

**COMPLETE CARE AT MILFORD MANOR LLC
(a limited liability company)**

**FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2024**

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

To the Member of
Complete Care at Milford Manor LLC

Opinion

We have audited the accompanying financial statements of Complete Care at Milford Manor LLC (a limited liability company), which comprise the balance sheet as of December 31, 2024, 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 Milford Manor LLC as of December 31, 2024, and the results of its operations, changes in member's equity 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 Milford Manor 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 Milford Manor 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

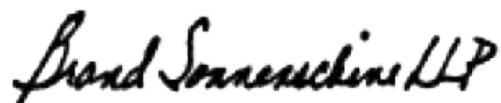
not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists.

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 Milford Manor 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 Milford Manor 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 "Bond Sonnenblick LLP". The signature is fluid and cursive, with "Bond" and "Sonnenblick" connected and "LLP" in a smaller, separate section.

April 30, 2025

COMPLETE CARE AT MILFORD MANOR LLC
(a limited liability company)
BALANCE SHEET
AT DECEMBER 31, 2024

ASSETS

Current assets

Cash (note 2)	\$ 262,431
Cash - restricted (patient funds) (note 2)	44,582
Accounts receivable - net (note 3)	2,624,794
Escrow deposits (note 2)	57,972
Prepaid expenses and other	270,785
Due from prior owner (note 12)	45,218
Total current assets	<u>3,305,782</u>
Property and equipment - net (note 4)	895,788
Right-of-use assets - operating lease (note 5)	5,492,232
Due from related entities (note 9)	<u>3,706,025</u>
TOTAL ASSETS	<u><u>\$ 13,399,827</u></u>

LIABILITIES AND MEMBER'S EQUITY

Current liabilities

Accounts payable	\$ 900,494
Accrued expenses and withheld taxes	485,403
Due to landlord (note 9)	709,403
Due to private and third-party payors (note 15)	742,067
Operating lease payable (note 5)	703,461
Patients' funds payable	38,920
Total current liabilities	<u>3,579,748</u>
Operating lease payable (note 5)	4,788,771
Due to related entities (note 9)	<u>1,978,921</u>
Total liabilities	10,347,440
Member's equity	<u>3,052,387</u>
TOTAL LIABILITIES AND MEMBER'S EQUITY	<u><u>\$ 13,399,827</u></u>

COMPLETE CARE AT MILFORD MANOR LLC
(a limited liability company)
STATEMENTS OF EARNINGS AND MEMBER'S EQUITY
YEAR ENDED DECEMBER 31, 2024

Revenues	\$ 14,921,973
Operating expenses	<u>14,113,945</u>
Earnings from operations	808,028
Non-operating revenue (expense)	
Interest income	4,387
Interest expense	<u>(85,266)</u>
NET EARNINGS	727,149
Member's equity - December 31, 2023	<u>2,325,238</u>
MEMBER'S EQUITY - DECEMBER 31, 2024	\$ <u>3,052,387</u>

COMPLETE CARE AT MILFORD MANOR LLC
(a limited liability company)
STATEMENT OF CASH FLOWS
YEAR ENDED DECEMBER 31, 2024

Cash flows from operating activities	
Net earnings	\$ 727,149
Adjustments to reconcile net earnings to net cash provided by operating activities:	
Depreciation	69,693
Amortization of deferred financing costs included in interest expense	278
(Increase) decrease in assets	
Accounts receivable	18,240
Prepaid expenses and other	(208,076)
Due from prior owner	1,628
Increase (decrease) in liabilities	
Accounts payable	(421,992)
Accrued expenses and withheld taxes	(134,913)
Due to private and third-party payors	176,550
Patients' funds payable	(21,588)
Net cash provided by operating activities	<u>206,969</u>
Cash flows from investing activities	
Purchase of property and equipment	(40,024)
Decrease in security deposits	19,412
Net cash used in investing activities	<u>(20,612)</u>
Cash flows from financing activities	
Net due to/from related entities	(247,554)
Net cash used in financing activities	<u>(247,554)</u>
Net decrease in cash, restricted cash, and cash equivalents	(61,197)
Cash, restricted cash, and cash equivalents - December 31, 2023	<u>426,182</u>
CASH, RESTRICTED CASH, CASH EQUIVALENTS - DECEMBER 31, 2024	\$ <u>364,985</u>

