

COMPLETE CARE AT KRESSON VIEW LLC
(a limited liability company)

FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2023

TABLE OF CONTENTS

INDEPENDENT AUDITORS' REPORT	1
BALANCE SHEET	3
STATEMENTS OF EARNINGS AND MEMBER'S EQUITY	4
STATEMENT OF CASH FLOWS	5
NOTES TO FINANCIAL STATEMENTS	6
INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION	14
SUPPLEMENTARY INFORMATION:	
REVENUES	15
OPERATING EXPENSES	16
PATIENT DAYS	20
SCHEDULES OF PAYROLL AND BENEFITS	21

INDEPENDENT AUDITORS' REPORT

To the Member of
Complete Care at Kresson View LLC

Opinion

We have audited the accompanying financial statements of Complete Care at Kresson View LLC (a limited liability company), which comprise the balance sheet as of December 31, 2023, and the related statements of earnings and member's equity, and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Complete Care at Kresson View LLC as of December 31, 2023, and the results of its operations and its cash flows for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Complete Care at Kresson View LLC and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Complete Care at Kresson View LLC's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing

standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Complete Care at Kresson View LLC's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Complete Care at Kresson View LLC's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

A handwritten signature in black ink that reads "Brand Sonnenschein LLP". The signature is written in a cursive, flowing style.

November 26, 2024

COMPLETE CARE AT KRESSON VIEW LLC
(a limited liability company)
BALANCE SHEET
AT DECEMBER 31, 2023

ASSETS

Current assets

Cash (note 2)	\$ 23,702
Cash - restricted (patient funds) (note 2)	118,727
Accounts receivable - less allowance of \$516,600	4,958,274
Escrow deposits (note 2)	51,341
Prepaid expenses and other	187,188
Due from prior owner (note 12)	<u>1,102,553</u>

Total current assets 6,441,785

Property and equipment - net (note 3)	574,066
Right-of-use asset - operating lease (note 5)	12,168,250
Due from related entities (note 6)	2,954,811
Security deposits	<u>12,607</u>

TOTAL ASSETS \$ 22,151,519

LIABILITIES AND MEMBER'S EQUITY

Current liabilities

Accounts payable	\$ 1,201,775
Accrued expenses and withheld taxes	709,951
Operating lease payable (note 5)	1,348,089
Due to private and third-party payors (note 15)	766,796
Patients' funds payable	<u>109,906</u>

Total current liabilities 4,136,517

Due to related entities (note 6)	351,632
Operating lease payable (note 5)	<u>11,529,906</u>

Total liabilities 16,018,055

Member's equity 6,133,464

TOTAL LIABILITIES AND MEMBER'S EQUITY \$ 22,151,519

COMPLETE CARE AT KRESSON VIEW LLC
(a limited liability company)
STATEMENTS OF EARNINGS AND MEMBER'S EQUITY
YEAR ENDED DECEMBER 31, 2023

Revenues	\$	24,213,211
Operating expenses		<u>21,582,596</u>
Earnings from operations		2,630,615
Non-operating revenue (expenses)		
Forgiveness of debt - Paycheck Protection Program (note 7)		1,255,168
Interest income (note 7)		69,777
Interest expense		<u>(110,549)</u>
NET EARNINGS		3,845,011
Member's equity - December 31, 2022		<u>2,288,453</u>
MEMBER'S EQUITY - DECEMBER 31, 2023	\$	<u><u>6,133,464</u></u>

COMPLETE CARE AT KRESSON VIEW LLC
(a limited liability company)
STATEMENT OF CASH FLOWS
YEAR ENDED DECEMBER 31, 2023

