



**COOPER OPERATING LLC
D/B/A MAJESTIC CENTER FOR REHAB AND SUB-ACUTE CARE
(a limited liability company)**

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

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INDEPENDENT AUDITORS' REPORT

To the Members of
Cooper Operating LLC
d/b/a Majestic Center for Rehab and Sub-Acute Care

Opinion

We have audited the accompanying financial statements of Cooper Operating LLC d/b/a Majestic Center for Rehab and Sub-Acute Care (a limited liability company), which comprise the balance sheet as of December 31, 2024, and the related statements of operations and members' deficiency, 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 Cooper Operating LLC d/b/a Majestic Center for Rehab and Sub-Acute Care, as of December 31, 2024, and the results of its operations, changes in members' deficiency, 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 Cooper Operating LLC d/b/a Majestic Center for Rehab and Sub-Acute Care 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 Cooper Operating LLC d/b/a Majestic Center for Rehab and Sub-Acute Care'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 Cooper Operating LLC d/b/a Majestic Center for Rehab and Sub-Acute Care'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 Cooper Operating LLC d/b/a Majestic Center for Rehab and Sub-Acute Care'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.

Brand Sonnenschein LLP

September 18, 2025

COOPER OPERATING LLC
D/B/A MAJESTIC CENTER FOR REHAB AND SUB-ACUTE CARE
(a limited liability company)
BALANCE SHEET
AT DECEMBER 31, 2024

ASSETS

Current assets

Cash and cash equivalents (note 2)	\$ 207,819
Cash - restricted (patient funds) (note 2)	101,332
Accounts receivable - net (note 3)	1,712,244
Due from landlord (note 6)	31,334
Prepaid expenses and other	773,491
Total current assets	<u>2,826,220</u>

Property and equipment - net (note 4)	699,769
Right-of-use asset (note 5)	<u>26,605,740</u>

TOTAL ASSETS **\$ 30,131,729**

LIABILITIES AND MEMBERS' DEFICIENCY

Current liabilities

Accounts payable	\$ 2,346,160
Accrued expenses	327,119
Accrued and withheld taxes	23,662
Operating lease obligation (note 5)	704,782
Finance lease payable - net (note 5)	13,506
Due to private and third-party payors	1,192,010
Patients' funds payable	127,331
Total current liabilities	<u>4,734,570</u>

Finance lease payable - net (note 5)	33,886
Operating lease obligation (note 5)	25,900,958
Total liabilities	<u>30,669,414</u>

Members' deficiency (537,685)

TOTAL LIABILITIES AND MEMBERS' DEFICIENCY **\$ 30,131,729**

COOPER OPERATING LLC
D/B/A MAJESTIC CENTER FOR REHAB AND SUB-ACUTE CARE
(a limited liability company)
STATEMENTS OF OPERATIONS AND MEMBERS' DEFICIENCY
YEAR ENDED DECEMBER 31, 2024

Revenues	\$	12,982,556
Operating expenses		<u>13,257,380</u>
Loss from operations		(274,824)
Interest income		2,463
Interest expense		<u>(1,195)</u>
NET LOSS		(273,556)
Members' deficiency - December 31, 2023		<u>(1,304,129)</u>
		(1,577,685)
Net members' equity contributed		<u>1,040,000</u>
MEMBERS' DEFICIENCY - DECEMBER 31, 2024	\$	<u><u>(537,685)</u></u>

COOPER OPERATING LLC
D/B/A MAJESTIC CENTER FOR REHAB AND SUB-ACUTE CARE
(a limited liability company)
STATEMENT OF CASH FLOWS
YEAR ENDED DECEMBER 31, 2024

Cash flows from operating activities	
Net loss	\$ (273,556)
Adjustments to reconcile net loss to net cash used in operating activities	
Depreciation	159,937
(Increase) Decrease in assets	
Accounts receivable	170,601
Prepaid expenses and other	(426,557)
Due from landlord	118,666
(Decrease) in liabilities	
Accounts payable	(145,897)
Accrued expenses and withheld taxes	(35,788)
Due to private and third-party payors	(13,453)
Patients' funds payable	(2,089)
Net cash used in operating activities	<u>(448,136)</u>
Cash flows from investing activities	
Purchase of property and equipment	<u>(69,364)</u>
Net cash used in investing activities	<u>(69,364)</u>
Cash flows from financing activities	
Net payments to members	(679,660)
Payments on finance leases	(13,214)
Members' equity contributed	<u>1,040,000</u>
Net cash provided by financing activities	<u>347,126</u>
Net decrease in cash, restricted cash, and cash equivalents	(170,374)
Cash, restricted cash, and cash equivalents - December 31, 2023	<u>479,525</u>
CASH, RESTRICTED CASH, AND CASH EQUIVALENTS - DECEMBER 31, 2024	<u><u>\$ 309,151</u></u>

See accompanying notes to the financial statements.

