingsway Arms Nursing Center Inc, Facility ID 841

Date: February 22, 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 Kingsway Arms Nursing Center Inc., to which there are no new proposed owners. The Office does not have a regular and consistent presence in any 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.

Claudette Royal  
New York State Ombudsman

**KINGSWAY ARMS NURSING CENTER, INC.**

CON#202203

**BALANCE SHEET**

Attachment A

06/30/2021

	Audit 12/31/2019	Audit 12/31/2020	Budget 12/31/2021	Actual 06/30/2021	Ref #
<b>CURRENT ASSETS</b>					
Cash	\$ 670,807	\$ 3,925,397	\$ 2,559,141	\$ 4,072,549	
Accounts receivable	1,948,152	1,501,954	1,784,000	1,420,421	
Allowance for doubtful accts.	(179,454)	(210,000)	(210,000)	(210,000)	
Net accounts receivable	1,768,698	1,291,954	1,574,000	1,210,421	
Supplies	56,768	55,267	56,768	55,267	
Prepaid expenses	-	-	-	23,594	
Due from related party	(3,828)	-	-	484	
<b>Total Current Assets</b>	<b>2,492,445</b>	<b>5,272,618</b>	<b>4,189,909</b>	<b>5,362,315</b>	
<b>PROPERTY, PLANT AND EQUIPMENT</b>					
Land and building	11,786,082	11,815,070	11,874,269	11,886,951	
Fixed equipment	3,285,487	3,330,003	3,371,225	3,411,251	
Major moveable equipment	4,123,589	4,261,332	4,300,732	4,307,052	
Construction in progress	3,646	-	-	-	<i>PPE Additions</i>
<b>Total Property, Plant &amp; Equipment</b>	<b>19,198,804</b>	<b>19,406,405</b>	<b>19,546,226</b>	<b>19,605,254</b>	\$ 198,849
Less accumulated depreciation	(9,552,833)	(10,175,172)	(10,246,833)	(10,497,061)	<i>PPE Disposals</i>
<b>Net Property, Plant and Equipment</b>	<b>9,645,971</b>	<b>9,231,233</b>	<b>9,299,393</b>	<b>9,108,193</b>	\$ -
<b>OTHER ASSETS</b>					
Patients' funds	41,628	46,339	41,300	44,671	
Security deposits	208,186	119,425	160,000	96,013	
Activity fund	8,112	8,106	4,000	8,829	
Investments	-	-	-	-	
Deferred charges	66,991	66,992	66,991	66,991	
Amortization	(10,607)	(17,306)	(24,005)	(17,306)	
Net deferred charges	56,384	49,686	42,986	49,685	
Cash surrender value of life insurance	175,000	200,000	225,000	200,000	
<b>Total Other Assets</b>	<b>489,310</b>	<b>423,556</b>	<b>473,286</b>	<b>399,198</b>	
<b>TOTAL ASSETS</b>	<b>\$ 12,627,726</b>	<b>\$ 14,927,407</b>	<b>\$ 13,962,588</b>	<b>\$ 14,869,706</b>	

**KINGSWAY ARMS NURSING CENTER, INC.**

CON#202203  
Attachment A (Continued)

**BALANCE SHEET**

06/30/2021

	Audit 12/31/2019	Audit 12/31/2020	Budget 12/31/2021	Actual 06/30/2021	Ref #
<b>CURRENT LIABILITIES</b>					
Accounts payable					
Trade	\$ 326,021	\$ 350,963	\$ 350,000	\$ 440,199	
Third party payor	422,693	344,891	407,074	355,490	
Related parties	-	-	-	-	
	748,714	695,854	757,074	795,689	
Accrued expenses	767,236	916,321	793,000	872,742	
Prepaid room rent	20,966	-	-	-	
Deferred Revenue	-	-	-	-	
Current portion of long-term debt	314,437	2,231,698	2,200,309	330,580	
<b>Total Current Liabilities</b>	<b>1,851,353</b>	<b>3,843,873</b>	<b>3,750,383</b>	<b>1,999,011</b>	
<b>NONCURRENT LIABILITIES</b>					
Patients' funds	31,102	36,442	31,000	35,231	
Security deposits	263,146	119,425	200,000	96,013	
Workers' Compensation	-	-	-	-	
Activity fund/Scholarship fund	8,112	8,106	8,000	8,829	
<b>Total Noncurrent Liabilities</b>	<b>302,360</b>	<b>163,973</b>	<b>239,000</b>	<b>140,073</b>	
<b>LONG-TERM DEBT</b>					
Long-term debt, SBA PPP	-	-	-	-	
Long-term debt, net of current maturitie	5,584,680	5,638,035	5,270,242	5,091,445	
<b>Total long-term debt</b>	<b>5,584,680</b>	<b>5,638,035</b>	<b>5,270,242</b>	<b>5,091,445</b>	
<b>TOTAL LIABILITIES</b>	<b>7,738,393</b>	<b>9,645,881</b>	<b>9,259,625</b>	<b>7,230,529</b>	
<b>STOCKHOLDERS' EQUITY</b>					
Common stock, no par value, 200 shares authorized, 109 shares issued	317,281	317,281	317,281	317,281	
Additional paid in capital	1,037,352	1,037,352	1,037,352	1,037,352	
Retained earnings	4,035,200	4,427,395	3,848,830	6,785,043	
<b>Total Stockholders' Equity</b>	<b>5,389,833</b>	<b>5,782,028</b>	<b>5,203,463</b>	<b>8,139,676</b>	
Less cost of treasury stock, 91 shares	(500,500)	(500,500)	(500,500)	(500,500)	
<b>Net Stockholders' Equity</b>	<b>4,889,333</b>	<b>5,281,528</b>	<b>4,702,963</b>	<b>7,639,176</b>	
<b>TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY</b>	<b>\$ 12,627,726</b>	<b>\$ 14,927,409</b>	<b>\$ 13,962,588</b>	<b>\$ 14,869,705</b>	



