

LINEAGE CADBURY AT CHERRY HILL LLC
D/B/A PREMIER CADBURY OF CHERRY HILL
(a limited liability company)
BALANCE SHEET
AT DECEMBER 31, 2023

ASSETS

Current assets

Cash and cash equivalents (note 2)	\$ 345,335
Cash - restricted (patient funds) (note 2)	60,501
Cash - limited use - CCRC Statutory Liquid Reserve (note 11)	182,876
Accounts receivable - net of allowance of \$66,000	2,032,319
Prepaid expenses and other	<u>271,826</u>
Total current assets	2,892,857

Property and equipment - net (note 3)	76,705
Right-of-use asset - operating (note 7)	66,011,606
Security deposit	<u>250,000</u>

TOTAL ASSETS	\$ <u><u>69,231,168</u></u>
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LIABILITIES AND MEMBERS' DEFICIENCY

Current liabilities

Accounts payable	\$ 1,416,772
Accrued expenses	1,060,613
Accrued and withheld taxes	36,038
Due to previous owner (note 13)	757,183
Due to landlord (note 7)	1,454,676
Due to private and third-party payors (note 12)	148,851
Patients' funds payable	61,476
Operating lease obligation (note 7)	<u>999,340</u>
Total current liabilities	5,934,949

Due to related entities (note 4)	1,250,000
Operating lease obligation (note 7)	<u>63,226,920</u>
Total liabilities	70,411,869

Members' deficiency	<u>(1,180,701)</u>
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TOTAL LIABILITIES AND MEMBERS' DEFICIENCY	\$ <u><u>69,231,168</u></u>
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LINEAGE CADBURY AT CHERRY HILL LLC
D/B/A PREMIER CADBURY OF CHERRY HILL
(a limited liability company)
STATEMENTS OF OPERATIONS AND MEMBERS' DEFICIENCY
FROM SEPTEMBER 1, 2023 (COMMENCED OPERATIONS) TO DECEMBER 31, 2023

Revenues	\$	5,968,614
Operating expenses		<u>7,140,561</u>
Loss from operations		(1,171,947)
Non-operating revenue (expenses):		
Interest income		725
Interest expense		<u>(4,479)</u>
NET LOSS		(1,175,701)
Net members' equity distributed		<u>(5,000)</u>
MEMBERS' DEFICIENCY - DECEMBER 31, 2023	\$	<u><u>(1,180,701)</u></u>

LINEAGE CADBURY AT CHERRY HILL LLC
D/B/A PREMIER CADBURY OF CHERRY HILL
(a limited liability company)
STATEMENT OF CASH FLOWS
FROM SEPTEMBER 1, 2023 (COMMENCED OPERATIONS) TO DECEMBER 31, 2023

Cash flows from operating activities	
Net loss	\$ (1,175,701)
Adjustments to reconcile net loss to net cash used in operating activities	
Depreciation	2,573
Net decreases in right-of-use asset and operating lease payable	(1,785,346)
Increase in assets	
Accounts receivable	(2,032,319)
Prepaid expenses	(271,826)
Increase in liabilities	
Accounts payable	1,416,772
Accrued expenses and withheld taxes	1,096,651
Due to landlord	1,454,676
Due to private and third party payors	148,851
Patients' funds and deposits payable	<u>61,476</u>
Net cash used in operating activities	<u>(1,084,193)</u>
Cash flows from investing activities	
Purchase of equipment	(79,278)
Increase in security deposits	<u>(250,000)</u>
Net cash used in investing activities	<u>(329,278)</u>
Cash flows from financing activities	
Increase in due to previous owner	757,183
Increase in due to related entities	1,250,000
Members' equity distributed	<u>(5,000)</u>
Net cash provided by financing activities	<u>2,002,183</u>
NET INCREASE IN AND CASH, RESTRICTED CASH, AND CASH EQUIVALENTS AT DECEMBER 31, 2023	<u><u>\$ 588,712</u></u>

See accompanying notes to the financial statements.

**LINEAGE CADBURY AT CHERRY HILL LLC
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(a limited liability company)**

SUPPLEMENTARY INFORMATION

REVENUES

FROM SEPTEMBER 1, 2023 (COMMENCED OPERATIONS) TO DECEMBER 31, 2023

		Per Patient Day
Current year - SNF		
Medicaid	\$ 333,713	\$ 251.29
Medicaid - Managed Care	1,796,576	249.87
Private	491,643	382.30
Medicare - Part A	688,877	659.84
Medicare Part A bad debts	(37,590)	(36.01)
HMO	163,005	504.66
Hospice	<u>155,046</u>	251.29
 Total current year	 <u>3,591,270</u>	 <u>\$ 304.50</u>
 Current year - ALF		
Medicaid	26,460	\$ 90.00
Medicaid - Managed Care	584,367	131.17
Private	<u>894,215</u>	162.14
	<u>1,505,042</u>	<u>\$ 146.63</u>
 Current year - ILF	 <u>599,230</u>	 <u>\$ 84.74</u>
 Miscellaneous		
Therapy	<u>273,072</u>	
	<u>273,072</u>	
 TOTAL REVENUES	 <u>\$ 5,968,614</u>	