Cash flows from operating activities	
Net earnings	\$ 3,845,011
Adjustments to reconcile net earnings to net cash provided by operating activities:	
Depreciation	65,715
Amortization of deferred financing costs included in interest expense	10,475
Forgiveness of debt - Paycheck Protection Program	(1,255,168)
Decrease in assets:	
Accounts receivable	647,735
Prepaid expenses and other	136,000
Due from prior owner	271,006
Increase (decrease) in liabilities:	
Accounts payable	(425,627)
Accrued expenses and withheld taxes	138,583
Due to private and third-party payors	358,307
Operating lease payable net of right-of-use asset	118,962
Patients' funds payable	(5,883)
Net cash provided by operating activities	<u>3,905,116</u>
 Cash flows from investing activities	
Purchase of property and equipment	<u>(201,451)</u>
Net cash used in investing activities	<u>(201,451)</u>
 Cash flows from financing activities	
Due to/from related entities	<u>(3,722,118)</u>
Net cash used in financing activities	<u>(3,722,118)</u>
 Net decrease in cash, restricted cash, and cash equivalents	 (18,453)
 Cash, restricted cash, and cash equivalents - December 31, 2022	 <u>212,223</u>
 CASH, RESTRICTED CASH, AND CASH EQUIVALENTS - DECEMBER 31 2023	 <u><u>\$ 193,770</u></u>

COMPLETE CARE AT KRESSON VIEW LLC
(a limited liability company)
NOTES TO FINANCIAL STATEMENTS
AT DECEMBER 31, 2023

NOTE 1 – FORMATION AND DESCRIPTION OF BUSINESS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization and business -- Complete Care at Kresson View LLC (the “Company”) was formed in the State of Delaware on January 20, 2021. The Company commenced operations of a 240-bed nursing facility in Voorhees, New Jersey on April 1, 2021. The member of the Company is generally protected from liability for acts and obligations of the Company. The operating agreements provide, among other things, for the Company to continue at the will of the General Member, unless sooner terminated as provided in the agreement. The Company leases land, building, and rights to its license in Voorhees, New Jersey, from a related entity.

Basis of accounting – The books and records of the Company are maintained on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America (“GAAP”).

Cash equivalents – Cash equivalents represent short-term investments with original maturity dates of three months or less.

Restricted cash – patient funds - The Company adopted Financial Accounting Standards Board (“FASB”) standard “ASU-2016-18, Statement of Cash Flows (Topic 230): Restricted Cash.” This standard requires that cash, restricted cash, and cash equivalents be included in beginning and ending cash, restricted cash and cash equivalents on the statement of cash flows. The Company is required to maintain patient funds in a separate restricted account. The amount at all times must be equal to or exceed the aggregate of all outstanding obligations to the patients.

Trade accounts receivable – Trade accounts receivable are stated at the amount management expects to collect from outstanding balances. Management provides for probable uncollectible amounts through a charge to earnings and a credit to a valuation allowance based on its assessment of the current status of individual accounts. Balances that are still outstanding after management has used reasonable collection efforts are written off through a charge to the valuation allowance and a credit to trade accounts receivable. The Company increased the allowance for bad debt by approximately \$328,000 in 2023.

The funds held by the Company represent escrows and restricted funds for taxes. The tax escrow consists of deposits by the Company so that there will be sufficient funds on hand to satisfy these amounts when they become due.

Property and equipment – Property and equipment are stated at cost. Depreciation is computed using the straight-line method over the estimated useful lives of the assets. Expenditures for maintenance and repairs are charged to operations as incurred. Significant renovations and replacements, which improve and extend the life of the asset are capitalized.

Revenues – Revenue is derived primarily from providing healthcare services to patients. Revenues are recognized when services are provided to the patients at the amount that reflects the consideration to which the Company expects to be entitled from patients and third-party payors, including Medicaid, Medicare, and insurers (private and Medicare replacement plans), in exchange for providing patient care. The healthcare services in transitional and skilled, home health, and hospice patient contracts include routine services in exchange for a contractual agreed-upon amount or rate. Routine services are treated as

COMPLETE CARE AT KRESSON VIEW LLC
(a limited liability company)
NOTES TO FINANCIAL STATEMENTS
AT DECEMBER 31, 2023

NOTE 1 – FORMATION AND DESCRIPTION OF BUSINESS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

a single-performance obligation satisfied over time as services are rendered. As such, patient care services represent a bundle of services that are not capable of being distinct. Additionally, there may be ancillary services, which are not included in the daily rates for routine services, but instead are treated as separate performance obligations satisfied at a point in time, if and when those services are rendered.

