

STATE OF NEW YORK
PUBLIC HEALTH AND HEALTH PLANNING COUNCIL

AGENDA

April 10, 2025

*Immediately following the Committee on Codes, Regulations and Legislation Meeting
(Codes scheduled to begin at 10:15 a.m.)*

Empire State Plaza, Concourse Level, Meeting Room 6, Albany

I. INTRODUCTION OF OBSERVERS

Jeffrey Kraut, Chair

II. APPROVAL OF MINUTES

February 6, 2025 PHHPC Meeting Minutes

III. 2026 PHHPC MEETING DATES

2026 PHHPC Meeting Dates

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 Public Health

Elizabeth Whalen, M.D., M.P.H., DipABLM, Medical Director, Office of Public Health

C. Report of the Office of Primary Care and Health Systems Management

Douglas G. Fish, M.D., Deputy Commissioner, Office of Health Care Delivery

V. PUBLIC HEALTH SERVICES

Report on the Activities of the Public Health Committee

Anderson Torres, Ph.D., LCSW-R, Vice Chair of Public Health Committee

VI. HEALTH POLICY

Report on the Activities of the Health Planning Committee

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

VII. REGULATION

Report of the Committee on Codes, Regulations and Legislation

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

For Adoption

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

For Information

24-22 Amendment of Section 405.4 of Title 10 NYCRR (12-Week Rule for Foreign Medical School Graduates and Limited Permit Allowances)

VIII. PROJECT REVIEW RECOMMENDATIONS AND ESTABLISHMENT ACTIONS

Report of the Committee on Establishment and Project Review

Peter Robinson, Chair of Establishment and Project Review Committee

A. 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

	<u>Number</u>	<u>Applicant/Facility</u>	<u>E.P.R.C. Recommendation</u>
1.	251013 C	Montefiore Mount Vernon Hospital (Westchester County)	Contingent Approval

Ambulatory Surgery Center – Construction

	<u>Number</u>	<u>Applicant/Facility</u>	<u>E.P.R.C. Recommendation</u>
1.	242333 C	Endoscopy Center of Western New York, LLC (Erie County)	Contingent Approval

Certified Home Health Agency - Construction

	<u>Number</u>	<u>Applicant/Facility</u>	<u>E.P.R.C. Recommendation</u>
1.	251016 C	Marquis Certified Home Care, LLC (Albany County)	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

	<u>Number</u>	<u>Applicant/Facility</u>	<u>E.P.R.C. Recommendation</u>
1.	242268 C	Hospital for Special Surgery (New York County) Dr. Lim – Interest	Contingent Approval
2.	242324 C	Long Island Jewish Medical Center (Queens County) Mr. Kraut – Recusal Dr. Lim – Interest	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

B. APPLICATIONS FOR ESTABLISHMENT AND CONSTRUCTION OF HEALTH CARE FACILITIES

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

CON Applications

Residential Health Care Facilities – Establish/Construct

	<u>Number</u>	<u>Applicant/Facility</u>	<u>E.P.R.C. Recommendation</u>
1.	222053 E	VS Servicer at Beacon LLC d/b/a Taconic Rehabilitation and Nursing at Beacon (Dutchess County)	Contingent Approval
2.	222054 E	VS Servicer at Fishkill LLC d/b/a Taconic Rehabilitation and Nursing at Hopewell (Dutchess County)	Contingent Approval
3.	222055 E	VS Servicer at Ulster LLC d/b/a Taconic Rehabilitation and Nursing at Ulster (Ulster County)	Contingent Approval
4.	231043 E	Meadowbrook Operating LLC d/b/a Meadowbrook Healthcare (Clinton County)	Contingent Approval
5.	241267 E	Morningstar Residential Care Center (Oswego County)	Contingent Approval

Certificates

Certificate of Amendment of the Certificate of Incorporation

<u>Applicant</u>	<u>E.P.R.C. Recommendation</u>
The Bethel Springvale Nursing Home, Inc.	Approval

Certificate of Dissolution

<u>Applicant</u>	<u>E.P.R.C. Recommendation</u>
International Center for the Disabled, D/B/A Institute for Career Development	Approval
VNS CHOICE Community Care	Approval
Presbyterian Senior Care of Western New York, 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

CON Applications

Ambulatory Surgery Centers - Establish/Construct

	<u>Number</u>	<u>Applicant/Facility</u>	<u>E.P.R.C. Recommendation</u>
1.	242292 E	Crystal Run Ambulatory Surgery Center of Middletown (Orange County) Dr. Friedrich – Interest/Abstaining	Approval
2.	251014 E	Atrium Endoscopy (Suffolk County) Mr. Kraut Interest	Contingent Approval
3.	242221 B	Ambulatory Surgery Center of Williamsburg (Kings County) Dr. Lim – Interest	Contingent Approval

Diagnostic and Treatment Center – Establish/Construct

	<u>Number</u>	<u>Applicant/Facility</u>	<u>E.P.R.C. Recommendation</u>
1.	242263 B	Medical Center of Williamsburg (Kings County) Dr. Lim – Interest	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

CON Applications

Residential Health Care Facilities – Establish/Construct

	<u>Number</u>	<u>Applicant/Facility</u>	<u>E.P.R.C. Recommendation</u>
1.	231220 E	CLRNC Operating LLC d/b/a Clinton County Nursing Home (Clinton County) Mr. LaRue – Opposed at EPRC Ms. Mazzacco – Opposed at EPRC Ms. Monroe – Abstained at EPRC	Contingent Approval

- | | | | |
|----|----------|---|---------------------|
| 2. | 232241 E | WRNC Operating LLC d/b/a Wells
Rehabilitation and Nursing Center
(Fulton County)
Mr. LaRue – Opposed at EPRC
Ms. Mazzacco – Opposed at EPRC
Ms. Monroe – Abstained at EPRC | Contingent Approval |
| 3. | 202251 E | Hoosick Falls Center LLC d/b/a Hoosick
Falls Rehabilitation and Nursing Center
(Rensselaer County)
Mr. LaRue – Opposed at EPRC
Ms. Mazzacco – Opposed at EPRC
Dr. Torres – Opposed at EPRC | Contingent Approval |
| 4. | 242133 E | Delmar SNF Operations Associates,
LLC d/b/a Delmar Center for
Rehabilitation and Nursing
(Albany County)
Ms. Mazzacco – Opposed at EPRC | Contingent Approval |

CATEGORY 4: Applications Recommended for Approval with the Following:

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

NO APPLICATIONS

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

NO APPLICATIONS

CATEGORY 6: Applications for Individual Consideration/Discussion

NO APPLICATIONS

IX. NEXT MEETINGS

Wednesday, June 4, 2025 (NYC)
 Wednesday, June 18, 2025 (NYC)

X. ADJOURNMENT

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

Montefiore Health System, Inc.

Consolidated Statements of Financial Position

	December 31	
	2023	2022
	(In Thousands)	
Assets		
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
Liabilities and net assets		
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

See accompanying notes.

Montefiore Health System, Inc.
Consolidated Statements of Operations

	Year Ended December 31	
	2023	2022
	<i>(In Thousands)</i>	
Operating revenue		
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
Operating expenses		
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)

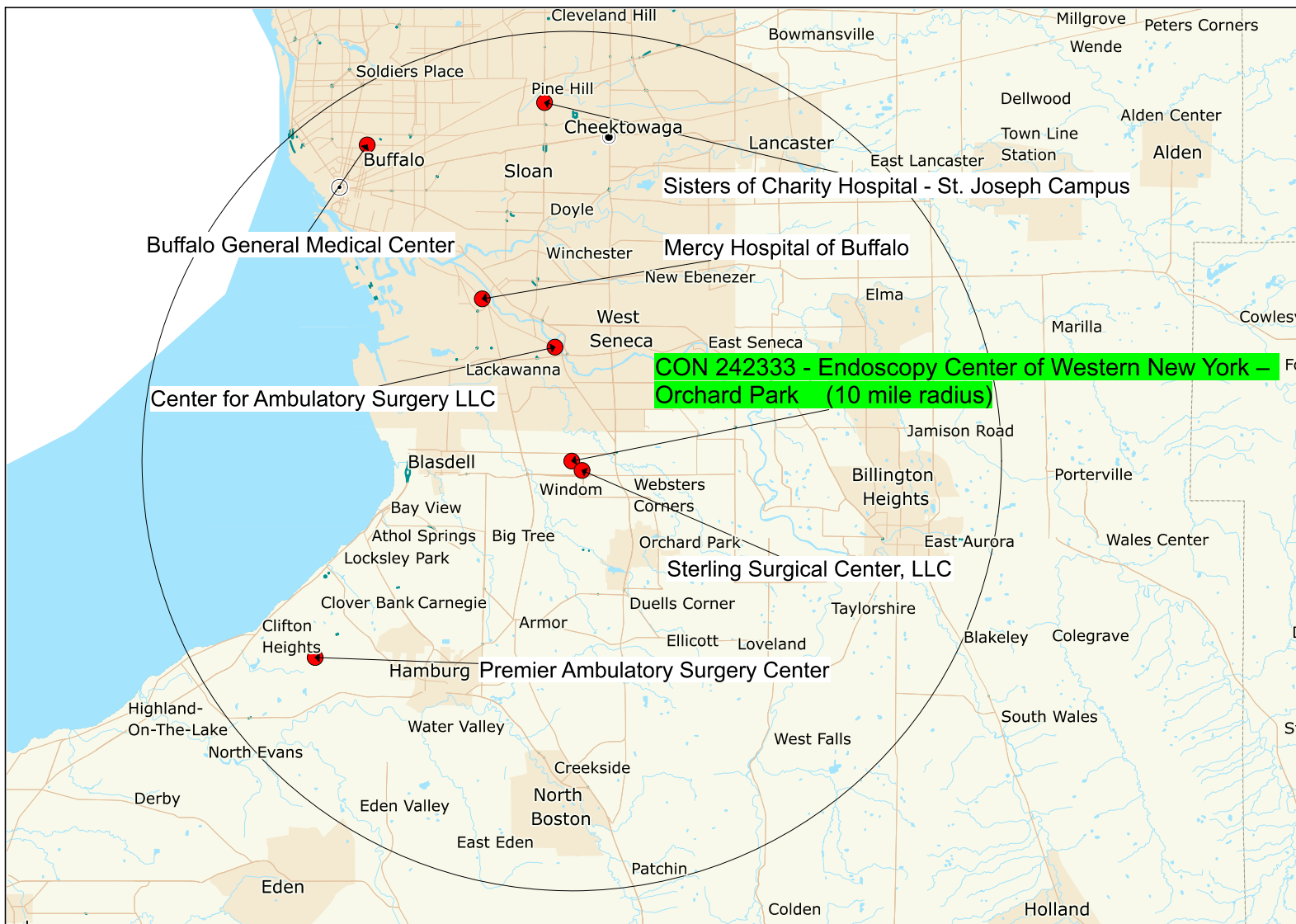
See accompanying notes.

Mount Vernon
Balance Sheet - Unaudited
December 31, 2024

	12/31/2024 - Unaudited	12/31/2023	2024 vs 2023
Cash And Cash Equivalents	\$ 2,546,369	\$ 1,407,663	\$ 1,138,706
Patient Accounts Receivable, Net	15,437,541	5,371,546	10,065,994
Other Receivables	1,302,682	347,729	954,953
Estimated Insurance Claims Receivable, Current Portion	3,302,100	4,706,940	(1,404,840)
Other Current Assets	1,536,028	1,281,411	254,617
Current Assets	24,124,720	13,115,289	11,009,431
Property, Buildings And Equipment, Net	15,332,328	11,063,043	4,269,285
Estimated Insurance Claims Receivable Net Of Current Portion	8,927,900	17,707,060	(8,779,160)
Other Noncurrent Assets	2,478,033	-	2,478,033
Noncurrent Assets	26,738,261	28,770,103	(2,031,842)
Assets	50,862,980	41,885,392	8,977,589
Trade Accounts Payable	5,641,847	4,983,920	657,927
Other Payables And Accrued Expense	4,870,474	2,250,253	2,620,221
Accrued Salaries, Wages, And Related Items	5,300,779	4,980,336	320,442
Professional And Other Current Liabilities	1,818,857	773,343	1,045,513
Estimated Insurance Claims Liabilities, Current Portion	3,302,100	4,706,940	(1,404,840)
Estimated Third-Party Payer Liabilities, Current Portion	3,106,768	6,463,590	(3,356,822)
Intercompany Payable	61,897,014	42,491,147	19,405,867
Current Liabilities	85,937,838	66,649,531	19,288,308
Estimated Insurance Claims Liab Net Of Current Portion	8,927,900	17,707,060	(8,779,160)
Estimated Third-Party Payer Liab Net Of Current Portion	2,356,332	2,356,332	-
Noncurrent Defined Benefit And Postretirement Health Plan Li	23,951	23,951	-
Professional And Other Insured Liab Net Of Current Portion	4,297,530	791,675	3,505,855
Intercompany Loans	6,550,000	6,550,000	-
Long Term Liabilities	22,155,713	27,429,018	(5,273,305)
Liabilities	108,093,552	94,078,549	14,015,003
Net Assets Without Donor Restrictions	(57,230,571)	(52,193,157)	(5,037,414)
Equity	(57,230,571)	(52,193,157)	(5,037,414)
Liability and Equity	50,862,980	41,885,392	8,977,589

Mount Vernon
Statement of Operations - Unaudited
December 31, 2024

	The Year Ended December 31 Unaudited				
	2024			2023	2024 vs 2023
	Actual - Unaudited	Forecast	Variances	Actual	Change
Inpatient	\$ 61,741,828	\$ 36,603,098	\$ 25,138,729	\$ 35,465,134	\$ 26,276,694
Outpatient	20,067,619	22,824,100	(2,756,481)	22,359,894	(2,292,275)
Professional Revenue	1,936,935	2,268,474	(331,539)	2,020,714	(83,779)
Net Patient Service Revenue	83,746,381	61,695,672	22,050,710	59,845,743	23,900,639
Other Income And Expense	27,737,175	3,310,572	24,426,604	1,879,679	25,857,497
Total Operating Revenue	111,483,557	65,006,244	46,477,313	61,725,421	49,758,136
Salaries And Wages	43,620,181	41,362,428	(2,257,753)	38,878,031	(4,742,150)
Contractual Labor	9,472,732	4,598,793	(4,873,939)	6,007,114	(3,465,617)
Employee Benefits	14,871,360	14,488,354	(383,005)	13,658,642	(1,212,717)
Supplies And Other	45,364,502	33,530,413	(11,834,089)	33,334,077	(12,030,425)
Interest Expense	358,986	92,375	(266,612)	362,227	3,241
Depreciation and Amortization	1,887,107	1,871,320	(15,787)	1,307,515	(579,592)
Expenses	115,574,867	95,943,682	(19,631,185)	93,547,607	(22,027,260)
Excess (deficiency) of operating revenues	(4,091,310)	(30,937,438)	26,846,128	(31,822,186)	27,730,875
Malpractice Insurance Adjustments	-	-	-	-	-
Net Periodic Benefit Costs (Non-Service Related)	(6,020)	(6,020)	0	10,438	(16,458)
Excess (deficiency) of revenues over expenses	(4,074,743)	(30,943,458)	26,868,715	(31,811,748)	27,737,005
Other changes in unrestricted net assets:					
Members Transfers	(970,522)	(970,522)	(0)	(899,198)	(71,324)
Grants For The Purchases Of PBE	7,851	-	7,851	-	7,851
Increase (decrease) in unrestricted net assets	\$ (5,037,414)	\$ (31,913,980)	\$ 26,876,566	\$ (32,680,943)	\$ 27,643,529



Map depicts facilities within a 10 mile radius of CON 242333 providing either single specialty - gastroenterology or multi-specialty gastroenterology surgical services.

ENDOSCOPY CENTER OF WESTERN NEW YORK, LLC

OVERALL OWNERSHIP PERCENTAGES AFTER EFFECTIVENESS OF TRANSACTIONS*

NAME OF MEMBER	PERCENTAGE OWNED
60 Holdco, LLC	71.965%
PE Healthcare Associates, LLC	28.035%
Total:	100.000%

**OVERALL OWNERSHIP WITHIN 60 HOLDCO, LLC
AFTER EFFECTIVENESS OF TRANSACTIONS****

NAME OF 60 HOLDCO, LLC OWNER	INDIRECT PERCENTAGE OF ECWNY OWNED
Christopher Bartolone, M.D.	6.580%
David Garson, M.D.	6.580%
Siddhartha Shah, M.D.	6.580%
Yogesh Maheshwari, M.D.	6.580%
Peter Bloom, M.D.	2.928%
Stanley Pietrak, M.D.	2.928%
Naima Mian, M.D.	6.178%
Shahid Mehboob, M.D.	5.714%
Ognian Pomakov, M.D.	5.714%
Benjamin Schaus, M.D.	4.435%
Craig Keller, M.D.	4.750%
John Picano, M.D.	4.000%
Tom Malikowski, M.D.	4.000%
Elizabeth Gregory, M.D.	4.000%
John Hobel	1.000%
Total:	71.965%

**OVERALL OWNERSHIP WITHIN PE HEALTHCARE ASSOCIATES, LLC
AFTER EFFECTIVENESS OF TRANSACTIONS****

NAME OF PE HEALTHCARE ASSOCIATES, LLC OWNER	INDIRECT PERCENTAGE OF ECWNY OWNED
Ann Sariago	9.345%
Matthew Jenkins	9.345%
Rafael Axen, M.D.	9.345%
Total:	28.035%

*This accounts for each Member's ownership of two different classes of ECWNY equity.

**This accounts for each 60 Holdco, LLC/PE Healthcare Associates, LLC owner's indirect ownership of two different classes of ECWNY equity, other than Peter Bloom, M.D., Stanley Pietrak, M.D. and John Hobel, who in each case indirectly own one class of ECWNY equity.

ENDOSCOPY CENTER OF WESTERN NEW YORK, L.L.C.

BALANCE SHEETS

DECEMBER 31, 2023 AND 2022

ASSETS

	2023	2022
Current assets:		
Cash	\$ 950,487	\$ 841,075
Accounts receivable, net	1,244,955	1,296,575
Due from related party	19,700	15,061
Prepaid expenses	57,402	61,271
Total current assets	2,272,544	2,213,982
Property and equipment, net	663,616	809,818
Right-of-use assets, operating leases	1,182,732	1,381,329
Right-of-use assets, finance lease	65,709	87,612
Total assets	\$ 4,184,601	\$ 4,492,741

LIABILITIES AND MEMBERS' EQUITY

Current liabilities:		
Accounts payable and accrued expenses	\$ 738,252	\$ 902,567
Current portion of:		
Operating leases liabilities	254,686	235,707
Finance lease liability	11,382	43,729
Due to related party	44,451	31,110
Total current liabilities	1,048,771	1,213,113
Long-term liabilities		
Operating leases liabilities, net of current portion	1,286,952	1,542,843
Finance lease liability, net of current portion		11,382
Total liabilities	2,335,723	2,767,338
Members' equity:		
Class A members	1,403,889	1,310,132
Class B members	444,989	415,271
	1,848,878	1,725,403
Total liabilities and members' equity	\$ 4,184,601	\$ 4,492,741

See notes to financial statements

ENDOSCOPY CENTER OF WESTERN NEW YORK, L.L.C.

STATEMENTS OF INCOME

YEARS ENDED DECEMBER 31, 2023 AND 2022

	2023	2022
Revenues:		
Facility service revenue, net	\$ 12,085,298	\$ 11,359,962
Anesthesia revenue, net	3,263,344	3,857,851
Net revenues	<u>15,348,642</u>	<u>15,217,813</u>
Operating expenses:		
Personnel costs	3,013,784	2,997,290
Administrative and billing fees	3,486,698	3,789,877
Medical supplies and medications	1,030,404	1,008,688
Other	544,045	472,864
Rent	352,659	331,882
Repairs and maintenance	286,811	300,619
Depreciation and amortization	186,251	258,752
Professional fees	104,716	70,687
Insurance	100,972	91,845
Operating expenses	<u>9,106,340</u>	<u>9,322,504</u>
Income from operations	<u>6,242,302</u>	<u>5,895,309</u>
Income from limited liability entity	<u></u>	<u>619,576</u>
Other income (expense):		
Other income	246,142	
Interest expense	<u>(2,295)</u>	<u>(5,040)</u>
Total other income (expense), net	<u>243,847</u>	<u>(5,040)</u>
Net income	<u>\$ 6,486,149</u>	<u>\$ 6,509,845</u>

See notes to financial statements

**Endo Ctr of Western New York
Balance Sheet (Unaudited)**

	2025 January
Assets:	
Cash	775,328
Net Accounts Receivable	1,283,496
Prepaid Expenses and Other Current Assets	69,252
Total Current Assets	2,128,076
Net Property, Plant & Equipment	1,970,786
Intangible Assets, Net of Amortization	0
Total Other Assets	\$ 1,970,786
Other Net Long Term Assets	993,616
TOTAL ASSETS	\$ 5,092,478
Accounts Payable	84,694
Salaries & Wages Payable	157,367
Current Portion Long Term Debt	719,084
Accrued Interest	-
Patient Refunds	104,657
Other Current Liabilities	163,123
Total Current Liabilities	\$ 1,228,925
Non-Current Portion Long-Term Debt	1,660,842
Other Long-Term Liabilities	0
Total Long Term Liabilities	\$ 1,660,842
TOTAL LIABILITIES	\$ 2,889,767
Non-Controlling Interest	\$ 1,022,267
General Partners' Interest	655,408
Current YTD Income	525,036
TOTAL STOCKHOLDERS' EQUITY	\$ 2,202,710
TOTAL LIABILITIES & SH. EQUITY	\$ 5,092,478

	Current Month												Budget				
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec					
Cases	1,297	-	-	-	-	-	-	-	-	-	-	-	1,297	1,135	162	1,081	216
Procedures	1,593	-	-	-	-	-	-	-	-	-	-	-	1,593	1,387	206	1,337	256
Anesthesia Cases	864	-	-	-	-	-	-	-	-	-	-	-	864	845	19	746	118
Net Patient Revenue	1,196,237	-	-	-	-	-	-	-	-	-	-	-	1,196,237	1,029,077	167,160	984,372	211,865
Anesthesia Revenue	275,983	-	-	-	-	-	-	-	-	-	-	-	275,983	246,740	29,243	225,186	50,797
Other Income	53,610	-	-	-	-	-	-	-	-	-	-	-	53,610	26,494	27,115	26,552	27,057
Total Revenue	1,525,830	-	-	-	-	-	-	-	-	-	-	-	1,525,830	1,302,311	223,519	1,236,111	289,719
Anesthesia Labor	152,170	-	-	-	-	-	-	-	-	-	-	-	152,170	173,236	(21,066)	203,579	(51,409)
Facility Labor	325,862	-	-	-	-	-	-	-	-	-	-	-	325,862	285,061	40,800	274,186	51,676
Drug & Medical Supplies	66,903	-	-	-	-	-	-	-	-	-	-	-	66,903	86,169	(19,266)	91,798	(24,895)
Fixed Expenses	36,440	-	-	-	-	-	-	-	-	-	-	-	36,440	36,823	(383)	44,998	(8,558)
Other Operating Expenses	953,833	-	-	-	-	-	-	-	-	-	-	-	347,113	239,487	109,828	847,872	131,189
EBITDA	572,998	-	-	-	-	-	-	-	-	-	-	-	572,998	499,158	113,640	388,939	184,559
Total Operating Expenses	-	-	-	-	-	-	-	-	-	-	-	-	953,031	843,153	-	-	105,560
Depreciation & Amortization	38,674	-	-	-	-	-	-	-	-	-	-	-	38,674	31,063	7,611	15,379	23,295
Interest	525,086	-	-	-	-	-	-	-	-	-	-	-	525,086	424,492	100,544	362,361	162,831
Federal and State Income Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NPR/Case	922	-	-	-	-	-	-	-	-	-	-	-	922	907	16	911	12
Anesthesia Revenue/Case	319	-	-	-	-	-	-	-	-	-	-	-	319	292	27	302	18
Labor % of Total NR	31%	-	-	-	-	-	-	-	-	-	-	-	31%	35%	-4%	39%	-7%
Supplies % of Total NR	4%	-	-	-	-	-	-	-	-	-	-	-	4%	7%	-2%	7%	-3%
Labor % of Total NR	25%	-	-	-	-	-	-	-	-	-	-	-	25%	21%	4%	21%	4%
EBITDA Margin	38%	-	-	-	-	-	-	-	-	-	-	-	38%	35%	2%	31%	6%

PE Healthcare Associates
Consolidated Balance Sheet
Unaudited

	FY24 Actual
Total Cash	18,000,374
Acct Recv Net of Allowances	15,761,420
Other Current Assets	6,255,917
Current Assets	40,017,711
Intangible Assets	859,553,584
Investments	7,306,469
Other Long-Term Assets	29,282,009
PropEquip - Net of Accum Dep	15,425,648
Long-Term Assets	911,567,710
Intercompany Due To / From	(1,486,833)
Intercompany Receivables	(1,486,833)
Total Assets	950,098,588
LIABILITIES & MEMBER'S EQUITY	
Accrued Distributions	807,035
Accrued Interest	4,327
Accounts Payable	3,466,287
Curr Portion Long-Term Debt	8,915,825
Employee Related Liabilities	1,994,293
Other Current Liabilities	1,834,595
Refunds due to Patient-Others	4,165,086
Current Liabilities	21,187,448
Notes Payable	210,459,335
Notes Payable	210,459,335
Long-Term Debt	33,033,965
Long-Term Liabilities	33,033,965
Total Liabilities	264,680,749
MEMBER'S EQUITY	
Total Equity	685,417,839
Liabilities & Equity	950,098,588

Consolidated Income Statement

PE Healthcare Associates

GI Revenue	455,001,017
GI Contractual	297,394,064
GI Net Patient Revenue	157,606,953
Anesthesia Revenue	204,589,544
Anesthesia Contractuals	157,961,272
Anesthesia Net Patient Revenue	46,628,272
Other Operating Incomes	725,370
Other Operating Revenues	725,370
Income/Loss in Minority Owned Entities	1,233,508
Net Operating & Non Operating Revenue	206,194,103
Salary and Wage Transfer	51,883,028
Payroll Tax	
Other Benefits	2,268,075
Medical Supply Cost	9,280,217
Other Variable Expenses	16,837,635
Linens & Uniforms	
Repairs & Maintenance	4,308,430
Medical Director fees	1,152,777
Admin. Fee Expenses	161,196
Total Variable Exp %	1%
Operating Income (Loss) before Fixed Expenses	117,328,104
Rent Expenses	5,990,679
Insurance & Taxes	1,749,438
Doubtful Accounts	5,279,952
Interest Income & Expense	622,493
Depreciation and Amortization	
Earnings Before IC, TX, Admin Fee	95,547,091
IC Investment in Partnership IC	0
Interest	18,271,037
PE Billing & Administrative Fees	2,086,552
Income Tax Expense	3,024,375
Admin Fee, Intercompany, Taxes	23,381,964
Earnings before Minority Interest Gain/Loss on Consolidations Gain/Loss on Asset	72,165,127
	5,444,097
	(3,911)
Classified as Confidential	

Health Equity Impact Assessment

Part 1 – Project Details

CON Number: 242333

Facility Name: Endoscopy Center of Western NY, LLC

Project Type: Full Review

Independent Entity: Sachs Policy Group

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 establish a second ambulatory surgery center (ASC) to enhance access to gastrointestinal (GI) services in Erie County. The establishment of the ASC stems from a notable population growth and rising patient demand in the area. The expansion seeks to address the region's decline of GI services which has been exacerbated by the discontinuation of services at both hospitals and medical practices, along with the retirement and passing of several GI physicians. This initiative aims to expand the availability of GI care, reduce travel burdens for patients, and ensure continued access to high-quality specialty care. The Applicant anticipates the ASC will reduce health disparities, improve early detection of GI conditions, and enhance health equity in the community. The Applicant serves various medically underserved populations, such as older adults who require GI cancer screenings and care. These groups will benefit from the closer proximity of the new location. Additionally, other medically underserved groups will benefit from the affordability and accessibility of the ASC, as the Applicant offers services regardless of the ability to pay. The Independent Entity did not identify any negative impacts as a result of the project.