06/30/2021

	Audit		Budget		To Date 6/30/2021		
	12/31/2019	12/31/2020	12/31/2021		Budget	Actual	Diff
<b><u>Resident Days</u></b>							
Private	35,210	33,763	33,298	91.23	91.23	94.90	3.67
Medicaid (incl. Managed)	18,508	17,328	17,406	47.69	47.69	38.17	(9.52)
Medicare (traditional)	2,133	3,147	3,090	8.47	8.47	11.59	3.13
Insurance	1,428	1,701	2,595	7.11	7.11	6.33	(0.78)
Total resident days	57,279	55,939	56,389	154.49	154.49	150.98	(3.51)
<b><u>Operating Revenues</u></b>							
Skilled nursing	\$ 23,441,698	\$ 23,788,695	\$ 24,210,511	\$ 429.35	\$ 12,105,256	\$ 11,579,900	\$ (525,356)
Pharmacy	3,365	65	3,000	0.05	1,500	2,090	590
Therapies	176,409	103,375	103,516	1.84	51,758	95,465	43,707
Miscellaneous	475,170	435,599	424,500	7.53	212,250	189,122	(23,128)
Gross patient revenues	24,096,642	24,327,734	24,741,527	\$ 438.77	12,370,764	11,866,577	(504,187)
Contractual allowance	(4,021,544)	(4,199,415)	(4,304,927)	(76.34)	(2,142,464)	(1,509,165)	633,299
Grant Revenue	-	1,100,385	-	-	-	-	-
Net patient revenues	20,075,098	21,228,704	20,436,600	\$ 362.42	10,228,300	10,357,412	129,112
<b><u>Operating Expenses</u></b>							
Nursing stations	7,198,981	7,694,656	7,367,692	130.66	3,685,376	3,632,850	(52,526)
Nursing administration	519,397	558,401	575,946	10.21	287,973	295,301	7,328
Therapies	636,604	637,300	697,753	12.37	348,876	336,813	(12,063)
Social services	190,943	208,654	210,653	3.74	102,751	99,530	(3,221)
Activities	307,249	332,659	341,481	6.06	167,302	165,435	(1,867)
Medical services	412,686	424,207	439,376	7.79	216,694	217,809	1,115
Pharmacy	255,513	329,095	327,725	5.81	163,188	160,596	(2,592)
Dietary	2,227,928	2,291,246	2,330,254	41.32	1,141,943	1,147,038	5,095
Housekeeping	578,290	671,029	638,637	11.33	309,439	299,409	(10,030)
Plant operations	719,414	681,251	744,470	13.20	381,200	377,863	(3,337)
Laundry & linen	457,252	490,269	476,594	8.45	234,871	221,530	(13,341)
Property taxes	349,076	361,606	409,080	7.25	204,540	204,543	3
Interest expense	301,943	287,541	286,688	5.08	143,344	137,054	(6,290)
Administration & general	852,740	940,907	890,623	15.79	437,684	481,354	43,670
Human Resources	44,425	26,514	34,411	0.61	17,206	19,163	1,957
Information Techn.	300,983	254,593	277,492	4.92	135,915	157,151	21,236
Marketing	208,893	153,467	166,421	2.95	83,211	74,486	(8,724)
Fiscal services	847,265	908,393	890,300	15.79	435,650	436,803	1,153
Medical records	3,766	3,470	4,000	0.07	2,000	1,675	(325)
Fringe benefits	1,257,882	1,207,237	1,251,254	22.19	626,177	621,075	(5,102)
Depreciation exp	693,066	665,414	700,699	12.43	350,350	321,889	(28,461)
NYS corp tax	3,000	3,750	3,000	0.05	-	764	764
Total operating expenses	19,402,414	20,250,644	20,099,793	356.45	9,921,908	9,861,584	(60,324)
Healthcare sales tax (gain)	3,737	(22,159)	(23,046)	(0.41)	(11,523)	1,198	12,721
<b>Operating income/(loss)</b>	\$ 668,947	\$ 1,000,219	\$ 359,853	6.38	\$ 317,915	\$ 494,630	\$ 176,715
Gain on asset disposal/investments	24,523	9,300	-	-	-	-	-
Gain on extinguishment of debt	-	-	-	-	-	2,284,200	2,284,200
<b>Net income/(loss)</b>	\$ 668,947	\$ 1,000,219	\$ 359,853	6.38	\$ 317,915	\$ 2,778,830	\$ 2,460,915

Notes	Budget To-Date	Y-T-D	Difference
Total Wages	\$ 5,949,045	\$ 5,911,537	\$ (37,508)
Total Fringe Benefits	\$ 1,108,744	\$ 1,101,816	\$ (6,928)
Total FTEs	225.8	219.1	(6.67)



## 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: CON # 202084, submitted by Lawrence Nursing Care Center, Inc, Facility ID 1707

Date: February 22, 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 Lawrence Nursing Care Center, Inc., to which there are no new proposed owners. The Office does not have a regular and consistent presence in every facility 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

**Administrative and Consulting Services Agreement (executed)**

Facility	Lawrence Nursing Care Center, Inc.
Contractor	Alliance Seniorcare, LLC
Services Provided	The Consultant shall provide the following services: provide guidance and assistance with general operations; provide guidance and assistance with program developments; provide guidance and assistance with all nursing policies and procedures including EMR support, provide guidance and assistance with all information technology related services; provide guidance and assistance with all accounting related services, provide guidance and assistance with billing and bookkeeping services, provide guidance and assistance with the admission process and discharge planning, provide assistance regarding community engagement, provide guidance and assistance with Medicaid application and provide guidance and assistance with HMO contrary and all other government related applications.
Term	1 year term and renewable of successive twelve month period.
Compensation	\$360,000 per month, which shall increase at a rate of 2% per annum.

**Stock Purchase Agreement (executed)**

Sellers	Heidi Gelley, Rosemarie Weingarten, Matityahu Tenenbaum and Judith Tenenbaum
Purchasers	Elias Marcovicis, Ethan Marcovici, Esther Zeidman and Rachael Lifschutz
Purchase Price	\$3,800,000
Payment of Purchase Price	\$2,000,000 on the Effective Date to be held in escrow. The \$2,000,000 was paid as follows: Fried 2012 Family Trust (\$1,000,000) and the Marcovici 2012 Family Trust (\$1,000,000). The remaining \$1,800,000 will be paid at Closing by the proposed shareholders

**Real Estate Purchase Agreement**

Premises	
Seller	Lawrence SNF Realty LLC
Purchaser	Lawrence Nursing Realty, LLC
Purchase Price	\$22,450,000

**Lease Rental Agreement (draft)**

Premises	350 Beach 54th Street, Arverne, New York.
Landlord	Lawrence Nursing Realty, LLC
Tenant	Lawrence Nursing Care Center, Inc.
Term	10 years with a ten year renewal period.
Rental	\$1,816,807 annually
Provisions	The tenant shall pay for real estate taxes, maintenance, utilities and insurance.

Pro Forma Balance Sheet

ASSETS:

Cash	\$4,605,691
Accounts Receivable	5,676,589
Goodwill	3,700,000
Property and Equipment	100,000
Other Assets	<u>641,095</u>
Total Assets	\$14,723,375

Liabilities:

Accounts Payable	\$6,537,935
Other Liabilities	<u>3,832,248</u>
Total Liabilities	\$10,370,183

Net Assets	\$4,353,192
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	<b><u>2020</u></b>	<b><u>2019</u></b>	<b><u>2018</u></b>
Current Assets	\$9,189,295	\$4,996,532	\$3,939,811
Fixed Assets	\$2,059,074	\$2,592,682	\$858,782
Total Assets	\$11,248,369	\$7,589,214	\$4,798,593
Current Liabilities	\$10,201,968	\$9,267,927	\$6,874,962
Long Term Liabilities	\$1,186,020	\$1,250,892	\$294,384
Total Liabilities	\$11,387,988	\$10,518,819	\$7,169,346
Working Capital Position	(\$1,012,673)	(\$4,271,395)	(\$2,935,151)
Net Asset Position	(\$139,619)	(\$2,929,605)	(\$2,370,753)
Revenues	\$22,113,155	\$16,959,497	\$16,350,219
Expenses	19,323,139	17,578,379	17,523,658
Net Income	\$2,790,016	(\$618,882)	(\$1,173,439)
Medicaid FFS	59.20%	71.29%	56.13%
Medicaid MC	27.62%	26.42%	18.71%
Medicare FFS	12.25%	0.96%	0.21%
Medicare MC	0.37%	0.36%	0.63%
Private Pay	<u>0.56%</u>	<u>0.97%</u>	<u>24.32%</u>
Total	100.00%	100.00%	100.00%
Occupancy	89.66%	90.49%	88.35%