COOPER OPERATING LLC
D/B/A MAJESTIC CENTER FOR REHAB AND SUB-ACUTE CARE
(a limited liability company)
NOTES TO FINANCIAL STATEMENTS
AT DECEMBER 31, 2024

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

Organization and business – Cooper Operating LLC (the “Company”) was formed in the State of New Jersey on September 12, 2013, without finite life. The members of the Company are 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 Members, unless sooner terminated as provided in the agreement. The Company leases land, building, and the rights to its license in Camden, New Jersey from a related landlord. Effective December 2, 2023, the Company was licensed to operate a long-term care facility consisting of 120 Long-Term Care beds in Camden, New Jersey, under the name Majestic Center for Rehab and Sub-Acute Care.

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) 326, the Company evaluates certain criteria, including aging and historical write-offs, current economic condition of specific payors and future economic conditions to determine the appropriate allowance for credit losses. The impact of the adoption of ASC 326 to the Company's opening balance of net assets was not material.

Property and equipment – Property and equipment are stated at cost. Depreciation is computed using the straight-line method over the estimated useful lives of the assets. Expenditures for maintenance and repairs are charged to operations as incurred. Significant renovations and replacements, which improve and extend the life of the asset are capitalized.

COOPER OPERATING LLC
D/B/A MAJESTIC CENTER FOR REHAB AND SUB-ACUTE CARE
(a limited liability company)
NOTES TO FINANCIAL STATEMENTS
AT DECEMBER 31, 2024

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

Revenues – Revenue is derived primarily from providing healthcare services to patients. Revenues are recognized when services are provided to the patients at the amount that reflects the consideration to which the Company expects to be entitled from patients and third-party payors, including Medicaid, Medicare, and insurers (private and Medicare replacement plans), in exchange for providing patient care. The healthcare services in transitional and skilled, home health and hospice patient contracts include routine services in exchange for a contractual agreed-upon amount or rate. Routine services are treated as a single-performance obligation satisfied over time as services are rendered. As such, patient care services represent a bundle of services that are not capable of being distinct. Additionally, there may be ancillary services, which are not included in the daily rates for routine services, but instead are treated as separate performance obligations satisfied at a point in time, if and when those services are rendered.

Revenue recognized from healthcare services are adjusted for estimates of variable consideration to arrive at the transaction price. The Company determines the transaction price based on contractually agreed-upon amounts or rates, adjusted for estimates of variable consideration. The Company uses the expected value method 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 partnership for federal income tax purposes and does not incur income taxes. Instead, its earnings and losses are included in the personal returns of the members and taxed depending on their personal tax situations. The policy of the Company is to record interest expense and penalties relating to income taxes in operating expense.

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 owners return. The tax rates are graduated and range from 5.675% to 10.9% of earnings. The Company paid \$60,000 of New Jersey BAIT taxes during 2024, which were included in distributions.

Government grants – In 2022, the Company adopted ASU-2021-10, Government Assistance (Topic 832: Disclosures by Business Entities about Government Assistance). The Company’s accounting policy for government grants is to follow International Accounting Standards No. 20 – “Accounting for Government Grants and Disclosure of Government Assistance.”

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

COOPER OPERATING LLC
D/B/A MAJESTIC CENTER FOR REHAB AND SUB-ACUTE CARE
(a limited liability company)
NOTES TO FINANCIAL STATEMENTS
AT DECEMBER 31, 2024

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

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 members – Guaranteed payments to members 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 – In 2023, 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 of (1) using the Company’s implicit borrowing rate (if available at the time of the lease origination; or (2) using a risk-free discount rate (US Treasury Rate) for the lease-derived ROU assets. ROU assets were treated separately from non-lease components of all asset classes. For leases utilizing the risk-free rate expedient, the Company elected to use a period comparable with that of the lease term, as an accounting policy election for all leases. The Company also made an accounting policy election to not record ROU assets or lease liabilities for leases with an initial term of 12 months or less and will recognize payments for such leases in its Statements of Earnings (Loss) 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 debt issuance costs relating to financing debt be shown as an offset to the note payable instead of as a deferred charge categorized as an intangible asset. The guidance also requires that the resulting amortization of the deferred financing costs be shown as interest expense instead of amortization expense.

