

**Skilled Nursing Facility Cost Report****BENJAMIN HEALTHCARE CENTER**

Filing Year: 2023

Date: 10/29/2024

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

<b>Table 1</b>		<b>1</b>
<b>Line #</b>	<b>Description</b>	
1.1	Facility Name	BENJAMIN HEALTHCARE CENTER
1.2	MassHealth Provider ID	110026693A
1.3	Federal Employer Tax ID	042104452
1.4	VPN	0998613
1.5	Is the above information correct?	Yes
1.6	Facility Number	00594
1.7	This line is intentionally left blank	
1.8	Reporting Period From	01/01/2023
1.9	Reporting Period To	12/31/2023
1.10	Street Address	120 Fisher Ave
1.11	City	Roxbury Crossing
1.12	Zip	02120
1.13	Telephone	+1 (617) 738-1500
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 with 501c(3) exemption)
1.18	List the name of the management company as reported on the management company cost report.	No
1.19	List the name of the entity that holds the nursing facility license.	Edgar P Benjamin Healthcare Center, Inc
1.20	List realty company names as reported on each realty company cost report.	No
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

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<b>Contact Information</b>		
<b>Table 2</b>		<b>1</b>
<b>Line #</b>	<b>Description</b>	
2.1	Contact Person Name	Theresa L Horky
2.2	Nursing Facility or Firm Name	Edgar P Benjamin Health Care Center, Inc
2.3	Title	Cost report Preparer
2.4	Street Address	693 E Central St, Franklin, MA 02038
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@pegasusltc.com

<b>Preparer Information</b>		
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	Edgar P Benjamin Health Care Center, Inc
3.4	Title	Cost report Preparer
3.5	Street Address	693 E Central St, Franklin, MA 02038
3.6	City	Franklin
3.7	State	MA
3.8	Zip Code	02038
3.9	Phone Number	+1 (508) 570-4908
3.10	Email Address	Thorky@pegasusltc.com
3.11	Type of Accounting Service Performed	Other (Explain in Footnotes)

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						

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**SCHEDULE 2 : REVENUE**

<b>Nursing Facility Revenue</b>				
<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	187,009	114	187,123
1.2	Commercial Managed Care	94,931	104,000	198,931
1.3	Commercial Non-Managed Care			0
1.4	Medicare Fee-For-Service	228,032	333,938	561,970
1.5	Medicare Managed Care (Part C)			0
1.6	MassHealth Fee-for-Service	5,113,073		5,113,073
1.7	MassHealth Managed Care			0
1.8	Senior Care Options	1,195,263		1,195,263
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	2,042,111		2,042,111
<b>100</b>	<b>Total Nursing Facility Revenue</b>	<b>8,860,419</b>	<b>438,052</b>	<b>9,298,471</b>

<b>Detail of Ancillary Revenue</b>			
<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>		

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<b>Other Nursing Facility Revenue</b>		
<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	1,268,475
3.3	Laundry Revenue	
3.4	Vending Machine Revenue	
3.5	Recovery of Bad Debts	
3.6	Prior Year Retroactive Revenue	769
3.7	Interest Income	2,272
3.8	Nurses' Aide Training Revenue	
3.9	Administrative and General Recoverable Revenue	5,154
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>1,276,670</b>

<b>Detail of Endowment and Non-Recoverable Revenue</b>			
<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)	Mass Covid	342,576
4.2	Other Endowment and Non-Recoverable Revenue: (Enter Description)	Donation	5,000
4.3	Other Endowment and Non-Recoverable Revenue: (Enter Description)	Charter School	920,899
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>1,268,475</b>

<b>Total Revenue</b>		
<b>Table 5</b>		<b>1</b>
<b>Line #</b>	<b>Description</b>	<b>Total</b>
<b>500</b>	<b>Total Revenue</b>	<b>10,575,141</b>

