ALPAS WELLNESS LA PLATA, LLC MATTER NO. 22-04-2462 RESPONSE TO APRIL 5, 2023 MHCC LETTER

Table Number	Table Title	<u>Instructions</u>
Table A	Physical Bed Capacity Before and After Project	All applicants whose project impacts any nursing unit, regardless of project type or scope, must complete Table A.
Table B	Project Budget	All applicants, regardless of project type or scope, must complete Table B.
Table C	Statistical Projections - Entire Facility	Existing facility applicants must complete Table C. All applicants who complete this table must also complete Table D.
Table D	Revenues & Expenses, Uninflated - Entire Facility	Existing facility applicants must complete Table D. The projected revenues and expenses in Table D should be consistent with the volume projections in Table C.
Table E	Statistical Projections - New Facility or Service	Applicants who propose to establish a new facility, existing facility applicants who propose a new service, and applicants who are directed by MHCC staff must complete Table E. All applicants who complete this table must also complete Table F.
Table F	Revenues & Expenses, Uninflated - New Facility or Service	Applicants who propose to establish a new facility and existing facility applicants who propose a new service and any other applicant who complete a Table F must complete Table F. The projected revenues and expenses in Table F should be consistent with the volume projections in Table E.
Table G	Work Force Information	All applicants, regardless of project type or scope, must complete Table G.

TABLE A. PHYSICAL BED CAPACITY BEFORE AND AFTER PROJECT

INSTRUCTIONS: Identify the location of each nursing unit (add or delete rows if necessary) and specify the room and bed count before and after the project in accordance with the definition of physical capacity noted below. Applicants should add columns and recalculate formulas to address rooms with 3 and 4 bed capacity. NOTE: Physical capacity is the total number of beds that could be physically set up in space without significant renovations. This should be the maximum operating capacity inder normal, non-emergency circumstances and is a physical count of bed capacity, rather than a measure of staffing capacity. A room with two headwalls and two sets of gasses should be counted as having capacity for two beds, even if it is typically set up and operated with only one bed. A room with one headwall and one set of gasses is counted as a semi-private room, since renovation/construction would be required to convert it to semi-private use. If the hospital operates patient rooms that contain no headwalls or a single headwall, but are normally used to accommodate one or more than one patient (e.g., for psychiatric patients), the physical capacity of such rooms should be counted as they are currently used.

	-,,	Before 1	he Project	and the second second		After Project Completion								
	Current		Based on Phy	sical Capac	ity		Location	Based on Physical Capacity						
Service Location	Licensed	Poom Count Bod Count				Service Location	(Floor/		Room Coun	t	Bed Count			
(Floor/Wing)	Beds	Private	Semi-Private	Total Rooms	Physical Capacity	(Floor/Wing)	Wing)*	Private	Semi- Private	Total Rooms	Physical Capacity			
	- 11	.7 AND III.	7D				111.7	AND III.7D						
	N/A	N/A N/A N/A 0 #VALUE! 3.7						0	9	9	18			
				0	0	3.7WM	1 West	0	9	9	18			
				0	0		·			0	0			
				0	0					0	0			
				0	0					0	0			
Subtotal III.7 AND III.7D	0	0	0	0	#VALUE!	Subtotal III.7 and III.7 D		.0	18	18	36			
	F	ESIDENTIA	\L				RES	RESIDENTIAL						
				0	0					0	0			
	N/A	N/A	N/A	0	#VALUE!	Residential	2 North	0	9	9	18			
						Residential	2 West		9	9	18			
						Residential	3 North	1	9	9	18			
						Residential	3 West		9	9	18			
Subtotal Residential	0	0 ,	0	0	#VALUE!	Subtotal Residential		- 0 -	9	36	72			
TOTAL	0	0	0	0	#VALUE!	TOTAL		0	27	54	108			
Other (Specify/add rows as needed)				0	0	Other (Specify/add rows as needed)				0	0			
TOTAL OTHER	9	0	Ö	0	0	TOTAL NON-ACUTE		0	0	0	0			
FACILITY TOTAL	0	0	0	0	#VALUE!	FACILITY TOTAL		O	27	54	108			

