

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

**COMMITTEE DAY**

**AGENDA**

**June 10, 2026**  
**10:15 a.m.**

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

**I. COMMITTEE ON ESTABLISHMENT AND PROJECT REVIEW**

Peter Robinson, Chair

**A. Applications for Establishment and Construction of Health Care Facilities/Agencies**

**Ambulatory Surgery Center – Establish/Construct**

	<b><u>Number</u></b>	<b><u>Applicant/Facility</u></b>
1.	261080 B	Hawkins ASC, LLC d/b/a Vanguard Specialty Surgery Center (Suffolk County)
2.	261138 E	Saratoga-Schenectady Endoscopy Center, LLC (Saratoga County)

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

	<b><u>Number</u></b>	<b><u>Applicant/Facility</u></b>
1.	252183 B	St. Mary's Center, Inc. (New York County)

**Residential Healthcare Facility – Establishment**

<u>Number</u>	<u>Applicant/Facility</u>
1. 252210 E	Amsterdam SNF LLC d/b/a Wilkinson Rehabilitation and Nursing Center (Montgomery County)

**Home Care Service Agency Licensures**

**Licensed Home Care Services Agencies - Changes of Ownership**

<u>Number</u>	<u>Applicant/Facility</u>
1. 222245 E	Family Respite Homecare Agency, Inc. (Please see exhibit for list of Geographical Service Area)
2. 231025 E	Family Home Care Agency Inc. (Please see exhibit for list of Geographical Service Area)
3. 242060 E	High Standard Home Care Inc. (Please see exhibit for list of Geographical Service Area)
4. 251085 E	Bridges LHCSA, LLC d/b/a Bridges Cornell Heights Home Health (Please see exhibit for list of Geographical Service Area)

**B. Application for Construction of Health Care Facilities/Agencies**

**Ambulatory Surgery Center – Construction**

<u>Number</u>	<u>Applicant/Facility</u>
1. 252166 C	Hillside Polymedic Diagnostic and Treatment Center (Queens County)

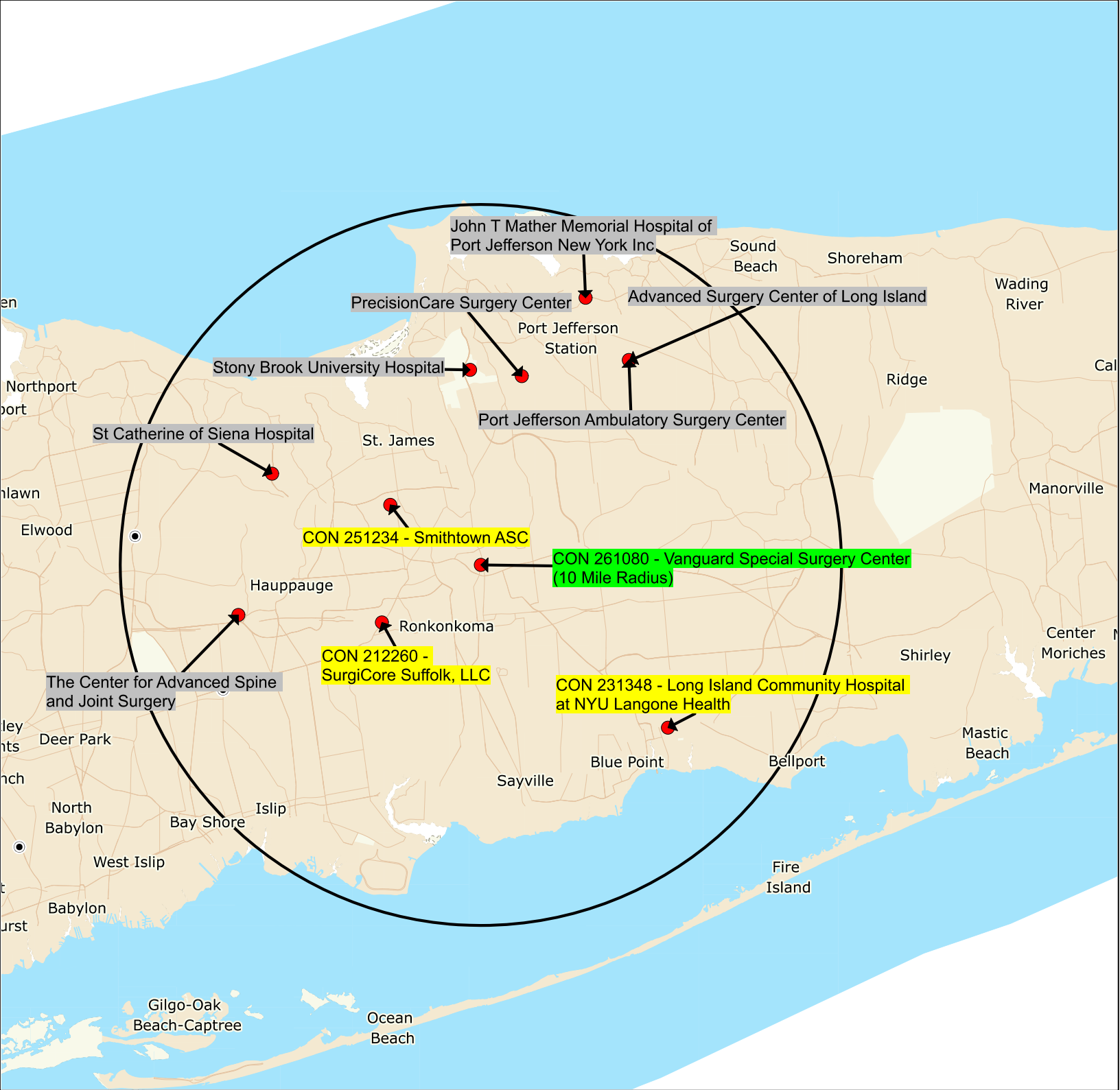
**C. Certificates**

**Certificate of Assumed Name**

Applicant

Certificate of Assumed Name of Cayuga Ridge, LLC

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



Map depicts facilities within a 10 mile radius that provide multi-specialty ambulatory, single-specialty orthopedics, or single-specialty pain management ambulatory surgical services. Facilities highlighted in yellow provide one or more of the specialties proposed by the applicant (CON 261080 Vanguard Special Surgery Center), and are currently within the CON process.

ASSETS:

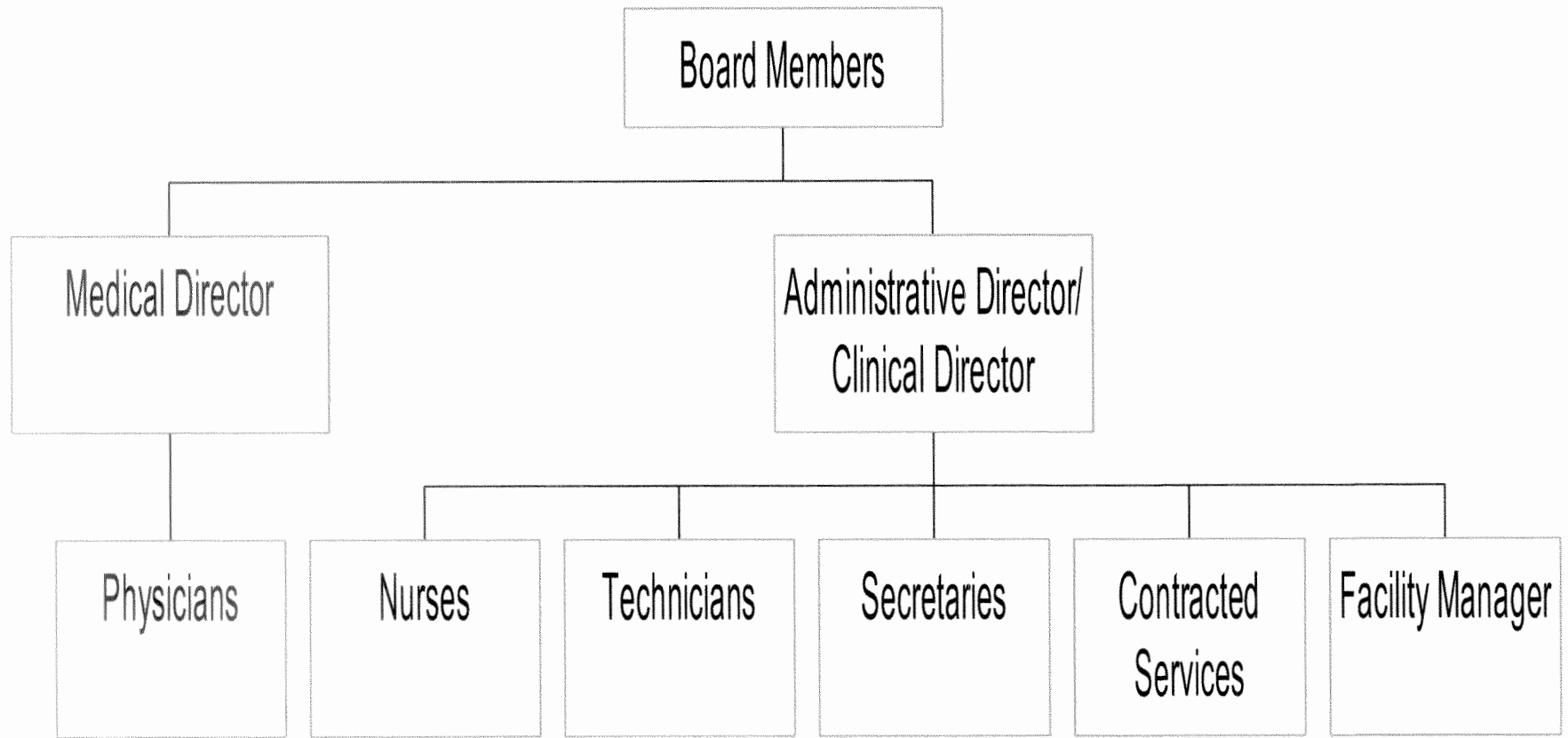
Cash	\$1,683,683
Equipment	<u>4,662,800</u>
TOTAL ASSETS	\$6,346,483

LIABILITIES:

Equipment Lease	<u>\$4,662,800</u>
TOTAL LIABILITIES	\$4,682,800

NET ASSETS	\$1,663,683
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# SARATOGA-SCHENECTADY ENDOSCOPY CENTER, L.L.C.