## Office of the State Long Term Care Ombudsman

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Claudette Royal  
State Ombudsman  
1-855-582-6769

To: Public Health and Health Planning Council

Re: CON # 202066, submitted by New Vanderbilt Rehabilitation and Care Center, Inc,  
Facility ID 1752

Date: February 22, 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 New Vanderbilt Rehabilitation and Care Center, Inc., to which there are no new proposed owners. The Office does not have a regular and consistent presence in this 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

**Assignment and Assumptions Agreement Summary (Executed)**

Date:	July 8, 2020
Assignor:	Clara Heisler
Assignee:	Anna Schon
Stock Transfer:	5.10%
Consideration:	\$10,000
Payment:	Cash

Date:	July 8, 2020
Assignor:	Clara Heisler
Assignee:	Baron Schon
Stock Transfer:	5.10%
Consideration:	\$10,000
Payment:	Cash

**New Vanderbilt Rehabilitation & Care Center, Inc.**  
**Balance Sheet**  
**December 31, 2019**

CON 202066  
BFA Attachment C

**Assets**

cash	\$ 2,483,071	
Accounts Receivable (Net)	3,353,554	
Inventory	79,375	
Prepaid Expenses	639,247	
Escrow Deposits	<u>148,219</u>	
Total Current Assets		\$ 6,703,466
Leasehold Improvements	4,425,935	
Furniture & Equipment	<u>1,332,386</u>	
	5,758,321	
Less: Accum. Depreciation & Amortization	<u>3,673,334</u>	
Total Fixed Assets		2,084,987
Loans Receivable	787,820	
Security Deposits	2,535	
Patients' Trust Fund	<u>586,765</u>	
Total Other Assets		<u>1,377,120</u>
<b>Total Assets</b>		<b>\$ <u>10,165,573</u></b>

**Liabilities and Equity**

Accounts Payable	5,240,836	
Withholding Taxes Payable	20,119	
Accrued Payroll	<b>588,199</b>	
Accrued Expenses & Taxes	528,020	
Exchanges	55,584	
Due To Third Party Payers	375,669	
Patients' Security Deposits	<u>4,485</u>	
Total Current Liabilities		\$ 6,812,912
Underfunded Pension Liability	376,773	
Patients' Trust Fund Payable	<u>586,765</u>	
Total Long Term Liabilities		<u>963,538</u>
Shareholders' Equity		
capital stock, no par value	<b>10,00)</b>	
Authorized 200 shares		
Issued and Outstanding 200 Shares		
Retained Earnings	<u>2,379,123</u>	
Total Shareholders' Equity		<u>2,389,123</u>
<b>Total Liabilities &amp; Shareholders' Equity</b>		<b>\$ <u>10,165,573</u></b>



**New Vanderbilt Rehabilitation & Care Center, Inc.**  
**Statement of Operations**  
**Year ended December 31, 2019**

Total Revenue From Patients		\$ 39,229,841
Operating Expenses:		
Payroll	\$ 14,427,328	
Employee Benefits	6,163,056	
Professional Care	5,149,518	
Dietary & Housekeeping	2,531,126	
Plant & Maintenance	3,508,639	
General & Administrative	<u>6,560,489</u>	
Total Operating Expenses		<u>38,340,156</u>
Income From Operations		889,685
Other Income		<u>1,216,005</u>
Income Before Taxes		2,105,690
Less: Corporate Taxes		<u>188,638</u>
<b>Net Income</b>		<b>\$ <u>1,917,052</u></b>

**New Vanderbilt Rehabilitation & Care Center, Inc.**  
**Balance Sheet**  
**December 31,**

CON 202066  
BFA Attachment C, cont.

**Assets**

Cash	\$ 9,531,443	
Accounts Receivable {Net}	3,109,638	
Inventory	79,375	
Prepaid Expenses	729,517	
Escrow Deposits	<u>177,297</u>	
Total Current Assets		\$ 13,627,270
Leasehold Improvements	4,529,546	
Furniture & Equipment	<u>1,426,854</u>	
	5,956,400	
Less: Accum. Depreciation & Amortization	<u>3,880,699</u>	
Total Fixed Assets		2,075,701
Security Deposits	2,535	
Patients' Trust Fund	<u>684,830</u>	
Total Other Assets		<u>687,365</u>
<b>Total Assets</b>		<b>\$ <u>16,390,336</u></b>

**Liabilities and Shareholders' Equity**

Accounts Payable	4,628,285	
Accrued Payroll	711,883	
Accrued Expenses & Taxes	506,930	
Deferred Revenue	2,302,323	
Exchanges	33,148	
Due To Third Party Payors	375,669	
Loan Payable - Paycheck Protection Program	1,359,841	
Patients' Security Deposits	<u>4,5</u>	
Total Current Liabilities		\$ 9,922,564
Underfunded Pension Liability	489,521	
Loan Payable - Paycheck Protection Program	2,346,614	
Patients' Trust Fund Payable	<u>684,830</u>	
Total Long Term Liabilities		<u>3,520,965</u>
Shareholders' Equity		
Capital stock, no par value	10,000	
Authorized 200 shares		
Issued and Outstanding 200 Shares		
Retained Earnings	<u>2,936,807</u>	
Total Shareholders' Equity		<u>2,946,807</u>
<b>Total Liabilities &amp; Shareholders' Equity</b>		<b>\$ <u>16,390,336</u></b>

**New Vanderbilt Rehabilitation & Care Center, Inc.**  
**Statement of Operations**  
**Year ended December 31, 2020**

Total Revenue From Patients		\$ 39,160,589
Operating Expenses:		
Payroll	\$ 13,724,488	
Employee Benefits	5,161,346	
Professional Care	5,903,200	
Dietary & Housekeeping	2,479,599	
Plant & Maintenance	3,584,969	
General & Administrative	<u>6,616,017</u>	
Total Operating Expenses		<u>37,469,619</u>
Income From Operations		1,690,970
Other Income		<u>758,012</u>
Income Before Taxes		2,448,982
Less: <b>Corporate</b> Taxes		<u>218,687</u>
<b>Net Income</b>		<b>\$ <u>2,230,295</u></b>

**NEW VANDERBILT  
REHABILITATION & CARE****Balance Sheet**  
**Aug 31, 2021**

<b>Asset</b>	
<b>Current Assets</b>	
Cash & Equivalents	8,859,938
Accounts Receivable	3,227,852
Inventory	79,375
Prepaid Expenses	569,368
Escrow Deposits	177,297
<i>Total Current Assets</i>	<u>12,913,830</u>
<b>Equip_ment &amp; Other Assets</b>	
Capital & Leasehold Improvements	4,662,174
Furniture & Equipment	1,466,726
Total Fixed Assets	6,128,900
Accumulated Depreciation	4,184,699
Net Undepreciated Value	1,944,201
Security Deposits	2,535
<i>Total Equipment &amp; Other Assets</i>	<u>1,946,736</u>
<b>Total Assets</b>	<b><u>14,860,566</u></b>