Part 3 – Impact Assessment		
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?”	No or small impact may occur	Moderate to large impact may occur
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 16 stakeholders participated in meaningful engagement with all participants expressing unanimous support for the project. Meaningful engagement feedback highlighted multiple benefits of the new location, including a reduced travel burden for patients located in the south town's region of Erie County. Disability service providers noted that travel times for staff and patients will decrease from 45-60 minutes to 15-20 minutes each way. This reduction is particularly beneficial for individuals with developmental disabilities and older adults who have difficulty tolerating long car rides. The new location will improve access to services, accept all forms of insurance, including Medicaid, as well as providing care for uninsured patients. In addition, it will also contribute positively to the local workforce by creating job opportunities.

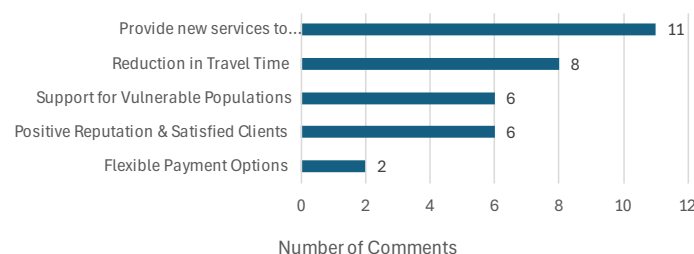
The Applicant intends to expand access for GI care through strategic partnerships that will address screening backlogs among Medicare beneficiaries and establish relationships with neighborhood and federally qualified health centers. The Applicant will address gaps in awareness and utilization of GI services among minorities and immigrant populations through collaboration, multilingual education and targeted community health events. Lastly, the Applicant plans to implement a structured feedback mechanism for continuous community engagement and quality improvement.

Table Depicting the impact of the project on each medically underserved group

Underserved Group	Impact of Project on Demographic
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	<ul style="list-style-type: none"> The Applicant provides services regardless of the patient's ability to pay, so providing centralized services will increase access to care for these medically underserved groups.
Racial and Ethnic Minorities	<ul style="list-style-type: none"> The area served by the Applicant is primarily White (73.9%) and not Hispanic (86.2%). However, the Applicant is perceived by community members and patients as a positive community partner, providing high quality and respectful services, regardless of racial or ethnic identity.
Immigrants and Refugees	<ul style="list-style-type: none"> Applicant does not track immigrant/refugee status. However, the Applicant is perceived by community members and patients as a positive community partner, providing high quality and respectful services, regardless of racial or ethnic identity; it is reasonable to conclude that this respect would also apply to immigrants and refugees.
People with disabilities, Older Adults	<ul style="list-style-type: none"> The addition of centralized services will reduce transportation burdens and improve access to care.

16 Stakeholders were engaged; employees, community leaders, community-based organizations, community providers, patients/caregivers, and public health experts. All were in support of the project.

Themes from Meaningful Engagement



In their words...

The respondents felt that the new location was accessible for people in the area and that there are not any other similar facilities nearby. The respondents were familiar with the Applicant organization and felt that they did a good job providing services to medically underserved populations, including by being responsive and accepting all forms of insurance, including Medicaid and uninsured. -Community Leader

The respondent indicated that the vision of the center will be to ensure the highest quality of care to anyone who may need access to services. The respondent indicated that the organization would be committed to appropriate training of employees and of providing education and engagement to the community, including through partnerships with the Erie County Department of Health. -Community-Based Organization

The respondent organization supports individuals with disabilities, including the operation of several residential services and group homes in the area. The respondent indicated that currently residents have to travel 45 minutes -1 hour each way to receive gastro services. If the Orchard Park clinic was open, which is closer to most Sasi residential locations, residents would only have to travel approximately 25 minutes to receive screening or care. Additionally, the residents of the organization's homes are aging and are requiring more GI services and screenings (e.g., colon cancer) so a new facility with capacity, that is closer, and that will accept Medicaid and Medicare would be greatly beneficial. -Patient/Caregiver

Stakeholders have feedback about:

33%

Provide New Services to Community/Partnerships with Ancillary Providers

Stakeholders note the increased communitybased services, the demonstrated need for an extension clinic, the potential for partnerships with ancillary providers, and the potential for clinical and non-clinical jobs.

24%

Reduction in Travel Time

Stakeholder comments highlight the significant reduction in travel time, particularly for their aging population.

18%

Support for Vulnerable Populations

Stakeholders note the commitment of the Applicant to provide high quality services to individuals with disabilities and other traditionally underserved populations.

18%

Positive Reputation & Satisfied Clients

Stakeholders noted the high quality of provider's services and associated physician's skillsets

6%

Flexible Payment Options

Stakeholders noted that the Applicant was responsive and accepting of all forms of insurance, including Medicaid and uninsured.

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:

2/28/2025

Full Name of Reviewer:

Sabrina Khan

Health Equity Impact Assessment Unit Director:

Olutomisin Akanbi

MARQUIS CERTIFIED HOME CARE LLC
STATEMENT OF ASSETS, LIABILITIES AND MEMBERS' EQUITY
TAX BASIS
DECEMBER 31, 2023

CON#251016
BFA Attachment A

ASSETS

Current Assets:

Cash	\$ 76,317
Accounts Receivable	1,293,082
Total Current Assets	<u>1,369,399</u>

Property and Equipment:

Furniture, Fixtures and Equipment (Net of Accumulated Depreciation of 61,810)	125,866
--	---------

Other Assets:

Security Deposits	28,585
Goodwill (Net of Accumulated Amortization of \$277,066)	909,513
Total Other Assets	<u>938,098</u>

TOTAL ASSETS	<u>\$ 2,433,363</u>
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LIABILITIES AND MEMBERS' EQUITY

Liabilities:

Current Liabilities:

Accounts Payable	\$ 647,462
Accrued Payroll	285,926
Total Current Liabilities	<u>933,388</u>

Long Term Liabilities:

Due to Related Party	1,083,700
Total Long Term Liabilities	<u>1,083,700</u>
Total Liabilities	<u>2,017,088</u>

Members' Equity	<u>416,275</u>
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TOTAL LIABILITIES AND MEMBERS' EQUITY	<u>\$ 2,433,363</u>
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MARQUIS CERTIFIED HOME CARE LLC
STATEMENT OF REVENUES, EXPENSES, AND MEMBERS' EQUITY
TAX BASIS
FOR THE YEAR ENDED DECEMBER 31, 2023

CON#251016
BFA Attachment A Cont.

Revenues:

Service Revenue	\$ 9,273,437
Total Revenues	<u>9,273,437</u>

Operating Expenses:

Payroll	6,476,546
Payroll Taxes	552,129
Employee Outsourcing	127,032
Medical Supplies	224,617
EMR System	171,397
Travel	261,117
Rent	174,019
Insurance	70,673
Employee Benefits	257,136
Professional Fees	50,321
Advertising and Marketing	118,728
Meals and Entertainment	30,781
Computer Expenses	51,829
Data Processing	18,179
General and Administrative	169,111
Office Expenses	49,542
Utilities	<u>27,410</u>
Total Operating Expenses	<u>8,830,567</u>

Income from Operations	<u>442,870</u>
------------------------	----------------

Other Expenses:

Management Fees	222,000
Income Taxes	3,165
Cash Receipt Assessment Tax	31,109
Amortization Expense	69,751
Depreciation Expense	<u>25,493</u>
Total Other Expenses	<u>351,518</u>

Excess Revenues over Expenses	<u>91,352</u>
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Members' Equity - Beginning of Year	<u>324,923</u>
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Members' Equity - End of Year	<u><u>\$ 416,275</u></u>
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<u>Marquis BS</u>	<u>12/31/2024</u>
Current Assets:	
Cash	1,092,889
Accounts Receivable	1,423,525
Total Current Assets:	2,516,414
Other Assets:	
Furniture, Fixtures and Equipment	124,591
Security Deposits	28,805
Goodwill	909,513
TOTAL ASSETS	3,579,323
Liabilities:	
Current Liabilities:	
Accounts Payable	190,353
Accrued Payroll	282,174
Total Current Liabilities:	472,527
Long Term Liabilities:	
Due to Related Party	978,902
Members' Equity	2,127,894
TOTAL LIABILITIES AND MEMBERS' EQUITY	3,579,323

P&L Jan- Dec 2024

	Total
Revenue	
Commercial/Managed Care	5,946,667
Medicaid EPS	1,073,333
Medicare	5,130,667
Total Revenue	12,150,667
<i>Estimated write-offs</i>	<i>-121,507</i>
Net Revenue	12,029,160
Expense	
Amortization	6,060
Cash Receipt Assessment Tax	40,545
Contracted Services	4,383
Employee Outsourcing	38,240
General & Administrative	219,108
HCHB	163,348
Insurance Expense	459,000
IT Support	81,780
Management Fee	524,692
Marketing	130,135
Payroll Expenses	8,244,876
Professional Fees	117,600
Rent Expense	182,668
Nursing Supplies	249,020
Office Supplies	31,047
Taxes	4,000
Total Expense	10,496,501
Net Ordinary Income	1,532,659

Pro Forma as of first day of operations

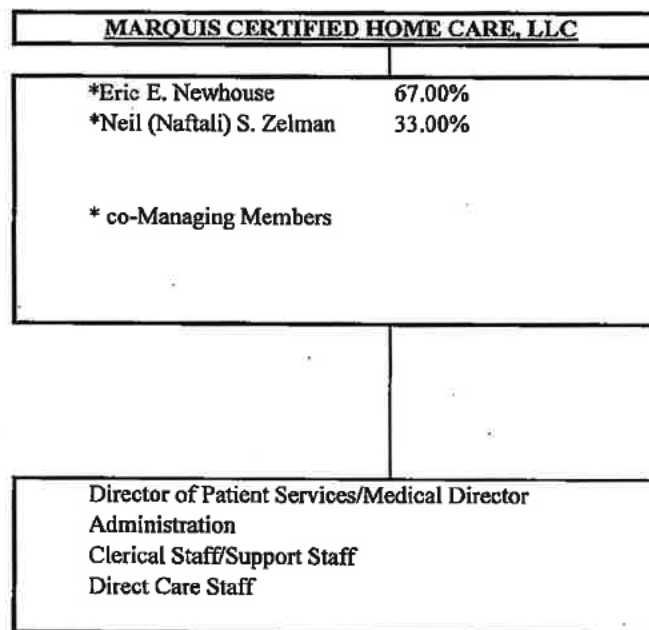
Current Assets:

Cash	876,317
Accounts Receivable	1,393,082
Furniture, Fixtures and Equipment	125,866
Security Deposits	28,585
Goodwill	909,513
TOTAL ASSETS	<u>3,333,363</u>

Liabilities:

Accounts Payable	647,462
Accrued Payroll	285,926
Due to Related Party	1,083,700
Members' Equity	1,316,275
TOTAL LIABILITIES AND MEMBERS' EQUITY	<u>3,333,363</u>

ORGANIZATIONAL CHART SCHEDULE 3 ATTACHMENT



New York Society for the Relief of the Ruptured and Crippled,
Maintaining the Hospital for Special Surgery

Consolidated Statements of Financial Position

	December 31	
	2023	2022
	<i>(In Thousands)</i>	
Assets		
Current assets:		
Cash and cash equivalents	\$ 282,049	\$ 227,535
Receivables:		
Patient care, less allowance for doubtful accounts (2023 – \$24,760; 2022 – \$30,172)	201,030	196,252
Current portion of insurance claims receivables	22,406	21,148
Other	76,863	67,330
Total receivables	300,299	284,730
Investments	748,362	673,398
Inventories	29,657	26,772
Prepaid expenses and other current assets	11,135	10,893
Current portion of pledges receivable	26,249	18,458
Due from affiliates – net	17,403	16,066
Total current assets	1,415,154	1,257,852
Insurance claims receivable, net of current portion	88,533	83,116
Operating lease assets	351,013	346,941
Other noncurrent assets	29,104	23,210
Due from affiliates – net	26,190	26,178
Pledges receivable, net of current portion	26,481	41,099
Assets limited as to use	119,456	88,422
Long-term investments	182,768	175,164
Interest in The Hospital for Special Surgery Fund, Inc.	103,677	87,585
Property, plant and equipment – net	845,869	784,772
 Total assets	 \$ 3,188,245	 \$ 2,914,339

	December 31	
	2023	2022
	<i>(In Thousands)</i>	
Liabilities and net assets		
Current liabilities:		
Accounts payable and accrued expenses	\$ 121,174	\$ 111,868
Accrued salaries and related liabilities	61,166	48,555
Current portion of long-term debt	6,243	7,380
Due to third-party payors – net	3,242	1,050
Current portion of insurance claims liabilities	22,406	21,148
Current portion of operating lease liabilities	34,012	32,687
Other current liabilities	64,703	60,178
Total current liabilities	312,946	282,866
Long-term debt	542,461	545,494
Insurance claims liabilities, net of current portion	88,533	83,116
Operating lease liabilities	371,449	359,781
Other noncurrent liabilities, including accrued retirement benefits and due to third-party payors – net	79,298	96,796
Total liabilities	1,394,687	1,368,053
Net assets:		
Without donor restrictions:		
Undesignated	1,147,234	983,133
Designated for quasi-endowment	3,719	3,719
Noncontrolling interest in subsidiaries	9,784	10,161
Total without donor restrictions	1,160,737	997,013
With donor restrictions:		
Specific purpose	100,532	87,057
Plant replacement and expansion	174,541	147,071
Research	153,550	122,895
Endowment	204,198	192,250
Total with donor restrictions	632,821	549,273
Total net assets	1,793,558	1,546,286
Total liabilities and net assets	\$ 3,188,245	\$ 2,914,339

See accompanying notes.

New York Society for the Relief of the Ruptured and Crippled,
Maintaining the Hospital for Special Surgery

Consolidated Statements of Operations and Changes in Net Assets

	Year Ended December 31	
	2023	2022
	<i>(In Thousands)</i>	
Operating revenue:		
Net patient service revenue	\$ 1,306,117	\$ 1,187,271
Other operating revenue	339,109	300,490
Net assets released from restrictions for operations	26,927	26,813
Total operating revenue	<u>1,672,153</u>	<u>1,514,574</u>
Operating expenses:		
Salaries and wages	751,698	690,322
Employee benefits	171,452	150,962
Supplies and other	551,911	501,069
Interest expense	14,982	16,230
Depreciation and amortization	93,040	90,758
Bad debt expense	8,137	8,999
Total operating expenses	<u>1,591,220</u>	<u>1,458,340</u>
Operating income before research operations and other items	80,933	56,234
Research operations:		
Net assets released from restrictions for research operations	40,615	40,248
Operating expenses, including depreciation (2023 – \$3,514; 2022 – \$3,532)	53,998	49,621
Net research operations	<u>(13,383)</u>	<u>(9,373)</u>
Excess of operating revenues over operating expenses before other items	67,550	46,861
Other items:		
Net realized and change in net unrealized gains and losses on investments and change in value of alternative investments	53,907	(95,338)
Other components of net periodic pension costs	5,483	(5,720)
Change in interest in The Hospital for Special Surgery Fund, Inc.	18,592	(2,884)
Operating gain attributable to non-controlling interest in subsidiaries	(3,708)	(2,491)
Excess (deficiency) of revenue over expenses	<u>\$ 141,824</u>	<u>\$ (59,572)</u>

Continued on pages 7 and 8.

New York Society for the Relief of the Ruptured and Crippled,
Maintaining the Hospital for Special Surgery

Consolidated Statements of Operations and Changes in Net Assets (continued)

Year Ended December 31, 2023

	Without Donor Restrictions			Total	With Donor Restrictions					Total
	Undesignated	Quasi-Endowment	Non-controlling Interest in Subsidiaries	Without Donor Restrictions	Specific Purpose	Plant Replacement and Expansion	Research	Endowment	Total With Donor Restrictions	
	\$ 141,824	\$ -	\$ -	\$ 141,824	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 141,824
Excess of revenue over expenses (from page 6)	-	-	1,964	1,964	-	-	-	-	-	1,964
Non-controlling members' capital contribution	-	-	(5,931)	(5,931)	-	-	-	-	-	(5,931)
Non-controlling members' distribution	-	-	(118)	(118)	-	-	-	-	-	(118)
Non-controlling members' redemption	-	-	-	-	-	-	-	-	-	-
Operating gain attributable to non-controlling interest in subsidiaries	-	-	3,708	3,708	-	-	-	-	-	3,708
Net assets released from restrictions for capital expenditures	2,483	-	-	2,483	-	-	-	-	-	2,483
Changes in defined benefit pension and other postretirement plan liability to be recognized in future periods	19,794	-	-	19,794	-	-	-	-	-	19,794
Contributions, including research grants	-	-	-	-	26,423	24,541	45,535	11,948	108,447	108,447
Investment activity, including net investment income of \$8,605, net realized gains of \$6,334 and change in net unrealized gains and losses and change in value of alternative investments of \$30,187	-	-	-	-	14,032	5,076	26,018	-	45,126	45,126
Net assets released from restrictions for:	-	-	-	-	-	-	-	-	-	-
Research operations	-	-	-	-	-	-	(40,615)	-	(40,615)	(40,615)
Capital expenditures	-	-	-	-	(53)	(2,147)	(283)	-	(2,483)	(2,483)
Operating expenses	-	-	-	-	(26,927)	-	-	-	(26,927)	(26,927)
Total net assets released from restrictions	-	-	-	-	(26,980)	(2,147)	(40,898)	-	(70,025)	(70,025)
Total change in net assets	164,101	-	(377)	163,724	13,475	27,470	30,655	11,948	83,548	247,272
Net assets at December 31, 2022	983,133	3,719	10,161	997,013	87,057	147,071	122,895	192,250	549,273	1,546,286
Net assets at December 31, 2023	\$ 1,147,234	\$ 3,719	\$ 9,784	\$ 1,160,737	\$ 100,532	\$ 174,541	\$ 153,550	\$ 204,198	\$ 632,821	\$ 1,793,558

(In Thousands)

See accompanying notes.

New York Society for the Relief of the Ruptured and Crippled,
Maintaining the Hospital for Special Surgery

Consolidated Statements of Operations and Changes in Net Assets (continued)

Year Ended December 31, 2022

	Without Donor Restrictions			With Donor Restrictions					Total
	Undesignated	Quasi-Endowment	Non-controlling Interest in Subsidiaries	Total Without Donor Restrictions	Specific Purpose	Plant Replacement and Expansion	Research	Endowment	
	\$ (59,572)	\$ -	\$ -	\$ (59,572)	\$ -	\$ -	\$ -	\$ -	\$ (59,572)
Deficiency of revenue over expenses (from page 6)	-	-	-	5,707	-	-	-	-	5,707
Non-controlling members' capital contribution	-	-	5,707	(5,724)	-	-	-	-	(5,724)
Non-controlling members' distribution	-	-	(411)	(411)	-	-	-	-	(411)
Non-controlling members' redemption	-	-	-	-	-	-	-	-	-
Operating gain attributable to non-controlling interest in subsidiaries	-	-	2,491	2,491	-	-	-	-	2,491
Net assets released from restrictions for capital expenditures	3,631	-	-	3,631	-	-	-	-	3,631
Changes in defined benefit pension and other postretirement plan liability to be recognized in future periods	128,574	-	-	128,574	-	-	-	-	128,574
Contributions, including research grants	-	-	-	-	20,725	21,934	33,992	7,563	84,214
Net asset reclassification	-	-	-	-	-	(1,000)	1,000	-	-
Investment activity, including net investment income of \$5,802, net realized gains of \$4,966 and change in net unrealized gains and losses and change in value of alternative investments of \$(56,893)	-	-	-	-	(17,655)	1,130	(29,599)	-	(46,124)
Net assets released from restrictions for:	-	-	-	-	-	-	-	-	-
Research operations	-	-	-	-	-	-	(40,248)	-	(40,248)
Capital expenditures	-	-	-	-	(40)	(3,498)	(93)	-	(3,631)
Operating expenses	-	-	-	-	(26,813)	-	-	-	(26,813)
Total net assets released from restrictions	-	-	-	-	(26,853)	(3,498)	(40,341)	-	(70,692)
Total change in net assets	72,633	-	2,063	74,696	(23,783)	18,566	(34,948)	7,563	42,094
Net assets at December 31, 2021	910,500	3,719	8,098	922,317	110,840	128,505	157,843	184,687	1,504,192
Net assets at December 31, 2022	\$ 983,133	\$ 3,719	\$ 10,161	\$ 997,013	\$ 87,057	\$ 147,071	\$ 122,895	\$ 192,250	\$ 1,546,286

See accompanying notes.

New York Society for the Relief of the Ruptured and Crippled,
Maintaining the Hospital for Special Surgery

Consolidated Statements of Cash Flows

	Year Ended December 31	
	2023	2022
	<i>(In Thousands)</i>	
Operating activities		
Change in net assets	\$ 247,272	\$ 42,094
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Change in interest in The Hospital for Special Surgery Fund, Inc.	(18,592)	2,884
Distribution from The Hospital for Special Surgery Fund, Inc	2,500	4,500
Depreciation and amortization	96,554	94,290
Change in defined pension and other postretirement plan liability to be recognized in future periods	(19,794)	(128,574)
Change in net unrealized gains and losses on investments and change in value of alternative investments	(83,981)	154,130
Net realized gains on investments	(7,901)	(6,866)
Contributions to net assets with donor restrictions	(11,948)	(7,563)
Contributions restricted to acquisition of plant assets – net	(24,541)	(21,934)
Employer contributions to pension plan	(8,600)	(20,000)
Changes in operating assets and liabilities:		
Patient care and other receivables	(14,311)	(47,307)
Due from affiliates – net	1,230	3,254
Pledges receivable – net	6,827	22,297
Accounts payable and accrued expenses and accrued salaries and related liabilities	21,917	10,606
Current amount due to third-party payors	2,192	(46,731)
Other noncurrent liabilities, including due to third-party payors	10,896	25,359
Other assets and liabilities – net	4,425	3,722
Net cash provided by operating activities	204,145	84,161
Investing activities		
Additions to property, plant and equipment	(157,355)	(117,323)
Net decrease in investments	6,735	17,251
Net increase in assets limited as to use	(31,034)	(39,527)
Net cash used in investing activities	(181,654)	(139,599)
Financing activities		
Principal payments on long-term debt	(4,466)	(9,972)
Proceeds from financing	–	358
Contributions restricted to acquisition of plant assets – net	24,541	21,934
Contributions to net assets with donor restrictions	11,948	7,563
Net cash provided by financing activities	32,023	19,883
Net increase (decrease) in cash and cash equivalents	54,514	(35,555)
Cash and cash equivalents at beginning of year	227,535	263,090
Cash and cash equivalents at end of year	\$ 282,049	\$ 227,535

New York Society for the Relief of
the Ruptured and Crippled, Maintaining
the Hospital for Special Surgery

Consolidated Statements of Financial Position

	(Unaudited) September 30 2024	(Audited) December 31 2023		(Unaudited) September 30 2024	(Audited) December 31 2023
	(In Thousands)			(In Thousands)	
Assets			Liabilities and net assets		
Current assets:			Current liabilities:		
Cash and cash equivalents	\$ 265,316	\$ 282,049	Accounts payable and accrued expenses	\$ 81,504	\$ 121,174
Receivables:			Accrued salaries and related liabilities	71,833	61,166
Patient care, less allowance for doubtful accounts (2024 – \$15,527; 2023 – \$33,316)			Current portion of long-term debt	5,830	6,243
Current portion of insurance claims receivable	191,139	201,030	Due to third-party payors – net	4,936	3,242
Other	22,406	22,406	Current portion of insurance claims liabilities	22,406	22,406
	80,906	76,863	Current portion of operating lease liabilities	41,409	34,012
Total receivables	294,451	300,299	Other current liabilities	56,496	64,703
			Total current liabilities	284,414	312,946
Investments	794,899	748,362			
Inventories	36,722	29,657	Long-term debt	538,239	542,461
Prepaid expenses and other current assets	9,791	11,135	Insurance claims liabilities, net of current portion	88,533	88,533
Current portion of pledges receivable	21,001	26,249	Operating lease liabilities	438,005	371,449
Due from affiliates – net	13,725	17,403	Other noncurrent liabilities, including accrued retirement benefits and due to third-party payors – net	87,046	79,298
Total current assets	1,435,905	1,415,154	Total liabilities	1,436,237	1,394,687
			Net assets:		
			Without Donor Restrictions:		
			Undesignated	1,253,787	1,147,234
			Designated for quasi-endowment	3,719	3,719
			Noncontrolling interest in subsidiaries	11,305	9,784
Insurance claims receivable, net of current portion	88,533	88,533	Total Without Donor Restrictions	1,268,811	1,160,737
Operating lease assets	421,122	351,013	With Donor Restrictions:		
Other noncurrent assets	35,382	29,104	Specific purpose	103,110	100,532
Due from affiliates – net	26,199	26,190		183,415	
	24,624	26,481		162,646	
	152,121	119,456			

New York Society for the Relief of
the Ruptured and Crippled, Maintaining
the Hospital for Special Surgery

Consolidated Statements of Operations and Changes in Net Assets

	(Unaudited)	
	Nine Months Ended September 30	
	2024	2023
	<i>(In Thousands)</i>	
Operating revenue		
Net patient service revenue	\$ 1,029,957	\$ 964,215
Other operating revenue	258,819	250,545
Net assets released from restrictions for operations	21,052	19,623
Total operating revenue	<u>1,309,828</u>	<u>1,234,383</u>
Operating expenses		
Salaries and wages	593,575	554,626
Employee benefits	136,004	125,220
Supplies and other	436,330	410,368
Interest expense	10,235	11,376
Depreciation and amortization	73,106	69,706
Bad debt expense	8,205	5,896
Total operating expenses	<u>1,257,455</u>	<u>1,177,192</u>
Operating gain before research operations and other items	52,373	57,191
Research operations:		
Net assets released from restrictions for research operations	33,032	30,895
Operating expenses, including depreciation (2024 – \$2,650; 2023 – \$2,635)	43,451	40,942
Net research operations	<u>(10,419)</u>	<u>(10,047)</u>
Excess of operating revenues over operating expenses before other items	41,954	47,144
Other Items		
Net realized and change in unrealized gains and losses on investment and change in value of alternative investments	50,925	27,768
Other components of net periodic pension costs	4,716	3,488
Change in interest in The Hospital for Special Surgery Fund, Inc.	15,428	9,486
Operating gain attributable to non-controlling interest in subsidiaries	(6,475)	(1,708)
Excess of revenue over expenses	<u>\$ 106,548</u>	<u>\$ 86,178</u>

Northwell Health, Inc.