**SARATOGA SCHENECTADY ENDOSCOPY CENTER, LLC**  
**BALANCE SHEETS**  
**DECEMBER 31, 2024 AND 2023**

**ASSETS**

	<u>2024</u>	<u>2023</u>
<b>Current Assets</b>		
Cash	\$ 5,400,933	\$ 2,432,486
Accounts receivable, net of contractual allowances and allowances for credit losses	1,832,233	1,186,466
Inventory	319,023	187,470
Prepaid expenses	55,101	19,951
Total Current Assets	<u>7,607,290</u>	<u>3,826,373</u>
<b>Fixed Assets</b>		
Equipment	1,703,316	1,590,049
Office furniture	104,310	95,928
Leasehold improvements	62,796	62,796
Total Fixed Assets	<u>1,870,422</u>	<u>1,748,773</u>
Less: Accumulated depreciation	<u>1,513,482</u>	<u>1,379,322</u>
Net Fixed Assets	<u>356,940</u>	<u>369,451</u>
<b>Other Assets</b>		
Right-of-use assets - operating	<u>9,910,318</u>	<u>10,334,277</u>
<b>TOTAL ASSETS</b>	<u>\$ 17,874,548</u>	<u>\$ 14,530,101</u>

**LIABILITIES AND MEMBERS' EQUITY**

<b>Current Liabilities</b>		
Accounts payable	\$ 292,042	\$ 236,008
Lease liability, operating - current portion	1,238,788	934,361
Accrued retirement contributions	163,477	137,585
Accrued salaries and related expenses	358,881	254,596
Total Current Liabilities	<u>2,053,188</u>	<u>1,562,550</u>
<b>Long-Term Liabilities</b>		
Long-term lease liability, operating	<u>8,729,387</u>	<u>9,438,487</u>
Total Liabilities	<u>10,782,575</u>	<u>11,001,037</u>
<b>Members' Equity</b>	<u>7,091,973</u>	<u>3,529,064</u>
<b>TOTAL LIABILITIES AND MEMBERS' EQUITY</b>	<u>\$ 17,874,548</u>	<u>\$ 14,530,101</u>

**SARATOGA SCHENECTADY ENDOSCOPY CENTER, LLC**  
**STATEMENTS OF OPERATIONS AND CHANGES IN MEMBERS' EQUITY**  
**FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

	<u>2024</u>	<u>2023</u>
<b>Income</b>		
Facility fees, net	\$ 21,952,830	\$ 17,017,219
<b>Expenses</b>		
Salaries	5,074,727	3,902,831
Administrative services	512,168	432,707
Rent	1,047,858	1,047,858
Medical supplies	2,210,671	1,966,730
Consultants	202,980	187,880
Repairs and maintenance	488,842	577,551
Payroll taxes	369,770	322,885
Depreciation	134,637	126,763
Insurance	462,295	391,175
Utilities	87,493	87,648
Office and computer expense	338,510	359,171
Equipment lease expense	430,723	208,695
Uniforms and laundry	183,941	173,288
Property tax	138,054	130,809
Professional fees	142,540	72,527
Retirement plan contribution	163,477	134,733
Telephone	32,075	25,202
Dues, subscriptions and licenses	2,179	15,530
Miscellaneous	7,504	3,304
Credit loss expense	37,573	245,721
Medical meetings and education	32,396	23,388
Meals and entertainment	709	-
Fees	98,870	94,336
Charitable contributions	3,421	18,602
Total Expenses	12,203,413	10,549,334
<b>Operating Income</b>	9,749,417	6,467,885
<b>Other Income (Expense)</b>		
Interest income	78,857	-
New York State filing fee	(3,615)	-
Miscellaneous income	98	321
Total Other Income (Expense)	75,340	321
<b>Net Income</b>	\$ 9,824,757	\$ 6,468,206
<b>Members' Equity</b>		
Balance January 1	\$ 3,529,064	\$ 3,009,918
Add:		
Net Income	9,824,757	6,468,206
Member buy-ins	1,635,581	-
Less:		
Members' draws	(7,897,429)	(5,949,060)
Balance December 31	\$ 7,091,973	\$ 3,529,064

**Saratoga-Schenectady Endoscopy Center LLC**  
**Balance Sheet**  
As of December 31, 2025

12:01 PM  
03/23/26  
Cash Basis

	Dec 31, 25
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	4,288,250.98
1001 · Money Market Account	629,605.78
1005 · BSNB Checking	4,917,856.76
<b>Total Checking/Savings</b>	
Other Current Assets	160.00
1130 · Petty Cash-Endo Registration	50.00
1131 · Cash Drawer-Sat	420,000.00
1142 · Note Receivable- SSGA	78,417.85
1327 · Pre-paid Expense	498,627.85
<b>Total Other Current Assets</b>	5,416,484.61
<b>Total Current Assets</b>	
<b>Fixed Assets</b>	
1100 · Equipment	-1,503,502.64
1101 · Accumulated Depreciation	1,654,434.53
1100 · Equipment - Other	150,931.89
<b>Total 1100 · Equipment</b>	
1110 · Office Furn	-68,322.45
1113 · Accum Depr - Office Furniture	104,310.03
1110 · Office Furn - Other	35,987.58
<b>Total 1110 · Office Furn</b>	
1200 · Improvements & Enhancemnts	-50,605.97
1201 · Accum Depr- Improvements	145,177.68
1200 · Improvements & Enhancemnts - Other	94,571.71
<b>Total 1200 · Improvements &amp; Enhancemnts</b>	281,491.18
<b>Total Fixed Assets</b>	5,697,975.79
<b>TOTAL ASSETS</b>	
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Credit Cards	25,494.29
1006 · American Express	25,494.29
<b>Total Credit Cards</b>	
Other Current Liabilities	152,555.68
2142 · Accrued Profit Sharing	34,926.81
2143 · Accrued 401k Match	1,373.09
2172 · Exchange - Section 125	2,047.48
2181 · Exchange - Aflac	-0.04
2183 · Exchange - Pass Thru	-25.00
2188 · Exchange - HSA	1,755.25
2189 · Exchange - LFSA	-1,142.66
2202 · Exchange - DCAP	191,490.61
<b>Total Other Current Liabilities</b>	216,984.90
<b>Total Current Liabilities</b>	216,984.90
<b>Total Liabilities</b>	216,984.90

Saratoga-Schenectady Endoscopy Center LLC

Balance Sheet

As of December 31, 2025

12:01 PM  
03/23/26  
Cash Basis

	Dec 31, 25
<b>Equity</b>	
3010 · Boyar	
3011 · Capital	208,392.32
3012 · Capital Contribution	45,000.00
3013 · Draw	-2,341,538.10
Total 3010 · Boyar	-2,088,145.78
3050 · Adsit	
3051 · Capital	208,393.14
3052 · Capital Contribution	45,000.00
3053 · Draw	-260,674.56
Total 3050 · Adsit	-7,281.42
3060 · Malamood	
3061 · Capital	208,396.18
3062 · Capital Contribution	45,000.00
3063 · Draw	-2,332,547.83
Total 3060 · Malamood	-2,079,151.65
3070 · DeFrancisco	
3071 · Capital	208,594.62
3072 · Capital Contribution	45,616.00
3073 · Draw	-2,332,547.83
Total 3070 · DeFrancisco	-2,078,337.21
3080 · Goetz	
3081 · Capital	208,394.62
3082 · Capital Contribution	86,430.00
3083 · Draw	-2,332,547.83
Total 3080 · Goetz	-2,037,723.21
3090 · Belova	
3091 · Capital	208,398.62
3092 · Capital Contribution	86,430.00
3093 · Draw	-2,332,547.83
Total 3090 · Belova	-2,037,719.21
3100 · Gusten	
3101 · Capital	208,388.93
3102 · Capital Contribution	86,430.00
3103 · Draw	-2,332,547.83
Total 3100 · Gusten	-2,037,728.90
3210 · Metwally	
3211 · Capital	208,393.78
3212 · Capital Contribution	221,231.00
3213 · Draw	-2,332,547.83
Total 3210 · Metwally	-1,902,923.05
3218 · Cornish	
3219 · Capital	193,128.35
3220 · Capital Contribution	242,547.00
3221 · Draw	-2,332,547.83
Total 3218 · Cornish	-1,896,872.48
3222 · Provost	
3223 · Capital	193,128.35
3224 · Capital Contribution	242,547.00
3225 · Draw	-2,332,547.83
Total 3222 · Provost	-1,896,872.48

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 03/23/26  
 Cash Basis

**Saratoga-Schenectady Endoscopy Center LLC**  
**Balance Sheet**  
 As of December 31, 2025

	Dec 31, 25
3226 · Sood	
3227 · Capital	192,973.89
3228 · Capital Contribution	271,090.00
3229 · Draw	-2,332,547.83
<b>Total 3226 · Sood</b>	<b>-1,868,483.94</b>
3230 · Feinberg	
3231 · Capital	190,605.88
3232 · Capital Contribution	277,839.00
3233 · Draw	-2,332,547.83
<b>Total 3230 · Feinberg</b>	<b>-1,864,102.95</b>
3234 · Brown	
3236 · Capital Contribution	454,999.00
3237 · Draw	-1,139,844.31
<b>Total 3234 · Brown</b>	<b>-684,845.31</b>
3238 · Averbukh	
3240 · Capital Contribution	590,290.84
3241 · Draw	-695,740.15
<b>Total 3238 · Averbukh</b>	<b>-105,449.31</b>
3242 · Josephson	
3244 · Capital Contribution	590,290.84
3245 · Draw	-646,499.95
<b>Total 3242 · Josephson</b>	<b>-56,209.11</b>
3246 · Sohail	
3248 · Capital Contribution	567,142.02
3249 · Draw	-145,853.87
<b>Total 3246 · Sohail</b>	<b>421,288.15</b>
3900 · Retained Earnings	18,668,954.33
Net Income	9,032,594.42
<b>Total Equity</b>	<b>5,480,990.89</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>5,697,975.79</b>

