

**Skilled Nursing Facility Cost Report****COLEMAN HOUSE**

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

**SCHEDULE 1 : GENERAL INFORMATION****Facility Information**

<b>Table 1</b>		<b>1</b>
<b>Line #</b>	<b>Description</b>	
1.1	Facility Name	COLEMAN HOUSE
1.2	MassHealth Provider ID	110026165A
1.3	Federal Employer Tax ID	042851329
1.4	VPN	0915653
1.5	Is the above information correct?	Yes
1.6	Facility Number	00192
1.7	This line is intentionally left blank	
1.8	Reporting Period From	01/01/2022
1.9	Reporting Period To	12/31/2022
1.10	Street Address	112 West Main St
1.11	City	Northborough
1.12	Zip	01532
1.13	Telephone	+1 (508) 351-9355
1.14	Is this a hospital-based nursing facility?	No
1.15	Does the provider have pediatric beds?	No
1.16	Does the provider have an executed special contract with MassHealth (e.g. ventilator unit, acquired brain injury, etc.)?	No
1.17	Legal Status	MA Corp (Chapter 156B)
1.18	List the name of the management company as reported on the management company cost report.	None
1.19	List the name of the entity that holds the nursing facility license.	Coleman House
1.20	List realty company names as reported on each realty company cost report.	West Twenty, Inc
1.21	Do the direct and indirect owners of this facility operate any other Massachusetts public payer programs that are provided to facility residents?	No

**Skilled Nursing Facility Cost Report****COLEMAN HOUSE**

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

**Contact Information**

<b>Table 2</b>		<b>1</b>
<b>Line #</b>	<b>Description</b>	
2.1	Contact Person Name	Theresa Horky
2.2	Nursing Facility or Firm Name	Pegasus Solutions, Inc
2.3	Title	Consulting
2.4	Street Address	C/O Pegasus Solutions, Inc 693 East Central St
2.5	City	Franklin
2.6	State	Ma
2.7	Zip Code	02038
2.8	Phone Number	+1 (508) 570-4908
2.9	Email Address	thorky@pegasusltd.com

**Preparer Information**

Please use this section to provide contact information for a "Preparer," who is the authorizing person of this report, and is not the "Owner." If you are the sole authorized individual completing this report, please check the box below in Line 3.1.

<b>Table 3</b>		<b>1</b>
<b>Line #</b>	<b>Description</b>	
3.1	<input type="checkbox"/> I am the sole individual completing this cost report as an Owner, Partner, or Officer, and do not have a Preparer formally attesting to this information.	
3.2	Preparer Name	Theresa Horky
3.3	Nursing Facility or Firm Name	Pegasus Solutions, Inc
3.4	Title	Consultant
3.5	Street Address	C/O Pegasus Solutions, Inc 693 East Central
3.6	City	Franklin
3.7	State	Massachusetts
3.8	Zip Code	02038
3.9	Phone Number	+1 (617) 901-5808
3.10	Email Address	thorky@pegasusltd.com
3.11	Type of Accounting Service Performed	Other (Explain in Footnotes)

# Skilled Nursing Facility Cost Report

**COLEMAN HOUSE**

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

## Owner Business Information

Please use this table to provide information on any other Massachusetts public payer programs that the direct and indirect owners of this facility operate.

Table 4	1	2	3	4	5	6
Line #	Service Type	Company Name	MassHealth Provider ID	Direct Owner/Partner Names	Indirect Owner/Partner Names	Parent Organization Names
4.1						
4.2						
4.3						
4.4						
4.5						
4.6						
4.7						
4.8						

**Skilled Nursing Facility Cost Report****COLEMAN HOUSE**

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

**SCHEDULE 2 : REVENUE****Nursing Facility Revenue**

<b>Table 1</b>		<b>1</b>	<b>2</b>	<b>3</b>
<b>Line #</b>	<b>Payer</b>	<b>Routine Revenue</b>	<b>Ancillary Revenue</b>	<b>Total Revenue</b>
1.1	Private Pay	1,507,820	140	1,507,960
1.2	Commercial Managed Care			0
1.3	Commercial Non-Managed Care			0
1.4	Medicare Fee-For-Service	90,112	50,041	140,153
1.5	Medicare Managed Care (Part C)			0
1.6	MassHealth Fee-for-Service	1,559,092		1,559,092
1.7	MassHealth Managed Care			0
1.8	Senior Care Options	1,428,815	44,548	1,473,363
1.9	OneCare			0
1.10	PACE			0
1.11	Medicaid Out-of-State			0
1.12	Medicaid Patient Paid Amount			0
1.13	DTA & EAEDC			0
1.14	Veteran's Affairs & Other Public			0
1.15	Other Payer Revenue	433,663	1,329	434,992
<b>100</b>	<b>Total Nursing Facility Revenue</b>	<b>5,019,502</b>	<b>96,058</b>	<b>5,115,560</b>

**Detail of Ancillary Revenue**

<b>Table 2</b>		<b>1</b>	<b>2</b>
<b>Line #</b>	<b>Description</b>	<b>Type</b>	<b>Ancillary Revenue</b>
2.1	Revenue from Prescription Drugs		
2.2	Revenue from Direct Therapy Services		
2.3	Other Ancillary Revenue: (Enter Description)		
2.4	Other Ancillary Revenue: (Enter Description)		
2.5	Other Ancillary Revenue		
<b>200</b>	<b>Total Ancillary Revenue</b>		

**Skilled Nursing Facility Cost Report****COLEMAN HOUSE**

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

**Other Nursing Facility Revenue**

<b>Table 3</b>		<b>1</b>
<b>Line #</b>	<b>Description</b>	<b>Revenue</b>
3.1	Total Other Business Revenue	0
3.2	Endowment and Other Non-Recoverable Revenue	340,299
3.3	Laundry Revenue	
3.4	Vending Machine Revenue	
3.5	Recovery of Bad Debts	
3.6	Prior Year Retroactive Revenue	49
3.7	Interest Income	
3.8	Nurses' Aide Training Revenue	16,596
3.9	Administrative and General Recoverable Revenue	
3.10	Nursing Recoverable Revenue	
3.11	Variable Recoverable Revenue	
3.12	Fixed Cost Recoverable Revenue	
<b>300</b>	<b>Total Other Nursing Facility Revenue</b>	<b>356,944</b>

**Detail of Endowment and Non-Recoverable Revenue**

<b>Table 4</b>		<b>1</b>	<b>2</b>
<b>Line #</b>	<b>Description</b>	<b>Type</b>	<b>Revenue</b>
4.1	Other Endowment and Non-Recoverable Revenue: (Enter Description)	Covid Medical Supplies	227,774
4.2	Other Endowment and Non-Recoverable Revenue: (Enter Description)	Covid Employee Test	92,064
4.3	Other Endowment and Non-Recoverable Revenue: (Enter Description)	Covid Grant	20,461
4.4	Other Endowment and Non-Recoverable Revenue: (Enter Description)		
4.5	Other Endowment and Non-Recoverable Revenue		
<b>400</b>	<b>Total Endowment and Non-Recoverable Revenue</b>		<b>340,299</b>

**Total Revenue**

<b>Table 5</b>		<b>1</b>
<b>Line #</b>	<b>Description</b>	<b>Total</b>
<b>500</b>	<b>Total Revenue</b>	<b>5,472,504</b>

