

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

**ANNUAL MEETING**

**AGENDA**

*February 6, 2025*

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

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

**I. INTRODUCTION OF OBSERVERS**

Jeffrey Kraut, Chair

**II. ELECTION OF OFFICERS**

**A. Election of Vice Chairperson**

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

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

**III. APPROVAL OF MINUTES**

December 5, 2024 PHHPC Meeting Minutes

**IV. REPORT OF DEPARTMENT OF HEALTH ACTIVITIES**

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

James V. McDonald, M.D., M.P.H., Commissioner of Health

**B. Report of the Office of Aging and Long Term Care**

Valarie Deetz, Deputy Director, Office of Aging & Long-Term Care

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

Tomi Akanbi, MS, RDN, Director, Health Equity Impact Assessment Unit  
Office of Health Equity and Human Rights

Mary McCormick, MPH, Executive Operations Manager  
Office of Health Equity and Human Rights

**V. HEALTH POLICY**

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

John Rugge, M.D., Chair of Health Planning Committee

**VI. REGULATION**

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

Patsy Yang, Dr.P.H., Vice Chair of the Committee on Codes, Regulations and Legislation

**For Information/Discussion**

23-22 Amendment of Section 405.45 of Title 10 NYCRR (Trauma Centers – Nurse Reviewer)

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

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

Gary Kalkut, MD. Vice Chair of Establishment and Project Review Committee

**APPLICATIONS FOR CONSTRUCTION OF HEALTH CARE FACILITIES**

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

**CON Applications**

**Acute Care Services- Construction**

	<b><u>Number</u></b>	<b><u>Applicant/Facility</u></b>	<b><u>E.P.R.C. Recommendation</u></b>
1.	242222 C	Montefiore Nyack (Rockland County)	Contingent Approval

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

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

**CON Applications**

**Acute Care Services- Construction**

<b><u>Number</u></b>	<b><u>Applicant/Facility</u></b>	<b><u>E.P.R.C. Recommendation</u></b>
1. 242176 C	NYU Langone Hospitals (Westchester County) Dr. Kalkut- Recusal	Contingent Approval
2. 242247 C	South Shore University Hospital (Suffolk County) Dr. Kraut – Recusal Dr. Berliner – Abstained at EPRC	Contingent Approval

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

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

**NO APPLICATIONS**

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

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

**NO APPLICATIONS**

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

**NO APPLICATIONS**

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

**NO APPLICATIONS**

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

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

**Home Care Service Agency Licensures**

**New Licensed Home Care Services Agency**

	<b><u>Number</u></b>	<b><u>Applicant/Facility</u></b>	<b><u>E.P.R.C. Recommendation</u></b>
1.	231189 E	St. Michael's Home, Inc. d/b/a St. Michael's Home Care (Please see exhibit for list of Geographical Service Area)	Approval
2.	241073 E	First Class Care LLC d/b/a Homestead LHCSA (Please see exhibit for list of Geographical Service Area)	Approval
3.	241149 E	Westchester PACE Program LLC (Please see exhibit for list of Geographical Service Area)	Approval

**Changes of Ownership**

	<b><u>Number</u></b>	<b><u>Applicant/Facility</u></b>	<b><u>E.P.R.C. Recommendation</u></b>
1.	232100 E	Oyster Bay Manor Home Care, Inc. d/b/a Oyster Bay Manor Home Care (Please see exhibit for list of Geographical Service Area)	Approval
2.	241136 E	Vista on 5 <sup>th</sup> Corp. d/b/a Vista on 5th (Please see exhibit for list of Geographical Service Area)	Approval

**Residential Health Care Facilities – Establish/Construct**

	<b><u>Number</u></b>	<b><u>Applicant/Facility</u></b>	<b><u>E.P.R.C. Recommendation</u></b>
1.	232078 E	Brooklyn-Queens Nursing Home (Kings County)	Approval

### **Ambulatory Surgery Centers – Establish/Construct**

	<b><u>Number</u></b>	<b><u>Applicant/Facility</u></b>	<b><u>E.P.R.C. Recommendation</u></b>
1.	242152 E	Central New York Eye Center (Dutchess County)	Contingent Approval
2.	242159 E	Capital Region Ambulatory Surgery Center (Albany County)	Contingent Approval
3.	242161 B	East End Surgery Center, LLC (Suffolk County)	Contingent Approval
4.	242189 B	Southern Tier Surgery Center, LLC (Broome County)	Contingent Approval

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

	<b><u>Number</u></b>	<b><u>Applicant/Facility</u></b>	<b><u>E.P.R.C. Recommendation</u></b>
1.	242037 B	ABC Little Clinic 115 (New York County)	Contingent Approval

### **Certificates**

#### **Certificate of Dissolution**

<b><u>Applicant</u></b>	<b><u>E.P.R.C. Recommendation</u></b>
Living Resources Certified Home Health Agency, Inc.	Approval

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

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

**NO APPLICATIONS**

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

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

**NO APPLICATIONS**

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

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

**NO APPLICATIONS**

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

**NO APPLICATIONS**

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

**NO APPLICATIONS**

**VIII. NEXT MEETINGS**

March 27, 2025 (ALBANY)  
April 10, 2025 (ALBANY)

**IX. PROFESSIONAL**

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

**X. ADJOURNMENT**

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

Montefiore Health System, Inc.

CON#242222  
BFA Attachment A

Consolidated Statements of Financial Position

	December 31	
	2023	2022
	(In Thousands)	
<b>Assets</b>		
Current assets:		
Cash and cash equivalents	\$ 207,549	\$ 315,671
Marketable and other securities	1,518,257	1,434,183
Assets limited as to use, current portion	31,511	39,618
Receivables for patient care, net	661,214	562,317
Other receivables	110,886	129,919
Estimated insurance claims receivable, current portion	71,864	87,466
Other current assets	138,314	128,194
Total current assets	2,739,595	2,697,368
Assets limited as to use, net of current portion	285,180	251,408
Property, buildings and equipment, net	2,477,458	2,456,448
Right-of-use assets – operating leases	514,149	509,644
Estimated insurance claims receivable, net of current portion	296,138	346,429
Other noncurrent assets	458,077	412,117
Due from members	100	100
Total assets	\$ 6,770,697	\$ 6,673,514
<b>Liabilities and net assets</b>		
Current liabilities:		
Accounts payable and accrued expenses	\$ 721,561	\$ 664,283
Accrued salaries, wages and related items	514,697	479,796
Self-insured professional and other insured liabilities, current portion	181,631	155,475
Estimated insurance claims liabilities, current portion	71,864	89,352
Estimated third-party payer liabilities, current portion	240,852	294,244
Long-term debt, current portion	74,000	78,834
Finance lease liabilities, current portion	19,567	18,446
Operating lease liabilities, current portion	59,789	54,555
Due to members	9,073	9,548
Total current liabilities	1,893,034	1,844,533
Long-term debt, net of current portion	1,973,352	1,994,616
Finance lease liabilities, net of current portion	314,301	326,827
Operating lease liabilities, net of current portion	474,590	471,163
Noncurrent defined benefit pension and other postretirement health plan liabilities	275,772	246,097
Self-insured professional and other insured liabilities, net of current portion	256,584	255,410
Employee deferred compensation	119,179	94,455
Estimated insurance claims liabilities, net of current portion	296,138	352,186
Estimated third-party payer liabilities, net of current portion	281,645	289,896
Other noncurrent liabilities	57,028	56,074
Total liabilities	5,941,623	5,931,257
Commitments and contingencies		
Net assets:		
Net assets without donor restrictions	661,243	581,715
Net assets with donor restrictions	167,831	160,542
Total net assets	829,074	742,257
Total liabilities and net assets	\$ 6,770,697	\$ 6,673,514

## Montefiore Health System, Inc.

CON#242222  
BFA Attachment A Cont.

## Consolidated Statements of Operations

	Year Ended December 31	
	2023	2022
	<i>(In Thousands)</i>	
<b>Operating revenue</b>		
Net patient service revenue	\$ 7,219,088	\$ 6,510,251
Grants and contracts	147,231	234,108
Other revenue	343,687	231,642
Total operating revenue	7,710,006	6,976,001
<b>Operating expenses</b>		
Salaries and wages	3,517,473	3,210,755
Employee benefits	1,015,561	958,107
Supplies and other expenses	2,718,623	2,601,757
Depreciation and amortization	261,566	256,765
Interest	102,881	104,480
Total operating expenses	7,616,104	7,131,864
Excess (deficiency) of operating revenue over operating expenses before Value Based Payment and Vital Access Provider Programs	93,902	(155,863)
Value Based Payment and Vital Access Provider Programs	—	57,318
Excess (deficiency) of operating revenue over operating expenses before other items	93,902	(98,545)
Net realized and changes in net unrealized gains and losses on marketable and other securities	104,627	(106,264)
Net periodic pension and other postretirement benefit costs (non-service related)	(15,518)	(3,759)
Malpractice insurance program adjustments	23,837	(10,942)
Other nonoperating gains and losses, net	(14,704)	(1,813)
Excess (deficiency) of revenues over expenses before noncontrolling interest of joint venture	192,144	(221,323)
Income attributable to noncontrolling interest of joint venture	—	(348)
Excess (deficiency) of revenues over expenses	192,144	(221,671)
Change in defined benefit pension and other postretirement health plan liabilities to be recognized in future periods	(15,217)	49,147
Net assets released from restrictions used for purchases of property, buildings and equipment	8,056	4,104
Grants for the purchase of property, buildings and equipment	7,492	25,709
Other changes in net assets	(2,947)	—
Transfers to members, net	(110,000)	(121,136)
Increase (decrease) in net assets without donor restrictions	\$ 79,528	\$ (263,847)

## Montefiore Health System, Inc.

CON#242222  
BFA Attachment B

## Consolidated Statements of Financial Position

	Unaudited September 30, 2024	Audited December 31, 2023
	<i>(In Thousands)</i>	
<b>Assets</b>		
Current assets:		
Cash and cash equivalents	\$ 359,704	\$ 207,549
Marketable and other securities	1,263,841	1,518,257
Assets limited as to use, current portion	10,147	31,511
Receivables for patient care, net	733,891	661,214
Other receivables	317,856	110,886
Estimated insurance claims receivable, current portion	71,864	71,864
Other current assets	183,808	138,314
Due from members, current portion	8,150	—
Total current assets	2,949,261	2,739,595
Assets limited as to use, net of current portion	324,895	285,180
Property, buildings and equipment, net	2,535,129	2,477,458
Right-of-use assets – operating leases	490,432	514,149
Estimated insurance claims receivable, net of current portion	296,138	296,138
Other noncurrent assets	488,503	458,077
Due from members, net of current portion	100	100
Total assets	\$ 7,084,458	\$ 6,770,697
<b>Liabilities and net assets</b>		
Current liabilities:		
Accounts payable and accrued expenses	\$ 700,569	\$ 721,561
Accrued salaries, wages and related items	611,959	514,697
Self-insured professional and other insured liabilities, current portion	194,364	181,631
Estimated insurance claims liabilities, current portion	71,864	71,864
Estimated third-party payer liabilities, current portion	326,293	240,852
Long-term debt, current portion	56,141	74,000
Finance lease liabilities, current portion	19,925	19,567
Operating lease liabilities, current portion	59,622	59,789
Due to members	—	9,073
Total current liabilities	2,040,737	1,893,034
Long-term debt, net of current portion	1,947,671	1,973,352
Finance lease liabilities, net of current portion	342,068	314,301
Operating lease liabilities, net of current portion	451,730	474,590
Noncurrent defined benefit pension and other postretirement health plan liabilities	270,997	275,772
Self-insured professional and other insured liabilities, net of current portion	279,199	256,584
Employee deferred compensation	145,546	119,179
Estimated insurance claims liabilities, net of current portion	296,138	296,138
Estimated third-party payer liabilities, net of current portion	282,092	281,645
Other noncurrent liabilities	47,847	57,028
Total liabilities	6,104,025	5,941,623
Commitments and contingencies		
Net assets:		
Net assets without donor restrictions	787,064	661,243
Net assets with donor restrictions	193,369	167,831
Total net assets	980,433	829,074
Total liabilities and net assets	\$ 7,084,458	\$ 6,770,697

Montefiore Health System, Inc.  
Consolidated Statements of Operations

CON#242222  
BFA Attachment B Cont

	Unaudited Nine Months Ended September 30,	
	2024	2023
	<i>(In Thousands)</i>	
<b>Operating revenue</b>		
Net patient service revenue	\$ 5,786,764	\$ 5,220,461
Grants and contracts	334,417	94,240
Other revenue	313,922	296,246
Total operating revenue	<u>6,435,103</u>	<u>5,610,947</u>
<b>Operating expenses</b>		
Salaries and wages	2,902,360	2,604,252
Employee benefits	864,575	753,881
Supplies and other expenses	2,230,661	1,997,820
Depreciation and amortization	209,318	204,271
Interest	80,761	79,308
Total operating expenses	<u>6,287,675</u>	<u>5,639,532</u>
Excess (deficiency) of operating revenue over operating expenses before other items	147,428	(28,585)
Net realized and changes in net unrealized gains and losses on marketable and other securities	67,660	57,576
Net periodic pension and other postretirement benefit costs (non-service related)	(9,552)	(14,475)
Malpractice insurance program adjustments	17,128	25,783
Other nonoperating gains and losses, net	<u>(13,722)</u>	<u>(6,915)</u>
Excess of revenues over expenses	208,942	33,384
Change in defined benefit pension and other postretirement health plan liabilities to be recognized in future periods	—	6,340
Net assets released from restrictions used for purchases of property, buildings and equipment	1,858	1,855
Grants for the purchase of property, buildings and equipment	4,348	8,169
Other changes in net assets	(1,327)	(2,948)
Transfers to members, net	<u>(88,000)</u>	<u>(68,000)</u>
Increase (decrease) in net assets without donor restrictions	<u>\$ 125,821</u>	<u>\$ (21,200)</u>

# Consolidated Statement of Financial Position (000)

CON#242222  
BFA Attachment C

	Audited				
	10/31/2024	12/31/2023	Variance	Prior Month	Variance
<b>Assets:</b>					
Current assets:					
Cash and cash equivalents	\$ 8,573	\$ 4,383	\$ 4,190	\$ 2,492	\$ 6,081
Receivables for patient care (net)	44,593	37,623	6,970	44,904	(311)
Receivables for professional services (net)	3,948	4,463	(516)	3,945	3
Assets limited as to use- Current	1,427	1,386	41	1,426	0
Other receivables	1,734	15,137	(13,403)	2,457	(723)
Other current assets	7,044	6,786	258	7,988	(944)
<b>Total current assets</b>	<b>67,318</b>	<b>69,779</b>	<b>(2,460)</b>	<b>63,213</b>	<b>4,105</b>
Assets limited as to use-Non-Current	1,676	1,567	109	1,704	(28)
Intangible assets	4,229	4,229	-	4,229	-
Estimated insurance recoveries	26,200	26,200	-	26,200	-
Property, buildings, and equipment (net)	130,197	126,671	3,527	131,375	(1,178)
Right-of-use assets - operating leases	9,931	9,931	-	9,931	-
Other noncurrent assets	5,808	5,496	312	5,808	-
<b>Total assets</b>	<b>\$ 245,360</b>	<b>\$ 243,872</b>	<b>\$ 1,488</b>	<b>\$ 242,460</b>	<b>\$ 2,899</b>

# Consolidated Statement of Financial Position (000)

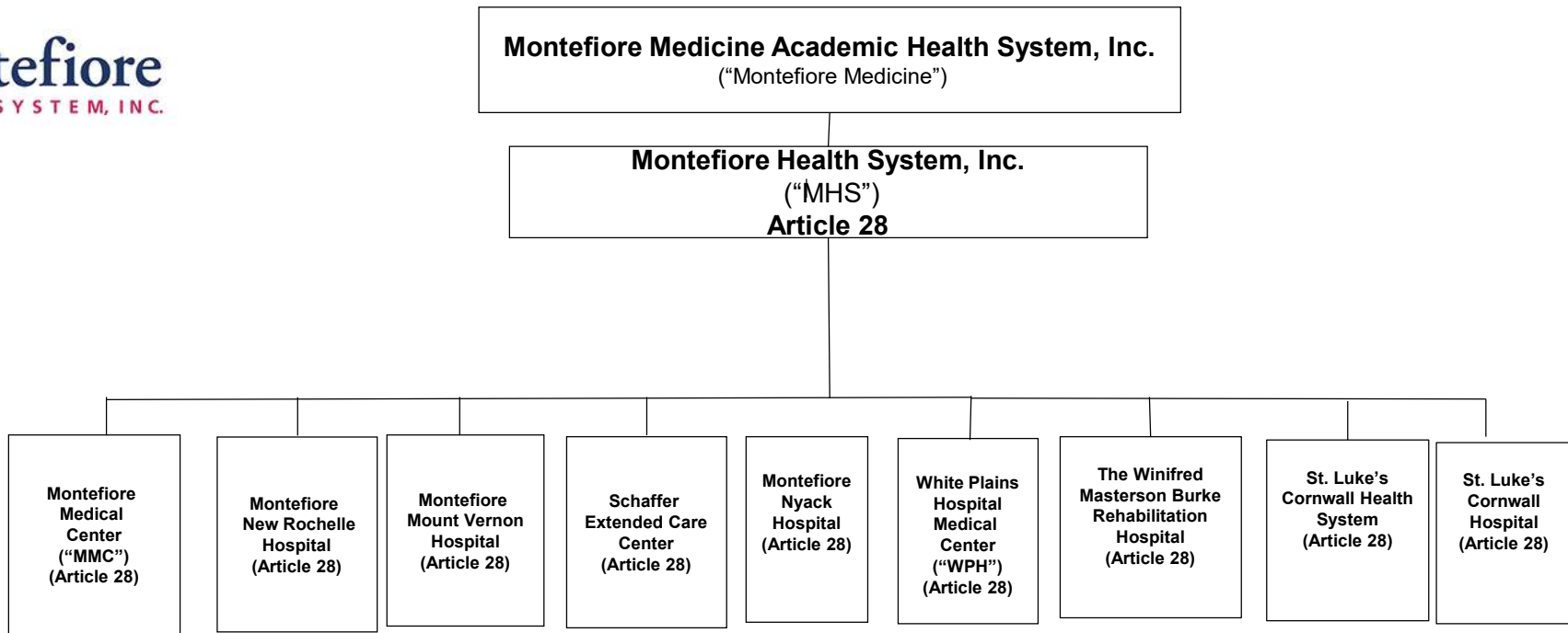
CON#242222  
BFA Attachment C-Cont.