COMPLETE CARE AT MILFORD MANOR LLC
(a limited liability company)
NOTES TO FINANCIAL STATEMENTS
AT DECEMBER 31, 2024

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

Organization and business – Complete Care at Milford Manor LLC (the “Company”) was formed in the State of New Jersey on August 5, 2021. The Company commenced operations of a 120-bed nursing facility in West Milford, New Jersey on December 16, 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 West Milford, 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.

Escrow deposits – 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.

Trade accounts receivable – Trade accounts receivable are stated at the amount management expects to collect from outstanding balances. The Company has adopted Accounting Standards Update ("ASU") No. 2016-13, Measurement of Credit Losses on Financial Instruments, and its related amendments using the prospective method. The new standard changes the impairment model for most financial assets that are measured at amortized cost and certain other instruments, including trade receivables, from an incurred loss model to an expected loss model and adds certain new required disclosures. Under the expected loss model, entities will recognize credit losses to be incurred over the entire contractual term of the instrument rather than delaying recognition of credit losses until it is probable the loss has been incurred. In accordance with Accounting Standards Codification ("ASC") 326, the Company evaluates certain criteria, including aging and historical write-offs, current economic condition of specific payors and future economic conditions to determine the appropriate allowance for credit losses. The impact of the adoption of ASC 326 to the Company's opening balance of net assets was not material.

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.

COMPLETE CARE AT MILFORD MANOR LLC
(a limited liability company)
NOTES TO FINANCIAL STATEMENTS
AT DECEMBER 31, 2024

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

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 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 to determine 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 partnership returns of the member (“Parent”) and taxed depending on the partnership tax situation. 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, 2024, 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 owner’s return. The tax rates are graduated and range from 5.675% to 10.9% of earnings. The Company did not record New Jersey State BAIT income tax during 2024.

Government grants – In 2022, 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.

COMPLETE CARE AT MILFORD MANOR LLC
(a limited liability company)
NOTES TO FINANCIAL STATEMENTS
AT DECEMBER 31, 2024

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

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

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.

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.

Leases – The Company adopted ASC-842 Leases. With 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 that were deemed to be 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 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.

Subsequent events – The Company has reviewed subsequent events and transactions for potential recognition and disclosure in the financial statements through April 30, 2025, the date the financial statements were available to be issued. A subsequent event is identified in note 18.

COMPLETE CARE AT MILFORD MANOR LLC
(a limited liability company)
NOTES TO FINANCIAL STATEMENTS
AT DECEMBER 31, 2024

NOTE 2 – CASH, RESTRICTED CASH, AND CASH EQUIVALENTS

The balance in cash, restricted cash, and cash equivalents at December 31, 2024, consists of the following:

Operating cash	\$ 262,431
Restricted cash – patient funds	44,582
Restricted cash – escrow deposits	<u>57,972</u>
Total cash, restricted cash, and cash equivalents	<u>\$ 364,985</u>

NOTE 3 – ALLOWANCE FOR CREDIT LOSSES

The following table summarizes the changes in the allowance for credit losses included in accounts receivable for the year ended December 31, 2024:

Activity:

Balance – December 31, 2023	\$ 321,000
Provision for credit losses	671,019
Less: write-offs	<u>497,019</u>
Balance – December 31, 2024	<u>\$ 495,000</u>

NOTE 4 – PROPERTY AND EQUIPMENT

Property and equipment at December 31, 2024, are summarized as follows:

	<u>Life</u> <u>(Years)</u>	
Leasehold improvements	15	\$ 187,100
Furniture and equipment	5-7	<u>901,934</u>
		1,089,034
Less: accumulated depreciation		<u>193,246</u>
		\$ 895,788

Depreciation expense was \$69,693 for the year. Included in leasehold improvements at December 31, 2024, was \$31,188 of construction in progress, which will be depreciated when the assets are placed in service. The estimated total cost of the project is approximately \$63,000.