# Skilled Nursing Facility Cost Report

COLEMAN HOUSE

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

## SCHEDULE 3 : EXPENSES

### Nursing Expenses

Table 1		1	2	3
Line #	Description	Reported Expenses	Non-Allowable Expenses and Add -backs	Total Allowable Expenses
1.1	Director of Nurses: Salaries	124,918		124,918
1.2	Director of Nurses: Employee Benefits	14,037		14,037
1.3	Director of Nurses: Payroll Taxes incl Workers Comp.	11,796		11,796
1.4	Director of Nurses Purchased Service: Per Diem			0
1.5	Director of Nurses Purchased Service: Temporary Agency Staff	0	0	0
1.6	Director of Nurses Add-back (MGT-CR Sch 6 )			0
<b>1.100</b>	<b>Subtotal: Director of Nurses Expenses</b>	<b>150,751</b>		<b>150,751</b>
1.7	Registered Nurses: Salaries	314,733		314,733
1.8	Registered Nurses: Employee Benefits	35,366		35,366
1.9	Registered Nurses: Payroll Taxes incl Workers Comp.	31,612		31,612
1.10	Registered Nurses Purchased Service: Per Diem			0
1.11	Registered Nurses Purchased Service: Temporary Agency Staff	21,297	0	21,297
<b>1.200</b>	<b>Subtotal: Registered Nurses Expenses</b>	<b>403,008</b>		<b>403,008</b>
1.12	Licensed Practical Nurses: Salaries	538,049		538,049
1.13	Licensed Practical Nurses: Employee Benefits	60,461		60,461
1.14	Licensed Practical Nurses: Payroll Taxes incl Workers Comp.	54,042		54,042
1.15	Licensed Practical Nurses Purchased Service: Per Diem	9,350		9,350
1.16	Licensed Practical Nurses Purchased Service: Temporary Agency Staff	204,986		204,986
<b>1.300</b>	<b>Subtotal: Licensed Practical Nurses Expenses</b>	<b>866,888</b>		<b>866,888</b>
1.17	Certified Nurse Aides: Salaries	667,427		667,427
1.18	Certified Nurse Aides: Employee Benefits	75,000		75,000
1.19	Certified Nurse Aides: Payroll Taxes incl Workers Comp.	67,037		67,037
1.20	Certified Nurse Aides Purchased Service: Per Diem			0
1.21	Certified Nurse Aides Purchased Service: Temporary Agency Staff	208,497	0	208,497
<b>1.400</b>	<b>Subtotal: Certified Nurse Aides Expenses</b>	<b>1,017,961</b>		<b>1,017,961</b>

# Skilled Nursing Facility Cost Report

**COLEMAN HOUSE**

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

1.22	Nurse's Aide Training Administration		0	0
1.23	Nursing Education and Training			0
1.24	This line description is intentionally left blank			0
1.25	This line description is intentionally left blank			0
<b>1.500</b>	<b>Subtotal: Other Nursing Expenses</b>	<b>0</b>		<b>0</b>
<b>1.600</b>	<b>Subtotal: Total Nursing Expenses Before Recoverable Income</b>	<b>2,438,608</b>		<b>2,438,608</b>

## Less: Nursing Recoverable Income

1.26	Nursing & Director of Nursing Recoverable Income		0	
1.27	Nurses' Aide Training Recoverable Income		16,596	16,596
<b>1.700</b>	<b>Subtotal: Nursing &amp; Director of Nursing Recoverable Income</b>	<b>0</b>		<b>16,596</b>
<b>100</b>	<b>Total: Net Nursing Expenses Including Recoverable Income</b>	<b>2,438,608</b>		<b>2,422,012</b>

## Administrative and General Expenses

Table 2		1	2	3
Line #	Description	Reported Expenses	Non-Allowable Expenses and Add -backs	Total Allowable Expenses
2.1	Administration: Salaries	177,261		177,261
2.2	Administration: Employee Benefits	28,569		28,569
2.3	Administration: Payroll Taxes incl Workers Comp.	12,485		12,485
2.4	Administration: Purchased Service			0
2.5	Officers: Total Compensation		0	0
2.6	Management Company Administration Add-Back (MGT-CR Sch. 6)			0
<b>2.100</b>	<b>Subtotal: Administration &amp; Officers Expenses</b>	<b>218,315</b>		<b>218,315</b>
2.7	Clerical Staff: Salaries	86,276		86,276
2.8	Clerical Staff: Employee Benefits	9,224		9,224
2.9	Clerical Staff: Payroll Taxes incl Workers Comp.	7,366		7,366
2.10	Clerical Staff: Purchased Service			0
<b>2.200</b>	<b>Subtotal: Clerical Staff Expenses</b>	<b>102,866</b>		<b>102,866</b>
2.11	Electronic Data Processing, Payroll, and Bookkeeping Services	67,142		67,142
2.12	Office Supplies	43,685		43,685
2.13	Telecommunications (e.g. Internet, Phone)	6,683		6,683

# Skilled Nursing Facility Cost Report

**COLEMAN HOUSE**

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

2.14	Other Telecommunications (e.g. tablets to support family and resident communications)			0
2.15	Travel: Conventions & Meetings			0
2.16	Advertising: Help Wanted	18,481		18,481
2.17	Licenses and Dues: Patient Care Related Portion	2,713		2,713
2.18	Continuing Professional Education / Training and Development	4,622		4,622
2.19	Accounting Services (Not related to appeals)	16,320		16,320
2.20	Insurance: Malpractice & General Liability			0
2.21	Insurance: Department of Unemployment Assistance (DUA) Claims - A & G Portion			0
2.22	Other A & G Expenses	6,801		6,801
2.23	Non-Allowable A & G Expenses	380,729	380,729	0
2.24	Realty Company Other Expenses Add-back (REA-CR, Sch. 2)		71,971	71,971
2.25	Management Company Allocated A & G Expenses (MGT-CR, Sch. 6)			0
2.26	Management Company Allocated Fixed Cost Expenses (MGT-CR, Sch. 6)			0
2.27	This line description is intentionally left blank			0
2.28	This line description is intentionally left blank			0
<b>2.300</b>	<b>Subtotal: Other Administrative and General Expenses</b>	<b>547,176</b>		<b>238,418</b>
<b>2.400</b>	<b>Subtotal: Total Administrative and General Expenses Before Recoverable Income</b>	<b>868,357</b>		<b>559,599</b>
<b>Less: Administrative &amp; General Recoverable Income</b>				
2.29	A & G Recoverable Income		0	0
<b>2.500</b>	<b>Subtotal: Administrative &amp; General Recoverable Income</b>	<b>0</b>		
<b>200</b>	<b>Total: Net Administrative &amp; General Expenses After Recoverable Income</b>	<b>868,357</b>		<b>559,599</b>

## Detail of Other A&G Expenses

Table 2A	1	2
Line #	Description	Amount
2A.1	Copier	6,801
<b>2A.100</b>	<b>Subtotal: Other A&amp;G Expenses</b>	<b>6,801</b>



# Skilled Nursing Facility Cost Report

**COLEMAN HOUSE**

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

## Detail of Non-Allowable A & G Expenses

Table 2B		1
Line #	Description	Reported Expenses
2B.1	Advertising: Marketing	10,555
2B.2	Licenses and Dues: Not Related to Resident Care	
2B.3	Accounting: Appeal Service	
2B.4	Legal: Appeal Service and DALA Filing Fees	
2B.5	Legal: Resident Care	
2B.6	Legal: Other	
2B.7	Key Person Insurance	
2B.8	Management Company Fees	
2B.9	Management Consultants	
2B.10	Interest on Working Capital	
2B.11	Fines, Late Fees, Penalties, including Interest	8,003
2B.12	State and Federal Income Taxes	1,453
2B.13	Pre-Opening Expenses	
2B.14	Bad Debt Expense	
2B.15	User Fee Assessment	360,718
2B.16	Other Non-Allowable A&G Expenses	
2B.17	This line description is intentionally left blank	
2B.18	This line description is intentionally left blank	
<b>2B.100</b>	<b>Total Non-Allowable A&amp;G Expenses</b>	<b>380,729</b>

## Variable Expenses

Table 3		1	2	3
Line #	Description	Reported Expenses	Non-Allowable Expenses and Add -backs	Total Allowable Expenses
3.1	Staff Development Coordinator: Salaries			0
3.2	Staff Dev. Coord.: Employee Benefits			0
3.3	Staff Dev. Coord.: Payroll Taxes incl Workers Comp.			0
3.4	Staff Dev. Coord.: Purchased Service			0
<b>3.100</b>	<b>Subtotal: Staff Development Coordinator Expenses</b>	<b>0</b>		<b>0</b>
3.5	Plant Operation: Salaries	38,280		38,280
3.6	Plant Operation: Employee Benefits	4,301		4,301
3.7	Plant Operation: Payroll Taxes incl Workers Comp.	5,599		5,599