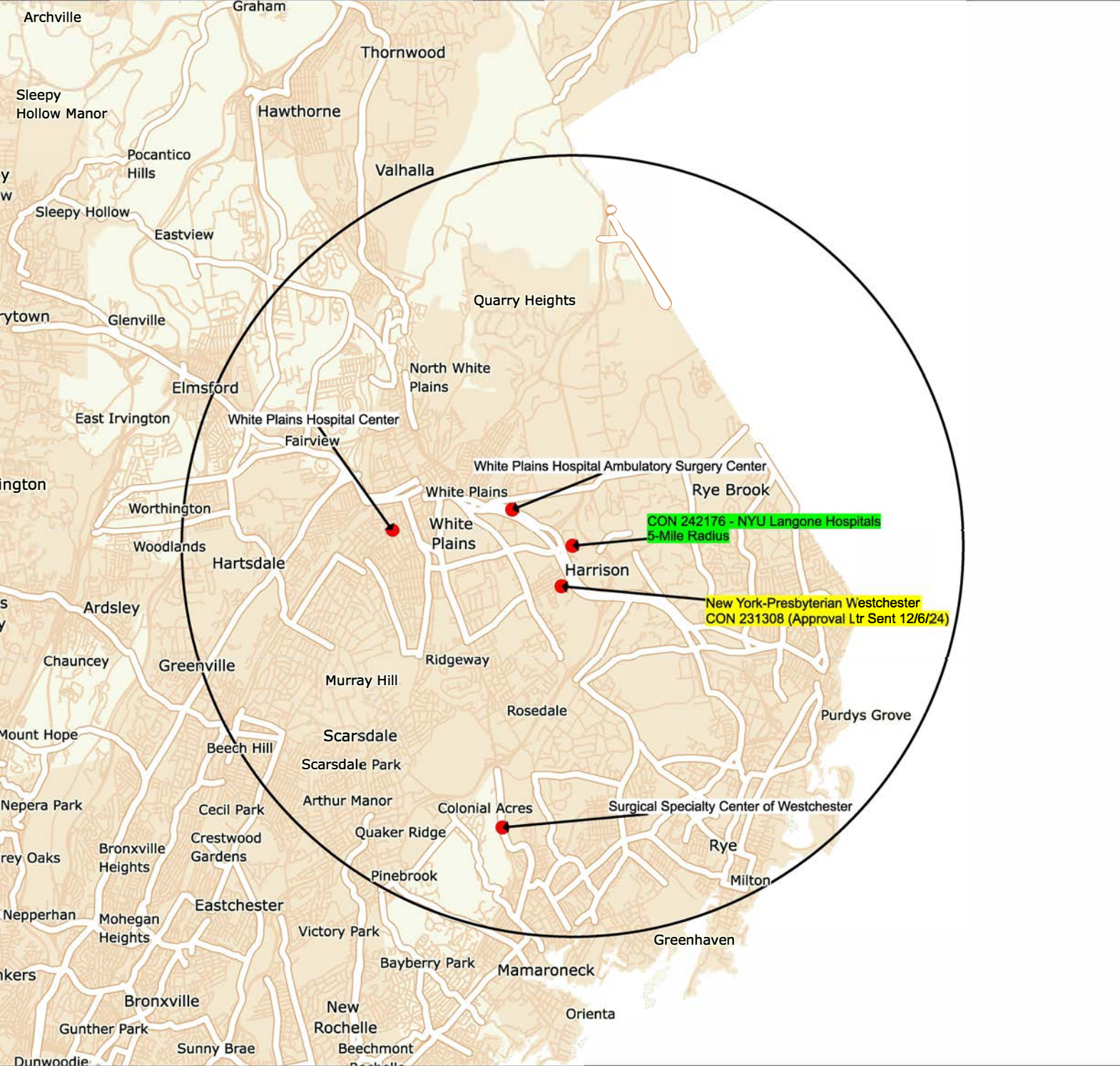
	10/31/2024	Audited 12/31/2023	Variance	Prior Month	Variance
<b>Liabilities and net assets:</b>					
Current liabilities:					
Accounts payable and accrued expenses *	\$ 78,853	\$ 58,384	\$ 20,469	\$ 76,749	\$ 2,104
Accrued salaries, wages and related benefits	26,973	30,279	(3,306)	26,261	712
Long-term debt, current portion	791	791	-	791	(0)
Line of credit	26,933	26,394	540	29,033	(2,100)
Professional insured liabilities, current portion	2,000	2,000	-	2,000	-
Other Current Liabilities	2	1	2	2	0
Due to third-party payers	1,414	58	1,356	1,032	382
Operating lease liabilities, current portion	1,864	1,864	-	1,864	-
Due to related parties, net	13,272	9,749	3,522	9,330	3,942
<b>Total current liabilities</b>	<b>152,102</b>	<b>129,519</b>	<b>22,583</b>	<b>147,061</b>	<b>5,040</b>
Accrued pension liability	5,081	4,737	344	5,047	34
Professional insured liabilities, net of current portion	961	500	461	827	134
Estimated liability for malpractice claims	26,200	26,200	-	26,200	-
Long-term debt, net of current portion	11,351	12,049	(698)	11,423	(72)
Operating lease liabilities, net of current portion	8,067	8,067	-	8,067	-
Due to third-party payers	2,964	2,964	-	2,964	-
Due to related parties	41,627	30,641	10,986	41,987	(360)
Other noncurrent liabilities	6,734	6,706	28	6,739	(6)
<b>Total liabilities</b>	<b>255,087</b>	<b>221,383</b>	<b>33,704</b>	<b>250,316</b>	<b>4,771</b>
<b>Net assets:</b>					
Net assets without donor restriction	(12,357)	19,977	(32,334)	(10,406)	(1,951)
Net assets with donor restriction	2,630	2,512	118	2,551	79
<b>Total net assets</b>	<b>(9,727)</b>	<b>22,489</b>	<b>(32,216)</b>	<b>(7,855)</b>	<b>(1,872)</b>
<b>Total liabilities and net assets</b>	<b>\$ 245,360</b>	<b>\$ 243,872</b>	<b>\$ 1,488</b>	<b>\$ 242,460</b>	<b>\$ 2,899</b>

# Consolidated Statement of Operations –Audit Format (000)

Description	For the Month: 10/31/2024				10/31/2023	Year to date: 10/31/2024				10/31/2023
	Actual	Budget	Var \$	Var %	Prior Year	Actual	Budget	Var \$	Var %	Prior Year
Inpatient	\$ 13,365	\$ 14,814	\$ (1,449)	(9.8%)	\$ 15,141	\$ 145,310	\$ 145,160	\$ 150	0.1%	\$ 143,397
Outpatient	16,528	15,073	1,455	9.7%	14,084	151,628	150,538	1,091	0.7%	130,764
	29,893	29,887	6	0.0%	29,225	296,939	295,698	1,241	0.4%	274,160
Professional Services	3,996	3,211	784	24.4%	3,597	31,529	37,168	(5,639)	(15.2%)	32,633
Net Patient Service Revenue	33,889	33,099	790	2.4%	32,822	328,468	332,866	(4,398)	(1.3%)	306,793
Other Revenue Sources	295	627	(332)	(52.9%)	382	17,268	14,380	2,889	20.1%	3,146
Total Operating Revenue	<u>34,184</u>	<u>33,726</u>	<u>458</u>	<u>1.4%</u>	<u>33,204</u>	<u>345,736</u>	<u>347,246</u>	<u>(1,509)</u>	<u>(0.4%)</u>	<u>309,939</u>
<b>Expenses</b>										
Salaries and Wages	15,628	15,555	(73)	(0.5%)	13,619	149,086	150,150	1,064	0.7%	132,673
Employee Benefits	5,056	4,960	(96)	(1.9%)	4,171	53,645	48,806	(4,839)	(9.9%)	44,505
Supplies and Other Costs	13,283	14,088	806	5.7%	14,778	153,812	139,135	(14,677)	(10.5%)	132,618
Depreciation	1,267	1,248	(19)	(1.6%)	1,272	12,705	12,480	(225)	(1.8%)	12,717
Interest	478	553	75	13.6%	482	5,022	5,508	485	8.8%	4,326
Operating Expenses	<u>35,712</u>	<u>36,404</u>	<u>693</u>	<u>1.9%</u>	<u>34,322</u>	<u>374,270</u>	<u>356,078</u>	<u>(18,192)</u>	<u>(5.1%)</u>	<u>326,839</u>
Operating Margin	<u>\$ (1,528)</u>	<u>\$ (2,678)</u>	<u>\$ 1,151</u>	<u>43.0%</u>	<u>\$ (1,118)</u>	<u>\$ (28,533)</u>	<u>\$ (8,832)</u>	<u>\$ (19,701)</u>	<u>(223.1%)</u>	<u>\$ (16,899)</u>
Net Realized and Unrealized Gains (Losses)	(28)	-	(28)		(24)	98	-	98		24
Change in DB Pension Liability	(3)	66	(69)		(13)	(30)	664	(694)		(128)
Released from Restriction for Capital	-	58	(58)		-	-	583	(583)		-
Net Margin	<u>\$ (1,558)</u>	<u>\$ (2,554)</u>	<u>\$ 995</u>		<u>\$ (1,155)</u>	<u>\$ (28,466)</u>	<u>\$ (7,585)</u>	<u>\$ (20,880)</u>		<u>\$ (17,003)</u>

CON#242222  
BF A Attachment C-Cont.





Map depicts facilities within a 5 mile radius providing multi-speciality orthopedic surgical services.

**NYU Langone Hospitals**  
**Consolidated Balance Sheets**  
**August 31, 2023 and 2022**

(in thousands)

	2023	2022
<b>Assets</b>		
Current assets		
Cash and cash equivalents	\$ 318,968	\$ 1,548,227
Short-term investments	2,939,200	1,072,402
Assets limited as to use	13,047	9,171
Patient accounts receivable, net	1,033,978	1,039,526
Contributions receivable	95,802	99,364
Insurance receivables - billed	122,421	110,633
Due from related organizations and other current assets	586,257	376,484
Total current assets	5,109,673	4,255,807
Long-term investments	73,339	61,874
Assets limited as to use, less current portion	1,247,865	1,252,472
Contributions receivable, less current portion	263,910	128,696
Professional liabilities insurance recoveries receivable	51,426	63,062
Operating lease right-of-use assets	507,982	542,569
Due from related organizations and other assets	151,703	116,941
Property, plant and equipment, net	5,116,912	4,891,042
Total assets	<u>\$ 12,522,810</u>	<u>\$ 11,312,463</u>
<b>Liabilities and Net Assets</b>		
Current liabilities		
Current portion of long-term debt and finance lease obligations	\$ 50,036	\$ 70,990
Current portion of operating lease obligations	38,157	36,502
Accounts payable and accrued expenses	459,013	445,695
Accrued salaries and related liabilities	382,954	385,993
Deferred revenue	133,853	125,635
Due to related organizations	48,220	45,240
Other current liabilities	30,405	20,190
Total current liabilities	1,142,638	1,130,245
Long-term debt and finance lease obligations, less current portion	3,113,377	3,154,938
Long-term operating lease obligations, less current portion	524,196	553,468
Professional liabilities	936,891	885,829
Accrued pension liabilities	229,087	389,700
Accrued postretirement liabilities	74,183	73,928
Other liabilities	380,177	338,619
Total liabilities	<u>6,400,549</u>	<u>6,526,727</u>
Net assets		
Net assets without donor restrictions	5,596,737	4,393,528
Net assets with donor restrictions	525,524	392,208
Total net assets	<u>6,122,261</u>	<u>4,785,736</u>
Total liabilities and net assets	<u>\$ 12,522,810</u>	<u>\$ 11,312,463</u>

The accompanying notes are an integral part of these consolidated financial statements.

**NYU Langone Hospitals**  
**Consolidated Statements of Operations**  
**Years Ended August 31, 2023 and 2022**

<i>(in thousands)</i>	<b>2023</b>	<b>2022</b>
<b>Operating revenues and other support</b>		
Net patient service revenue	\$ 7,123,520	\$ 6,539,043
Pharmacy revenue	686,810	526,756
Grants and sponsored programs	2,865	4,137
Insurance premiums earned	117,784	108,014
Contributions	8,953	14,921
Endowment distribution and return (loss) on short-term investments	147,665	(28,677)
Other revenue	225,128	193,499
Net assets released from restrictions for operating purposes	24,990	19,139
Total operating revenues and other support	<u>8,337,715</u>	<u>7,376,832</u>
<b>Operating expenses</b>		
Salaries and wages	2,384,787	2,158,889
Employee benefits	766,995	689,861
Supplies and other	3,934,749	3,347,874
Depreciation and amortization	443,233	435,510
Interest	121,696	125,522
Total operating expenses	<u>7,651,460</u>	<u>6,757,656</u>
Gain from operations	686,255	619,176
<b>Other items</b>		
Other component of pension and postretirement costs	30,608	27,866
Investment return (loss), net	103,038	(226,320)
Mission based payment to NYUGSoM	(50,000)	(50,000)
Proceeds from settlement agreement	508,000	-
Other	(7,074)	(9,876)
Excess of revenue over expenses	<u>1,270,827</u>	<u>360,846</u>
<b>Other changes in net assets without donor restrictions</b>		
Changes in pension and postretirement obligations	157,138	161,261
Contributions for capital asset acquisitions	1,666	51
Equity transfers to related organizations, net	(283,449)	(303,366)
Net assets released from restrictions for capital purposes	30,896	509
Net assets released from restrictions for hazard mitigation	27,435	8,631
Other	(1,304)	(958)
Net increase in net assets without donor restrictions	<u>\$ 1,203,209</u>	<u>\$ 226,974</u>

The accompanying notes are an integral part of these consolidated financial statements.

## Health Equity Impact Assessment

---

### Part 1 – Project Details

---

**CON Number:** 242176

**Facility Name:** NYU Langone Hospital

**Project Type:** Full Review

**Independent Entity:** Deb Zahn Consulting, LLC

---

### Part 2 – Health Equity Impact Summary

---

**A summary statement or paragraph that succinctly demonstrates the anticipated health equity impacts of the proposed project (200 words or less).**

The proposed project aims to add a multi-specialty surgery center for orthopedic services in Westchester County located at 4 Westchester Park Drive, West Harrison, NY 10604. Currently patients residing in Westchester are traveling far distances to Manhattan to access services. Transportation is expected to improve since travel times will be shorter, valet parking will be available, and the proposed location is accessible by nearby buses and subways. The project will benefit patients with mobility impairments by eliminating the need to navigate uneven sidewalks and curbs which are challenging for those using wheelchairs and walkers. All patient populations are expected to experience positive outcomes from the project, including women and racial and ethnic minorities. However, meaningful engagement feedback indicated that people with disabilities, mobility issues, older adults, low-income individuals, and persons living in rural areas would significantly be impacted. The Independent Entity did not identify any unintended negative impacts as a result of the project.

<b>Part 3 – Impact Assessment</b>		
<b>When answering questions in Part 3, the reviewer should be guided by the tenet, “Have my responses been reasonable considering the potential health consequences for a proposed project?”</b>	<b>No or small impact may occur</b>	<b>Moderate to large impact may occur</b>
1. Will the proposed project result in an adverse change in health outcomes experienced by the potentially impacted medically underserved group(s)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed project result in a reduction of use of services and health care by the potentially impacted medically underserved group(s)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed project result in a reduction of access to quality services and health care?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed project result in an increase in health disparities or negative health consequences experienced by the potentially impacted medically underserved group(s)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed project increase systemic barriers to equitable access to services and health care (e.g., architectural barriers, indigent care, transportation, language barriers, etc.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed project adversely affect the perceived health status, quality of life, access to programs/services, etc. of potentially impacted medically underserved groups?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed project impede the achievement of the highest level of health for the potentially impacted medically underserved group(s)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Key insights from community engagement and a summary of how the applicant plans to mitigate any negative health equity impacts to the medically underserved groups identified (200 words or less).**

A total of 12 stakeholders participated in meaningful engagement, including public health experts, community leaders, patients, and organizations representing employees. All stakeholders expressed support for the project. Meaningful engagement feedback revealed multiple benefits of the new location including, reduced travel durations, lower travel costs, easier building access and additional parking availability. Public health experts highlighted that while patients would benefit from the project, current challenges with access to primary care services could impact the facility, as some patients may need to be seen by a primary care provider before receiving a referral to ambulatory services.

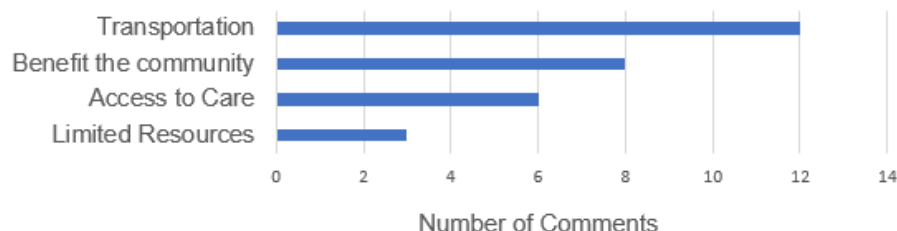
The Applicant’s mitigation plan advises they intend to include imaging, testing, and rehabilitation services on the third floor of the building. To better meet the needs of medically underserved groups, the Applicant plans to establish additional relationships with nearby Federally Qualified Health Centers and will continue to assess operating hours to determine if they are able to include evening and weekend hours to ensure greater access to care. The Applicant will communicate the project to the public using a standard, multi-pronged plan and will execute a marketing campaign to announce the opening of the facility.

**Table depicting the impact of the project on each medically underserved group.**

Underserved Group	Impact of Project on Demographic
<b>Low-income</b>	<ul style="list-style-type: none"> <li>Low-income individuals will benefit from this project as they will not have to spend excessive time traveling to Manhattan, and therefore, lose income through missed work or spend additional money on gas, tolls, and parking.</li> </ul>
<b>Racial and ethnic minorities, Women</b>	<ul style="list-style-type: none"> <li>Racial and ethnic minorities and women in the service area will benefit from having access to orthopedic services closer to home.</li> <li>Of the patients residing in the service area for 2022 and seen at NYULH for outpatient orthopedics services, 29% identified as racial minorities, 13% identified as ethnic minorities, and 46% identified as women.</li> </ul>
<b>People with disabilities or limited mobility, Older adults</b>	<ul style="list-style-type: none"> <li>This medically underserved group will not have the burden of traveling long distances or navigating Manhattan for services.</li> <li>At the new site, they will have access to valet parking and sidewalks and curbs that are more accessible to those that require mobility support (e.g., wheelchairs, canes, walkers, etc.).</li> </ul>
<b>Persons living in rural area</b>	<ul style="list-style-type: none"> <li>Persons living in a rural area often have limited or no access to services where they live will now have access to services closer to where they live.</li> </ul>

**12 Stakeholders were engaged: public health experts, community leaders, organizations representing employees, and patients. All are in support of the project.**

### Themes from Meaningful Engagement



### In their words...

"...is gonna be a plus for everyone coming north, coming South, East, West, it'll take the burden and the fare of people going into the city to be in White Plains. It's more relaxed and the same service that we're gonna have, I think it's a plus all around for everything..."  
-Patient

"I do feel that this new facility, as we discussed, is going to open access to care to some patients who would otherwise not be able to receive the high-quality care that comes with the NYU standards by having a location that's closer to their home..."  
-Organization Representing Employees of the Applicant

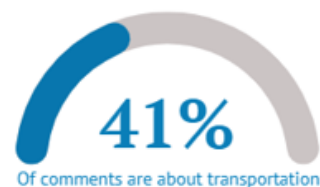
"...other facilities will appreciate having this facility in Westchester... I think not only just for seniors, but just for the general community. It would be beneficial, because a lot of people are moving from New York City to Westchester...having that connection within New York City hospital, a New York City big name hospital. Then it's gonna it will be beneficial to the community."  
-Community Leader

"In Westchester, we welcome medical care in every form. I think the biggest problem we have right now is access to primary care and I think that is going to be the biggest hurdle that this facility is going to have, that people have problems getting into primary care to be seen and to be referred."  
-Public Health Expert

### Stakeholders have feedback about:

#### Transportation

The top comments were about how orthopedic ambulatory services being available in Westchester will reduce the travel time, financial and physical burden of travelling to New York City to receive services.