Revenue recognized from healthcare services are adjusted for estimates of variable consideration to arrive at the transaction price. The Company determines the transaction price based on contractually agreed-upon amounts or rates, adjusted for estimates of variable consideration. The Company uses the expected value method in determining the variable component that should be used to arrive at the transaction price, using contractual agreements and historical reimbursement experience within each payor type. The amount of variable consideration, which is included in the transaction price may be constrained and is included in the net revenue only to the extent that it is probable that a significant reversal in the amount of the cumulative revenue recognized will not occur in a future period. If actual amounts of consideration ultimately received differ from estimates, the Company adjusts these estimates, which would affect net service revenue in the period such variances become known.

Income taxes – The Company is treated as a single member LLC for federal income tax purposes and does not incur income taxes. Instead, its earnings and losses are included in the personal returns of the members of the single member (“Parent”) company and taxed depending on their personal tax situations. The policy of the Company is to record interest expense and penalties relating to income taxes in operating expense. For the year ended December 31, 2023, there was no income tax-related interest or penalty expenses and no accrued interest and penalties.

In 2020, the State of New Jersey passed the Business Alternative Income Tax Act (“BAIT”). This law allowed LLCs to pay tax due on partnership earnings instead of on the individual owners’ return. The tax rates are graduated and range from 5.675% to 10.9% of earnings. The Company did not record NJ BAIT taxes during 2023.

Government grants – In 2021, the Company adopted ASU-2021-10, Government Assistance (Topic 832: Disclosures by Business Entities about Government Assistance). The Company’s accounting policy for government grants is to follow International Accounting Standards No. 20 – “Accounting for Government Grants and Disclosure of Government Assistance.”

Estimates – The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Advertising – Advertising costs, except for costs associated with direct-response advertising, are charged to earnings when incurred. The costs of direct-response advertising are capitalized and amortized over the period during which future benefits are expected to be received.

Guaranteed payments to members – Guaranteed payments to members that are intended as compensation for services rendered are accounted for as expenses of the Company rather than as allocations of the Company’s net earnings. Guaranteed payments that are intended as payments of interest

COMPLETE CARE AT KRESSON VIEW LLC
(a limited liability company)
NOTES TO FINANCIAL STATEMENTS
AT DECEMBER 31, 2023

NOTE 1 – FORMATION AND DESCRIPTION OF BUSINESS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

on capital accounts are not accounted for as expenses of the Company, but rather, as part of the allocation of net earnings.

Leases – The Company adopted ASC-842 Leases. With this adoption, the Company determined which contracts conveyed the Company a right to control identified property, plant, or equipment for a period of time in exchange for consideration were deemed leases. The Company classified these contracts as Right-of-Use (“ROU”) assets. ROU assets and lease liabilities are recognized based on the present value of lease payments over the lease term with lease expense recognized on a straight-line basis.

Lease agreements may contain rent escalation clauses, rent holidays, or certain landlord incentives, including tenant improvement allowances. ROU assets include amounts for scheduled rent increases and may be reduced by lease incentive amounts. Using the transition approach, the Company elected to use the following practical expedients and, therefore, did not reassess any of the following: (1) whether any expired or existing contracts are or contain leases, (2) the lease classification of expired or existing operating leases and recorded them as operating leases and all existing leases that were classified as capital leases as financing leases, and (3) initial direct costs for any existing leases.

With implementation, the Company also elected the following practical expedients of (1) using the Company’s implicit borrowing rate (if available at the time of the lease origination; or (2) using a risk-free discount rate (US Treasury Rate) for the lease-derived ROU assets. ROU assets were treated separately from non-lease components of all asset classes. For leases utilizing the risk-free rate expedient, the Company elected to use a period comparable with that of the lease term, as an accounting policy election for all leases. The Company also made an accounting policy election to not record ROU assets or lease liabilities for leases with an initial term of 12 months or less and will recognize payments for such leases in its Statements of Earnings (Loss) on a straight-line basis over the lease term. There were no residual value guarantees in any of the leases. The Company used hindsight in determining the lease term.

Deferred financing costs – The Company has adopted FASB standard “ASU-2015-03 Interest-Imputation of Interest.” This standard requires that debt issuance costs relating to financing debt be shown as an offset to the note payable instead of as a deferred charge categorized as an intangible asset. The guidance also requires that the resulting amortization of the deferred financing costs be shown as interest expense instead of amortization expense.