# Skilled Nursing Facility Cost Report

**COLEMAN HOUSE**

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

3.8	Plant Operation: Purchased Service	78,774		78,774
3.9	Plant Operation: Supplies and Expenses	47,435		47,435
3.10	Plant Operation: Utilities	137,507		137,507
3.11	Plant Operation: Repairs	11,031		11,031
3.12	REA-CR Utilities/Plant Operations Add-back (REA-CR, Schedule 2)			0
<b>3.200</b>	<b>Subtotal: Plant Operation Expenses</b>	<b>322,927</b>		<b>322,927</b>
3.13	Dietician: Salaries			0
3.14	Dietician: Employee Benefits			0
3.15	Dietician: Payroll Taxes incl Workers Comp.			0
3.16	Dietician: Purchased Service	13,377		13,377
3.17	Dietician Add-back (MGT-CR, Sch. 6 col 11)			0
<b>3.300</b>	<b>Subtotal: Dietician Expenses</b>	<b>13,377</b>		<b>13,377</b>
3.18	Dietary: Salaries			0
3.19	Dietary: Employee Benefits			0
3.20	Dietary: Payroll Taxes incl Workers Comp.			0
3.21	Dietary: Food	187,694		187,694
3.22	Dietary: Purchased Service	312,638		312,638
3.23	Dietary: Supplies and Expenses	50,474		50,474
<b>3.400</b>	<b>Subtotal: Dietary Expenses</b>	<b>550,806</b>		<b>550,806</b>
3.24	Housekeeping/Laundry: Salaries			0
3.25	Housekeeping/Laundry: Employee Benefits			0
3.26	Housekeeping/Laundry: Payroll Taxes incl Workers Comp.			0
3.27	Housekeeping/Laundry: Purchased Service	148,886		148,886
3.28	Housekeeping/Laundry: Supplies and Expenses	4,455		4,455
3.29	Housekeeping/Laundry: Linen and Bedding	11,118		11,118
3.30	Housekeeping/Laundry: Special Cleaning			0
<b>3.500</b>	<b>Subtotal: Housekeeping/Laundry Expenses</b>	<b>164,459</b>		<b>164,459</b>
3.31	Quality Assurance (QA) Professional: Salaries			0
3.32	QA Professional: Employee Benefits			0
3.33	QA Professional: Payroll Taxes incl Workers Comp.			0
3.34	QA Professional: Purchased Service			0
3.35	QA Professional Add-back (MGT-CR, Sch. 6 col 13)			0
<b>3.600</b>	<b>Subtotal: QA Professional Expenses</b>	<b>0</b>		<b>0</b>
3.36	Unit Clerk & Medical Records: Salaries			0

# Skilled Nursing Facility Cost Report

**COLEMAN HOUSE**

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

3.37	Unit Clerk & Medical Records: Employee Benefits			0
3.38	Unit Clerk & Medical Records: Payroll Taxes incl Workers Comp.			0
3.39	Unit Clerk & Medical Records: Purchased Service			0
<b>3.700</b>	<b>Subtotal: Unit Clerk and Medical Record Expenses</b>	<b>0</b>		<b>0</b>
3.40	Mgmt. Minute Questionnaire (MMQ) Evaluation Nurse/Minimum Data Set (MDS) Coordinator: Salaries			0
3.41	MMQ Evaluation Nurse/MDS Coordinator: Employee Benefits			0
3.42	MMQ Evaluation Nurse/MDS Coordinator: Payroll Taxes Incl Workers Comp.			0
3.43	MMQ Evaluation Nurse/MDS Coordinator: Purchased Service			0
<b>3.800</b>	<b>Subtotal: MMQ Evaluation Nurse/MDS Coordinator Expenses</b>	<b>0</b>		<b>0</b>
3.44	Behavioral Health Specialist: Salaries			0
3.45	Behavioral Health Specialist: Employee Benefits			0
3.46	Behavioral Health Specialist: Payroll Taxes incl Workers Comp.			0
3.47	Behavioral Health Specialist: Purchased Service			0
<b>3.900</b>	<b>Subtotal: Behavioral Health Specialist Expenses</b>	<b>0</b>		<b>0</b>
3.48	Social Service Worker: Salaries	54,532		54,532
3.49	Social Service Worker: Employee Benefits	6,127		6,127
3.50	Social Service Worker: Payroll Taxes incl Workers Comp.	5,320		5,320
3.51	Social Service Worker: Purchased Service	2,560		2,560
<b>3.1000</b>	<b>Subtotal: Social Service Worker Expenses</b>	<b>68,539</b>		<b>68,539</b>
3.52	Interpreters: Salaries			0
3.53	Interpreters: Employee Benefits			0
3.54	Interpreters: Payroll Taxes incl Workers Comp.			0
3.55	Interpreters: Purchased Service			0
<b>3.1100</b>	<b>Subtotal: Interpreters Expenses</b>	<b>0</b>		<b>0</b>
3.56	Indirect Restorative Therapy: Salaries			0
3.57	Indirect Restorative Therapy: Employee Benefits			0
3.58	Indirect Restorative Therapy: Payroll Taxes Incl Workers Comp.			0
3.59	Indirect Restorative Therapy: Consultants	30,936		30,936
3.60	Direct Restorative Therapy: Salaries	46,871	46,871	0

# Skilled Nursing Facility Cost Report

COLEMAN HOUSE

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

3.61	Direct Restorative Therapy: Benefits		0	0
3.62	Direct Restorative Therapy: Consultants		0	0
3.63	Indirect Restorative Add-back (MGT-CR, Sch. 6 col 12)			0
<b>3.1200</b>	<b>Subtotal: Restorative Therapy Expenses</b>	<b>77,807</b>		<b>30,936</b>
3.64	Recreational Therapy/Activities: Salaries	94,800		94,800
3.65	Recreational Therapy/Activities: Employee Benefits	10,653		10,653
3.66	Recreational Therapy/Activities: Payroll Taxes incl Workers Comp	13,217		13,217
3.67	Recreational Therapy/Activities: Purchased Service	2,770		2,770
3.68	Recreational Therapy/Activities: Supplies and Expenses	1,167		1,167
3.69	Recreational Therapy/Activities: Transportation		0	0
<b>3.1300</b>	<b>Subtotal: Recreational Therapy/Activities Expenses</b>	<b>122,607</b>		<b>122,607</b>
3.70	Resident Care Assistant: Salaries			0
3.71	Resident Care Assistant: Employee Benefits			0
3.72	Resident Care Assistant: Payroll Taxes incl Workers Comp.			0
3.73	Resident Care Assistant: Purchased Service			0
<b>3.1400</b>	<b>Subtotal: Resident Care Assistant Expenses</b>	<b>0</b>		<b>0</b>
3.74	Security: Salaries			0
3.75	Security: Employee Benefits			0
3.76	Security: Payroll Taxes including Workers Comp.			0
3.77	Security: Purchased Service			0
<b>3.1500</b>	<b>Subtotal: Security Expenses</b>	<b>0</b>		<b>0</b>
3.78	Travel: Motor Vehicle Expense			0
3.79	Variable Other Required Education			0
3.80	Variable Job Related Education			0
3.81	Insurance: Department of Unemployment Assistance (DUA) Claims: Variable Portion			0
3.82	Physician Services: Medical Director	22,000		22,000
3.83	Physician Services: Advisory Physician			0
3.84	Physician Services: Utilization Review Committee			0
3.85	Physician Services: Employee Physicals			0
3.86	Physician Services: Other			0
3.87	Legend Drugs		0	0
3.88	Personal Protective Equipment			0

# Skilled Nursing Facility Cost Report

**COLEMAN HOUSE**

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

3.89	House Supplies Not Resold	82,030		82,030
3.90	House Supplies Resold to Private Residents	10,983	10,983	0
3.91	House Supplies Resold to Public Residents	7,709	7,709	0
3.92	Pharmacy Consultant	810		810
3.93	This line description is intentionally left blank			0
3.94	This line description is intentionally left blank			0
3.95	This line description is intentionally left blank			0
<b>3.1600</b>	<b>Subtotal: Other Variable Expenses</b>	<b>123,532</b>		<b>104,840</b>
<b>3.1700</b>	<b>Subtotal: Total Variable Expenses Before Recoverable Income</b>	<b>1,444,054</b>		<b>1,378,491</b>
<b>Less: Variable Recoverable Income</b>				
3.96	Vending Machine Income		0	0
3.97	Laundry Income		0	0
3.98	Other Variable Recoverable Income		0	0
<b>3.1800</b>	<b>Subtotal: Variable Recoverable Income</b>	<b>0</b>		<b>0</b>
<b>300</b>	<b>Total: Net Variable Expenses Including Recoverable Income</b>	<b>1,444,054</b>		<b>1,378,491</b>