CON#242324
Attachment A

Consolidated Statements of Financial Position
(In Thousands)

	December'31	
	2023	2022
Assets		
CmTent 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
CmTent portion of pledges receivable	63,363	55,140
CmTent portion of insurance claims receivable	28,896	33,009
Other current assets	649,962	590,795
Total CmTent assets	7,503,250	6,814,997
Long-term investments	3,380,655	3,412,416
Pledges receivable, net of CmTent 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 CmTent portion	103,504	119,689
Other assets	608,444	864,170
Total assets	<u>\$ 20,555,327</u>	<u>\$ 19,215,123</u>
Liabilities and net assets		
CmTent 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
CmTent portion of operating lease obligations	147,513	141,319
CmTent portion of finance lease obligations	6,143	7,020
CmTent portion of long-term debt	134,646	80,353
CmTent portion of insurance claims liability	28,896	33,009
CmTent portion of malpractice and other insurance liabilities	287,297	231,352
CmTent portion of estimated payables to third-party payers	366,525	324,871
Total CmTent 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 CmTent portion	4,186,341	4,216,127
Insurance claims liability, net of CmTent 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	<u>13,261,336</u>	<u>13,163,282</u>
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	<u>\$ 20,555,327</u>	<u>\$ 19,215,123</u>

Northwell Health, Inc.

CON#242324
Attachment A-Cont.

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	(24,24)	(22,970)
Increase (decrease) in net assets without donor restrictions	\$ 1,016,095	\$ (727,602)

Consolidated Statements of Financial Position

September 30, 2024 and December 31, 2023 (In Thousands)

	(Unaudited) September 30, 2024	(Audited) December 31, 2023
Assets		
Current assets:		
Cash and cash equivalents	\$ 861,316	\$ 889,555
Short-term investments	3,907,725	3,707,481
Accounts receivable for services to patients, net	1,801,382	1,743,657
Accounts receivable for physician activities, net	481,712	420,336
Current portion of pledges receivable	63,091	63,363
Current portion of insurance claims receivable	28,896	28,896
Other current assets	800,916	649,962
Total current assets	7,945,038	7,503,250
Long-term investments	3,719,175	3,380,655
Pledges receivable, net of current portion	175,344	167,979
Property, plant and equipment, net	8,098,529	7,657,385
Right-of-use assets – operating leases	1,119,134	1,134,110
Insurance claims receivable, net of current portion	94,655	103,504
Other assets	771,487	608,444
Total assets	<u>\$ 21,923,362</u>	<u>\$ 20,555,327</u>
Liabilities and net assets		
Current liabilities:		
Short-term borrowings	\$ 246,000	\$ 246,000
Accounts payable and accrued expenses	1,295,026	1,256,482
Accrued salaries and related benefits	1,686,089	1,677,634
Current portion of operating lease obligations	153,725	147,513
Current portion of finance lease obligations	5,338	6,143
Current portion of long-term debt	56,069	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	651,780	366,525
Total current liabilities	4,410,220	4,151,136
Accrued retirement benefits, net of current portion	744,105	624,134
Operating lease obligations, net of current portion	1,020,716	1,042,136
Finance lease obligations, net of current portion	212,592	219,239
Long-term debt, net of current portion	4,133,485	4,186,341
Insurance claims liability, net of current portion	94,655	103,504
Malpractice and other insurance liabilities, net of current portion	2,232,301	2,055,859
Other long-term liabilities	970,195	978,987
Total liabilities	<u>13,818,269</u>	<u>13,361,336</u>
Commitments and contingencies		
Net assets:		
Without donor restrictions	7,006,895	6,159,787
With donor restrictions	1,098,198	1,034,204
Total net assets	<u>8,105,093</u>	<u>7,193,991</u>
Total liabilities and net assets	<u>\$ 21,923,362</u>	<u>\$ 20,555,327</u>

Consolidated Statements of Operations

For the Three Months and Nine Months Ended September 30, 2024 and 2023 (In Thousands)

	(Unaudited) Three Months Ended September 30,		(Unaudited) Nine Months Ended September 30,	
	2024	2023	2024	2023
Operating revenue:				
Net patient service revenue	\$ 3,181,232	\$ 2,918,704	\$ 9,472,871	\$ 8,756,789
Physician practice revenue	880,378	804,724	2,588,618	2,389,528
Total patient revenue	4,061,610	3,723,428	12,061,489	11,146,317
Other operating revenue	508,095	403,360	1,505,664	1,259,277
Net assets released from restrictions used for operations	19,338	19,562	56,888	59,539
Total operating revenue	4,589,043	4,146,350	13,624,041	12,465,133
Operating expenses:				
Salaries	2,415,307	2,239,545	7,071,828	6,574,541
Employee benefits	481,185	453,965	1,510,191	1,403,745
Supplies and expenses	1,380,262	1,247,900	4,110,576	3,700,703
Depreciation and amortization	186,381	172,174	558,875	518,035
Interest	48,446	44,337	145,368	133,075
Total operating expenses	4,511,581	4,157,921	13,396,838	12,330,099
Excess (deficiency) of operating revenue over operating expenses	77,462	(11,571)	227,203	135,034
Non-operating gains and losses:				
Investment income	25,390	55,587	205,107	105,232
Change in net unrealized gains and losses and change in value of equity method investments	238,262	(189,498)	395,498	239,342
Non-operating net periodic benefit credit (cost)	305	(4,433)	7,248	(11,848)
Other non-operating gains and losses	(8,239)	(7,142)	(21,756)	(18,533)
Total non-operating gains and losses	255,718	(145,486)	586,097	314,193
Excess (deficiency) of revenue and gains and losses over expenses	333,180	(157,057)	813,300	449,227
Net assets released from restrictions for capital asset acquisitions	5,115	34,482	13,477	69,000
Pension and other postretirement liability adjustments	25,000	-	33,000	36,259
Other changes in net assets	(4,803)	(10,547)	(12,669)	(18,377)
Increase (decrease) in net assets without donor restriction	\$ 358,492	\$ (133,122)	\$ 847,108	\$ 536,109

Not-for-Profit
Corporation

Division

For Profit
Corporation

Northwell Health, Inc.
Existing Co-operator Table of Organization

Submitted September 13, 2019

Entities Delegating
Authority to
NQMA*

CON#242324
Attachment C

Northwell Health, Inc.

Long Island
Home

Northwell Health
Laboratories

RegionCare,
Inc.

Hospice
Care Network

Northwell Healthcare, Inc.

Northwell Quality and
Medical Affairs, Inc. (NQMA)*

Peconic
Bay
Medical
Center

Phelps
Hospital

Northern
Westchester
Hospital

Huntington
Hospital

John T.
Mather
Hospital

Long
Island
Jewish
Medical
Center

IGlen Cove
Hospital

Isouthside
Hospital

Plainview
Hospital

North
Shore
University
Hospital

Northwell
Health
Stem
Family
Center for
Rehabilitatio

Staten Island
University
Hospital

Lenox Hill
Hospital

Peconic
Bay
Skilled
Nursing
Facility

Cohen
Children's
Medical
Center

The
Zucker
Hillside
Hospital

Long
Island
Jewish
Hospital

Long
Island
Jewish
CHHA

Long
Island
Jewish
Forest
Hills

Long
Island
Jewish
Valley
Stream

Orzac
Ctr for
Extended
Care &
Rehab

North
Shore
CHHA

Syosset
Hospital

North
Shore
LTHHCP

SIUH
Hospice

Lenox
Health
Greenwich
Village

Health Equity Impact Assessment

Part 1 – Project Details

CON Number: 242324

Facility Name: Long Island Jewish Medical Center

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 is proposing to open a new bone marrow transplant (BMT) and cellular therapy program in the main hospital's oncology building. The program will have 11 licensed beds to treat diseases like lymphoma, leukemia, and other conditions, as well as offer gene therapy for illnesses like diabetes and sickle cell anemia. The program aims to address the growing need for BMT services in Queens, Nassau, and Suffolk Counties, where there is currently a limited number of licensed beds. It will also reduce the need for patients to travel outside of the service area. For patients who access other services in the building, the new unit will enhance continuity of care for those individuals. The program will benefit low-income people by offering financial assistance on a sliding scale basis (including out-of-pocket expenses), and racial and ethnic minorities and LGBTQ+ people through implementation of a culturally sensitive care environment at the facility. For patients with mobility impairments, there will be no positive or negative impacts to architectural barriers. Finally, due to the current nationwide shortage of transplantation and cellular therapy physicians, the Applicant may face challenges in recruiting and maintaining sufficient staff.

Part 3 – Impact Assessment		
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?”	No or small impact may occur	Moderate to large impact may occur
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).

The establishment of the BMT unit is expected to improve access to care, particularly for medically underserved groups, and will mitigate travel-related burdens for patients and their caregivers. The community resident survey and listening sessions, conducted by the Independent Entity, showed strong support for the proposed program, with 83.3% of respondents in favor. There was a concern raised by a participant regarding the potential unintended impact of excluding individuals with inadequate health care coverage due to the small size of the program. However, the Applicant addresses this concern by planning to offer financial assistance to those individuals who are uninsured or underinsured.

The Independent Entity did not make any recommendations to modify the proposed project. Similar to their other programs, the Applicant will offer language access and interpretation services to improve the patient experience and delivery of services. The Applicant will continue to encourage participation in donor registries from ethnically diverse communities and plans to monitor research and implement clinical innovations in donor matching among these communities. The Applicant is one of 17 transplant centers in New York that reports all allogeneic hematopoietic cell transplant outcomes data through the Stem Cell Therapeutics Outcomes

Database under the Center for International Blood and Marrow Transplant Research to further research and health equity in this area.

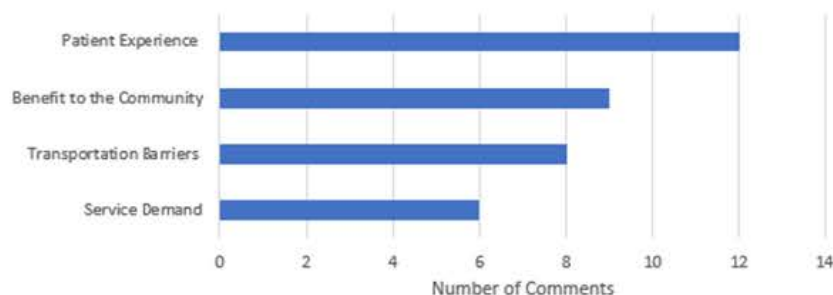
Table depicting the impact of the project on each medically underserved group.

Underserved Group	Impact of Project on Demographic
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	<ul style="list-style-type: none"> • Hematopoietic-cell transplantation is a cost-intensive procedure, ranging in price from \$63,096 to \$782,190 in the first 100 days following transplant depending on the treatment modality. The procedure and ensuing hospital stay is associated with high out-of-pocket costs, which are often more burdensome for individuals with low income and/or those with inadequate health insurance. 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 includes out-of-pocket expenses. As a result, individuals with low income will benefit from the proposed BMT program establishment. • It is likely that individuals with inadequate healthcare coverage face similar barriers related to cost of care as those identified above for individuals with low income. Individuals without insurance, with public insurance, or inadequate healthcare coverage may be eligible for financial assistance offered through the Applicant facility. While this project will not change the rate at which individuals with inadequate healthcare coverage will be referred to transplant services, establishment of this program will increase options for local, affordable care for those who pursue this type of therapy.
Racial and Ethnic Minorities	<ul style="list-style-type: none"> • This program will provide greater access to local transplant programs for individuals of all racial and ethnic backgrounds. To combat the underrepresentation of racial and ethnic minorities on the NMDP, the Applicant will continue to raise awareness about participation in donor registries. • The Applicant strives to provide culturally sensitive healthcare in a representative, diverse, and inclusive care environment. Patients of all racial and ethnic backgrounds utilizing transplant services will benefit from this culturally sensitive care environment.
Immigrants and Refugees	<ul style="list-style-type: none"> • Patients of the proposed program will have access to language and communication access services. • Patients who identify as immigrants will benefit from this culturally sensitive care environment. It is also expected that the Applicant will comply with most recent updates to Section 2807-k of the Public Health Law which took effect in October 2024 and states that immigration status may not be considered for eligibility for financial assistance.

	<ul style="list-style-type: none"> Patients who identify as an immigrant and are referred to BMT services will benefit from the establishment of a program in their local area, regardless of their documentation status.
Women, LGBTQ or other-than-cisgender people	<ul style="list-style-type: none"> For women, the impact of allogenic stem cell transplants on fertility challenges requires extensive clinical considerations. It is expected that the team of providers overseeing the care of the patient utilizing the proposed program's services will employ sex-based considerations throughout the process of transplantation to enhance health and preserve fertility when possible. This should include referral of the patient to appropriate providers for fertility preservation and counseling services if needed. It is expected that LGBTQ+ communities will receive equitable transplant care while at the Applicant Hospital.
People with disabilities	<ul style="list-style-type: none"> Individuals with hearing, speech, or visual impairments who are receiving care through the proposed program may be provided with free aids and services if needed to communicate effectively.
Older Adults	<ul style="list-style-type: none"> Age is a paramount factor in deciding whether a patient is likely to tolerate or benefit from hematopoietic stem cell transplantation. The decision to refer patients for transplant will remain with the team of providers overseeing the patient's care. The establishment of this program will not change the way in which providers deliberate and implement a treatment plan. However, the proposed project will increase access to local transplant services for older adults who are referred for care.
Persons living with a prevalent infectious disease or condition	<ul style="list-style-type: none"> The establishment of this program will have no effect on the current recommendations for transplants in individuals with an infectious disease. Referring providers and transplant physicians will continue to monitor an individual's ability to undergo the procedure according to clinical recommendations and program-wide protocol. When medically cleared to pursue a transplant, this group will benefit from increased local care options. This is especially true for those who may receive curative treatment through the proposed program.

31 Stakeholders were engaged; public health experts and community leaders. 97% were in support of the project.

Themes From Meaningful Engagement



In their words...

So generally, when you're adding something – adding a new service, adding a new provider – it's a positive. I always call that a "win." And that program being with the Northwell system, which is a well-funded system, they should be able to treat the underserved communities that were mentioned. I believe that is a positive for all communities.

- Public Health Expert

...it'll have a positive impact for some of our patients who would have to leave here to go to even North Shore, let's say, but they live, but this is where they get most of their services. We would be able to serve them within the same walls

-Employee

I have sickle cell anemia, so I get a blood exchange every month and right now I do this at North Shore Manhasset, and they only have 4 beds. So, scheduling is always extremely tight. It's always necessary for us to do this like months in advance and sometimes you don't have that time, especially if it's an emergency situation.

-Resident

Stakeholders have feedback about:

Patient Experience

Stakeholders believe that the addition of BMT and cellular therapy services will result in an improved patient experience and provide local options for patients requiring related services. Stakeholder comments mention that these services will enhance continuity of care for patients who receive other services from the Applicant.

Benefit to the Community

Stakeholders feel that the provision of local BMT and cellular therapy services is crucial for addressing significant health challenges in the community. Stakeholders also believe that these services will increase access to care for people with low-income and individuals without health insurance.

Transportation Barriers

Stakeholders believe that having local BMT and cellular therapy services will reduce transportation barriers for patients. Stakeholder comments mention the burden of relying on public transportation to Manhattan for acute and follow-up care and the increased financial, emotional and physical burden experienced by patients when traveling for care.

Service Demand

Stakeholder comments indicate concerns that the proposed program may not fully meet the current demand. Stakeholders feel that the program size may limit service access for medically underserved groups.

27%

of comments are about patient experience

20%

of comments are about the benefit to the community

18%

of comments pertain to transportation barriers

14%

of comments pertain to service demand

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:

03/03/2025

Full Name of Reviewer:

Bryan Barrientos

Health Equity Impact Assessment Unit Director:

Olutomisin Akanbi



Office of the State Long Term Care Ombudsman

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

Claudette Royal
State Ombudsman
1-855-582-6769

To: Public Health and Health Planning Council

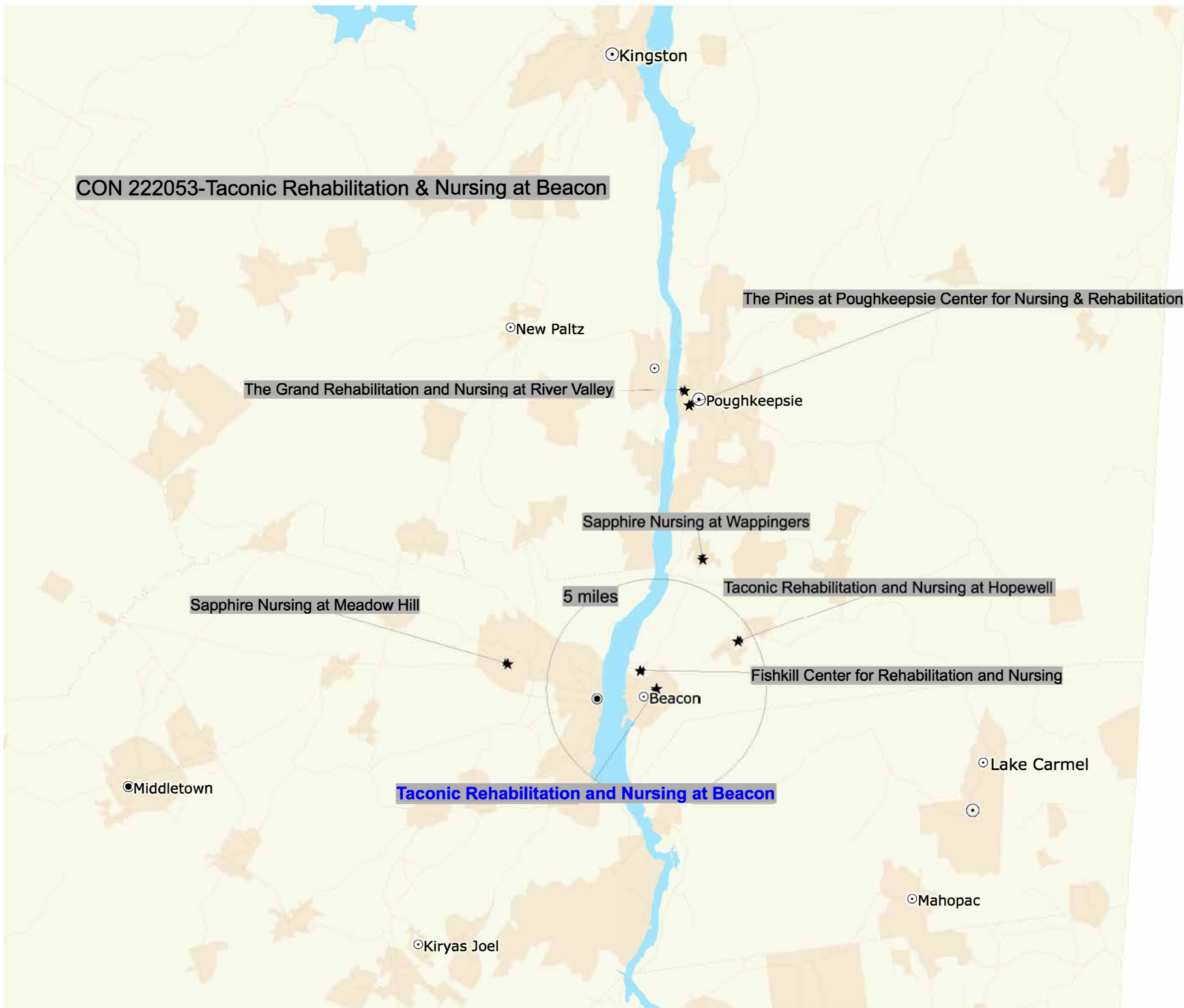
Re: 222053 VS Servicer at Beacon LLC d/b/a Taconic Rehabilitation and Nursing at Beacon

Date: March 10, 2025

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 VS Servicer at Beacon LLC d/b/a Taconic Rehabilitation and Nursing at Beacon. The Office reviewed the three facilities currently operated by the proposed owners. There is a weekly Ombudsman presence in one facility and a monthly presence in two 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



Financial Summary - Taconic Rehabilitation and Nursing at Beacon

	<u>12-31-22*</u>	<u>12-31-23</u>	<u>draft 12/31/24</u>
ASSETS - CURRENT	\$2,191,810	\$3,337,309	\$5,163,775
ASSETS - FIXED AND OTHER	609,097	999,938	1,027,540
LIABILITIES - CURRENT	1,327,337	2,060,605	1,733,901
LIABILITIES - LONG-TERM	<u>2,085,294</u>	<u>2,652,151</u>	<u>4,018,781</u>
EQUITY	(\$611,724)	(\$375,509)	\$438,633
<hr/>			
INCOME	\$5,529,744	\$15,278,118	\$17,588,460
EXPENSE	<u>6,375,950</u>	<u>15,122,687</u>	<u>16,774,323</u>
NET OPERATING INCOME / (LOSS)	(\$846,206)	\$155,431	\$814,137
OTHER INCOME / (LOSS)	\$234,462	\$80,784	\$0
NET INCOME / (LOSS)	(\$611,744)	\$236,215	\$814,137
<hr/>			
NUMBER OF BEDS	160	160	160
PERCENT OF OCCUPANCY (DAYS)	56.77%	64.43%	78.37%
<hr/>			
Medicaid	69.64%	69.90%	74.81%
Medicare	22.22%	22.07%	17.79%
Private Pay/Other	8.14%	8.03%	7.40%

* the facility has been operating under a Receivership Agreement dated July 6, 2022, which went into effect on July 13, 2022; the 2022 audited financial statements cover the period of July 13, 2022 through December 31, 2022; with a total of 172 patient days for the reporting period.

**VS SERVICER AT BEACON LLC d/b/a TACONIC REHABILITATION AND NURSING AT BEACON
(A LIMITED LIABILITY COMPANY)
BALANCE SHEETS
December 31,**

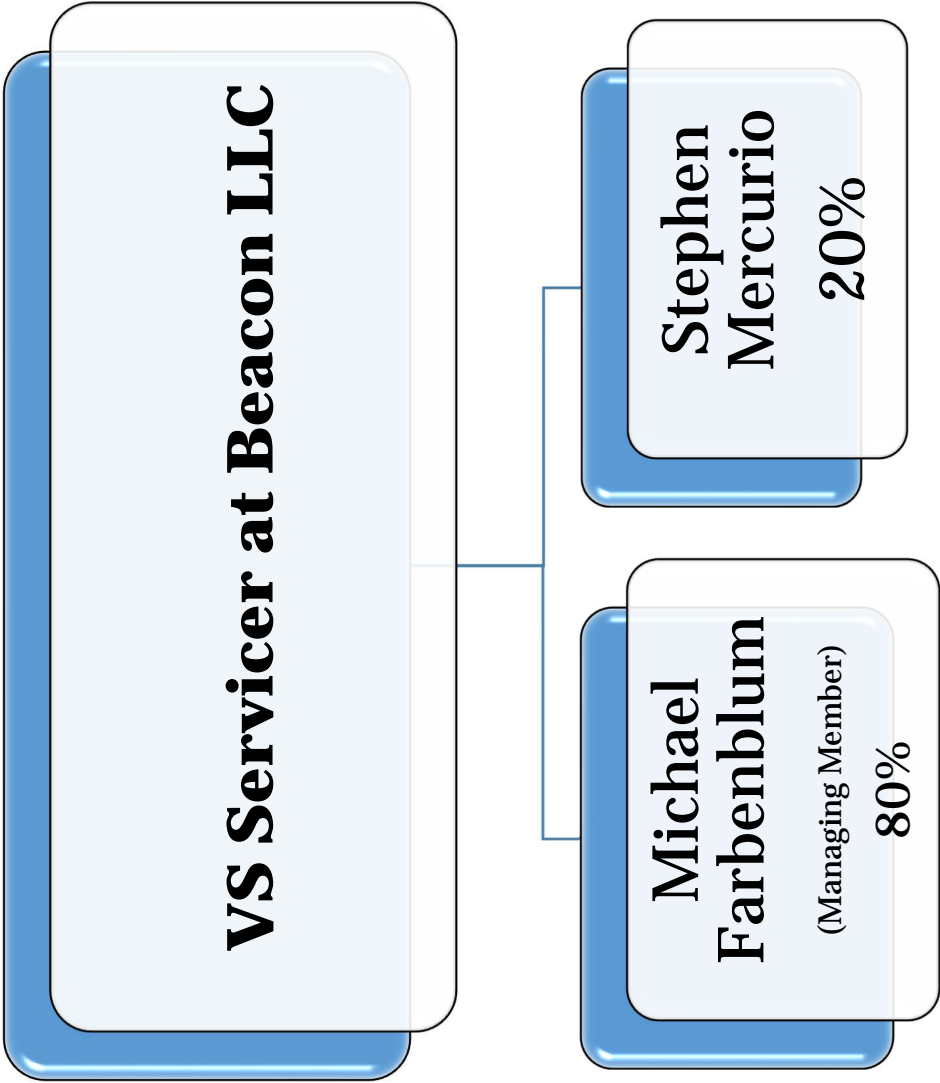
ASSETS		
	2023	2022
Current assets:		
Cash	\$ 419,527	\$ 557,066
Resident accounts receivable (net of allowance for credit losses of \$395,869 for 2023 and \$192,333 for 2022)	2,422,151	1,362,551
Other receivable	-	10,819
Due from third-party payors	300,096	-
Prepaid expenses and other current assets	195,535	261,374
Total current assets	<u>3,337,309</u>	<u>2,191,810</u>
Building improvements and equipment, net	819,468	359,684
Other assets:		
Due from related parties	60,874	249,413
Finance lease right-of-use-asset, net	119,596	-
Total other assets	<u>180,470</u>	<u>249,413</u>
Total assets	\$ 4,337,247	\$ 2,800,907
LIABILITIES AND MEMBERS' DEFICIT		
Current liabilities:		
Accounts payable	\$ 403,169	\$ 468,375
Finance lease liability	26,259	-
Accrued payroll and other expenses	1,240,791	801,817
Other payable	390,386	-
Due to third-party payors	-	57,145
Total current liabilities	<u>2,060,605</u>	<u>1,327,337</u>
Long-term liabilities:		
Promissory note	2,500,000	1,666,667
Finance lease liability	94,753	-
Due to related parties	57,398	418,627
Total long-term liabilities	<u>2,652,151</u>	<u>2,085,294</u>
Members' deficit	(375,509)	(611,724)
Total liabilities and members' deficit	\$ 4,337,247	\$ 2,800,907

STATEMENTS OF OPERATIONS AND CHANGES IN MEMBERS' DEFICIT

For the Year Ended December 31, 2023 and for the Period From July 13, 2022 Through December 31, 2022

	2023		2022	
	Amount	Revenue and Cost Per Resident Day	Amount	Revenue and Cost Per Resident Day
Operating revenues:				
Routine and ancillary revenues	\$ 15,084,348	\$ 400.90	\$ 5,529,580	\$ 353.69
Other revenues	193,770	5.15	-	-
Total operating revenues	15,278,118	406.05	5,529,580	353.69
Operating expenses:				
Nursing and medical	7,008,312	186.27	2,626,173	167.97
Therapy and ancillaries	1,465,654	38.96	594,537	38.03
Social services	204,608	5.42	93,991	6.01
Leisure time activities	161,372	4.29	78,552	5.04
Cleanliness and safety	1,090,080	28.98	485,387	31.04
Food and nutrition	1,132,954	30.11	544,464	34.82
General and administration	1,780,843	47.35	990,001	63.32
Property	1,210,434	32.17	484,918	31.02
Non-comparable	497,755	13.23	294,364	18.82
Other	570,675	15.16	183,672	11.75
Total operating expenses	15,122,687	401.94	6,376,059	407.82
Net income (loss) from operations	155,431	<u>\$ 4.11</u>	(846,479)	<u>\$ (54.13)</u>
Non-operating income:				
Miscellaneous income	80,784		273	
Gain on bargain purchase through receivership acquisition	-		234,462	
Total non-operating income	80,784		234,735	
Net income (loss)	236,215		(611,744)	
Members' deficit - beginning of period	(611,724)		-	
Contributions	-		20	
Members' deficit - end of period	<u>\$ (375,509)</u>		<u>\$ (611,724)</u>	

