Exhibit B

Financial Feasibility Study

Fort Monmouth
Financial Feasibility Assessment

The financial feasibility assessment determined the net financial impact on Monmouth Medical Center with the replacement of their main facility. The model used 2023 as the audited base year, 2024 as the current year, and 2025-2032 as forecasted years. The accompanying assumptions were integral to the financial analysis completed with regard to the replacement facility for Monmouth Medical Center:

Capital Costs: Consist of facility replacement:

Phase I Cancer Center Booked in 2026:
Building & Equipment: $230.0 million
Other: $22.1 million
Total: $252.1 million

Phase II Full Hospital Replacement Booked in 2029:
Building: $520.0 million
Equipment: $179 million
Other: $101 million
Total: $800 million

Financing Costs:

Capitalized Interest: $54.2 million
Other Financing Costs: $4.5 million
Total: $58.7 million

Total Project Costs:

Total: $ 858.7 million

Source of Funds:

$450.0 million – Tax exempt bonds on a 30-year term @ 5.0% Interest
$150.0 million – Fundraising
$258.7 million – Available Cash

Revenue Assumptions

Charge Increases: 3.0% / year increase
Incremental Volume and Cancer Center Projections: ~750 annual cases
Outpatient Volume: Incremental OP volume projected at a 1.7% CAGR

Revenue Assumptions (Continued):

Fee Schedule Increase (Reimbursement):

Medicare: IP 1.0% / year increase and OP 1.0% / year increase
Medicaid: IP 0.0% / year increase and OP 0.0% / year increase
Commercial: IP 3.0% / year increase and OP 3.0% / year increase
Other: IP 2.0% / year increase and OP 2.0% / year increase

Expense Assumptions:

Salary and Benefit Increase: 4.0% / year increase
Other (non-capital) expenses: 3.5% / year increase
Bad Debt Expense: 1.2% / year of gross charges

Category	2 Most Recent Actual Years Ended		Current Year	Projected Years Ending							
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Medicare		29.23%	29.23%	29.43%	29.63%	29.83%	30.03%	30.23%	30.23%	30.23%	30.23%
Medicaid		23.24%	23.24%	23.24%	23.24%	23.24%	23.24%	23.24%	23.24%	23.24%	23.24%
Blue Cross		16.76%	16.76%	16.66%	16.56%	16.46%	16.36%	16.26%	16.26%	16.26%	16.26%
Commercial Insurance		13.35%	13.35%	13.25%	13.15%	13.05%	12.95%	12.85%	12.85%	12.85%	12.85%
Self-Pay		6.83%	6.83%	6.83%	6.83%	6.83%	6.83%	6.83%	6.83%	6.83%	6.83%
Indigent		3.01%	3.01%	3.01%	3.01%	3.01%	3.01%	3.01%	3.01%	3.01%	3.01%
Other		7.59%	7.59%	7.59%	7.59%	7.59%	7.59%	7.59%	7.59%	7.59%	7.59%
Total Patient Service Revenue	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Monmouth Medical Center
Statement of Operations
2022-2032
Dollar, in Thousands

The Accompanying Assumptions are integral to this Analysis

	Historical Year 2022	Historical Year 2023	Forecast Year 2024	Forecast Year 2025	Forecast Year 2026	Forecast Year 2027	Forecast Year 2028	Forecast Year 2029	Forecast Year 2030	Forecast Year 2031	Forecast Year 2032
Operating Revenues											
Net Patient Service Revenue	448,658	532,585	585,460	600,732	631,006	636,780	663,630	693,783	741,412	770,289	800,254
Total Net Operating Revenues	468,232	554,664	608,610	618,596	649,543	655,873	683,296	720,039	762,275	791,778	822,388
Operating Expenses											
Salaries & Wages	190,196	194,075	167,819	172,703	181,652	184,999	190,549	201,545	210,564	219,920	229,626
Employee Benefits	26,564	26,264	28,743	29,579	31,112	31,685	32,636	33,615	34,624	35,662	36,732
Professional Fees	39,938	28,961	46,431	47,783	50,259	51,185	52,720	55,142	57,644	60,238	62,926
Interest Expense	8,546	8,359	8,648	12,682	19,966	25,474	29,857	29,035	28,170	27,563	26,917
Depreciation and amortization	22,444	17,605	17,293	17,927	25,235	24,983	24,733	42,486	42,241	41,998	41,758
Supplies & Other Operating Expenses	209,449	225,182	243,295	249,716	271,697	275,121	289,026	306,472	323,405	333,776	344,506
Total Net Operating Expenses	497,137	500,446	512,230	530,390	579,921	593,447	619,521	668,295	696,648	719,158	742,466
Operating Income (loss)	(28,905)	54,218	96,380	88,166	69,622	62,426	63,775	51,744	65,627	72,620	79,922
Nonoperating revenues (expenses)	(338)	(1,130)									
Change in net position	(24,693)	134,407	105,227	82,635	93,836	77,628	113,698	67,859	75,046	147,467	89,083
NET ASSETS, Beginning of year	354,280	329,587	463,994	569,220	651,856	745,691	823,319	937,017	1,004,875	1,079,921	1,227,388
NET ASSETS, End of year	329,587	463,994	569,220	651,856	745,691	823,319	937,017	1,004,875	1,079,921	1,227,388	