INSTRUCTION: Estimates for Capital Costs (1.a-e), Financing Costs and Other Cash Requirements (2.a-g), and Working Capital Startup Costs (3) must reflect current costs as of the date of application and include all costs for construction and renovation. Explain the basis for construction cost estimates, renovation cost estimates, contingencies, interest during construction period, and inflation in an attachment to the application. If the project involves services other than level III.7 and III.7D explain the allocation of costs between the levels. NOTE: Inflation should only be included in the Inflation allowance line A.1.e. The value of donated land for the project should be included on Line A.1.d as a use of funds and on line B.8 as a source of funds

	III.7 and III.7D	RESIDENTIAL	TOTAL
USE OF FUNDS			
1. CAPITAL COSTS			
a. New Construction			
(1) Building	\$0	\$0	
(2) Fixed Equipment	\$0	\$0	
(3) Site and Infrastructure	\$0	\$0	
(4) Architect/Engineering Fees	\$0	\$0	
(5) Permits (Building, Utilities, Etc.)	\$0	\$0	
SUBTOTAL	\$0	\$0	
b. Renovations			
(1) Building	\$1,733,333	\$3,466,667	\$5,200,0
(2) Fixed Equipment (not included in construction)	\$666,666	\$1,333,334	\$2,000,0
(3) Architect/Engineering Fees	\$0	\$0	
(4) Permits (Building, Utilities, Etc.)	\$0	\$0	
SUBTOTAL	\$2,399,999	\$4,800,001	\$7,200,0
c. Other Capital Costs			
(1) Movable Equipment	\$0	\$0	
(2) Contingency Allowance	\$100,000	\$200,000	\$300,0
(3) Gross interest during construction period	\$250,000	\$500,000	\$750,0
(4) Other (Specify/add rows if needed)	\$0	\$0	
SUBTOTAL	\$350,000	\$700,000	\$1,050,0
TOTAL CURRENT CAPITAL COSTS	\$2,749,999	\$5,500,001	\$8,250,0
d. Land Purchase	\$0	\$16,000,000	\$16,000,0
e. Inflation Allowance			
TOTAL CAPITAL COSTS	\$2,749,999	\$21,500,001	\$24,250,0
2. Financing Cost and Other Cash Requirements			
a. Loan Placement Fees	\$0	\$500,000	\$500,0
b. Bond Discount	\$0	\$0	
c CON Application Assistance			
c1. Legal Fees	\$20,000	\$0	\$20,0
c2. Other (Specify/add rows if needed)	\$0	\$0	
d. Non-CON Consulting Fees	\$0	\$0	
d1. Legal Fees	\$0	\$66,000	\$66,0
d2. Other (Specify/add rows if needed)	\$0	\$0	
e. Debt Service Reserve Fund	\$250,000	\$500,000	\$750,0
i. Other (Specify/add rows if needed)	\$0	\$0	
SUBTOTAL	\$270,000	\$1,066,000	\$1,336,0
3. Working Capital Startup Costs	\$5,683,833	\$11,367,667	\$17,051,
TOTAL USES OF FUNDS	\$8,703,832	\$33,933,668	\$42,637,5
Sources of Funds	7-7	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
1. Cash	\$0	\$1,285,999	\$1,285,9
2. Philanthropy (to date and expected)	\$0	\$0	¥.12001
3. Authorized Bonds	\$0	\$0	
4. Interest Income from bond proceeds listed in #3	\$0	\$0	
5. Mortgage	\$0	\$16,000,000	\$16,000,0
6. Working Capital Loans	\$5,703,833	\$10,647,668	\$16,351,
7. Grants or Appropriations			
a. Federal	\$0	\$0	
b. State	\$0	\$0	
c. Local	\$0	\$0	
8. Construction Financing	\$2,499,999	\$5,000,001	\$7,500,0
9. Interest Reserve	\$500,000	\$1,000,000	\$1,500,
TOTAL SOURCES OF FUNDS	\$8,703,832	\$33,933,668	\$42,637,
	III.7 and III.7D	RESIDENTIAL	TOTAL
ual Lease Costs (if applicable)	1		, // !!
1. Land	\$0	\$0	
2. Building	\$0	\$0	
3. Major Movable Equipment	\$0	\$0	
4. Minor Movable Equipment	\$0	\$0	
5. Other (Specify/add rows if needed)	\$0	\$0	