<b>Liabilities and Equity</b>	
<b>Current Liab/lties</b>	
Accounts Payable	4,607,362
Withholding Taxes Payable	17,548
Accrued Payroll	956,563
Accrued Expenses & Taxes	403,189
Due To Third Party Payors	375,669
PPP Loan	3,706,455
Exchanges	34,087
<i>Total Current liab/lties</i>	<u>10,100,873</u>
<b>Long-Term Liabilities</b>	
Other Payables	489,521
<i>Total Long-term Liabilities</i>	<u>489,521</u>
<b>Equity</b>	
Equity	4,270,172
<i>Total Equity</i>	<u>4,270,172</u>
<b>Total Liabilities and Equity</b>	<b><u>14, 60,566</u></b>

NEW VANDERBILT REHABILITATION & CARE CENTER.IH:.

or to HQ1 Fndd Aug 31, 2021

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OifOI/20i>  
OS131/2011

DESCRIPT(O?-

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08J31/21

current Period  
OG/01/21  
08/31/21

YTD Inc (Dec)  
vs. LY11

Exe:u:tile Summary

		REVENUE						
<b>28,912,633</b>	TOTAL REVENUE	<b>28,286,804</b>	<b>3,260,067</b>	<b>489.37</b>	<b>442.10</b>	<b>468.77</b>	4.39%14	
		EXPENSES						
<b>8,850,270</b>	NURSING & MEDICAL	<b>8,824,373</b>	<b>1,076,764</b>	<b>152.67</b>	<b>146.02</b>	<b>143.49</b>	<b>6.40%</b>	
<b>1,266,741</b>	THERAPY & ABCILLARIES	<b>1,200,983</b>	<b>159,413</b>	<b>20.78</b>	<b>21.62</b>	<b>20.54</b>	<b>1.17%</b>	
<b>400,666</b>	SOCIAL SERVICE	<b>504,241</b>	<b>68,918</b>	<b>8.72</b>	<b>9.35</b>	<b>6.50</b>	<b>34.15%</b>	
<b>257,358</b>	LEISURE TIME ACTMTIES	<b>276,344</b>	<b>36,394</b>	<b>4.78</b>	<b>4.94</b>	<b>4.17</b>	<b>14.63%</b>	
<b>2,130,901</b>	CLEANLINESS & SAFETY	<b>2,068,214</b>	<b>244,296</b>	<b>35.78</b>	<b>33.13</b>	<b>34.55</b>	<b>3.56%</b>	
<b>1,996,208</b>	FOOD & NUTRITION	<b>1,916,184</b>	<b>235,137</b>	<b>33.15</b>	<b>31.89</b>	<b>32.36</b>	<b>2.44%</b>	
<b>5,765,715</b>	GENERAL & AD. MINISTRATION	<b>4,530,462</b>	<b>581,888</b>	<b>78.38</b>	<b>78.91</b>	<b>93.48</b>	<b>-16.15%</b>	
<b>1,665,707</b>	PROPERTY	<b>1,700,481</b>	<b>202,195</b>	<b>29.42</b>	<b>27.42</b>	<b>27.01</b>	<b>8.92%</b>	
<b>2,759,898</b>	NON COMPARABLE	<b>3,265,742</b>	<b>393,429</b>	<b>56.50</b>	<b>53.35</b>	<b>44.75</b>	<b>26.26%</b>	
<b>25,093,%4</b>	TOTAL EXPENSES	<b>24,287,024</b>	<b>2,998,434</b>	<b>420.18</b>	<b>406.63</b>	<b>406.85</b>	<b>3.28%</b>	
<b>3,819,169</b>	INCOME (U:m) FROM OPERATIONS	<b>3,999,780</b>	<b>261,633</b>	<b>69.19</b>	<b>35.7</b>	<b>61.92</b>	<b>11.74%</b>	
<b>131,000</b>	U:s:s: BUSINESS TAXES	<b>163,000</b>	<b>20,375</b>	<b>2.82</b>	<b>2.76</b>	<b>2.12</b>	<b>33.02%</b>	
<b>3,68-8,169</b>	NET INCOME (I(SS)	<b>3,836,780</b>	<b>241,258</b>	<b>66.37</b>	<b>32.71</b>	<b>59.80</b>	<b>10.99%</b>	
<b>61,678</b>	NUMBER OF PATIENT DAYS	<b>57,802</b>	<b>7,374</b>					
<b>253</b>	AVERAGE NUMBER OF PATIENTS	<b>238</b>	<b>238</b>					



## 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: CON # 201024, submitted by Optima Care Brentwood, LLC Facility ID 6334

Date: February 22, 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 Optima Care Brentwood, LLC. The Office does not have a regular and consistent presence in every facility 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

**Asset Purchase Agreement**

Dated:	October 28, 2019
Seller:	The Sisters of Saint Joseph, (CSJ) and Maria Regina Residence Inc., (MRR) (Collectively - Seller)
Buyer:	Optima Care Brentwood, LLC – (OpCo), and RM Holdings Brentwood, LLC, (PropCo), (Collectively - Buyer)
Purchased Assets:	<p><i>Operational Assets:</i> Operations seller’s rights, title, and interest in every kind, nature and description owned or leased in connection with the business; accounts receivable up to the base amount of \$2,000,000 as of closing. All tangible assets used in the business, licenses, registrations, certificate of need, authorizations, permits, and all regulatory approvals necessary to own and operate the facility; the business and operations, intellectual property rights, inventory, supplies, personnel records, Medicare and Medicaid provider numbers, Medicaid Provider Agreements and all systems and codes required to access and billing, copies of all financial books and records in the possession of Seller, all deposits and prepayments for resident’s room and service charge, resident’s files and other medical records, copies of personnel and payroll records, all contracts associated with the facility, all warranties and guaranties made by or received, telephone numbers and telefax numbers, any and all goodwill associated with the facility, all other assets of operations seller.</p> <p><i>Real Property Assets:</i> Realty seller’s rights, title, and interest in the parcels of land comprising the premises, all buildings and improvements, all building plans, floor plans, architectural and engineering drawings, specifications and surveys, tangible assets located on or within the real property or otherwise related to the facility.</p>
Excluded Assets: (Operational & Real Property)	Contracts of MRR that are not assigned or assumed; personal property leases; personnel filed for the employees who are not hired; gifts, grants or bequest by the seller or facility related grants after closing date. Cash, cash equivalents, investments, or deposits in banks, accounts receivable, funds from all rate adjustments and appeals relating to dates of service prior to the Closing Date, universal settlement proceeds, seller’s claims, credits, refunds, claims for refund of government charges. Accounts Payable subject to \$850,000 limit reconciled within 120 days of closing.
Purchase Price:	\$36,000,000 for the operations and real property combined. Allocation shall be \$1,440,000 for the purchased assets to MRR and \$34,560,000 for the property to CSJ.
Payment of Purchase Price:	The buyer, subject to any adjustments agreed upon concurrently with the with the execution and delivery and shall wire \$3,600,000 to the seller to be allocated as follows: \$144,000 to MRR for the purchased assets; and \$3,456,000 for the realty portion. The operations will be paid out of member equity and the realty portion will be paid from \$3,466,000 and \$28,800,000 via bank loan for a term of 10-years at a rate of 6.25% and a 30-year payout period. Unless refinanced, the realty will have a balloon payment in ten years of \$24,260,461. The members plan to refinance but have all signed affidavits that in the even they cannot, they will pay the balance from their net-worth for the realty portion.