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**SCHEDULE 3 : EXPENSES**

**Nursing Expenses**

<b>Table 1</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>
1.1	Director of Nurses: Salaries	133,723		133,723
1.2	Director of Nurses: Employee Benefits	6,475		6,475
1.3	Director of Nurses: Payroll Taxes incl Workers Comp.	11,930		11,930
1.4	Director of Nurses Purchased Service: Per Diem	3,896		3,896
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>156,024</b>		<b>156,024</b>
1.7	Registered Nurses: Salaries	725,626		725,626
1.8	Registered Nurses: Employee Benefits	35,138		35,138
1.9	Registered Nurses: Payroll Taxes incl Workers Comp.	64,739		64,739
1.10	Registered Nurses Purchased Service: Per Diem	2,303		2,303
1.11	Registered Nurses Purchased Service: Temporary Agency Staff	0	0	0
<b>1.200</b>	<b>Subtotal: Registered Nurses Expenses</b>	<b>827,806</b>		<b>827,806</b>
1.12	Licensed Practical Nurses: Salaries	1,035,167		1,035,167
1.13	Licensed Practical Nurses: Employee Benefits	50,128		50,128
1.14	Licensed Practical Nurses: Payroll Taxes incl Workers Comp.	92,356		92,356
1.15	Licensed Practical Nurses Purchased Service: Per Diem	4,692		4,692
1.16	Licensed Practical Nurses Purchased Service: Temporary Agency Staff	0	0	0
<b>1.300</b>	<b>Subtotal: Licensed Practical Nurses Expenses</b>	<b>1,182,343</b>		<b>1,182,343</b>
1.17	Certified Nurse Aides: Salaries	1,836,491		1,836,491
1.18	Certified Nurse Aides: Employee Benefits	88,931		88,931
1.19	Certified Nurse Aides: Payroll Taxes incl Workers Comp.	163,848		163,848
1.20	Certified Nurse Aides Purchased Service: Per Diem	500		500
1.21	Certified Nurse Aides Purchased Service: Temporary Agency Staff	763	0	763
<b>1.400</b>	<b>Subtotal: Certified Nurse Aides Expenses</b>	<b>2,090,533</b>		<b>2,090,533</b>

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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>4,256,706</b>		<b>4,256,706</b>

## Less: Nursing Recoverable Income

1.26	Nursing & Director of Nursing Recoverable Income		0	
1.27	Nurses' Aide Training Recoverable Income		0	
<b>1.700</b>	<b>Subtotal: Nursing &amp; Director of Nursing Recoverable Income</b>	<b>0</b>		<b>0</b>
<b>100</b>	<b>Total: Net Nursing Expenses Including Recoverable Income</b>	<b>4,256,706</b>		<b>4,256,706</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	867,120		867,120
2.2	Administration: Employee Benefits	41,990		41,990
2.3	Administration: Payroll Taxes incl Workers Comp.	77,362		77,362
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>986,472</b>		<b>986,472</b>
2.7	Clerical Staff: Salaries	247,240		247,240
2.8	Clerical Staff: Employee Benefits	11,972		11,972
2.9	Clerical Staff: Payroll Taxes incl Workers Comp.	22,058		22,058
2.10	Clerical Staff: Purchased Service			0
<b>2.200</b>	<b>Subtotal: Clerical Staff Expenses</b>	<b>281,270</b>		<b>281,270</b>
2.11	Electronic Data Processing, Payroll, and Bookkeeping Services	59,751		59,751
2.12	Office Supplies	215,869		215,869
2.13	Telecommunications (e.g. Internet, Phone)	29,507		29,507

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2.14	Other Telecommunications (e.g. tablets to support family and resident communications)			0
2.15	Travel: Conventions & Meetings	4,070		4,070
2.16	Advertising: Help Wanted	956		956
2.17	Licenses and Dues: Patient Care Related Portion	15,897		15,897
2.18	Continuing Professional Education / Training and Development	5,881		5,881
2.19	Accounting Services (Not related to appeals)	128,795		128,795
2.20	Insurance: Malpractice & General Liability	45,345		45,345
2.21	Insurance: Department of Unemployment Assistance (DUA) Claims - A & G Portion			0
2.22	Other A & G Expenses	30,568		30,568
2.23	Non-Allowable A & G Expenses	1,309,882	1,309,882	0
2.24	Realty Company Other Expenses Add-back (REA-CR, Sch. 2)			0
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>1,846,521</b>		<b>536,639</b>
<b>2.400</b>	<b>Subtotal: Total Administrative and General Expenses Before Recoverable Income</b>	<b>3,114,263</b>		<b>1,804,381</b>
<b>Less: Administrative &amp; General Recoverable Income</b>				
2.29	A & G Recoverable Income		5,154	5,154
<b>2.500</b>	<b>Subtotal: Administrative &amp; General Recoverable Income</b>	<b>0</b>		<b>5,154</b>
<b>200</b>	<b>Total: Net Administrative &amp; General Expenses After Recoverable Income</b>	<b>3,114,263</b>		<b>1,799,227</b>



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<b>Detail of Other A&amp;G Expenses</b>		
<b>Table 2A</b>	<b>1</b>	<b>2</b>
Line #	Description	Amount
2A.1	Consultants	4,615
2A.2	Equipment Rental	25,953
<b>2A.100</b>	<b>Subtotal: Other A&amp;G Expenses</b>	<b>30,568</b>