LLC Organizational Structure



VS Servicer at Beacon LLC - Pro Forma Balance Sheet

Assets

Current Assets

Cash	\$3,039,595
Total Current Assets	\$3,039,595

TOTAL ASSETS:	\$3,039,595
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Liabilities

Long Term Liabilities

Working Capital Loan	\$1,519,797
Total Long Term Liabilities	\$1,519,797

TOTAL LIABILITIES:	\$1,519,797
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Equity

Stephen Mercurio	20%	\$303,960
Michael Farbenblum	80%	\$1,215,838

TOTAL EQUITY:	\$1,519,798
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TOTAL LIABILITIES AND MEMBERS' EQUITY	\$3,039,595
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Office of the State Long Term Care Ombudsman

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

Claudette Royal
State Ombudsman
1-855-582-6769

To: Public Health and Health Planning Council

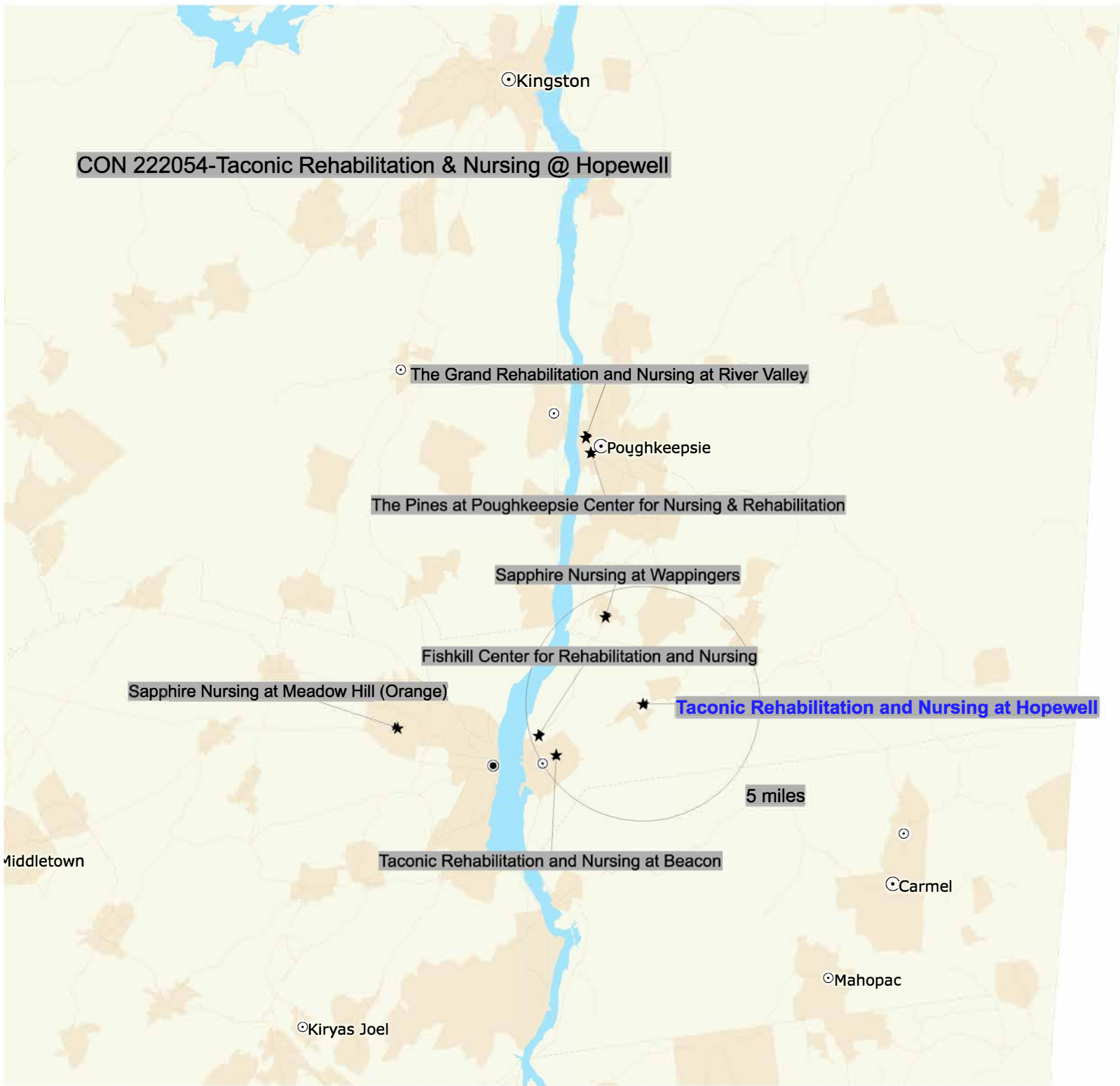
Re: 222054 VS Servicer at Fishkill LLC d/b/a Taconic Rehabilitation and Nursing at Hopewell

Date: March 10, 2025

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 VS Servicer at Fishkill LLC d/b/a Taconic Rehabilitation and Nursing at Hopewell. The Office reviewed the three facilities currently operated by the proposed owners. There is a weekly Ombudsman presence in one facility and a monthly presence in two 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



VS SERVICER AT FISHKILL LLC d/b/a TACONIC REHABILITATION AND NURSING AT HOPEWELL
(A LIMITED LIABILITY COMPANY)
BALANCE SHEETS
December 31,

CON#222054
Attachment B

ASSETS		
	2023	2022
Current assets:		
Cash	\$ 2,262,983	\$ 919,299
Resident accounts receivable (net of allowance for credit losses of \$367,537 for 2023 and \$182,931 for 2022)	2,901,207	1,370,769
Prepaid expenses and other current assets	223,181	269,362
Total current assets	5,387,371	2,559,430
Building improvements and equipment, net	669,242	530,594
Other assets:		
Due from related parties	32,398	110,853
Finance lease right-of-use-asset, net	119,596	-
Other reserves	60,000	60,000
Total other assets	211,994	170,853
Total assets	\$ 6,268,607	\$ 3,260,877
LIABILITIES AND MEMBERS' EQUITY (DEFICIT)		
Current liabilities:		
Accounts payable	\$ 405,904	\$ 427,505
Accrued payroll and other expenses	1,366,595	856,136
Finance lease liability	26,259	-
Due to third-party payors	1,064,909	51,387
Total current liabilities	2,863,667	1,335,028
Long-term liabilities:		
Promissory note	2,500,000	1,666,667
Finance lease liability	94,753	-
Other payable	90,994	54,025
Due to related parties	71,328	314,270
Total long-term liabilities	2,757,075	2,034,962
Members' equity (deficit)	647,865	(109,113)
Total liabilities and members' equity (deficit)	\$ 6,268,607	\$ 3,260,877

VS SERVICER AT FISHKILL LLC d/b/a TACONIC REHABILITATION AND NURSING AT HOPEWELL
(A LIMITED LIABILITY COMPANY)
STATEMENTS OF OPERATIONS AND CHANGES IN MEMBERS' EQUITY (DEFICIT)
For the Year Ended December 31, 2023 and for the Period from July 13, 2022 through December 31, 2022

CON#222054
Attachment B Cont.

	2023		2022	
	Amount	Cost Per Resident Day	Amount	Cost Per Resident Day
Operating revenues:				
Routine and ancillary revenues	\$ 16,919,441	\$ 404.68	\$ 5,944,740	\$ 354.36
Other revenues	184,082	4.40	-	-
Total operating revenues	17,103,523	409.08	5,944,740	354.36
Operating expenses:				
Nursing and medical	7,252,594	173.47	2,800,961	166.96
Therapy and ancillaries	1,682,889	40.25	454,501	27.10
Social services	191,633	4.58	91,371	6.47
Leisure time activities	202,731	4.85	104,796	6.25
Cleanliness and safety	1,119,374	26.76	502,128	29.95
Food and nutrition	1,105,116	26.44	510,618	30.43
General and administration	1,801,516	43.09	980,467	58.46
Property	1,173,571	28.07	474,423	28.29
Non-comparable	534,810	12.78	307,952	18.35
Other	741,182	17.73	242,723	14.47
Total operating expenses	15,805,416	378.02	6,469,940	386.73
Net income (loss) from operations	1,298,107	\$ 31.06	(525,200)	\$ (32.37)
Non-operating income (loss):				
Miscellaneous income	11,241		1,760	
Gain on bargain purchase through receivership acquisition	-		414,307	
Loss on settlement of related party receivable	(552,370)		-	
Total non-operating income (loss)	(541,129)		416,067	
Net income (loss)	756,978		(109,133)	
Members' deficit - beginning of period	(109,113)		-	
Contributions	-		20	
Members' equity (deficit) - end of period	\$ 647,865		\$ (109,113)	

Taconic Healthcare at Hopewell
BALANCE SHEET
As of Tuesday, December 31, 2024

ASSETS

CURRENT ASSETS

Cash and Cash Equivalents	1,635,334
Accounts Receivable - Trade, net	4,088,503
Miscellaneous Receivables	(249,380)
Prepaid Expenses and Other Current Assets	242,673
TOTAL CURRENT ASSETS	5,717,130

LEASEHOLD IMPROVEMENTS AND EQUIPMENT - NET	1,093,231
---	------------------

OTHER ASSETS

Capital lease assets, net	119,596
Other Reserves	60,000
Due From Related Parties	3,621,898
TOTAL OTHER ASSETS	3,801,494

TOTAL ASSETS	10,611,855
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LIABILITIES AND STOCKHOLDER'S EQUITY

CURRENT LIABILITIES

Accounts Payable	313,539
Accrued Payroll and Other Expenses	2,308,851
Due to Government Third Parties	1,434,738
TOTAL CURRENT LIABILITIES	4,057,128

LONG-TERM LIABILITIES

Long-Term Debt, Net of Debt Issuance Costs	2,500,000
Due to Government Third Parties	2,300,000
Capital Lease Obligations, Net	121,012
TOTAL LONG TERM LIABILITIES	4,921,012
TOTAL LIABILITIES	8,978,140

STOCKHOLDER'S EQUITY

Net Profit/(Loss)	985,855
Retained Earnings/Owners' Equity	647,860
TOTAL STOCKHOLDER'S EQUITY	1,633,715

TOTAL LIABILITIES & STOCKHOLDER'S EQUITY	10,611,855
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Income Statement Year End 2024 (Hopewell)

CON#222054
Attachment B Cont.

OPERATING REVENUES

Routine and Ancillary Revenues	19,961,458
Other Revenues	(29,205)
TOTAL OPERATING REVENUES	19,932,253

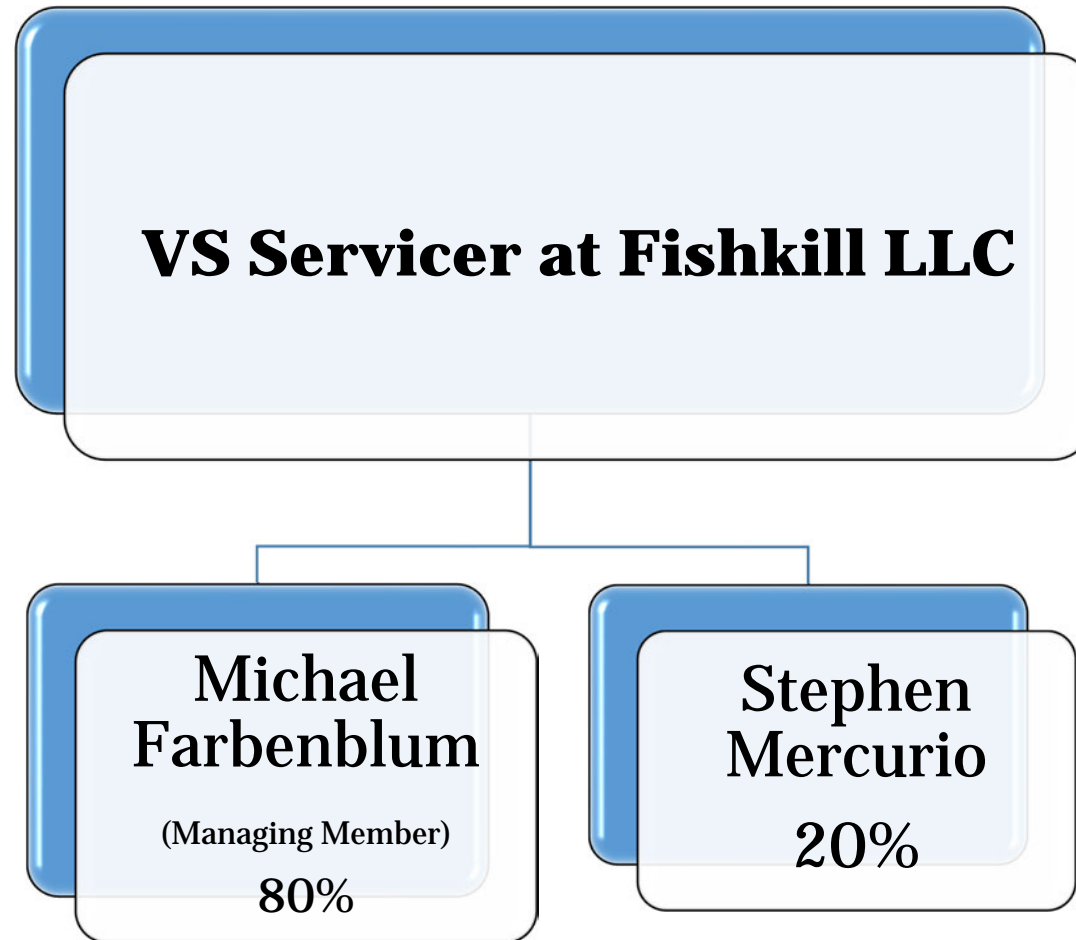
OPERATING EXPENSES

Nursing and Medical	8,808,324
Therapy and Ancillaries	2,377,378
Social Services	166,252
Leisure Time Activities	211,085
Cleanliness and Safety	1,294,543
Food and Nutrition	1,381,019
General and Administration	1,813,643
Property	1,198,625
Non-Comparable	639,308
Non-Allowable Expenses	1,056,221
TOTAL OPERATING EXPENSES	18,946,398

NET INCOME/(LOSS)	985,855
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LLC Organizational Structure

CON#222054
Attachment C



VS Servicer at Fishkill LLC - Pro Forma Balance Sheet

Assets

Current Assets

Cash	\$3,113,566
Total Current Assets	\$3,113,566

TOTAL ASSETS: \$3,113,566

Liabilities

Current Liabilities

Total Current Liabilities \$0

Long Term Liabilities

Working Capital Loan	\$1,556,783
Total Long Term Liabilities	\$1,556,783

TOTAL LIABILITIES: \$1,556,783

Equity

Stephen Mercurio	20%	\$311,357
Michael Farbenblum	80%	\$1,245,426

TOTAL EQUITY: \$1,556,783

TOTAL LIABILITIES AND MEMBERS' EQUITY \$3,113,566



Office of the State Long Term Care Ombudsman

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

Claudette Royal
State Ombudsman
1-855-582-6769

To: Public Health and Health Planning Council

Re: 222055 VS Servicer at Ulster LLC d/b/a Taconic Rehabilitation and Nursing at Ulster

Date: March 10, 2025

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 VS Servicer at Ulster LLC d/b/a Taconic Rehabilitation and Nursing at Ulster. The Office reviewed the three facilities currently operated by the proposed owners. There is a weekly Ombudsman presence in one facility and a monthly presence in two 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

CON 222055-Taconic Rehabilitation & Nursing @ Ulster

Kingston

New Paltz Center for Rehabilitation and Nursing

The Grand Rehabilitation and Nursing at River Valley (D)

3 miles

Hudson Valley Rehabilitation & Extended Care Center

Lutheran Center at Poughkeepsie, Inc (D)

The Pines at Poughkeepsie Center for Nursing & Rehabilitation (D)

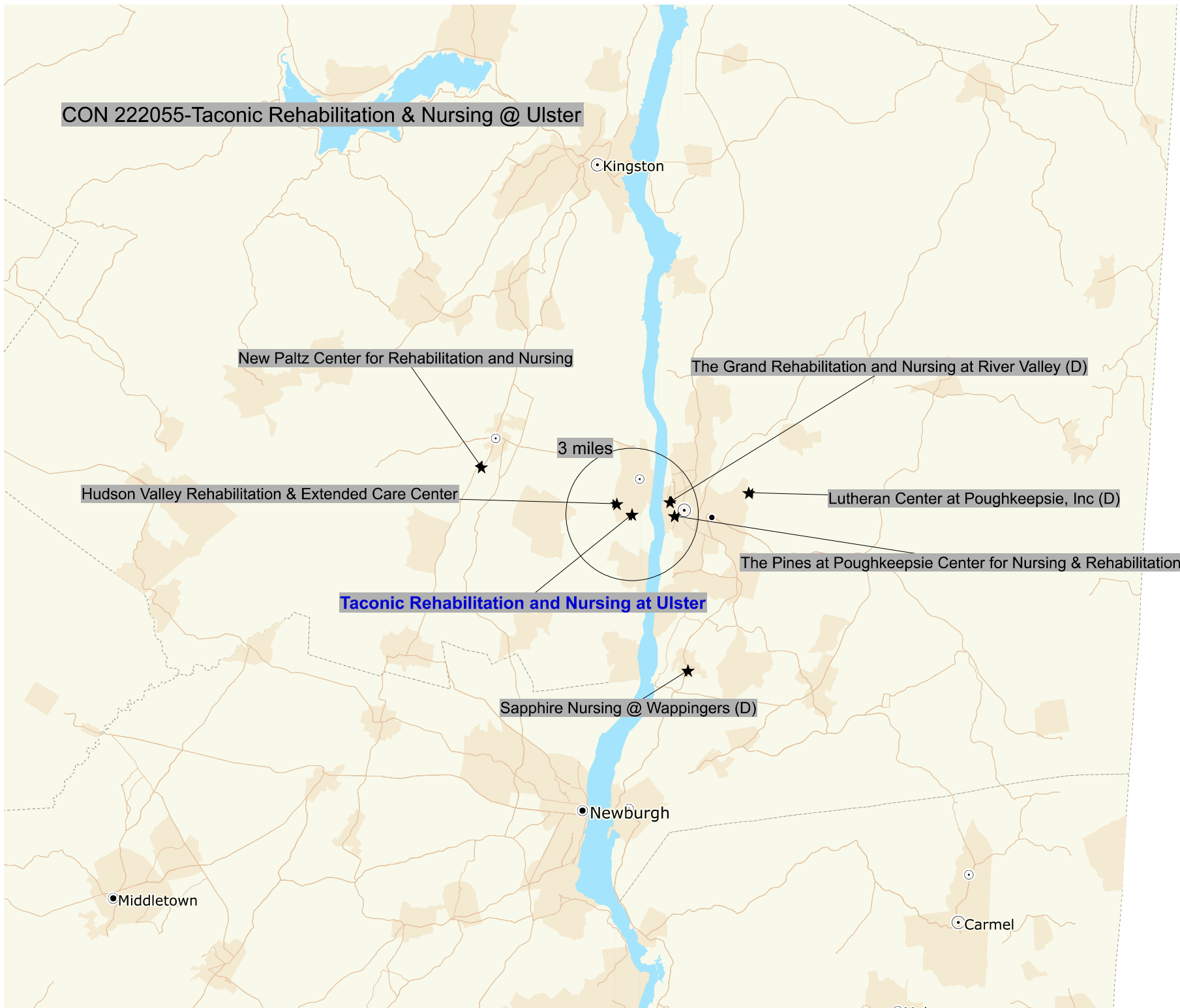
Taconic Rehabilitation and Nursing at Ulster

Sapphire Nursing @ Wappingers (D)

Newburgh

Middletown

Carmel



	<u>2023</u>	<u>2022</u>	<u>2021</u>
Current Assets	\$2,320,097	\$1,672,408	\$1,544,871
Fixed Assets	\$1,458,858	\$742,006	\$296,644
Total Assets	\$3,778,955	\$2,414,414	\$1,841,515
Current Liabilities	\$1,409,293	\$1,144,869	\$4,650,635
Long Term Liabilities	\$3,433,064	1,825,338	\$408,117
Total Liabilities	\$4,842,357	\$2,970,207	\$5,058,752
Working Capital Position	\$910,804	\$527,539	(\$3,105,764)
Net Asset Position	(\$1,063,402)	(\$555,793)	(\$3,217,237)
Revenues	\$13,162,120	\$5,254,883	\$13,114,365
Expenses	<u>14,258,272</u>	<u>6,060,274</u>	<u>13,807,757</u>
Net Income	(\$1,096,152)	(\$805,391)	(\$693,392)
Occupancy	68.21%	67.00%	67.94%
Commercial FFS	1%	0%	5.43%
Medicaid FFS	53%	53%	58.17%
Medicaid MC	17%	17%	9.54%
Medicare FFS	17%	12%	17.26%
Medicare MC	6%	5%	2.91%
Private Pay	6%	13%	6.69%
Total	100%	100.00%	100.00%

VS SERVICER AT ULSTER LLC d/b/a TACONIC REHABILITATION AND NURSING AT ULSTER
(A LIMITED LIABILITY COMPANY)
BALANCE SHEETS
December 31,

ASSETS			
	2023	2022	
Current assets:			
Cash	\$ 1,993	\$ 211,310	
Resident accounts receivable (net of allowance for credit losses of \$362,325 for 2023 and \$220,516 for 2022)	2,140,243	1,225,731	
Due from third party payors	-	10,255	
Prepaid expenses	177,861	225,112	
Total current assets	2,320,097	1,672,408	
Building improvements and equipment, net	489,968	346,460	
Other assets:			
Due from related parties	-	393,627	
Finance lease right-of-use-asset, net	93,018	-	
Other receivable, net	875,872	1,919	
Total other assets	968,890	395,546	
Total assets	\$ 3,778,955	\$ 2,414,414	
LIABILITIES AND MEMBERS' DEFICIT			
Current liabilities:			
Accounts payable	\$ 288,830	\$ 422,810	
Finance lease liability	20,423	-	
Accrued payroll and other expenses	1,100,040	722,059	
Total current liabilities	1,409,293	1,144,869	
Long-term liabilities:			
Promissory note	2,499,999	1,666,666	
Finance lease liability	73,695	-	
Other payable	-	22,819	
Due to third party payors, net	778,746	-	
Due to related parties	80,624	135,853	
Total long-term liabilities	3,433,064	1,825,338	
Members' deficit	(1,063,402)	(555,793)	
Total liabilities and members' deficit	\$ 3,778,955	\$ 2,414,414	

VS SERVICER AT ULSTER LLC d/b/a TACONIC REHABILITATION AND NURSING AT ULSTER
(A LIMITED LIABILITY COMPANY)
STATEMENT OF OPERATIONS AND CHANGES IN MEMBERS' DEFICIT
For the Year Ended December 31, 2023 and for the Period From July 13, 2022 through December 31, 2022

	2023		2022	
	Amount	Cost Per Resident Day	Amount	Cost Per Resident Day
Operating revenues:				
Routine and ancillary revenues	\$ 13,010,333	\$ 435.42	\$ 5,254,883	\$ 380.07
Other revenues	151,787	5.08	-	-
Total operating revenues	13,162,120	440.50	5,254,883	380.07
Operating expenses:				
Nursing and medical	6,336,129	212.07	2,635,593	190.62
Therapy and ancillaries	2,068,989	69.26	686,790	49.66
Social services	190,902	6.39	80,720	6.90
Leisure time activities	208,259	6.97	87,221	6.31
Cleanliness and safety	899,959	30.10	389,575	28.19
Food and nutrition	908,643	30.41	430,873	31.16
General and administration	1,607,588	53.80	906,509	65.58
Property	1,013,390	33.91	396,942	28.71
Non-comparable	462,769	15.49	234,213	16.93
Other	561,944	18.80	211,838	15.32
Total operating expenses	14,258,572	477.20	6,060,274	439.38
Net loss from operations	(1,096,452)	\$ (36.70)	(805,391)	\$ (59.31)
Non-operating income:				
Miscellaneous income	36,473		2,302	
Gain on bargain purchase through receivership acquisition	-		247,276	
Gain on settlement of related party payable	552,370		-	
Total non-operating income	588,843		249,578	
Net loss	(507,609)		(555,813)	
Members' deficit - beginning of period	(555,793)		-	
Contributions	-		20	
Members' deficit - end of period	\$ (1,063,402)		\$ (555,793)	

VS SERVICER AT ULSTER LLC d/b/a TACONIC REHABILITATION AND NURSING AT ULSTER
(A LIMITED LIABILITY COMPANY)
STATEMENTS OF CASH FLOWS
For the Year Ended December 31, 2023 and for the Period From July 13, 2022 through December 31, 2022

	<u>2023</u>	<u>2022</u>
Cash flows from operating activities:		
Net loss	\$ (507,609)	\$ (555,813)
Adjustments to reconcile net loss to net cash used by operating activities:		
Depreciation	71,540	31,340
Amortization	14,311	-
Gain on settlement of related party payable	(552,370)	-
Gain on bargain purchase through receivership acquisition	-	(247,276)
(Increase) decrease in assets:		
Resident accounts receivable, net	(914,512)	(1,225,731)
Prepaid expenses	47,251	(225,112)
Due from third party payors	10,255	(10,255)
Other receivable, net	(873,953)	(1,919)
Increase (decrease) in liabilities:		
Accounts payable	(133,980)	422,810
Due to third-party payors, net	778,746	-
Accrued payroll and other expenses	377,981	722,059
Net cash used by operating activities	<u>(1,682,340)</u>	<u>(1,089,897)</u>
Cash flows from investing activities:		
Due from related parties	393,627	(393,607)
Purchases of building improvements and equipment	(215,048)	(130,544)
Net cash provided (used) by investing activities	<u>178,579</u>	<u>(524,151)</u>
Cash flows from financing activities:		
Contributions	-	20
(Decrease) increase in other payable	(22,819)	22,819
Proceeds on promissory note	833,333	1,666,666
Payments on finance lease liability	(13,211)	-
Due to related parties	497,141	135,853
Net cash provided by financing activities	<u>1,294,444</u>	<u>1,825,358</u>
Net (decrease) increase in cash	<u>(209,317)</u>	<u>211,310</u>
Cash, beginning of period	<u>211,310</u>	<u>-</u>
Cash, end of period	<u>\$ 1,993</u>	<u>\$ 211,310</u>
Supplemental cash flow information		
Cash paid for interest	<u>\$ 179,750</u>	<u>\$ 58,059</u>

Pro Forma Balance Sheet

ASSETS:

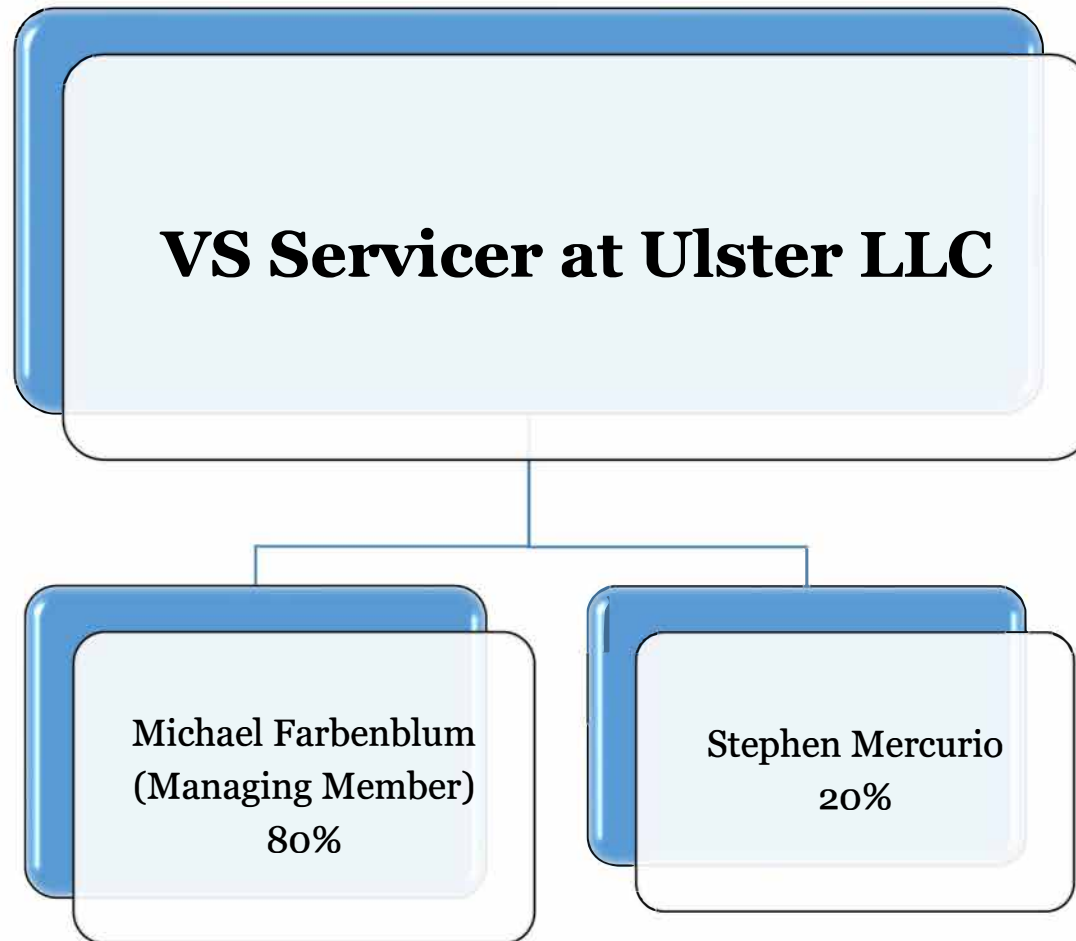
Cash	<u>\$2,669,690</u>
TOTAL ASSETS	\$2,669,690

LIABILITIES:

Working Capital Loan	<u>\$1,334,845</u>
TOTAL LIABILITIES	\$1,334,845

NET ASSETS	\$1,334,845
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LLC Organizational Structure





Office of the State Long Term Care Ombudsman

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

Claudette Royal
State Ombudsman
1-855-582-6769

To: Public Health and Health Planning Council

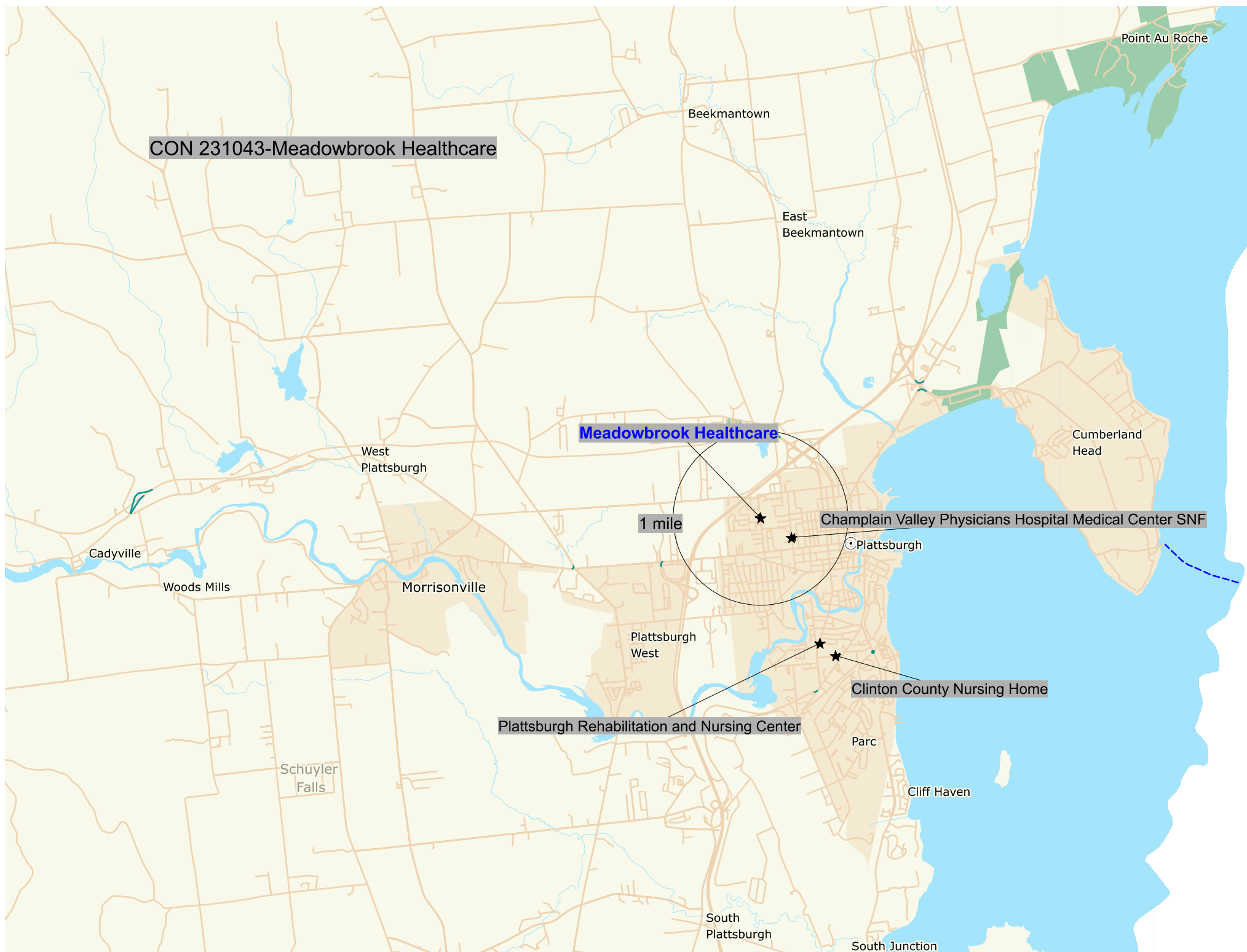
Re: 231043 Meadowbrook Operating LLC d/b/a Meadowbrook Healthcare

Date: March 10, 2025

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 Meadowbrook Operating LLC d/b/a Meadowbrook Healthcare. The Office reviewed the six facilities currently operated by the proposed owners. There is a weekly Ombudsman presence in three facilities, monthly presence in two facilities, and quarterly presence in one facility. 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



Meadowbrook Healthcare

	<u>10/31/2023</u>
Current Assets	\$7,392,844
Fixed Assets	\$110,840,672
Total Assets	\$118,233,516
Current Liabilities	\$1,983,333
Long Term Liabilities	113,928,708
Total Liabilities	\$115,912,041
Working Capital Position	\$5,409,511
Net Asset Position	\$2,321,475
Revenues	\$28,304,492
Expenses	<u>25,661,692</u>
Net Income	\$2,642,800

Dumont Center

	<u>10/31/2023</u>	<u>2022</u>
Total Assets	\$50,107,350	\$48,826,000
Total Liabilities	<u>44,149,480</u>	46,874,000
Net Asset Position	\$5,957,870	\$1,952,000
Revenues	\$30,545,287	\$33,399,000
Expenses	<u>25,062,255</u>	31,573,000
Net Income	5,483,032	1,826,000

Westhampton Care Center	<u>11/30/2023</u>	<u>2022</u>
Total Assets	\$56,799,352	\$56,572,000
Total Liabilities	54,482,016	56,175,000
Net Asset Position	\$2,317,336	\$397,000

Revenues	\$33,485,509	\$29,845,000
Expenses	27,765,550	30,249,000
Net Income	\$5,719,959	(\$404,000)

Bellhaven Center	<u>11/30/2023</u>	<u>2022</u>
Total Assets	\$61,254,148	\$54,974,000
Total Liabilities	<u>53,611,092</u>	55,310,000
Net Asset Position	\$7,643,056	(\$336,000)

Revenues	\$37,440,769	\$31,373,000
Expenses	<u>28,412,122</u>	<u>30,672,000</u>
Net Income	\$9,028,647	\$701,000

St. James Rehab	<u>10/31/2023</u> _
Total Assets	\$12,998,504
Total Liabilites	\$9,215,627
Net Assets	\$3,782,877

Revenues	\$32,059,504
Expenses	31,999,351
Net Income	\$60,153

Ten Broeck	<u>11/30/2023</u>	2022
Total Assets	\$21,070,775	\$15,651,000
Total Liabilites	<u>\$6,480,873</u>	<u>7,758,000</u>
Net Assets	\$14,589,902	\$7,893,000
Revenues	\$37,938,918	\$32,967,000
Expenses	\$27,809,926	\$31,107,000
Net Income	\$10,128,992	\$1,860,000

Golden Hill	<u>11/30/2023</u>	2022
Total Assets	\$16,175,750	\$17,038,000
Total Liabilites	\$1,883,522	10,281,000
Net Assets	\$14,292,228	\$6,757,000
Revenues	\$40,014,077	\$31,249,000
Expenses	\$34,098,102	32,559,000
Net Income	\$5,915,975	(\$1,310,000)



Office of the State Long Term Care Ombudsman

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

Claudette Royal
State Ombudsman
1-855-582-6769

To: Public Health and Health Planning Council

Re: 241267 Morningstar Residential Care Center

Date: March 10, 2025

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 Morningstar Residential Care Center. The Office reviewed the subject facility, currently operated by the proposed owner. This facility has a monthly Ombudsman presence. Based on the Office's review of any programmatic interactions and complaints received for this facility, the Office has no objection to the approval of this application.

Claudette Royal
New York State Ombudsman

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

BALANCE SHEETS

December 31,

	2023	2022
ASSETS		
Current assets:		
Cash	\$ 1,517,586	\$ 1,657,267
Accounts receivable (net of allowance for credit losses of approximately \$534,000 for 2023 and \$587,000 for 2022)	1,246,552	1,556,942
Prepaid expenses and other current assets	46,625	54,264
Due from third party payors	333,494	28,715
Due from affiliates, net	190,447	10,447
Total current assets	<u>3,334,704</u>	<u>3,307,635</u>
Property and equipment, net	1,434,018	1,457,606
Other assets:		
Goodwill	390,587	390,587
Intangible assets	1,741,674	1,741,674
Resident funds held in trust	97,590	82,970
Operating leases - right of use assets	12,029,605	13,136,704
Total other assets	<u>14,259,456</u>	<u>15,351,935</u>
Total assets	<u>\$ 19,028,178</u>	<u>\$ 20,117,176</u>
LIABILITIES AND STOCKHOLDER'S EQUITY		
Current liabilities:		
Current portion of finance lease	\$ 12,272	\$ 11,542
Current portion of operating leases	1,130,362	1,085,946
Accounts payable and accrued expenses	420,601	233,932
Accrued compensation and fringe benefits	219,529	176,305
Total current liabilities	<u>1,782,764</u>	<u>1,507,725</u>
Long-term liabilities:		
Finance lease, net of current portion	5,340	17,611
Operating leases, net of current portion	10,703,658	11,834,020
Resident funds held in trust	97,590	82,970
Total long-term liabilities	<u>10,806,588</u>	<u>11,934,601</u>
Total liabilities	12,589,352	13,442,326
Stockholder's equity:		
Common stock, no par, 200 shares authorized, issued and outstanding	200	200
Additional paid in capital	4,076,139	4,076,139
Retained earnings	2,362,487	2,598,511
Total stockholder's equity	<u>6,438,826</u>	<u>6,674,850</u>
Total liabilities and stockholder's equity	<u>\$ 19,028,178</u>	<u>\$ 20,117,176</u>

STATEMENTS OF OPERATIONS

For the Years Ended December 31,

	2023	2022
Revenues:		
Resident service revenue, net	\$ 11,396,679	\$ 10,710,036
Other revenue	17,447	171,789
Total revenues	<u>11,414,126</u>	<u>10,881,825</u>
Operating expenses:		
Payroll	4,922,818	4,755,993
Purchased services and supplies	3,432,288	3,211,627
Rent	1,453,973	1,633,262
Payroll taxes and employee benefits	799,114	818,061
New York State assessment	584,000	397,106
Depreciation	227,629	179,195
Insurance	38,977	16,354
Interest expense	1,405	3,809
Total operating expenses	<u>11,460,204</u>	<u>11,015,407</u>
Loss from operations	(46,078)	(133,582)
Non-operating revenues (expenses):		
Net realized and unrealized loss on investments	-	(40,571)
Interest income	13,054	3,590
Total non-operating revenues (expenses), net	<u>13,054</u>	<u>{36,981}</u>
Net loss	<u>\$ (33,024)</u>	<u>\$ (170,563)</u>

Morningstar Residential Care Center

Balance Sheet

Accrual Basis

As of December 31, 2024

Dec 31, 24

CON#241267

Attachment B

ASSETS

Current Assets

Checking/Savings

100000 · Cash & Cash Equivalents 1,360,497.81

Total Checking/Savings 1,360,497.81

Other Current Assets

1200 · Due From Related Parties 388,389.68

1275 · Due From Third Party Payors Cur 332,007.90

4200 · Accounts Receivable Room&Board 1,573,856.68

4210 · A/R Allowance (422,106.64)

4500 · Prepaid Expenses 22,265.44

Total Other Current Assets 1,894,413.06

Total Current Assets 3,254,910.87

Fixed Assets

4600 · Fixed Assets 1,319,812.69

Total Fixed Assets 1,319,812.69

Other Assets

ROU Assets 10,895,424.21

1712 · Good Will 390,587.00

1713 · Intangible Asset - bed licenses 1,741,674.00

Total Other Assets 13,027,685.21

TOTAL ASSETS 17,602,408.77

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

2150 · Accounts Payable 405,983.31

Total Accounts Payable 405,983.31

Other Current Liabilities

2011400 · Accrued AP Expenses 3,664.11

202500 · Line of Credit 184,000.00

211600 · Accrued Cash Receipts Assessmen 54,576.00

2150-1 · Accounts Payable 1 (Due to) 476.90

2155.1 · Prepaid Bills 79,051.00

2160.10 · Accrued Payroll - 153,792.03

2632 · Resident Funds Held in Trust. 72,855.94

29100 · ST Liability Bldg Lease (2032) 1,158,255.04

29200 · ST Liability Park Lot Lease (25 2,993.78

29300 · ST Liability 2020 Ford Allstar 5,339.69

29400 · ST Liability 2024 Hyund Tucson 5,187.57

Total Other Current Liabilities 1,720,192.06

Total Current Liabilities 2,126,175.37

Long Term Liabilities

29150 · LT Building Lease 9,542,408.49

29450 · LT Liability 2024 Hyund Tucson 6,897.87

Morningstar Residential Care Center

Balance Sheet

As of December 31, 2024

CON#241267

Attachment B Cont.

Accrual Basis

	Dec 31, 24
Total Long Term Liabilities	9,549,306.36
Total Liabilities	11,675,481.73
Equity	
235300 · Retained Earnings	7,564,251.91
235310 · Distributed Retained Earnings	(1,466,625.45)
235510 · Contribution Account	0.22
EFPR01 · Common Stock	200.00
Net Income	(170,899.64)
Total Equity	5,926,927.04
TOTAL LIABILITIES & EQUITY	17,602,408.77

Morningstar Residential Care Center**Profit & Loss**

January through December 2024

Jan - Dec 24

CON#241267

Attachment B Cont.

Accrual Basis

Ordinary Income/Expense**Income**

3000000 · Room and Care Revenue - Net	11,457,728.62
4000000 · Ancillary Service Revenue - Net	558,965.10
4900000 · Other Contractual Adjustments	(684,657.00)
5000000 · Sequestration	(62,923.50)
5500000 · Other Income	48,025.60
5600001 · Medicaid Rate Adjustments	269,674.44

Total Income

11,586,813.26

Gross Profit

11,586,813.26

Expense**1 · NURSING SERVICES**

6000 · Nursing Administration	1,440,273.17
6012 · Nurse Aid Training	26,037.35
6021 · Nursing Certified	3,152,304.78

Total 1 · NURSING SERVICES

4,618,615.30

2 · ANCILLARY SERVICES

7260 · Activities	129,754.93
7270 · Medical Director	46,400.00
7330 · Physical Therapy	402,448.53
7340 · Occupational Therapy	286,423.21
7350 · Speech Therapy	12,268.92
7380 · Social Services	106,022.24
7389 · LABORATORY	13,481.07
7391 · PODIATRY	5,100.00
7399 · RADIOLOGY	10,521.13
7400 · PHARMACY	182,309.92
7600 · DENTAL	36,569.92

Total 2 · ANCILLARY SERVICES

1,231,299.87

3 · GENERAL SERVICES

8212 · Dietary	1,128,389.04
8220 · Plant Operations & Maintenance	386,116.02
8240 · Housekeeping	231,113.21
8250 · Laundry	183,116.28

Total 3 · GENERAL SERVICES

1,928,734.55

4 · FISCAL & ADMINISTRATIVE SERVICE

8311 · Business Office	213,788.71
8321 · Admissions Expenses	50,000.00
8351 · Administrative Office	841,457.65
8391 · Human Resources	77,214.46

Total 4 · FISCAL & ADMINISTRATIVE SERVICE

1,182,460.82

5 · EMPLOYEE BENEFITS.

846,486.83

8430 · Insurance Expense

37,815.76

Total Expense

9,845,413.13

Net Ordinary Income

1,741,400.13

Morningstar Residential Care Center

Profit & Loss

January through December 2024

Jan - Dec 24

CON#241267

Attachment B Cont.

Accrual Basis

Other Income/Expense

Other Expense

7 · NON OPERATING EXPENSE

7.1 · EBITDA

8450821 · Interest Expense 674.68

8450824 · Amortization Expense 11,709.72

901201 · Depreciation Expense 199,361.47

901300 · Sales Tax Expense 94,103.22

Total 7.1 · EBITDA 305,849.09

7.2 · EBITDAR

902100 · Corporation-State Income Taxes 3,375.00

9421140 · Rental/Lease Hyundai Tucson 3,924.24

9421170 · Rental / Lease Building Expense 1,581,818.16

9421180 · Rental / Lease Parking Lot 17,333.28

Total 7.2 · EBITDAR 1,606,450.68

Total 7 · NON OPERATING EXPENSE 1,912,299.77

Total Other Expense 1,912,299.77

Net Other Income (1,912,299.77)

Net Income (170,899.64)

Crystal Run Ambulatory Surgery Center of Middletown, LLC ownership table

Member	Current %	Proposed %
Dr. Sam Spinowitz	0.00%	1.80%
Dr. Christian Roman Rodriguez	0.00%	1.80%
Dr. Tsai-Lung Tsai	0.00%	1.80%
Dr. Michael Angeline	0.00%	1.80%
Dr. Rachel Perl	0.00%	1.80%
Dr. Katherine wood	0.00%	1.80%
Dr. Christopher Han	0.00%	1.80%
Dr. Abigail Meigh	0.00%	1.80%
Dr. Vincent Moscato	0.00%	2.30%
Dr. Matthew Pomykala	0.00%	2.30%
Dr. Mae Young	0.00%	2.30%
Dr. Archit Patel	0.00%	2.30%
Dr. Emmanuel Schenkman	0.00%	2.30%
Dr. Bryan Kleinman	0.00%	1.00%
Dr. Carl Kirchhoff	0.00%	3.30%
Dr. John Hardcastle	0.00%	3.30%
Dr. Daniel Tomlinson	0.00%	3.30%
Dr. Thomas Booker	0.00%	3.30%
	0.00%	40.10%
Crystal Run Healthcare, LLP	50.01%	9.91%
Class A Total	50.01%	50.01%
Class B Member		
Ambulatory Partner Holdings, LLC	49.99%	49.99%
Class B Total	49.99%	49.99%
Total	100.00%	100.00%

Proposed Individual Class A members of Crystal Run

Member	Current %	Proposed %
Dr. Sam Spinowitz	0.00%	1.80%
Dr. Christian Roman Rodriguez	0.00%	1.80%
Dr. Tsai-Lung Tsai	0.00%	1.80%
Dr. Michael Angeline	0.00%	1.80%
Dr. Rachel Perl	0.00%	1.80%
Dr. Katherine wood	0.00%	1.80%
Dr. Christopher Han	0.00%	1.80%
Dr. Abigail Meigh	0.00%	1.80%
Dr. Vincent Moscato	0.00%	2.30%
Dr. Matthew Pomykala	0.00%	2.30%
Dr. Mae Young	0.00%	2.30%
Dr. Archit Patel	0.00%	2.30%
Dr. Emmanuel Schenkman	0.00%	2.30%
Dr. Bryan Kleinman	0.00%	1.00%
Dr. Carl Kirchhoff	0.00%	3.30%
Dr. John Hardcastle	0.00%	3.30%
Dr. Daniel Tomlinson	0.00%	3.30%
Dr. Thomas Booker	0.00%	3.30%
	0.00%	40.10%

Crystal Run HealthCare, LLP Current and Proposed members

Member	Current %	Proposed %
Dr. Edward Croen	1.62%	0.32%
Dr. Deborah Spencer	1.62%	0.32%
Dr. Rosa Cirillo	1.62%	0.32%
Dr. Timothy Rydell	1.62%	0.32%
Dr. Lezode Kipliongo	1.62%	0.32%
Dr. Ilan Zedek	1.62%	0.32%
Dr. Kevin Trapp	1.62%	0.32%
Dr. Howard Karpoff	1.62%	0.32%
Dr. Steven Rowe	1.62%	0.32%
Dr. Ralph Anderson	1.62%	0.32%
Dr. Thomas Booker	1.62%	0.32%
Dr. Wico Chu	1.62%	0.32%
Dr. Felix Davelman	1.62%	0.32%
Dr. Todd Jacqueline	1.62%	0.32%
Dr. Alex Gershenhorn	1.62%	0.32%
Dr. John Juliano	1.62%	0.32%
Dr. Tapti Panda	1.62%	0.32%
Dr. Sandra Sacks	1.62%	0.32%
Dr. Daniel Tomlinson	1.62%	0.32%
Dr. Paul Eugenio	1.62%	0.32%
Dr. Aleksandr Guchinskiy	1.62%	0.32%
Dr. Pankaj Kaw	1.62%	0.32%
Dr. Robert Scoyni	1.62%	0.32%
Dr. Manan Shah	1.62%	0.32%
Dr. Lillian Kaminsky	1.62%	0.32%
Dr. Melissa Kubenik	1.62%	0.32%
Dr. Yong Ke	1.62%	0.32%
Dr. Seth Lessner	1.62%	0.32%
Dr. Olga Dobuzinsky	1.62%	0.32%
Dr. Stephen Cestari	1.62%	0.32%
Dr. Min Guo	1.62%	0.32%
	50.01%	9.91%

The individual ownership percentages do not total to exactly 50.01% and 9.91% due to rounding

Ambulatory Partner Holdings, LLC Current and Proposed members

Member	Current %	Proposed %
Ann Sariago	16.66%	16.66%
Matthew Jenkins	16.66%	16.66%
Dr. Rafael Axen	16.66%	16.66%

Note: Percentages do not equal exactly 49.99%, due to rounding

Crystal Run Ambulatory Surgery Center of Middletown, LLC

Balance Sheets

	December 31,	
	2023	2022
ASSETS		
Current Assets		
Cash	\$ 972,009	\$ 1,114,811
Accounts receivable	1,667,329	1,259,086
Inventory of supplies	496,368	530,392
Due from related parties, current	22,600	7,355
Other current assets	100,534	180,266
Total Current Assets	<u>3,258,840</u>	<u>3,091,910</u>
Property and Equipment, at cost		
Leasehold improvements	465,720	326,947
Equipment	9,008,095	8,764,381
Furniture and fixtures	398,531	398,531
Computer software	74,134	74,134
	<u>9,946,480</u>	<u>9,563,993</u>
Accumulated depreciation	<u>(8,230,913)</u>	<u>(7,662,315)</u>
Property and Equipment, net	<u>1,715,567</u>	<u>1,901,678</u>
Operating lease right-of-use assets	7,149,173	8,251,645
Insurance recovery receivable	-	39,549
	<u>7,149,173</u>	<u>8,291,194</u>
	<u>\$ 12,123,580</u>	<u>\$ 13,284,782</u>
LIABILITIES AND MEMBER'S CAPITAL		
Current Liabilities		
Operating lease liabilities, current portion	\$ 1,200,348	\$ 1,143,636
Accounts payable	305,367	388,739
Accrued expenses	388,765	407,370
Unearned revenue	150,934	155,268
Due to related parties	3,019,967	2,644,661
Total Current Liabilities	<u>5,065,381</u>	<u>4,739,674</u>
Long Term Liabilities		
Insurance recovery payable	-	54,576
Operating lease liabilities, net of current portion	<u>7,031,323</u>	<u>8,226,060</u>
Total Long Term Liabilities	<u>7,031,323</u>	<u>8,280,636</u>
Total Liabilities	<u>12,096,704</u>	<u>13,020,310</u>
Member's Capital	<u>26,876</u>	<u>264,472</u>
	<u>\$ 12,123,580</u>	<u>\$ 13,284,782</u>

Crystal Run Ambulatory Surgery Center of Middletown, LLC

Statements of Income and Member's Capital

	Year Ended December 31	
	2023	2022
INCOME		
Net fee revenue	\$ 13,290,655	\$ 12,474,307
OPERATING EXPENSES		
Non provider wages, taxes and benefits	5,408,761	5,348,311
Professional fees	86,926	262,183
Occupancy expenses	1,701,105	1,733,887
Medical supplies	4,384,292	4,083,232
Bad debt expense	1,504	57,189
Other operating expenses	1 948 090	1 912 151
Total Operating Expenses	530,678	13 396 953
Loss Before Other Income (Expense)	(240,023)	(922,646)
OTHER INCOME (EXPENSE)		
Interest expense		(2,244)
CARES Act Provider Relief Fund grant income		80,580
Other income	2,427	
Total Other Income (Expense)	2,427	78,336
Net Loss	(237,596)	(844,310)
	264,472	108 782
End of year	\$ 26,876	\$ 264,472

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Center: 50639 (Crystal Run ASC of Middletown)
Trend Balance Sheet