**Administrative Service Agreement**

Date:	October 15, 2019
Contractor:	EMM Healthcare Group, LLC (Sole Member Mr. Eric Mendel)
Facility:	Optima Care Brentwood, LLC
Services:	Advisory services with general operations, program development, policies and procedures to include electronic medical reports, accounting services, information technology services, admissions and discharges process planning, marketing and branding, community engagement, assistance with Medicaid applications, assistance with HMO contracts, and government applications, capital improvements recommendations.
Term:	The term shall remain in place until Eric Mendel resigns as Manager of the Facility; replacement can also be chosen by the facility; license has been removed to operate the facility; or for pursuant to the Operating Agreement or for cause subject to the operating agreement.
Fee:	5% of the gross revenue of the facility payable by the 15 <sup>th</sup> day in preceding month.

**Lease Agreement**

Date:	December 20, 2019
Premises:	188 Bed RHC located at 1725 Brentwood Road, Brentwood, (Suffolk County)
Landlord:	RM Holdings Brentwood, LLC
Tenant:	Optima Care Brentwood, LLC
Terms:	10-year term with consecutive 10-year renewal extension
Rental:	\$2,500,000 or (\$208,333.33 per month) increased by 2% annually
Provisions:	Taxes, assessments, water and sewer charges and other assessed imposed charges



**Optima Care Brentwood, LLC d/b/a  
Maria Regina Rehabilitation and Nursing**

Pro Forma Balance Sheet (AS OF APPROVAL DATE)

	<b>Operating Co.</b>	<b>Realty Co.</b>
<u>ASSETS</u>		
Cash and Cash Equivalents	<u>\$3,887,446</u>	-
Total Current Assets	<u>\$3,887,446</u>	-
Assets	<u>\$1,440,000</u>	<u>\$34,560,000</u>
<b>TOTAL ASSETS</b>	<u><b>\$5,327,446</b></u>	<u><b>\$34,560,000</b></u>
<u>LIABILITIES</u>		
Loan		<u>\$28,800,000</u>
Total Long-Term Liabilities		<u>\$28,800,000</u>
<b>TOTAL LIABILITIES</b>		<u><b>\$28,800,000</b></u>
Members' Equity	<u>\$5,327,446</u>	<u>\$5,760,000</u>
<b>TOTAL LIABILITIES AND MEMBERS' EQUITY</b>	<u><b>\$5,327,446</b></u>	<u><b>\$34,560,000</b></u>

Facility: Optima Care Brentwood, LLC

	Fiscal Period Ended			Internal F/S
	<u>12/31/2018</u>	<u>12/31/2019</u>	<u>12/31/2020</u>	<u>6/30/2021</u>
Assets - Current	\$ 5,878,007	\$ 6,354,234	\$6,765,158	\$6,709,329
Assets - Fixed and Other	\$ 3,044,134	\$ 3,433,133	\$3,592,434	\$3,160,907
Liabilities - Current Liabilities - Long term	\$ 3,476,651	\$ 3,004,971	\$6,610,312	\$4,880,797
Equity	\$ 100,537	\$ 1,379,297	\$2,618,936	\$2,896,679
	\$ 5,344,953	\$ 5,403,099	\$1,128,344	\$1,128,344
Income	\$ 21,143,494	\$ 21,758,551	\$17,141,213	\$8,262,804
Expense	\$ 21,725,348	\$ 21,828,121	\$21,862,593	\$7,299,386
Operating Net Income/(Loss)	\$ (581,854)	\$ (69,570)	(\$4,721,380)	\$963,417
Number of Beds	188	188	188	188
Percent of Occupancy (Days)	92.40%	91.47%	73.69%	
Medicaid	85.70%	82.75%	83.60%	
Medicare	8.30%	9.74%	9.05%	
Private Pay/Other	6.00%	7.51%	7.35%	
Total	100.00%	100.00%	100.00%	

**CON 201024 - Maria Regina Residence Inc  
Affiliated Nursing Homes**

<b><u>Brookside Multicare Nursing Center (353)</u></b>	<b><u>12/31/2018</u></b>	<b><u>12/31/2019</u></b>	<b><u>12/31/2020</u></b>
<b><u>Suffolk County</u></b>			
Current Assets	\$8,831,660	\$4,327,242	\$8,810,767
Fixed Assets/Other Assets	<u>\$4,298,223</u>	<u>\$1,689,042</u>	<u>\$4,178,092</u>
Total Assets	\$13,129,883	\$6,016,284	\$12,988,859
Current Liabilities	4,002,771	\$2,042,515	\$6,276,934
Long Term Liabilities	<u>305,501</u>	<u>\$46,570</u>	<u>\$3,248,912</u>
Total Liabilities	4,308,272	\$2,089,085	\$9,525,846
Net Assets	\$8,821,611	\$3,927,199	\$3,463,013
Working Capital Position	\$4,828,889	\$2,284,727	\$2,533,833
Operating Revenues	\$41,587,872	\$50,062,058	\$49,720,352
Operating Expenses	<u>40,707,326</u>	<u>\$47,017,233</u>	<u>\$54,265,294</u>
Operating Net Income/(Loss)	\$880,546	\$3,044,825	(\$4,544,942)

**Alexander Rovt - 90%**

**Boris Mendel - 5%**

**Eric Mendel - 5%**

<b><u>Little Neck Care Center (120 beds)</u></b>	<b><u>12/31/2018</u></b>	<b><u>12/31/2019</u></b>	<b><u>12/31/2020</u></b>
<b><u>Queens County</u></b>			
Current Assets	\$5,548,888	\$4,327,242	\$5,112,862
Fixed Assets/Other Assets	<u>1,820,626</u>	<u>\$1,764,813</u>	<u>\$1,714,906</u>
Total Assets	\$7,369,514	\$6,092,055	\$6,827,768
Current Liabilities	1,891,257	\$2,112,803	\$2,417,605
Long Term Liabilities	<u>176,251</u>	<u>(\$18,422)</u>	<u>\$1,021,732</u>
Total Liabilities	2,067,508	\$2,094,381	\$3,439,337
Net Assets	\$5,302,006	\$3,997,674	\$3,388,431
Working Capital Position	\$3,657,631	\$2,214,439	\$2,695,257
Operating Revenues	\$16,022,531	\$17,557,881	\$18,336,058
Operating Expenses	<u>14,453,459</u>	<u>\$16,306,698</u>	<u>\$19,457,945</u>
Operating Net Income/(Loss)	\$1,569,072	\$1,251,183	(\$1,121,887)