^{*} Describe the terms of the lease(s) below, including information on the fair market value of the item(s), and the number of years, annual cost, and the interest rate for the lease.

TABLE C. STATISTICAL PROJECTIONS - ENTIRE FACILITY

INSTRUCTION: Complete this table for the entire facility, including the proposed project. Indicate on the table if the reporting period is Calendar Year (CY) or Fiscal Year (FY). For sections 4 & 5, the number of beds and occupancy percentage should be reported on the basis of licensed beds. In an attachment to the application, provide an explanation or basis for the projections and specify all assumptions used. Applicants must explain why the assumptions are reasonable.

	Two Most R (Act		Current Year Projected	Includ	de additional y	ears, if neede	years after project completion and full occupancy) d in order to be consistent with Tables G and H.					
Indicate CY or FY			CY 2023	CY 2024	CY 2025	CY 2026	CY 2027		Comments of the Comments of th			
1. DISCHARGES												
a. Residential												
b. III.7 and III.7D												
c. Other (Specify/add rows of												
needed)												
TOTAL DISCHARGES	0	0	0	0	0	0	0	0	0	The second		
2. PATIENT DAYS												
a. Residental												
b. III.7 and III.7D												
c. Other (Specify/add rows of												
needed) Eating/Process DO												
TOTAL PATIENT DAYS	0	0	0	0	0	0	0	0	0			
3. AVERAGE LENGTH OF STAY (oatient days di	vided by discl	narges)									
a. Residental	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		
b. III.7 and III.7D	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		
c. Other (Specify/add rows of												
needed)	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		
TOTAL AVERAGE LENGTH OF												
STAY	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		
4. NUMBER OF LICENSED BEDS												
f. Rehabilitation												
g. Comprehensive Care												
h. Other (Specify/add rows of needed): Eating/Process Disorder												
TOTAL LICENSED BEDS	0	0	0	0	0	0	0	0	0			
5. OCCUPANCY PERCENTAGE */	MPORTANT N	OTE: Leap ye	ar formulas sh	ould be chang	ed by applican	t to reflect 366	days per year.					
a. Residential	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		
b. III.7 and III.7D	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		
c. Other (Specify/add rows of												
needed)	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		
TOTAL OCCUPANCY %	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		
6. OUTPATIENT VISITS					*							
a. Residential												
b. III.7 and III.7D												
c. Other (Specify/add rows of												
needed)												
TOTAL OUTPATIENT VISITS	0	0	0	0	0	0	0	0	0			

^{*} Include beds dedicated to gynecology and addictions, if separate for acute psychiatric unit.

TABLE D. REVENUES & EXPENSES, UNINFLATED - ENTIRE FACILITY

INSTRUCTION: Complete this table for the entire facility, including the proposed project. Table D should reflect current dollars (no inflation). Projected revenues and expenses should be consistent with the projections in Table C and with the costs of Manpower listed in Table G. Manpower. Indicate on the table if the reporting period is Calendar Year (CY) or Fiscal Year (FY). In an attachment to the application, provide an explanation or basis for the projections and specify all assumptions used. Applicants must explain why the assumptions are reasonable. Specify the sources of non-operating income.