#### Benefit the Community

Stakeholders discuss how new location will benefit the community overall. Having specialty services in Westchester will be especially beneficial as more people are moving from NYC to the area. Comments include how this will benefit other facilities in the area in terms of care coordination.



#### Access to Care

Stakeholders express how this will improve access to care for medically underserved groups, most notably, people with disabilities, mobility issues, and low-income. Having care closer to home will save costs and reduce the travel burden.



#### Limited Resources in the Area

Some stakeholders mentioned limited resources in the area. This includes a lack of primary care providers, and providers who will accept Medicare patients; without a provider that can refer the patient to orthopedic services, they won't be able to access the new services.



---

## Part 4 – Conclusion

---

☒ Approval is recommended based on the information and analysis presented in the Health Equity Impact Assessment and the applicant's mitigation plan, which demonstrates the proposed project will not result in any significant adverse health equity impacts.

☐ Approval is not recommended based on the information and analysis presented in the Health Equity Impact Assessment, which demonstrates that the proposed project may result in one or more potentially large or significant adverse health equity impacts.

**Lead DOH Office:**

Health Equity Impact Assessment, Office of Health Equity and Human Rights

**Date:**

12/4/2024

**Full Name of Reviewer:**

Sabrina Khan

**Health Equity Impact Assessment Unit Director:**

Olutomisin Akanbi

Northwell Health, Inc.

Consolidated Statements of Financial Position  
(In Thousands)

	December 31	
	2023	2022
<b>Assets</b>		
Current assets:		
Cash and cash equivalents	\$ 889,555	\$ 762,894
Short-term investments	3,707,481	3,348,441
Accounts receivable for services to patients, net	1,743,657	1,656,275
Accounts receivable for physician activities, net	420,336	368,443
Current portion of pledges receivable	63,363	55,140
Current portion of insurance claims receivable	28,896	33,009
Other current assets	649,962	590,795
Total current assets	7,503,250	6,814,997
Long-term investments	3,380,655	3,412,416
Pledges receivable, net of current portion	167,979	114,285
Property, plant and equipment, net	7,657,385	6,759,273
Right-of-use assets – operating leases	1,134,110	1,130,293
Insurance claims receivable, net of current portion	103,504	119,689
Other assets	608,444	864,170
Total assets	\$ 20,555,327	\$ 19,215,123
<b>Liabilities and net assets</b>		
Current liabilities:		
Short-term borrowings	\$ 246,000	\$ 408,021
Accounts payable and accrued expenses	1,256,482	1,218,276
Accrued salaries and related benefits	1,677,634	1,567,301
Current portion of operating lease obligations	147,513	141,319
Current portion of finance lease obligations	6,143	7,020
Current portion of long-term debt	134,646	80,353
Current portion of insurance claims liability	28,896	33,009
Current portion of malpractice and other insurance liabilities	287,297	231,352
Current portion of estimated payables to third-party payers	366,525	324,871
Total current liabilities	4,151,136	4,011,522
Accrued retirement benefits, net of current portion	624,134	502,114
Operating lease obligations, net of current portion	1,042,136	1,028,259
Finance lease obligations, net of current portion	219,239	289,730
Long-term debt, net of current portion	4,186,341	4,216,127
Insurance claims liability, net of current portion	103,504	119,689
Malpractice and other insurance liabilities, net of current portion	2,055,859	1,950,363
Other long-term liabilities	978,987	1,045,478
Total liabilities	13,361,336	13,163,282
Commitments and contingencies		
Net assets:		
Without donor restrictions	6,159,787	5,143,692
With donor restrictions	1,034,204	908,149
Total net assets	7,193,991	6,051,841
Total liabilities and net assets	\$ 20,555,327	\$ 19,215,123

See accompanying notes.

Northwell Health, Inc.

Consolidated Statements of Operations  
(In Thousands)

	Year Ended December 31	
	2023	2022
Operating revenue:		
Net patient service revenue	\$ 11,890,078	\$ 11,129,605
Physician practice revenue	3,235,424	2,836,642
Total patient revenue	15,125,502	13,966,247
FEMA and CARES Act Provider Relief Fund revenue	155,847	164,579
Other operating revenue	1,522,652	1,376,667
Net assets released from restrictions used for operations	67,348	60,551
Total operating revenue	16,871,349	15,568,044
Operating expenses:		
Salaries	8,883,436	8,169,763
Employee benefits	1,892,589	1,721,825
Supplies and expenses	5,024,969	4,768,804
Depreciation and amortization	699,253	621,268
Interest	173,400	168,736
Total operating expenses	16,673,647	15,450,396
Excess of operating revenue over operating expenses	197,702	117,648
Non-operating gains and losses:		
Investment income	178,885	13,400
Change in net unrealized gains and losses and change in value of equity method investments	597,071	(1,051,628)
Non-operating net periodic benefit (cost) credit	(17,012)	51,278
Other non-operating gains and losses	(41,470)	(35,954)
Total non-operating gains and losses	717,474	(1,022,904)
Excess (deficiency) of revenue and gains and losses over expenses	915,176	(905,256)
Net assets released from restrictions for capital asset acquisitions	81,688	47,602
Pension and other postretirement liability adjustments	43,476	153,022
Other changes in net assets	(24,245)	(22,970)
Increase (decrease) in net assets without donor restrictions	\$ 1,016,095	\$ (727,602)

See accompanying notes.

**Northwell Health, Inc.**

**Consolidated Statements of Financial Position  
June 30, 2024 and December 31, 2023 (In Thousands)**

	(Unaudited) June 30, 2024	(Audited) December 31, 2023
<b>Assets</b>		
Current assets:		
Cash and cash equivalents	\$ 556,206	\$ 889,555
Short-term investments	3,757,174	3,707,481
Accounts receivable for services to patients, net	1,893,059	1,743,657
Accounts receivable for physician activities, net	472,024	420,336
Current portion of pledges receivable	62,580	63,363
Current portion of insurance claims receivable	28,896	28,896
Other current assets	808,358	649,962
Total current assets	<u>7,578,297</u>	<u>7,503,250</u>
Long-term investments	3,535,050	3,380,655
Pledges receivable, net of current portion	168,913	167,979
Property, plant and equipment, net	7,917,049	7,657,385
Right-of-use assets – operating leases	1,108,111	1,134,110
Insurance claims receivable, net of current portion	94,655	103,504
Other assets	756,586	608,444
Total assets	<u>\$ 21,158,661</u>	<u>\$ 20,555,327</u>
<b>Liabilities and net assets</b>		
Current liabilities:		
Short-term borrowings	\$ 246,000	\$ 246,000
Accounts payable and accrued expenses	1,262,244	1,256,482
Accrued salaries and related benefits	1,552,285	1,677,634
Current portion of operating lease obligations	149,533	147,513
Current portion of finance lease obligations	5,347	6,143
Current portion of long-term debt	56,044	134,646
Current portion of insurance claims liability	28,896	28,896
Current portion of malpractice and other insurance liabilities	287,297	287,297
Current portion of estimated payables to third-party payers	512,667	366,525
Total current liabilities	<u>4,100,313</u>	<u>4,151,136</u>
Accrued retirement benefits, net of current portion	713,182	624,134
Operating lease obligations, net of current portion	1,014,076	1,042,136
Finance lease obligations, net of current portion	213,597	219,239
Long-term debt, net of current portion	4,138,388	4,186,341
Insurance claims liability, net of current portion	94,655	103,504
Malpractice and other insurance liabilities, net of current portion	2,189,479	2,055,859
Other long-term liabilities	973,752	978,987
Total liabilities	<u>13,437,442</u>	<u>13,361,336</u>
Commitments and contingencies		
Net assets:		
Without donor restrictions	6,648,403	6,159,787
With donor restrictions	1,072,816	1,034,204
Total net assets	<u>7,721,219</u>	<u>7,193,991</u>
Total liabilities and net assets	<u>\$ 21,158,661</u>	<u>\$ 20,555,327</u>

See accompanying notes.

**Consolidated Statements of Operations**  
**For the Three Months and Six Months Ended June 30, 2024 and 2023 (In Thousands)**

	(Unaudited) Three Months Ended June 30,		(Unaudited) Six Months Ended June 30,	
	2024	2023	2024	2023
Operating revenue:				
Net patient service revenue	\$ 3,187,311	\$ 2,965,930	\$ 6,291,639	\$ 5,838,085
Physician practice revenue	875,371	811,474	1,708,240	1,584,804
Total patient revenue	4,062,682	3,777,404	7,999,879	7,422,889
Other operating revenue	441,068	472,623	997,569	855,917
Net assets released from restrictions used for operations	20,602	20,979	37,550	39,977
Total operating revenue	4,524,352	4,271,006	9,034,998	8,318,783
Operating expenses:				
Salaries	2,349,188	2,178,135	4,656,521	4,334,996
Employee benefits	507,787	471,756	1,029,006	949,780
Supplies and expenses	1,355,887	1,234,678	2,730,314	2,452,803
Depreciation and amortization	186,253	172,924	372,494	345,861
Interest	48,395	44,330	96,922	88,738
Total operating expenses	4,447,510	4,101,823	8,885,257	8,172,178
Excess of operating revenue over operating expenses	76,842	169,183	149,741	146,605
Non-operating gains and losses:				
Investment income	95,087	26,560	179,717	49,645
Change in net unrealized gains and losses and change in value of equity method investments	(47,511)	179,051	157,236	428,840
Non-operating net periodic benefit credit (cost)	3,471	(3,701)	6,943	(7,415)
Other non-operating gains and losses	(7,155)	(6,198)	(13,517)	(11,391)
Total non-operating gains and losses	43,892	195,712	330,379	459,679
Excess of revenue and gains and losses over expenses	120,734	364,895	480,120	606,284
Net assets released from restrictions for capital asset acquisitions	5,217	33,051	8,362	34,518
Pension and other postretirement liability adjustments	(47,000)	36,259	8,000	36,259
Other changes in net assets	(6,813)	(4,855)	(7,866)	(7,830)
Increase in net assets without donor restriction	\$ 72,138	\$ 429,350	\$ 488,616	\$ 669,231

See accompanying notes.

## Health Equity Impact Assessment

---

### Part 1 – Project Details

---

**CON Number:** 242247

**Facility Name:** South Shore University Hospital

**Project Type:** Full Review

**Independent Entity:** Nassau-Suffolk Hospital Council

---

### Part 2 – Health Equity Impact Summary

---

**A summary statement or paragraph that succinctly demonstrates the anticipated health equity impacts of the proposed project (200 words or less).**

The Applicant intends to complete a hospital construction project for 60 medical/surgical beds, 30 intensive care unit (ICU) beds, 6 operating rooms, 2 endoscopy rooms, and 49 post-anesthesia care unit (PACU) bays. The addition of 30 ICU beds will resolve bed capacity issues and improve patient care in Suffolk County. This project intends to improve access to high acuity care for medically underserved communities in the Applicant's service area, specifically for groups with high service utilization rates; adults aged 65 or older, residents identifying as Hispanic or Latino and Black or African American, lower income individuals and Asian residents. There is also an increasing number of older adults at risk for serious illness.

It is the belief of the Independent Entity that this project will improve the general quality of care for ICU patients but will have little impact on quality of life and overall health equity for the medically underserved groups in the community. The project has the support of the community, and although staffing concerns for the additional beds were raised, the Applicant ensured that there will be adequate staff to meet the needs of the residents. The assessment did not address concerns voiced by the community about parking.

<b>Part 3 – Impact Assessment</b>		
<b>When answering questions in Part 3, the reviewer should be guided by the tenet, “Have my responses been reasonable considering the potential health consequences for a proposed project?”</b>	<b>No or small impact may occur</b>	<b>Moderate to large impact may occur</b>
1. Will the proposed project result in an adverse change in health outcomes experienced by the potentially impacted medically underserved group(s)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed project result in a reduction of use of services and health care by the potentially impacted medically underserved group(s)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed project result in a reduction of access to quality services and health care?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed project result in an increase in health disparities or negative health consequences experienced by the potentially impacted medically underserved group(s)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed project increase systemic barriers to equitable access to services and health care (e.g., architectural barriers, indigent care, transportation, language barriers, etc.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed project adversely affect the perceived health status, quality of life, access to programs/services, etc. of potentially impacted medically underserved groups?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed project impede the achievement of the highest level of health for the potentially impacted medically underserved group(s)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

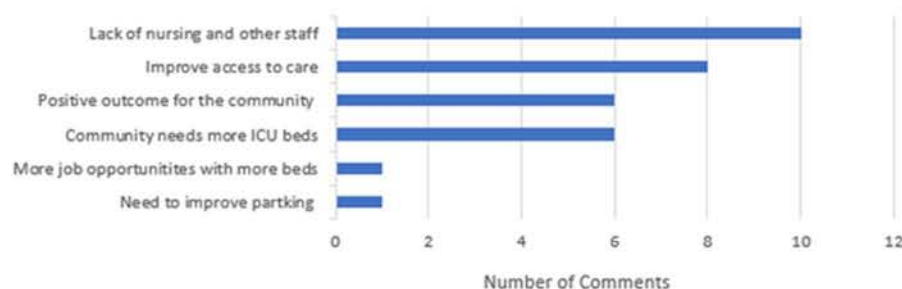
**Table depicting the impact of the project on each medically underserved group.**

<b>Underserved Group</b>	<b>Impact of Project on Demographic</b>
<b>Low-income, People who are eligible for or receive public health benefits; People who do not have third-party health coverage or have inadequate third-party health coverage; Other people who are unable to obtain health care</b>	<ul style="list-style-type: none"> <li>Financial assistance is offered to patients who are uninsured, underinsured, ineligible for government programs that would pay for services, or otherwise unable to pay for their care on a sliding scale basis. This service will benefit individuals who utilize the increased critical care services offered with the addition of these beds.</li> </ul>
<b>Racial and Ethnic Minorities</b>	<ul style="list-style-type: none"> <li>The added critical care beds will result in a more substantial increase in access to services for racial and ethnic minorities. In addition, according to the Applicant, they strive to provide culturally sensitive healthcare in a representative, diverse, and inclusive care environment. Patients of all racial and ethnic backgrounds utilizing the added critical care services will benefit from a culturally sensitive care environment.</li> </ul>
<b>Immigrants and Refugees</b>	<ul style="list-style-type: none"> <li>Individuals receiving critical care and their families may be provided with language and communication access</li> </ul>

	<p>services if needed. The Applicant aims to provide culturally sensitive health care to all patients. Patients who identify as immigrants would benefit from the culturally sensitive care environment applied in critical care units. Prior to discharge, case managers for undocumented persons should review insurance and coverage options and eligibility rules for insurance</p>
<b>Women, LGBTQ or other-than-cisgender people</b>	<ul style="list-style-type: none"> <li>• All services are rendered with the intention of fostering a culture of inclusion that does not discriminate on sex, sexual orientation, gender, or gender identity or expression. LGBTQ+ communities will benefit from increased critical care services at the Applicant facility.</li> </ul>
<b>People with disabilities</b>	<ul style="list-style-type: none"> <li>• All individuals receiving critical care will be provided with language and communication access services, if needed, taking into consideration languages other than English, visual, and hearing impairments. In addition, the Applicant facility is ADA compliant.</li> </ul>
<b>Older Adults</b>	<ul style="list-style-type: none"> <li>• Based on the increased risk for high-acuity illness requiring hospitalization and critical care services, older adults are statistically likely to receive the most benefit from this expansion.</li> <li>• Older age, and the associated increase in prevalence of comorbidities such as hypertension, hypercholesterolemia, diabetes, heart disease and cognitive decline among older adults, is also considered to be a significant risk factor for serious illness and subsequent ICU use.</li> </ul>
<b>Persons living with a prevalent infectious disease or condition.</b>	<ul style="list-style-type: none"> <li>• Individuals with an infectious disease or condition that increases the person's risk for serious illness and admission to a critical care unit will benefit from an increase in available beds.</li> </ul>

**101 Stakeholders were engaged; community leaders, community members, patients, public health experts, and residents. 82% were in support of the project.**

Themes from Meaningful Engagement



### In their words...

We need to be prepared for the next health crisis like COVID 19 to come our way.  
-Resident of the community

Respondent called this a "pure positive," and said that he does not perceive any drawback to adding the additional ICU beds.  
-Public Health Expert

No further expansion should be allowed at this hospital until they correct the serious parking issues that impact patients, families, and the surrounding neighborhood. The current situation causes considerable anger and frustration.  
-Resident of the community

My concern is that this may give false hope to patients if there are not enough nurses to assist. My own recent visit with a patient to the emergency room of South Shore I witnessed patients unable to speak English being ignored by nurses who seemed flustered and overworked. There seems to be other areas that need addressing.  
-Community leader

### Stakeholders have feedback about:



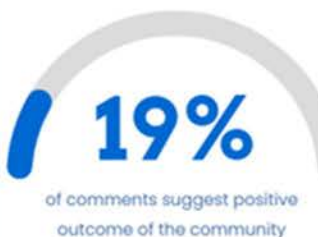
#### Lack of Nursing and Other Staff

Stakeholders discuss the need for adequate staffing to meet the needs required with additional beds. They mention that there is currently a shortage of staff to adequately care for the current patient load.



#### Improve Access to Care

Stakeholder comments mention the need for improvements in proper patient care, continuum of care and patient education before adding more ICU beds. They also cite issues with parking that negatively impact patients, families and the surrounding neighborhood.



#### Positive Outcome for the Community

Stakeholders mentioned that the addition of ICU bed would greatly benefit the community and provide adequate resources to meet the needs of critically ill patients.



#### Community needs more ICU beds

Stakeholders indicated that there is a lack of hospitals in the area that can serve the community and with the influx of the immigrants and with the increase of elderly people on Long Island the additional ICU bed are needed. The additional ICU bed were also viewed as necessary for preparation for the next health crisis.

**Key insights from community engagement and a summary of how the applicant plans to mitigate any negative health equity impacts to the medically underserved groups identified (200 words or less).**

The Applicant will provide language and communication access, interpretation services, and a flyer in English and Spanish announcing the proposed project. Patients with vision and hearing impairments will be accommodated. The project is expected to have the greatest impact on racial and ethnic minorities, older adults, and low-income individuals based on analysis of service utilization rates and population makeup.

A total of 101 individuals responded to a community resident survey or community-based organization leader survey, or participated in key informant interviews, with 81% of all respondents in favor of the project. There were concerns raised about on-site parking & staffing. The Applicant provided a general plan to ensure adequate staffing at the new location but did not provide a strategy to resolve the parking issues impacting patients and the neighborhood.

The Independent Entity noted that this project does not address systemic barriers to equitable access to healthcare because it focuses on increasing the number of beds for patients needing high acuity care. As a result, they did not develop any mitigation strategies to address pressing community needs for increased staffing and on-site parking. The intent of the assessment is to ensure community members and stakeholders are meaningfully engaged and considered in proposed facility projects. As such, the Department recommends that the Applicant develop and implement a mitigation plan in response to the community concerns voiced in the assessment.