**Alexander Rovt - 90%**

**Boris Mendel - 5%**

**Eric Mendel - 5%**

<b><u>White Plains Center for Nursing Care (87 beds)</u></b>	<b><u>12/31/2018</u></b>	<b><u>12/31/2019</u></b>	<b><u>12/31/2020</u></b>
<b><u>Westchester County</u></b>			
Current Assets	\$4,084,613	\$3,652,853	\$2,941,769
Fixed Assets/Other Assets	<u>\$668,504</u>	<u>\$854,834</u>	<u>\$955,384</u>
Total Assets	\$4,753,117	\$4,507,687	\$3,897,153
Current Liabilities	1,217,580	\$2,036,928	\$1,769,084
Long Term Liabilities	<u>52,680</u>	<u>\$44,504</u>	<u>\$337,953</u>
Total Liabilities	\$1,270,260	\$2,081,432	\$2,107,037
Net Assets	\$3,482,857	\$2,426,255	\$1,790,116
Working Capital Position	\$2,867,033	\$1,615,925	\$1,172,685
Operating Revenues	\$11,810,413	\$12,835,100	\$10,664,630
Operating Expenses	<u>\$10,931,038</u>	<u>\$12,049,510</u>	<u>\$11,713,255</u>
Operating Net Income/(Loss)	\$879,375	\$785,590	(\$1,048,625)

**Alexander Rovt - 90%**

**Boris Mendel 5%**

**Eric Mendel - 5%**



## 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: CON # 192228, submitted by Betsy Ross Operations, LLC Facility ID 595

Date: February 22, 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 Betsy Ross Operations LLC. The Office does not have a regular and consistent presence in every facility 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

**Asset Purchase Agreement**

Date:	August 1, 2021
Seller:	Betsy Ross Rehabilitation Center, Inc.
Buyer:	Betsy Ross Operations, LLC
Asset Acquired:	<p><b>Operational Assets:</b> Operations seller's rights, title, and interest in and to the licenses, registrations, certificate of need, authorizations, permits, and all regulatory approvals necessary to own and operate the facility; the business and operations, intellectual property rights, inventory, supplies, Medicare and Medicaid provider numbers, Medicaid Provider Agreements and all systems and codes required to access and billing, copies of all financial books and records in the possession of Seller, all deposits and prepayments for resident's room and service charge, resident's files and other medical records, copies of personnel and payroll records, all contracts associated with the facility, all warranties and guaranties made by or received, telephone numbers and telefax numbers, any and all goodwill associated with the facility, all other assets of operations seller.</p> <p><b>Real Property Assets:</b> Realty seller's rights, title, and interest in the parcels of land comprising the premises, all buildings and improvements, all building plans, floor plans, architectural and engineering drawings, specifications and surveys, tangible assets located on or within the real property or otherwise related to the facility.</p>
Excluded Assets:	Cash, cash equivalents, investments, or deposits in banks, accounts receivable, funds from all rate adjustments and appeals relating to dates of service prior to the Closing Date, universal settlement proceeds, seller's claims, credits, refunds, original financial book and records of seller, insurance policy and rights, claims for refund of government charges, non-transferable permits, seller's rights.
Assumptions of Liabilities:	Intent of both parties the Assumed Liabilities shall mean any and all Assumed Liabilities as the will be assumed at the buyer and transfer will happen at closing.
Purchase Price:	\$7,950,000 broken down as follows: \$100,000 held in Escrow Agent. A draft promissory note has been submitted for a 35-year term in the amount of \$7,800,000 at 1.51% interest for a term of 35 years. Payments will be \$37,500 for P&I monthly. The first two years payments will be \$41,666.66. Lizer Jozfovic submitted an affidavit confirming excess contribution if excess equity is needed to acquire the LLC.

**Lease Agreement**

Date:	September 9, 1991 (Original)
Premises:	1 Elsie Street, Rome, (Oneida County)
*Lessor:	Betsy Ross Properties (Partnership)
Lessee:	Betsy Ross Rehabilitation Center, Inc.
Term:	30 Year-term (Started in 1991)
Rental:	Year One-(\$50,000) annually, Year 2-(\$100,000 annually), Year 3 through Year 20-(\$150,000), Year 21 through Year 30-(\$250,000 annually).
Provisions:	Alterations, repairs, and routine repairs will be paid by lessee. Lessee will pay property taxes, insurance, and utilities and water.

The applicant has provided an affidavit attesting that the lease is an arms-length agreement, as there is no relationship between landlord and tenant.

BETSY ROSS OPERATIONS, LLC

PROFORMA BALANCE SHEET

ASSETS

	<u>Betsy Ross Operations, LLC</u>	--
<b>Current Assets</b>		
Cash & Cash Equivalents	\$ 1,450,000	
Inventory	<u>10,000</u>	
<b>Total Current Assets</b>	1,460,000	
<b>Non Current Assets</b>		
Resident Funds	100,000	
Intangible Assets- Goodwill	7,390,000	
Fixed Assets - Net	<u>500,000</u>	
<b>Total Non Current Assets</b>	<u>7,990,000</u>	
<b>Total Assets</b>	<u>\$ 9,450,000</u>	

LIABILITIES AND MEMBERS' EQUITY

<b>Liabilities</b>		
Accounts payable	\$	
Operations Purchase Loan, Current Portion	\$ 170,444	
Working Capital Loan, Current Portion	<u>334,529</u>	
<b>Total current liabilities</b>	<u>504,973</u>	
<b>Long term Liabilities</b>		
Resident Funds	100,000	
Operations Purchase Loan, Net of Current Portion	7,629,556	
Working Capital Loan, Net of Current Portion	<del>390,471</del>	
<b>Total Long-term Liabilities</b>	<u>8,120,027</u>	
<b>Total Liabilities</b>	8,625,000	
<b>Members' Equity</b>	<u>825,000</u>	
<b>Total Liabilities and Members' Equity</b>	<u>\$ 9,450,000</u>	

**Betsy Ross Rehabilitation Center, Inc.**  
**(A Subchapter S Corporation)**

CON 192228  
BFA Attachment D

**BALANCE SHEETS**  
**December 31, 2020 and 2019**

	<b><u>ASSETS</u></b>		<b><u>2020</u></b>		<b><u>2019</u></b>
<b>CURRENT ASSETS</b>					
Cash and Cash Equivalents		\$	1,424,877	\$	296,115
Accounts receivable, net of allowance of \$278,218 in 2020 and \$205,000 in 2019			891,072		1,390,130
Other Receivable - Provider Relief Funds			114,255		-
Due from Medicaid			267,146		73,826
Inventory			9,485		9,985
Prepaid expenses			94,100		82,781
<b>TOTAL CURRENT ASSETS</b>			<b>2,800,935</b>		<b>1,852,837</b>
RESIDENT FUND			144,094		134,869
SECURITY DEPOSITS			11,781		11,781
GOODWILL			378,473		378,473
DUE FROM STOCKHOLDERS			20,287		20,287
PROPERTY AND EQUIPMENT at cost, less accumulated depreciation			588,711		655,794
<b>TOTAL ASSETS</b>		<b>\$</b>	<b>3,944,281</b>	<b>\$</b>	<b>3,054,041</b>
 <b><u>LIABILITIES AND STOCKHOLDERS' EQUITY</u></b>					
<b>CURRENT LIABILITIES</b>					
Accounts payable		\$	573,860	\$	765,833
Accrued payroll expenses			155,135		97,367
Other accrued expenses			56,039		56,039
Payable to third party and private payors			715,508		884,260
Refundable Advance - PRF			147,221		-
Current portion of long-term debt			201,846		265,671
PPP loan payable			1,028,700		-
<b>TOTAL CURRENT LIABILITIES</b>			<b>2,878,309</b>		<b>2,069,170</b>
LONG-TERM DEBT - Less current portion above			77,696		145,784
DUE TO RELATED PARTIES			24,680		24,680
RESIDENT FUND			116,021		95,308
CONTINGENCIES			-		-
<b>TOTAL LIABILITIES</b>			<b>3,096,706</b>		<b>2,334,942</b>
<b>STOCKHOLDERS' EQUITY</b>					
Common Stock, no par value, 300 shares authorized, issued and outstanding			5,000		5,000
Additional Paid-in-Capital			374,141		374,141
Retained Earnings			468,434		339,958
<b>TOTAL STOCKHOLDERS' EQUITY</b>			<b>847,575</b>		<b>719,099</b>
<b>TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY</b>		<b>\$</b>	<b>3,944,281</b>	<b>\$</b>	<b>3,054,041</b>