# Skilled Nursing Facility Cost Report

COLEMAN HOUSE

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

<b>Capital &amp; Fixed Cost Expenses</b>				
<b>Table 4</b>		<b>1</b>	<b>2</b>	<b>3</b>
<b>Line #</b>	<b>Description</b>	<b>Reported Expenses</b>	<b>Non-Allowable Expenses and Add -backs</b>	<b>Total Allowable Expenses</b>
4.1	Depreciation Expense	10,038	291,213	120,825
4.2	Long-Term Interest Expense SNF-CR			0
4.3	Long-Term Interest Expense REA-CR		103,326	103,326
4.4	MA Corp. Excise Tax - Non-Income Portion SNF-CR			0
4.5	MA Corp. Excise Tax - Non-Income Portion REA-CR			0
4.6	Building Insurance Expense SNF-CR			0
4.7	Building Insurance Expense REA-CR		16,164	16,164
4.8	Real Estate Tax Expense SNF-CR			0
4.9	Real Estate Tax Expense REA-CR		75,840	75,840
4.10	Personal Property Tax Expense SNF-CR			0
4.11	Personal Property Tax Expense REA-CR		3,856	3,856
4.12	Other Fixed Cost Expenses SNF-CR			0
4.13	Other Fixed Cost Expenses REA-CR			0
4.14	Real Property Rent Expense SNF-CR	402,000	402,000	0
4.15	This line description is intentionally left blank			0
4.16	This line description is intentionally left blank			0
<b>4.100</b>	<b>Subtotal: Total Capital &amp; Fixed Cost Expenses Before Recoverable Income</b>	<b>412,038</b>		<b>320,011</b>
<b>Less: Capital &amp; Fixed Cost Expense Recoverable Income</b>				
4.17	Fixed Cost Recoverable Income SNF-CR		0	0
4.18	Fixed Cost Recoverable Income REA-CR			0
<b>4.200</b>	<b>Subtotal: Capital &amp; Fixed Cost Recoverable Income</b>	<b>0</b>		<b>0</b>
<b>400</b>	<b>Total: Net Capital &amp; Fixed Cost Expenses Including Recoverable Income</b>	<b>814,038</b>		<b>320,011</b>

**Skilled Nursing Facility Cost Report****COLEMAN HOUSE**

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

<b>Total Combined Expenses Before Recoverable Income</b>				
<b>Table 5</b>		<b>1</b>	<b>2</b>	<b>3</b>
Line #	Description	Reported Expenses	Non-Allowable Expenses and Add -backs	Total Allowable Expenses
<b>500</b>	<b>Total Combined Expenses Before Recoverable Income</b>	<b>5,163,057</b>		<b>4,696,709</b>
<b>Total Combined Expenses Net of Recoverable Income</b>				
<b>Table 6</b>		<b>1</b>	<b>2</b>	<b>3</b>
Line #	Description	Reported Expenses	Non-Allowable Expenses and Add -backs	Total Allowable Expenses
<b>600</b>	<b>Total Combined Expenses Net of Recoverable Income</b>	<b>5,565,057</b>		<b>4,680,113</b>

**Skilled Nursing Facility Cost Report****COLEMAN HOUSE**

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

**SCHEDULE 4 : OTHER BUSINESS REVENUES AND EXPENSES****Other Business Activities**

<b>Table 1</b>		<b>1</b>
Line / Column #	Other Business Activity	Select Yes/No from Dropdown Menu
1.1	Adult Day Health	No
1.2	Child Day Care	No
1.3	Assisted Living	No
1.4	Outpatient Services	No
1.5	Chapter 766 Education Program	No
1.6	Ventilator Program	No
1.7	Acquired Brain Injury Unit	No
1.8	MS/ALS Program	No
1.9	Other Special Program	No
1.10	Hospital – Other Business	No
1.11	Residential Care	No
1.12	Does the nursing facility have other business activities not listed above?	No
1.13	Describe the other business activities:	

**Other Business Revenue**

<b>Table 2</b>			<b>1</b>
Line / Column #	Account	Description	Reported
2.1	3025.3	Adult Day Health Revenue	
2.2	3025.6	Child Day Care Revenue	
2.3	3025.4	Assisted Living Revenue	
2.4	3025.5	Outpatient Services Revenue	
2.5	3025.7	Other Special Program Revenue	
2.6	3026.1	Hospital Revenue – Other Business	
2.7	3026.3	Residential Care Revenue	
2.8	3026.2	Other	
<b>200</b>	<b>3026.0</b>	<b>TOTAL OTHER BUSINESS REVENUE</b>	<b>0</b>



**Skilled Nursing Facility Cost Report****COLEMAN HOUSE**

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

**Other Business Expenses**

<b>Table 3</b>			<b>1</b>	<b>2</b>	<b>3</b>
<b>Line / Column #</b>	<b>Account</b>	<b>Description</b>	<b>Reported</b>	<b>Non-Allowable Expenses</b>	<b>Total Allowable Expenses</b>
3.1	8040.0	Adult Day Health Expenses		0	
3.2	8041.0	Child Day Care Expenses		0	
3.3	8045.0	Assisted Living Expenses		0	
3.4	8046.0	Outpatient Service Expenses		0	
3.5	8047.0	Chapter 766 Education Program Expenses		0	
3.6	8048.0	Ventilator Program Expenses		0	
3.7	8049.0	Acquired Brain Injury Unit Expenses		0	
3.8	8042.0	MS/ALS Program Expenses		0	
3.9	8050.0	Other Special Program Expenses		0	
3.10	8060.0	Hospital Expenses - Other Business		0	
3.11	8065.0	Other		0	
<b>300</b>	<b>8070.0</b>	<b>TOTAL OTHER BUSINESS EXPENSES</b>	<b>0</b>	<b>0</b>	

# Skilled Nursing Facility Cost Report

COLEMAN HOUSE

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

## SCHEDULE 5 : STATEMENT OF OPERATIONS AND RECONCILIATION OF FINANCIAL TO COST REPORTED NET INCOME

### Financial Statement of Operations

<b>Table 1</b>		
<b>Table 1A</b>		1
<b>For Profit</b>		
Line #	Description	Reported
1A.1	Net Patient Service Revenue	5,115,560
1A.2	Other Revenue	356,944
1A.3	Net Assets Released from Restriction	
<b>1A.100</b>	<b>Total Operating Revenue</b>	<b>5,472,504</b>
1A.4	Salaries and Wages	2,096,276
1A.5	Employee Benefits	268,008
1A.6	Supplies and Other (including Payroll Taxes)	2,788,735
1A.7	Interest Expense	
1A.8	Provision for Bad Debt	
1A.9	Depreciation and Amortization Expenses	10,038
<b>1A.200</b>	<b>Total Operating Expenses</b>	<b>5,163,057</b>
<b>1A.300</b>	<b>Income(Loss) from Operations</b>	<b>309,447</b>
	<b>Non-Operating Income and Expenses</b>	
1A.10	Interest Income	
1A.11	Investment Income	
1A.12	Realized Gain(Loss) from Investments	
1A.13	Realized Gain(Loss) from Sale or Disposal of Equipment	
1A.14	Other Non-Operating Income(Expense)	
<b>1A.400</b>	<b>Total Income(Loss) Before Taxes, Extraordinary Items, and Changes in Accounting Principles</b>	<b>309,447</b>
1A.15	Provision for Income Tax	
1A.16	Extraordinary Items	0
1A.17	Cumulative Change in Accounting Principles	0
<b>1A.500</b>	<b>Financial Statement Net Income(Loss)</b>	<b>309,447</b>

**Skilled Nursing Facility Cost Report**  
**COLEMAN HOUSE**  
Filing Year: 2022

Date: 11/28/2023  
Time: 9:49 AM

<i>Detail of Extraordinary Items</i>		
Table 1C	1	2
Line #	Description	Amount
1C.1		
<b>1C.100</b>	<b>Subtotal: Cumulative Extraordinary Items</b>	<b>0</b>

<i>Detail of Changes in Accounting Principles</i>		
Table 1D	1	2
Line #	Description	Amount
1D.1		
<b>1D.100</b>	<b>Subtotal: Cumulative Changes in Accounting Principles</b>	<b>0</b>

<i>Cost Reported Statement of Operations</i>		
Table 2		1
Line #	Description	Reported
2.1	Total Revenues (Schedule 2)	5,472,504
2.2	Total Nursing Expenses (Schedule 3)	2,438,608
2.3	Total Administrative and General Expenses (Schedule 3)	868,357
2.4	Total Variable Expenses (Schedule 3)	1,444,054
2.5	Total Capital and Fixed Cost Expenses (Schedule 3)	412,038
2.6	Total Other Business Expenses (Schedule 4)	0
<b>2.100</b>	<b>Subtotal: Total Facility Expenses</b>	<b>5,163,057</b>
<b>200</b>	<b>Cost Reported Net Income(Loss)</b>	<b>309,447</b>