---

## **Part 4 – Conclusion**

---

☒ Approval is recommended based on the information and analysis presented in the Health Equity Impact Assessment and the applicant's mitigation plan, which demonstrates the proposed project will not result in any significant adverse health equity impacts.

☐ Approval is not recommended based on the information and analysis presented in the Health Equity Impact Assessment, which demonstrates that the proposed project may result in one or more potentially large or significant adverse health equity impacts.

**Lead DOH Office:**

Health Equity Impact Assessment Unit, Office of Health Equity and Human Rights

**Date:**

01/03/2025

**Full Name of Reviewer:**

Bryan Barrientos

**Health Equity Impact Assessment Unit Director:**

Olutomisin Akanbi

- **What is the current availability and accessibility of professional/paraprofessional workers to staff your program?**

The program will be managed by FilBen Management LLC, an experienced operator of LHCSAs including those serving ALPs in our region. Initially, the agency will require a small staff of two HHAs or PCAs on each of three shifts a day, 7 days a week and one full-time RN to oversee the LHCSA. That equates to 8 to 9 FTEs of either HHA or PCA and 1 FTE RN. The fact that a modest number of HHAs and PCAs are required to staff the agency at its inception positions the agency well for success in meeting its recruitment goals. Of course, there are challenges in health care workforce availability through the state, but despite those challenges, the manager has successfully recruited qualified RNs, HHAs and PCAs to serve its operations in both nearby Suffolk and Orange counties by creating a positive working environment where the contributions of all team members are valued and recognized.

- **Who are the competing employers? How do you propose to successfully compete? Include training, recruitment, and transportation strategies.**

The employers competing for workforce in the portion of Nassau County where the project will be located are primarily local nursing homes such as A Holly Patterson Extended Care Facility, and Townhouse Center for Rehabilitation & Nursing. Also, local home care agencies, especially those who also serve assisted living programs, such as Amber Court of Westbury, Island Assisted Living and The Glen at Maple Pointe. The manager is affiliated with an approved training program operated by Hudson Valley Home Health Care LHCSA, and may utilize that training program to train future staff of the Agency.

Each aide working at the agency will be oriented to the agency's operations and will also have the added benefit of working in a congregate setting (as they will be serving the residents of an assisted living program) where they will have immediate access to supports of their colleagues who will be working at the same location. The facility where the LHCSA staff will work is located on Front Street, which is served by the public bus (Nassau Inter-County Express), with a stop (Line 48, Front Street/Op Pamlico Ave) right in front of the building. There is also ample parking at the location for those commuting by car, with easy access to the Meadow Brook Parkway, Northern State Parkway, Hempstead Turnpike and Southern State Parkway and the Long Island Expressway.

- **Please describe the personnel and resources dedicated to adding and training additional members of the workforce, including committed resources in an organized training program.**

FilBen Management LLC will be predominately responsible for recruitment and training, as the manager of the LHCSA.

- **How do you coordinate with the Department of Labor or any other local workforce initiatives?**

The manager currently coordinates with the Department of Labor and participates in interviews at the DOL for the other agencies it operates and will continue this practice with St. Michael's.

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

The small number of HHAs and PCAs needed for this program are expected to have a minimal impact on other providers in the area. We will minimize that impact by utilizing the manager's affiliated training program to add to the HHA and PCA workforce when qualified candidate who the operator believes will be successful in the ALP setting are identified.

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

The manager and operator have discussed the manager's approach used in its other agencies, where they find that when line staff is given the proper tools, including training, to succeed at their job duties, the result is excellent care and a satisfied employee who remains with the agency. This approach is in-line with the operator's mission, and was a key factor in the selection of FilBen Management LLC to manage the Agency. Both the operator and the manager have a history of regularly promoting from within and encourage staff who are interested to continue their training and education to empower them to move up in the organization, all of which promote retention.

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

First Class Care LLC is submitting this application for the establishment of a LHSCA that will provide nursing, home health aide and personal care aide services exclusively to the ALP residents of New Homestead Home for Adults, Inc., the affiliated ALP facility.

The agency will work with recruiters, paid-for-job-board postings (such as, zip-recruiter and Indeed Employment website), and other Staffing Agencies to employ qualified direct care staff.

The agency will also create a workforce team that would be responsible for analyzing and strategizing the workforce needs based on the goals and visions of the agency. The workforce will

focus on ensuring stable staffing across every department, work with hiring agencies in pursuit of candidates with qualified skills and retain the services of the candidates to help avoid understaffing or overstaffing. The workforce team will also be responsible for maintaining the workforce planning documents such as the on-boarding plan, strategic plan, employee development plan and leadership assessment. Additionally, as described in greater detail in their Schedule 1s, the applicant's members have experience in the operation and management of health care facilities and agencies in New York State.

**Who are competing employers?** Besides New Homestead Home for Adults, Inc., the affiliated Adult Home/ALP, there are 24 licensed Adult Care Facilities (ACFs) in Queens County. There are 10 facilities located in close proximity to the applicant, which can be considered as competing employers as follows: Boulevard ALP; Castle Senior Living at Forest Hills; Central Assisted Living, LLC; Elm York Home for Adults; Long Island Living Center; Madison York Assisted Living Community, LLC; Madison York Home for Adults; New Haven Manor; Queens Adult Care Center; and Seaview Manor, LLC. Additionally, the applicant's market/competitive analysis has identified the following range of senior service providers (competing employers) in the service area: 765 LHCSAs; 36 CHHAs; 58 RHCfs; and nine (9) Hospitals.

As further described in this Application, Jacob and Gloria Schonberger have been operating New Homestead Home for Adults since 1973 (Gloria became an owner in 2017), have the experience to hire, train and retain staff, and will apply this experience to operate a successful LHSCA. First Class Care LLC will offer competitive wages and benefits, pathways toward career advancement, staff appreciation, strong education and resident care to retain and, when needed, recruit staff.

**How do you propose to successfully compete? Include training, recruitment, and transportation strategies?** Training – Upon completion of the on-boarding process, the agency will provide all professional/paraprofessional staff with an orientation. The orientation will be conducted by a Registered Professional Nurse with experience in the Homecare/Assisted Living field. Staff will also receive on-site training on the specific functions of their employment from individuals who have the experience and the relevant skill sets needed to help them thrive.

In addition to orientation and on-site training, professional/paraprofessional staff will receive in-service throughout the year, covering topics such as patient rights, emergency preparedness, infection control, fall prevention, etc. The agency will also monitor trends and update in-service training based on the needs of New Homestead Home for Adults ALP residents.

Recruitment – As an organization, the applicant understands that every effort has to be made to ensure that all open positions are always visible, whether on the agency's website or on major job boards. Candidates will be able to apply via phone, text message, direct application, email and in person, ensuring that there are no barriers to applying for a position.

Transportation – The LHSCA will be located within the affiliated ALP, which is near various forms of public transportation including buses, subways as well as streets and highways that support private transportation. This will provide the staff with the ability to easily commute.

**How do you coordinate with the Department of Labor or any other local workforce initiatives?**

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

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

This application involves the establishment of a LHSCA, which solely provides nursing, home health and personal care aide services exclusively to the residents of the affiliated ALP. As the competition in Queens County for professional/paraprofessional employees is high, the applicant intends to have a designated recruiter assigned to focus on these job applicants that will provide home care to a specialized population within New Homestead Home for Adults. Therefore, the applicant does not believe that this application will have any impact on other providers in the community.

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

Appreciation – New Homestead Home for Adults, Inc. will implement a monthly appreciation program to demonstrate staff appreciation.

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

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

Longevity benefits – Offering incentives to employees based on performance and longevity will highlight the value the applicant places on employees who remain with the organization.

First Class Care LLC will implement a mandatory annual evaluation for every employee – This will create an opportunity for the supervisor to provide the staff members with positive feedback and provide tangible goals for the coming year. The aim is for each employee to feel recognized for his or her efforts.

Prior to commencing operations as the new operator and in conformance with 10 New York Codes, Rules and Regulations, and with the requirements of the local area office of the New York State Department of Health, First Class Care LLC will develop policies and procedures to cover the areas of:

- Patient Rights;
- Patient Care;
- Service Delivery;
- Patient Referral, Admission, and Discharge;
- Patient Assessment and Plan of Care;
- Medical Orders;
- Clinical Supervision;
- Patient Care Record;
- Governing Authority;

**First Class Care, LLC  
Workforce Response**

**CON#241073  
OALTC Attachment A**

- Contracts;
- Personnel;
- Records and Reports;
- Quality Assurance; and
- Disaster and Emergency Preparedness.

**Westchester PACE Program, LLC  
Workforce Questions**

**Workforce**

**Current availability of professional/paraprofessional workers to staff your program**

Westchester PACE Program LLC proposes to provide nursing and personal care aide services exclusively to the enrollees of Westchester PACE Program LLC (the affiliated PACE program) in Westchester County. The LHCSA will employ staff directly and via contract to provide these services.

The applicant is affiliated with Andrus on Hudson, a 197-bed residential health care facility (RHCF), located at 185 Old Broadway, Hastings-on-Hudson (Westchester County), New York 10706, in that the LHCSA and RHCF have an identical board of directors. This will assist the LHCSA with appropriate recruiting and training of professional/paraprofessional workers to staff the LHCSA program.

**Competing Employees and Strategy to Compete**

For clinical (RNs), the LHCSA would compete with other local employers in home health, senior care, hospitals, and primary care practices. For PCAs, the LHCSA expects to compete with employers in service industries such as hospitality, food service and retail. The applicant's market/competitive analysis has identified the following range of senior service providers (competing employers) in Westchester County: 83 LHCSAs; eight (8) CHHAs; seven (7) Adult Day Health Care Programs; seven (7) Social Adult Day Care Programs; 43 RHCFs; 16 Hospitals and 38 Adult Care Facilities.

Westchester PACE Program LLC's key recruiting and retention commitment is its unique, mission driven and values-aligned deployment of PACE. As a healthcare provider for the most vulnerable members of the communities, Westchester PACE Program LLC is deeply committed to upholding the highest levels of clinical quality, regulatory and compliance diligence. The Applicant will offer competitive wages with bonus potential, attractive benefits package that will help recruit and retain top talent.

**Training, Recruitment and Transportation Strategies**

Westchester PACE Program LLC's training programs are led by dedicated learning and development professionals who support, educate, and increase skill levels for career growth and opportunities. Training is conducted through skills labs, annual competency review, online courses, and hands-on preceptor training. The Applicant intends to offer career pathways programs for its critical roles in partnership with local workforce boards, academic institutions and/or healthcare industry associations. The Beeline is the primary public bus system in Westchester County with convenient service connecting residents to jobs, school, recreation, shopping, and other regional transportation services. Access to the Bee-Line bus routes is located throughout the County making it a convenient mode of transportation. The LHCSA will also offer mileage reimbursement.

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

Westchester PACE Program LLC will collaborate with the New York State Department of Labor

**Westchester PACE Program, LLC  
Workforce Questions**

(NYSDOL) and other local workforce initiatives in the following ways:

- Coordinating with the White Plains (Westchester County) NYSDOL Workforce Career Center and other healthcare workforce advocates.
- Engaging with the local workforce development boards to explore high school/community college pathway programs, in-service training, and community unemployment/underemployment programs to focus on the growth and advancement of the healthcare workforce.
- Building partnerships with key community leaders and community-based organizations focused on career development and job placement programs, including.

**Impact on the Workforce or Other Health Care Providers in the Community and minimize any adverse impact**

The applicant expects that its program will have an overall positive impact on the workforce and other healthcare providers in the community. As the LHCSA will only serve PACE participants enrolled in the Applicant's PACE program, and the single PACE center will serve a relatively very small number of high-needs participants, its workforce needs are comparatively small and will grow gradually along with program enrollment. Most importantly, the expansion of the PACE model of care enables participants to remain in their homes, reducing demand on nursing homes and hospitals. Thus, the applicant does not expect a material impact on local workforce dynamics or other providers. In addition, the Applicant's PACE program will work closely with a variety of healthcare providers in the community as part of the PACE network.

These healthcare providers, including other LHCSAs, hospitals, PCPs, RHCFs and specialists, will contract with and receive reimbursement from the PACE program to continue to deliver care and services to their patients who enroll with the PACE program through close coordination with the PACE Interdisciplinary Team (IDT). Furthermore, as stated above, the applicant plans to partner with local education and other community organizations through workforce development programs to increase the overall pipeline of the healthcare workforce.

Overall, it is the Applicant's intention to positively impact the workforce and the communities it serves, through partnering with other healthcare providers and investing in the growth of its own team members who will remain in this segment of the workforce and in the community long-term.

**Measures Promoting Retention of Specific Categories of your Workforce**

Westchester PACE Program LLC utilizes similar strategies in its recruitment program (as described above in the response to Item 1) to promote retention among its team members. These can be categorized into two (2) primary levels:

**Individual value proposition**

The Applicant offers competitive pay, benefits, programs and processes that promote the advancement of team members in their career growth.

**Westchester PACE Program, LLC**  
**Workforce Questions**

**Organizational commitment**

Westchester PACE Program LLC promotes a work environment that emphasizes education/learning, recognition/celebration.

**1. What is the current availability of professional/paraprofessional workers to staff your program?**

The applicant is an existing LHCSA that will provide nursing, home health aide, and personal care aide services to eligible residents of Oyster Bay Manor Senior Residence, Inc. once it is approved for the Assisted Living Program (ALP). It is the intention of the applicant to recruit professional/paraprofessional staff by utilizing Social Media platforms such as LinkedIn, Facebook and Instagram to post job openings and engage with potential candidates. The applicant will also utilize platforms such as Indeed and ZipRecruiter to post job openings. Postings will include a sign-on bonus that will be provided once the employee has completed a probationary period. Additionally, as described in the application, the applicant's owner has extensive experience in recruitment, hiring, training and orientation of service staff, particularly given her decades of operating adult care facilities located in the LHCSA's service area.

**2. Who are the competing employers?**

While there are other LHCSAs and ALPs located within the applicant's service area, the applicant does not feel they are necessarily competing employers, because the applicant is an existing LHCSA with an ongoing workforce. The applicant has a reputation as a desirable employer and had never faced difficulty in hiring or retaining staff.

**3. How do you propose to successfully compete?**

The applicant will compete by continuing to do what it has always done - offering competitive wages and benefits, pathways toward career advancement, staff appreciation, and a strong education and resident care focus to retain and, when needed, recruit staff.

**Include training, recruitment, and transportation strategies.**

Recruitment – As an organization, the applicant understands that every effort has to be made to ensure that all open positions are always visible, whether on the agency's website or on major job boards. Candidates will be able to apply via phone, text message, direct application, email and in person, ensuring that there are no barriers to applying for a position.

The competition in the service area counties for professional/paraprofessional employees is high; the applicant has a designated recruiter assigned to focus on these job applicants. When a candidate is unable to pay for a physical or other related medical cost that is required for employment, the applicant incurs the cost associated with the medical requirements.

Training – Upon completion of the on-boarding process, the agency provides all existing and new professional/paraprofessional staff with an orientation. The orientation is conducted by a Licensed Registered Nurse, who has experience in general Homecare/Assisted Living fields. Staff also receive on-site training on the specific functions of their employment from individuals who have the experience and the relevant skill sets needed to help them thrive.

In addition to orientation and on-site training, professional/paraprofessional staff receive in-service throughout the year, covering topics such as patient rights, emergency preparedness, infection control, fall prevention, etc. The agency monitors trends and updates in-service training based on the needs of the patient.

Transportation – The LHCSA will be located within the affiliated ALP, which is near various forms of public transportation including the subway and bus routes. This will provide the staff with the ability to easily commute.

**4. How do you coordinate with the Department of Labor or any other local workforce initiatives?**

Utilizing available resources is an important part of ensuring that the LHCSA continues to employ qualified candidates to provide high-quality care to its patients in accordance with their service plans. In addition to utilizing social media and recruiting platforms, the agency intends to keep up to date with DOL hiring events and have ongoing communication with community partners. If the LHCSA requires new staff, it intends to work with the organizations AHRC Nassau and Project Renewal to identify and vet candidates who are looking for employment.

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

As described in the application, the owner of the applicant has extensive experience in recruitment, hiring, training and orientation of service staff, specifically with the operation of their facilities located in the LHCSA's service area. Sharing staff as appropriate and as needed will ensure administrative efficiencies that would otherwise not occur for applicants without this infrastructure. Therefore, the applicant does not believe that this application will have any impact on other providers in the community.

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

Appreciation – The applicant will implement a monthly appreciation program to demonstrate staff appreciation.

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

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

Longevity benefits – Offering incentives to employees based on performance and longevity will highlight the value the applicant places on employees who remain with the organization.

The applicant will implement a mandatory annual evaluation for every employee – This will create an opportunity for the supervisor to provide the staff member(s) with positive feedback and provide tangible goals for the coming year. The aim is for each employee to feel recognized for his or her efforts.

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

**RESPONSE:** Please be reminded that this application is seeking the integration of a new sole member, Cardinal Angelo Sodano Holy Land Foundation, Inc, an existing not-for-profit entity, via an Affiliation Agreement to Vista on 5<sup>th</sup> Corp., an existing LHCSA providing services to a related ALP program. For informational purposes, Vista on 5<sup>th</sup> Corp., ("Vista") currently has 124 ongoing cases with 48 FTE's.

Training – Vista provides ongoing training programs for their staff including in-house in-service programs, refresher training as part of their quality assurance program as well as specialized training to include Alzheimer's, dementia, TBI, and mental health services. Vista strives to provide its staff with continuing education programs to keep them up to date on industry best practices and the latest techniques.

Recruitment – Vista, as a result of their long successful ALP program, has established relationships with local training schools, to source new talent and help individuals develop the skills necessary to succeed in the home care industry. If additional recruitment is needed, Vista can source our paraprofessionals by applying for approval to provide both the Home Health Aide Training Program as well as the Personal Care Aide Training program from the Department of Health.

Transportation – As a result of being based in the NYC area and having access to one of the more robust mass transit systems, caregivers are one of the approximately 2.4 million daily riders on NYC transit buses and train lines. NYC is an area with multiple bus and subway lines that crisscross the city of Manhattan where Vista is located.

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

**RESPONSE:** AS this application is seeking the integration of a new sole member and does not anticipate any changes to the current agency, we don't believe it will have any impact on healthcare providers in the community and find this question to be not applicable.

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

**RESPONSE:** Vista has been providing services since the approval to operate the ALP for 24 years. A number of caregivers and professional staff have been part of the Vista organization for many years. Some staff have been part of the Vista family for 24 plus years and the Vista turnover is approximately 17 on a year-to-year basis.

In general, Vista has adopted several measures to promote the retention of its workforce. One of the most effective ways to promote retention is to offer competitive compensation packages that include benefits such as health insurance, retirement plans, and paid time off. Vista maintains compliance with all the required Department of

Labor regulations for all employees, worker's compensation, and workers' disability coverage.