**Betsy Ross Rehabilitation Center, Inc.**  
**(A Subchapter S Corporation)**

CON 192228  
BFA Attachment D-Cont.

**STATEMENTS OF INCOME**  
**Years Ended December 31, 2020 and 2019**

	2020		2019	
	Amount	Per Day	Amount	Per Day
<b>OPERATING INCOME</b>				
Total resident service income	\$ 8,612,046	\$ 239.40	\$ 8,931,253	\$ 227.84
Provider relief funds	713,901	19.84	-	-
Other operating income	54,471	1.52	6,934	0.18
<b>TOTAL OPERATING INCOME</b>	<b>9,380,418</b>	<b>260.76</b>	<b>8,938,187</b>	<b>228.02</b>
<b>OPERATING EXPENSES</b>				
Administrative services	1,155,505	32.12	1,044,074	26.63
Fiscal services	282,299	7.85	243,521	6.22
Plant, operations and maintenance	874,143	24.29	884,595	22.57
Resident food services	980,259	27.25	975,557	24.88
Housekeeping services	413,877	11.51	330,707	8.44
Laundry services	171,765	4.78	200,342	5.11
Nursing administration	527,084	14.65	661,084	16.87
Medical care services	103,456	2.87	101,319	2.58
Leisure time activities	200,152	5.56	193,678	4.94
Social services and admitting	51,953	1.44	66,339	1.69
Ancillary service centers	1,092,475	30.37	1,064,468	27.16
Program service centers	2,604,629	72.41	2,419,835	61.73
Corporation Tax	1,350	0.04	750	0.02
Medicaid assessment	524,995	14.59	443,632	11.32
<b>TOTAL OPERATING EXPENSES</b>	<b>8,983,942</b>	<b>249.73</b>	<b>8,629,901</b>	<b>220.16</b>
<b>NET INCOME</b>	<b>\$ 396,476</b>	<b>\$ 11.03</b>	<b>\$ 308,286</b>	<b>\$ 7.86</b>



**Betsy Ross Rehabilitation Center, Inc.**  
**(A Subchapter S Corporation)**

CON 192228  
BFA Attachment D-Cont.

**BALANCE SHEET**

June 30, 2021

**ASSETS**

**CURRENT ASSETS**

Cash	\$	215,287
Accounts receivable, net of allowance for doubtful accounts of \$326,218		922,314
Due from Medicaid		87,164
Inventory		9,485
Prepaid expenses		365,807
<b>TOTAL CURRENT ASSETS</b>		<u>1,600,057</u>

RESIDENT FUND		151,176
SECURITY DEPOSITS		11,781
GOODWILL		378,473
DUE FROM STOCKHOLDERS		20,287
PROPERTY AND EQUIPMENT at cost, less accumulated depreciation		555,204
<b>TOTAL ASSETS</b>	<b>\$</b>	<u><u>2,716,978</u></u>

**LIABILITIES AND STOCKHOLDERS' EQUITY**

**CURRENT LIABILITIES**

Accounts payable	\$	680,349
Accrued payroll expenses		278,655
Other accrued expenses		116,840
Payable to third party and private payors		353,603
Current portion of long-term debt		175,965
<b>TOTAL CURRENT LIABILITIES</b>		<u>1,605,412</u>

LONG-TERM DEBT - Less current portion above		52,604
DUE TO RELATED PARTIES		24,680
RESIDENT FUND		133,795
CONTINGENCIES		-
<b>TOTAL LIABILITIES</b>		<u>1,816,491</u>

**STOCKHOLDERS' EQUITY**

Common Stock, no par value, 300 shares authorized, issued and outstanding		5,000
Additional Paid-in-Capital		374,141
Retained Earnings		521,346
<b>TOTAL STOCKHOLDERS' EQUITY</b>		<u>900,487</u>

<b>TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY</b>	<b>\$</b>	<u><u>2,716,978</u></u>
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**Betsy Ross Rehabilitation Center, Inc.**  
**(A Subchapter S Corporation)**

CON 192228  
BFA Attachment D-Cont.

**STATEMENT OF INCOME AND STOCKHOLDERS' EQUITY**  
**Six Months Ended June 30, 2021**

	Three Months Ended June 30, 2021		Six Months Ended June 30, 2021	
	Amount	Per Day	Amount	Per Day
<b>OPERATING INCOME</b>				
Total resident service income	\$ 1,797,146	\$ 241.39	\$ 3,735,375	\$ 248.13
Other operating income	557	0.07	742	0.05
<b>TOTAL OPERATING INCOME</b>	1,797,703	241.46	3,736,117	248.18
<b>OPERATING EXPENSES</b>				
Administrative services	660,330	88.69	874,354	58.09
Fiscal services	91,441	12.28	156,808	10.41
Plant, operations and maintenance	226,760	30.46	419,593	27.87
Resident food services	207,349	27.86	409,321	27.19
Housekeeping services	81,850	10.99	172,876	11.48
Laundry services	27,479	3.69	56,209	3.73
Nursing administration	231,374	31.08	445,404	29.58
Medical care services	24,156	3.25	50,146	3.33
Leisure time activities	43,544	5.85	93,757	6.23
Social services and admitting	13,213	1.77	24,689	1.64
Ancillary service centers	252,271	33.89	510,981	33.95
Program service centers	560,802	75.33	1,119,254	74.35
Corporation Tax	834	0.11	3,834	0.25
Medicaid assessment	43,674	5.87	127,978	8.50
<b>TOTAL OPERATING EXPENSES</b>	2,465,077	331.12	4,465,204	296.60
<b>NET LOSS BEFORE RETROACTIVE ADJUSTMENTS</b>	(667,374)	(89.66)	(729,087)	(48.42)
Retroactive adjustments - Medicare	-	-	1,299	0.09
Forgiveness of Paycheck Protection Program Loan	1,028,700	138.17	1,028,700	68.33
<b>NET INCOME</b>	\$ 361,326	\$ 48.51	300,912	\$ 20.00
<b>STOCKHOLDERS' EQUITY</b>				
Balance, beginning of period			468,434	
Distributions			(248,000)	
<b>BALANCE, END OF PERIOD</b>			\$ 521,346	