COMPLETE CARE AT MILFORD MANOR LLC
(a limited liability company)
NOTES TO FINANCIAL STATEMENTS
AT DECEMBER 31, 2024

NOTE 5 – LEASES

The Company has an operating lease 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 lease 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 3.56% 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.

The Company occupies its premises under an operating lease from a related party that is set to expire in October 2031. The lease provides for a monthly Base Rent equal to 1.05 times the sum of the (i) Lessor's annual principal and interest payments, (ii) Lessor's annual mortgage insurance premiums, (iii) Lessor's annual deposits for reserves for replacements, (iv) annual property insurance, and (v) annual real estate taxes on the property. In addition to Base Rent, the Lessee shall also pay Additional Rent equal to all expenses of the leased premises plus net cash flow of the Lessee per the lease.

The following table is a summary of components of lease expense and year-end ROU assets and lease liabilities relating to operating leases for the year ended December 31, 2024.

Operating lease cost	\$ 887,580
Short-term/variable lease cost	<u>202,949</u>
Total	<u>\$ 1,090,529</u>

OPERATING LEASES

Operating lease ROU assets	\$ <u>5,492,232</u>
Operating lease current liabilities	\$ 703,461
Operating lease long-term liabilities	4,788,771
Total operating lease liabilities	<u>\$ 5,492,232</u>

WEIGHTED-AVERAGE REMAINING LEASE

TERM

Operating leases	7 years
------------------	---------

WEIGHTED-AVERAGE DISCOUNT RATE

Operating leases	3.56%
------------------	-------

**COMPLETE CARE AT MILFORD MANOR LLC
(a limited liability company)
NOTES TO FINANCIAL STATEMENTS
AT DECEMBER 31, 2024**

NOTE 5 – LEASES (CONTINUED)

Undiscounted maturities of lease liabilities were as follows:

For the Years Ended December 31		Operating Lease
2025		\$ 887,580
2026		887,580
2027		887,580
2028		887,580
2029		887,580
Thereafter		<u>1,775,159</u>
Total undiscounted maturities of lease liabilities		6,213,059
Less: discount on lease liabilities		<u>(720,827)</u>
TOTAL LEASE LIABILITIES		\$ 5,492,232

The following table presents supplemental cash flow information for the year ended December 31, 2024:

2024 cash paid for amounts included in the measurement of lease liabilities:

Operating cash flows for operating leases \$ 887,580

NOTE 6 – REVENUES

During 2024, approximately 7% of the revenues were derived from billings to the New Jersey Department of Health Services for stays by Medicaid patients and approximately 37% of the revenues were derived from New Jersey Managed Care Organizations (“MCOs”).

During 2024, approximately 37% of the revenues were derived from the Federal government for Medicare recipients and for services covered under Medicare Part B.

As a result of appeals and changes to interim rates of prior years, adjustments were made to interim rates received in prior years. These adjusted rates resulted in an increase in revenue of \$20,081 for 2024.

Effective July 2014, the New Jersey Department of Human Services changed its reimbursement methodology to an MCO system. Operations entered into contracts with state-approved MCOs that will be paying for all new Medicaid admissions. All subsequent rates will be negotiated between the Company and each MCO.

NOTE 7 - LINE OF CREDIT

On December 27, 2021, the Company, and related co-borrowers entered into a revolving loan agreement with its mortgage lender. Under the terms of the agreement, the Company could borrow up to a maximum of \$2,500,000, provided the amounts borrowed did not exceed 80% of the value of the Operators' eligible accounts receivable. Interest on amounts drawn from the line was payable at a rate of LIBOR plus 3.25%. The line of credit agreement contains certain financial covenants and restricts the amount to be borrowed

COMPLETE CARE AT MILFORD MANOR LLC
(a limited liability company)
NOTES TO FINANCIAL STATEMENTS
AT DECEMBER 31, 2024

NOTE 7 – LINE OF CREDIT (CONTINUED)

to a calculation of the borrowing base. At December 31, 2024, no funds were drawn by the Company, but were drawn down by a related co-borrower. The line of credit is guaranteed by the member of the Parent and other guarantors.