	Re ctu	cent Years al)	Current Year Projected	Projected Years (ending at least two years after project completion and full occupancy) Add columns needed in order to document that the hospital will generate excess revenues over total expenses consistent with the Financial Feasibility standard.									
Indicate CY or FY			CY 2023	CY 2024	CY 2025	A STATE OF	CY 2026	CY 2027					
1. REVENUE													
a. Inpatient Services	\$	\$ -											
b. Outpatient Services	\$	\$ -							\$ -	\$ -	\$ -		
Gross Patient Service Revenues	\$	\$ -	\$ -	\$ -	\$	-	\$ -	\$ -	\$ -	\$ -	\$		
c. Allowance For Bad Debt	\$ _	\$ -											
d. Contractual Allowance	\$ _	\$ -											
e. Charity Care	\$ -	\$ -											
Net Patient Services Revenue	\$ -	\$ -	\$ -	\$ -	\$	-	\$ -	\$ -	\$ -	\$ -	\$		
f. Other Operating Revenues (Specify/add rows if needed)	\$ -	\$ -											
NET OPERATING REVENUE	\$ -	\$ -	\$ -	\$ -	\$		\$ -	\$ -	\$ -	\$ -	\$		
2. EXPENSES													
a. Salaries & Wages (including benefits)	\$ -	\$ -								9			
b. Contractual Services	\$ -	\$ -											
c. Interest on Current Debt	\$ -	\$ -											
d. Interest on Project Debt	\$ -	\$ -											
e. Current Depreciation	\$ -	\$ -											
f. Project Depreciation	\$ -	\$ -											
g. Current Amortization	\$ -	\$ -											
h. Project Amortization	\$ -	\$ -											
i. Supplies	\$ -	\$ -											
j. Other Expenses (Specify/add rows if needed)	\$ -	\$ -											
k. Dietary													
I. Repairs and Maintenance											-		
m. Transportation	\dashv												
n. Administrative	 \dashv								-				
o. Marketing p. Utilities	 +				-				+				
g. Insurance	 +				-			-	+	<u> </u>			
r. Property Taxes	 +				+								
s. Interest Expense and Finan Fees	+				+			 	-				

TABLE D. REVENUES & EXPENSES, UNINFLATED - ENTIRE FACILITY

INSTRUCTION: Complete this table for the entire facility, including the proposed project. Table D should reflect current dollars (no inflation). Projected revenues and expenses should be consistent with the projections in Table C and with the costs of Manpower listed in Table G. Manpower. Indicate on the table if the reporting period is Calendar Year (CY) or Fiscal Year (FY). In an attachment to the application, provide an explanation or basis for the projections and specify all assumptions used. Applicants must explain why the assumptions are reasonable. Specify the sources of non-operating income.

	Tv	Two Most Recent Years (Actual)				rrent Year Projected	Projected Years (ending at least two years after project completion and full occupancy) Add columns in needed in order to document that the hospital will generate excess revenues over total expenses consistent with the Financial Feasibility standard.														
Indicate CY or FY						CY	2023	CY 2	024	CY	2025	C,	Y 2026		CY 20	27	9				
												L					+				
TOTAL OPERATING EXPENSES	\$			\$		\$		\$		\$		\$		-	\$			\$ -	\$ 	\$	-
3. INCOME																					
a. Income From Operation	\$			\$		\$		\$		\$	Since -	\$		-	\$			\$ -	\$	\$	
b. Non-Operating Income																	\top				
SUBTOTAL	\$			\$	- 4	\$		\$		\$		\$			\$	100		\$ -	\$	\$	
c. Income Taxes																					
NET INCOME (LOSS)	\$			\$		\$		\$		\$		\$		-	\$			\$ -	\$	\$	

TABLE D. REVENUES & EXPENSES, UNINFLATED - ENTIRE FACILITY

INSTRUCTION: Complete this table for the entire facility, including the proposed project. Table D should reflect current dollars (no inflation). Projected revenues and expenses should be consistent with the projections in Table C and with the costs of Manpower listed in Table G. Manpower. Indicate on the table if the reporting period is Calendar Year (CY) or Fiscal Year (FY). In an attachment to the application, provide an explanation or basis for the projections and specify all assumptions used. Applicants must explain why the assumptions are reasonable. Specify the sources of non-operating income.