**Skilled Nursing Facility Cost Report****COLEMAN HOUSE**

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

<b>Reconciliation Between Financial Statement and Cost Report Net Income</b>			
<b>Table 3</b>		<b>1</b>	<b>2</b>
<b>Line #</b>	<b>Description</b>	<b>Describe Reconciling Item</b>	<b>Amount</b>
3.1	Net Income(Loss) on Financial Statement of Operations (Table 1)		309,447
3.2	Reconciling Item		
3.3	Reconciling Item		
3.4	Reconciling Item		
3.5	Reconciling Item		
3.6	Net Income(Loss) on Cost Report Statement of Operations (Table 2)		309,447

**Skilled Nursing Facility Cost Report****COLEMAN HOUSE**

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

**SCHEDULE 6 : BALANCE SHEET AND RECONCILIATION OF OWNER'S EQUITY****Current Assets**

<b>Table 1</b>		<b>1</b>
<b>Line #</b>	<b>Description</b>	<b>Account Balance</b>
1.1	Cash and Cash Equivalents	705
1.2	Short-Term Investments	
1.3	Current Portion Assets Whose Use is Limited	
1.4	Other Cash and Equivalents	
1.5	Payer Accounts Receivable	307,570
1.6	Less Reserve for Bad Debt	(111,809)
<b>1.100</b>	<b>Subtotal: Net Patient Accounts Receivable</b>	<b>195,761</b>
1.7	Receivable from Officers/Owners/Employees	
1.8	Receivable from Affiliates/Related Parties	554,880
1.9	Interest Receivable	
1.10	Supply Inventory	
1.11	Other Receivables	
1.12	Prepaid Interest	
1.13	Prepaid Insurance	
1.14	Prepaid Taxes	
1.15	Other Prepaid Expenses	30,000
1.16	Capitalized Pre-Opening Costs	
1.17	Other Current Assets	0
<b>100</b>	<b>Total Current Assets</b>	<b>781,346</b>

**Detail of Other Current Assets**

<b>Table 1A</b>	<b>1</b>	<b>2</b>
<b>Line #</b>	<b>Description</b>	<b>Account Balance</b>
1A.1		
<b>1A.100</b>	<b>Subtotal: Other Current Assets</b>	<b>0</b>

**Skilled Nursing Facility Cost Report**  
**COLEMAN HOUSE**  
Filing Year: 2022

Date: 11/28/2023  
Time: 9:49 AM

<b>Non-Current Fixed Assets</b>		
<b>Table 2</b>		<b>1</b>
Line #	Description	Account Balance
2.1	Land	
2.2	Buildings	
2.3	Improvements	3,980
2.4	Equipment	
2.5	Software/Limited Life Assets	3,951
2.6	Motor Vehicles	
<b>200</b>	<b>Total Non-Current Fixed Assets</b>	<b>7,931</b>

<b>Other Non-Current Assets</b>		
<b>Table 3</b>		<b>1</b>
Line #	Description	Account Balance
3.1	Long-Term Investments	
3.2	Non-Current Assets Whose Use is Limited	
3.3	Other Deferred Charges and Non-Current Assets	0
3.4	Construction in Progress	
3.5	Mortgage Acquisition Costs	
3.6	Accumulated Amortization of Mortgage Acquisition Costs	
<b>3.100</b>	<b>Net Mortgage Acquisition Costs</b>	<b>0</b>
<b>300</b>	<b>Total Non-Current Assets</b>	<b>0</b>

<b>Detail of Other Deferred Charges and Non-Current Assets</b>		
<b>Table 3A</b>	<b>1</b>	<b>2</b>
Line #	Description	Account Balance
3A.1		
<b>3A.100</b>	<b>Subtotal: Other Deferred Charges and Non-Current Assets</b>	<b>0</b>

**Skilled Nursing Facility Cost Report**  
**COLEMAN HOUSE**  
Filing Year: 2022

Date: 11/28/2023  
Time: 9:49 AM

<b>Total Assets</b>		
<b>Table 4</b>		<b>1</b>
Line #	Description	Account Balance
<b>400</b>	<b>Total Assets</b>	789,277

<b>Current Liabilities</b>		
<b>Table 5</b>		<b>1</b>
Line #	Description	Account Balance
5.1	Trade Payables	251,837
5.2	Accrued Expenses	89,713
5.3	Due to Insurance Payers	
5.4	Patient Funds Due	
5.5	Long-Term Debt, Current Portion - Related Parties, Subsidiaries, and Affiliates	
5.6	Long-Term Debt, Current Portion - Banks, Mortgages, Other	
5.7	Accrued Salaries and Payroll Liabilities	275,786
5.8	State and Federal Taxes Payable	21,098
5.9	Accrued Interest Payable	
5.10	Other Current Liabilities	0
<b>500</b>	<b>Total Current Liabilities</b>	638,434

<b>Detail of Other Current Liabilities</b>		
<b>Table 5A</b>	<b>1</b>	<b>2</b>
Line #	Description	Account Balance
5A.1		
<b>5A.100</b>	<b>Subtotal: Other Current Liabilities</b>	0

# Skilled Nursing Facility Cost Report

**COLEMAN HOUSE**

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

## Non-Current Liabilities

Table 6		1
Line #	Description	Account Balance
6.1	Mortgages Payable	
6.2	Due to Related Parties, Subsidiaries, and Affiliates	
6.3	Other Long-Term Debt	
<b>600</b>	<b>Total Non-Current Liabilities</b>	<b>0</b>

## Total Liabilities

Table 7		1
Line #	Description	Account Balance
<b>700</b>	<b>Total Liabilities</b>	<b>638,434</b>

## Reconciliation of Owner's Equity or Net Assets for Not-for-Profits

### Table 8

Table 8C		1	2	3	4	5
Corporation						
Line #	Description	Capital Stock	Treasury Stock	Additional Paid-in	Retained Earnings	Total
8C.1	Owner's Equity Balance: Prior Year	2,000			459,400	461,400
8C.2	Prior Period Adjustment(s)				(4)	(4)
8C.3	Sale of Capital Stock					0
8C.4	Purchase or Sale Treasury Stock					0
8C.5	Additional Paid-in Capital					0
8C.6	SNF-CR Net Income/(Loss)				309,447	309,447
8C.7	Dividends Paid				(620,000)	(620,000)
<b>8C.100</b>	<b>Owner's Equity Balance: Current Year</b>	<b>2,000</b>	<b>0</b>	<b>0</b>	<b>148,843</b>	<b>150,843</b>

## Prior Period Adjustments

**NOTE: Disclose all facts relative to adjustments and explain any impact on reimbursable costs as reported in prior year(s) cost report identifying the specific cost centers affected.**

Table 8D	1	2
Line #	Description	Amount
8D.1	Rounding	(4)
<b>8D.100</b>	<b>Subtotal: Prior Period Adjustments</b>	<b>(4)</b>



# Skilled Nursing Facility Cost Report

**COLEMAN HOUSE**

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

<i>Total Liabilities and Owner's Equity (or Net Assets for Not-for-Profits)</i>		
<b>Table 9</b>		<b>1</b>
Line #	Description	Account Balance
<b>900</b>	<b>Total Liabilities and Owner's Equity (or Net Assets for Not-For-Profit)</b>	<b>789,277</b>

# Skilled Nursing Facility Cost Report

COLEMAN HOUSE

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

## SCHEDULE 7 : DETAIL OF FIXED ASSETS AND DEPRECIATION

Financial Statement Fixed Assets									
Table 1		1	2	3	4	5	6	7	8
Line #	Description	Fixed Asset Cost Beginning Balance	Current Year Additions	Current Year Deletions	Fixed Asset Cost Ending Balance	Accumulated Depreciation Beginning Balance	Current Year Depreciation	Accumulated Depreciation Ending Balance	Financial Statement Net Book Value
1.1	Land				0				0
1.2	Building				0			0	0
1.3	Improvements	11,223			11,223	(6,696)	(547)	(7,243)	3,980
1.4	Equipment	80,207			80,207	(72,692)	(7,515)	(80,207)	0
1.5	Software/Limited Life Assets		5,927		5,927		(1,976)	(1,976)	3,951
1.6	Motor Vehicles				0			0	0
100	<b>Total</b>	<b>91,430</b>	<b>5,927</b>	<b>0</b>	<b>97,357</b>	<b>(79,388)</b>	<b>(10,038)</b>	<b>(89,426)</b>	<b>7,931</b>

### Claimed Fixed Assets

Note: This table does not include all fixed assets for the facility; only those that can be claimed as nursing facility fixed assets.