In addition, an annual in-service meeting is held to ensure our staff is up to date with quality-of-care standards. Another important consideration in promoting retention of our workforce is creating a positive work environment that values employee feedback, recognizes employee achievements, and promotes a healthy work-life balance. As an organization that is dependent on its employees for success, Vista has taken initiatives to accommodate the needs of its personnel, even implementing flexible scheduling options, such as part-time work, to accommodate the needs of our workforce.

Finally, it is important for providers to establish a culture of respect, trust, and open communication between the levels of organization, management and employees. By fostering a positive and supportive workplace culture, Vista has created a loyal and committed workforce.



## 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: 232078 Brooklyn-Queens Nursing Home

Date: May 16, 2024

Long Term Care Ombudsman Program Review:

The Office of the State Long Term Care Ombudsman has received and reviewed the application for change in ownership submitted by Brooklyn-Queens Nursing Home. The Office reviewed the two facilities currently operated by the proposed owners. There is a quarterly Ombudsman presence in both facilities. 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.

Claudette Royal  
New York State Ombudsman

## BALANCE SHEETS

	<b>At December 31</b>	
	<b>2023</b>	<b>2022</b>
<b>ASSETS</b>		
<b>Current assets</b>		
Cash and cash equivalents (note 2)	\$ 735,801	\$ 9,254,648
Cash - restricted, patient funds (note 2)	968,958	571,694
Accounts receivable, less allowance for doubtful accounts of \$1,304,000 and \$863,000	4,198,018	2,834,819
Supplies on hand	25,000	25,000
Prepaid expenses and other	208,870	486,505
Income taxes receivable	2,174,295	1,338,131
Loans officers (note 5)	5,460,894	2,460,894
Loans to affiliate (note 6)	192,047	169,599
<b>Total current assets</b>	<u>13,963,883</u>	<u>17,141,290</u>
Property and equipment - net (note 3)	4,058,671	1,501,034
Right-of-use asset operating (note 9)	11,847,937	13,421,985
Deferred tax asset (note 4)	<u>26,100</u>	<u>119,700</u>
<b>TOTAL ASSETS</b>	<u>\$ 29,896,591</u>	<u>\$ 32,184,009</u>
<b>LIABILITIES AND STOCKHOLDERS' EQUITY</b>		
<b>Current liabilities</b>		
Accounts payable	\$ 4,672,456	\$ 5,001,407
Accrued expenses	930,869	437,117
Accrued and withheld taxes	130,449	244,077
Patients' funds payable	110,670	114,830
Loans due affiliate (note 6)	2,268,656	468,656
Due to private and third-party payors (note 7)	209,237	492,644
Deferred tax liability (note 4)	49,700	-
Operating lease obligation (note 9)	1,602,616	1,785,246
<b>Total current liabilities</b>	<u>9,974,653</u>	<u>8,543,977</u>
Deposit on purchase payable (note 14)	2,135,000	2,135,000
Due to private and third-party payors (note 7)	7,478,918	7,476,425
Operating lease obligation (note 9)	10,245,321	11,636,739
<b>Total liabilities</b>	<u>29,833,892</u>	<u>29,792,141</u>
<b>Stockholders' equity</b>		
Common stock, no par value; 100 shares authorized, issued, and outstanding	100,000	100,000
Additional paid-in capital	1,259,413	1,259,413
Retained earnings (accumulated deficit)	(1,296,714)	1,032,455
<b>Total stockholders' equity</b>	<u>62,699</u>	<u>2,391,868</u>
<b>TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY</b>	<u>\$ 29,896,591</u>	<u>\$ 32,184,009</u>

See accompanying notes to the financial statements.

**BROOKLYN-QUEENS NURSING HOME, INC.**  
**(an S corporation)**  
**STATEMENTS OF OPERATIONS AND**  
**RETAINED EARNINGS (ACCUMULATED DEFICIT)**

CON#232078  
Attachment B (cont.)

	<b>Years ended December 31</b>	
	<b>2023</b>	<b>2022</b>
Revenues	\$ 26,712,982	\$ 19,823,967
Operating expenses	<u>28,783,940</u>	<u>20,139,177</u>
Loss from operations	(2,070,958)	(315,210)
Other income		
Interest income	<u>1,046</u>	<u>8,395</u>
Loss before provision (benefit) for income taxes	(2,069,912)	(306,815)
Provision (benefit) for income taxes (note 4)	<u>259,257</u>	<u>(514,253)</u>
<b>NET EARNINGS (LOSS)</b>	(2,329,169)	207,438
Retained earnings - beginning of year	<u>1,032,455</u>	<u>825,017</u>
<b>RETAINED EARNINGS</b>		
<b>(ACCUMULATED DEFICIT) - END OF YEAR</b>	\$ <u><u>(1,296,714)</u></u>	\$ <u><u>1,032,455</u></u>

See accompanying notes to the financial statements.

Bensonhurst Center	<u>2021</u>	<u>2022</u>
Current Assets	\$7,044,577	\$18,432,667
Fixed Assets	\$3,183,209	\$94,404,221
Total Assets	\$10,227,786	\$112,836,888
Current Liabilities	\$4,481,714	\$11,364,089
Long Term Liabilities	5,500	\$101,419,437
Total Liabilities	\$4,487,214	\$112,783,526
Working Capital Position	\$2,562,863	\$7,068,578
Net Asset Position	\$5,740,572	\$53,362
Revenues	\$42,965,376	\$37,776,811
Expenses	<u>33,404,190</u>	<u>36,900,333</u>
Operating Net Income	\$9,561,186	\$876,478

Fairview Nursing Care Center	<u>2022</u>
Current Assets	\$29,756,003
Fixed Assets	\$67,061,053
Total Assets	\$96,817,056
Current Liabilities	\$9,640,299
Long Term Liabilities	\$76,208,109
Total Liabilities	\$85,848,408
Working Capital Position	\$20,115,704
Net Asset Position	\$10,968,648
Revenues	\$37,352,105
Expenses	37,211,675
Operating Net Income	\$140,430

Personal Net Worth Statement of proposed owner of Central New York Eye Center, Ltd.					
<u>Assets</u>					
	Dr. Satish Modi				
	7/26/2024				
Cash	\$927,393				
Stocks and Bonds	\$10,429,982				
Accounts Receivable					
Notes Receivable Due from Relatives and Friends					
Notes Receivable Due from others					
Real Estate	\$7,500,000				
Cash Surrender Value of Life Insurance	\$2,023,026				
Health Facility Realty Interest					
Health Facility Operational Interest					
Business Interest	\$0				
Total Assets	\$20,880,401				
Liabilities					
Notes Payable					
Accounts Payable					
Mortgages Payable	\$619,587				
Automobiles					
Other (Credit Card)					
Other (Home Equity)					
Federal and State Income Taxes Payable					
Secured debt to bank					
Total Liabilities	\$619,587				
<u>Net Worth</u>	<u>\$20,260,814</u>				

3:56 PM

02/20/24

Cash Basis

**Central New York Eye Center, Ltd**  
**Balance Sheet Prev Year Comparison**  
**As of December 31, 2023**

	<u>Dec 31, 23</u>	<u>Dec 31, 22</u>	<u>\$ Change</u>	<u>% Change</u>
<b>ASSETS</b>				
Current Assets				
Checking/Savings				
1000 · CNYEC Tailored Biz Chk ....4076	140,240.34	239,608.08	(99,367.74)	(41.5)%
1020 · CNYEC Commercial Sav.....2874	442,633.94	766,776.24	(324,142.30)	(42.3)%
Total Checking/Savings	582,874.28	1,006,384.32	(423,510.04)	(42.1)%
Other Current Assets				
1050 · Prepaid NYS PTET	30,850.67	0.00	30,850.67	100.0%
Total Other Current Assets	30,850.67	0.00	30,850.67	100.0%
Total Current Assets	613,724.95	1,006,384.32	(392,659.37)	(39.0)%
Fixed Assets				
1400 · Leasehold Improvements	217,373.78	217,373.78	0.00	0.0%
1545 · Office Equipment	16,748.70	16,748.70	0.00	0.0%
1550 · Equipment - Medical	761,786.34	702,317.59	59,468.75	8.5%
1600 · Accumulated Depreciation	(859,584.00)	(792,726.00)	(66,858.00)	(8.4)%
Total Fixed Assets	136,324.82	143,714.07	(7,389.25)	(5.1)%
Other Assets				
2020 · Due to/from CareMount Medical	1,740.16	3,217.54	(1,477.38)	(45.9)%
2020a · Due to/from Optum Medical Care	24,297.70	6,852.37	17,445.33	254.6%
2050 · ERC Receivable	0.00	65,886.73	(65,886.73)	(100.0)%
Total Other Assets	26,037.86	75,956.64	(49,918.78)	(65.7)%
<b>TOTAL ASSETS</b>	<b><u>776,087.63</u></b>	<b><u>1,226,055.03</u></b>	<b><u>(449,967.40)</u></b>	<b><u>(36.7)%</u></b>
<b>LIABILITIES &amp; EQUITY</b>				
Liabilities				
Current Liabilities				
Credit Cards				
2200 · Capital One Visa	4,589.63	(8,693.66)	13,283.29	152.8%
Total Credit Cards	4,589.63	(8,693.66)	13,283.29	152.8%
Other Current Liabilities				
2022 · M&T InstallLoan Centurion used	38,224.53	38,719.12	(494.59)	(1.3)%
2024 · M&T CommLoan #059 LenSx new	23,235.01	62,558.20	(39,323.19)	(62.9)%
2190 · 401K Employees W/H	1,838.36	0.00	1,838.36	100.0%
2500.01 · Alcon Med Eq - Centurion new	11,663.52	24,053.26	(12,389.74)	(51.5)%
2500.02 · Alcon Med Eq - Revalia microscop	27,893.89	40,156.90	(12,263.01)	(30.5)%

CON # 242152  
BFA Attachment B

3:56 PM

02/20/24

Cash Basis

**Central New York Eye Center, Ltd**  
**Balance Sheet Prev Year Comparison**  
**As of December 31, 2023**

	<u>Dec 31, 23</u>	<u>Dec 31, 22</u>	<u>\$ Change</u>	<u>% Change</u>
2500.03 · Alcon Med Eq - DMM kit	0.00	8,066.67	(8,066.67)	(100.0)%
2500.04 · Alcon Med Eq - Verifeye	25,666.65	0.00	25,666.65	100.0%
<b>Total Other Current Liabilities</b>	<u>128,521.96</u>	<u>173,554.15</u>	<u>(45,032.19)</u>	<u>(26.0)%</u>
<b>Total Current Liabilities</b>	<u>133,111.59</u>	<u>164,860.49</u>	<u>(31,748.90)</u>	<u>(19.3)%</u>
<b>Total Liabilities</b>	<u>133,111.59</u>	<u>164,860.49</u>	<u>(31,748.90)</u>	<u>(19.3)%</u>
<b>Equity</b>				
2750 · Distribution to Shareholders	(943,800.00)	(630,851.00)	(312,949.00)	(49.6)%
2800 · Capital Stock	14,670.14	14,670.14	0.00	0.0%
3900 · Retained Earnings	1,046,524.40	729,880.90	316,643.50	43.4%
<b>Net Income</b>	<u>525,581.50</u>	<u>947,494.50</u>	<u>(421,913.00)</u>	<u>(44.5)%</u>
<b>Total Equity</b>	<u>642,976.04</u>	<u>1,061,194.54</u>	<u>(418,218.50)</u>	<u>(39.4)%</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>776,087.63</b></u>	<u><b>1,226,055.03</b></u>	<u><b>(449,967.40)</b></u>	<u><b>(36.7)%</b></u>

CON # 242152  
BFA Attachment B  
(Cont.)

3:57 PM

02/20/24

Cash Basis

Central New York Eye Center, Ltd  
Profit & Loss Prev Year Comparison  
January through December 2023

	Jan - Dec 23	Jan - Dec 22	\$ Change	% Change
Ordinary Income/Expense				
Income				
4000 · FEES				
4000.02 · Patient Fees	4,800,322.78	4,555,162.53	245,160.25	5.4%
4000.04 · Fee Refunds	(41,487.80)	(62,200.77)	20,712.97	33.3%
Total 4000 · FEES	4,758,834.98	4,492,961.76	265,873.22	5.9%
Total Income	4,758,834.98	4,492,961.76	265,873.22	5.9%
Gross Profit	4,758,834.98	4,492,961.76	265,873.22	5.9%
Expense				
5010 · PROFESSIONAL FEES				
5010.02 · Legal Fees	0.00	3,937.50	(3,937.50)	(100.0)%
5010.03 · Accounting	11,750.00	7,500.00	4,250.00	56.7%
5010.04 · Anesthesiology	33,310.00	7,290.00	26,020.00	356.9%
5010.06 · Retirement Plan Expense	4,650.00	2,550.00	2,100.00	82.4%
Total 5010 · PROFESSIONAL FEES	49,710.00	21,277.50	28,432.50	133.6%
5020 · ADVERTISING				
5020.04 · Internet	142.71	367.71	(225.00)	(61.2)%
5020.11 · Recruitment	28,798.41	8,516.65	20,281.76	238.1%
Total 5020 · ADVERTISING	28,941.12	8,884.36	20,056.76	225.8%
5040 · AUTO EXPENSE				
5040.04 · Patient Transportation	0.00	200.00	(200.00)	(100.0)%
5040.05 · Employee Mileage	94.32	24.19	70.13	289.9%
Total 5040 · AUTO EXPENSE	94.32	224.19	(129.87)	(57.9)%
5080 · MEDICAL EXPENSE				
5080.02 · Oxygen	204.36	2,415.70	(2,211.34)	(91.5)%
5080.03 · Corneal tissue	126,953.00	84,300.00	42,653.00	50.6%
5080.06 · IOL'S	839,866.81	647,274.91	192,591.90	29.8%
5080.07 · Medical Instruments	17,606.02	19,399.92	(1,793.90)	(9.3)%
5080.09 · Medical Expense - Other	247,713.89	278,213.01	(30,499.12)	(11.0)%
5080.10 · Groceries for O/R	4,012.94	2,443.31	1,569.63	64.2%
5080.12 · Cataract supplies	683,391.21	527,268.80	156,122.41	29.6%
5080.13 · Glaucoma supplies	177,874.63	104,189.08	73,685.55	70.7%
5080.15 · Retina supplies	0.00	5,748.47	(5,748.47)	(100.0)%
5080.16 · Cornea supplies	6,276.18	22,383.22	(16,107.04)	(72.0)%
5080.17 · ORA Subscription Fee	5,135.94	2,000.33	3,135.61	156.8%
5080.22 · Cataract LenSx supplies	139,033.22	126,416.92	12,616.30	10.0%
Total 5080 · MEDICAL EXPENSE	2,248,068.20	1,822,053.67	426,014.53	23.4%
5090 · Bank Service Charges	1,511.43	802.77	708.66	88.3%
5091 · Bank Credit Card Service Fees	33,142.96	36,855.91	(3,712.95)	(10.1)%
5092 · Late Fees	209.64	106.00	103.64	97.8%
5110 · Consulting	26,090.00	29,790.00	(3,700.00)	(12.4)%
5120 · Contributions	510.00	1,000.00	(490.00)	(49.0)%
5160 · Dues and Subscriptions	0.00	169.00	(169.00)	(100.0)%
5165 · Professional Dues	5,024.00	1,095.00	3,929.00	358.8%
5170 · EQUIPMENT RENTAL				
5170.02 · Rental Medical Equipment	638.22	759.43	(121.21)	(16.0)%
5170.03 · Rental Non/medical Equipment	6,599.98	6,055.68	544.30	9.0%
Total 5170 · EQUIPMENT RENTAL	7,238.20	6,815.11	423.09	6.2%
5180 · UTILITIES				
5180.02 · Gas and Electric	16,563.09	14,171.22	2,391.87	16.9%
5180.04 · Cable TV	1,856.50	1,675.91	180.59	10.8%
5180.06 · Propane Gas	1,808.62	3,404.82	(1,596.20)	(46.9)%
5180.07 · Water/Sewer	249.00	378.30	(129.30)	(34.2)%
Total 5180 · UTILITIES	20,477.21	19,630.25	846.96	4.3%
5210 · INSURANCE				
5210.02 · Liability Insurance	14,698.45	13,972.07	726.38	5.2%
5210.03 · Disability Insurance	386.99	375.36	11.63	3.1%
5210.04 · Malpractice Insurance	18,680.00	16,344.00	2,336.00	14.3%
5210.05 · Worker Compensation	8,646.00	5,634.00	3,012.00	53.5%
5210.06 · ERISA Bond	399.00	0.00	399.00	100.0%
5210.07 · Employee Short Term Disability	30.24	0.00	30.24	100.0%
5210.10 · Employee Accident Insurance	0.00	11.76	(11.76)	(100.0)%
5210.11 · Employee Cancer Insurance	0.00	0.00	0.00	0.0%
5210.13 · NYS Disability PFL	(72.08)	131.33	(203.41)	(154.9)%
5210.14 · Employee Dental Insurance	0.16	43.32	(43.16)	(99.6)%
Total 5210 · INSURANCE	42,768.76	36,511.84	6,256.92	17.1%

3:57 PM

02/20/24

Cash Basis

Central New York Eye Center, Ltd  
Profit & Loss Prev Year Comparison  
January through December 2023