	Two Most Re (Actu		Current Year Projected	Projected Years (ending at least two years after project completion and full occupancy) Add columns i needed in order to document that the hospital will generate excess revenues over total expenses consistent with the Financial Feasibility standard.									
Indicate CY or FY			CY 2023	CY 2024	CY 2025	CY 2026	CY 2027						
4. PATIENT MIX													
a. Percent of Total Revenue										_			
1) Medicare	0.0%	0.0%											
2) Medicaid	0.0%	0.0%											
3) Blue Cross	0.0%	0.0%											
4) Commercial Insurance	0.0%	0.0%											
5) Self-pay	0.0%	0.0%											
6) Other	0.0%	0.0%											
TOTAL	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
b. Percent of Equivalent Inpatient Days	S		•										
1) Medicare	0.0%	0.0%											
2) Medicaid	0.0%	0.0%											
3) Blue Cross	0.0%	0.0%											
4) Commercial Insurance	0.0%	0.0%											
5) Self-pay	0.0%	0.0%											
6) Other	0.0%	0.0%											
TOTAL	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			

TABLE E. STATISTICAL PROJECTIONS - NEW FACILITY OR SERVICE

INSTRUCTION: After consulting with Commission Staff, complete this table for the new facility or service (the proposed project). Indicate on the table if the reporting period is Calendar Year (CY) or Fiscal Year (FY). For sections 4 & 5, the number of beds and occupancy percentage should be reported on the basis of licensed beds. In an attachment to the application, provide an explanation or basis for the projections and specify all assumptions used. Applicants must explain why the assumptions are reasonable.

	Two Most Years (Ad		Current Year Projected	Projected Years (ending at least two years after project completion and full occupancy) Include additional years, if needed in order to be consistent with Tables G and H.									
Indicate CY or FY	A STATE OF THE STATE OF		CY 2023	CY 2024	CY 2025	CY 2026	CY 2027						
1. DISCHARGES													
a. Residential	0	0	136	192	327	369	399						
b. III.7 and III.7D	0	0	855	955	1,055		665						
c. Other (Specify)	0	0	39		327	369	399						
TOTAL DISCHARGES	0	0	1,030	1,322	1,709	1,803	1,463	0	0	The state of			
2. PATIENT DAYS													
a. Residental			3,808	7,555	9,198		11,169						
b. III.7 and III.7D			7,955	9,198	10,512	11,169	11,169						
c. Other (Specify) Eating/Process DO			1,092	3,948	9,198	10,512	11,169						
TOTAL PATIENT DAYS	0	0	12,855	20,701	28,908	32,193	33,507	0	0				
3. AVERAGE LENGTH OF STAY				20,101	20,000	02,700	00,001						
a. Residental	#DIV/0!	#DIV/0!	28.0	39.3	28.1	28.5	28.0	#DIV/0!	#DIV/0!	#DIV/0!			
b. III.7 and III.7D	#DIV/0!	#DIV/0!	9.3	9.6	10.0			#DIV/0!	#DIV/0!	#DIV/0!			
3.7	#DIVIO:	#51770:	7.6		8.3			WEIVIO!	"BIVIO	WEIVIO.			
3.7WM			11.0	11.1	11.7	12.5	18.3						
c. Other (Specify)	#DIV/0!	#DIV/0!	28.0	22.6	28.1	28.5	28.0	#DIV/0!	#DIV/0!	#DIV/0!			
TOTAL AVERAGE LENGTH OF	WBIVIO.	IIDIVIO.	20.0	22.0	20.1	20.0	20.0	1101110.	"Bivio.	#B1110.			
STAY	#DIV/0!	#DIV/0!	12.5	15.7	16.9	17.9	22.9	#DIV/0!	#DIV/0!	#DIV/0!			
4. NUMBER OF LICENSED BED	S												
f. Rehabilitation			18	36	36	36	36						
g. iii.7 and iii.7D			36	36	36	36	36						
h. Other (Specify)													
Eating/Process Disorder			9	18	36	36	36						
TOTAL LICENSED BEDS	0	0	63	90	108	108	108	0	0				
5. OCCUPANCY PERCENTAGE	*IMPORTANT	NOTE: Le	ap vear formu	las should be d	changed by ap	olicant to reflec	t 366 days per	year.					
a. Residential	#DIV/0!	#DIV/0!	58.0%		70.0%			#DIV/0!	#DIV/0!	#DIV/0!			
b. III.7 and III.7D	#DIV/0!	#DIV/0!	60.5%	70.0%	80.0%		85.0%	#DIV/0!	#DIV/0!	#DIV/0!			
c. Other (Specify)	CONTROL MATERIAL SPECIAL												
Eating/Process DO	#DIV/0!	#DIV/0!	33.2%	60.1%	70.0%	80.0%	85.0%	#DIV/0!	#DIV/0!	#DIV/0!			
TOTAL OCCUPANCY %	#DIV/0!	#DIV/0!	55.9%	63.0%	73.3%		85.0%	#DIV/0!	#DIV/0!	#DIV/0!			
6. OUTPATIENT VISITS		200							language and the second				
a. Residential													
b. III.7 and III.7D													
c. Other (Specify)													
TOTAL OUTPATIENT VISITS	0	0	0	0	0	0	0	0	0				

