

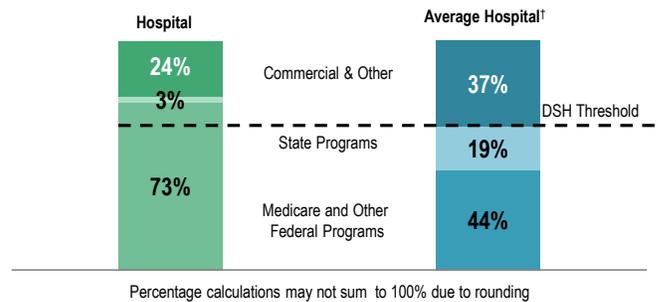
Kindred Hospital-Boston is a for-profit specialty hospital that specializes in providing long-term acute care services. It is located in the Metro Boston region, and is among the smaller acute hospitals in Massachusetts. Kindred Hospital-Boston provides acute cardiac and pulmonary medicine, dialysis, wound care, infectious disease, and rehabilitation services following long-term illness. Inpatient days at Kindred Hospital-Boston increased 22.7% from FY09 to FY13. Total revenue also increased during period, from \$14 million in FY09 to \$19 million in FY13.

AT A GLANCE

TOTAL BEDS: 59
% OCCUPANCY: 61%
INPATIENT DISCHARGES in FY13: 523
PUBLIC PAYER MIX: 76% (Non-DSH* Hospital)
TOTAL REVENUE in FY13: \$19 million; 1% of statewide
TAX STATUS: For profit
INPATIENT:OUTPATIENT REVENUE in FY13: 100%:0%
ADJUSTED[†] COST PER DAY: \$1,441
CHANGE in OWNERSHIP (FY09-FY13): Not Applicable

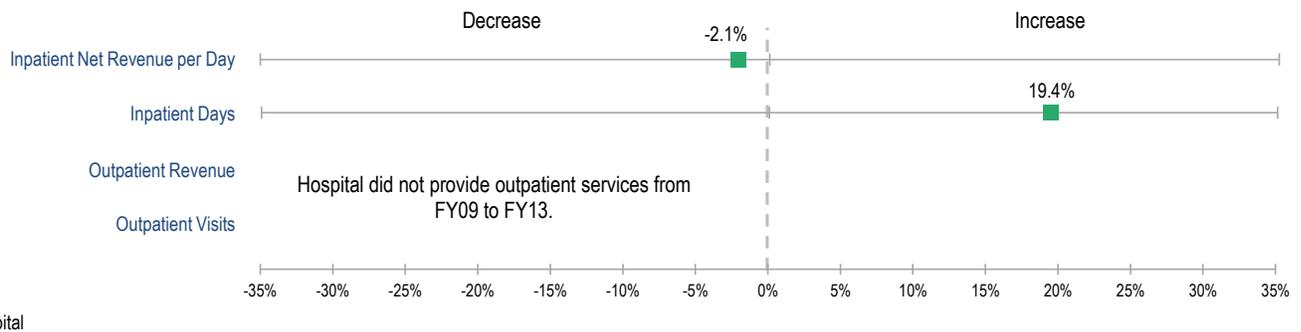
PAYER MIX

What was the hospital's overall payer mix (gross charges) in FY13, and how does this hospital compare to the average acute hospital's payer mix?



GROWTH MEASURES

What were the FY12 to FY13 growth rates at this hospital for the following measures?



SERVICES

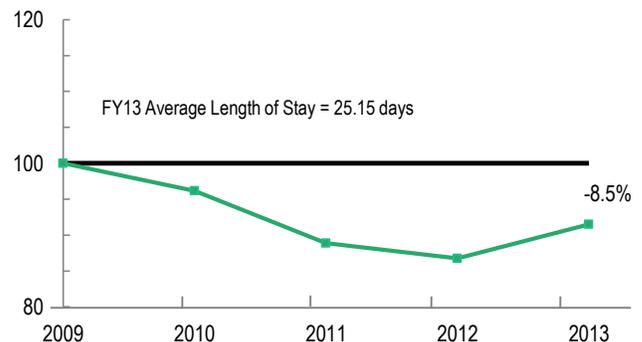
What type(s) of inpatient services, categorized by bed type, did the hospital provide in FY13?