Operator ID: GLCLOSE Run Date: 01/15/25 Run Time: 19:58

	2023	2024	2024	2024	2024	2024	2024	2024	2024	2024	2024	2024	2024
	December	January	February	March	April	May	June	July	August	September	October	November	December
Current Assets													
1010 Facility Cash-Nonrestricted	-	-	-	-	-	750,582	1,447,555	2,083,872	2,664,160	3,049,687	3,467,145	4,300,498	5,026,053
1980 I/C Due To/Due From	-	-	-	-	-	(358,244)	(818,532)	(2,006,297)	(2,570,733)	(3,478,984)	(4,349,093)	(5,365,018)	(6,418,187)
Cash & Temp Investments	-	-	-	-	-	372,338	629,024	77,575	93,427	(429,298)	(881,949)	(1,064,520)	(1,392,134)
1200 A/R - Trade	-	-	-	-	-	552,364	1,058,249	969,414	1,202,055	1,248,750	1,669,642	1,072,913	1,403,865
1201 A/R - Legacy	-	-	-	-	-	3,010,382	2,671,475	2,556,667	2,481,389	2,448,787	1,409,707	1,407,707	521,963
1202 A/R Accrued - Automated	-	-	-	-	-	614,782	225,629	236,990	173,964	281,565	9,872	162,212	40,233
1203 A/R - Accrued - Manual	-	-	-	-	-	-	-	-	-	-	-	-	-
1220 A/R - Credit Balance	-	-	-	-	-	250,629	256,962	74,538	100,314	122,030	-	136,339	183,195
1223 Unapplied Credit Balance PAS	-	-	-	-	-	86,468	107,993	82,666	84,817	110,813	148,884	59,043	39,162
1230 Unapplied Cash	-	-	-	-	-	(86,468)	(107,993)	(21,524)	-	-	-	-	-
1233 Unapplied Cash PAS	-	-	-	-	-	(86,468)	(107,993)	(82,666)	(84,817)	(110,813)	(148,884)	(59,043)	(39,162)
1240 Patient Refund Clearing	-	-	-	-	-	-	-	325	638	1,024	751	856	775
Accounts receivable	-	-	-	-	-	4,341,689	4,104,322	3,816,409	3,958,359	4,102,157	3,459,589	2,782,026	2,150,032
1270 Allow C/A - Medicare O/P	-	-	-	-	-	-	-	-	-	-	-	-	-
1271 Allow C/A - BC O/P	-	-	-	-	-	-	-	-	-	-	-	-	-
1272 Allow C/A - Medicaid O/P	-	-	-	-	-	-	-	-	-	-	-	-	-
1273 Allow C/A - WC O/P	-	-	-	-	-	-	-	-	-	-	-	-	-
1274 Allow C/A - Managed Care O/P	-	-	-	-	-	-	-	-	-	-	-	-	-
1275 Allow C/A - Other O/P	-	-	-	-	-	-	-	-	-	-	-	-	-
1276 Allow C/A - Comm O/P	-	-	-	-	-	-	-	-	-	-	-	-	-
1279 Allow C/A - Legacy A/R	-	-	-	-	-	-	-	-	-	-	-	-	-
Less: Allowance for C/A	-	-	-	-	-	-	-	-	-	-	-	-	-
1280 Bad Debt Allowance	-	-	-	-	-	1,414,088	1,414,088	1,414,088	1,414,088	1,414,088	405,207	405,207	(73,231)
1281 Less: Allowance for B/D	-	-	-	-	-	280,431	(0)	(5,348)	(5,383)	(6,511)	(10,895)	(21,625)	(25,563)
1400 Inventory- Controlled Subst	-	-	-	-	-	280,431	280,431	275,083	275,048	273,920	269,536	258,806	254,868
1402 Inventory- Medical/Supply Clig	-	-	-	-	-	496,368	496,368	496,368	496,368	496,368	89,720	89,720	929
1405 Inventory - Implants	-	-	-	-	-	-	-	-	-	-	-	295,895	-
Inventories	-	-	-	-	-	496,368	496,368	496,368	496,368	496,368	496,368	488,622	929
1426 A/R - Other	-	-	-	-	-	459,543	459,543	459,543	459,543	459,543	459,543	459,543	-
1504 Prepaid Other Expenses	-	-	-	-	-	95,539	95,539	100,738	99,005	97,272	95,539	9,729	10,589
1509 Prepaid Rent	-	-	-	-	-	109,791	-	-	-	-	-	-	-
1512 Deferred Expenses	-	-	-	-	-	-	-	12,129	6,182	-	-	-	-
1551 Lease Clearing	-	-	-	-	-	-	-	-	-	-	6,598	-	0
1560 Other Current Assets	-	-	-	-	-	119,033	119,033	119,033	119,033	119,033	119,033	119,033	10,589
Prepays & other current assets	-	-	-	-	-	783,906	674,115	691,443	683,763	675,848	680,713	588,305	-
Total Current Assets	-	-	-	-	-	4,299,783	4,209,510	3,392,024	3,542,782	3,157,067	3,079,979	2,546,197	1,003,555
Other Assets													
1622 Notes receivable	-	-	-	-	-	-	-	-	-	-	-	-	-
1653 Building Oper Lease ROU Asset	-	-	-	-	-	7,510,408	7,410,493	7,310,447	7,210,269	7,109,960	7,009,518	6,908,944	6,808,237
1656 Deferred Rent/Prepaid - Operat	-	-	-	-	-	(1,064,984)	(1,064,984)	(1,057,933)	(1,050,883)	(1,043,833)	(1,036,782)	(1,029,732)	(1,022,682)
Prepaid Rent - Operating Lease	-	-	-	-	-	-	-	109,791	109,791	109,791	109,791	109,791	109,791
Trusted funds & other assets	-	-	-	-	-	6,445,424	6,345,510	6,362,305	6,269,177	6,175,918	6,082,527	5,989,003	5,895,347
Total Other Assets	-	-	-	-	-	6,445,424	6,345,510	6,362,305	6,269,177	6,175,918	6,082,527	5,989,003	5,895,347
Property, Plant & Equipment													
Land	-	-	-	-	-	-	-	-	-	-	-	-	-
Buildings	-	-	-	-	-	-	-	-	-	-	-	-	-
1730 Leasehold Improvements	-	-	-	-	-	164,026	164,026	164,026	164,026	164,026	164,026	164,026	164,026
1740 Equip Finance Lse Asset	-	-	-	-	-	164,026	164,026	164,026	164,026	164,026	164,026	164,026	164,026
1745 Surgical Instruments	-	-	-	-	-	-	-	-	-	-	-	25,404	-
1750 Equipment	-	-	-	-	-	-	-	-	12,167	12,167	12,167	12,167	18,279
1755 Medical Equipment	-	-	-	-	-	1,681,463	1,681,463	1,681,463	1,770,318	1,788,560	1,801,767	1,979,088	2,001,626
1765 Furniture & Fixtures	-	-	-	-	-	41,079	41,079	41,079	41,079	41,079	41,079	41,079	41,079
1790 Computer Equipment	-	-	-	-	-	71,900	71,900	71,900	71,900	71,900	77,020	77,020	118,628
Furniture, fixtures & equipment	-	-	-	-	-	1,794,442	1,794,442	1,794,442	1,895,464	1,913,707	1,941,892	2,119,133	2,214,876
1690 Construction in Progress	-	-	-	-	-	-	-	4,320	-	-	-	-	-
1696 IT Integration Clearing	-	-	-	-	-	-	-	-	5,119	21,449	41,608	67,761	-
1699 Asset Clearing	-	-	-	-	-	-	-	101,022	27,518	20,505	3,244	44,664	31,577
Construction-in-progress	-	-	-	-	-	1,958,468	1,958,468	2,063,810	2,092,127	2,103,357	2,130,610	2,369,430	2,478,239
1825 Acc Depr- LHI	-	-	-	-	-	-	-	105,342	32,637	25,632	26,272	86,272	99,338
1830 Accum Depr- Equipment Finance	-	-	-	-	-	2,587	4,926	7,389	9,852	12,316	14,779	17,242	19,705
1835 Acc Depr- Surgical Instruments	-	-	-	-	-	-	-	-	-	-	-	-	907
1837 Acc Depr- Medical Equipment	-	-	-	-	-	39,745	72,632	108,916	148,187	184,973	221,894	264,474	303,632

[illegible]

Center: 50639 (Crystal Run ASC of Middletown)
Detail Income Statement
For Period Ending: December 31, 2024

Report ID: IS_TRND
Operator ID: GLCLOSE

Run Date: 01/13/25
Run Time: 07:56 PM

	2024-1	2024-2	2024-3	2024-4	2024-5	2024-6	2024-7	2024-8	2024-9	2024-10	2024-11	2024-12	YTD
													Actual
Salaries and benefits	-	-	-	-	449,212.77	559,555.47	476,698.23	448,529.34	423,797.10	693,708.97	66,070.25	633,682.18	3,751,254.31
Medical Supplies													
Med Supplies - Chargeable	-	-	-	-	105,639.84	36,713.14	79,466.71	170,898.64	72,514.80	106,998.63	82,288.63	93,223.94	747,744.33
Med Supplies - Non Chargeable	-	-	-	-	16,368.95	55,190.56	185,000.06	130,644.90	136,559.02	166,863.27	119,443.55	160,694.91	970,765.22
Drugs and Medicine	-	-	-	-	23,293.87	12,398.96	20,134.71	16,062.91	19,182.00	17,676.83	21,893.45	33,268.54	163,911.27
O&P devices and implants	-	-	-	-	74,667.59	117,728.06	230,592.49	201,820.69	227,134.32	230,055.33	125,489.79	94,266.11	1,301,754.38
Medical Supplies	-	-	-	-	219,970.25	222,030.72	515,193.97	519,427.14	455,390.14	521,594.06	349,115.42	381,453.50	3,184,175.20
Variable Expenses													
Food and Catering	-	-	-	-	-	(72.38)	337.10	144.94	1,143.13	547.26	513.66	713.15	3,326.86
Interest/Late Fees	-	-	-	-	-	9.29	18.66	60.64	42.69	25.94	552.86	-	710.08
Office Supplies	-	-	-	-	106.83	12,246.05	36,198.20	29,152.13	25,256.82	37,455.16	30,641.55	34,408.78	205,465.52
Housekeeping and Janitorial	-	-	-	-	1,083.70	20,909.07	12,263.05	10,244.39	103,633.99	11,412.39	11,108.86	11,685.52	89,070.37
Linens	-	-	-	-	-	-	-	-	-	-	2,440.00	105,467.44	107,907.44
Minor Equipment	-	-	-	-	379.89	35,374.25	58,736.58	9,957.95	13,001.37	6,414.40	9,978.92	3,971.90	137,815.26
Rental Equipment	-	-	-	-	2,167.34	19,008.79	4,339.59	2,109.63	-	-	-	-	27,625.35
Storage - Including Data	-	-	-	-	-	-	-	-	480.58	1,690.43	956.96	1,441.74	4,569.71
Repairs	-	-	-	-	15,108.60	1,551.12	7,017.35	3,264.18	5,109.59	18,127.67	1,605.48	5,101.72	56,885.71
Main Contracts	-	-	-	-	-	-	-	-	26,850.40	11,724.69	33,422.07	9,233.02	81,230.18
Bank Service Charges	-	-	-	-	3,776.24	-	3,155.48	4,337.49	2,571.05	2,304.39	3,723.63	2,486.81	22,355.09
Dues and Subscriptions	-	-	-	-	843.36	(63.37)	1,494.00	310.00	3,646.00	-	2,192.89	310.33	8,733.21
Printing	-	-	-	-	-	-	3,259.97	2,945.27	-	-	-	-	6,205.24
Postage and Delivery	-	-	-	-	31.32	31.03	336.88	388.05	234.58	487.34	485.67	1,005.23	3,000.10
Telephone	-	-	-	-	136.59	487.60	248.63	563.75	235.97	375.00	1,143.47	2,250.99	5,442.00
Utilities	-	-	-	-	1,530.15	6,659.53	17,115.37	11,851.42	14,891.46	14,295.00	2,241.04	46,558.40	115,142.37
Education	-	-	-	-	-	-	-	534.44	480.00	-	-	-	1,014.44
Recruitment and Relocation	-	-	-	-	-	-	192.31	-	-	3,150.00	6,450.00	3,700.00	13,492.31
Contract Services	-	-	-	-	50,802.40	52,517.29	112,050.40	79,789.53	69,096.84	82,400.53	76,475.84	99,665.49	622,798.32
Collection Fees	-	-	-	-	-	-	646.32	789.57	789.64	2,527.58	908.62	842.58	6,504.31
Legal Fees	-	-	-	-	-	7,047.80	13,610.65	13,140.99	26,250.83	13,014.63	18,249.93	14,237.03	105,551.86
Professional fees	-	-	-	-	-	246.19	17,397.57	12,161.00	8,863.75	13,789.00	31,250.01	17,758.72	109,927.24
Medical director fees	-	-	-	-	8,461.00	-	4,476.38	4,140.00	4,644.57	2,000.00	2,070.00	2,140.00	19,470.95
Marketing	-	-	-	-	-	-	199.99	-	-	-	-	-	199.99
Travel and Entertainment	-	-	-	-	-	2,161.68	35.73	3,371.63	146.66	1,262.66	1,613.65	212.84	8,804.85
Administrative Fee Expense	-	-	-	-	29,166.67	29,166.67	29,166.67	29,166.67	29,166.67	29,166.67	29,166.67	29,166.67	233,333.36
Other Variable Expenses	-	-	-	-	1,417.62	(6,987.95)	131.80	17,970.38	1,330.49	2,056.35	811.82	2,167.66	18,898.17
7250 Conference Center Costs	-	-	-	-	-	-	-	-	-	475.00	-	750.00	1,225.00
Variable Expenses	-	-	-	-	115,011.71	180,292.66	322,228.69	236,594.04	244,596.48	254,702.09	268,003.60	395,276.02	2,016,705.29
Fixed Expenses													
Rent	-	-	-	-	114,753.05	109,791.00	102,740.65	102,740.65	102,740.65	102,740.65	157,033.23	199,722.41	992,262.29
Insurance	-	-	-	-	7,827.80	432.51	215,952.80	10,269.07	7,827.80	7,827.80	18,244.46	(2,769.27)	265,612.97
Sales and Use Tax	-	-	-	-	-	-	-	-	2.13	-	-	8,294.21	11,731.29
Miscellaneous	-	-	-	-	-	-	-	3,434.95	-	-	-	-	10,053.44
Fixed Expenses	-	-	-	-	122,580.85	110,223.51	318,693.45	116,466.92	110,570.58	110,568.45	185,308.88	205,247.35	1,279,659.99
Provision for doubtful accts	-	-	-	-	-	-	-	-	-	-	-	-	-
EBITDA	-	-	-	-	639,341.53	(99,814.05)	(642,139.55)	(169,404.60)	(308,173.32)	(114,648.83)	159,852.19	(510,410.13)	(1,045,396.76)
Interest, Depreciation, Amort													
Depreciation Expense	-	-	-	-	45,726.38	38,407.67	42,034.54	45,568.78	42,670.81	44,054.32	48,771.32	52,111.80	359,145.62
Interest Income	-	-	-	-	-	-	1,149.24	(1,149.24)	-	-	-	(11.83)	(11.83)
Interest Expense	-	-	-	-	45,726.38	38,407.67	43,183.78	44,219.54	42,670.81	44,054.32	48,771.32	52,099.97	359,133.79
Total Exp Before Admin Fee and I/C	-	-	-	-	952,501.96	1,110,510.03	1,675,998.12	1,365,236.98	1,277,025.11	1,624,627.89	917,269.47	1,667,759.02	10,590,928.58
Income (loss) before Admin Fee, I/C, Taxes, & Sale	-	-	-	-	593,615.15	(138,221.72)	(685,323.33)	(213,624.14)	(350,844.13)	(158,703.15)	111,080.87	(562,510.10)	(1,404,530.55)
Net Income (Loss) Before Minority Interest, Sale of Investment	-	-	-	-	593,615.15	(138,221.72)	(685,323.33)	(213,624.14)	(350,844.13)	(158,703.15)	111,080.87	(562,510.10)	(1,404,530.55)

Center: 50639 (Crystal Run ASC of Middletown)

Detail Income Statement

For Period Ending: December 31, 2024

Report ID: IS_TRND

Operator ID: GLCLOSE

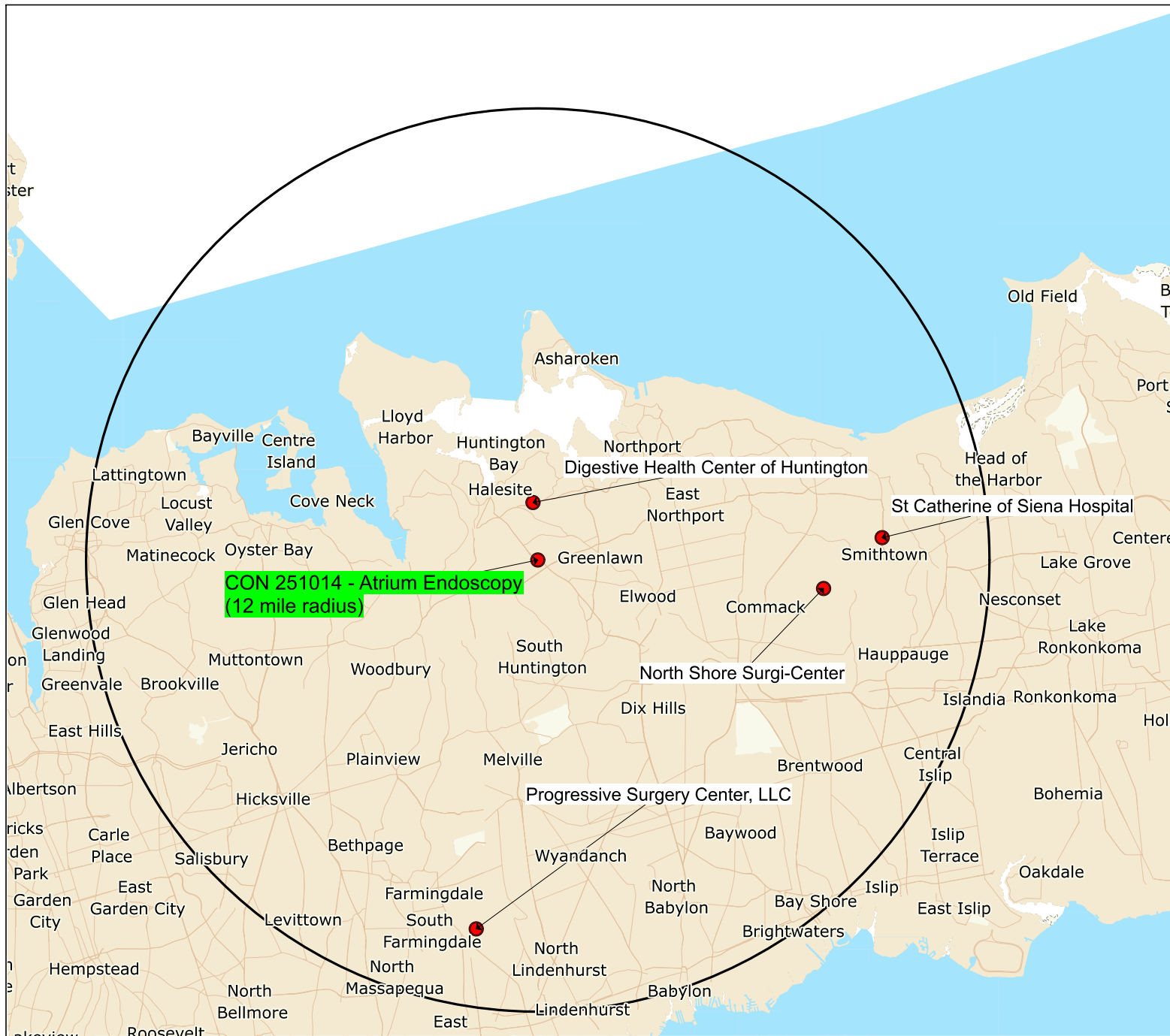
Run Date: 01/13/25
Run Time: 07:56 PM

2024-1	2024-2	2024-3	2024-4	2024-5	2024-6	2024-7	2024-8	2024-9	2024-10	2024-11	2024-12	YTD
Actual												

Minority Int. Sale of Investmt												
Gain Loss on Disposal of Asset										4,588.12		4,588.12
Minority Int. Sale of Investmt										4,588.12		4,588.12

Net Income (Loss)				593,615.15	(138,221.72)	(685,323.33)	(213,624.14)	(350,844.13)	(158,703.15)	106,492.75	(562,510.10)	(1,409,118.67)
EBIT				593,615.15	(138,221.72)	(684,174.09)	(214,773.38)	(350,844.13)	(158,703.15)	111,080.87	(562,521.93)	(1,404,542.38)
EBITDA				639,341.53	(99,814.05)	(642,139.55)	(169,404.60)	(308,173.32)	(114,648.83)	159,852.19	(510,410.13)	(1,045,396.76)
EBITDAR				754,094.58	9,976.95	(539,398.90)	(66,663.95)	(205,432.67)	(11,908.18)	316,885.42	(310,687.72)	(53,134.47)

Statistical Information:												
Total FTEs												
Nonclinical FTE												
Clinical FTE												
Surgical cases												
Trl Salary related expense per case	0.00	0.00	0.00	795.00	706.00	641.00	573.00	612.00	795.00	679.00	638.00	5,439.00
Variable cost per case	#DIV/0!	#DIV/0!	#DIV/0!	565.05	792.57	743.68	782.77	692.48	872.59	97.31	993.23	689.70
Supply cost per case	#DIV/0!	#DIV/0!	#DIV/0!	144.67	255.37	502.70	412.90	399.67	370.38	394.70	619.55	370.79
Fixed cost per case	#DIV/0!	#DIV/0!	#DIV/0!	276.69	314.49	803.73	906.50	744.10	656.09	514.16	597.89	585.43
Total expense per case	#DIV/0!	#DIV/0!	#DIV/0!	134.19	156.12	497.18	203.26	180.67	139.08	272.91	321.70	235.27
Net patient revenue per case	#DIV/0!	#DIV/0!	#DIV/0!	1,198.12	1,572.96	2,614.66	2,382.61	2,086.64	2,043.56	1,350.91	2,614.04	1,947.22
Gross revenue per case	#DIV/0!	#DIV/0!	#DIV/0!	1,944.81	1,377.17	1,545.44	2,011.37	1,513.19	1,843.79	1,471.13	1,728.61	1,683.25
Medicare mix	#DIV/0!	#DIV/0!	#DIV/0!	5,819.18	2,262.50	3,884.36	5,412.94	4,218.99	5,041.51	4,360.78	5,375.54	4,558.86
Discharges				33.19%	38.36%	27.30%	31.29%	38.14%	40.70%	35.95%	40.07%	35.70%
Inpatient days												
Outpatient visits												
Surgical cases												
Scans												



Map depicts facilities within a 12 mile radius providing single specialty - gastroenterology or multi-specialty ambulatory gastroenterology surgical services.

Atrium Endoscopy

ESTABLISH A SINGLE-SPECIALTY FREESTANDING AMBULATORY SURGERY CENTER

PRO FORMA BALANCE SHEET

ASSETS

Cash (Working Capital need) *	\$303,619
Leasehold Improvements	\$1,645,796
Equipment	\$325,998
	<hr/>
TOTAL ASSETS	\$2,275,413

LIABILITIES AND MEMBER EQUITY

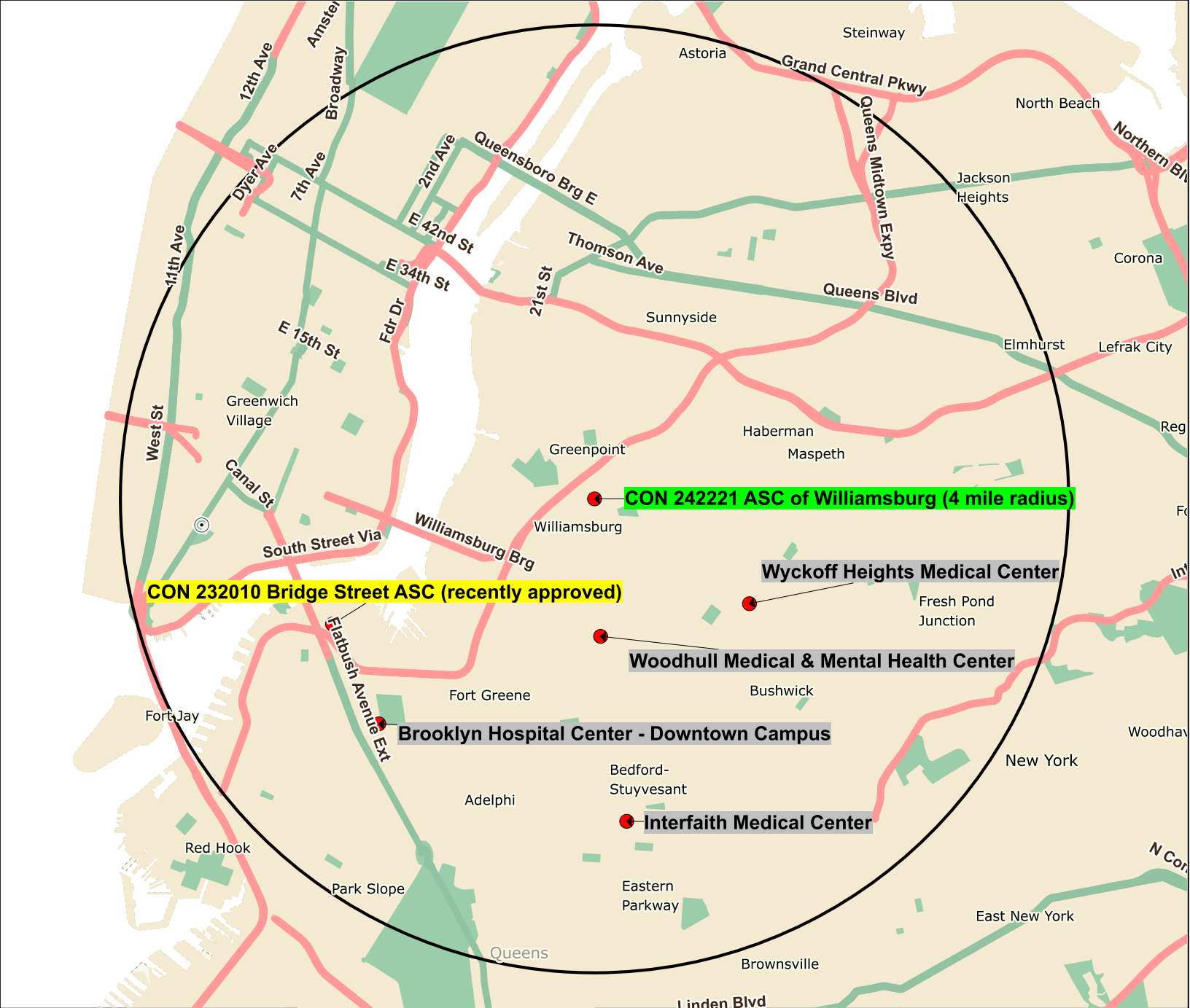
LIABILITIES

Bank Loan	\$1,774,000
	<hr/>
TOTAL LIABILITIES	\$1,774,000

MEMBER EQUITY	<u>\$501,413</u>
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TOTAL LIABILITIES AND MEMBER EQUITY	\$2,275,413
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* Funded by Drs. Sisser and Zinkin



Facilities providing multi-specialty ambulatory surgical services within 4-miles of CON 242221 Ambulatory Surgery Center (ASC) of Williamsburg

ESTABLISH A MULTI-SPECIALTY FREESTANDING AMBULATORY SURGERY CENTER

PRO FORMA BALANCE SHEET

ASSETS

Cash (Working Capital need) *	\$264,049
Leasehold Improvements	\$1,308,380
Equipment	\$98,485
	<hr/>
TOTAL ASSETS	\$1,670,914

LIABILITIES AND MEMBER EQUITY

LIABILITIES

Landlord-Tenant Allowance (to be paid back through additional rent) (90% of Total Project Cost)	\$1,266,179
	<hr/>
TOTAL LIABILITIES	\$1,266,179
MEMBER EQUITY	<u>\$404,735</u>

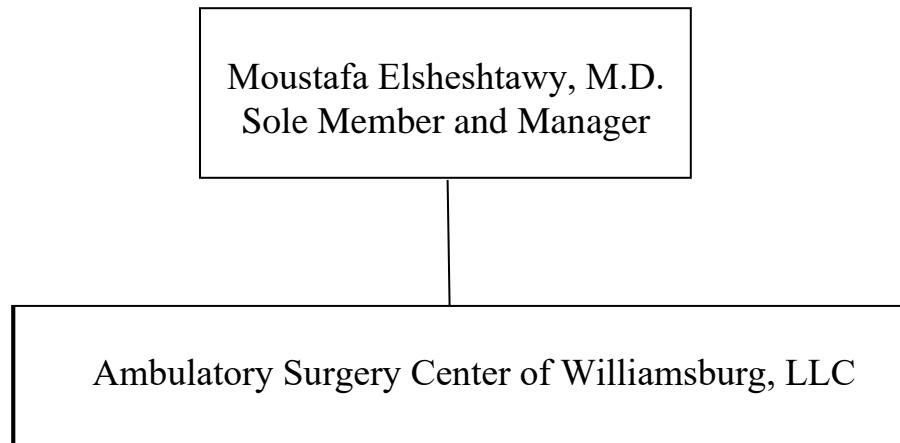
TOTAL LIABILITIES AND MEMBER EQUITY	\$1,670,914
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* Funded by Dr. Elsheshtawy

Ambulatory Surgery Center of Williamsburg, LLC

CON#242221
Attachment C

Organizational Chart



* The current name of the entity is AS of Williamsburg, LLC, which will be amended to Ambulatory Surgery Center of Williamsburg, LLC upon approval of this application.