^{*} Include beds dedicated to gynecology and addictions, if separate for acute psychiatric unit.

TABLE F. REVENUES & EXPENSES. UNINFLATED - NEW FACILITY OR SERVICE

INSTRUCTION: After consulting with Commission Staff, complete this table for the new facility or service (the proposed project). Table F should reflect current dollars (no inflation). Projected revenues and expenses should be consistent with the projections in Table E and with the costs of Manpower listed in Table G. Manpower. Indicate on the table if the reporting period is Calendar Year (CY) or Fiscal Year (FY). In an attachment to the application, provide an explanation or basis for the projections and specify all assumptions used. Applicants must explain why the assumptions are reasonable. Specify the sources of non-operating income.

Projected Years (ending at least two years after project completion and full occupancy) Add years, if needed in order to document that the hospital will generate excess revenues over total expenses consistent with the Financial Feasibility standard. Indicate CY or FY CY 2023 CY 2024 CY 2025 CY 2026 CY 2027 1. REVENUE a. Inpatient Services 3.7 and 3.7WM 1.755.600 \$ 9.190.650 \$ 9.349.900 \$ \$ 7.520.100 \$ 9.443.350 Residential SUD \$ 2,510,400 | \$ 8,594,400 \$ 10,116,000 \$ 9,349,900 \$ 9,443,350 Residential Process/ED \$ 750.000 \$ 5.371.500 \$ 6,952,350 \$ 8.014.200 \$ 8.094.300 \$ b. Outpatient Services \$ \$ \$ \$ - | \$ Gross Patient Service Revenues 5,016,000 \$ \$ 21,486,000 | \$ 26,259,000 26,714,000 26,981,000 \$ \$ \$ \$ c. Allowance For Bad Debt 516.000 \$ 2.208.000 \$ 2.699.000 2.746.000 \$ 2.773.000 d. Contractual Allowance e. Charity Care \$ 75,000 \$ 420,000 \$ 540,000 \$ 660,000 \$ 780,000 Net Patient Services Revenue \$ 4,425,000 \$ 18.858.000 \$ 23,020,000 23,308,000 \$ 23,428,000 \$ f. Other Operating Revenues (Specify) **NET OPERATING REVENUE** \$ 4,425,000 \$ 18,858,000 \$ 23,020,000 \$ 23,308,000 \$ 23,428,000 \$ - 5 2. EXPENSES a. Salaries & Wages (including benefits) 3.184.000 \$ 5.094.000 \$ 5.246.000 \$ 5.404.000 \$ 8,257,900 b. Contractual Services c. Interest on Current Debt d. Interest on Project Debt e. Current Depreciation \$ 43,000 \$ 672,000 | \$ 685,000 | \$ 702,000 | \$ 725,000 f. Project Depreciation g. Current Amortization h. Project Amortization i. Supplies Other Expenses (Specify) Total \$ 9.053.000 \$ 11,618,000 \$ 11,739,000 \$ 13.092.000 \$ 13,403,000 k. Dietarv \$ 308,000 | \$ 752,000 | \$ 873,000 | \$ 904,000 | \$ 931,000 I. Repairs and Maintenance \$ 123,000 | \$ 346,000 \$ 410.000 | \$ 424.000 \$ 437.000 m. Transportation \$ 271.000 \$ 384.000 | \$ 396,000 | \$ 408.000 \$ 42,000 n. Administrative \$ 2,240,000 \$ 2.553.000 \$ 2.630.000 \$ 2.708.000 \$ 2.790.000 o. Marketing \$ 5,000,000 \$ 5,150,000 \$ 5,305,000 5,464,000 | \$ 5.628.000 p. Utilities \$ 28.000 \$ 128,000 \$ 159,000 | \$ 165,000 | \$ 170,000 q. Insurance \$ 279,000 | \$ 432.000 | \$ 445.000 | \$ 458,000 \$ 472,000 r. Property Taxes \$ 200,000 | \$ 309,000 | \$ 318,000 328,000 | \$ 338,000 s. Interest Expense and Finan Fees \$ 604,000 \$ 1,564,000 | \$ 1,572,000 | \$ 1,531,000 | \$ 1,492,000 TOTAL OPERATING EXPENSES \$ 12,280,000 \$ 17,384,000 | \$ 17,670,000 \$ 19,198,000 \$ 22,385,900 \$

