

COMPLETE CARE AT ST. VINCENT'S LLC
(a limited liability company)

FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2025

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 St. Vincent's LLC

Opinion

We have audited the accompanying financial statements of Complete Care at St. Vincent's LLC (a limited liability company), which comprise the balance sheet as of December 31, 2025, 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 St. Vincent's LLC as of December 31, 2025, 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 St. Vincent's 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 St. Vincent's 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 St. Vincent's 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 St. Vincent's LLC's ability to continue as a going concern for a reasonable period of time.

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

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

May 26, 2026

COMPLETE CARE AT ST. VINCENT'S LLC
(a limited liability company)
BALANCE SHEET
AT DECEMBER 31, 2025

ASSETS

Current assets

Cash and cash equivalents (note 2)	\$ 2,510,730
Cash - restricted (patient funds) (note 2)	37,926
Accounts receivable - net (note 3)	2,367,453
Prepaid expenses and other	313,068
Total current assets	<u>5,229,177</u>

Property and equipment - net (note 4)	193,393
Right-of-use asset - operating lease (note 6)	11,837,291
Due from related entities (note 7)	<u>706,618</u>

TOTAL ASSETS	<u><u>\$ 17,966,479</u></u>
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LIABILITIES AND MEMBER'S EQUITY

Current liabilities

Accounts payable	\$ 1,066,641
Accrued expenses and withheld taxes	399,014
Due to private and third-party payors (note 15)	742,151
Operating lease payable (note 6)	1,144,274
Due to prior owner (note 12)	102,001
Patients' funds payable	36,926
Total current liabilities	<u>3,491,007</u>

Due to related entities (note 7)	837,272
Operating lease payable (note 6)	10,693,017
Total liabilities	<u>15,021,296</u>

Member's equity	<u>2,945,183</u>
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TOTAL LIABILITIES AND MEMBER'S EQUITY	<u><u>\$ 17,966,479</u></u>
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COMPLETE CARE AT ST. VINCENT'S LLC
(a limited liability company)
STATEMENTS OF EARNINGS AND MEMBER'S EQUITY
YEAR ENDED DECEMBER 31, 2025

Revenues	\$ 20,534,261
Operating expenses	<u>18,282,690</u>
Earnings from operations	2,251,571
Non-operating revenues (expenses)	
Interest income	2,118
Interest expense	<u>(14,846)</u>
NET EARNINGS	2,238,843
Member's equity - December 31, 2024	<u>706,340</u>
MEMBER'S EQUITY - DECEMBER 31, 2025	<u><u>\$ 2,945,183</u></u>

COMPLETE CARE AT ST. VINCENT'S LLC
(a limited liability company)
STATEMENT OF CASH FLOWS
YEAR ENDED DECEMBER 31, 2025

Cash flows from operating activities

Net earnings	\$ 2,238,843
Adjustments to reconcile net earnings to net cash provided by operating activities:	
Depreciation	29,240
Amortization of deferred financing costs included in interest expense	9,847
Increase in assets	
Accounts receivable	(103,506)
Prepaid expenses and other	(134,746)
Increase (decrease) in liabilities	
Accounts payable	(608,945)
Accrued expenses and withheld taxes	51,705
Due to prior owner	(317,329)
Due to private and third-party payors	197,293
Patients' funds payable	7,085
Net cash provided by operating activities	<u>1,369,487</u>

Cash flows from investing activities

Purchase of property and equipment	<u>(116,582)</u>
Net cash used in investing activities	<u>(116,582)</u>

Cash flows from financing activities

Net payments from related entities	<u>427,303</u>
Net cash provided by financing activities	<u>427,303</u>

Net increase in cash, restricted cash, and cash equivalents 1,680,208

Cash, restricted cash, and cash equivalents - December 31, 2024 868,448

CASH, RESTRICTED CASH, AND

CASH EQUIVALENTS - DECEMBER 31, 2025 \$ 2,548,656

COMPLETE CARE AT ST. VINCENT'S LLC
(a limited liability company)
NOTES TO FINANCIAL STATEMENTS
AT DECEMBER 31, 2025

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

Organization and business – Complete Care at St. Vincent's LLC (the “Company”) was formed in the State of New Jersey on October 9, 2022. The Company commenced operations of a 151-bed long-term nursing facility in Cedar Grove, New Jersey on December 21, 2023. The member of the Company is generally protected from liability for acts and obligations of the Company. The operating agreement provides, 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 Cedar Grove, New Jersey, from a related entity.