Diagnostic and Treatment Center facilities providing primary care and specialty care services within 1.3 miles of CON 242263 Medical Center of Williamsburg

Medical Center of Williamsburg, LLC

ESTABLISH A DIAGNOSTIC AND TREATMENT CENTER

PRO FORMA BALANCE SHEET

ASSETS

Cash (Working Capital need) *	\$134,306
Leasehold Improvements	\$916,585
Equipment	\$63,185
	<hr/>
TOTAL ASSETS	\$1,114,076

LIABILITIES AND MEMBER EQUITY

LIABILITIES

Landlord-Tenant Allowance (to be paid back through additional rent) (90% of Total Project Cost)	\$881,793
	<hr/>
TOTAL LIABILITIES	\$881,793
MEMBER EQUITY	<u>\$232,283</u>

TOTAL LIABILITIES AND MEMBER EQUITY	\$1,114,076
--	--------------------

* Funded by Dr. Elsheshtawy



Office of the State Long Term Care Ombudsman

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

Claudette Royal
State Ombudsman
1-855-582-6769

To: Public Health and Health Planning Council

Re: 231220 CLRNC Operating LLC d/b/a Clinton County

Date: March 10, 2025

Long Term Care Ombudsman Program Review:

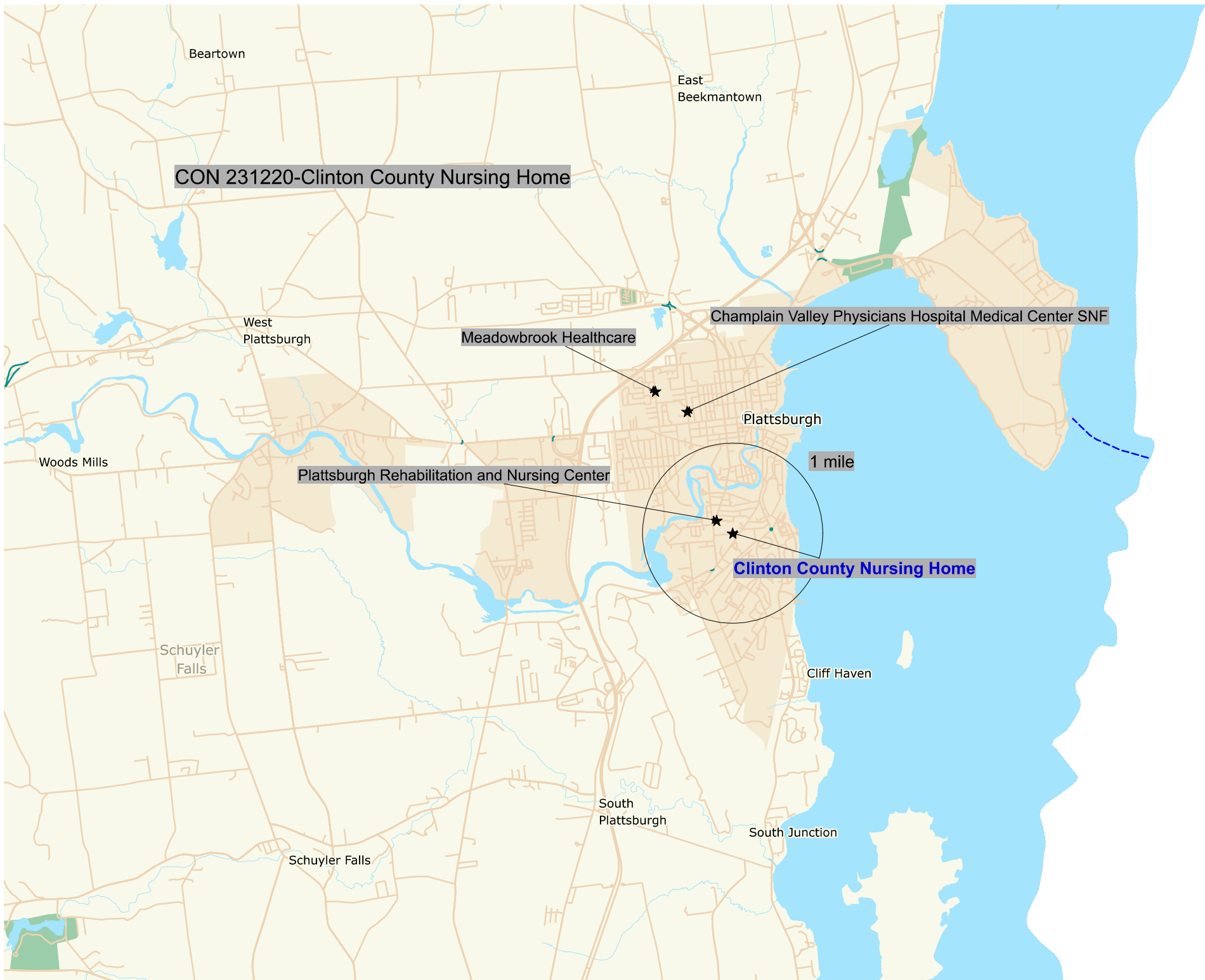
The Office of the State Long Term Care Ombudsman has received and reviewed the application for change in ownership submitted by CLRNC Operating LLC d/b/a Clinton County. The proposed owners do not currently own any facilities; however, their current roles are involved in the management and operations of 18 facilities in New York State.

The Office reviewed the 18 facilities where the two proposed owners are involved in management and operations. Of these 18 facilities there is weekly Ombudsman presence in nine facilities, monthly presence in seven facilities and quarterly presence in two facilities. The Office does note that several of the facilities have had administration changes within the last year to year and a half. Historically, some of these facilities with administration changes did have some concerns, however these new administrations have made efforts to implement changes in the facilities which have generated some positive improvements.

Based on the Office's review of any programmatic interactions and complaints received for these facilities, as well as the consideration of changes in administration, the Office has no objection to the approval of this application.

A handwritten signature in blue ink that reads "Claudette Royal".

Claudette Royal
New York State Ombudsman



231220
BFA Attachment A-2

	Ephraim Zagelbaum 2020 Family Trust as of 10/28/24	EBZ II Holdings, LLC as of 10/28/24	Alexander Barth Family Trust as of 10/28/24	ARB II Holdings, LLC as of 10/28/24	Yehudah Walden Family Trust as 10 /28/24	Nedlaw II Holdings, LLC as of 010/28/24
Net Worth						
ASSETS						
Cash	\$2,825,625	\$825,625	\$2,619,205	\$619,205	\$1,526,109	\$526,109
Stocks and Bonds	\$0	\$0	\$0	\$0	\$0	\$0
Notes Receivable	\$0	\$0	\$0	\$0	\$0	\$0
Accounts Receivable	\$0	\$0	\$0	\$0	\$0	\$0
Other Assets	\$0	\$0	\$0	\$0	\$0	\$0
Assets Limited as to Use	\$0	\$0	\$0	\$0	\$0	\$0
Real Estate & Plant & Equipment	\$33,793,876	\$13,251,219	\$18,287,585	\$4,919,521	\$8,781,946	\$2,526,482
Mortgages Owned	\$0	\$0	\$0	\$0	\$0	\$0
Cash Value of Life Insurance	\$0	\$0	\$0	\$0	\$0	\$0
Health Facility Realty Interests	\$0	\$0	\$0	\$0	\$0	\$0
Health Facility Operational Interests	\$0	\$0	\$0	\$0	\$0	\$0
Business Interests	\$7,646,599	\$7,646,599	\$3,207,150	\$3,207,150	\$6,451,526	\$6,451,526
Pension Assets	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL Assets	\$44,266,100	\$21,723,443	\$24,113,940	\$8,745,876	\$16,759,581	\$9,504,117
LIABILITIES						
Federal and State Taxes	\$0	\$0	\$0	\$0	\$0	\$0
Mortgages Payable	\$0	\$0	\$0	\$0	\$0	\$0
Notes payable	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0
Other Accrued Taxes	\$0	\$0	\$0	\$0	\$0	\$0
Long Term Debt	\$0	\$0	\$0	\$0	\$0	\$0
Self-Insurance & Other Liabilities	\$0	\$0	\$0	\$0	\$0	\$0
Pension & Postretirement Liabilities	\$0	\$0	\$0	\$0	\$0	\$0
Other Noncurrent Liabilities	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL LIABILITIES	\$0	\$0	\$0	\$0	\$0	\$0
NET WORTH	\$44,266,100	\$21,723,443	\$24,113,940	\$8,745,876	\$16,759,581	\$9,504,117

CLRNC OPERATING LLC
DBA CLINTON REHABILITATION AND NURSING CENTER
80-BED RESIDENTIAL HEALTH CARE FACILITY

PRO FORMA BALANCE SHEET

ASSETS

Current Assets

Working Capital Cash \$1,196,928

Total Current Assets \$1,196,928

TOTAL ASSETS \$1,196,928

LIABILITIES AND EQUITY

LIABILITIES

Current Liabilities

Current Portion - Operations Loan \$0

Current Portion - Working Capital Loan \$0

Total Current Liabilities \$0

Long-Term Liabilities

Long Term Portion - Operations Loan \$0

Long Term Portion - Working Capital Loan \$0

Total Long-Term Liabilities \$0

MEMBER EQUITY

Member Paid-In Capital for Working Capital \$1,196,928

Total Member Equity \$1,196,928

**TOTAL LIABILITIES AND
MEMBER EQUITY** \$1,196,928

231220

BFA Attachment C

Financial Summary**Clinton County Nusing Homes**

FISCAL PERIOD ENDED	<u>12/31/2023</u>	<u>12/31/2022</u>	<u>12/31/21</u>
ASSETS - CURRENT	\$8,353,606	\$9,791,971	\$11,724,210
ASSETS - FIXED AND OTHER	\$6,213,919	\$8,459,537	\$9,752,662
LIABILITIES - CURRENT	\$803,890	\$1,163,437	\$860,352
LIABILITIES - LONG-TERM	<u>\$25,703,291</u>	<u>\$27,530,938</u>	<u>\$27,861,840</u>
EQUITY	-\$11,939,656	-\$10,442,867	-\$7,245,320
<hr/>			
INCOME	\$3,061,381	\$3,917,050	\$6,414,179
EXPENSE	<u>\$7,498,923</u>	<u>\$7,918,290</u>	<u>\$8,093,984</u>
INCOME	-\$4,437,542	-\$4,001,240	-\$1,679,805
Intergovernment Transfer & interest Income	<u>\$2,940,756</u>		
NET INCOME	-\$1,496,786		
<hr/>			
NUMBER OF BEDS	80	80	80
PERCENT OF OCCUPANCY (DAYS)	46.06%	66.40%	81.20%
<hr/>			
PERCENT OCCUPANCY (DAYS):			
MEDICAID	95.97%	92.78%	86.46%
MEDICARE	0.15%	0.72%	0.20%
PRIVATE/OTHER	3.88%	6.49%	13.34%
<hr/>			

**CLINTON COUNTY NURSING HOME
STATEMENTS OF NET POSITION
DECEMBER 31, 2023 AND 2022**

Project 231220
BFA Attachment C cont

ASSETS AND DEFERRED OUTFLOWS OF RESOURCES

	<u>2023</u>	<u>2022</u>
Current Assets		
Cash and cash equivalents	\$ 4,436,712	\$ 338,070
Restricted cash	48,749	49,850
Investments - NYCLASS	544,723	8,997,941
Investments - NY MuniTrust	3,124,247	-
Accounts receivable, net	151,782	267,446
Grant receivable	-	84,659
Supplies	47,393	54,005
Total Current Assets	<u>8,353,606</u>	<u>9,791,971</u>
Property, Plant and Equipment		
Land and building	4,429,798	4,385,450
Major moveable equipment	785,481	808,253
Total	<u>5,215,279</u>	<u>5,193,703</u>
Less accumulated depreciation	4,549,631	4,449,262
Net Property, Plant and Equipment	<u>665,648</u>	<u>744,441</u>
Other Assets		
Net pension asset	-	892,238
Patients' funds	74,164	96,530
TOTAL ASSETS	<u>9,093,418</u>	<u>11,525,180</u>
Deferred Outflows Of Resources		
Other postemployment benefits	3,372,188	4,409,589
Pension	<u>2,101,919</u>	<u>2,316,739</u>
TOTAL DEFERRED OUTFLOWS OF RESOURCES	<u>5,474,107</u>	<u>6,726,328</u>
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	<u>\$ 14,567,525</u>	<u>\$ 18,251,508</u>

LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION

Current Liabilities		
Bond anticipation notes payable	\$ -	\$ 100,000
Accounts payable		
Trade	61,027	85,695
Third party	45,356	103,689
Accrued expenses	327,159	300,508
Due to County	355,998	359,972
Deferred revenue	14,350	213,573
Total Current Liabilities	<u>803,890</u>	<u>1,163,437</u>
Long-Term Liabilities		
Other postemployment benefit obligation	12,698,447	21,655,859
Net pension liability	3,098,995	-
Accrued compensated absences, excluding current portion	317,296	332,874
Total Long-Term Liabilities	<u>16,114,738</u>	<u>21,988,733</u>
Patients' Funds	<u>74,164</u>	<u>96,530</u>
TOTAL LIABILITIES	<u>16,992,792</u>	<u>23,248,700</u>
Deferred Inflow Of Resources		
Other postemployment benefits	9,147,568	1,360,221
Pension	<u>366,821</u>	<u>4,085,454</u>
TOTAL DEFERRED INFLOW OF RESOURCES	<u>9,514,389</u>	<u>5,445,675</u>
Net Position		
Invested in capital assets, net of related debt	714,397	694,291
Unrestricted	<u>(12,654,053)</u>	<u>(11,137,158)</u>
Total Net Position	<u>(11,939,656)</u>	<u>(10,442,867)</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION	<u>\$ 14,567,525</u>	<u>\$ 18,251,508</u>

See accompanying notes to financial statements.

CLINTON COUNTY NURSING HOME
STATEMENTS OF REVENUE, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

	<u>2023</u>	Per Patient	<u>2022</u>	Per Patient
	<u>Amount</u>	<u>Day</u>	<u>Amount</u>	<u>Day</u>
Patient Days				
Private and other third parties	522		1,259	
Medicaid	12,872		17,958	
Managed Care long term	35		31	
Medicare	20		140	
	<u>13,449</u>		<u>19,388</u>	
Revenue				
Private and other third parties	185,766		\$ 486,394	
Medicaid	2,569,599		3,172,981	
Managed Care long term	6,500		5,556	
Medicare	14,122		86,410	
Net patient service revenue	2,775,987	\$ 206.41	3,751,341	\$ 193.49
Intergovernmental transfer	2,569,407	191.05	657,219	33.90
Other revenue	285,394	21.22	165,709	8.55
Total Net Revenue	<u>5,630,788</u>	<u>418.68</u>	<u>4,574,269</u>	<u>235.94</u>
Expenses				
Nursing administration	170,508	12.68	133,923	6.91
Nursing	3,278,046	243.74	3,021,014	155.82
Other medical services	395,437	29.40	312,069	16.10
Dietary	1,194,321	88.80	937,688	48.36
Cafeteria	12,064	0.90	9,471	0.49
Plant operations and maintenance	289,960	21.56	290,494	14.98
Housekeeping	696,162	51.76	388,510	20.04
Laundry and linen	95,940	7.13	69,916	3.61
Transportation	81,014	6.02	59,342	3.06
Fiscal services	282,271	20.99	196,844	10.15
Administrative services	824,251	61.29	848,284	43.75
Depreciation	130,140	9.68	130,578	6.73
Health facility tax assessment	177,726	13.21	226,175	11.67
Annual other postretirement benefit expense	(132,664)	(9.86)	1,290,982	66.59
Total Expenses	<u>7,495,176</u>	<u>557.30</u>	<u>7,915,290</u>	<u>408.26</u>
Net Income (Loss) From Operations	<u>(1,864,388)</u>	<u>\$ (138.62)</u>	<u>(3,341,021)</u>	<u>\$ (172.32)</u>
Non-Operating Revenue and (Expenses)				
Interest income	371,349		146,474	
Interest expense	(3,750)		(3,000)	
Total Non-Operating Revenue	<u>367,599</u>		<u>143,474</u>	
Change in Net Position	(1,496,789)		(3,197,547)	
Net Position, Beginning of Year	<u>(10,442,867)</u>		<u>(7,245,320)</u>	
Net Position, End of Year	<u>\$ (11,939,656)</u>		<u>\$ (10,442,867)</u>	

See accompanying notes to financial statements.

Organizational Chart

CLRNC Realty, LLC

Members:

EBZ II Holdings, LLC	47.5%
ARB II Holdings, LLC	37.5%
Nedlaw II Holdings, LLC	15.0%
Total:	100%

EBZ II Holdings, LLC Members:

- **Ephraim Zagelbaum 2020 Family Trust 50.0%**
Trustee: Batia Zagelbaum
- **Batia Zagelbaum 2020 Family Trust 50.0%**
Trustee: Ephraim Zagelbaum

ARB Holdings, LLC Member:

- **Alexander Barth Family Trust 100.0%**
Trustee: Esther Rachel Barth

Nedlaw II Holdings, LLC Member:

- **Yehuda Walden Family Trust 100.0%**
Trustee: Chaya Walden



Office of the State Long Term Care Ombudsman

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

Claudette Royal
State Ombudsman
1-855-582-6769

To: Public Health and Health Planning Council

Re: 232241 WRNC Operating LLC d/b/a Wells Rehabilitation and Nursing Center

Date: March 10, 2025

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 WRNC Operating LLC d/b/a Wells Rehabilitation and Nursing Center. The proposed owners do not currently own any facilities; however, their current roles are involved in the management and operations of 18 facilities in New York State.

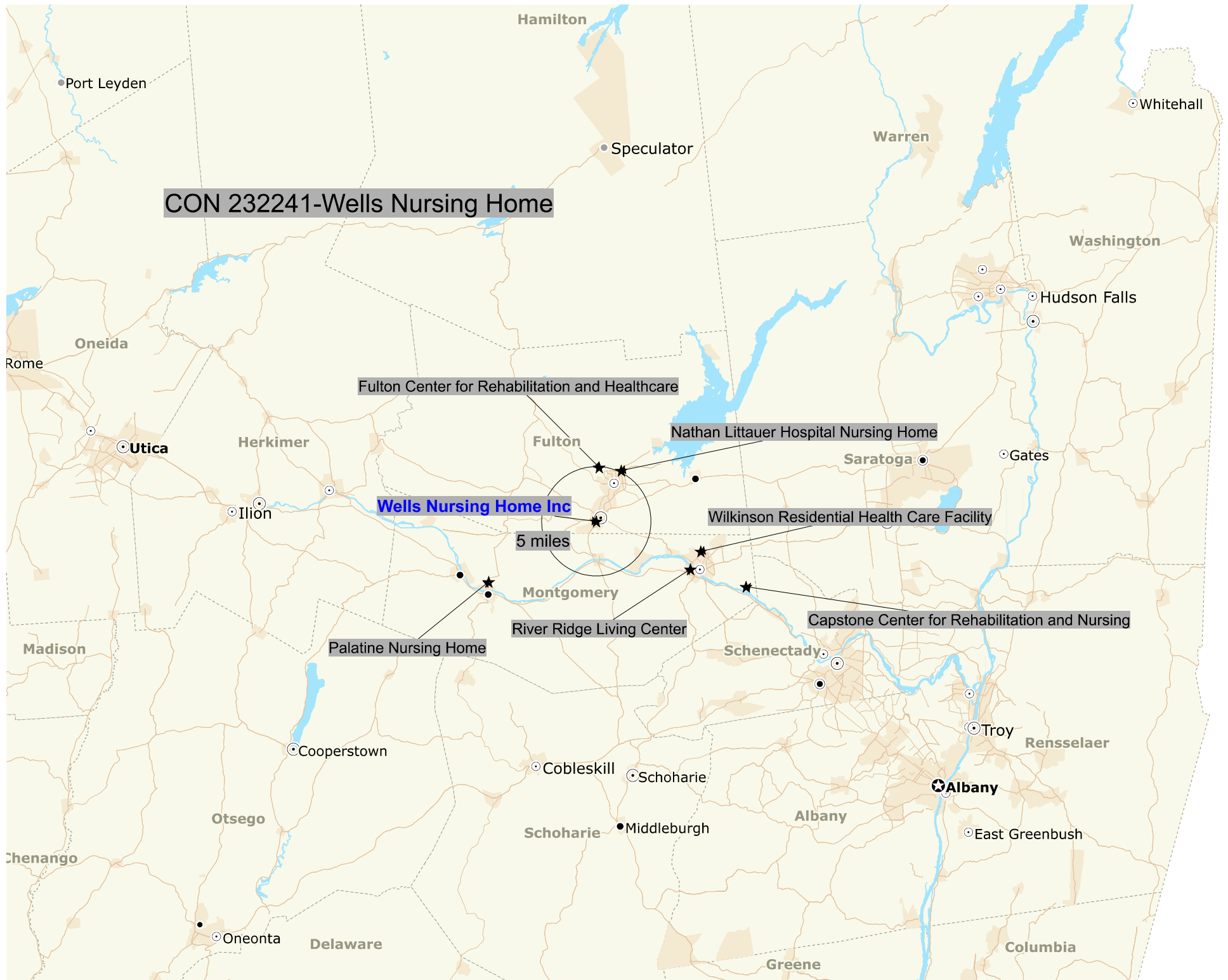
The Office reviewed the 18 facilities where the two proposed owners are involved in management and operations. Of these 18 facilities there is weekly Ombudsman presence in nine facilities, monthly presence in seven facilities and quarterly presence in two facilities. The Office does note that several of the facilities have had administration changes within the last year to year and a half. Historically, some of these facilities with administration changes did have some concerns, however these new administrations have made efforts to implement changes in the facilities which have generated some positive improvements.

Based on the Office's review of any programmatic interactions and complaints received for these facilities, as well as the consideration of changes in administration, the Office has no objection to the approval of this application.