TABLE F. REVENUES & EXPENSES, UNINFLATED - NEW FACILITY OR SERVICE

INSTRUCTION: After consulting with Commission Staff, complete this table for the new facility or service (the proposed project). Table F should reflect current dollars (no inflation). Projected revenues and expenses should be consistent with the projections in Table E and with the costs of Manpower listed in Table G. Manpower. Indicate on the table if the reporting period is Calendar Year (CY) or Fiscal Year (FY). In an attachment to the application, provide an explanation or basis for the projections and specify all assumptions used. Applicants must explain why the assumptions are reasonable. Specify the sources of non-operating income.

Projected Years (ending at least two years after project completion and full occupancy) Add years, if needed in order to document that the hospital will generate excess revenues over total expenses consistent with the Financial Feasibility standard. Indicate CY or FY CY 2023 CY 2024 CY 2025 CY 2026 CY 2027 3. INCOME a. Income From Operation \$ (7,855,000.00) \$ 1,474,000.00 \$ 5,350,000.00 \$ 4,110,000.00 | \$ 1,042,100.00 \$ b. Non-Operating Income SUBTOTAL \$ (7,855,000.00) \$ 1,474,000.00 \$ 5,350,000.00 \$ 4,110,000.00 \$ 1,042,100.00 \$ \$ c. Income Taxes NET INCOME (LOSS) \$ (7.855.000.00) \$ 1.474.000.00 \$ 5,350,000.00 \$ 4,110,000.00 \$ 1,042,100.00 \$ 4. PATIENT MIX a. Percent of Total Revenue 1) Medicare 10.0% 10.0% 10.0% 10.0% 10.0% 2) Medicaid 15.0% 15.0% 15.0% 15.0% 15.0% 3) Blue Cross 35.0% 35.0% 35.0% 35.0% 35.0% 4) Commercial Insurance 30.0% 30.0% 30.0% 30.0% 30.0% 5) Self-pay 10.0% 10.0% 10.0% 10.0% 10.0% 6) Other TOTAL 100.0% 100.0% 100.0% 100.0% 100.0% 0.0% 0.0% b. Percent of Equivalent Inpatient Days Total MSGA 1) Medicare 2) Medicaid 3) Blue Cross 4) Commercial Insurance 5) Self-pay 6) Other TOTAL 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0%