**Saratoga-Schenectady Endoscopy Center LLC**

**Profit & Loss**

January through December 2025

9:04 AM

03/24/26

Cash Basis

	<u>Jan - Dec 25</u>
<b>Income</b>	
4320 · Refunds	
4321 · Insurance	-11,733.26
4322 · Patient	-9,449.10
4320 · Refunds - Other	-665.20
	<hr/>
Total 4320 · Refunds	-21,847.56
5000 · Miscellaneous Income	77,166.69
5003 · Vendor Refund	115.78
5100 · Daily Receipts	23,459,891.50
5104 · Interest Earned	160,324.57
	<hr/>
Total Income	23,675,650.98
	<hr/>
Gross Profit	23,675,650.98
<b>Expense</b>	
4000 · Accounting Fees	43,881.36
4001 · Accreditation	630.00
4004 · Benchmarking	10,667.00
4009 · Miscellaneous	4,346.36
4010 · Advertising	
4013 · Help Wanted	15,428.25
4010 · Advertising - Other	1,492.65
	<hr/>
Total 4010 · Advertising	16,920.90
4019 · Attorney Fees	27,326.00
4020 · Banking Fee	1,298.71
4021 · Credit Card Fees	49,674.77
4040 · Building Expense	
4041 · Cleaning Services	128,640.63
4042 · Maintenance & Repair	53,419.10
4043 · Security	5,288.76
4044 · Cable	1,637.86
4045 · Pest Control	642.00
4046 · Furniture & Fixtures	6,612.86
4047 · Maintenance Supplies	31,835.09
4048 · Generator Fuel	835.62
4049 · Landscaping	24,139.21
4051 · Snow Removal	61,856.70
4052 · Fees	22.40
4053 · Septic Service	12,886.55
4368 · Trash Removal	13,943.27
	<hr/>
Total 4040 · Building Expense	341,760.05
4050 · Compliance Materials	0.00
4060 · Computer Expenses	
4061 · Hardware Support	48.15
4063 · Software Support	140,265.78
4064 · Software Purchase	3,607.27
4065 · Website	976.32
4066 · Hardware Purchases	18,774.45
	<hr/>
Total 4060 · Computer Expenses	163,671.97
4070 · Consulting Fees	
4072 · Pharmacy Services	6,000.00
4073 · Quality Assurance	4,800.00
4075 · Clinic Management	89,085.00
4076 · Computer	33,337.50
4070 · Consulting Fees - Other	97,800.00
	<hr/>
Total 4070 · Consulting Fees	231,022.50

**Saratoga-Schenectady Endoscopy Center LLC**

**Profit & Loss**

January through December 2025

9:04 AM  
03/24/26  
Cash Basis

	Jan - Dec 25
	260.96
4080 · Courier Service	3,264.07
4082 · Credentials	48,291.00
4090 · CON Application Fee	118,586.04
4099 · Depreciation	7,458.45
4109 · Donations	
4110 · Dues	750.00
4112 · Facility	4,392.00
4110 · Dues - Other	
	5,142.00
<b>Total 4110 · Dues</b>	<b>30,845.47</b>
4111 · Employee Relations	5,695.00
4113 · Patient Relations	7.27
4119 · Electronic Billing	
4120 · Education	28,100.94
4122 · Staff	1,855.90
4135 · Heidi	
	29,956.84
<b>Total 4120 · Education</b>	
4130 · Equipment Leases	578,321.06
4131 · Olympus	821.60
4132 · Postage Machine	17,473.04
4134 · Copier Lease	
	596,615.70
<b>Total 4130 · Equipment Leases</b>	
4137 · Equipment Maintenance	11,987.93
4143 · Copier Meter Readings	164,872.78
4137 · Equipment Maintenance - Other	
	176,860.71
<b>Total 4137 · Equipment Maintenance</b>	
4138 · Equipment Rental	115.56
4139 · Equipment Purchases	10,572.10
4142 · Fees	2,520.00
4150 · Inspections	
4151 · Equipment	4,023.03
	4,023.03
<b>Total 4150 · Inspections</b>	
4160 · Insurance Expense	
4161 · Health	
4175 · HSA - ER Contribution	-950.00
4176 · Prescriptions	202,782.79
4161 · Health - Other	361,931.08
	563,763.87
<b>Total 4161 · Health</b>	
4169 · Disability	12,188.75
4170 · Workers Comp	21,702.61
4171 · Malpractice	84,068.00
4172 · Business Owners	28,323.49
4173 · SSRP Business Owners	-646.48
4174 · Directors & Officers	11,820.00
4177 · Cyber Security	7,414.22
	728,634.46
<b>Total 4160 · Insurance Expense</b>	
4180 · Laundry	172,560.35
4192 · LLC Filing Fee	3,000.00
4200 · Medical Supplies	
4200D · Medical Supplies - Discount Ear	-15,571.37
4200 · Medical Supplies - Other	2,416,380.17
	2,400,808.80
<b>Total 4200 · Medical Supplies</b>	
4210 · Medical Waste Removal	25,968.43
4220 · Medical Services	4,200.00

**Saratoga-Schenectady Endoscopy Center LLC**

**Profit & Loss**

January through December 2025

9:04 AM  
03/24/26  
Cash Basis

	Jan - Dec 25
4230 · Office Supplies	
4231 · Coffee	1,719.94
4232 · Breakroom Supplies	10,133.00
4230 · Office Supplies - Other	13,657.37
Total 4230 · Office Supplies	25,510.31
4240 · Payroll Expense	
4290 · Tax	
4291 · Disability	-2,911.18
4292 · Federal	15,794.58
4293 · FUTA	12,678.92
4294 · Medicare	433,242.08
4295 · State	7,845.62
4296 · SUI	34,798.59
4303 · Paid Family Leave	-1,984.96
Total 4290 · Tax	499,463.65
4240 · Payroll Expense - Other	5,610,673.29
Total 4240 · Payroll Expense	6,110,136.94
4280 · PC Support Services	548,788.32
4299 · Processing Fee	26,081.80
4300 · Pension	
4301 · Profit Sharing	152,555.68
4302 · 401k Match	34,926.81
4300 · Pension - Other	1,350.81
Total 4300 · Pension	188,833.30
4310 · Postage Expense	662.20
4314 · Record Destruction	2,359.34
4330 · Rent	1,028,571.96
4335 · Subscriptions	86.21
4350 · Taxes	
4352 · Property	25,800.00
4353 · School	110,400.00
Total 4350 · Taxes	136,200.00
4356 · PTET	1,071,842.32
4360 · Telephone	
4361 · Cell Phones	4,760.00
4363 · Equipment Purch	3,933.50
4360 · Telephone - Other	31,352.37
Total 4360 · Telephone	40,045.87
4370 · Travel Expense	
4371 · Management	1,573.41
4370 · Travel Expense - Other	772.11
Total 4370 · Travel Expense	2,345.52
4380 · Utilities	130,078.31
4390 · Water	4,954.49
4403 · Interest Expense	2,852.89
4997 · Uniforms	14,068.92
4999 · HCRA	43,052.00
Total Expense	14,643,056.56
Net Income	9,032,594.42



Facilities listed on the map provide one or all of the services proposed by the new facility highlighted in green within a 1 mile radius. Facilities highlighted in Yellow are recently approved applications providing some of the same services as the applicant. Services Proposed: Medical Services - Primary Care, and Certified Mental Health O/P.



**Argus Community, Inc. and Affiliates**

Consolidated Statement of Activities

Year Ended June 30, 2024

Project # 252183  
BFA Attachment A cont

	<u>Without Donor Restrictions</u>		<u>With Donor Restrictions</u>	<u>Total</u>
	<u>Undesignated</u>	<u>Board Designated</u>		
<b>Support, Revenue and Gains</b>				
Grant income	\$ 23,449,103	\$ -	\$ -	\$ 23,449,103
Program service fees	26,364,146	-	-	26,364,146
Contributions	825,950	250	-	826,200
Other income	2,304,994	-	-	2,304,994
Interest and dividend income	214,198	-	-	214,198
Net realized and unrealized gains on investments	1,051,799	-	-	1,051,799
Total support, revenue and gains	54,210,190	250	-	54,210,440
<b>Expenses</b>				
Program services	52,277,615	-	-	52,277,615
General and administrative	9,193,960	-	-	9,193,960
Total expenses	61,471,575	-	-	61,471,575
Change in net assets	(7,261,385)	250	-	(7,261,135)
<b>Net Assets, Beginning</b>	42,085,389	2,141,687	7,797,842	52,024,918
<b>Net Assets, Ending</b>	<u>\$ 34,824,004</u>	<u>\$ 2,141,937</u>	<u>\$ 7,797,842</u>	<u>\$ 44,763,783</u>

*See notes to consolidated financial statements*

**ARGUS COMMUNITY INC**

Balance Sheet

As of Date: 6/30/2025

UNAUDITED

**Assets**

**Current Assets**

Cash	12,250,501
Cash- Restricted	1,895,329
Grants Receivable	5,083,277
Accounts Receivable	3,396,982
Investments-Marketable	2,510,766
Prepaid & Other Assets	12,879,113
Capital Project-Madison C002304	247,633
Exchange Acct.	96
Due From Bank	96,232
Operating Lease ROU Asset	6,859,681
<b>Total Current Assets</b>	<b>45,219,610</b>

**Property, Plant and Equipment**

E.L.S. Building	24,943,541
Buildings & Equipment	48,392,418
Accumulated Depreciation	(18,413,020)
Software - Fixed Asset	238,555
Acc Depreciation Software	(7,805)
Land-Wellness Center	370,879
Building Wellness Center	10,059,405
Create-Lenox Ave Land	3,870,562
Create-121 W11 St Land	1,669,835
Capitalized Construction Costs-Madison Ave	572,625
<b>Net Property, Plant and Equipment</b>	<b>71,696,996</b>

**Other Assets**

Op Lease ROU Asset	5,515,245
<b>Total Other Assets</b>	<b>5,515,245</b>

**Total Assets**

**122,431,851**

**ARGUS COMMUNITY INC**  
Balance Sheet  
As of Date: 6/30/2025  
UNAUDITED

**Liabilities & Net Assets**

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**Current Liabilities**

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AP & Accrued Expense	9,728,534
Due to Clients	990,501
Lines of Credit	4,414,340
Deferred Revenue	41,458,513
Accounts Payable-Cap Madison	220,283
Inter Company Payables	5,337,351
Over Payment Due to State	390,500
<b>Total Current Liabilities</b>	<b>62,540,023</b>

**Long Term Liabilities**

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Mortgages Payable	5,483,187
Loans Payable	9,713,506
Mortgage Payable	161,022
Loan Payable	22,569
Capital Lease HRC	5,038,318
<b>Total Long Term Liabilities</b>	<b>20,418,602</b>

**Total Liabilities** 82,958,625

**St. Mary's Total Liabilities** 4,523,784

**Plus: St. Mary's Net Assets 6/30/25** 9,325,595

**Net Assets 6/30/25** 48,798,821

**Total Liabilities & Net Assets** 136,281,230

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**ARGUS COMMUNITY INC**  
Revenue and Expense  
Report Period: 7/1/2024 - 6/30/2025  
UNAUDITED