Table 2		1	2	3	4	5	6	7	8	9	10
Line #	Description	Allowable Cost Basis Beginning Balance	Claimed Additions From Renovations (DON)	Claimed Other Additions	Claimed Deletions From Renovations (DON)	Claimed Other Deletions	Allowable Cost Basis Ending Balance	Depreciation %	Financial Statement Depreciation Expense	Non-Allowable Expenses and Add-backs	Claimed Net Depreciation Expense
2.1	Land SNF-CR						0				
2.2	Land REA-CR	278,805					278,805				
2.3	Building SNF-CR						0		0		0
2.4	Building REA-CR	3,426,856					3,426,856			85,671	85,671
2.5	Improvements SNF-CR	11,223					11,223	5.00%	547		547
2.6	Improvements REA-CR	354,010		31,912			385,922	5.00%		19,845	19,845
2.7	Equipment SNF-CR	80,207					80,207	10.00%	7,515		7,515

# Skilled Nursing Facility Cost Report

**COLEMAN HOUSE**

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

2.8	Equipment REA- CR	354,516					354,516	10.00%		5,271	5,271
2.9	Software/Limited Life Assets SNF- CR			5,927			5,927	33.33%	1,976		1,976
2.10	Software/Limited Life Assets REA- CR						0	33.33%			0
200	Total Claimed Fixed Assets	4,505,617	0	37,839	0	0	4,543,456		10,038	110,787	120,825

## General Fixed Cost Information

Table 3		1
Line #	Description	
3.1	What is the original year the facility was built?	2000
3.2	What was the date of the most recent assessed property value of this facility?	01/01/2018
3.3	What was the value from the most recent municipal property assessment for this facility?	5,450,000
3.4	Was there a change of ownership of this facility during the reporting period?	No
3.5	Was there a change of ownership of company that owns the real assets of the facility (realty company) during the reporting period?	No
3.6	What is the number of nursing facility resident rooms?	24
3.7	What is the total gross square footage of the facility used for patient care, including common areas and therapy rooms?	25,000
3.8	What is the square footage applicable to nursing facility resident rooms, including nurse stations?	9,271
3.9	What is the square footage applicable to other business activities, e.g. adult day health, child day care, etc.	
3.10	What is the total acreage of the facility site?	2.0
3.11	Were any current year fixed asset additions or renovations subject to a Determination of Need (DON) project?	No
3.12	Were there any claimed additions or renovations this year that were not part of a DON?	No

# Skilled Nursing Facility Cost Report

**COLEMAN HOUSE**

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

<i>Changes in Facility or Realty Company Ownership</i>					
Table 4	1	2	3	4	5
Line #	Type of Ownership Change	Transaction Date	Purchased From	Purchased By	Sale Price
4.1					
4.2					
4.3					

**SCHEDULE 8 : STATEMENT OF CASH FLOWS**

**Beginning Cash and Cash Equivalents Balance**

<b>Table 1</b>		<b>1</b>
<b>Line #</b>	<b>Description</b>	<b>Reported</b>
1.1	Cash and Cash Equivalents (Beginning of Year)	1,279

**Cash Flows from Operating Activities**

<b>Table 2</b>		<b>1</b>
<b>Line #</b>	<b>Description</b>	<b>Reported</b>
2.1	Change in Net Assets (Net Income)	309,447
2.2	Adjustments to Reconcile Changes in Net Assets (Net Income)	10,038
2.3	Increases (Decreases) to Cash Provided by Operating Activities	305,868
<b>200</b>	<b>Net Cash from Operating Activities</b>	<b>625,353</b>

**Cash Flows from Investing Activities**

<b>Table 3</b>		<b>1</b>
<b>Line #</b>	<b>Description</b>	<b>Reported</b>
3.1	Capital Expenditures	(5,927)
3.2	Cash Flows from Other Investing Activities	
<b>300</b>	<b>Net Cash from Investing Activities</b>	<b>(5,927)</b>

**Cash Flows from Financing Activities**

<b>Table 4</b>		<b>1</b>
<b>Line #</b>	<b>Description</b>	<b>Reported</b>
4.1	Proceeds from Issuance of Long-Term Debt	
4.2	Payments on Long-Term Debt and Capital Lease Expenditures	
4.3	Cash Flows from Other Financing Activities	(620,000)
<b>400</b>	<b>Net Cash from Financing Activities</b>	<b>(620,000)</b>

**Net Increase (Decrease) in Cash and Cash Equivalents**

<b>Table 5</b>		<b>1</b>
<b>Line #</b>	<b>Description</b>	<b>Reported</b>
5.1	Net Increase/(Decrease) in Cash and Cash Equivalents	(574)
<b>500</b>	<b>Cash and Cash Equivalents (End of Year)</b>	<b>705</b>

# Skilled Nursing Facility Cost Report

**COLEMAN HOUSE**

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

## SCHEDULE 9 : LICENSURE & PATIENT STATISTICS

### Bed Licensure

Table 1	1	2	3	4	5	6
Line #	DPH Licensure Issue Date	Skilled Nursing (Level I,II, & III)	Residential Care (Level IV)	Pediatric	Total Licensed Beds	Constructed Capacity
1.1	12/01/2020	45			45	45
1.2					0	
1.3					0	
1.4					0	
1.5					0	
1.6	List the number of certified Medicare beds at the close of this reporting period.	45				
1.7	Is above listed bed licensure information correct?	Yes				

### Patient Statistics - Days

Table 2		1	2	3	4	5	6
Line #	Description	Private Pay	Commercial Managed Care	Commercial Non-Managed Care	Medicare Fee-For-Service	Medicare Managed Care (Part C)	MassHealth Fee-for-Service
2.1	Nursing	3,809	65		181		5,488
2.2	Residential Care						
2.3	Pediatrics						
2.4	Ventilator Unit						
2.5	Head Trauma/ABI						
2.6	Amyotrophic Lateral Sclerosis (ALS)						
2.7	Multiple Sclerosis (MS)						
2.8	Other Medicaid Special Contract						
2.9	Nursing Leave of Absence (Paid)	25					73
2.10	Nursing Leave of Absence (Unpaid)						
2.11	Residential Leave of Absence (Paid)						
2.12	Residential Leave of Absence (Unpaid)						
<b>200</b>	<b>Total</b>	<b>3,834</b>	<b>65</b>	<b>0</b>	<b>181</b>	<b>0</b>	<b>5,561</b>

**Skilled Nursing Facility Cost Report**  
**COLEMAN HOUSE**  
Filing Year: 2022

Date: 11/28/2023  
Time: 9:49 AM

7	8	9	10	11	12	13	14	15
MassHealth Managed Care	Senior Care Options	OneCare	PACE	Out-of-State Medicaid	Veteran's Affairs & Other Public	DTA & EAEDC	Other	Total
	4,864						1,392	15,799
								0
								0
								0
								0
								0
								0
								0
	29							127
								0
								0
								0
0	4,893	0	0	0	0	0	1,392	15,926

**Skilled Nursing Facility Cost Report****COLEMAN HOUSE**

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

**Patient Statistics - Summary**

<b>Table 3</b>			<b>1</b>
<b>Line #</b>	<b>Account</b>	<b>Description</b>	<b>Reported</b>
3.1	0140.0	Number of Admissions During Year	29
3.2	0140.1	Number of MassHealth Admissions During Year	5
3.3	0150.0	Number of Discharges During Year	27
3.4	0190.0	Average Length of Stay	291
3.5	0160.0	Number of Unduplicated Residents (<= 100 day stay)	15
3.6	0170.0	Number of Unduplicated Residents (> 100 day stay)	57



**Skilled Nursing Facility Cost Report****COLEMAN HOUSE**

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

**SCHEDULE 10 : DETAIL OF FACILITY COMPENSATION AND PURCHASED NURSING SERVICES****Detail of Staff Nursing Services Wages and Hours**

