

# EXHIBIT A

## Arte Senior Living, LLC - IL/AL

Breakdown of Income & Expenses: Jan - Mar, 2013

	Jan-13	Feb-13	Mar-13
<b>Resident fees</b>	<b>177,091</b>	<b>183,745</b>	<b>186,529</b>
Independent Living Services (one-off)	630	630	630
Day care/ Respite			
Ambassador revenues (Rec Activities)			
Personally Yours - Silver \$750	950	950	950
Personally Yours - Gold \$950			
Double occupancy			
Commercial rent	500	500	500
Meal options	905	939	953
Guest meals	905	939	953
Employee meals			
Trays			
Resident meals			
Med reminders & Pendant monitoring	200	200	200
Worker's comp surcharge			
Telephones	1,630	1,690	1,715
Cable TV	815	845	857
Application fees	7,833	7,833	7,833
Nursing supplies			
Beauty & barber			
Laundry & linen svcs			
Guest rooms			
Housekeeping			
Rebates			
Transportation			
Parking/car ports	100	100	100
Accounting fees			
Forfeited deposits/Late fee			
Resident transfers			
Other revenues	1,004	1,004	1,004
<b>Total Ancillary Revenue</b>	<b>15,473</b>	<b>15,630</b>	<b>15,695</b>
<b>Revenue</b>	<b>192,564</b>	<b>199,374</b>	<b>202,224</b>
<b>Management Company Labor</b>	<b>85,576</b>	<b>80,334</b>	<b>86,514</b>
<b>Management Company Benefits</b>	<b>18,249</b>	<b>16,870</b>	<b>17,438</b>
Meat & fish	7,662	6,927	7,529
Dairy products	-	-	-
Fruits & vegetables	9,817	8,875	9,645
Other food costs	519	469	510
Kitchen hardware	20	18	19
Dining linen	158	143	155
Kitchen supplies	701	634	689
<b>Total Food and Beverage</b>	<b>18,876</b>	<b>17,065</b>	<b>18,546</b>
Housekeeping supplies	1,343	1,343	1,343
Housekeeping supplies	1,343	1,343	1,343
Entertainment	1,385	1,385	1,385
Resident outings	-	-	-
Resident/family programs	910	910	910
Decorations	-	-	-
Events F&B			
Grocery store			
Transportation			
Activities supplies	489	489	489
<b>Total Activities</b>	<b>2,785</b>	<b>2,785</b>	<b>2,785</b>

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Resident Care expenses	23,004	21,193	22,674
Purchased service	824	824	824
Service contracts	1,187	1,187	1,187
Ground maintenance	848	848	848
Elevator service	986	986	986
Pest control	49	49	49
Unit renovations	259	259	259
Plant service			
Garbage	290	290	290
Gas	2,967	3,116	1,773
Electricity	11,283	11,473	11,611
Water & sewer	3,268	3,268	3,268
Cable television	4,667	4,667	4,667
Natural disaster-non-payroll			
Consultants			
Major replacements & repairs	2,749	2,749	2,749
Supplies	1,328	1,328	1,328
Total Plant Operations	30,705	31,044	29,839
Marketing			
Advertising	11,432	11,432	11,432
Public relations	131	131	131
Networking			
Mktg materials/promotion	328	328	328
Third party referral fees	1,250	1,250	1,250
Marketing resident incentives			
Family resident activities	764	764	764
Contributions			
Marketing meals			
Other marketing expense	220	220	220
Total Marketing	14,126	14,126	14,126
Administration			
Employee recruitment	163	163	163
Relocation expense			
Conventions & seminars	47	47	47
Travel	28	28	28
Travel- meals	70	70	70
Auto & van expense	508	508	508
Equipment leases	596	596	596
Auto & Van lease			
Consultants	1,700	1,700	1,700
Subscriptions & books	1,108	1,108	1,108
Postage	405	405	405
Overnight mail			
Telephone	2,603	2,603	2,603
Rebates			
Licenses & fees	478	478	478
Bank charges	699	699	699
LOC fees			
Legal fees	1,500	1,500	1,500
Bad debt expense	491	508	516
Resident transfers			
Uniforms	59	59	59
Employee screening			
Employee gifts & activities	11	11	11
Miscellaneous	1,781	1,781	1,781
Workcomp incentive			
Software & Computer Maintenance	1,446	1,446	1,446
Auditing fees	641	641	641
Payroll processing	1,200	1,200	1,200
Office Supplies	943	943	943
Total Administration	16,477	16,494	16,501
Taxes and Insurance			

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Property insurance premium	12,055	12,055	12,055
GL/PL insurance premium			
GL/PL insurance reserve			
Other insurance (flood,quake,auto)			
Lease/other business tax (privilege tax)	2,804	2,898	2,924
Real property tax	14,215	14,215	14,215
Property tax consultants			
Personal property tax	50	50	50
Miscellaneous	246	246	246
Total Taxes and Insurance	<u>29,371</u>	<u>29,464</u>	<u>29,490</u>
<b>Other facility costs</b>	<b><u>90,679</u></b>	<b><u>91,128</u></b>	<b><u>89,956</u></b>
<b>TOTAL OPERATING EXPENSES</b>	<b><u>217,508</u></b>	<b><u>209,524</u></b>	<b><u>216,582</u></b>
<b>OPERATING PROFIT</b>	<b>(24,944)</b>	<b>(10,150)</b>	<b>(14,358)</b>
Management fee	<u>7,863</u>	<u>8,135</u>	<u>8,249</u>
<b>EBITDAR</b> (before debt service)	<b><u>(32,806)</u></b>	<b><u>(18,285)</u></b>	<b><u>(22,607)</u></b>