Interest and Depreciation

	Historical Year 2022	Historical Year 2023	Forecast Year 2024	Forecast Year 2025	Forecast Year 2026	Forecast Year 2027	Forecast Year 2028	Forecast Year 2029	Forecast Year 2030	Forecast Year 2031	Forecast Year 2032
Interest											
a. Current Interest	8,546	8,359	8,648	8,932	8,773	8,203	7,860	7,402	6,919	6,714	6,489
b. Project Interest				3,750	11,194	17,271	21,997	21,633	21,251	20,850	20,428
c. Total Interest	8,546	8,359	8,648	12,682	19,966	25,474	29,857	29,035	28,170	27,563	26,917
Depreciation											
a. Current Depreciation	22,444	17,605	17,293	17,927	17,569	17,316	17,066	16,819	16,574	16,332	16,092
b. Project Depreciation					7,667	7,667	7,667	25,667	25,667	25,667	25,667
c. Total Depreciation	22,444	17,605	17,293	17,927	25,235	24,983	24,733	42,486	42,241	41,998	41,758

Monmouth Medical Center
Balance Sheet
2022-2032
Dollar, in Thousands

The Accompanying Assumptions are integral to this Analysis

	Historical Year 2022	Historical Year 2023	Forecast Year 2024	Forecast Year 2025	Forecast Year 2026	Forecast Year 2027	Forecast Year 2028	Forecast Year 2029	Forecast Year 2030	Forecast Year 2031	Forecast Year 2032
ASSETS											
Current assets											
Cash and Cash Equivalents		10	10	10	10	10	10	10	10	10	10
Investments		562,252	515,873	526,068	537,831	547,685	558,396	556,408	654,004	824,291	936,387
Patient accounts receivable, net		49,028	53,894	55,300	58,087	58,619	61,090	64,418	68,251	70,909	73,667
Assets Limited to Use		0	0	0	0	0	0	0	0	0	0
Prepaid Expenses & Other Current Assets		66,347	67,125	68,583	71,473	72,024	74,588	78,039	82,013	84,769	87,630
Total Current Assets		677,637	636,903	649,962	667,402	678,338	694,084	698,875	804,277	979,979	1,097,694
Noncurrent assets											
Assets Limited to Use											
Other Assets		90,554	90,554	90,554	90,554	90,554	90,554	90,554	90,554	90,554	90,554
Property, Plant and Equipment:		528,013	691,406	857,942	1,100,564	1,308,434	1,514,637	1,598,637	1,601,637	1,604,637	1,607,637
Less: Accumulated Depreciation		(324,891)	(342,184)	(350,111)	(385,347)	(410,329)	(435,062)	(477,548)	(519,789)	(561,787)	(603,546)
Capital assets, net		203,122	349,222	507,831	715,217	898,105	1,079,575	1,121,089	1,081,848	1,042,850	1,004,092
Total Noncurrent Assets		293,676	439,775	598,385	805,771	988,658	1,170,129	1,211,643	1,172,402	1,133,404	1,094,645
Total assets		971,313	1,076,678	1,248,346	1,473,173	1,666,996	1,864,213	1,910,519	1,976,679	2,113,383	2,192,339
LIABILITIES AND NET POSITION											
Current liabilities											
Current Maturities of Long Term Debt & leases		2,006	3,160	18,691	14,477	19,275	19,352	13,238	13,819	13,972	14,810
Accounts Payable		20,778	21,311	21,921	23,454	23,816	24,779	26,212	27,468	28,492	29,553
Other Accrued Liabilities		238,330	238,789	239,841	242,204	242,715	244,469	246,950	249,465	251,343	253,289
Total Current Liabilities		261,114	263,259	280,452	280,134	285,806	288,600	286,399	290,752	293,807	297,653
Noncurrent liabilities											
Amounts Due to Third Parties		2,993	2,993	2,993	2,993	2,993	2,993	2,993	2,993	2,993	2,993
LTD & Leases, net of Current Portion		240,058	238,052	309,892	441,201	551,724	632,449	613,097	599,860	586,041	572,068
Other Non-Current Liabilities		3,154	3,154	3,154	3,154	3,154	3,154	3,154	3,154	3,154	3,154
Total Non-Current Liabilities		246,204	244,198	316,038	447,348	557,871	638,596	619,244	606,006	592,187	578,215
Total Liabilities		507,319	507,457	596,491	727,482	843,677	927,196	905,643	896,758	885,994	875,868
Net Position											
Total net position (deficit)		463,994	569,220	651,856	745,691	823,319	937,017	1,004,875	1,079,921	1,227,388	1,316,472
Total liabilities and net position		971,312	1,076,678	1,248,346	1,473,173	1,666,996	1,864,213	1,910,519	1,976,679	2,113,383	2,192,339