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

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

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

Trade accounts receivable – Trade accounts receivable are stated at the amount management expects to collect from outstanding balances. 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”) 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.

In 2025, the Company elected to early adopt FASB ASU 2025-05, “Financial Instruments – Credit Losses (Topic 326): Measurement of Credit Losses for Accounts Receivable and Contract Assets,” which allows it to elect a practical expedient that assumes that the current conditions used in estimating the expected credit losses for accounts receivable and contract assets balances will not change for the remaining life of the asset.

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 ST. VINCENT'S LLC
(a limited liability company)
NOTES TO FINANCIAL STATEMENTS
AT DECEMBER 31, 2025

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

In March 2023, the FASB issued ASU 2023-01, Leases Topic (842): Common Control Arrangements, which requires a lessee, in a common control lease agreement, to amortize related leasehold improvements over the assets' useful lives. The remaining useful lives of the leasehold improvements on the nursing home facility range from 13 to 15 years.

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

Income taxes – The Company is treated as a single-member LLC for federal income tax purposes and does not incur income taxes. Instead, its earnings and losses are included in the partnership return of the single-member ("Parent") company 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 expenses. For the year ended December 31, 2025, there were 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 BAIT taxes during the year.

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

COMPLETE CARE AT ST. VINCENT'S LLC
(a limited liability company)
NOTES TO FINANCIAL STATEMENTS
AT DECEMBER 31, 2025

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

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

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

Guaranteed payments to 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.

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

Lease agreements may contain rent escalation clauses, rent holidays, or certain landlord incentives, including tenant improvement allowances. ROU assets include amounts for scheduled rent increases and may be reduced by lease incentive amounts. Using the transition approach, the Company elected to use the following practical expedients and, therefore, did not reassess any of the following: (1) whether any expired or existing contracts are or contain leases; (2) the lease classification of pre-ASC-842 operating leases, which continue to be reported as operating leases, and the lease classification of pre-ASC-842 capital leases, which are now reported as financing leases; and (3) initial direct costs for any existing leases.

With implementation, the Company also elected the following practical expedients: (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 and Member's Equity on a straight-line basis over the lease term. There were no residual value guarantees in any of the leases. The Company used hindsight in determining the lease term.

Deferred financing costs – The Company has adopted FASB standard "ASU-2015-03 Interest-Imputation of Interest." This standard requires that deferred financing 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.

COMPLETE CARE AT ST. VINCENT'S LLC
(a limited liability company)
NOTES TO FINANCIAL STATEMENTS
AT DECEMBER 31, 2025

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

Subsequent events – The Company has reviewed subsequent events and transactions for potential recognition and disclosure in the financial statements through May 26, 2026, the date the financial statements were available to be issued. There were no subsequent events identified.

NOTE 2 – CASH, RESTRICTED CASH, AND CASH EQUIVALENTS

The balance in cash, restricted cash, and cash equivalents at December 31, 2025, consists of the following:

Operating cash	\$ 2,510,730
Restricted cash – patient funds	<u>37,926</u>
Total cash, restricted cash, and cash equivalents	\$ <u>2,548,656</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, 2025:

Activity:	
Balance – December 31, 2024	\$ 588,000
Provision for credit losses	410,660
Less: write-offs	616,164
Recoveries	<u>7,504</u>
Balance – December 31, 2025	\$ <u>390,000</u>

NOTE 4 – PROPERTY AND EQUIPMENT

Property and equipment at December 31, 2025, are summarized as follows:

	Estimated life (Years)		
Leasehold improvements	15	\$	76,712
Furniture and equipment	3-7		<u>167,556</u>
			244,268
Less: accumulated depreciation			<u>50,875</u>
		\$	<u>193,393</u>

Depreciation expense was \$29,240 for the year.