Subsequent events – The Company has reviewed subsequent events and transactions for potential recognition and disclosure in the financial statements through November 26, 2024, the date the financial statements were available to be issued. Subsequent events are identified in note 19.

NOTE 2 – CASH, RESTRICTED CASH, AND CASH EQUIVALENTS

The balance in cash, restricted cash, and cash equivalents at December 31, 2023, consists of the following:

COMPLETE CARE AT KRESSON VIEW LLC
(a limited liability company)
NOTES TO FINANCIAL STATEMENTS
AT DECEMBER 31, 2023

NOTE 2 – CASH, RESTRICTED CASH, AND CASH EQUIVALENTS (CONTINUED)

Operating cash	\$	23,702
Restricted cash – patient funds		118,727
Escrow		<u>51,341</u>
Total cash, restricted cash, and cash equivalents	\$	<u>193,770</u>

NOTE 3 – PROPERTY AND EQUIPMENT

Property and equipment at December 31, 2023, are summarized as follows:

	Life (Years)		
Leasehold improvements	15	\$	386,928
Property and equipment	3-7		<u>315,377</u>
			702,305
Less: accumulated depreciation			<u>128,239</u>
		\$	<u>574,066</u>

Depreciation expense was \$65,715 for the year.

NOTE 4 – LINE OF CREDIT

The Company shares a three-year \$60,000,000 revolving line of credit agreement with other related entities with all unpaid principal and interest due at the maturity date of April 1, 2024. Interest on bank advances on the credit line is payable monthly at a rate of the 30-day SOFR plus an initial margin of 3.10%. At December 31, 2023, there were no open balances due by the Company. Had there been a balance due on the line, the deferred financing costs would have been netted against the liability on the balance sheet. Since there is no liability, the deferred financing costs are stated net of amortization and included in prepaid expenses and other. The line is subject to certain financial covenants and is secured by certain assets of the entities. At December 31, 2023, the Company was in compliance with all covenants.

NOTE 5 – LEASE

The Company has operating leases for the nursing facility. ROU assets represent the Company’s right to use an underlying asset for the lease term if greater than twelve months. Lease obligations represent the Company’s liability to make lease payments arising from the lease. Operating ROU assets and related obligations are recognized at the commencement date based on the present value of lease payments over the lease term discounted using an appropriate incremental borrowing rate. The Company used its incremental borrowing rate of 7% to calculate the present value of its operating lease liability. The incremental borrowing rate is based on the information available at the commencement date in determining the present value of lease payments. The value of an option to extend or terminate a lease is reflected to the extent it is reasonably certain management will exercise that option. Lease expense for lease payments is recognized on a straight-line basis over the lease term.

COMPLETE CARE AT KRESSON VIEW LLC
(a limited liability company)
NOTES TO FINANCIAL STATEMENTS
AT DECEMBER 31, 2023

NOTE 5 – LEASE (CONTINUED)

In 2021, the Company entered into a ten-year lease agreement with an entity, which subsequently during 2021, became a related entity of the Company, when Company ownership invested in this entity. The lease agreement expires in April 2031. The lease agreement has two ten-year options to extend. The lease amounts escalate each year. From year three to ten, the lease amounts increase by 1%. All real estate taxes and other property costs are the responsibility of the Company.

The following table is a summary of components of lease expense and year-end ROU assets and leases liabilities relating to operating and finance leases for the year ended December 31, 2023.

Operating lease cost	\$ 2,060,016
Straight-line rent amount	118,962
Short-term/variable lease cost	<u>434,589</u>
Total	\$ <u>2,613,567</u>

OPERATING LEASES

Operating lease ROU assets	\$ <u>12,168,250</u>
Operating lease current liabilities	\$ 1,348,089
Operating lease long-term liabilities	<u>11,529,906</u>
Total operating lease liabilities	\$ <u>12,877,995</u>

WEIGHTED-AVERAGE REMAINING LEASE TERM

Operating leases	7.67 years
------------------	------------

WEIGHTED-AVERAGE DISCOUNT RATE

Operating leases	7 %
------------------	-----

Undiscounted maturities of lease liabilities were as follows:

For the Years Ended December 31	Operating Lease
2024	\$ 2,206,986
2025	2,229,060
2026	2,251,350
2027	2,273,865
2028	2,296,599
Thereafter	<u>5,249,478</u>
Total undiscounted maturities of lease liabilities	16,507,338
Less: discount on lease liabilities	<u>(3,629,343)</u>
TOTAL LEASE LIABILITIES	\$ <u>12,877,995</u>

The following table presents supplemental cash flow information for the year ended December 31, 2023:

2023 cash paid for amounts included in the measurement of lease liabilities:

COMPLETE CARE AT KRESSON VIEW LLC
(a limited liability company)
NOTES TO FINANCIAL STATEMENTS
AT DECEMBER 31, 2023

NOTE 5 – LEASE (CONTINUED)

Operating cash flows for operating leases	\$ 2,297,940
---	--------------

NOTE 6 – RELATED-PARTY TRANSACTIONS

Related-party loans owed to affiliated entities that are controlled by the Company’s members were \$222,610 at December 31, 2023. Related-party loans due from affiliated entities that are controlled by the Company’s members were \$2,954,811 at December 31, 2023. The loans are deemed to be non-interest-bearing. There is no formal plan for repayment of these demand loans.

The Company recorded \$1,216,700 of management fees for the year to a related management company, which is related through common ownership. The balance due to the related management company was \$129,022 at year-end and is included in due to related entities.

The Company leases its facility from a related entity (note 5).

NOTE 7 – OTHER LOANS AND GRANT REVENUE

To help ease the financial burden created by the COVID-19 pandemic, the Company received funding from various Federal government agencies as described below:

The Company received \$1,255,168 of Paycheck Protection Program loans (“PPP loans”) during 2021. The loans carried an interest rate of 1%. The loans were to be forgiven if certain employment retention thresholds were met. In 2023, the Company received forgiveness for the PPP loans and recognized forgiveness of debt revenue of \$1,255,168.

The Coronavirus Aid, Relief, and Economic Security (“CARES”) Act, and subsequent legislation, provided a refundable employee retention tax credit (“ERC”), to eligible employers, who met either a gross receipts test, or a government mandated test. The tax credit was equal to a specified percentage of qualified wages paid to employees subject to certain limits. The Company had determined that it qualified for the tax credit and had claimed ERC revenue of \$1,113,874 during 2021. This amount was received in 2023 and interest income of approximately \$60,000 was recognized in 2023 in connection with the receipt of these funds. Both the methodology used to determine eligibility for the credit and the calculation of the amount of the credit are subject to audit.

Laws and regulations concerning the ERC are complex and subject to varying interpretation. These credits may be subject to retroactive audit and review. There can be no assurance that regulatory authorities will not challenge the Company’s claim to the ERC, and it is not possible to determine the impact this would have on the Company.

NOTE 8 – REVENUES

Approximately 9% of the revenues in 2023 were derived from billings to the New Jersey Department of Health for stays by Medicaid patients. Approximately 46% of revenues in 2023 were derived from billings to Managed Care Organizations that were approved by the New Jersey Department of Health.

COMPLETE CARE AT KRESSON VIEW LLC
(a limited liability company)
NOTES TO FINANCIAL STATEMENTS
AT DECEMBER 31, 2023

NOTE 8 – REVENUES (CONTINUED)

Approximately 14% of the revenues in 2023 were derived from the Federal government for Medicare recipients and for services covered by Medicare Part B.

NOTE 9 – CONCENTRATION OF CREDIT RISK

The Company maintains its cash balances at several financial institutions. At December 31, 2023, accounts at each institution are insured by the Federal Deposit Insurance Corporation (“FDIC”) up to \$250,000. At December 31, 2023, the Company had no uninsured balances.

At December 31, 2023, the Company had approximately 24% of its receivables due from the New Jersey Department of Health for Medicaid patients, and 19% of its receivables due from Managed Care organizations for Medicaid-approved patients, and 6% of its receivables due from the Federal government for Medicare recipients.

At December 31, 2023, approximately 8% of the accounts payable balance was payable to one vendor.

NOTE 10 – ADVERTISING

Advertising expense was \$38,649 for 2023. There were no direct-response advertising costs either capitalized or expensed.