	<b>Total</b>
<b>Revenue</b>	
Grant Revenue	10,228,565
Billable Service Revenue	20,367,469
State Aid	7,839,840
Client Supplemental Income	3,242,154
Contributions	504,543
Investment Income	264,390
Other Revenue	5,225,777
RECOUPMENT FEE FOR SERVICE	(201,017)
HEALTH HOME REVENUE	3,991,436
<b>Revenue</b>	<b>51,463,157</b>
<b>Expenses</b>	
Salaries	20,979,489
Fringe Benefits	4,675,131
Professional Fees	1,954,430
Food	1,037,388
Utilities, Repairs, Maintenance	1,968,504
Travel	376,317
Staff Development	9,145
Contracted Services	3,568,243
Supplies	1,307,735
Communications	711,513
Insurance	1,004,799
Employee Transit & Parking Deduction	(2,772)
Property Rental	2,259,206
Equipment purchase & rental	239,811
Other	4,111,334
Depreciation	2,359,678
Interest - Mortgage	334,727
Interest - Operating Debt	730,472
Bad debt	1,250,000
IT CONSULTANT	18,699
Lawsuit Settlement Expense	104,171
<b>Expenses</b>	<b>48,998,020</b>
<b>Excess or (Deficiency) of Revenue Over Expenses</b>	<b>2,465,138</b>
<b>St. Mary's Excess or (Deficiency) of Revenue Over Expenses</b>	<b>(274,072)</b>
<b>Excess or (Deficiency) of Revenue Over Expenses</b>	<b>2,191,066</b>

**ST. MARY'S CENTER, INC. AND SMC MANHATTAN HEALTH CENTER, INC.**

**CONSOLIDATED STATEMENTS OF FINANCIAL POSITION  
DECEMBER 31, 2024 AND 2023**

	<u>2024</u>	(As Restated) <u>2023</u>
<b>ASSETS</b>		
CURRENT ASSETS:		
Cash and cash equivalents	\$ 284,961	\$ 142,729
Patient accounts receivable, net allowance for credit losses of \$25,000 for 2024 and 2023	971,622	535,531
Third-party payor settlements	-	34,061
Prepaid expenses	<u>31,465</u>	<u>30,187</u>
Total current assets	1,288,048	742,508
INVESTMENT IN PROPERTY	300,003	300,000
OPERATING LEASE RIGHT OF USE ASSET	9,497	44,192
FINANCE LEASE - RIGHT OF USE ASSET	122,185	-
PROPERTY AND EQUIPMENT, net	10,201,354	10,585,462
PATIENT FUNDS	<u>46,648</u>	<u>31,611</u>
Total assets	<u>\$ 11,967,735</u>	<u>\$ 11,703,773</u>
<b>LIABILITIES AND NET ASSETS</b>		
CURRENT LIABILITIES:		
Line of credit	\$ 503,845	\$ 504,213
Accounts payable and accrued expenses	687,073	605,986
Accrued compensation and related costs	213,727	304,351
Current portion of operating lease liability	2,713	34,694
Current portion of finance lease liability	55,752	-
Current portion of long-term debt	2,225,000	1,305,000
Refundable advance	104,226	-
Third-party payor settlements	<u>30,688</u>	<u>-</u>
Total current liabilities	3,823,024	2,754,244
OPERATING LEASE LIABILITY, net of current portion	6,784	9,498
FINANCE LEASE LIABILITY, net of current portion	71,770	-
LONG-TERM DEBT, net of current portion	500,000	500,000
PATIENT FUNDS	<u>46,648</u>	<u>31,611</u>
Total liabilities	4,448,226	3,295,353
NET ASSETS WITHOUT DONOR RESTRICTIONS	<u>7,519,509</u>	<u>8,408,420</u>
Total liabilities and net assets without donor restrictions	<u>\$ 11,967,735</u>	<u>\$ 11,703,773</u>

The accompanying notes are an integral part of these statements.

**ST. MARY’S CENTER, INC. AND SMC MANHATTAN HEALTH CENTER, INC.**

**CONSOLIDATED STATEMENTS OF ACTIVITIES AND CHANGE IN NET ASSETS  
FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023**

	<u>2024</u>	(As Restated) <u>2023</u>
OPERATING REVENUE:		
Patient service revenue	\$ 7,502,998	\$ 6,830,122
Other	<u>303,651</u>	<u>429,211</u>
Total operating revenue	<u>7,806,649</u>	<u>7,259,333</u>
OPERATING EXPENSES:		
Residential health special care nursing	6,327,623	6,038,318
Adult day health care	1,245,111	1,339,496
Diagnostic and treatment center	144,844	187,548
General and administrative	<u>979,145</u>	<u>1,282,164</u>
Total operating expenses	<u>8,696,723</u>	<u>8,847,526</u>
OPERATING LOSS	(890,074)	(1,588,193)
NONOPERATING INCOME:		
Interest income	<u>1,163</u>	<u>1,150</u>
CHANGE IN NET ASSETS WITHOUT DONOR RESTRICTIONS	(888,911)	(1,587,043)
NET ASSETS WITHOUT DONOR RESTRICTIONS - beginning of year, as restated	<u>8,408,420</u>	<u>9,995,463</u>
NET ASSETS WITHOUT DONOR RESTRICTIONS - end of year, as restated	<u>\$ 7,519,509</u>	<u>\$ 8,408,420</u>

The accompanying notes are an integral part of these statements.

**St Mary's Center, Inc.**  
**Balance Sheet**  
**October 31, 2025**

Project # 252183  
 BFA Attachment D

**Assets**

**Current Assets**

Cash and Equivalents	211,225
Accounts Receivable	720,983
Inventory	2,065,593
Other Current Assets	263,921
Reserve	(202,007)

Total Current Assets	\$ 3,059,715
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**Fixed Assets**

Fixed Assets	10,412,216
--------------	------------

Total Fixed Assets	\$ 10,412,216
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**Other Assets**

Total Other Assets	\$ 0
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Total Assets	\$ 13,471,932
--------------	---------------

**Liabilities and Equity**

**Current Liabilities**

Current Liabilities	4,345,939
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Total Current Liabilities	\$ 4,345,939
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Total Liabilities	\$ 4,345,939
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**Equity**

Equity	9,599,667
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Net Income (Loss)	\$ (473,675)
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Total Equity	\$ 9,125,992
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Total Liabilities and Equity	\$ 13,471,932
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**St Mary's Center, Inc-**

**Income Statement  
 October 31, 2025**

<b>Description</b>	<b>Current Actual</b>	<b>Current Budget</b>	<b>YTD Actual</b>	<b>YTD Budget</b>
<b>Operating Revenue</b>				
Undefined	(99.00)	-	-	-
Medicaid Revenue	551,983.00	525,834.00	5,311,213.00	5,258,340.00
Medicare	-	16,667.00	174,497.00	166,670.00
ADHC- Medicaid	77,021.00	114,167.00	924,649.00	1,141,670.00
Other Income	133,999.00	22,917.00	239,068.00	329,170.00
<b>Total Operating Revenue</b>	<b>762,904.00</b>	<b>679,585.00</b>	<b>6,649,427.00</b>	<b>6,895,850.00</b>
<b>Operating Expense</b>				
Nursing - Director	15,330.00	15,000.00	149,835.00	150,000.00
<b>Nursing - Department</b>	177,118.00	161,892.00	1,628,253.00	1,618,920.00
Medical Supplies	3,976.00	4,666.00	47,878.00	46,660.00
Radiology	1,014.00	1,000.00	11,889.00	10,000.00
Recreation Therapy	5,882.00	7,083.00	54,602.00	70,830.00
Pharmacy	9,785.00	10,958.00	73,771.00	109,580.00
Dental	2,806.00	2,917.00	28,064.00	29,170.00
Physical Therapy	7,613.00	6,834.00	68,707.00	68,340.00
Social Services	31,418.00	51,350.00	399,710.00	513,500.00
Medical Staff	32,138.00	39,807.00	354,055.00	398,070.00
Dietary	58,172.00	63,500.00	604,309.00	635,000.00
<b>Engineering</b>	19,131.00	15,333.00	143,604.00	153,330.00
Utility Costs	10,325.00	16,458.00	156,599.00	164,580.00
<b>Environmental Services</b>	33,643.00	37,291.00	356,324.00	372,910.00
Laundry	4,553.00	5,000.00	42,966.00	50,000.00

St Mary's Center, Inc-

**Income Statement**  
**October 31, 2025**

<b>Description</b>	<b>Current Actual</b>	<b>Current Budget</b>	<b>YTD Actual</b>	<b>YTD Budget</b>
<b>Security</b>	38,642.00	48,721.00	442,066.00	487,210.00
Finance Department	29,276.00	28,423.00	296,351.00	284,230.00
Computer Services	6,949.00	7,250.00	63,006.00	72,500.00
Administration	26,927.00	25,458.00	273,599.00	254,580.00
Human Resources	5,807.00	6,051.00	59,511.00	60,510.00
Telephone Services	10,017.00	11,542.00	106,550.00	115,420.00
Postal Services	26.00	458.00	3,052.00	4,580.00
Insurance	17,668.00	17,416.00	176,680.00	174,160.00
Taxes-Other	1,257.00	2,250.00	28,040.00	22,500.00
Employee Benefits	23,820.00	28,999.00	196,866.00	289,990.00
Employee Benefits-Union	37,085.00	34,584.00	348,394.00	345,840.00
Employee Benefits-Non-Union	16,927.00	18,208.00	168,753.00	182,080.00
Assessment Fees	42,485.00	40,833.00	439,913.00	408,330.00
Interest Expense	5,864.00	4,167.00	53,412.00	41,670.00
Depreciation Expense	34,634.00	31,409.00	346,342.00	314,090.00
<b>Total Operating Expense</b>	<b>710,289.00</b>	<b>744,858.00</b>	<b>7,123,101.00</b>	<b>7,448,580.00</b>
<b>Net Income (Loss)</b>	<b>52,615.00</b>	<b>(65,273.00)</b>	<b>(473,675.00)</b>	<b>(552,730.00)</b>



## Office of the State Long Term Care Ombudsman

Two Empire State Plaza  
Fifth Floor, Albany, NY 12223-1251  
[www.ltcombudsman.ny.gov](http://www.ltcombudsman.ny.gov)

Claudette Royal  
State Ombudsman  
1-855-582-6769

To: Public Health and Health Planning Council

Re: 252210 Amsterdam SNF LLC, d/b/a Wilkinson Rehabilitation and Nursing Center

Date: May 18, 2026

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 Amsterdam SNF LLC, d/b/a Wilkinson Rehabilitation and Nursing Center. The Office reviewed the facility currently operated by the proposed owner. There is a quarterly Ombudsman presence at this facility. Based on the Office's review of any programmatic interactions and complaints received about this facility, 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



Facility highlighted in green is the applicant and listed are near by RHCF facilities within an 18 mile radius of the applicant.