Included in leasehold improvements at December 31, 2025, is \$20,701 of construction in progress, which will be depreciated when the assets are placed in service. The project was placed in service in January 2026.

COMPLETE CARE AT ST. VINCENT'S LLC
(a limited liability company)
NOTES TO FINANCIAL STATEMENTS
AT DECEMBER 31, 2025

NOTE 5 – LINE OF CREDIT

On December 21, 2023, the Company together with a related entity entered into a revolving line of credit agreement. Under the terms of the agreement, the Companies could borrow up to a maximum of \$1,500,000, provided the amounts borrowed did not exceed 80% of the value of the Operators' eligible accounts receivable. The loan agreement had an initial maturity date of December 21, 2025. The line of credit was extended and has a new maturity date of December 21, 2028. Interest on amounts drawn from the line was payable at a rate of SOFR plus 3.00%. The line of credit agreement contains certain financial covenants and restricts the amount to be borrowed to a calculation of the borrowing base. At December 31, 2025, no funds were drawn by the Company. Since there is no liability, the deferred financing costs are stated net of amortization and included in prepaid expenses and other.

The line is subject to certain financial covenants and is secured by certain assets of the Company. At December 31, 2025, the Company was in compliance with all covenants.

NOTE 6 – OPERATING LEASE

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

On December 21, 2023, the Company entered into a ten-year lease agreement for its nursing facility with a related entity. The lease term has consecutive automatic 1-year renewals until such time as the related entity and the Company no longer desire to renew. For each lease year, Tenant shall pay Landlord base rent in the annual amount equal to the product obtained by multiplying 1.05 times the sum of (i) Landlord's annual principal and interest payments with respect to the Loan, (ii) Landlord's annual mortgage insurance premiums with respect to the Loan, and (iii) Landlord's annual deposits for reserves for replacements (the "Rent"), to be paid in twelve equal monthly installments.

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, 2025.

Operating lease cost	\$ 2,075,662
Short-term/variable lease cost	<u>339,132</u>
Total	\$ <u>2,414,794</u>
 Operating lease ROU assets	 \$ <u>11,837,291</u>
 Operating lease current liabilities	 \$ 1,144,274
Operating lease long-term liabilities	<u>10,693,017</u>
Total operating lease liabilities	\$ <u>11,837,291</u>

COMPLETE CARE AT ST. VINCENT'S LLC
(a limited liability company)
NOTES TO FINANCIAL STATEMENTS
AT DECEMBER 31, 2025

NOTE 6 – OPERATING LEASE (CONTINUED)

Weighted-average remaining lease term	8 years
Weighted-average discount rate	7%

Undiscounted maturities of operating lease liabilities were as follows:

For the Years Ended December 31

2026	\$ 1,936,635
2027	1,936,635
2028	1,936,635
2029	1,936,635
2030	1,936,635
Thereafter	<u>5,809,906</u>
Total undiscounted maturities of operating lease liabilities	15,493,081
Less: discount on operating lease liabilities	<u>(3,655,790)</u>
TOTAL OPERATING LEASE LIABILITIES	\$ <u>11,837,291</u>

The following table presents supplemental cash flow information for the year ended December 31, 2025:

2025 cash paid for amounts included in the measurement of lease liabilities:

Operating cash flows for operating leases	\$ 2,075,662
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NOTE 7 – RELATED-ENTITY TRANSACTIONS

Related-entity loans due to affiliated entities that are controlled by the Parent's members were \$837,272, of which \$78,769 were due to the related management company, at December 31, 2025. Related-entity loans due from affiliated entities that are controlled by the Parent's members were \$706,618, at December 31, 2025. The loans are deemed to be non-interest-bearing. There is no formal plan for repayment of these loans.