NOTE 11 – SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION

Cash paid during the year for interest	\$	<u>97,864</u>
--	----	---------------

NOTE 12 – DUE FROM PRIOR OWNER

The Company had either received payments due to the prior owner or has had recoupments, which the prior owner was required to reimburse. At December 31, 2023, the balance due from the prior owner was \$1,102,553.

NOTE 13 – ECONOMIC DEPENDENCY

In 2023, the Company purchased a substantial portion of its services from three vendors. Purchases from these vendors totaled approximately \$1,737,000. The balance due to these vendors at December 31, 2023, and included in accounts payable was approximately \$212,000.

NOTE 14 – CONTRACTED SERVICES

A significant portion of the facility services are contracted from outside services.

COMPLETE CARE AT KRESSON VIEW LLC
(a limited liability company)
NOTES TO FINANCIAL STATEMENTS
AT DECEMBER 31, 2023

NOTE 15 – DUE TO PRIVATE AND THIRD-PARTY PAYORS

The Company has received funds from various private and third-party payors, which are presently being repaid or may have to be repaid upon audit.

NOTE 16 – EMPLOYEE BENEFIT PLAN

The Company implemented a qualified Salary Reduction Profit-Sharing Plan (the “Plan”) for eligible employees under section 401(k) of the Internal Revenue Code. The Plan provides for voluntary employee contributions through salary reductions. There were no contributions made by the employer during 2023.

NOTE 17– CONTINGENCIES

Revenues are based on current billings. Certain adjustments may be made in subsequent periods as a result of audits or appeals, the final results of which are not determinable as of the date of the financial statements. Such adjustments, if any, will be reflected in revenues in the period in which they are ascertained.

At times, the Company may be involved in various lawsuits and subject to certain contingencies in the normal course of business. Management vigorously defends any claims that may be asserted.

The Company is contingently liable for the portion of the line of credit (note 4) owed by the co-borrowers. At December 31, 2023 there was a balance of \$29,321,218 due by the co-borrowers.

The Company, along with other companies related through common ownership, maintains a high deductible health plan policy, which runs from June 1 through May 31. For the Plan years ended May 31, 2024, the Company was responsible to pay for claims up to \$250,000 per employee, respectively, with no aggregate deductibles. The Company is jointly liable for its affiliated companies’ insurance responsibility.

The New Jersey Department of Health is currently in the process of revising the methodology used to calculate the Medicaid reimbursement rate paid to the Company. The effect of these revisions on future operations cannot be determined at this time.

NOTE 18 – RISKS AND UNCERTAINTIES

During 2022 and for the first quarter of 2023, inflationary pressures have caused the cost of services and supplies to increase drastically. In response to this, the Federal Reserve Board has increased the federal funds rate from approximately 0.02% in March 2022 to 5.51% by May 2024. This increase has caused the cost of borrowing to jump significantly in a short period of time. If these increased rates continue for the long-term, it could impact the Company’s ability to finance its operations in the future.

NOTE 19 – SUBSEQUENT EVENTS

On April 1, 2024, the line of credit (note 4) was extended until April 1, 2027.

**INDEPENDENT AUDITORS' REPORT ON
SUPPLEMENTARY INFORMATION**

To the Member of
Complete Care at Kresson View LLC

We have audited the financial statements of Complete Care at Kresson View LLC as of December 31, 2023, and for the year then ended, and our report thereon dated November 26, 2024, which expressed an unmodified opinion on those financial statements, appears on page one. Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The supplementary information contained in the statement of revenues, operating expenses, patient days, and payroll and benefits is presented for purposes of additional analysis of the financial statements, rather than to present the financial position, results of operations, and cash flows of the individual companies, and it is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.