<b>Table 1</b>		1	2	3	4	5	6
Line #	Description	RN Wages	RN Hours	LPN Wages	LPN Hours	CNA Wages	CNA Hours
1.1	Total Base Wages	259,515	6,073.5	408,350	16,955.0	442,631	28,615.5
1.2	Total Overtime Wages	2,429	44.5	17,765	398.0	72,919	2,465.5
1.3	Total Shift Differential	52,097		103,098		104,557	
1.4	Total Other Differentials	691		8,836		47,320	
<b>100</b>	<b>Total</b>	<b>314,732</b>	<b>6,118.0</b>	<b>538,049</b>	<b>17,353.0</b>	<b>667,427</b>	<b>31,081.0</b>

**Detail of Nursing Services Shift Differentials**

<b>Table 2</b>		1	2	3	4	5
Line #	Description	Median Hourly Shift Differential: Weekday Evening	Median Hourly Shift Differential: Weekday Night	Median Hourly Shift Differential: Weekend Day	Median Hourly Shift Differential: Weekend Evening	Median Hourly Shift Differential: Weekend Night
2.1	Registered Nurses	0.00		0.50	0.50	0.50
2.2	Licensed Practical Nurses	0.00		0.50	0.50	0.50
2.3	Certified Nurse Aides	0.00		0.25	0.50	0.25

**Skilled Nursing Facility Cost Report**  
**COLEMAN HOUSE**  
Filing Year: 2022

Date: 11/28/2023  
Time: 9:49 AM

<b>Detail of Staff and Hours by Position</b>				
<b>Table 3</b>		<b>1</b>	<b>2</b>	<b>3</b>
<b>Line #</b>	<b>Description</b>	<b>Number of Staff</b>	<b>Total Full Time Equivalents</b>	<b>Total Hours</b>
3.1	Staff Development			
3.2	Plant Operations	1	1.0	1,986.5
3.3	Dietary Staff			
3.4	Dietician			
3.5	Housekeeping/Laundry Staff			
3.6	Unit Clerk & Medical Records Staff			
3.7	Quality Assurance			
3.8	MMQ Nurses and MDS Coordinator			
3.9	Social Services Staff	1	3.4	704.0
3.10	Interpreters			
3.11	Restorative Therapy - Direct Staff			
3.12	Restorative Therapy - Indirect Staff			
3.13	Recreational Staff	10	2.5	5,235.0
3.14	Administration and Officers	2	0.2	4,160.0
3.15	Security Staff			
3.16	Clerical Staff			
3.17	Director of Nurses	1	0.1	1,064.0
3.18	Registered Nurses	8	29.4	6,118.0
3.19	Licensed Practical Nurses	19	8.4	17,353.0
3.20	Certified Nurse Aides	28	149.4	31,081.0
3.21	Resident Care Assistants			
3.22	Behavioral Health Specialist Staff			
3.23	This line is intentionally left blank			
3.24	This line is intentionally left blank			
<b>300</b>	<b>Total</b>	<b>70</b>	<b>194.4</b>	<b>67,701.5</b>

# Skilled Nursing Facility Cost Report

**COLEMAN HOUSE**

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

<b>Detail of Purchased Nursing Services</b>										
<b>Table 4</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>
<b>Line #</b>	<b>Temporary Nursing Services Agency Name</b>	<b>DPH Registration #</b>	<b>RN Total Hours of Service</b>	<b>RN Total Charges</b>	<b>LPN Total Hours of Service</b>	<b>LPN Total Charges</b>	<b>CNA Total Hours of Service</b>	<b>CNA Total Charges</b>	<b>DON Total Hours of Service</b>	<b>DON Total Charges</b>
<b>Unregistered Temporary Nursing Service Agencies</b>										
4.1	<b>Total Unregistered Temporary Nursing Service Agencies</b>				0.0					
<b>Registered Temporary Nursing Service Agencies</b>										
4.2	Blooming Staffing Agency Inc	TOUF	108.6	10,846	1,248.1	65,552	2,491.6	161,579		
4.3	CareLink Services, Inc.	TVRW	149.3	10,451	1,674.8	117,874				
4.4	Staffing Experts LLC (2)	T2UD			282.5	18,974				
4.5	Xpressions Healthcare Staffing	T115			40.0	2,586	1,017.5	45,810		
4.6	Mas Medical Staffing, Corp	TJ4S					30.0	1,108		
4.7	O'connor Staffing INC	Other								
4.200	<b>Subtotal: Registered Temporary Nursing Service Agencies</b>		<b>257.9</b>	<b>21,297</b>	<b>3,245.4</b>	<b>204,986</b>	<b>3,539.1</b>	<b>208,497</b>	<b>0.0</b>	<b>0</b>
<b>400</b>	<b>Total Temporary Nursing Service Agency Expenses</b>		<b>257.9</b>	<b>21,297</b>	<b>3,245.4</b>	<b>204,986</b>	<b>3,539.1</b>	<b>208,497</b>	<b>0.0</b>	<b>0</b>
<b>Five Highest Paid Salaries (including salaries, payroll taxes, workers' compensation, all fringe benefits, and draws)</b>										
	<b>NOTE: List the names and compensation of the <u>five</u> persons who have the highest compensation paid by this facility.</b>									
<b>Table 5</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>		
<b>Line #</b>	<b>Last Name</b>	<b>First Name</b>	<b>Title</b>	<b>Primary Expense Category</b>	<b>Salary &amp; Benefits</b>	<b>Dividends/ Draws</b>	<b>Other</b>	<b>TOTAL</b>		
5.1	Blake	Patrick	Adminstrator	Administrative & General	218,316			<b>218,316</b>		
5.2	Lewandowski	Kristy	DON	Nursing	145,068		5,682	<b>150,750</b>		
5.3	Warren	Brenda	RN	Nursing	120,445		4,693	<b>125,138</b>		
5.4	Lohnes	Deborah	BOM	Administrative & General	102,866			<b>102,866</b>		
5.5	Pantina	Karen	RN	Nursing	129,492		5,046	<b>134,538</b>		

**Skilled Nursing Facility Cost Report****COLEMAN HOUSE**

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

**Earnings and Compensation Disclosures**

Table 6	NOTE: This schedule is used to report the name(s) of the Owner, Partner, or Officer and disclose all salary and benefits, drawings and dividends, and other compensation as well as the accounts that were charged.								
Table 6C	1	2	3	4	5	6	7	8	9
Line #	Last Name	First Name	Title	Primary Expense Category	Total Hours	Salary & Benefits	Dividends	Other Compensation	TOTAL
<b>Corporation</b>									
6C.1	Blake	Patrick	Administrator	Administrative & General	2,080	218,316	310,000		<b>528,316</b>
6C.2	Lohnes	Deborah	BOM	Administrative & General	2,080	102,866	310,000		<b>412,866</b>
6C.3									<b>0</b>
									<b>941,182</b>

**Skilled Nursing Facility Cost Report****COLEMAN HOUSE**

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

**SCHEDULE 11 : NOTES PAYABLE AND WORKING CAPITAL DEBT****Mortgages and Notes Supporting Fixed Assets**

Table 1	1	2	3	4	5	6	7	8	9	10
Line / Column #	Type of Notes Payable	Lender Name	Related Party	Date Mortgag e Acquired	Due Date	Number of Months Amortize d	Monthly Payment s	Original Loan Amount	Mortgag e Acquisiti on Costs	Amortiza tion of Mortgag e Acquisiti on Costs
1.1										
<b>100</b>	<b>TOTALS</b>								0	0

**Skilled Nursing Facility Cost Report****COLEMAN HOUSE**

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

11	12	13	14	15	16	17	18	19	20
Beginning Loan Balance: Jan 1	Beginning Balance - New Loans	Principal Payments	Pay Off Amount	Pay Off Date	Ending Loan Balance: Dec 31	Interest Rate %	Interest Expense	Period Expenses	Total Amortization, Interest and Period Expenses
					0				0
					0		0	0	0

**Skilled Nursing Facility Cost Report****COLEMAN HOUSE**

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

<b>Working Capital Debt</b>									
<b>Table 2</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>
<b>Line / Column #</b>	<b>Lender Name</b>	<b>Related Party</b>	<b>Beginnin g Balance: Jan 1</b>	<b>Amount</b>	<b>Start Date</b>	<b>Principal Payment</b>	<b>Ending Balance: Dec 31</b>	<b>Interest Rate %</b>	<b>Interest Expense</b>
2.1							0		
<b>200</b>	<b>Total Working Capital Interest</b>						0		0