**Sky View Rehabilitation and Health Care Center LLC (192 beds)**

<b><u>Westchester County</u></b>	<b><u>2018</u></b>	<b><u>2019</u></b>	<b><u>2020</u></b>
Current Assets	\$4,407,000	\$6,186,998	\$4,124,764
Fixed Assets/Other Assets Total	<u>13,247,000</u>	<u>12,856,923</u>	<u>24,433,948</u>
Assets	\$17,654,000	\$19,043,921	\$28,558,712
Current Liabilities	19,562,000	7,162,362	9,416,656
Long Term Liabilities	<u>(2,910,000)</u>	<u>10,475,805</u>	<u>18,886,229</u>
Total Liabilities	\$16,652,000	\$17,638,167	\$28,302,885
Net Assets	\$1,002,000	\$1,405,754	\$255,827
Working Capital Position	(\$15,155,000)	(\$975,364)	(\$5,291,892)
Operating Revenues Operating Expenses	\$23,953,000	\$26,124,287	\$24,075,354
	<u>22,816,000</u>	<u>25,357,121</u>	<u>26,444,724</u>
Income/(Loss) From Operations	\$1,137,000	\$767,166	(\$2,369,370)
<b>Lizer Josefovich - 25.50%</b>			

**Salem Hills Rehabilitation and Nursing Center (126 beds)**

<b><u>Westchester County</u></b>	<b><u>2018</u></b>	<b><u>2019</u></b>	<b><u>2020</u></b>
Current Assets	\$2,253,000	\$2,737,332	\$3,555,405
Fixed Assets/Other Assets Total	<u>5,316,000</u>	<u>5,062,215</u>	<u>8,025,000</u>
Assets	\$7,569,000	\$7,799,547	\$11,580,405
Current Liabilities	4,723,000	2,653,788	4,790,678
Long Term Liabilities	119,000	<u>568,146</u>	<u>1,196,511</u>
Total Liabilities	<u>4,842,000</u>	\$3,221,934	\$5,987,189
Net Assets	\$2,727,000	\$4,577,613	\$5,593,216
Working Capital Position	(\$2,470,000)	\$83,544	(\$1,235,273)
Operating Revenues	\$15,087,000	\$17,240,073	\$17,654,116
Operating Expenses	<u>14,788,000</u>	<u>15,311,259</u>	<u>15,717,386</u>
Operating Income/(loss)	\$299,000	\$1,928,814	\$1,936,730
<b>Lizer Josefovich - 70.10%</b>			

**Putnam Nursing & Rehabilitation Center (160 beds)**

<b><u>Putnam County</u></b>	<b><u>2018</u></b>	<b><u>2019</u></b>	<b><u>2020</u></b>
Current Assets	\$2,776,082	\$2,363,448	\$2,776,000
Fixed Assets/Other Assets Total	<u>5,416,223</u>	<u>5,617,121</u>	<u>5,416,000</u>
Assets	\$8,192,305	\$7,980,569	\$8,192,000
Current Liabilities	4,144,938	4,342,524	9,561,000
Long Term Liabilities	<u>6,812,125</u>	<u>6,758,778</u>	<u>1,396,000</u>
Total Liabilities	\$10,957,063	\$11,101,302	\$10,957,000
Net Assets	(\$2,764,758)	(\$3,120,733)	(\$2,765,000)
Working Capital Position	(\$1,368,856)	(\$1,979,076)	(\$6,785,000)
Operating Revenues	\$10,675,601	\$11,682,726	\$10,676,000
Operating Expenses	<u>11,551,018</u>	<u>11,854,465</u>	<u>11,551,000</u>
Operating Income/(Loss)	(\$875,417)	(\$171,739)	(\$875,000)
<b>Lizer Josefovich - 42%</b>			

**Waterview Hills Rehabilitation and  
Nursing Center (130 beds)**

<b><u>Westchester County</u></b>	<b><u>2018</u></b>	<b><u>2019</u></b>	<b><u>2020</u></b>
Current Assets	\$3,554,002	\$3,809,076	\$4,090,472
Fixed Assets/Other Assets	13,794,163	17,688,725	19,187,181
Total Assets	\$17,348,165	\$21,497,801	\$23,277,653
Current Liabilities	4,283,472	5,318,299	7,900,732
Long Term Liabilities	11,134	1,661,242	1,635,754
Total Liabilities	\$4,294,606	\$6,979,541	\$9,536,486
Net Assets	\$13,053,559	\$14,518,260	\$13,741,167
Working Capital Position	(\$729,470)	(\$1,509,223)	(\$3,810,260)
Operating Revenues	\$17,345,950	\$18,707,499	\$17,480,448
Operating Expenses	15,915,139	16,848,788	17,058,637
Operating Income/(Loss)	\$1,430,811	\$1,858,711	\$421,811

**Lizer Josefovich - 70.10%**

**Cedar Manor Nursing &  
Rehabilitation Center (153 beds)**

<b><u>Westchester County</u></b>	<b><u>2018</u></b>	<b><u>2019</u></b>	<b><u>2020</u></b>
Current Assets	\$4,803,567	\$6,212,905	\$9,515,798
Fixed Assets/Other Assets	443,234	451,859	411,786
Total Assets	\$5,246,801	\$6,664,764	\$9,927,584
Current Liabilities	4,319,865	4,891,458	3,377,685
Long Term Liabilities	4,279,078	4,277,162	7,563,844
Total Liabilities	8,598,943	9,168,620	10,941,529
Net Assets	(\$3,352,142)	(\$2,503,856)	(\$1,013,945)
Working Capital Position	\$483,702	\$1,321,447	\$6,138,113
Operating Revenues	\$18,377,196	\$19,582,335	\$21,226,935
Operating Expenses	19,628,170	18,685,639	18,363,237
Operating Income/(Loss)	(\$1,250,974)	\$896,696	\$2,863,698

**Lizer Josefovich - 16.66%**

**Middletown Park Rehabilitation and  
Health Care Ctr (230 beds)**

<b><u>Westchester County</u></b>	<b><u>2018</u></b>	<b><u>2019</u></b>	<b><u>2020</u></b>
Current Assets	\$5,670,752	\$5,723,899	\$6,313,173
Fixed Assets/Other Assets	16,729,882	17,026,291	17,216,859
Total Assets	\$22,400,634	\$22,750,190	\$23,530,032
Current Liabilities	7,926,910	6,290,488	9,685,406
Long Term Liabilities	5,778,907	6,807,451	5,350,184
Total Liabilities	\$13,705,817	\$13,097,939	\$15,035,590
Net Assets	\$8,694,817	\$9,652,251	\$8,494,442
Working Capital Position	(\$2,256,158)	(\$566,589)	(\$3,372,233)
Operating Revenues	\$27,288,280	\$27,858,872	\$28,564,532
Operating Expenses	25,066,768	26,102,595	29,021,032
Operating Income/(Loss)	\$2,221,512	\$1,756,277	(\$456,500)

**Lizer Josefovich - 29.00%**