November 26, 2024

COMPLETE CARE AT KRESSON VIEW LLC
(a limited liability company)
SUPPLEMENTARY INFORMATION
REVENUES
YEAR ENDED DECEMBER 31, 2023

		Per Patient Day
Current year		
Medicaid	\$ 2,245,229	\$ 242.57
Medicaid - Managed Care	11,111,459	242.20
Private	1,993,035	354.38
Medicare	2,588,726	715.71
Medicare Part A bad debts	(123,649)	(34.19)
Hospice	782,643	242.23
Veterans	3,100,047	376.26
Insurance	<u>1,557,909</u>	437.25
Total current year	<u>23,255,399</u>	<u>\$ 292.86</u>
Miscellaneous		
Therapy	948,170	
Other	<u>9,642</u>	
	<u>957,812</u>	
TOTAL REVENUES	<u>\$ 24,213,211</u>	

COMPLETE CARE AT KRESSON VIEW LLC
(a limited liability company)
SUPPLEMENTARY INFORMATION
OPERATING EXPENSES
YEAR ENDED DECEMBER 31, 2023

		Per Patient Day
DIRECT PATIENT CARE COST		
Direct routine patient care costs		
Salaries - RN	\$ 68,428	\$ 0.86
- LPN	2,071,915	26.09
- CNA	2,376,786	29.93
Employee benefits	645,571	8.13
Contracted nursing	1,418,477	17.86
	<u>6,581,177</u>	<u>82.87</u>
 Routine patient care costs - not directly reported		
Medical supplies	299,983	3.78
Covid expenses	23,322	0.29
Oxygen	2,769	0.03
Enteral Feeding	25,111	0.32
Incontinency products	1,944	0.02
	<u>353,129</u>	<u>4.44</u>
 TOTAL DIRECT PATIENT CARE COST	 <u>6,934,306</u>	 <u>87.31</u>
 ANCILLARY PATIENT CARE COSTS		
Radiology and laboratory	32,069	0.40
Therapy services	714,574	9.00
Prescription Drugs (not OTC)	334,554	4.21
Ambulance	47,005	0.59
TOTAL ANCILLARY PATIENT CARE COSTS	 <u>1,128,202</u>	 <u>14.20</u>

COMPLETE CARE AT KRESSON VIEW LLC
(a limited liability company)
SUPPLEMENTARY INFORMATION
OPERATING EXPENSES
YEAR ENDED DECEMBER 31, 2023

		Per Patient Day
INDIRECT PATIENT CARE COSTS		
Nursing administration		
Salaries - DON and ADON	\$ 391,963	\$ 4.94
- Nursing supervisors	849,045	10.69
- Medical records	20,643	0.26
- MDS Coordinator	200,646	2.53
- Staffing Coordinator	64,579	0.81
- Infection Control	92,158	1.16
- Other - Nursing Administration	94,988	1.20
Employee benefits	229,964	2.90
	<u>1,943,986</u>	<u>24.49</u>
 Workforce-related costs - patient care		
Direct patient care recruitment	10,848	0.14
	<u>10,848</u>	<u>0.14</u>
 Patient support services		
Food (including supplements)	579,905	7.30
Dietary salaries	649,360	8.18
Employee benefits	92,804	1.17
Dietitian	131,160	1.65
Contracted dietary	270,381	3.40
Dietary supplies and services	84,493	1.06
Housekeeping and laundry salaries	479,086	6.03
Employee benefits	60,858	0.77
Contracted laundry	92,068	1.16
Housekeeping and laundry supplies and services	68,386	0.86
Salaries - social services	191,483	2.41
Employee benefits	27,366	0.34
Social services	6,927	0.09
Salaries - recreation	271,772	3.42
Employee benefits	38,840	0.49
Contracted recreation	16,613	0.21
Recreation supplies and services	14,747	0.19
Medical director	43,109	0.54
Pharmacy consultant	57,407	0.72
Fire drill	1,360	0.02
Garbage disposal	29,472	0.37
Landscaping/snow removal	36,772	0.46
Exterminating	4,591	0.06
Clinical consultants	20,092	0.25
	<u>3,269,052</u>	<u>41.15</u>
 TOTAL INDIRECT PATIENT CARE COSTS	 <u>5,223,886</u>	 <u>65.78</u>

COMPLETE CARE AT KRESSON VIEW LLC
(a limited liability company)
SUPPLEMENTARY INFORMATION
OPERATING EXPENSES
YEAR ENDED DECEMBER 31, 2023