<b>Detail of Non-Allowable A &amp; G Expenses</b>		
<b>Table 2B</b>		<b>1</b>
Line #	Description	Reported Expenses
2B.1	Advertising: Marketing	494
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	2,450
2B.7	Key Person Insurance	
2B.8	Management Company Fees	
2B.9	Management Consultants	
2B.10	Interest on Working Capital	45,812
2B.11	Fines, Late Fees, Penalties, including Interest	25,743
2B.12	State and Federal Income Taxes	
2B.13	Pre-Opening Expenses	
2B.14	Bad Debt Expense	1,000,000
2B.15	User Fee Assessment	209,461
2B.16	Other Non-Allowable A&G Expenses	25,922
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>1,309,882</b>

<b>Variable Expenses</b>				
<b>Table 3</b>		<b>1</b>	<b>2</b>	<b>3</b>
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

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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	154,169		154,169
3.6	Plant Operation: Employee Benefits	7,466		7,466
3.7	Plant Operation: Payroll Taxes incl Workers Comp.	13,755		13,755
3.8	Plant Operation: Purchased Service	163,202		163,202
3.9	Plant Operation: Supplies and Expenses	54,715		54,715
3.10	Plant Operation: Utilities	120,080		120,080
3.11	Plant Operation: Repairs			0
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>513,387</b>		<b>513,387</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			0
3.17	Dietician Add-back (MGT-CR, Sch. 6 col 11)			0
<b>3.300</b>	<b>Subtotal: Dietician Expenses</b>	<b>0</b>		<b>0</b>
3.18	Dietary: Salaries	766,191		766,191
3.19	Dietary: Employee Benefits	37,102		37,102
3.20	Dietary: Payroll Taxes incl Workers Comp.	68,358		68,358
3.21	Dietary: Food	262,593		262,593
3.22	Dietary: Purchased Service	18,112		18,112
3.23	Dietary: Supplies and Expenses	1,837		1,837
<b>3.400</b>	<b>Subtotal: Dietary Expenses</b>	<b>1,154,193</b>		<b>1,154,193</b>
3.24	Housekeeping/Laundry: Salaries	612,132		612,132
3.25	Housekeeping/Laundry: Employee Benefits	29,643		29,643
3.26	Housekeeping/Laundry: Payroll Taxes incl Workers Comp.	54,613		54,613
3.27	Housekeeping/Laundry: Purchased Service	134,611		134,611
3.28	Housekeeping/Laundry: Supplies and Expenses	38,727		38,727
3.29	Housekeeping/Laundry: Linen and Bedding			0
3.30	Housekeeping/Laundry: Special Cleaning			0
<b>3.500</b>	<b>Subtotal: Housekeeping/Laundry Expenses</b>	<b>869,726</b>		<b>869,726</b>

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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	60,099		60,099
3.37	Unit Clerk & Medical Records: Employee Benefits	2,910		2,910
3.38	Unit Clerk & Medical Records: Payroll Taxes incl Workers Comp.	5,362		5,362
3.39	Unit Clerk & Medical Records: Purchased Service			0
<b>3.700</b>	<b>Subtotal: Unit Clerk and Medical Record Expenses</b>	<b>68,371</b>		<b>68,371</b>
3.40	Mgmt. Minute Questionnaire (MMQ) Evaluation Nurse/Minimum Data Set (MDS) Coordinator: Salaries	165,106		165,106
3.41	MMQ Evaluation Nurse/MDS Coordinator: Employee Benefits	7,995		7,995
3.42	MMQ Evaluation Nurse/MDS Coordinator: Payroll Taxes Incl Workers Comp.	14,730		14,730
3.43	MMQ Evaluation Nurse/MDS Coordinator: Purchased Service			0
<b>3.800</b>	<b>Subtotal: MMQ Evaluation Nurse/MDS Coordinator Expenses</b>	<b>187,831</b>		<b>187,831</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	94,260		94,260
3.49	Social Service Worker: Employee Benefits	4,565		4,565
3.50	Social Service Worker: Payroll Taxes incl Workers Comp.	8,410		8,410
3.51	Social Service Worker: Purchased Service	2,970		2,970
<b>3.1000</b>	<b>Subtotal: Social Service Worker Expenses</b>	<b>110,205</b>		<b>110,205</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