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

Claudette Royal
New York State Ombudsman

CON 232241-Wells Nursing Home



WRNC Realty, LLCBFA Attachment A (cont'd)
CON 232241

Pg 1 of 1

Net Worth	EBZ II Holdings, LLC <u>as of 1/29/25</u>	ARB II Holdings, LLC <u>as of 1/29/25</u>	Nedlaw II Holdings, LLC <u>as of 1/29/25</u>	<u>Total</u>
<u>ASSETS</u>				
Cash	\$825,625	\$619,205	\$526,109	\$1,970,939
Stocks and Bonds	0	0	0	\$0
Notes Receivable	0	0	0	\$0
Real Estate Owned	13,251,219	4,919,521	2,526,482	\$20,697,222
Cash Surrender Value of Life Ins.	0	0	0	\$0
Health Facility Realty Interests	0	0	0	\$0
Business Interests	<u>7,646,599</u>	<u>3,207,150</u>	<u>6,451,526</u>	<u>\$17,305,275</u>
TOTAL ASSETS	\$21,723,443	\$8,745,876	\$9,504,117	\$39,973,436
<u>LIABILITIES</u>				
Notes Payable	\$0	\$0	\$0	\$0
Accounts Payable	0	0	0	0
Mortgages Payables	0	0	0	\$0
Mortgages Payables - Health Care Facilities	0	0	0	\$0
Other Payables	<u>0</u>	<u>0</u>	<u>0</u>	<u>\$0</u>
TOTAL LIABILITIES	\$0	\$0	\$0	\$0
<u>NET WORTH</u>	<u>\$21,723,443</u>	<u>\$8,745,876</u>	<u>\$9,504,117</u>	<u>\$39,973,436</u>

Organizational Chart

**WRNC Operating LLC
Doing Business As
Wells Rehabilitation & Nursing
Center**

WRNC Operating LLC

Members:

Lisa Kaplewicz	50.0%
Israel Ostrovitsky	50.0%

Manager:

Lisa Kaplewicz

WRNC Realty, LLC

Members:

EBZ II Holdings, LLC	47.5%
ARB II Holdings, LLC	37.5%
Nedlaw II Holdings, LLC	15.0%
Total:	100%

EBZ II Holdings, LLC Members:

- Ephraim Zagelbaum 2020 Family Trust 50.0%
Trustee: Batia Zagelbaum
- Batia Zagelbaum 2020 Family Trust 50.0%
Trustee: Ephraim Zagelbaum

ARB Holdings, LLC Member:

- Alexander Barth Family Trust 100.0%
Trustee: Esther Rachel Barth

Nedlaw II Holdings, LLC Member:

- Yehuda Walden Family Trust 100.0%
Trustee: Chaya Walden

Financial Summary - Wells House Health System, Inc. and Affiliates

	<u>12-31-22</u>	<u>12-31-23</u>	<u>draft</u> <u>11/30/24</u>
ASSETS - CURRENT	\$417,008	\$772,368	\$719,573
ASSETS - FIXED AND OTHER	1,336,316	1,216,773	916,076
LIABILITIES - CURRENT	1,688,075	2,910,404	4,426,206
LIABILITIES - LONG-TERM	<u>45,720</u>	<u>51,879</u>	<u>55,033</u>
EQUITY	\$19,529	(\$932,784)	(\$2,805,232)
<hr/>			
INCOME	\$6,738,052	\$9,897,618	\$6,533,446
EXPENSE	<u>9,237,723</u>	<u>10,890,333</u>	<u>9,077,483</u>
NET OPERATING INCOME/LOSS	(\$2,499,671)	(\$992,715)	(\$2,544,037)
Other Income / (Expenses)	\$162,909	\$0	\$0
NET INCOME/LOSS	(\$2,336,762)	(\$992,715)	(\$2,544,037)
<hr/>			
NUMBER OF BEDS	100	100	100
PERCENT OF OCCUPANCY (DAYS)	71.76%	82.56%	86.29%
<hr/>			
Medicaid	76.29%	79.19%	80.30%
Medicare	9.13%	2.30%	6.66%
Private Pay/Other	14.58%	18.51%	13.04%

Wells House Health System, Inc. and Affiliate
Consolidated Statements of Financial Position
December 31, 2023 and 2022

ASSETS		
	<u>2023</u>	<u>2022</u>
Current Assets		
Cash and cash equivalents	\$ 147,941	\$ -
Investments	5,882	6,173
Patient accounts receivable, net	472,161	251,953
Supplies inventory	114,531	109,005
Prepaid expenses	31,853	49,877
Total Current Assets	<u>772,368</u>	<u>417,008</u>
Assets Limited As To Use		
Restricted assets - scholarships	<u>231,402</u>	<u>231,402</u>
Property, Plant and Equipment, Net	<u>933,492</u>	<u>1,059,194</u>
Other Assets		
Patient funds	<u>51,879</u>	<u>45,720</u>
TOTAL ASSETS	<u><u>\$ 1,989,141</u></u>	<u><u>\$ 1,753,324</u></u>
LIABILITIES AND NET ASSETS (DEFICIT)		
Current Liabilities		
Accounts payable	\$ 461,132	\$ 530,713
Accrued expenses	593,410	565,837
Personal Healthcare, LLC advances	1,697,742	499,978
Due to third-party payors	82,172	83,004
Refundable advances	-	-
Due to HONY Trust	75,948	8,543
Total Current Liabilities	<u>2,910,404</u>	<u>1,688,075</u>
Other Liabilities		
Patient funds	<u>51,879</u>	<u>45,720</u>
Total Liabilities	<u>2,962,283</u>	<u>1,733,795</u>
Net Assets (Deficit)		
Without donor restrictions	(1,204,544)	(211,873)
With donor restrictions	231,402	231,402
Total Net Assets (Deficit)	<u>(973,142)</u>	<u>19,529</u>
TOTAL LIABILITIES AND NET ASSETS (DEFICIT)	<u><u>\$ 1,989,141</u></u>	<u><u>\$ 1,753,324</u></u>

Wells House Health System, Inc. and Affiliate
Consolidated Statements of Activities
For the Years Ended December 31, 2023 and 2022

Change in Net Assets Without Donor Restrictions	<u>2023</u>	<u>2022</u>
Revenue and Support from Operations		
Resident service revenue, net	\$ 6,898,291	\$ 6,244,915
Other operating revenue	2,999,327	493,137
Net assets released from restrictions	-	-
Total Revenue and Support from Operations	<u>9,897,618</u>	<u>6,738,052</u>
Expenses		
Program services	9,543,922	8,496,300
Management and general	1,346,411	741,423
Fundraising	-	-
Total Expenses	<u>10,890,333</u>	<u>9,237,723</u>
Income (Loss) from Operations	<u>(992,715)</u>	<u>(2,499,671)</u>
Non-Operating Revenue (Expenses)		
Investment income (loss), net	(291)	686,139
Contributions and bequests	335	2,472
Other, net	-	-
Total Non-Operating Revenue (Expenses)	<u>44</u>	<u>688,611</u>
Change in Net Assets Without Donor Restrictions Before		
Unrealized Gains (Losses) on Investments	(992,671)	(1,811,060)
Unrealized Gains (Losses) on Investments	<u>-</u>	<u>(525,702)</u>
Change in Net Assets Without Donor Restrictions	(992,671)	(2,336,762)
Change in Net Assets With Donor Restrictions		
Scholarship revenue	-	-
Net assets released from restrictions	-	-
Change in Net Assets With Donor Restrictions	<u>-</u>	<u>-</u>
Change in Net Assets (Deficit)	(992,671)	(2,336,762)
Net Assets, Beginning of Year	<u>19,529</u>	<u>2,356,291</u>
Net Assets (Deficit), End of Year	<u>\$ (973,142)</u>	<u>\$ 19,529</u>

WRNC OPERATING LLC
DBA WELLS REHABILITATION AND NURSING CENTER
100-BED RESIDENTIAL HEALTH CARE FACILITY

PRO FORMA BALANCE SHEET

ASSETS

Current Assets

Working Capital Cash \$1,667,639

Total Current Assets \$1,667,639

Non-Current Assets

Goodwill \$0

Total Non-Current Assets \$0

TOTAL ASSETS \$1,667,639

LIABILITIES AND EQUITY

LIABILITIES

Current Liabilities

Current Portion - Operations Loan \$0

Current Portion - Working Capital Loan \$0

Total Current Liabilities \$0

Long-Term Liabilities

Long Term Portion - Operations Loan \$0

Long Term Portion - Working Capital Loan \$0

Total Long-Term Liabilities \$0

MEMBER EQUITY

Member Paid-In Capital for Working Capital \$1,667,639

Member Equity \$0

Total Member Equity \$1,667,639

TOTAL LIABILITIES AND
MEMBER EQUITY \$1,667,639



Office of the State Long Term Care Ombudsman

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

Claudette Royal
State Ombudsman
1-855-582-6769

To: Public Health and Health Planning Council

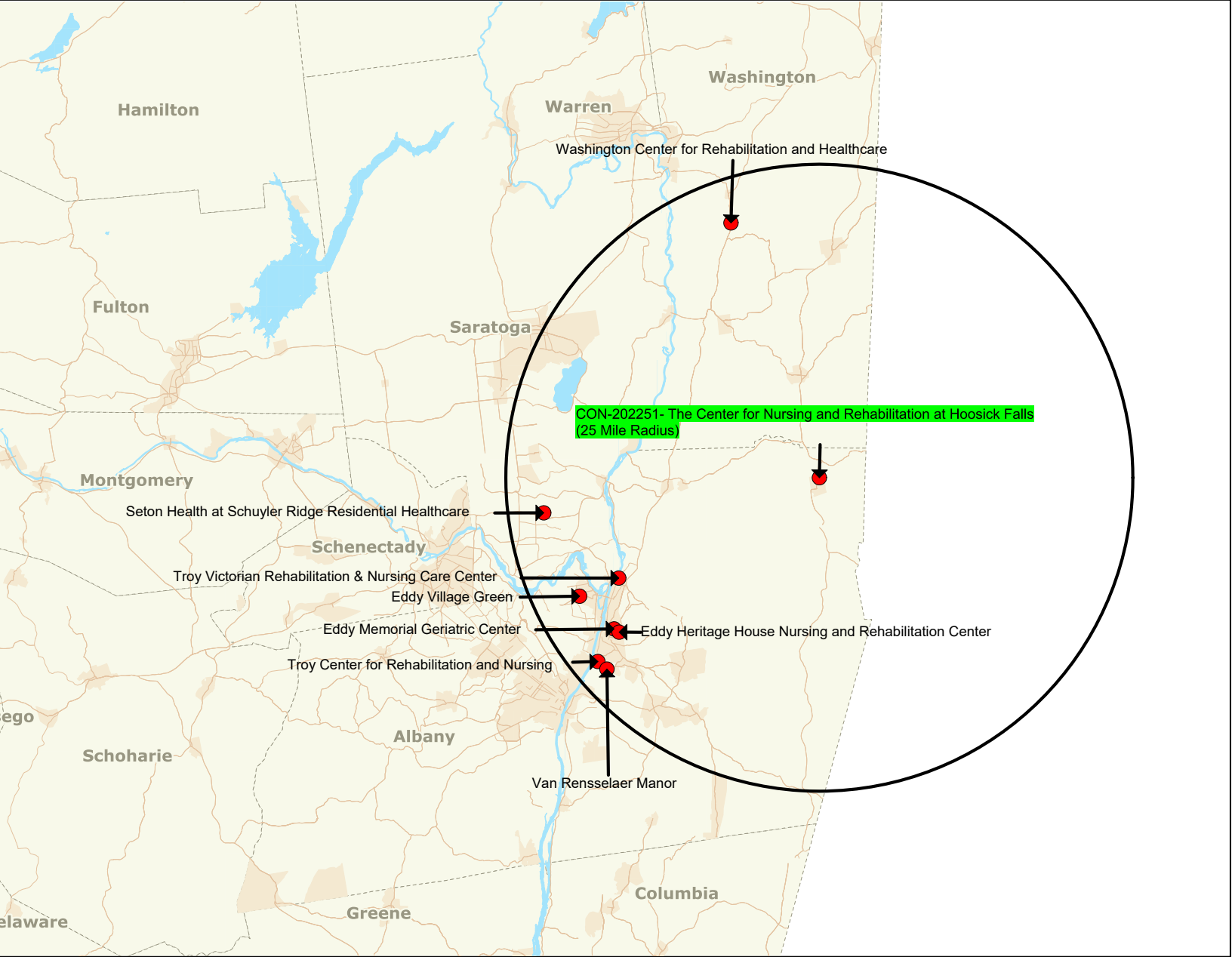
Re: 202251 Hoosick Falls Center LLC d/b/a Hoosick Falls

Date: March 10, 2025

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 Hoosick Falls Center LLC d/b/a Hoosick Falls. The Office reviewed the two facilities currently operated by the proposed owners. There is a weekly 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



"Map represents similar facilities within a 25-mile radius (within New York State) of the applicant."

Hoosick Falls Center LLC
Doing Business As
The Center for Nursing and Rehabilitation at Hoosick Falls

Pro Forma Balance Sheet (AS OF APPROVAL DATE)

	<u>Operating Co.</u>
<u>ASSETS:</u>	
Cash and Cash Equivalents	\$ 1,498,473
Total Current Assets	\$ 1,498,473
Property and Equipment	250,000
TOTAL ASSETS	\$ 1,748,473
<u>LIABILITIES:</u>	
Current Liabilities	\$ -
Total Long-Term Liabilities	\$ -
TOTAL LIABILITIES	\$ -
Members' Equity	\$ 1,748,473
TOTAL LIABILITIES AND MEMBERS' EQUITY	\$ 1,748,473

Although the applicant will be assuming certain liabilities from the current operator pursuant to the Operations Transfer Agreement, the applicant states that these assumed liabilities will be determined at closing. However, the applicant expects that these assumed liabilities will be less than \$25,000.

Financial Summary

The Center for Nursing and Rehabilitation at Hoosick Falls

FISCAL PERIOD ENDED	<u>12/31/2023</u>	<u>12/31/2022</u>	<u>12/31/21</u>
ASSETS - CURRENT	\$1,394,455	\$1,195,031	\$1,027,073
ASSETS - FIXED AND OTHER	\$3,363,118	\$3,747,164	\$3,908,478
LIABILITIES - CURRENT	\$2,926,064	\$2,219,806	\$1,799,120
LIABILITIES - LONG-TERM	<u>\$10,114,850</u>	<u>\$8,195,927</u>	<u>\$6,254,127</u>
EQUITY	-\$8,283,341	-\$5,473,538	-\$3,117,696
<hr/>			
INCOME	\$5,583,290	\$4,700,872	\$6,089,405
EXPENSE	<u>\$8,317,726</u>	<u>\$7,056,714</u>	<u>\$8,165,620</u>
NET INCOME	-\$2,734,436	-\$2,355,842	-\$2,076,215
<hr/>			
NUMBER OF BEDS	82	82	82
PERCENT OF OCCUPANCY (DAYS)	65.06%	59.42%	72.24%
<hr/>			
PERCENT OCCUPANCY (DAYS):			
MEDICAID	75.93%	76.70%	74.20%
MEDICARE	12.61%	8.30%	9.90%
PRIVATE/OTHER	11.46%	15.00%	15.90%
<hr/>			

**Hoosick Falls Health Center, Inc. d/b/a
The Center for Nursing and Rehabilitation at
Hoosick Falls and Subsidiary**

Consolidated Statements of Financial Position

	December 31,	
	2022	2021
ASSETS		
Current Assets		
Cash and cash equivalents	\$ 319,410	\$ 360,822
Restricted cash	31,265	31,265
Accounts receivable	561,378	439,121
Other receivable	172,984	85,513
Prepaid expenses and other current assets	62,743	26,557
Funds held for patients	47,251	83,795
Total Current Assets	1,195,031	1,027,073
Land, building and equipment, net	3,622,666	3,763,335
Beneficial interest in trust	59,575	78,306
Other long-term assets	64,923	66,837
	<u>\$ 4,942,195</u>	<u>\$ 4,935,551</u>
LIABILITIES AND NET ASSETS		
Current Liabilities		
Accounts payable and accrued expenses	\$ 1,715,053	\$ 1,251,966
Accrued payroll and related benefits	250,331	386,026
Due to third-party payors, current portion	143,035	77,333
Deferred grant income	64,136	-
Funds held for patients	47,251	83,795
Total Current Liabilities	2,219,806	1,799,120
Due to affiliates	7,921,589	5,968,570
Due to third-party payors, net of current portion	142,195	172,453
Other long-term liabilities	132,143	113,104
Total Liabilities	10,415,733	8,053,247
Net Assets (Deficit)		
Without donor restrictions	(5,564,378)	(3,227,267)
With donor restrictions	90,840	109,571
Total Net Assets (Deficit)	(5,473,538)	(3,117,696)
	<u>\$ 4,942,195</u>	<u>\$ 4,935,551</u>

See notes to consolidated financial statements

**Hoosick Falls Health Center, Inc. d/b/a
The Center for Nursing and Rehabilitation at
Hoosick Falls and Subsidiary**

Consolidated Statements of Operations and Changes in Net Assets (Deficit)

	Years Ended December 31,	
	2022	2021
NET ASSETS (DEFICIT) WITHOUT DONOR RESTRICTIONS		
Operating Revenue		
Net patient service revenue	\$ 4,447,962	\$ 5,907,862
General contributions	238,361	30,647
Special events revenue, net of direct participant benefits of \$7,160 and \$240	6,713	20,169
Investment income	90	318
Provider relief funds	-	121,749
Other revenue	7,746	8,660
Total Operating Revenue	<u>4,700,872</u>	<u>6,089,405</u>
Operating Expenses		
Salaries	2,900,881	4,063,397
Employee benefits	763,016	895,009
Contracted services, supplies and other expenses	2,870,913	2,474,225
Depreciation	270,162	457,309
Interest	-	29
New York State cash receipts assessment	233,011	280,555
Total Operating Expenses	<u>7,037,983</u>	<u>8,170,524</u>
Change in Net Assets (Deficit) Without Donor Restrictions	(2,337,111)	(2,081,119)
NET ASSETS WITH DONOR RESTRICTIONS		
Change in fair value of beneficial interest in trust	<u>(18,731)</u>	<u>4,904</u>
Change in Net Assets (Deficit)	(2,355,842)	(2,076,215)
NET ASSETS (DEFICIT)		
Beginning of year	<u>(3,117,696)</u>	<u>(1,041,481)</u>
End of year	<u>\$ (5,473,538)</u>	<u>\$ (3,117,696)</u>

See notes to consolidated financial statements

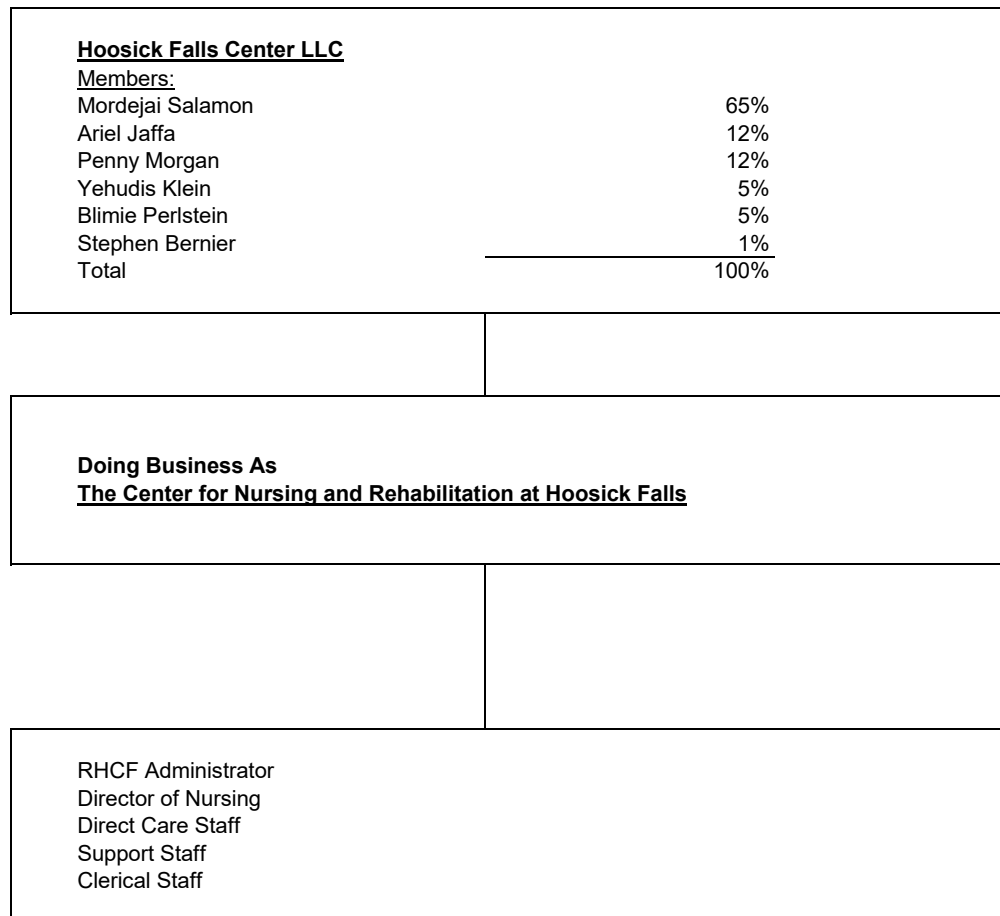
Legal Entity	D/B/A	Date	Beds	County	Mordejai Salamon	Blimie Perlstein	Yehudis Klein
Highland Nurisng Home	North Country Center for Nursing and Rehabilitation	12/1/2023	140	St Lawrence	17.00%	5.00%	0.00%
New Ownership							
Tupper Lake Center	Tupper Lake Center for Nursing and Rehabilitation	1/1/2025	60	Franklin	9.50%	5.00%	5.00%

Financial Summary

Highland Nurisng Home	12/31/23023
Current Assets	\$ 8,198,927
Fixed Assets	\$ 15,607,714
Total Assets	\$ 23,806,641
Current Liabilities	\$ 7,818,465
Long Term Liabilities	\$ 13,767,940
Total Liabilities	\$ 21,586,405
Net Assets	\$ 2,220,236
Workign Capital Position	\$ 380,462
Revenue	\$ 16,401,623
Expense	\$ 15,380,542
Net Income	\$ 1,021,081

Hoosick Falls Center LLC
Doing Business As
The Center for Nursing and Rehabilitation at Hoosick Falls

ORGANIZATIONAL CHART



<u>Hoosick Propco LLC</u> (RHCF Real Estate)	
<u>Members:</u>	
Mordejai Salamon	25%
Siata Holdings LLC	40%
Hoosick Investors LLC	10%
Sari Landa	4%
Esther Gewirtz	4%
Alan Landa	4%
Steven Landa	4%
Joseph Landa	4%
Joshua Landa	4%
Stephen Bernier	1%
Total	100%

The sole member of Siata Holdings LLC is MS Family Trust
 The Trustee of the MS Family Trust is David Salamon and the beneficiaries are the children of Menajem (Mark) Salamon.
 The members of Hoosick Investors LLC are: Blimie Perlstein (50%); and Yehudis Klein (50%).

The Manager of Hoosick Falls Center LLC will be Mordejai Salamon.



Office of the State Long Term Care Ombudsman

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

Claudette Royal
State Ombudsman
1-855-582-6769

To: Public Health and Health Planning Council

Re: 242133 Delmar Center for Rehabilitation and Nursing

Date: March 10, 2025

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 Delmar Center for Rehabilitation and Nursing. The Office reviewed the two facilities currently operated by the proposed owners. There is a weekly Ombudsman presence in one facility and a monthly presence in the other facility. 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

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

Delmar SNF Operations Associates LLC
Doing Business As
Delmar Center for Rehabilitation and Nursing

Project # 242133
BFA Attachment B

Pro Forma Balance Sheet (AS OF APPROVAL DATE)

Operating Co.

ASSETS:

Cash and Cash Equivalents \$ 2,632,489

Total Current Assets **\$ 2,632,489**

Operating Assets 900,000

TOTAL ASSETS **\$ 3,532,489**

LIABILITIES:

Current Liabilities -

Long-Term Liabilities \$ 2,200,000

TOTAL LIABILITIES **\$ 2,200,000**

Members' Equity \$ 1,332,489

TOTAL LIABILITIES AND MEMBERS' EQUITY **\$ 3,532,489**

Financial Summary**Bethlehem Commons Care Center**

FISCAL PERIOD ENDED	<u>12/31/2023</u>	<u>12/31/2022</u>	<u>12/31/21</u>
ASSETS - CURRENT	\$5,929,159	\$6,309,610	\$6,169,555
ASSETS - FIXED AND OTHER	\$4,725,040	\$5,308,505	\$4,056,449
LIABILITIES - CURRENT	\$3,588,434	\$3,994,131	\$3,361,428
LIABILITIES - LONG-TERM	<u>\$12,256,685</u>	<u>\$12,941,514</u>	<u>\$12,960,216</u>
EQUITY	-\$5,190,920	-\$5,317,530	-\$6,095,640
<hr/>			
INCOME	\$15,037,118	\$16,646,145	\$15,000,937
EXPENSE	<u>\$14,910,507</u>	<u>\$15,868,035</u>	<u>\$12,975,043</u>
NET INCOME	\$126,611	\$778,110	\$2,025,894
<hr/>			
NUMBER OF BEDS	120	120	120
PERCENT OF OCCUPANCY (DAYS)	95.09%	97.63%	93.54%
<hr/>			
PERCENT OCCUPANCY (DAYS):			
MEDICAID	62.25%	51.53%	50.71%
MEDICARE	32.10%	43.82%	42.54%
PRIVATE/OTHER	5.64%	4.65%	6.76%
<hr/>			

Good Samaritan Lutheran Healthcare Center, Inc.
Balance Sheet
December 31, 2023

Project # 242133
BFA Attachment C cont

Assets

Cash	\$ 1,051,943	
Accounts Receivable (Net)	3,538,460	
Inventory	26,099	
Prepaid Expenses	76,286	
Loans Receivable - Related Parties	<u>1,236,371</u>	
Total Current Assets		\$ 5,929,159

Land	100,471	
Building	9,057,059	
Leasehold Improvements	184,038	
Fixed Equipment	304,030	
Furniture & Equipment	<u>1,327,754</u>	
	10,973,352	
Less: Accum. Depreciation & Amortization	<u>6,457,408</u>	
Total Fixed Assets		4,515,944

Security Deposits	142,629	
Intangible Assets (Net)	27,700	
Patients' Trust Fund	<u>38,767</u>	
Total Other Assets		<u>209,096</u>

Total Assets **\$ 10,654,199**

Liabilities and Net Assets (Deficit)

Notes & Loans Payable	885,576	
Accounts Payable	2,264,182	
Accrued Payroll	267,335	
Accrued Expenses & Taxes	<u>171,341</u>	
Total Current Liabilities		\$ 3,588,434

Prepetition Secured Mortgage Payable	2,536,243	
Prepetition Secured Note Payable	500,000	
Prepetition Unsecured Claims - Related Parties	5,260,851	
Prepetition Unsecured Claims - Accounts Payable	<u>1,930,597</u>	
Total Prepetition Liabilities		10,227,691

Loans Payable - Related Parties	1,990,227	
Patients' Trust Fund Payable	<u>38,767</u>	
Total Long Term Liabilities		2,028,994

Net Assets (Deficit), Without Donor Restrictions (5,190,920)

Total Liabilities & Net Assets (Deficit), Without Donor Restrictions **\$ 10,654,199**

Good Samaritan Lutheran Healthcare Center, Inc.
Statement of Activities and Changes in Net Assets
For the year ended December 31, 2023

Project #242133
BFA Attachment C cont

Total Revenue From Patients		\$ 14,894,500
Operating Expenses:		
Payroll	\$ 4,742,197	
Employee Benefits	1,652,571	
Professional Care	4,433,042	
Dietary & Housekeeping	1,251,482	
Plant & Maintenance	671,995	
General & Administrative	<u>2,457,435</u>	
Total Operating Expenses		<u>15,208,722</u>
Changes in Net Assets from Operations		(314,222)
Other Non Operating Income		<u>440,833</u>
Changes in Net Assets Without Donor Restrictions		126,611
Net Assets (Deficit) Without Donor Restrictions, Beginning of Year		<u>(5,317,531)</u>
Net Assets (Deficit), Without Donor Restrictions End of Year		<u><u>\$ (5,190,920)</u></u>

Delmar - Balance Sheet	
	Jun 2024
Assets	\$11,218,369
Current Assets	\$6,522,232
Cash & Equivalents	\$2,274,445
Accounts Receivable	\$4,108,252
Accounts Receivable - Other	\$61,883
Inventory	\$26,099
Prepaid Expenses	\$51,554
Fixed Assets	\$4,597,850
Capital & Leasehold Improvements	\$9,411,067
Furniture & Equipment	\$1,644,191
Accum. Depreciation & Amortization	(\$6,457,408)
Other Assets	\$98,286
Security Deposit & Escrow	\$70,636
Organization & Start Up Costs	\$27,700
Resident Funds	(\$50)
Liabilities	(\$15,667,059)
Current Liabilities	(\$11,395,954)
Accounts Payable	(\$10,750,068)
Accrued Expenses & Taxes	(\$385,208)
Accrued Payroll	(\$260,678)
Long Term Liabilities	(\$4,271,105)
Notes & Loans Payable	(\$3,921,819)
Other	(\$367,985)
Due To Third Party	\$18,699
Resident Funds	\$0
Net Assets	\$4,448,690

Delmar - Income Statement (Date Range)	
Report Period: Jan 2024 - Jun 2024	
	Total
Revenue	\$7,992,917
Medicaid	\$2,532,617
Medicare	\$2,440,656
Private	\$437,990
Third Party Insurances	\$2,065,994
Medicaid Revenue Assessment	\$151,014
Patient Revenue - Other	\$364,647
Expenses	(\$7,396,084)
Nursing & Medical	(\$2,473,243)
Food & Nutrition	(\$714,987)
Housekeeping & Laundry	(\$148,295)
Maintenance	(\$156,154)
Leisure Time Activities	(\$83,488)
Social Service	(\$73,716)
Therapy & Ancillaries	(\$1,014,840)
Property	(\$287,673)
Marketing	(\$203,523)
General & Administration	(\$1,744,019)
Corporate Costs	(\$496,148)
Operating Income	\$596,833
Other Income (Expense)	\$80,329
Other Income (Expense)	\$80,329
Net Income	\$677,162