TABLE G. WORKFORCE INFORMATION INSTRUCTION! List the facility's existing stating and changes required by this project. Include all major job categories under each heading provided in the table. The number of Full Time Equivalents (FTEs) should be calculated on the basis of 2,000 paid hours to worked hours. Please ensure that the ojections in this table are consistent with expenses provided in uninflated projections in Tables F and G. PROJECTED CHANGES AS A RESULT OF OTHER EXPECTED CHANGES IN THE PROPOSED PROJECT THROUGH OPERATIONS THROUGH THE LAST FACILITY THROUGH THE LAST YEAR OF PROJECTION (CURRENT LAST YEAR OF PROJECTION (CUR CURRENT ENTIRE FACILITY Total Cost (should be Average Salary per FTE consisten Average (should be Job Category FTEs Salary per Total Cost Year Salary per Year Total with FTEs FTEs consistent with projections in FTEs FTE Cost projections i Table D, if Table D) Regular Employees
 Administration (List general categories, add rows (f needed) Chief Executive Officer
Chief Operating Officer
Chief Strategy Officer
Chief Clinical Officer 1.0 \$507,000 \$507,000 1.0 \$357,000 \$357,000 \$357,000 1.0 \$357,000 \$357,000 1.0 \$195.000 \$195,000 \$195,00 Vice Pres of Bus Development HR Coordinator Utilization Review Mngr 1.0 \$260,000 \$260,000 \$260,000 1.0 \$91,000 \$91,000 1.0 \$91,000 \$91,000 1.0 \$91,000 \$91,000 1.0 \$52,000 \$52,000 1.0 \$325,000 \$325,000 1.0 \$117,000 \$117,000 \$91,000 \$91,000 \$52,000 \$325,000 \$117,000 Executive Assistant Medical Director Director of Nursing 1.0 \$130,000 1.0 \$130,000 1.0 \$162,500 1.0 \$84,500 0.0 \$2,729,000 Accountant Executive Director 1.0 \$162,500 \$162,500 Systems Administrator 1.0 \$84,500 \$84,500 \$2,729,000 Total Administration
Direct Care Staff (List general \$0 \$0 sol 0.0 categories, add rows if needed) \$78,000 \$1,014,000 13.0 \$1,014,000 Therapists \$0 3.7WM \$78,000 \$1,170,000 Reigstered Nurses 15.0 \$1,170,000 3.7WM 9.0 9.0 2.5 2.5 Res \$48,100 \$432,900 Licensed Practical Nurses \$432,900 4.0 Nurse Practitioners 4.0 \$195,000 \$780,000 \$780,000 4.0 3.7WM 2.0 Aftercare Specialists \$52,000 \$104,000 \$104,000 \$1,014,000 Behavioral Health Techs \$39,000 \$1,014,000 3.7WM \$48,750 \$390,000 \$4,904,900 Admissions **Total Direct Care** Support Staff (List general calegories, add rows if needed) \$0 \$0 \$0 0.0 \$45,500 \$91,000 \$45,500 \$273,000 \$78,000 \$78,000 \$45,500 \$182,000 \$0 \$0 \$0 6.0 1.0 Drivers Head Chef Chef Total Support \$624,000 REGULAR EMPLOYEES TOTAL 2. Contractual Employees Administration (List general categories, add rows if needed) \$0 \$0 0.0 0.0 0,0 Total Administration
Direct Care Staff (List general categories, add rows if needed) \$0 \$0 \$0 0.0 Total Direct Care Staff Support Staff (List general so \$0 \$0 0.0 categories, add rows if needed) \$0 0.0 \$0 Total Support Staff CONTRACTUAL EMPLOYEES TOTAL Benefits (State method of calculating benefits below):

0.0

\$8,257,900 0.0

\$0 0.0

\$0

\$624,000

AFFIRMATION

I hereby declare and affirm under the penalties of perjury that the facts stated in this application and its attachments and the foregoing Applicant's Response to April 5, 2023 Questions are true and correct to the best of my knowledge, information and belief.

Date: April 6, 2023

John Beecroft, Chief Operating Officer