Monmouth Medical Center
Statement of Cash Flows
2022-2032
Dollar, in Thousands

The Accompanying Assumptions are integral to this Analysis

	Historical Year 2022	Historical Year 2023	Forecast Year 2024	Forecast Year 2025	Forecast Year 2026	Forecast Year 2027	Forecast Year 2028	Forecast Year 2029	Forecast Year 2030	Forecast Year 2031	Forecast Year 2032
Cash flows from operating Activities											
Gain (Loss) from Operations			96,380	88,166	69,622	62,426	63,775	51,744	65,627	72,620	79,922
Adjustments to reconcile loss from operations											
to net cash provided (used) by operating activities:											
Depreciation and amortization			17,293	17,927	25,235	24,983	24,733	42,486	42,241	41,938	41,758
Other Operating Activities											
Gifts, Grants, Donations											
Transfer from Foundation											
Strategic Investment			0	0	0	0	0	0	0	0	0
Net Assets Released for Operating Purposes											
(Increase) decrease in:											
Patient accounts receivable, net			(4,867)	(1,406)	(2,787)	(532)	(2,472)	(3,328)	(3,832)	(2,658)	(2,758)
Assets Limited to Use - New Facility			0	0	0	0	0	0	0	0	0
Prepaid Expenses & Other Assets			(779)	(1,458)	(2,890)	(551)	(2,563)	(3,451)	(3,974)	(2,757)	(2,880)
Increase (decrease) in:											
Accounts Payable & Other Liabilities			991	1,662	3,896	874	2,716	3,914	3,771	2,902	3,008
Net cash provided by operating activities			109,019	104,892	93,076	87,200	86,190	91,365	103,833	112,105	119,093
CAPITAL AND RELATED FINANCING ACTIVITIES											
Principal paid on long term debt/capital & op lease			(2,006)	(3,160)	(18,691)	(14,477)	(19,275)	(19,352)	(13,238)	(13,819)	(13,972)
Proceeds from Capital lease/debt			0	75,000	150,000	125,000	100,000	0	0	0	0
Purchases of PP&E			(163,393)	(176,537)	(232,622)	(207,870)	(206,203)	(84,000)	(3,000)	(3,000)	(3,000)
Fundraising			10,000	10,000	20,000	20,000	50,000	10,000	10,000	10,000	10,000
Proceeds from Sale of Land			0	0	0	0	0	0	0	65,000	0
Net cash provided (used) by Cap/Fin activities			(155,399)	(94,696)	(81,312)	(77,347)	(75,478)	(93,352)	(6,238)	58,181	(6,972)
INVESTING ACTIVITIES											
(Increase) Decrease in Investments			0	0	0	0	0	0	0	0	0
Interest and dividends on investments			0	0	0	0	0	0	0	0	0
Net cash provided (used) by investing activities			0	0	0	0	0	0	0	0	0
NET INCREASE (DECREASE) IN CASH			(46,380)	10,195	11,763	9,853	10,711	(1,988)	97,596	170,286	112,097
CASH, BEGINNING OF YEAR			562,262	515,883	526,078	537,842	547,695	558,406	556,419	654,014	824,301
CASH, END OF YEAR		562,262	515,883	526,078	537,842	547,695	558,406	556,419	654,014	824,301	936,398