252210

BFA Attachment A-2

<b>Net Worth</b>	<b>Trust Gamfal,LLC as of 01/26/26</b>	<b>Scheiner Holdings LLC as of 01/26/26</b>	<b>Capital Holdings LLC as of</b>
<b>ASSETS</b>			
Cash	\$5,000,000	\$5,000,000	\$0
Stocks and Bonds	\$0	\$0	\$0
Notes Receivable	\$0	\$0	\$0
Accounts Receivable	\$0	\$0	\$0
Other Assets	\$0	\$0	\$0
Assets Limited as to Use	\$0	\$0	\$0
Real Estate & Plant & Equipment	\$0	\$0	\$0
Mortgages Owned	\$0	\$0	\$0
Cash Value of Life Insurance	\$0	\$0	\$0
Health Facility Realty Interests	\$0	\$0	\$0
Health Facility Operational Interests	\$0	\$0	\$0
Business Interests	\$0	\$0	\$0
Pension Assets	\$0	\$0	\$0
Other	\$0	\$0	\$0
<b>TOTAL Assets</b>	<b>\$5,000,000</b>	<b>\$5,000,000</b>	<b>\$0</b>
<b>LIABILITIES</b>			
Federal and State Taxes	\$0	\$0	\$0
Mortgages Payable	\$0	\$0	\$0
Notes payable	\$0	\$0	\$0
Other	\$0	\$0	\$0
Other Accrued Taxes	\$0	\$0	\$0
Long Term Debt	\$0	\$0	\$0
Self-Insurance & Other Liabilities	\$0	\$0	\$0
Pension & Postretirement Liabilities	\$0	\$0	\$0
Other Noncurrent Liabilities	\$0	\$0	\$0
<b>TOTAL LIABILITIES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>NET WORTH</b>	<b>\$5,000,000</b>	<b>\$5,000,000</b>	<b>\$0</b>

AMSTERDAM SNF, LLC

PROFORMA BALANCE SHEET

January 1, 2027

Project # 252210  
BFA Attachment B

ASSETS

	<u>Amsterdam Snf, Llc</u>
<b>Current Assets</b>	
Cash & Cash Equivalents (Members Contribution)	\$ 3,015,000
Prepaid expenses and other assets	-
<b>Total Current Assets</b>	<u>3,015,000</u>
<b>Non Current Assets</b>	
Resident Funds	331,500
Fixed Assets - Net	<u>25,000</u>
<b>Total Non Current Assets</b>	<u>356,500</u>
<b>Total Assets</b>	<u><u>\$ 3,371,500</u></u>

LIABILITIES AND MEMBERS' EQUITY

<b>Liabilities</b>	
Accounts payable	\$ -
Accrued payroll and taxes payable	-
<b>Total current liabilities</b>	<u>-</u>
<b>Long term Liabilities</b>	
Resident Funds	<u>331,500</u>
<b>Total Long-term Liabilities</b>	<u>331,500</u>
<b>Total Liabilities</b>	331,500
<b>Members' Equity</b>	<u>3,040,000</u>
<b>Total Liabilities and Members' Equity</b>	<u><u>\$ 3,371,500</u></u>

**Financial Summary****St. Mary's Healthcare - Balance Section  
Wilkinson Residential Health Care Facility - Income Section****Balance Sheet -St May's Healthcare**

FISCAL PERIOD ENDED	<u>6/30/2025</u>	<u>6/30/2024</u>	<u>06/30/23</u>
ASSETS - CURRENT	\$36,762,000	\$33,380,000	\$32,353,000
ASSETS - FIXED AND OTHER	\$92,931,000	\$108,807,000	\$117,067,000
LIABILITIES - CURRENT	\$30,614,000	\$30,147,000	\$27,212,000
LIABILITIES - LONG-TERM	<u>\$12,246,000</u>	<u>\$7,949,000</u>	<u>\$11,794,000</u>
EQUITY	\$86,833,000	\$104,091,000	\$110,414,000

**Balance Sheet -St Mary's Healthcare**


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INCOME-SNF	\$14,060,744	\$14,122,081	\$10,888,761
INCOME -ADHC	<u>\$756,939</u>	<u>\$584,314</u>	<u>\$444,057</u>
TOTAL INCOME	\$14,817,683	\$14,706,395	\$11,332,818
EXPENSE-SNF	\$16,191,186	\$16,098,125	\$14,627,909
EXPENSE-ADHC	<u>\$923,430</u>	<u>\$886,219</u>	<u>\$780,030</u>
TOTAL EXPENSE	\$17,114,616	\$16,984,344	\$15,407,939
NET INCOME	-\$2,296,933	-\$2,277,949	-\$4,075,121

**Income Statement - Wilkinson Residential Health Care Facility**


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NUMBER OF BEDS	160	160	160
PERCENT OF OCCUPANCY (DAYS)	65.33%	64.39%	63.81%

## PERCENT OCCUPANCY (DAYS):

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MEDICAID	67.73%	65.61%	73.33%
MEDICARE	11.28%	10.89%	5.87%
PRIVATE/OTHER	21.00%	23.51%	20.80%

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252210  
BFA Attachment D

<u>Operator</u>	<u>Name of the facility</u>	<u>Date</u>	<u>Beds</u>	<u>County</u>	<u>David Lichtschein</u>
Highland Care Center, Inc.	Highland Care Center	9-May-17	320	Queens	23%
Pending					
WMOP, LLC	Achieve Rehab and Nursing Facility	CON 261082	140	Sullivan	9.90%
OPOP, LLC	BeaconRehabilitation & Nursing Center	CON 261083	120	Queens	9.90%

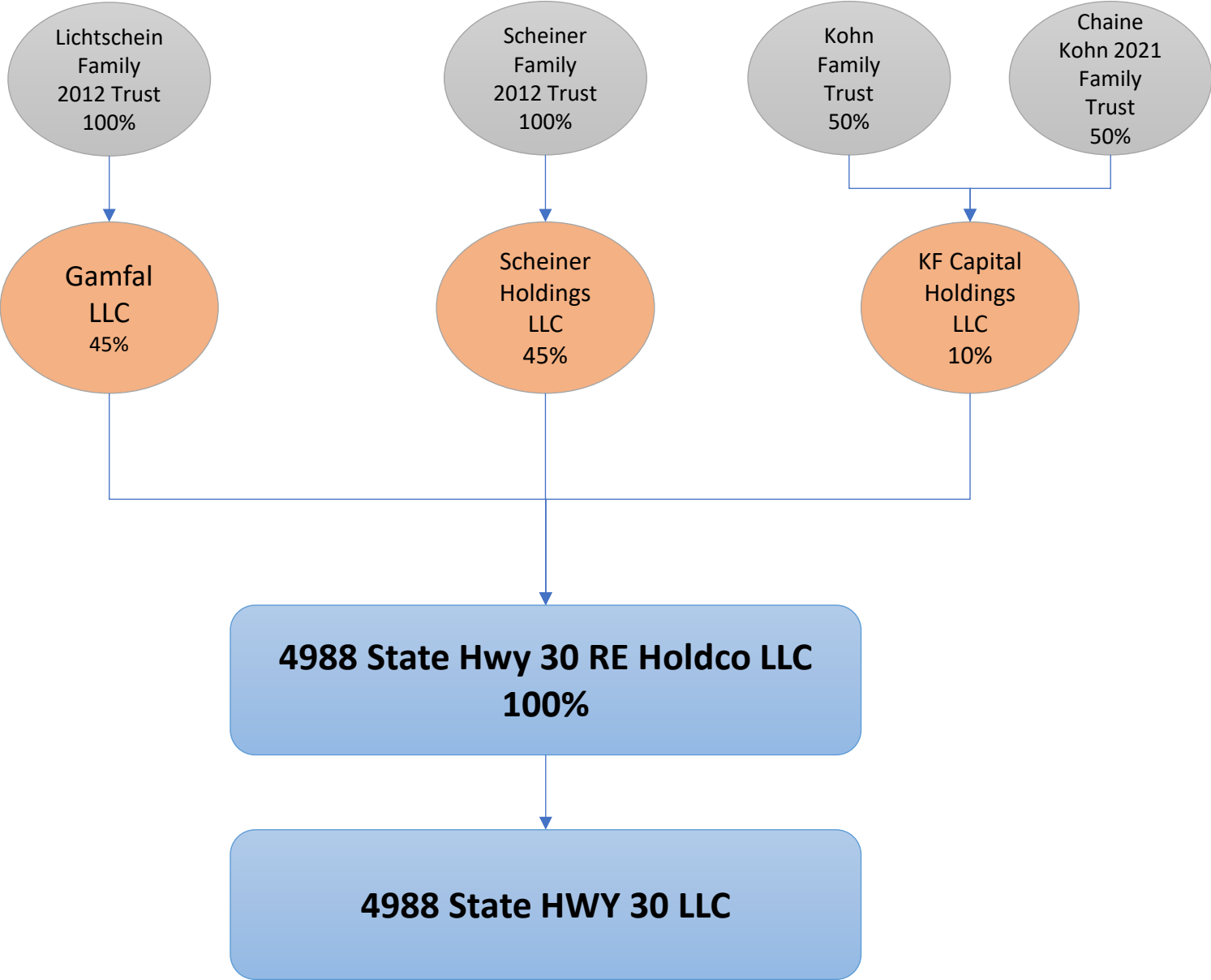
## Affiliated Nursing Homes (Page 1)

BFA Attachment D cont

		<b>Beds</b>			
		<b>County</b>			
		<u>320</u>	<u>12/31/2024</u>	<u>12/31/2023</u>	<u>12/31/2022</u>
<u>Highland Care Center, Inc.</u>	<u>Highland Care Center</u>	<u>Queens</u>			
Current Assets			\$18,695,340	\$15,301,905	\$14,420,701
Fixed Assets			\$21,974,127	\$22,928,295	\$24,047,938
Total Assets			\$40,669,467	\$38,230,200	\$38,468,639
Current Liabilities			\$11,873,897	\$11,180,864	\$12,109,639
Long Term Liabilities			\$21,948,511	\$14,735,418	\$15,313,412
Total Liabilities			\$33,822,408	\$25,916,282	\$27,423,051
Net Assets			\$6,847,059	\$12,313,918	\$11,045,588
Working Capital Position			\$6,821,443	\$4,121,041	\$2,311,062
Revenue			\$45,872,774	\$51,538,341	\$46,993,912
Expenses			\$49,889,633	\$49,278,861	\$44,784,842
Net Income			-\$4,016,859	\$2,259,480	\$2,209,070

# 4988 State Hwy 30 LLC – Org Chart

Project # 252210  
BFA Attachment E



**Sensitized Utilization to 3/10/26 Level Allowing Budgeted Payor Mix and Rate**

<b>252210 Wilkinson Residential Health Care Facility</b>		160	<b>Beds</b>
		58,400	<b>Max Days</b>
	<b>Input row</b>	41,248	<b>03/10/26 Occup</b>
	<b>Input col</b>	70.63%	<b>03/10/26 Occup. %</b>