Subsequent events – The Company has reviewed subsequent events and transactions for potential recognition and disclosure in the financial statements through September 18, 2025, the date the financial statements were available to be issued. The following subsequent event has been identified. In March 2025, the Company was added to the Centers for Medicare & Medicaid Services special focus facility list.

COOPER OPERATING LLC
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(a limited liability company)
NOTES TO FINANCIAL STATEMENTS
AT DECEMBER 31, 2024

NOTE 2 – CASH, RESTRICTED CASH, AND CASH EQUIVALENTS

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

Operating cash	\$	207,819
Restricted cash – patient funds		<u>101,332</u>
Total cash, restricted cash, and cash equivalents	\$	<u>309,151</u>

NOTE 3 – ALLOWANCE FOR CREDIT LOSSES

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

Activity:

Balance – December 31, 2023	\$	371,200
Provision for credit losses		296,972
Less: write-offs		<u>341,172</u>
Balance – December 31, 2024	\$	<u>327,000</u>

NOTE 4 – PROPERTY AND EQUIPMENT

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

	Life (Years)	
Leasehold improvements	15	\$ 683,681
Furniture and equipment	5	<u>2,175,908</u>
		2,859,589
Less: accumulated depreciation		<u>2,159,820</u>
		\$ <u>699,769</u>

Finance leases included in furniture and equipment were \$80,946 at December 31, 2024. Accumulated depreciation related to these leases was \$40,473 at December 31, 2024.

Depreciation expense was \$159,937 for the year, which includes depreciation on finance leases of \$16,189.

COOPER OPERATING LLC
D/B/A MAJESTIC CENTER FOR REHAB AND SUB-ACUTE CARE
(a limited liability company)
NOTES TO FINANCIAL STATEMENTS
AT DECEMBER 31, 2024

NOTE 5 – LEASES

The Company has operating and finance 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 2.81% to calculate the present value of its operating lease liability. The incremental borrowing rate is based on the information available at the commencement date in determining the present value of lease payments. The value of an option to extend or terminate a lease is reflected to the extent it is reasonably certain management will exercise that option. Lease expense for lease payments is recognized on a straight-line basis over the lease term.

The Company occupies its premises under an operating lease from a related landlord that is set to expire on December 31, 2050. The lease provides for an annual base rent of \$1,440,000 plus all real estate taxes and operating expenses.

In addition, the Company has entered into a lease agreement to lease equipment, which has been classified as a finance-type lease. The lease matures in June 2028.

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

Operating lease cost	\$	1,440,000
Short-term cost		<u>1,965</u>
Total	\$	<u>1,441,965</u>

OPERATING LEASE

Operating lease ROU assets	\$	<u>26,605,740</u>
Operating lease current liabilities	\$	704,782
Operating lease long-term liabilities		<u>25,900,958</u>
Total operating lease liabilities	\$	<u>26,605,740</u>

FINANCE LEASE

Property, plant, and equipment, net	\$	<u>40,473</u>
Other current liabilities	\$	13,506
Other noncurrent liabilities		<u>33,886</u>
Total finance lease liabilities	\$	<u>47,392</u>

WEIGHTED-AVERAGE REMAINING LEASE TERM

Operating lease	26 years
Finance lease	3.5 years

WEIGHTED-AVERAGE DISCOUNT RATE

Operating lease	2.81%
Finance lease	2.19%

COOPER OPERATING LLC
D/B/A MAJESTIC CENTER FOR REHAB AND SUB-ACUTE CARE
(a limited liability company)
NOTES TO FINANCIAL STATEMENTS
AT DECEMBER 31, 2024

NOTE 5 –LEASES (CONTINUED)

Undiscounted maturities of lease liabilities were as follows:

For the Years Ended December 31	Operating lease	Finance lease
2025	\$ 1,440,000	\$ 14,409
2026	1,440,000	14,409
2027	1,440,000	14,409
2028	1,440,000	6,003
2029	1,440,000	-
Thereafter	<u>30,240,000</u>	<u>-</u>
Total undiscounted lease liabilities	37,440,000	49,230
Less: discount on lease liabilities	<u>10,834,260</u>	<u>1,838</u>
TOTAL LEASE LIABILITIES	\$ <u>26,605,740</u>	\$ <u>47,392</u>

The following table presents supplemental information for the year ended December 31, 2024.

