

SILVER PINES											
3 Year Pro Forma P&L & Balance Sheet											
02/20/20											
Start up & fill up											
Avg Daily Census											
Month											
	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Total		
	-8	-7	-6	-5	-4	-3	-2	-1	Pre CO		
P&L											
Revenue											
Average Daily Census (minimum 32)	1										
Average Daily Census % Capacity	x/32										
Monthly Total Patient Days	51,460.00										
Revenue Per Day per Patient											
Gross Revenue											
Total Revenues											
Expenses											
Fixed											
	per month	Annual									
Rent	50,000	600,000									
Insurance: Property	833	10,000									
Insurance: GL & Professional	2,000	24,000									
Insurance: Medical Malpractice (1 Doctor)	1,000	12,000									
Insurance: E&O	417	5,000									
Real Estate Taxes	3,333	40,000									
Property Management	1,000	12,000									
Building Maintenance	1,000	12,000									
Company Vehicles (1)	1	12,000									
Vehicle Expense	833	10,000									
Marketing	7,500	90,000									
Equipment Maintenance	417	5,000									
Organized Activities	3,000	36,000									
Laundry/Janitorial Services (See Room turnover)	2,000	24,000									
Stericycle Services	1,000	12,000									
Utilities											
Electric	3,000	36,000									
Gas	1,250	15,000									
Trash	500	6,000									
Water & Sewer	1,500	18,000									
Phone & IT	417	5,000									
Software Licenses	1,667	20,000									
Misc Supplies	1,000	12,000									
Legal	1,250	15,000									
Depreciation	5,105	61,260									
Interest		5,105									
Accounting	3,333	40,000									
Accreditation and Certification	2,000	24,000									
Total Fixed		\$0	\$0	\$30,105	\$30,105	\$30,105	\$30,105	\$106,022	\$84,939	\$311,380	
Variable											
	# of Patients for Staffing	6	12	18	24						
Clinical Payroll											
Medical Director	0.5	0.5	1	1	260,000				\$10,833	\$10,833	\$21,667
Medical Provl	1.5	2	3	3	225,000						\$0
Medical Provl	0.75	0.75	1	1	125,000						\$0
Nurse Manag	1	1	1	1	105,000				\$8,750	\$8,750	\$17,500
Nurse	4	4	9	10	80,000					\$26,667	\$26,667
Mobile Regist	1	1	1	1	90,000						\$0
Clinical Director	1	1	1	1	150,000				\$12,500	\$12,500	\$25,000
Counselor	1.5	2	3	4	70,000				\$8,750	\$8,750	\$17,500
Afterscare Special	1	1	2	3	42,000				\$3,500	\$3,500	\$7,000
Direct Care St	6	10	10	14	38,500				\$19,250	\$19,250	\$38,500
Admin Payroll											
Executive Directo	1	1	1	1	150,000				\$12,500	\$12,500	\$25,000
Receptionist	1	1	1	1	50,000				\$4,167	\$4,167	\$8,333
Intake Coordinat	4	4	5	5	39,520				\$13,173	\$13,173	\$26,346
Database Manag	0.5	0.5	0.5	0.5	70,000				\$2,917	\$2,917	\$5,833
Accountant	0.75	0.75	1	1	70,000				\$5,833	\$5,833	\$11,667
Human Resource	1	0.75	0.5	0.5	90,000				\$8,750	\$8,750	\$17,500
Support Services											
Chef	1	1	1	1	80,000				\$6,667	\$6,667	\$13,333
Cooks	2	3	4	4	58,240				\$9,707	\$9,707	\$19,413
Kitchen Staff	2	3	4	4	41,600				\$6,933	\$6,933	\$13,866
Drivers	0.5	0.5	0.5	0.5	41,600				\$1,733	\$1,733	\$3,466
Total Payroll	32	38.75	50.5	57.5					\$73,457	\$157,630	\$231,087
Payroll Taxes					Annual Cost per emp				\$0	\$0	\$0
Health Care	25.6	31	40.4	46	18,000				\$7,346	\$15,763	\$23,109
Life and Disability					40,000						\$0
Insurance: Workers Comp					80,000						\$0
401k											\$0
Ancillary Services	Grp fitness, massage, acupuncture, life coaching, & nutritional counseling										\$0
Food	per census per day	50									
Smallwares	meal per # residents	32	50								
Uniforms	meal per employee	#####	50								
Linens	meal per # residents	32	100								
Dues & Subscriptions		167									
Charitable Contributions		3,000									
Travel and entertainment		250									
Employee Appreciation		-									
Background checks		100									
Medication Costs	per census per day	50									
Medical Supplies		2,000									
Medical Records (EHR)		50									
Room turn over	census days/7	58									
Pest Control		700									
Phones		560									
Computer & IT Expense		12,000									
Total Variable		\$0	\$0	\$0	\$0	\$0	\$0	\$80,802	\$184,918	\$265,720	
Total Expenses		\$0	\$0	\$30,105	\$30,105	\$30,105	\$30,105	\$186,824	\$269,857	\$577,101	
Profit/Loss		\$0	\$0	(\$30,105)	(\$30,105)	(\$30,105)	(\$30,105)	(\$186,824)	(\$269,857)	(\$577,101)	
Cash Flow											
Operating Activities											
Net Income		\$0	(\$30,105)	(\$30,105)	(\$30,105)	(\$30,105)	(\$30,105)	(\$186,824)	(\$269,857)		
Depreciation & Amortization (non cash)		-	5,105	5,105	5,105	5,105	5,105	5,105	5,105		
Change in Accounts Receivables		-	-	-	-	-	-	-	-		
Change in Prepaid Exp		-	-	-	-	-	-	-	-		
Change in Inventories		-	-	-	-	-	-	-	-		
Change in Accounts Payable		-	60,210	-	-	-	-	151,834	(30,642)		
Change in Accrued Exp		-	-	-	-	-	-	-	-		
Cash Flow from Operating Activities		\$0	\$35,210	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)	(\$29,885)	(\$295,393)		
Investing Activities											
Fixed Asset additions			(306,295)	-	-	-	-	-	-		
Financing Activities											
Bank loans			-	-	-	-	-	-	-		
Member equity			2,650,000	-	-	-	-	-	-		
Net increase (decrease) in cash		\$ 2,343,705	\$ 35,210	\$ (25,000)	\$ (25,000)	\$ (25,000)	\$ (25,000)	\$ (29,885)	\$ (295,393)		
Cash at beginning of period		\$ -	\$ 2,343,705	\$ 2,378,915	\$ 2,353,915	\$ 2,328,915	\$ 2,303,915	\$ 2,274,030	\$ 2,274,030		
Cash at end of the period		\$ -	\$ 2,343,705	\$ 2,378,915	\$ 2,353,915	\$ 2,328,915	\$ 2,303,915	\$ 2,274,030	\$ 1,978,636		
Other (specify):											
Electronic Health Record - Brand:	24,000										
BD Pyxis MedStation medication c	100,000										
Electrocardiogram x 1	2,850										
Vital monitoring equipment x 3	2,850										
Defibrillators x 5	6,375										
Examination equip, microscope, b	7,500										
Office equipment	80,720										
Computers/software	32,000										
	256,295										