**Budget Sensitivity Year 1**

<b>Payor:</b>	<b>% Util by payor (Budgeted)</b>	<b>Revised Budgeted Days</b>	<b>Per Diem*</b>	<b>Revised Revenues</b>	
Medicaid	0.686	28,309	\$209.52	\$5,931,302	
Medicare	0.167	6,884	\$746.61	\$5,139,663	
Commercial	0.037	1,522	\$387.80	\$590,232	
Private Pay	0.110	4,537	\$415.52	\$1,885,214	
RHCF	1.000	41,248		\$13,546,411	
ADHC		4,750	\$115.37	\$547,986	<b>Input row</b>
Total Patient Days and Visits		45,998			
Other Operating Income				\$1,200	<b>Input row</b>
<b>Total Revenues (RHCF 3.10.26 occup.) + ADHC+Other</b>				\$14,095,597	<b>Input row</b>
<b>Total Revenues (RHCF+ADHC + Other as budgeted - first year)</b>				\$18,191,500	<b>Input row</b>
<b>Increase (Decrease) in Budgeted Revenues:</b>				(\$4,095,903)	
Budgeted RHCF Operating Cost Year 1		53,727	\$286.99	\$15,419,200	<b>Input row</b>
<b>Budgeted RHCF Capital Cost Year 1</b>		53,727	\$29.98	\$1,611,000	<b>Input row</b>
<b>Budgeted ADHC Cost Year 1</b>		4,750	\$101.89	\$484,000	<b>Input row</b>
<b>Total Budget Cost Year 1</b>				\$17,514,200	
<b>Revised RHCF Budgeted Costs - 3/10/26 Occup.</b>		41,248	\$286.99	\$11,837,832	<b>Input row</b>
<b>Budgeted Capital Costs Year 1</b>				\$1,611,000	<b>Input row</b>
<b>Budgeted ADHC Cost Year 1</b>		4750	\$101.89	\$484,000	<b>Input row</b>
<b>Total Revised Budget Cost Year 1</b>				\$13,932,831	
<b>Increase (Decrease) in Budgeted Expenses</b>				(\$3,581,369)	
<b>Budgeted Net Income Year 1</b>				\$677,300	<b>Input row</b>
<b>Sensitized Year 1 Net Income</b>				(\$4,095,903)	
<b>Sensitized Year 1 Costs</b>				(\$3,581,369)	
<b>Incremental Loss per Sensitized Budget</b>				(\$514,534)	
Revised Projected Net Income (Loss)				\$162,766	

\* Budgeted Year One rates are based on applicants submitted budget.

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

As a home care agency in Brooklyn, New York, we have a team of highly qualified professional and paraprofessional caregivers who provide exceptional care to our clients. We are committed to ensuring that our staff is always available to meet the needs of our clients, and we regularly recruit and train new caregivers to expand our capacity and meet growing demand. Both part-time and full-time staff are available at the moment's notice.

**Who are the competing employers?** In terms of competing employers, there are other licensed home care agencies in the area that also offer similar services. Our agency differs in the type of services we provide; we are equipped to both provide unskilled and skilled care for our patients. Moreover, we differentiate ourselves by providing personalized care plans tailored to each client's unique needs and preferences and work in concert with the ordering physician to meet the goal for the patient. Our caregivers receive ongoing training and education to ensure that they are equipped with the skills and knowledge necessary to provide the best possible care. Bilingual staff are available on site as well as for patient cases to better communication overall.

**How do you propose to successfully compete? Include training, recruitment, and transportation strategies.** To successfully compete, we have implemented several strategies. For training, we provide our caregivers with regular continuing education programs to keep them up to date on industry best practices and the latest techniques. For recruitment, we have established partnerships with local schools and training programs to source new talent and help individuals develop the skills necessary to succeed in the home care industry. If additional recruitment is needed, we can source our paraprofessionals by applying for approval to provide both the Home Health Aide Training Program as well as the Personal Care Aide Training program from the department of Health. For transportation, we offer flexible scheduling options and work with our caregivers to ensure that they have reliable transportation to and from their assignments.

**How do you coordinate with the Department of Labor or any other local workforce initiatives?** We work closely with the Department of Labor, attend career fairs as well as local community events to spread the word and provide opportunities to individuals of all backgrounds to apply for a position at our agency. Relationships have been established with these organizations, and we keep abreast of any changes or updates to regulations and requirements.

**What impact will the initiation/expansion of your program have on the workforce or other healthcare providers in the community? How will you minimize any adverse impact?** In general, the initiation/expansion of our home care agency will have a positive impact on the workforce and healthcare providers in the community. Firstly, it will create more job opportunities for caregivers such as PCAs and HHAs, nurses, and other healthcare professionals who can provide in-home care services. Secondly, with more options for home care, healthcare providers will be able to refer patients to these agencies, potentially reducing the burden of care on hospitals and other healthcare facilities. We do not expect adverse impacts because of our business expansion or initiation. However, to minimize any adverse impacts, the agency will coordinate with hospitals and clinics to ensure seamless coordination of care for patients. Additionally, the agency has a strong focus on quality of care and patient satisfaction to ensure that patients receive the best possible outcomes.

**What measures will you adopt to promote retention of specific categories of your workforce?** We adopt several measures to promote retention of specific categories of for our workforce. One of the most effective ways to promote retention is to offer competitive compensation packages that include benefits such as health insurance, retirement plans, and paid time off. Our agency maintains compliance with all the required Department of Labor regulations for the homecare work force. We provide workers compensation, as well as worker's disability coverage. In addition, an annual in service is made to ensure our staff is current with the quality-of-care standards. Another important consideration to promote retention of our workforce is creating a positive work environment that values employee feedback, recognizes employee achievements, and promotes a healthy work-life balance. As a Home care agency, we have the ability to explore flexible scheduling options, such as part-time or remote work, to accommodate the needs of our workforce. Finally, it is important for home care agencies to establish a culture of respect, trust, and open communication between management and employees. By fostering a positive and supportive workplace culture, home care agencies can create a loyal and committed workforce.

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

Our home care agency, located in Queens, New York, is staffed by a dedicated team of highly qualified professional and paraprofessional caregivers. We prioritize maintaining a robust workforce to meet the needs of our clients and continually recruit and train new caregivers to expand our capacity. At present, we have both part-time and full-time staff available to provide care at short notice.

We currently employ:

- 2 registered nurses
- 0 licensed practical nurse (LPN)
- 65 Home Health Aides/Personal Care Aides (HHAs/PCAs)
- 0 Therapists

Additional staff can be accessed if necessary to meet demand.

**Who are the competing employers?**

Our competitors include other licensed home care agencies in the area offering similar services. However, we differentiate ourselves by providing both skilled and unskilled care tailored to individual client needs. Our personalized care plans are developed in collaboration with ordering physicians to achieve optimal patient outcomes. Additionally, our bilingual staff and caregivers enhance communication and accommodate the linguistic needs of diverse clients.

Our caregivers receive ongoing training and education, ensuring they are equipped with the latest skills and knowledge to deliver exceptional care.

**How do you propose to successfully compete? Include training, recruitment, and transportation strategies.**

To remain competitive, we focus on three core areas:

1. **Training:** We offer regular continuing education programs to ensure our caregivers are well-versed in current best practices and caregiving techniques. We are prepared to seek approval for both the Home Health Aide Training Program and the Personal Care Aide Training Program through the Department of Health to train and certify additional staff as needed. We also have a close association with NYSED HHA training program One Stop Academy, INC., and can provide their information to interested parties.

2. **Recruitment:** Partnerships with local schools and training programs enable us to identify and develop new talent. We also participate in job fairs and community events to expand our applicant pool and raise awareness of career opportunities in home care.
3. **Transportation:** Flexible scheduling options are provided to ensure caregivers can manage their assignments effectively. We assist staff in accessing reliable transportation to and from their work locations.

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

We collaborate closely with the Department of Labor and participate in local workforce initiatives. By attending career fairs and community events, we connect with a broad range of applicants, offering them opportunities to join our team. Our established relationships with these organizations ensure we stay informed about updates to regulations and workforce requirements.

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

The initiation or expansion of our program will positively impact the community by creating new job opportunities for caregivers, nurses, and other healthcare professionals. Additionally, it will provide more home care options for patients, reducing the strain on hospitals and other healthcare facilities.

We are committed to fostering collaboration and strengthening healthcare partnerships. By coordinating with local hospitals, clinics, and healthcare providers, we ensure continuity of care for patients. Our focus on personalized, high-quality care and effective communication helps reinforce trust and enhances outcomes for both patients and the broader community.

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

To retain our workforce, we implement the following measures:

1. **Competitive Compensation:** We offer attractive salary packages with benefits, including health insurance, retirement plans, paid time off, and compliance with Department of Labor regulations.
2. **Training and Professional Development:** Annual in-service training sessions ensure staff stay current with care quality standards, enhancing their skills and job satisfaction.
3. **Positive Work Environment:** By fostering a culture of respect, trust, and open communication, we create a supportive workplace that values employee

feedback and recognizes achievements.

4. **Flexible Scheduling:** Options such as part-time roles or accommodating shift schedules help promote work-life balance.

Through these efforts, we maintain a loyal, motivated, and high-performing workforce dedicated to delivering the highest standard of care.

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

This application involves the change of the ownership structure of an existing, operational LHCSA that provides nursing; home health aide; personal care; physical therapy; occupational therapy; speech-language pathology; and nutrition services in Bronx; Kings; Nassau; New York; Queens and Richmond Counties. Subsequent to this transaction, High Standard will continue to be the licensed operator of the LHCSA, which has existing professional/paraprofessional staff.

### **Competing Employees and Strategy to Compete**

As indicated this application involves the change in the ownership structure of an existing, operational LHCSA. There are no changes to the LHCSA's licensed services and service area counties. The applicant's market/competitive analysis has identified the following range of senior service providers (competing employers) in the service area: 802 LHCSAs; 44 CHHAs; 205 RHCFS; and 85 Hospitals. High Standard is unique in the staff they employ are fluent in various languages, besides English, including Russian, Spanish, Chinese, Bengali, and Haitian Creole.

High Standard will continue to offer competitive wages and benefits, pathways toward career advancement, staff appreciation, and a strong education and resident care focus to retain and, when needed, recruit staff.

The projections for growth in Years 1 and 3 of project implementation are a directly related to the growth in utilization from 2021 to 2023. High Standard uses a variety of staffing strategies including connections with the local training programs and schools, employee incentives for referring other staff etc. High Standard has been able to successfully attract and retain staff this way.

### **Training, Recruitment and Transportation Strategies**

Recruitment – As an organization, the applicant understands that every effort has to be made to ensure that all open positions are always visible, whether on the agency's website or on major job 3 boards. Candidates will be able to apply via phone, text message, direct application, email and in person, ensuring that there are no barriers to applying for a position.

The competition in the service area counties for professional/paraprofessional employees is high; the applicant intends to have a designated recruiter assigned to focus on these job applicants.