The Company recorded \$1,026,057 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 6).

NOTE 8 – REVENUES

Approximately 3% of revenues for the year were derived from billings to the New Jersey Department of Health Services for stays by Medicaid patients, and approximately 32% of revenues for the year were derived from New Jersey Managed Care Organizations (“MCOs”).

Approximately 32% of revenues for the year were derived from the Federal government for stays by Medicare patients covered by Part A and for services provided, which are covered by Medicare Part B.

COMPLETE CARE AT ST. VINCENT'S LLC
(a limited liability company)
NOTES TO FINANCIAL STATEMENTS
AT DECEMBER 31, 2025

NOTE 8 – REVENUES (CONTINUED)

Effective July 2014, the New Jersey Department of Human Services changed its reimbursement methodology to an MCO system. The Company 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.

As a result of appeals and changes in interim rates of prior years, adjustments were made to interim rates received in prior years. These adjustments resulted in an increase in revenues of \$29,479.

At closing, the Company purchased the rights to accounts receivable that were due to the prior owner. During the year, the Company received \$225,652 of payments above the original purchase price for prior owner accounts receivable, and has included this amount in other revenue.

NOTE 9 – CONCENTRATION OF CREDIT RISK

The Company maintains its cash balances at several financial institutions. At December 31, 2025, accounts at each institution are insured by the Federal Deposit Insurance Corporation (“FDIC”) up to \$250,000. At December 31, 2025, the Company had uninsured cash balances of approximately \$2,295,900.

At December 31, 2025, the Company had approximately 8% of its receivables due from the New Jersey Department of Health for Medicaid patients, 32% of its receivables due from MCOs for Medicaid-approved patients, and 36% of its receivables due from the Federal government for Medicare recipients.

At December 31, 2025, approximately 48% of the accounts payable balance was payable to two vendors.

NOTE 10 – ADVERTISING

Advertising expense was \$32,076 for the year. There were no direct-response advertising costs either capitalized or expensed.

NOTE 11 – SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION

Cash paid during the year for interest	\$ <u>4,999</u>
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NOTE 12 – DUE TO 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, 2025, the balance due to the prior owner was \$102,001.

NOTE 13 – ECONOMIC DEPENDENCY

During the year, the Company purchased a substantial portion of its services from one vendor. Purchases from this vendor totaled approximately \$876,000. The balance due to this vendor at December 31, 2025, and included in accounts payable, was approximately \$243,000.

COMPLETE CARE AT ST. VINCENT'S LLC
(a limited liability company)
NOTES TO FINANCIAL STATEMENTS
AT DECEMBER 31, 2025

NOTE 14 – CONTRACTED SERVICES

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

NOTE 15 – DUE TO PRIVATE AND THIRD-PARTY PAYORS

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

NOTE 16 – EMPLOYEE BENEFIT PLAN

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

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, along with other companies related through common ownership, maintains a self-insurance retention plan for its general liability insurance coverage. The Plan runs from April 1, 2025 to April 1, 2026. The Plan has a \$250,000 deductible per case, which includes attorney fees and indemnity costs paid out. The deductible increased to \$350,000 per case on April 1, 2026. There is also a \$4,500,000 deductible on the aggregate, at which time the insurance provider covers the costs. The Plan has an individual maximum coverage amount of \$1,000,000 per claim, and an aggregate maximum coverage per year of \$20,000,000 with an endorsement.

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

The Company is contingently liable for the mortgage owed by its related co-borrower. At December 31, 2025, the balance of the mortgage owed by the related co-borrower was \$23,756,023. At December 31, 2025, the related co-borrower was in compliance with all covenants.

The Company, along with other companies related through common ownership, maintains a high-deductible health plan policy, which runs from January 1 through December 31. For the Plan year ended December 31, 2025, the Company was responsible to pay for claims up to \$250,000 per claim, with no aggregate deductibles. Anything above \$250,000 per claim is covered by stop-loss insurance. The Company is contingently liable for the premiums and claims of its affiliates.

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.