# Skilled Nursing Facility Cost Report

COLEMAN HOUSE

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

## SCHEDULE 12 : FOOTNOTES AND OTHER DISCLOSURES

UPLOADS REQUIRED
<b>(1) Footnotes and Explanations</b>
<i>Upload Type: Excel, Word, or PDF</i>
This section is used to provide detail to any of the information included in this report.
<b>(2) Ownership and Facility Information</b>
<i>Upload Type: Excel Template</i>
List the names of all direct and indirect nursing facility owners and the name(s) of any Massachusetts and non-Massachusetts nursing or residential care facilities that are owned, directly or indirectly by the facility owners that have an interest of 5% or more. <b>Note: This information must be submitted in the format of the template provided. In order for the file to be accepted, you MUST use the file name "Ownership and Facility Information".</b>
<b>(3) Related Party Debt</b>
<i>Upload Type: Excel Template</i>
List any indebtedness (mortgages, deeds, trust instruments, notes or other financial information) between the nursing facility and any related party of the facility or the direct or indirect owners as reported on the template uploaded in accordance with Schedule 12, Section (2) Ownership and Facility Information.  Example: If the owner borrowed monies from the facility, report the owner as 'Borrower'. If the nursing facility borrowed monies from the owner, list the nursing facility as 'Borrower'. <b>Note: This information must be submitted in the format of the template provided. In order for the file to be accepted, you MUST use the file name "Related Party Debt".</b>
<b>(4) Related Party Transactions</b>
<i>Upload Type: Excel Template</i>
Indicate any entity or person as defined as a "related party" in 101 CMR 206.00 and that (a) provides services, facilities, goods and/or supplies to this company; or (b) receives any salary, fee or other compensation from this company. Indicate the amount paid by this company for this reporting year. (Attach addendum if necessary.) <b>Note: This information must be submitted in the format of the template provided.</b>
<b>(5) Financial Statements</b>
<i>Upload Type: Excel, PDF</i>
Providers must upload financial statements (audited, unaudited, reviewed, or compiled financial statements). As noted below, preparing financial statements is not intended to be an additional requirement for the sole purposes of complying with CHIA's reporting requirements in Section 7.03 (d) of Title 957 of the Code of Massachusetts Regulations (CMR):



# Skilled Nursing Facility Cost Report

**COLEMAN HOUSE**

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

If a Provider or its parent organization is required or elects to obtain independent audited financial statements for purposes other than 957 CMR 7.00, the Provider must file a complete copy of its audited financial statements with the Center, that most closely correspond to the Provider's Nursing Facility cost report fiscal period. If the Provider or its parent organization does not obtain audited financial statements but is required or elects to obtain reviewed or compiled financial statements for purposes other than 957 CMR 7.00, the Provider must file with the Center a complete copy of its financial statements that most closely correspond to the Nursing Facility cost report fiscal period.

Please select one option from the menu, and upload applicable statements for choices A or B. These options are listed in descending order of preference:

B) Unaudited Financial Statements: Unaudited financial statements for the reporting year.

**Note: If A or B is selected, providers need to upload financial statements and MUST use the file name "Financial Statements". If C is selected, an upload is not required.**

## File Submission History

Date Uploaded	File	File Name	File Type	Uploaded By
09/20/2023 12:12PM	(4) Related Party Transactions	RelatedPartyTransactions - 2022.xlsx	application/vnd.openxmlformats-officedocument.spreadsheetml.sheet	Theresa Horky
09/20/2023 12:14PM	(2) Ownership and Facility Information	Ownership and Facility Information.xlsx	application/vnd.openxmlformats-officedocument.spreadsheetml.sheet	Theresa Horky
09/20/2023 1:30PM	(1) Footnotes and Explanations	Footnotes - Coleman SNF 2022.xlsx	application/vnd.openxmlformats-officedocument.spreadsheetml.sheet	Theresa Horky
09/20/2023 1:37PM	(5) Financial Statements	Financial Statement3.pdf	application/pdf	Theresa Horky
09/20/2023 1:37PM	(5) Financial Statements	Financial Statement1.pdf	application/pdf	Theresa Horky
09/20/2023 1:37PM	(5) Financial Statements	Financial Statement2.pdf	application/pdf	Theresa Horky
09/20/2023 1:47PM	(5) Financial Statements	Financial Statements.pdf	application/pdf	Theresa Horky

# Skilled Nursing Facility Cost Report

COLEMAN HOUSE

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

## SCHEDULE 13 : SUBMISSION AND ATTESTATION

Electronic signatures are required to submit this Cost Report. There are two sections that require signature: (A) Certification by Preparer (Other than Owner, Partner, or Officer) and (B) Certifications by Owner, Partner, or Officer.

### Section A - Certification by Preparer (Other than Owner, Partner, or Officer)

**Note: The information in the table below is sourced from Schedule 1, Table 3 of this report.**

1.1	Preparer Name	Theresa Horky
1.2	Nursing Facility or Firm Name	Pegasus Solutions, Inc
1.3	Title	Consultant
1.4	Street Address	C/O Pegasus Solutions, Inc 693 East Central
1.5	City	Franklin
1.6	State	Massachusetts
1.7	Zip Code	02038
1.8	Phone Number	+1 (617) 901-5808
1.9	Email Address	thorky@pegasuslts.com
1.10	Is this information correct?	Yes
1.11	<b>[x] By checking this box, I hereby certify that I am the Preparer of this report noted above and I attest, to the best of my knowledge and belief, that this cost report is a true, correct, and complete statement. This report is subject to audit and verification by the Center for Health Information and Analysis.</b>	
1.12	Date of Authorization:	09/21/2023

Please note this button does not submit the Cost Report for CHIA review, and is solely for your internal review purposes.

If the report needs to be unlocked by the Preparer, uncheck the attestation box on Line 1.11 and click the Save and Validate button.

--	--	--

# Skilled Nursing Facility Cost Report

COLEMAN HOUSE

Filing Year: 2022

Date: 11/28/2023

Time: 9:49 AM

## Section B - Certification by Owner, Partner, or Officer

**A) ACCURACY OF REPORTED COSTS:** I declare and affirm under the penalties of perjury that this cost report and supporting schedules have been examined by me and, to the best of my knowledge and belief, are a true and correct statement of total operating expenditures, balance sheet, earnings and expenses, and other required information. Further, I declare that the report and supplemental information were prepared from the books and records of the provider, unless otherwise noted, in accordance with applicable federal and state laws, regulations and instructions. I understand that any payment resulting from this report will be from state and federal funds and that any false statements or documents, or the concealment of a material fact, may be prosecuted under applicable federal and state laws. I also understand that this report and supporting schedules are subject to audit and verification by the Center for Health Information and Analysis or any other state or federal agency or their subcontractors. I will keep all records, books, and other information pertaining to this cost report for a period of five years. If there is an unresolved audit exception, I will keep these records until all issues are resolved.

**B) USE OF PUBLIC FUNDS:** Section 681 of Chapter 26 of the Acts of 2003 requires that a nursing home or health care facility receiving public funds must certify that these funds shall not be used directly or indirectly for political contributions, lobbying activities, entertainment expenses or efforts to assist, promote, deter or discourage union organizing. In accordance with Section 681, I hereby certify to the best of my knowledge, by said signature, that from and after the date of this certification, the facility shall not use public funds received from the Commonwealth of Massachusetts, directly or indirectly, for purposes of political contributions, lobbying activities, entertainment expenses or efforts to assist, promote, deter or discourage union organizing.

**This certification is signed under pains and penalties of perjury.**

2.1	<b>[x] By checking this box, I hereby certify that under pains and penalties of perjury, that the above statements entitled A) Accuracy of Reported Costs and B) Use of Public Funds are correct and true, to the best of my knowledge and belief. This report is subject to audit and verification by the Center for Health Information and Analysis.</b>	
2.2	Date of Authorization	09/26/2023
2.3	Last Name	Blake
2.4	First Name	Patrick
2.5	Middle Name	
2.6	Title	Administrator
2.7	Is this information correct?	Yes

*Please note once the Submit button is clicked, this Cost Report and all attachments will be submitted to CHIA for review and finalized. This Cost Report can then only be reopened by contacting CHIA and submitting a request.*

*Please submit all request to [Costreports.LTCF@CHIAmass.gov](mailto:Costreports.LTCF@CHIAmass.gov) along with the following information:*

a) User Name

b) User E-Mail Address

c) Organization Name

d) Applicable Filing Year

e) Reason for request