	Jan - Dec 23	Jan - Dec 22	\$ Change	% Change
5220 · Health Insurance	59,419.39	59,071.05	348.34	0.6%
5230 · EMC Billing	812.06	971.43	(159.37)	(16.4)%
5235 · Employee Morale	14,876.24	4,318.93	10,557.31	244.4%
5237 · Employee Training	2,089.25	310.95	1,778.30	571.9%
5238 · Credentialing	10,671.61	941.37	9,730.24	1,033.6%
5280 · Transcriptions	550.00	600.00	(50.00)	(8.3)%
5290 · Laundry	4,613.20	2,844.00	1,769.20	62.2%
5310 · Licenses, Fees & Permits	9.00	1,088.00	(1,079.00)	(99.2)%
5340 · MAINTENANCE & REPAIRS BUILDING				
5340.02 · Building Repairs Other	7,013.00	17,243.01	(10,230.01)	(59.3)%
5340.03 · Grounds	505.83	506.02	(0.19)	0.0%
5340.04 · Heating and Cooling	905.94	6,231.83	(5,325.89)	(85.5)%
5340.05 · Medical Waste	12,895.76	17,535.41	(4,639.65)	(26.5)%
5340.08 · Trash Removal	10,992.49	11,443.61	(451.12)	(3.9)%
5340.09 · Cleaning & Supplies	2,762.49	1,723.49	1,039.00	60.3%
5340.11 · Storage	8,684.01	8,136.51	547.50	6.7%
5340.12 · Cleaning Service	8,989.78	6,992.77	1,997.01	28.6%
5340.14 · Alarm System	1,014.13	976.29	37.84	3.9%
Total 5340 · MAINTENANCE & REPAIRS BUILDING	53,763.43	70,788.94	(17,025.51)	(24.1)%
5350 · MAINTENANCE & REPAIRS EQUIPMENT				
5350.02 · Equipment Repairs-Other	63.80	494.15	(430.35)	(87.1)%
5350.03 · Repair Instruments	2,350.62	7,949.67	(5,599.05)	(70.4)%
5350.06 · Equipment Service Contracts	89,993.73	81,898.68	8,095.05	9.9%
5350.07 · Medical Equipment Repairs	13,647.59	11,003.36	2,644.23	24.0%
Total 5350 · MAINTENANCE & REPAIRS EQUIPMENT	106,055.74	101,345.86	4,709.88	4.7%
5390 · Assessment Tax - Public Pool	58,248.00	59,798.00	(1,550.00)	(2.6)%
5400 · OFFICE EXPENSE				
5400.02 · Office Expense - other	22,978.61	21,861.57	1,117.04	5.1%
5400.03 · Computer Updates/supplies	15,790.41	6,561.03	9,229.38	140.7%
5400.05 · Email	5,042.00	4,070.00	972.00	23.9%
5400.07 · Administrative	3,752.99	1,180.22	2,572.77	218.0%
5400.08 · Medical Billing	600.00	712.00	(112.00)	(15.7)%
Total 5400 · OFFICE EXPENSE	48,164.01	34,384.82	13,779.19	40.1%
5410 · Postage and Delivery	3,907.67	2,766.52	1,141.15	41.3%
5415 · Depreciation Expense	66,858.00	71,764.00	(4,906.00)	(6.8)%
5500 · RENT				
5500.01 · Tax Assessment	12,843.86	13,001.87	(158.01)	(1.2)%
5500 · RENT - Other	71,818.80	70,410.60	1,408.20	2.0%
Total 5500 · RENT	84,662.66	83,412.47	1,250.19	1.5%
5620 · Operating Room Payroll	1,109,826.02	936,038.18	173,787.84	18.6%
5621 · Operating Room FICA Expense	83,024.71	69,492.30	13,532.41	19.5%
5622 · FUTA Expense	1,454.55	806.81	647.74	80.3%
5623 · SUI Expense	6,391.11	4,947.01	1,444.10	29.2%
5624 · NY Re-empl Svc	222.00	164.47	57.53	35.0%
5750 · TELEPHONE				
5750.02 · Answering Service	1,820.73	1,655.34	165.39	10.0%
5750.03 · Cell Phone	1,308.00	1,308.00	0.00	0.0%
5750 · TELEPHONE - Other	5,796.45	4,659.75	1,136.70	24.4%
Total 5750 · TELEPHONE	8,925.18	7,623.09	1,302.09	17.1%
5753 · Travel	14.96	674.55	(659.59)	(97.8)%
5754 · Meals	113.92	751.42	(637.50)	(84.8)%
5770 · Gifts & Public Relations	111.04	0.00	111.04	100.0%
5771 · Collection Bureau	795.26	496.95	298.31	60.0%
5772 · Uniform Expense	100.00	400.00	(300.00)	(75.0)%
5773 · Miscellaneous	0.00	28.87	(28.87)	(100.0)%
5774 · Interpreter Service	786.05	727.35	58.70	8.1%
6560 · Payroll Administration	7,258.65	6,369.63	889.02	14.0%
6600 · NYS Franchise Tax	1,000.00	1,000.00	0.00	0.0%
Total Expense	4,198,509.55	3,509,142.57	689,366.98	19.6%
Net Ordinary Income	560,325.43	983,819.19	(423,493.76)	(43.1)%
Other Income/Expense				
Other Income				
3040.00 · OTHER INCOME				
3030 · Interest Income	4,226.05	498.06	3,727.99	748.5%
3040.03 · NYS Healthcare Worker Bonus	34,448.00	0.00	34,448.00	100.0%
3051 · Cash Rewards Non-Taxable	760.12	0.00	760.12	100.0%
3040.00 · OTHER INCOME - Other	1,677.86	2,802.28	(1,124.42)	(40.1)%
Total 3040.00 · OTHER INCOME	41,112.03	3,300.34	37,811.69	1,145.7%
Total Other Income	41,112.03	3,300.34	37,811.69	1,145.7%

3:57 PM  
02/20/24  
Cash Basis

Central New York Eye Center, Ltd  
**Profit & Loss Prev Year Comparison**  
January through December 2023

	Jan - Dec 23	Jan - Dec 22	\$ Change	% Change
Other Expense				
6200 - Interest Expense	4,994.05	6,424.97	(1,430.92)	(22.3)%
6201 - NYS PTET passthrough entity tax	70,861.91	33,200.06	37,661.85	113.4%
Total Other Expense	75,855.96	39,625.03	36,230.93	91.4%
Net Other Income	(34,743.93)	(36,324.69)	1,580.76	4.4%
Net Income	525,581.50	947,494.50	(421,913.00)	(44.5)%

1:59 PM  
07/15/24  
Cash Basis

**Central New York Eye Center, Ltd**  
**Balance Sheet Prev Year Comparison**  
As of June 30, 2024

CON # 242152  
BFA Attachment B  
(Cont.)

	Jun 30, 24	Jun 30, 23
<b>ASSETS</b>		
Current Assets		
Checking/Savings		
1000 · CNYEC Tailored Biz Chk ....4076	95,380.79	20,753.52
1020 · CNYEC Commercial Sav....2874	366,274.55	200,674.69
Total Checking/Savings	461,655.34	221,428.21
Total Current Assets	461,655.34	221,428.21
Fixed Assets		
1400 · Leasehold Improvements	217,373.78	217,373.78
1545 · Office Equipment	16,748.70	16,748.70
1550 · Equipment - Medical	761,786.34	746,317.59
1600 · Accumulated Depreciation	(859,584.00)	(792,726.00)
Total Fixed Assets	136,324.82	187,714.07
Other Assets		
2020 · Due to/from CareMount Medical	0.00	1,740.16
2020a · Due to/from Optum Medical Care	12,476.78	16,723.11
2050 · ERC Receivable	0.00	65,886.73
Total Other Assets	12,476.78	84,350.00
<b>TOTAL ASSETS</b>	<b>610,456.94</b>	<b>493,492.28</b>
<b>LIABILITIES &amp; EQUITY</b>		
Liabilities		
Current Liabilities		
Credit Cards		
2200 · Capital One Visa	0.00	12,044.64
Total Credit Cards	0.00	12,044.64
Other Current Liabilities		
2022 · M&T InstallLoan Centurion used	0.00	38,472.27
2024 · M&T CommLoan #059 LenSx new	3,228.05	43,009.64
2026 · ChangeHealthcare FundingSupport	133,900.00	0.00
2190 · 401K Employees W/H	2,237.07	0.00
2500.01 · Alcon Med Eq - Centurion new	3,539.71	19,600.29
2500.02 · Alcon Med Eq - Revalia microscop	22,007.01	34,192.86
2500.03 · Alcon Med Eq - DMM kit	0.00	5,133.35
2500.04 · Alcon Med Eq - Verifeye	0.00	44,000.00
Total Other Current Liabilities	164,911.84	184,408.41
Total Current Liabilities	164,911.84	196,453.05
Total Liabilities	164,911.84	196,453.05
Equity		
2750 · Distribution to Shareholders	(507,874.00)	(943,800.00)
2800 · Capital Stock	14,670.14	14,670.14
3900 · Retained Earnings	628,305.90	1,029,107.76
Net Income	310,443.06	197,061.33
Total Equity	445,545.10	297,039.23
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>610,456.94</b>	<b>493,492.28</b>

2:00 PM  
07/15/24  
Cash Basis

**Central New York Eye Center, Ltd**  
**Profit & Loss Prev Year Comparison**  
January through June 2024

CON # 242152  
BFA Attachment B  
(Cont.)

	Jan - Jun 24	Jan - Jun 23
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>4000 · FEES</b>		
4000.02 · Patient Fees	2,198,862.31	2,361,088.00
4000.04 · Fee Refunds	(22,941.38)	(16,434.39)
<b>Total 4000 · FEES</b>	<b>2,175,920.93</b>	<b>2,344,653.61</b>
<b>Total Income</b>	<b>2,175,920.93</b>	<b>2,344,653.61</b>
<b>Gross Profit</b>	<b>2,175,920.93</b>	<b>2,344,653.61</b>
<b>Expense</b>		
<b>5010 · PROFESSIONAL FEES</b>		
5010.03 · Accounting	9,500.00	11,750.00
5010.04 · Anesthesiology	21,450.00	29,400.00
5010.06 · Retirement Plan Expense	2,550.00	2,550.00
<b>Total 5010 · PROFESSIONAL FEES</b>	<b>33,500.00</b>	<b>43,700.00</b>
<b>5020 · ADVERTISING</b>		
5020.11 · Recruitment	2,816.28	16,653.34
<b>Total 5020 · ADVERTISING</b>	<b>2,816.28</b>	<b>16,653.34</b>
<b>5040 · AUTO EXPENSE</b>		
5040.04 · Patient Transportation	19.00	0.00
5040.05 · Employee Mileage	0.00	0.00
<b>Total 5040 · AUTO EXPENSE</b>	<b>19.00</b>	<b>0.00</b>
<b>5080 · MEDICAL EXPENSE</b>		
5080.02 · Oxygen	153.32	136.24
5080.03 · Corneal tissue	10,470.00	76,634.00
5080.06 · IOL'S	358,126.45	436,854.19
5080.07 · Medical Instruments	39,320.51	10,421.31
5080.09 · Medical Expense - Other	120,231.58	142,504.03
5080.10 · Groceries for O/R	1,884.67	1,500.45
5080.12 · Cataract supplies	257,408.02	341,393.75
5080.13 · Glaucoma supplies	25,444.39	115,234.48
5080.16 · Cornea supplies	1,029.73	3,780.25
5080.17 · ORA Subscription Fee	1,394.82	1,243.44
5080.22 · Cataract LenSx supplies	38,655.52	52,832.69
<b>Total 5080 · MEDICAL EXPENSE</b>	<b>854,119.01</b>	<b>1,182,534.83</b>
<b>5090 · Bank Service Charges</b>	<b>548.93</b>	<b>713.37</b>
<b>5091 · Bank Credit Card Service Fees</b>	<b>16,515.65</b>	<b>16,742.84</b>
<b>5092 · Late Fees</b>	<b>191.98</b>	<b>111.74</b>
<b>5110 · Consulting</b>	<b>12,260.00</b>	<b>13,330.00</b>
<b>5120 · Contributions</b>	<b>0.00</b>	<b>510.00</b>
<b>5165 · Professional Dues</b>	<b>3,660.00</b>	<b>3,720.00</b>
<b>5170 · EQUIPMENT RENTAL</b>		
5170.02 · Rental Medical Equipment	98.77	67.93
5170.03 · Rental Non/medical Equipment	2,593.66	3,978.50
<b>Total 5170 · EQUIPMENT RENTAL</b>	<b>2,692.43</b>	<b>4,046.43</b>
<b>5180 · UTILITIES</b>		
5180.02 · Gas and Electric	8,553.93	10,562.69
5180.04 · Cable TV	1,061.16	865.23
5180.06 · Propane Gas	3,143.51	1,501.68
5180.07 · Water/Sewer	195.00	111.00
<b>Total 5180 · UTILITIES</b>	<b>12,953.60</b>	<b>13,040.60</b>

2:00 PM  
07/15/24  
Cash Basis

**Central New York Eye Center, Ltd**  
**Profit & Loss Prev Year Comparison**  
**January through June 2024**

	Jan - Jun 24	Jan - Jun 23
<b>5210 · INSURANCE</b>		
5210.03 · Disability Insurance	203.29	188.05
5210.04 · Malpractice Insurance	18,680.00	0.00
5210.05 · Worker Compensation	9,163.00	6,890.00
5210.06 · ERISA Fidelity Bond	0.00	399.00
5210.07 · Employee Short Term Disability	(21.60)	0.00
5210.10 · Employee Accident Insurance	(15.84)	0.00
5210.11 · Employee Cancer Insurance	(35.76)	0.00
5210.13 · NYS Disability PFL	(53.91)	(155.31)
5210.14 · Employee Dental Insurance	59.69	0.08
5210.15 · Cyber Insurance	2,788.03	0.00
<b>Total 5210 · INSURANCE</b>	<b>30,766.90</b>	<b>7,321.82</b>
5220 · Health Insurance	31,279.17	32,141.27
5230 · EMC Billing	98.41	389.77
5235 · Employee Morale	3,393.40	4,518.35
5237 · Employee Training	1,239.93	1,316.61
5238 · Credentialing	918.66	9,879.28
5280 · Transcriptions	200.00	250.00
5290 · Laundry	1,775.30	1,991.00
5310 · Licenses, Fees & Permits	200.00	9.00
<b>5340 · MAINTENANCE &amp; REPAIRS BUILDING</b>		
5340.02 · Building Repairs Other	1,375.00	6,462.94
5340.04 · Heating and Cooling	371.41	905.94
5340.05 · Medical Waste	6,895.42	5,800.28
5340.08 · Trash Removal.	7,248.07	5,874.14
5340.09 · Cleaning & Supplies	432.27	1,424.78
5340.11 · Storage	4,836.16	4,235.86
5340.12 · Cleaning Service	4,641.86	4,376.34
5340.14 · Alarm System	740.66	664.97
<b>Total 5340 · MAINTENANCE &amp; REPAIRS BUILDING</b>	<b>26,540.85</b>	<b>29,745.25</b>
<b>5350 · MAINTENANCE &amp; REPAIRS EQUIPMENT</b>		
5350.02 · Equipment Repairs-Other	0.00	63.80
5350.03 · Repair Instruments	405.92	1,764.94
5350.05 · Computer Repairs	5,137.27	0.00
5350.06 · Equipment Service Contracts	49,487.33	35,585.26
5350.07 · Medical Equipment Repairs	6,242.24	2,882.88
<b>Total 5350 · MAINTENANCE &amp; REPAIRS EQUIPMENT</b>	<b>61,272.76</b>	<b>40,296.88</b>
5390 · Assessment Tax - Public Pool	22,724.00	29,037.00
<b>5400 · OFFICE EXPENSE</b>		
5400.02 · Office Expense - other	12,642.66	12,445.03
5400.03 · Computer Updates/supplies	3,032.20	5,073.47
5400.05 · Email	2,280.00	2,250.00
5400.07 · Administrative	2,212.41	1,814.35
5400.08 · Medical Billing	300.00	300.00
<b>Total 5400 · OFFICE EXPENSE</b>	<b>20,467.27</b>	<b>21,882.85</b>
5410 · Postage and Delivery	1,193.15	2,071.33
<b>5500 · RENT</b>		
5500.01 · Tax Assessment	6,926.95	7,047.56
5500 · RENT - Other	36,627.60	35,909.40
<b>Total 5500 · RENT</b>	<b>43,554.55</b>	<b>42,956.96</b>
5620 · Operating Room Payroll	601,299.47	537,600.53
5621 · Operating Room FICA Expense	44,954.93	40,176.67
5622 · FUTA Expense	1,988.77	1,248.82
5623 · SUI Expense	5,076.33	5,019.71
5624 · NY Re-empl Svc	188.02	171.18

2:00 PM  
07/15/24  
Cash Basis

**Central New York Eye Center, Ltd**  
**Profit & Loss Prev Year Comparison**  
January through June 2024

CON # 242152  
BFA Attachment B  
(Cont.)

	Jan - Jun 24	Jan - Jun 23
5750 · TELEPHONE		
5750.02 · Answering Service	1,011.39	918.96
5750.03 · Cell Phone	442.73	654.00
5750 · TELEPHONE - Other	2,224.99	2,607.24
<b>Total 5750 · TELEPHONE</b>	<b>3,679.11</b>	<b>4,180.20</b>
5754 · Meals	354.38	0.00
5770 · Gifts & Public Relations	76.95	0.00
5771 · Collection Bureau	78.33	569.55
5772 · Uniform Expense	160.94	100.00
5773 · Miscellaneous	0.00	0.00
5774 · Interpreter Service	0.00	628.05
6560 · Payroll Administration	3,582.23	3,559.80
6600 · NYS Franchise Tax	1,000.00	1,000.00
<b>Total Expense</b>	<b>1,847,340.69</b>	<b>2,113,165.03</b>
<b>Net Ordinary Income</b>	<b>328,580.24</b>	<b>231,488.58</b>
Other Income/Expense		
Other Income		
3040.00 · OTHER INCOME		
3030 · Interest Income	1,750.95	50.19
3040.03 · NYS Healthcare Worker Bonus	0.00	34,448.00
3051 · Cash Rewards Non-Taxable	0.00	760.12
3040.00 · OTHER INCOME - Other	721.00	651.60
<b>Total 3040.00 · OTHER INCOME</b>	<b>2,471.95</b>	<b>35,909.91</b>
<b>Total Other Income</b>	<b>2,471.95</b>	<b>35,909.91</b>
Other Expense		
6200 · Interest Expense	1,859.13	2,624.58
6201 · NYS PTET passthrough entity tax	18,750.00	67,712.58
<b>Total Other Expense</b>	<b>20,609.13</b>	<b>70,337.16</b>
<b>Net Other Income</b>	<b>(18,137.18)</b>	<b>(34,427.25)</b>
<b>Net Income</b>	<b>310,443.06</b>	<b>197,061.33</b>

Capital Region ASC - Membership Charts

Original Membership	
Member	Direct Membership % in CRASC
James E. Striker, M.D.	10.00%
Jeffrey Lozman, M.D.	10.00%
John Czajka, M.D.	10.00%
Robert J. Hedderman, M.D.	10.00%
Richard H. Alfred, M.D.	10.00%
Marc D. Fuchs, M.D.	10.00%
Richard R. Whipple, M.D.	10.00%
David E. Quinn, M.D.	10.00%
R. Maxwell Alley, M.D.	10.00%
Robert A. Cheney, M.D.	10.00%
<b>TOTAL</b>	<b>100.00%</b>

Proposed Membership	
Member	Direct Membership % in CRASC
R. Maxwell Alley, M.D.	5.26%
Robert A. Cheney, M.D.	5.26%
James Schneider, M.D.	5.26%
Shankar P. Das, M.D.	5.26%
John Dipreta, M.D.	5.26%
Daniel Phelan, M.D.	5.26%
Jordan Lisella, M.D.	5.26%
George Zanos, M.D.	5.26%
Andrew Gerdeman, M.D.	5.26%
Jared Roberts, M.D.	5.26%
Michael Flaherty, M.D.	5.26%
Andrew Morse, M.D.	5.26%
Cory Czajka, M.D.	5.26%
Alexander Harbin, M.D.	5.26%
Joseph Zimmerman, M.D.	5.26%
Patrick Marinello, M.D.	5.26%
Alexander Riccio, M.D.	5.26%
Matthew Tetreault, M.D.	5.26%
Thomas Kryzak, M.D.	5.26%
<b>TOTAL</b>	<b>100.00%</b>