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

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

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

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

Utilizing available resources is an important part of ensuring that the LHCSA continues to employ qualified candidates to provide high-quality care to patients in accordance with their service plans. High Standard uses a variety of staffing strategies including connections with the local training programs and schools, employee incentives for referring other staff, etc. High Standard has been able to successfully attract and retain staff. Newly certified aides are often enthusiastic about beginning this work and the agency aims to provide them with a positive experience that will propel them in their career.

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

As indicated above, this application involves a change in the ownership structure of an operational LHCSA and High Standard will continue to be the licensed operator of the LHCSA, which has existing professional/paraprofessional staff. The individuals involved in the change in the organizational structure of the LHCSA have extensive experience in recruitment, hiring, training and orientation of service staff. Therefore, the applicant does not believe that this application will have any impact on other providers in the community.

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

Appreciation – High Standard will continue a monthly appreciation program to demonstrate staff appreciation.

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

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

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

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

The LHCSA maintains (and will enhance, as needed) its operating policies and procedures in accordance with 10 New York Codes, Rules and Regulations (NYCRR), covering the following areas: • Patient Rights; • Patient Care; • Service Delivery; • Patient Referral, Admission, and Discharge; • Patient Assessment and Plan of Care; • Medical Orders; • Clinical Supervision; • Patient Care Record; • Governing Authority; • Contracts; • Personnel; • Records and Reports; • Quality Assurance; and • Disaster and Emergency Preparedness

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

The agency's workforce will be retained upon the change of ownership.

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

This application seeks a change of ownership which will not result in any changes to the operations of the existing program. The agency's current workforce will be retained upon the change of ownership with no adverse impact on other healthcare providers in the community.

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

Bridges Cornell Heights LHCSA is committed to implementing a robust, data-driven workforce strategy that aligns with the expectations of the New York State Department of Health (NYS DOH) for Licensed Home Care Services Agencies. Our approach prioritizes workforce stability, regulatory compliance, quality of care, and equitable employment practices. The following measures are designed to ensure sustained recruitment, high retention rates, and consistent delivery of high-quality resident care.

### **1. Competitive Compensation and Comprehensive Benefits**

Bridges Cornell Heights LHCSA offers industry-leading compensation supported by periodic market benchmarking against regional LHCSA wage data. Our benefits package includes:

- Health, dental, and vision insurance
- Retirement savings plans
- Workers' compensation and disability coverage
- Paid time off and sick leave in compliance with NYS labor laws

### **Performance Metrics:**

- Annual wage review (minimum once per year)
- Targeted lower staff turnover rate
- Employee satisfaction with compensation

### **2. Best-in-Class Staffing Ratios and Workload Management**

We maintain exceptionally low resident-to-staff ratios to reduce caregiver burden, improve job satisfaction, and ensure individualized care delivery consistent with patient-centered care

standards.

**Performance Metrics:**

- Resident-to-staff ratio consistently below industry average benchmarks
- Overtime utilization maintained below 10% of total hours worked
- Staff burnout indicators monitored quarterly

**3. Performance Management and Recognition Programs**

We utilize structured performance evaluation systems tied to quality-of-care indicators and compliance standards. Staff are recognized through:

- Performance-based financial incentives
- Annual and quarterly recognition programs
- Tenure-based awards to encourage long-term retention

**Performance Metrics:**

- 90% of staff receive annual performance evaluations
- 80% staff participation in recognition programs
- Year-over-year improvement in retention of high-performing staff

**4. Safe, Supportive, and Compliant Work Environment**

We maintain a workplace culture that prioritizes safety, inclusivity, and accountability. Policies and procedures align with NYS DOH, OSHA, and labor regulations, including:

- Workplace violence prevention policies
- Infection control and PPE protocols
- Incident reporting and corrective action systems

**Performance Metrics:**

- Compliance with mandatory safety training
- Incident reporting and resolution within established timeframes
- Safety satisfaction

**5. Structured Onboarding and Continuous Professional Development**

All staff participate in a comprehensive onboarding program followed by ongoing training to ensure regulatory compliance and high-quality care delivery.

**Training includes:**

- NYS DOH regulatory compliance and LHCSA-specific requirements

- Patient rights, HIPAA, and ethical care standards
- Hands-on clinical competency training and annual skills validation
- Infection control and emergency preparedness

**Performance Metrics:**

- Completion of onboarding prior to independent assignment
- On-time completion of annual in-service training requirements
- Documented competency evaluations for all direct care staff

**6. Flexible Scheduling and Workforce Stability**

We provide flexible scheduling models that accommodate employee needs while ensuring continuity of care. Scheduling policies consider:

- Maternity and parental responsibilities
- Childcare and family obligations
- Staff availability and patient continuity requirements

**Performance Metrics:**

- Schedule fill rate
- Reduction in last-minute callouts
- Staff satisfaction with scheduling

**7. Career Pathways and Educational Advancement**

We actively support workforce development and career mobility by:

- Encouraging enrollment in Home Health Aide (HHA), Certified Nursing Assistant (CNA), and nursing programs
- Partnering with accredited New York State training institutions
- Providing mentorship and career progression pathways

**Performance Metrics:**

- Staff enrolled in training or advancement programs annually
- Internal promotion rate
- Retention of staff participating in advancement programs

**8. Diversity, Equity, and Inclusive Workforce Development**

We are committed to equitable hiring practices and actively recruit individuals from underserved and underrepresented populations, including youth, women, and minority communities.

**Strategies include:**

- Community-based recruitment partnerships
- Inclusive hiring practices and bias-aware selection processes
- Language and cultural competency training

**Performance Metrics:**

- Increased meritorious workforce diversity
- Equitable representation from target groups year-over-year

**9. Monitoring, Reporting, and Continuous Quality Improvement (CQI)**

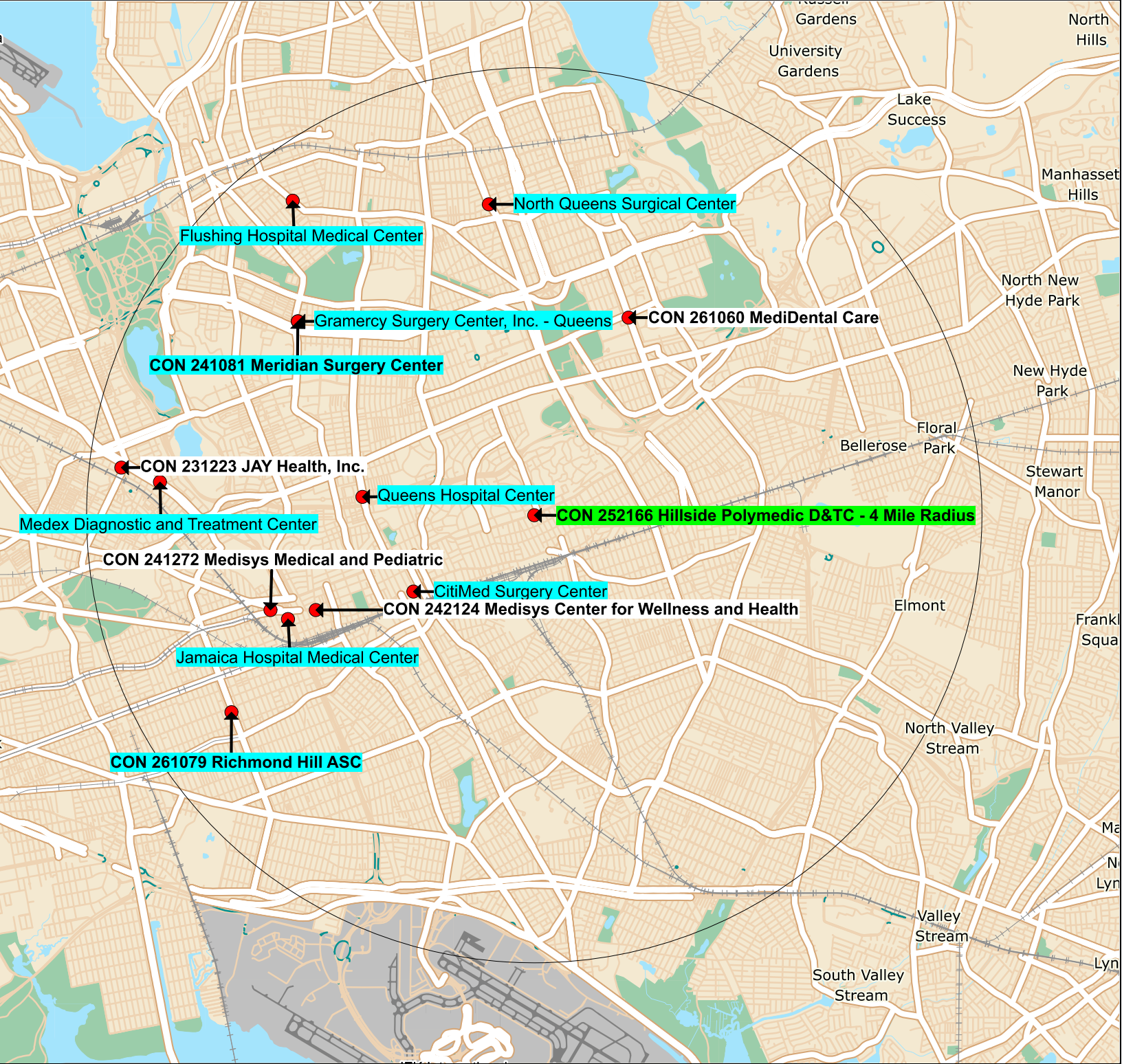
Bridges Cornell Heights LHCSA integrates workforce metrics into its Quality Assurance and Performance Improvement (QAPI) program. Recruitment and retention indicators are reviewed quarterly to ensure alignment with NYS DOH expectations.

**CQI Measures Include:**

- Quarterly review of turnover, vacancies, and staffing levels
- Root cause analysis of staff attrition
- Implementation of corrective action plans where needed
- Documentation and audit. Readiness for NYS DOH review

**Conclusion**

Through these comprehensive and measurable strategies, Bridges Cornell Heights LHCSA ensures a stable, qualified, and motivated workforce. Our commitment to regulatory compliance, employee well-being, and continuous improvement directly supports our mission to deliver safe, high-quality, and patient-centered home care services in full alignment with NYS DOH standards.



The map above shows the following facilities within 4 miles related to this application:

- Blue highlights - facilities providing multi-specialty ambulatory surgery services.
- White highlights - facilities providing dental, primary care and /or other medical specialties.
- Facilities with bold CON project numbers are within the CON process.