ADMINISTRATIVE AND OPERATING COSTS	Per Patient Day	
Property operating costs		
Salaries - Maintenance	\$ 135,527	\$ 1.71
Employee benefits	17,216	0.22
Maintenance supplies and services	118,164	1.49
Gas	87,511	1.10
Electric	170,787	2.15
Water and sewer	158,562	2.00
Cable	32,832	0.41
Telephone	8,443	0.11
Real estate tax	348,004	4.38
Property insurance	46,341	0.58
	<u>1,123,387</u>	<u>14.15</u>
 Administrative and operating costs		
Administrator	190,194	2.40
Employee benefits	24,160	0.30
Salaries - Office	411,697	5.18
Employee benefits	52,297	0.66
Contracted office	16,516	0.21
Data processing	201,343	2.54
Office and postage	6,131	0.08
Management fees	1,216,700	15.32
Office supplies and expenses	39,334	0.50
Insurance	289,740	3.65
Accounting	24,700	0.31
Legal	49,016	0.62
Travel	2,409	0.03
Consulting	383,928	4.83
Miscellaneous	28,543	0.36
Licenses, dues, and seminars	41,012	0.52
Other A and O costs	428	0.01
	<u>2,978,148</u>	<u>37.52</u>
 TOTAL ADMINISTRATIVE AND OPERATING COSTS	 <u>4,101,535</u>	 <u>51.67</u>

COMPLETE CARE AT KRESSON VIEW LLC
(a limited liability company)
SUPPLEMENTARY INFORMATION
OPERATING EXPENSES
YEAR ENDED DECEMBER 31, 2023

		Per Patient Day
CAPITAL COSTS		
Depreciation and amortization	\$ 65,715	\$ 0.83
Rent	2,178,978	27.44
Equipment lease	86,585	1.09
TOTAL CAPITAL COSTS	<u>2,331,278</u>	<u>29.36</u>
NON-ALLOWABLE COSTS		
Medicaid assessment tax	1,064,294	13.40
Bad debt expense	771,294	9.71
Marketing	27,801	0.35
TOTAL NON-ALLOWABLE COSTS	<u>1,863,389</u>	<u>23.46</u>
TOTAL OPERATING EXPENSES	<u>\$ 21,582,596</u>	<u>\$ 271.78</u>

COMPLETE CARE AT KRESSON VIEW LLC
(a limited liability company)
SUPPLEMENTARY INFORMATION
PATIENT DAYS
YEAR ENDED DECEMBER 31, 2023

		Percent of Total
SKILLED NURSING FACILITY		
Medicaid	9,256	11.66%
Medicaid - Managed Care	45,878	57.77%
Private	5,624	7.08%
Medicare	3,617	4.55%
Insurance	3,563	4.49%
Veterans	8,239	10.38%
Hospice	3,231	4.07%
	<u>79,408</u>	<u>100.00%</u>
 Percent occupancy - 240 beds	<u>90.65%</u>	

COMPLETE CARE AT KRESSON VIEW LLC
(a limited liability company)
SUPPLEMENTARY INFORMATION
SCHEDULES OF PAYROLL AND BENEFITS
YEAR ENDED DECEMBER 31, 2023

		Per Patient Day
SALARIES		
RN	\$ 68,428	\$ 0.86
LPN	2,071,915	26.09
CNA	2,376,786	29.93
DON and ADON	391,963	4.94
Nursing supervisors	849,045	10.69
Medical Records	20,643	0.26
MDS Coordinator	200,646	2.53
Staffing Coordinator	64,579	0.81
Infection Control	92,158	1.16
Dietary	649,360	8.18
Housekeeping & laundry salaries	479,086	6.03
Social services	191,483	2.41
Recreation	271,772	3.42
Maintenance	135,527	1.71
Administrator	190,194	2.40
Nursing administrator	94,988	1.20
Office	411,697	5.18
	\$ 8,560,270	\$ 107.80
TOTAL SALARIES	\$ 8,560,270	\$ 107.80
 EMPLOYEE BENEFITS		
Employee benefits	\$ 320,222	
Payroll taxes	762,083	
Workers' compensation	106,771	
TOTAL EMPLOYEE BENEFITS	\$ 1,189,076	
 TOTAL EMPLOYEE BENEFITS AS A PERCENT OF SALARIES	13.89%	