**CAPITAL REGION AMBULATORY SURGERY CENTER, LLC**

Balance Sheets

December 31

	<u><b>2023</b></u>	<u><b>2022</b></u>
<b><u>Assets</u></b>		
<b>Current assets:</b>		
Cash	\$ 1,012,109	\$ 870,807
Accounts receivable, net of allowance for credit losses of \$100,000 (Note 2)	1,525,167	1,407,966
Prepaid expenses	1,142,831	1,166,685
Other assets	<u>23,377</u>	<u>23,377</u>
 Total current assets	 3,703,484	 3,468,835
 <b>Property and equipment, net (Note 3)</b>	 4,025,376	 4,079,789
<b>Operating lease right-of-use assets, net (Note 4)</b>	<u>12,899,355</u>	<u>13,639,020</u>
 <b>Total Assets</b>	 <u><u>\$ 20,628,215</u></u>	 <u><u>\$ 21,187,644</u></u>
 <b><u>Liabilities And Members' Equity</u></b>		
<b>Current liabilities:</b>		
Current portion of long-term debt (Note 6)	\$ 366,915	\$ 358,418
Current portion of financing lease obligations (Note 4)	137,969	137,302
Current portion of operating lease obligations (Note 4)	629,120	585,597
Accounts payable and accrued expenses	<u>1,777,365</u>	<u>1,972,660</u>
 Total current liabilities	 2,911,369	 3,053,977
 <b>Long-term debt (Note 6)</b>	 249,634	 616,392
<b>Financing lease obligations (Note 4)</b>	144,602	282,570
<b>Operating lease obligations (Note 4)</b>	<u>12,478,031</u>	<u>13,107,151</u>
 Total liabilities	 15,783,636	 17,060,090
 <b>Members' equity</b>	 <u>4,844,579</u>	 <u>4,127,554</u>
 <b>Total Liabilities And Members' Equity</b>	 <u><u>\$ 20,628,215</u></u>	 <u><u>\$ 21,187,644</u></u>

The accompanying notes are an integral part of these financial statements

**CAPITAL REGION AMBULATORY SURGERY CENTER, LLC**

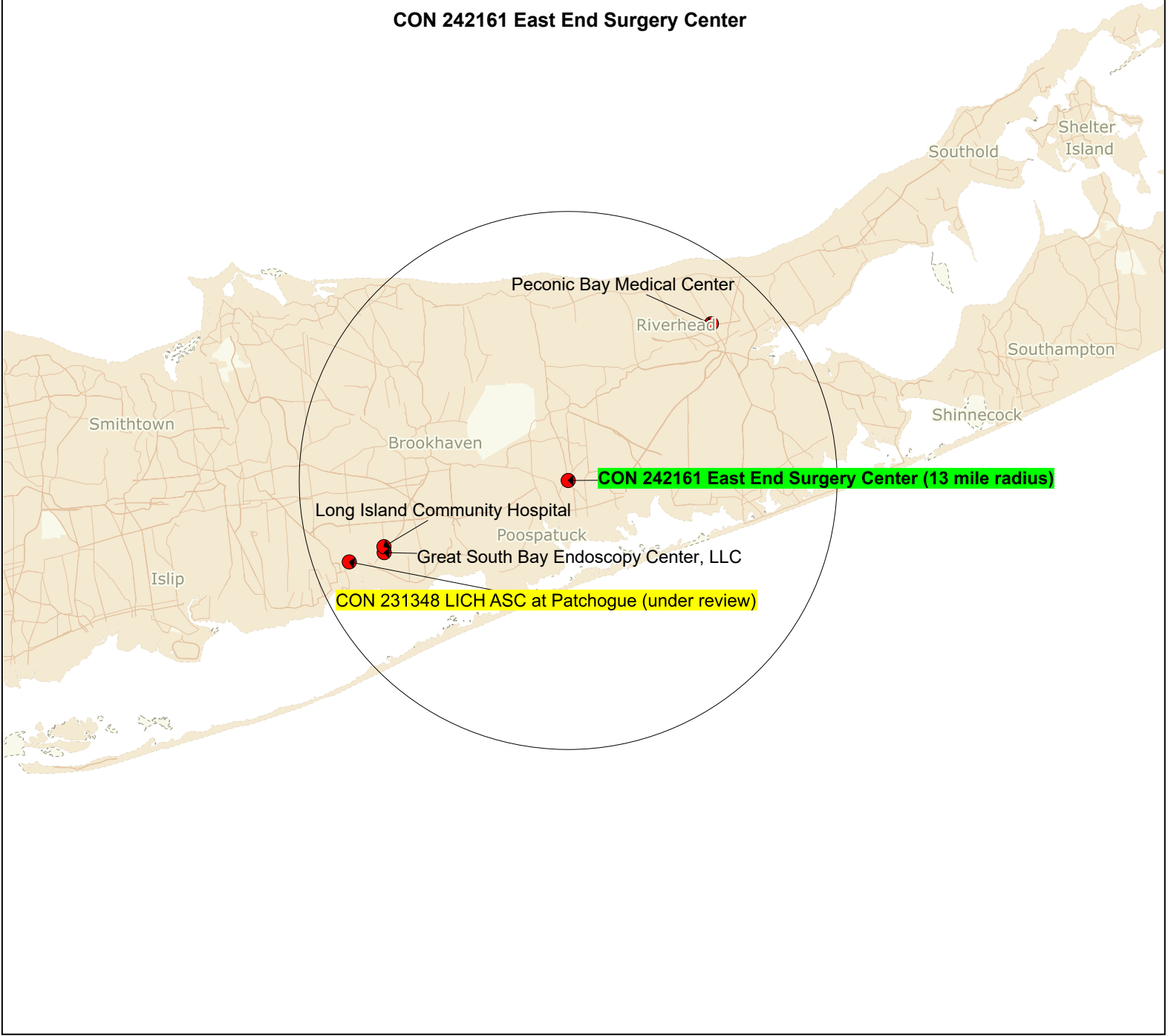
Statements Of Income And Members' Equity

For The Years Ended December 31

	<u><b>2023</b></u>	<u><b>%</b></u>	<u><b>2022</b></u>	<u><b>%</b></u>
<b>Revenues</b>	<u>\$ 29,064,564</u>	<u>100.0</u>	<u>\$ 27,132,651</u>	<u>100.0</u>
<b>Operating expenses:</b>				
Personnel expenses, including benefits	8,861,900	30.5	7,914,621	29.1
Medical supplies	8,156,113	28.1	7,145,988	26.3
Facilities and equipment	3,374,613	11.6	3,252,479	12.0
General and administrative	<u>516,406</u>	<u>1.8</u>	<u>482,765</u>	<u>1.8</u>
Total operating expenses	<u>20,909,032</u>	<u>72.0</u>	<u>18,795,853</u>	<u>69.1</u>
<b>Operating income</b>	<u>8,155,532</u>	<u>28.0</u>	<u>8,336,798</u>	<u>30.9</u>
<b>Other income (expense):</b>				
Other income	504,191	1.7	360,117	1.3
Interest expense	<u>(17,338)</u>	<u>(0.1)</u>	<u>(71,772)</u>	<u>(0.3)</u>
Total other income, net	<u>486,853</u>	<u>1.6</u>	<u>288,345</u>	<u>1.0</u>
<b>Net income</b>	8,642,385	<u>29.6</u>	8,625,143	<u>31.9</u>
<b>Members' equity - beginning</b>	4,127,554		3,908,855	
<b>Members' distributions</b>	<u>(7,925,360)</u>		<u>(8,406,444)</u>	
<b>Members' Equity - Ending</b>	<u>\$ 4,844,579</u>		<u>\$ 4,127,554</u>	

The accompanying notes are an integral part of these financial statements

CON 242161 East End Surgery Center



Facilities providing Gastroenterology within thirteen miles of CON 242161 East End Surgery Center

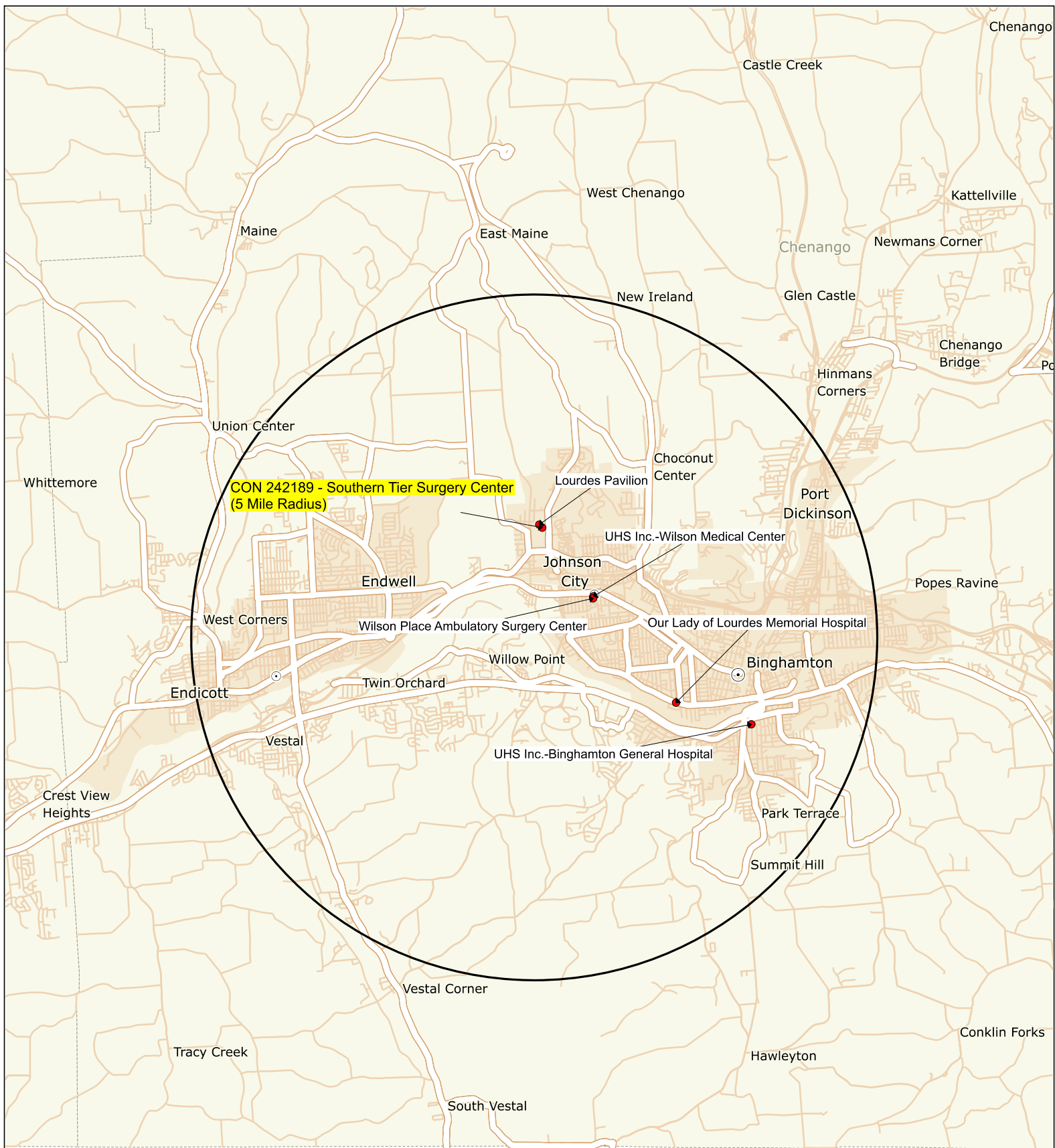
Pro Forma Balance Sheet

ASSETS:

Cash	\$224,943
Moveable Equipment	17,849
Leasehold Improvements	<u>488,318</u>
TOTAL ASSETS	\$731,110

LIABILITIES	\$0
-------------	-----

NET ASSETS	\$731,110
------------	-----------



Map depicts facilities within a 5 mile radius of CON 242189 Southern Tier Surgery Center providing orthopedic surgical services.

Our Lady of Lourdes Memorial Hospital, Inc. and Affiliates

Consolidated Balance Sheets  
(Dollars in Thousands)

	June 30,	
	2023	2022
<b>Assets</b>		
Current assets:		
Cash and cash equivalents	\$ 5,011	\$ 3,283
Accounts receivable	48,733	43,805
Inventories	6,810	6,841
Other	9,516	6,726
Total current assets	70,070	60,655
Interest in investments held by Ascension	174,043	224,701
Assets limited as to use:		
Investment in net assets of Lourdes Hospital Foundation, Inc. and related	29,218	30,274
Other	-	593
Total assets limited as to use	29,218	30,867
Property and equipment:		
Land and improvements	13,066	12,475
Buildings and equipment	280,695	273,092
Construction in progress	2,570	9,738
Less accumulated depreciation	(173,896)	(166,902)
Total property and equipment, net	122,435	128,403
Other assets:		
Right-of-use assets - leases	23,416	19,390
Capitalized computer software, net	837	1,325
Deferred compensation deposits	4,346	17,731
Other	256	1,503
Total other assets	28,855	39,949
Total assets	\$ 424,621	\$ 484,575

Our Lady of Lourdes Memorial Hospital, Inc. and Affiliates

Consolidated Balance Sheets (continued)

(Dollars in Thousands)

	June 30,	
	2023	2022
<b>Liabilities and net assets</b>		
Current liabilities:		
Current portion of long-term debt	\$ 614	\$ 603
Current portion of lease obligations	6,045	6,200
Accounts payable and accrued liabilities	92,734	99,308
Estimated third-party payor settlements, net	12,548	16,549
Other	4,820	9,763
Total current liabilities	116,761	132,423
Noncurrent liabilities:		
Long-term debt	36,682	37,300
Lease obligations, less current portion	17,864	13,499
Due to System, net	6,019	11,413
Deferred compensation	4,346	17,731
Other	2,199	2,157
Total noncurrent liabilities	67,110	82,100
Total liabilities	183,871	214,523
Net assets:		
Without donor restrictions	211,532	239,185
With donor restrictions	29,218	30,867
Total net assets	240,750	270,052
Total liabilities and net assets	\$ 424,621	\$ 484,575

Our Lady of Lourdes Memorial Hospital, Inc. and Affiliates

Consolidated Statements of Operations  
and Changes in Net Assets  
(Dollars in Thousands )

	Years Ended June 30,	
	2023	2022
Operating revenue:		
Net patient service revenue	\$ 413,024	\$ 385,115
Other revenue	77,116	61,043
Total operating revenue	490,140	446,158
Operating expenses:		
Salaries and wages	230,106	221,838
Employee benefits	43,132	41,883
Purchased services	49,384	35,851
Professional fees	31,693	23,217
Supplies	60,226	57,411
Insurance	3,836	3,519
Interest	1,457	1,386
Depreciation and amortization	16,114	14,805
Management fees	32,000	32,000
Other	56,772	53,732
Total operating expenses	524,720	485,642
Loss from operations	(34,580)	(39,484)
Nonoperating gains (losses), net	3,714	(5,471)
Excess of expenses over revenue	\$ (30,866)	\$ (44,955)

**The Guthrie Clinic and Affiliates**

Consolidated Balance Sheets

June 30, 2023 and 2022

(In Thousands of Dollars)

	<b>2023</b>	<b>2022</b>
<b>Assets</b>		
<b>Current Assets</b>		
Cash and cash equivalents	\$ 23,515	\$ 67,296
Patient accounts receivable	107,844	100,766
Inventories	24,972	22,225
Prepaid expenses and other current assets	39,897	36,311
Total current assets	196,228	226,598
<b>Assets Limited as to Use</b>		
Trustee held funds under trust indenture agreement	25,572	42,898
Board-designated funds	207,183	196,158
Self-insured trust funds	62,780	76,630
Other	72,837	73,542
Total assets limited as to use	368,372	389,228
Investments	551,872	577,186
Property and equipment, net	417,011	433,481
Finance lease right-of-use assets	3,072	3,221
Operating lease right-of-use assets	15,549	15,761
Prepaid pension	31,227	29,953
Other assets, net	6,842	7,889
Total assets	<u>\$ 1,590,173</u>	<u>\$ 1,683,317</u>
<b>Liabilities and Net Assets</b>		
<b>Current Liabilities</b>		
Finance lease obligations, current	\$ 1,039	\$ 792
Operating lease obligations, current	3,100	2,558
Current maturities of long-term obligations	11,270	10,825
Accounts payable and accrued expenses	63,105	74,685
Accrued payroll, taxes and vacation	53,804	79,244
Estimated third-party payables, net	5,167	8,722
Current portion of contract liability, advance payments	-	15,230
Other current liabilities	1,683	2,381
Total current liabilities	139,168	194,437
Finance lease obligations	2,070	2,812
Operating lease obligations	12,731	13,420
Long-term obligations, net	401,147	412,598
Accrued pension cost	4,168	7,497
Asset retirement obligation	6,645	6,381
Insurance liabilities, net of current portion	61,167	67,971
Other long-term liabilities	4,960	9,356
Total liabilities	632,056	714,472
<b>Net Assets</b>		
Net assets without donor restrictions	884,662	893,933
Net assets with donor restrictions	73,455	74,912
Total net assets	958,117	968,845
Total liabilities and net assets	<u>\$ 1,590,173</u>	<u>\$ 1,683,317</u>

See notes to consolidated financial statements

**The Guthrie Clinic and Affiliates**

Consolidated Statements of Operations and Changes in Net Assets

Years Ended June 30, 2023 and 2022

(In Thousands of Dollars)

	<u>2023</u>	<u>2022</u>
<b>Revenues and Other Support</b>		
Net patient service revenue	\$ 1,087,754	\$ 1,013,560
Other operating revenue	<u>28,622</u>	<u>52,631</u>
Total revenues and other support	<u>1,116,376</u>	<u>1,066,191</u>
<b>Expenses</b>		
Salaries and wages	593,134	544,064
Employee benefits	109,831	110,261
Purchased services	82,618	71,783
Supplies	119,642	106,555
Pharmaceuticals	120,169	107,065
Insurance	10,940	6,970
Other expenses	84,982	73,858
Depreciation and amortization	54,330	52,190
Interest	13,465	8,225
Bad debt expense	<u>103</u>	<u>157</u>
Total expenses	<u>1,189,214</u>	<u>1,081,128</u>
Loss from operations	(72,838)	(14,937)
<b>Nonoperating Income (Loss)</b>		
Early extinguishment of debt	-	(260)
Restructuring expense	(1,251)	47
Other income (loss), net (Note 11)	<u>54,787</u>	<u>(86,975)</u>
Total nonoperating income (loss)	<u>53,536</u>	<u>(87,188)</u>
Revenues less than expenses (carried forward)	<u>\$ (19,302)</u>	<u>\$ (102,125)</u>

See notes to consolidated financial statements

**The Guthrie Clinic and Affiliates**

Consolidated Statements of Operations and Changes in Net Assets  
Years Ended June 30, 2023 and 2022  
(In Thousands of Dollars)

	<u>2023</u>	<u>2022</u>
<b>Changes in Net Assets Without Donor Restrictions</b>		
Revenues less than expenses (brought forward)	\$ (19,302)	\$ (102,125)
Change in pension obligations	8,492	(8,593)
Net assets released from restrictions used for purchase of property and equipment	<u>1,539</u>	<u>904</u>
Change in net assets without donor restrictions	<u>(9,271)</u>	<u>(109,814)</u>
<b>Changes in Net Assets With Donor Restrictions</b>		
Contributions and grant income	2,862	2,506
Interest and dividends, net of investment fees	1,368	1,068
Net realized and unrealized gain (loss) on investments	2,770	(10,171)
Net assets released from donor restrictions	<u>(8,457)</u>	<u>(4,422)</u>
Change in net assets with donor restrictions	<u>(1,457)</u>	<u>(11,019)</u>
Change in net assets	(10,728)	(120,833)
<b>Net Assets, Beginning</b>	<u>968,845</u>	<u>1,089,678</u>
<b>Net Assets, Ending</b>	<u><u>\$ 958,117</u></u>	<u><u>\$ 968,845</u></u>