**HILLSIDE POLYMEDIC DIAGNOSTIC  
AND TREATMENT CENTER  
BALANCE SHEET  
December 31, 2024 and 2023**

	<b>2024</b>	<b>2023</b>
<b><u>ASSETS</u></b>		
<b>Current Assets:</b>		
Cash and Cash Equivalents	\$ 1,212,142	\$ 1,287,321
Patients' Receivables	148,790	97,273
Total Current Assets	1,360,932	1,384,594
Property and Equipment - Net (Note 4)	58,627	75,791
Total Assets	\$ 1,419,559	\$ 1,460,385
<b><u>LIABILITIES AND SHAREHOLDER'S EQUITY</u></b>		
<b>Current Liabilities:</b>		
Accounts Payable	\$ 15,201	\$ 7,949
Payroll Payable (Note 5)	206,963	133,243
Line of Credit (Note 7)	-	-
Total Current Liabilities	222,164	141,192
Loan Payable - (SBA) (Note 8)	500,000	500,000
Due to Affiliate(s) (Note 5)	1,778,133	1,850,701
Total Liabilities:	2,500,297	2,491,893
Commitment and Contingencies (Note 6)	-	-
<b>Shareholder's Equity:</b>		
<b>Common Shares - Par Value</b>		
Authorized and Issued 200 Shares - no Par Value	-	-
Accumulated Deficit	(1,080,738)	(1,031,508)
Total Liabilities and Shareholder's Equity	\$ 1,419,559	\$ 1,460,385

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

**HILLSIDE POLYMEDIC DIAGNOSTIC  
AND TREATMENT CENTER  
STATEMENT OF OPERATIONS  
For the year ended December 31, 2024  
(With comparative totals for 2023)**

	<b>2024</b>	<b>2023</b>
<b>OPERATING REVENUES:</b>		
Revenues	\$ 2,715,805	\$ 2,638,288
Other Income	44,787	55,266
Total Revenues	2,760,592	2,693,553
<b>OPERATING EXPENSES:</b>		
Salaries and Wages	1,326,123	1,242,102
Fringe Benefits	98,960	88,502
Insurance and Taxes	207,628	243,124
Legal and Professional Services	360,387	405,591
Rent	480,000	480,000
Interest and Charges	4,391	3,529
Medical Supplies	82,905	257,313
Office Expense	123,133	157,902
Other Expense	47,259	80,529
Advertising	594	6,318
Repairs and Maintenance	5,497	37,379
Telephone and Utilities	72,781	67,895
Depreciation	17,164	8,713
Total Expenses	2,826,822	3,078,898
Net Loss	\$ (66,230)	\$ (385,345)

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

**HILLSIDE POLYMEDIC D & TC**  
**Balance Sheet**

As of December 31, 2025

Hillside Polymedic D&T Center Balance Sheet

Dec 31, 25

**ASSETS**

Current Assets

Checking/Savings

Checking 0397	32,933.94
Checking 3461	12,192.69
Checking 4622	-64,557.84
Money Market 4639	206,046.09
TD Checking 8957	41,770.82
TD Savings 2382	1,550.37

Total Checking/Savings

229,936.07

Other Current Assets

Due from Polymedic Community We	8,000.00
Patient Fees Receivables	97,273.00

Total Other Current Assets

105,273.00

Total Current Assets

335,209.07

Fixed Assets

Furniture and Equipment

Camera Equipment	13,500.00
Accumulated Depreciation	-391,834.00
Furniture and Equipment - Other	423,741.17

Total Furniture and Equipment

45,407.17

Leasehold Improvements

Accumulated Depreciation (Lease)	-89,925.00
Leasehold Improvements - Other	89,926.86

Total Leasehold Improvements

1.86

Medical Equipment

Medical Equip-Acc Depreciation	-15,389.00
Medical Equipment - Other	47,048.89

Total Medical Equipment

31,659.89

Total Fixed Assets

77,068.92

Other Assets

Closing Cost

Accumulated Amortization	-14,213.45
Closing Cost - Other	14,213.45

Total Closing Cost

0.00

Total Other Assets

0.00

**TOTAL ASSETS**

**412,277.99**

**LIABILITIES & EQUITY**

Liabilities

Current Liabilities

Credit Cards

American Express 31008	11,338.57
TD Card 6552	26.99

**HILLSIDE POLYMEDIC D & TC**  
**Balance Sheet**

As of December 31, 2025

Hillside Polymedic D&T Center Balance Sheet

Dec 31, 25

Total Credit Cards	11,365.56
Other Current Liabilities	
Outstanding Payroll Checks	
Employees	17,488.27
Bridget Chime	111,877.78
Chudi Chime	76,996.71
Total Outstanding Payroll Checks	<u>206,362.76</u>
Due to Affiliates	
Chime Family Holdings	
Office Rent-18730 Hillside Ave	3,390,134.93
Chime Family Holdings - Other	-27,764.16
Total Chime Family Holdings	<u>3,362,370.77</u>
Due to/(from) Shareholder	
Bridget Chime	-153,845.70
Chudi Chime	
Loan Payments-Chime Properties	-1,379,947.61
Chudi Chime - Other	122,742.78
Total Chudi Chime	<u>-1,257,204.83</u>
Due to/(from) Shareholder - Other	-7,756.67
Total Due to/(from) Shareholder	<u>-1,418,807.20</u>
Due to Affiliates - Other	-779,904.74
Total Due to Affiliates	<u>1,163,658.83</u>
Payroll Liabilities	
Employee Deductions	760.00
Payroll Tax Payable	40,061.54
Net Pay Liability	61,370.90
Employee Garnishment	180.77
Total Payroll Liabilities	<u>102,373.21</u>
Total Other Current Liabilities	<u>1,472,394.80</u>
Total Current Liabilities	<u>1,483,760.36</u>
Long Term Liabilities	
EIDL Loan	500,000.00
Total Long Term Liabilities	<u>500,000.00</u>
Total Liabilities	<u>1,983,760.36</u>
Equity	
APIC	5,000.00
Retained Earnings	-785,935.51
Shareholder Capital Contributio	
Shareholder (1)	10,000.00
Total Shareholder Capital Contributio	<u>10,000.00</u>
Shareholder Distributions	
Shareholder (1)	-54,943.26
Shareholder (2)	-54,487.92

**HILLSIDE POLYMEDIC D & TC**  
**Balance Sheet**

**As of December 31, 2025**  
Hillside Polymedic D&T Center Balance Sheet

	<u>Dec 31, 25</u>
Shareholder Distributions - Other	-226,723.89
Total Shareholder Distributions	-336,155.07
Net Income	-464,391.79
Total Equity	-1,571,482.37
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>412,277.99</u></b>

**HILLSIDE POLYMEDIC D & TC**  
**Profit & Loss**

January through December 2025  
Hillside Polymedic D & T Center Income Statement

	<u>Jan - Dec 25</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Insurance Proceeds Received	2,396,667.05
Fee for Service Income	
Credit Card Receipts	14,870.27
Total Fee for Service Income	<u>14,870.27</u>
Refunds	<u>-150.00</u>
<b>Total Income</b>	<u>2,411,387.32</u>
<b>Cost of Goods Sold</b>	
<b>Direct Labor</b>	
Gross Wages (DL)	1,256,811.93
Payroll Taxes (DL)	
FICA (DL)	89,094.69
FUTA (DL)	950.66
SUTA (DL)	5,025.95
Total Payroll Taxes (DL)	<u>95,071.30</u>
Total Direct Labor	1,351,883.23
Professional Fees - Medical	<u>182,226.42</u>
<b>Total COGS</b>	<u>1,534,109.65</u>
<b>Gross Profit</b>	877,277.67
<b>Expense</b>	
<b>Administrative</b>	
Automobile Expense	963.24
Bank Service Charges	
Merchant Fees	3,742.77
Bank Service Charges - Other	<u>1,198.94</u>
Total Bank Service Charges	4,941.71
Dues and Subscriptions	3,683.00
Inspection Fees	2,000.00
Insurance Expense	
General Liability Insurance	34,887.64
Health Insurance	24,567.60
Life and Disability Insurance	3,167.92
Malpractice Insurance	5,957.41
Insurance Expense - Other	<u>149,348.03</u>
Total Insurance Expense	217,928.60
Licenses & Permits	3,803.00
Meals and Entertainment	1,815.76
Office Expense	103,437.31
Penalties & Fines	225.00
Postage and Delivery	700.67
Printing and Reproduction	6,081.10
Professional Development	1,000.00

**HILLSIDE POLYMEDIC D & TC**  
**Profit & Loss**

January through December 2025  
Hillside Polymedic D & T Center Income Statement

	<u>Jan - Dec 25</u>
<b>Professional Fees</b>	
Accounting	35,508.36
Architecture	26,100.00
IT Services	23,550.00
Legal	8,400.00
Professional Other	28,391.50
Professional Fees - Other	<u>71,050.00</u>
<b>Total Professional Fees</b>	192,999.86
<b>Travel Expense</b>	<u>1,705.70</u>
<b>Total Administrative</b>	541,284.95
<b>Medical Records and Supplies</b>	
Medical Records	14,632.68
Medical Supplies	60,242.57
Medical Waste	1,844.39
Medical Records and Supplies - Other	<u>7,561.09</u>
<b>Total Medical Records and Supplies</b>	84,280.73
<b>Occupancy</b>	
Rent Expense	480,000.00
Repairs and Maintenance	
Maintenance Fees	5,775.00
Repairs and Maintenance - Other	<u>86,707.20</u>
<b>Total Repairs and Maintenance</b>	92,482.20
Security	9,297.20
Utilities	
Telephone Expense	1,205.64
Utilities - Other	<u>81,959.91</u>
<b>Total Utilities</b>	83,165.55
<b>Total Occupancy</b>	<u>664,944.95</u>
<b>Payroll Expenses &amp; Related</b>	
Payroll Fees	<u>5,683.80</u>
<b>Total Payroll Expenses &amp; Related</b>	5,683.80
<b>Sales &amp; Marketing</b>	
Advertising and Promotion	<u>2,334.43</u>
<b>Total Sales &amp; Marketing</b>	<u>2,334.43</u>
<b>Total Expense</b>	<u>1,298,528.86</u>
<b>Net Ordinary Income</b>	-421,251.19
<b>Other Income/Expense</b>	
Other Income	
Interest Income	<u>6,046.40</u>
<b>Total Other Income</b>	6,046.40
<b>Other Expense</b>	
Uncategorized Expense	3,150.00
Interest Expense	

**HILLSIDE POLYMEDIC D & TC**  
**Profit & Loss**

**January through December 2025**  
Hillside Polymedic D & T Center Income Statement

	<u>Jan - Dec 25</u>
Loan Interest	42,252.00
Total Interest Expense	<u>42,252.00</u>
Taxes	
Other Taxes	1,285.00
Taxes - Other	2,500.00
Total Taxes	<u>3,785.00</u>
Total Other Expense	<u>49,187.00</u>
Net Other Income	-43,140.60
Net Income	<u><u>-464,391.79</u></u>