At December 31, 2024, the Company was in compliance with all covenants.

NOTE 8 – CONCENTRATION OF CREDIT RISK

The Company maintains its cash balances at several financial institutions. Accounts at each institution are insured by the Federal Deposit Insurance Corporation (“FDIC”) up to \$250,000. At December 31, 2024, the Company had approximately \$74,000 of uninsured balances.

At December 31, 2024, the Company had approximately 18% of its receivables due from the New Jersey Department of Health for Medicaid patients, and 16% of its receivables due from MCOs for Medicaid-approved patients, and 35% of its receivables due from the Federal government for Medicare recipients.

At December 31, 2024, approximately 45% of the accounts payable balance was payable to two vendors.

NOTE 9 – RELATED-ENTITY TRANSACTIONS

Related-entity loans due to affiliated entities that are controlled by the Company’s member were \$1,978,921, of which \$1,293,116 were due to the related management company, at December 31, 2024. Related-entity loans due from affiliated entities that are controlled by the Company’s member were \$3,706,025 at December 31, 2024. The loans are deemed to be non-interest-bearing. There is no formal plan for repayment of these loans.

The Company recorded \$754,523 of management fees expense for the year, to a related management company, which is related through common ownership.

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

The Company owes \$709,403 to the related landlord. The loans are deemed to be non-interest-bearing. There is no formal plan for repayment of these loans.

NOTE 10 – ECONOMIC DEPENDENCY

In 2024, the Company purchased a substantial portion of its services from two vendors. Purchases from these vendors totaled approximately \$1,348,000. The balance due to these vendors at December 31, 2024, and included in accounts payable, was approximately \$145,000.

COMPLETE CARE AT MILFORD MANOR LLC
(a limited liability company)
NOTES TO FINANCIAL STATEMENTS
AT DECEMBER 31, 2024

NOTE 11 – ADVERTISING

Advertising expense was \$36,972 for 2024. There were no direct-response advertising costs either capitalized or expensed.

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, 2024, the balance due from the prior owner was \$45,218.

NOTE 13 – 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. The contributions made by the employer for 2024 were \$9,766.

NOTE 14 – SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION

Cash paid during the year for interest	\$ <u>85,617</u>
--	------------------

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 – CONTRACTED SERVICES

A significant amount of the facility services are contracted from outside companies.

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.

The Company maintains a self-insurance retention plan for its general liability insurance coverage. The plan runs from April 1, 2024 to March 31, 2025 and has been extended for another year. The plan has a \$250,000 deductible per case, which includes attorney fees and indemnity costs paid out. There is also a \$4,500,000 deductible on the aggregate, at which time the insurance provider covers the costs.

COMPLETE CARE AT MILFORD MANOR LLC
(a limited liability company)
NOTES TO FINANCIAL STATEMENTS
AT DECEMBER 31, 2024

NOTE 17 – CONTINGENCIES (CONTINUED)

The Company is currently involved in multiple lawsuits which could require a significant payout. The potential payout could range from \$50,000 to \$100,000. At December 31, 2024, there was no accrual for these potential legal payouts.

The Company is contingently liable for the portion of the line of credit (note 7) owed by the co-borrower. The balance due by the co-borrower was \$1,950,000 at December 31, 2024. At December 31, 2024, the Company and co-borrower were in compliance with all covenants.

The Company has a corporate credit card with no spending limit. At December 31, 2024, the balance due on the card and included in accounts payable was \$15,608.

The Company, along with other companies related through common ownership, maintains a high deductible health plan policy, which ran from June 1 through December 31, 2024. For the Plan period ended December 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 – SUBSEQUENT EVENT

On March 5, 2025, the Company, together with other related entities, refinanced their line of credit.