Discharges by bed type for this hospital in FY13 were:

Med/Surg: 523

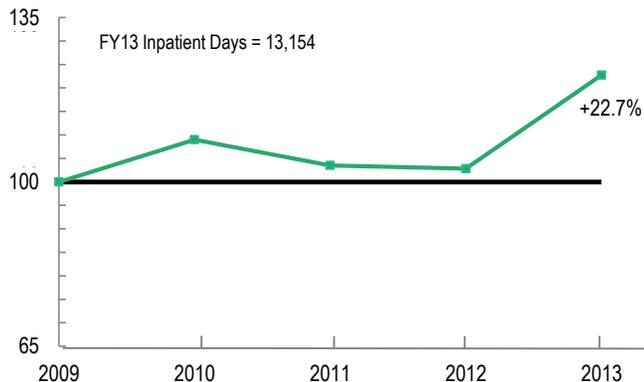
As a provider of specialty services, this hospital does not have a comparative group

How has the hospital's average length of stay changed compared to FY09? (FY09=100)



UTILIZATION TRENDS

How has the volume of the hospital's inpatient days changed compared to FY09? (FY09=100)

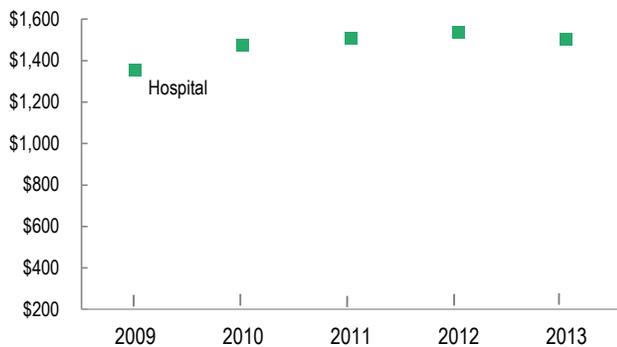


How has the volume of the hospital's outpatient visits changed compared to FY09? (FY09=100)

This hospital did not provide outpatient services from FY09 to FY13.

PATIENT REVENUE TRENDS

What was the hospital's net inpatient service revenue per inpatient day between FY09 and FY13?



How has the hospital's total outpatient revenue changed compared to FY09? (FY09=100)

This hospital did not provide outpatient services from FY09 to FY13.

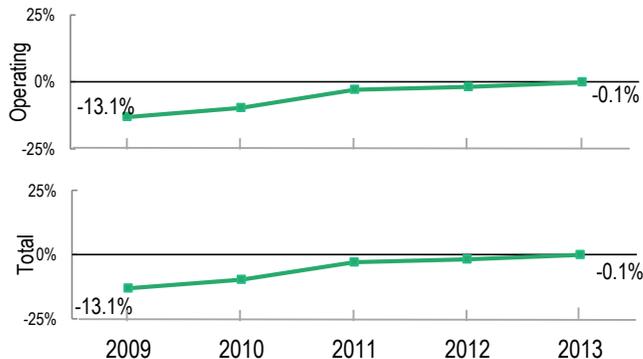
FY13 Net Inpatient Revenue per Day = \$1,503 Full Cost per Day = \$1,456

FINANCIAL PERFORMANCE

How have the hospital's total revenue and costs changed between FY09 and FY13?

Revenue, Cost & Profit/Loss (in millions)					
FY	Total Revenue	Operating Revenue	Non-Operating Revenue	Costs	Total Profit/Loss
2009	\$14	\$14	\$0	\$16	(\$1.9)
2010	\$16	\$16	\$0	\$17	(\$1.5)
2011	\$16	\$16	\$0	\$17	(\$0.5)
2012	\$17	\$17	\$0	\$17	(\$0.3)
2013	\$19	\$19	\$0	\$19	(\$0.0)

What were the hospital's operating and total margins between FY09 and FY13?



For descriptions of the metrics, please see Technical Appendix.

† Costs were adjusted to exclude direct medical education costs and physician compensation.
 * Disproportionate Share Hospitals (DSH) receive a minimum of 63% of gross patient service revenue from public payers.
 † Average Hospital does not include Specialty hospitals.