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

Operating cash flows for operating leases	\$ 1,440,000
Financing cash flows for finance lease	13,214

NOTE 6 – RELATED-ENTITY TRANSACTIONS

The Company leases its facility from a related entity (note 5). The amount due from the related landlord was \$31,334, at December 31, 2024.

NOTE 7 – REVENUES

Approximately 7% of the revenues for the year were derived from billings to the New Jersey Department of Health for stays by Medicaid patients. Approximately 62% of revenues for the year were derived from billings to Managed Care Organizations (“MCOs”) that were approved by the New Jersey Department of Health.

Approximately 16% of the revenues for the year were derived from billings to the Federal government for stays by Medicare patients covered by Part A and for services provided, which are covered by Medicare Part B, respectively.

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 MCO’s that are paying for all new Medicaid admissions. Subsequent rates are negotiated between the Company and each MCO.

COOPER OPERATING LLC
D/B/A MAJESTIC CENTER FOR REHAB AND SUB-ACUTE CARE
(a limited liability company)
NOTES TO FINANCIAL STATEMENTS
AT DECEMBER 31, 2024

NOTE 7 – REVENUES (CONTINUED)

As a result of audits or appeals, adjustments to interim rates received in prior years resulted in a decrease of \$52,789 to the Company’s revenues during the year.

NOTE 8 – CONCENTRATION OF CREDIT RISK

The Company maintains its cash balances at several financial institutions. Accounts at each institution are insured by the Federal Deposit Insurance Corporation (“FDIC”) up to \$250,000. At December 31, 2024, the Company had no uninsured cash balances.

At December 31, 2024, the Company had approximately 30% of its receivables due from the New Jersey Department of Health for Medicaid patients, and 34% of its receivables due from MCO’s for Medicaid-approved patients, and 11% of its receivables due from the Federal government for Medicare recipients.

At December 31, 2024, approximately 11% of the accounts payable balance was payable to one vendor.

NOTE 9 – DUE FROM MEMBERS

At December 31, 2023, the Company had loan payable balances to its members in the amount of \$679,660. The loans were repaid to the members in 2024 without interest.

NOTE 10 – ADVERTISING

Advertising expense was \$14,407 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>1,195</u>
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NOTE 12 – ECONOMIC DEPENDENCY

In 2024, the Company purchased a substantial portion of its services from one vendor. Purchases from this vendor totaled approximately \$451,700. The balance due to this vendor, and included in accounts payable at December 31, 2024, was approximately \$249,000.

COOPER OPERATING LLC
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(a limited liability company)
NOTES TO FINANCIAL STATEMENTS
AT DECEMBER 31, 2024

NOTE 13 – 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.

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 has a corporate credit card, which can be used for corporate purchases. The credit card has an unlimited spending limit and there was no balance due in accounts payable at December 31, 2024.

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.

In April 2022, the Company's landlord refinanced its mortgage with a Federal Housing Administration Section 232 mortgage note under the U.S. Department of Housing and Urban Development ("HUD"), in the principal amount of \$15,206,700. As per the terms of the lease, the Company was required to enter into a sub-lessee nursing home regulatory agreement with HUD under which it granted a first lien security interest in all of the assets of the Company.

COOPER OPERATING LLC
(a limited liability company)
SCHEDULE OF REVENUES
YEAR ENDED DECEMBER 31, 2024

Current year

Medicaid	\$ 899,414
Managed Medicaid	8,057,526
Private	88,807
Medicare - Part A	2,009,795
Medicare - Part A bad debts	(178,112)
Hospice	269,578
Insurance	<u>1,016,341</u>

Total current year 12,163,349

Prior year

Medicaid	(35,229)
Managed Medicaid	48,176
Private	(6,286)
Medicare	(3,040)
Insurance	<u>(56,410)</u>

Total prior year (52,789)

Miscellaneous

Miscellaneous revenue	584,018
Therapy	<u>287,978</u>

Total miscellaneous 871,996

TOTAL REVENUES \$ 12,982,556