See notes to consolidated financial statements

**The Guthrie Clinic  
Balance Sheet  
For the Period Ending October 31, 2024  
Unaudited  
(in Thousands)**

	Guthrie Lourdes Hospital	Guthrie Lourdes Health and Fitness	Corbett Corporation	Lourdes Realty Company	Southern Tier Medical Care	Total Lourdes	TGC-The Guthrie Clinic Consolidating
<b>Current Assets</b>							
Cash and Cash Equivalents	5,847	-	407	201	2,861	9,316	76,655
Accounts Receivable, Net	34,359	-	-	-	(148)	34,212	194,426
Notes Receivable	(27)	-	-	-	-	(27)	333
Inventories	18,618	-	-	-	-	18,618	47,154
Prepaid Expenses	7,350	270	18	39	191	7,868	68,450
Due from Affiliates	595,662	4,139	-	131	2,699	602,630	0
Total Current Assets	661,809	4,408	425	370	5,603	672,616	387,018
<b>Assets limited as to use</b>							
Trustee held funds under trust indenture agreement	-	-	-	-	-	-	19,597
Board Designated Funds	-	-	-	-	-	-	233,407
Temporarily & Permanent Restricted Funds	-	-	-	-	-	-	77,461
Self-insured Trust Funds	1,544	-	-	-	-	1,544	61,423
Deferred Compensation	4,209	-	-	-	-	4,209	4,209
Patient Escrow	-	-	-	-	-	-	86
Noncurrent assets limited as to use	5,753	-	-	-	-	5,753	396,183
<b>Other Assets</b>							
Interest in Net Assets of Foundation	33,484	-	-	-	-	33,484	33,484
Investment	-	-	-	-	-	-	525,312
Finance lease right-of-use assets	9,833	7,115	-	-	-	16,949	18,866
Operating lease right-of-use assets - Real Estate	29,002	-	-	-	624	29,626	46,168
Operating lease right-of-use assets - Equipment	560	-	-	-	-	560	723
Property, Plant & Equipment	101,702	10,045	-	314	836	112,897	507,738
Prepaid Pension, Cost	-	-	-	-	-	-	31,252
Other assets, net	6,430	0	-	-	-	6,430	15,402
Total other assets	181,012	17,160	-	314	1,460	199,946	1,178,946
<b>Total Assets</b>	<b>848,574</b>	<b>21,568</b>	<b>425</b>	<b>684</b>	<b>7,063</b>	<b>878,314</b>	<b>1,962,147</b>
<b>Current Liabilities</b>							
Current Debt	-	-	-	-	-	-	32,000
Finance lease obligations, current	785	140	-	-	-	925	1,699
Operating lease obligations, current	4,816	-	-	-	94	4,911	7,737
Current maturities of long-term obligations	-	-	-	-	-	-	11,600
Accrued Expenses and Accounts Payable	26,134	90	-	-	(38)	26,186	99,931
Accrued Payroll, Taxes	5,771	-	-	-	0	5,771	51,762
Accrued Vacation	5,423	-	-	-	-	5,423	25,602
Accrued Interest	-	-	-	-	-	-	2,960
Estimated third-party payables, net	-	-	-	-	-	-	3,668
Contract Liability, Advance Payments	313	-	-	-	-	313	312
Due to Affiliates	629,253	15,798	538	950	5,809	652,348	(0)
Other	19,970	-	-	-	191	20,160	10,074
Total current liabilities	692,465	16,028	538	950	6,056	716,037	247,346
<b>Other Liabilities</b>							
Finance lease obligations	8,863	5,537	-	-	-	14,400	15,535
Operating lease obligations	26,375	-	-	-	722	27,097	41,645
Long-term obligations, net	139,160	-	-	-	-	139,160	528,465
Deferred Compensation	4,209	-	-	-	-	4,209	4,209
Patient Escrow	-	-	-	-	-	-	86
Accrued pension cost	-	-	-	-	-	-	1,843
Other	5,246	-	-	-	-	5,246	67,860
Total other liabilities	183,853	5,537	-	-	722	190,112	659,643
<b>Total Liabilities</b>	<b>876,317</b>	<b>21,565</b>	<b>538</b>	<b>950</b>	<b>6,778</b>	<b>906,149</b>	<b>906,989</b>
<b>Net Assets</b>							
Net assets without donor restrictions	(62,050)	3	(113)	(266)	285	(62,142)	936,723
Net assets with donor restrictions	34,307	-	-	-	-	34,307	118,435
Total net assets	(27,743)	3	(113)	(266)	285	(27,835)	1,055,158
<b>Total Liabilities and Net Assets</b>	<b>848,574</b>	<b>21,568</b>	<b>425</b>	<b>684</b>	<b>7,063</b>	<b>878,314</b>	<b>1,962,147</b>

**The Guthrie Clinic  
Statement of Operations  
Year-to-Date October 2024  
Unaudited  
(in Thousands)**

	Lourdes Hospital	Lourdes Health and Fitness	Corbett Corporation	Lourdes Realty Company	Southern Tier Medical Care	Total Lourdes	TGC-The Guthrie Clinic Consolidating
	Actual	Actual	Actual	Actual	Actual	Actual	Actual
Net Patient Service Revenue	162,980	-	-	-	1,334	164,314	587,415
Operating Revenue Support	4,080	1,828	-	155	148	6,212	23,375
Total Operating Revenue	167,060	1,828	-	155	1,483	170,526	610,789
Salaries	75,428	-	7	-	227	75,662	300,076
Employee Benefits	13,192	-	1	-	57	13,250	54,110
Purchase service and physician fees	48,756	1,154	-	-	103	50,013	66,957
Supplies	18,353	18	-	-	8	18,378	62,073
Pharmaceuticals	20,046	-	-	-	83	20,129	73,139
Insurance	1,723	1	-	-	-	1,724	5,192
Other Expenses	9,481	213	47	290	95	10,126	43,247
Depreciation and Amortization	5,519	488	-	0	67	6,074	23,645
Interest	2,299	80	-	-	-	2,379	7,264
Total Operating Expense	194,796	1,955	55	290	639	197,735	635,703
Income From Operations	(27,736)	(127)	(55)	(134)	843	(27,210)	(24,914)
Non Operating Gains/(Losses)	23	-	-	-	-	23	28,313
Excess Margin	(27,713)	(127)	(55)	(134)	843	(27,187)	3,399

**SOUTHERN TIER SURGERY CENTER, LLC**

**ESTABLISH A DUAL SINGLE-SPECIALTY FREESTANDING AMBULATORY SURGERY CENTER**

**PRO FORMA BALANCE SHEET**

**ASSETS**

Cash (Working Capital need)	\$2,605,075
Landlord-Tenant Allowance	\$2,792,125
Leasehold Improvements	\$10,341,792
Equipment	\$4,593,694
	<hr/>
<b>TOTAL ASSETS</b>	<b>\$20,332,686</b>

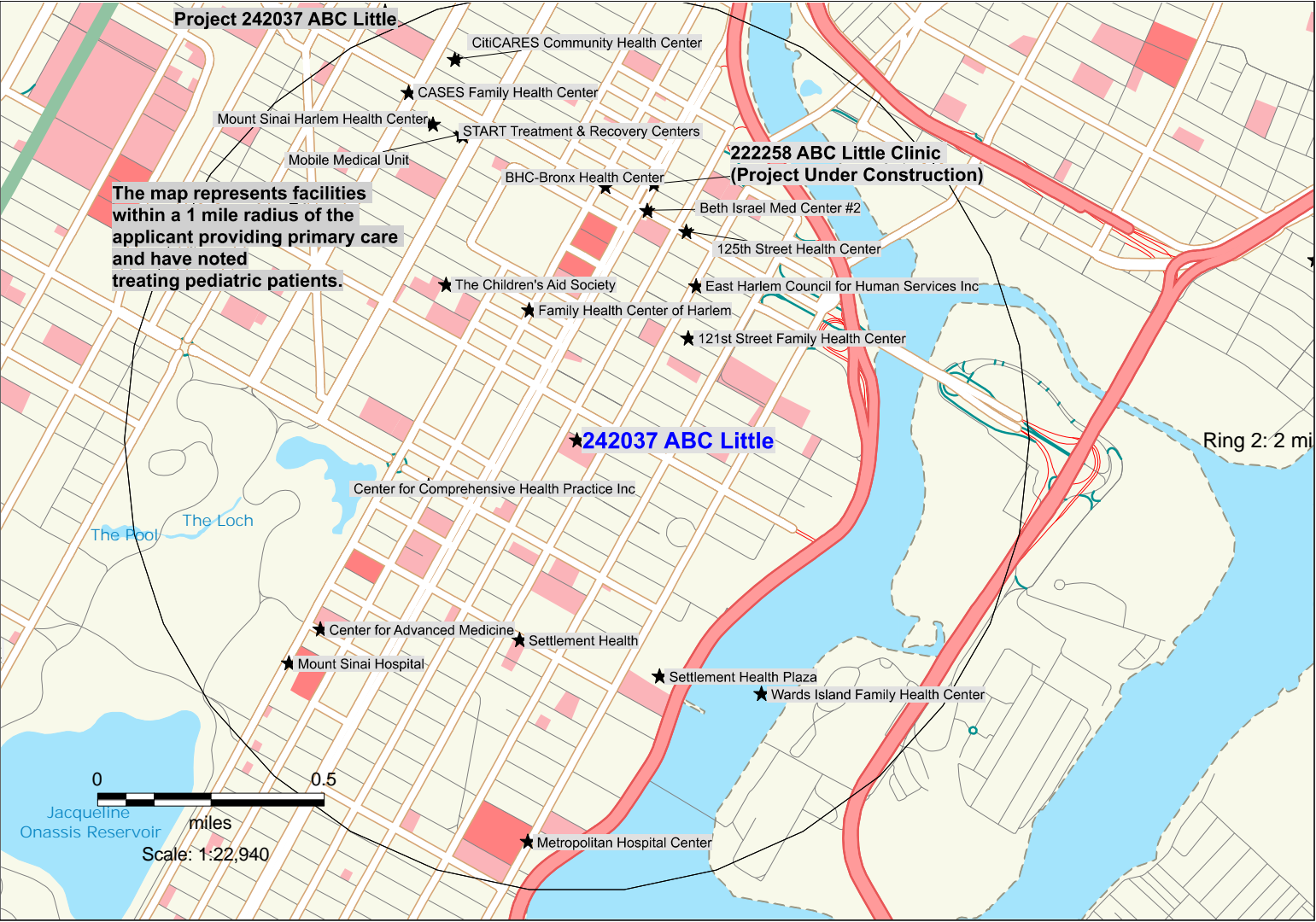
**LIABILITIES AND MEMBER EQUITY**

**LIABILITIES**

Construction Loan	\$9,000,000
Working Capital Loan	\$400,000
<b>TOTAL LIABILITIES</b>	<b>\$9,400,000</b>

<b>MEMBER EQUITY</b>	<b><u>\$10,932,686</u></b>
----------------------	----------------------------

<b>TOTAL LIABILITIES AND MEMBER EQUITY</b>	<b>\$20,332,686</b>
--	---------------------



# Association to Benefit Children and Affiliate

## Consolidated Statement of Financial Position (with comparative totals for 2022)

June 30,

June 30,

	Consolidated Totals				
	ABC	HDFC	Eliminations	2023	2022
<b>Assets</b>					
<b>Current Assets</b>					
Cash and cash equivalents (Notes 3 and 4)	\$ 7,485,449	\$ 23,137	\$ -	\$ 7,508,586	\$ 5,679,857
Restricted cash (Note 3)	-	2,480	-	2,480	2,480
Investments, at fair value (Notes 3 and 5)	8,451,365	-	-	8,451,365	8,074,038
Accounts receivable, net (Note 3)	4,528,802	10,224	-	4,539,026	5,699,387
Due from affiliate (Note 7)	1,010,795	-	(1,010,795)	-	-
Rent receivable, net	-	19,601	-	19,601	5,983
Prepaid expenses and other assets	202,724	1,142	-	203,866	232,135
<b>Total Current Assets</b>	<b>21,679,135</b>	<b>56,584</b>	<b>(1,010,795)</b>	<b>20,724,924</b>	<b>19,693,880</b>
Cash Surrender Value of Life Insurance Policy (Note 9)	708,077	-	-	708,077	708,077
Other Assets	75,406	-	-	75,406	75,406
<b>Fixed Assets, Net (Notes 3 and 6)</b>	<b>3,043,878</b>	<b>132,946</b>	<b>-</b>	<b>3,176,824</b>	<b>3,648,070</b>
<b>Operating Lease Right-of-Use Asset, Net (Notes 3 and 10)</b>	<b>1,560,258</b>	<b>-</b>	<b>-</b>	<b>1,560,258</b>	<b>-</b>
<b>Total Assets</b>	<b>\$ 27,066,754</b>	<b>\$ 189,530</b>	<b>\$ (1,010,795)</b>	<b>\$ 26,245,489</b>	<b>\$ 24,125,433</b>
<b>Liabilities and Net Assets</b>					
<b>Current Liabilities</b>					
Accounts payable and accrued expenses	\$ 76,364	\$ 213,016	\$ -	\$ 289,380	\$ 497,057
Accrued compensation	862,555	-	-	862,555	747,454
Due to affiliate (Note 7)	-	1,010,795	(1,010,795)	-	-
Deferred tuition revenue (Note 3)	935,640	-	-	935,640	947,984
Operating lease liabilities, current portion (Notes 3 and 10)	489,285	-	-	489,285	-
<b>Total Current Liabilities</b>	<b>2,363,844</b>	<b>1,223,811</b>	<b>(1,010,795)</b>	<b>2,576,860</b>	<b>2,192,495</b>
Deferred Compensation (Note 9)	708,077	-	-	708,077	708,077
Long-Term Debt (Note 8)	-	877,240	-	877,240	877,240
Operating Lease Liabilities, net of current portion (Notes 3 and 10)	1,085,334	-	-	1,085,334	-
<b>Total Liabilities</b>	<b>4,157,255</b>	<b>2,101,051</b>	<b>(1,010,795)</b>	<b>5,247,511</b>	<b>3,777,812</b>
<b>Commitments and Contingencies</b> (Notes 3, 4, 8, 9, 10, 11, 12 and 13)					
<b>Net Assets (Notes 3 and 12)</b>					
Without donor restrictions:					
General	19,296,221	(1,911,521)	-	17,384,700	16,393,941
Land, building, and equipment	3,043,878	-	-	3,043,878	3,486,827
<b>Total Without Donor Restrictions</b>	<b>22,340,099</b>	<b>(1,911,521)</b>	<b>-</b>	<b>20,428,578</b>	<b>19,880,768</b>
With donor restrictions	569,400	-	-	569,400	466,853
<b>Total Net Assets</b>	<b>22,909,499</b>	<b>(1,911,521)</b>	<b>-</b>	<b>20,997,978</b>	<b>20,347,621</b>
	<b>\$ 27,066,754</b>	<b>\$ 189,530</b>	<b>\$ (1,010,795)</b>	<b>\$ 26,245,489</b>	<b>\$ 24,125,433</b>

See accompanying notes to consolidated financial statements.

# Association to Benefit Children and Affiliate

## Consolidated Statement of Activities (with comparative totals for 2022)

Year ended June 30,

	ABC			HDFC		Consolidated Totals	
	Without Donor Restrictions	With Donor Restrictions	Total	Without Donor Restrictions	Eliminations	2023	2022
<b>Operating Revenues</b>							
Government grants	\$ 16,999,401	\$ -	\$ 16,999,401	\$ 150,292	\$ -	\$ 17,149,693	\$ 16,132,310
Contributions and private grants	4,798,084	1,426,125	6,224,209	353	-	6,224,562	4,367,840
Fee for service	2,999,954	-	2,999,954	-	-	2,999,954	2,178,402
Tuition fees	1,399,365	-	1,399,365	-	-	1,399,365	1,386,545
Rental income	-	-	-	134,643	(17,820)	116,823	110,655
Other program income	672,542	-	672,542	-	-	672,542	587,840
Other income	295,993	-	295,993	-	-	295,993	890,574
Net assets released from restrictions	1,323,578	(1,323,578)	-	-	-	-	-
<b>Total Operating Revenues</b>	<b>28,488,917</b>	<b>102,547</b>	<b>28,591,464</b>	<b>285,288</b>	<b>(17,820)</b>	<b>28,858,932</b>	<b>25,654,166</b>
<b>Operating Expenses</b>							
Program services:							
Early childhood programs	16,937,119	-	16,937,119	-	(17,820)	16,919,299	13,955,997
Wrap-around services	8,620,353	-	8,620,353	-	-	8,620,353	8,000,886
Other programs	-	-	-	384,921	-	384,921	471,104
<b>Total Program Services</b>	<b>25,557,472</b>	<b>-</b>	<b>25,557,472</b>	<b>384,921</b>	<b>(17,820)</b>	<b>25,924,573</b>	<b>22,427,987</b>
Supporting services:							
Management and general	2,270,405	-	2,270,405	62,651	-	2,333,056	2,445,662
Development and fundraising	558,716	-	558,716	-	-	558,716	489,457
<b>Total Supporting Services</b>	<b>2,829,121</b>	<b>-</b>	<b>2,829,121</b>	<b>62,651</b>	<b>-</b>	<b>2,891,772</b>	<b>2,935,119</b>
<b>Total Operating Expenses</b>	<b>28,386,593</b>	<b>-</b>	<b>28,386,593</b>	<b>447,572</b>	<b>(17,820)</b>	<b>28,816,345</b>	<b>25,363,106</b>
<b>Change in Net Assets from Operations</b>	<b>102,324</b>	<b>102,547</b>	<b>204,871</b>	<b>(162,284)</b>	<b>-</b>	<b>42,587</b>	<b>291,060</b>
<b>Support and Non-Operating Revenues</b>							
Unrealized gain (loss) on investments	235,256	-	235,256	-	-	235,256	(1,233,948)
Realized gain on investments	60,141	-	60,141	-	-	60,141	74,214
Interest income	312,373	-	312,373	-	-	312,373	351,315
<b>Total Support and Non-Operating Revenues</b>	<b>607,770</b>	<b>-</b>	<b>607,770</b>	<b>-</b>	<b>-</b>	<b>607,770</b>	<b>(808,419)</b>
<b>Change in Net Assets</b>	<b>710,094</b>	<b>102,547</b>	<b>812,641</b>	<b>(162,284)</b>	<b>-</b>	<b>650,357</b>	<b>(517,359)</b>
<b>Net Assets, beginning of year</b>	<b>21,630,005</b>	<b>466,853</b>	<b>22,096,858</b>	<b>(1,749,237)</b>	<b>-</b>	<b>20,347,621</b>	<b>20,864,980</b>
<b>Net Assets, end of year</b>	<b>\$ 22,340,099</b>	<b>\$ 569,400</b>	<b>\$ 22,909,499</b>	<b>\$ (1,911,521)</b>	<b>\$ -</b>	<b>\$ 20,997,978</b>	<b>\$ 20,347,621</b>

See accompanying notes to consolidated financial statements.