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<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			0
3.60	Direct Restorative Therapy: Salaries	419,500	419,500	0
3.61	Direct Restorative Therapy: Benefits	57,741	57,741	0
3.62	Direct Restorative Therapy: Consultants	790	790	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>478,031</b>		<b>0</b>
3.64	Recreational Therapy/Activities: Salaries	82,118		82,118
3.65	Recreational Therapy/Activities: Employee Benefits	3,977		3,977
3.66	Recreational Therapy/Activities: Payroll Taxes incl Workers Comp	7,326		7,326
3.67	Recreational Therapy/Activities: Purchased Service			0
3.68	Recreational Therapy/Activities: Supplies and Expenses	2,451		2,451
3.69	Recreational Therapy/Activities: Transportation		0	0
<b>3.1300</b>	<b>Subtotal: Recreational Therapy/Activities Expenses</b>	<b>95,872</b>		<b>95,872</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	108,770		108,770
3.75	Security: Employee Benefits	5,267		5,267
3.76	Security: Payroll Taxes including Workers Comp.	9,704		9,704
3.77	Security: Purchased Service			0
<b>3.1500</b>	<b>Subtotal: Security Expenses</b>	<b>123,741</b>		<b>123,741</b>
3.78	Travel: Motor Vehicle Expense	1,640		1,640
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			0

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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	44,610	44,610	0
3.88	Personal Protective Equipment			0
3.89	House Supplies Not Resold	93,639		93,639
3.90	House Supplies Resold to Private Residents		0	0
3.91	House Supplies Resold to Public Residents	10,363	10,363	0
3.92	Pharmacy Consultant	6,327		6,327
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>156,579</b>		<b>101,606</b>
<b>3.1700</b>	<b>Subtotal: Total Variable Expenses Before Recoverable Income</b>	<b>3,757,936</b>		<b>3,224,932</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>3,757,936</b>		<b>3,224,932</b>

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<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	94,004	(53,125)	147,129
4.2	Long-Term Interest Expense SNF-CR			0
4.3	Long-Term Interest Expense REA-CR			0
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	42,375		42,375
4.7	Building Insurance Expense REA-CR			0
4.8	Real Estate Tax Expense SNF-CR			0
4.9	Real Estate Tax Expense REA-CR			0
4.10	Personal Property Tax Expense SNF-CR			0
4.11	Personal Property Tax Expense REA-CR			0
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		0	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>136,379</b>		<b>189,504</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>136,379</b>		<b>189,504</b>

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<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>11,265,284</b>		<b>9,475,523</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>11,265,284</b>		<b>9,470,369</b>

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**SCHEDULE 4 : OTHER BUSINESS REVENUES AND EXPENSES**

<b>Other Business Activities</b>		
<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:	

<b>Other Business Revenue</b>			
<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>



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**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>	

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**SCHEDULE 5 : STATEMENT OF OPERATIONS AND RECONCILIATION OF FINANCIAL TO COST REPORTED NET INCOME****Financial Statement of Operations**

<b>Table 1</b>		
<b>Table 1B</b>		
<b>Not-For-Profit</b>		
<b>Line #</b>	<b>Description</b>	<b>Reported</b>
1B.1	Net Patient Service Revenue	8,914,148
1B.2	Other Revenue	5,154
1B.3	Net Assets Released from Restriction	
<b>1B.100</b>	<b>Total Operating Revenue</b>	<b>8,919,302</b>
1B.4	Salaries and Wages	7,307,712
1B.5	Employee Benefits	436,830
1B.6	Supplies and Other (including Payroll Taxes)	1,464,415
1B.7	Interest Expense	47,014
1B.8	Provision for Bad Debt	1,182,642
1B.9	Depreciation and Amortization Expenses	94,004
<b>1B.200</b>	<b>Total Operating Expenses</b>	<b>10,532,617</b>
<b>1B.300</b>	<b>Income(Loss) from Operations</b>	<b>(1,613,315)</b>
	<b>Non-Operating Income and Expenses</b>	
1B.10	Interest Income	1,889
1B.11	Investment Income	383
1B.12	Realized Gain(Loss) from Investments	
1B.13	Realized Gain(Loss) from Sale or Disposal of Equipment	
1B.14	Other Non-Operating Income(Expense)	
	<b>Other Changes in Net Assets Without Donor Restrictions</b>	
1B.15	Contributions, Gifts, and Other	
1B.16	Extraordinary Items	0
1B.17	Cumulative Effect of Changes in Accounting Principles	920,899
1B.18	Change in Beneficial Interest in Net Assets Without Donor Restrictions	
1B.19	Unrealized Gain(Loss) on Investments from Net Assets Without Donor Restrictions	
1B.20	Other Changes in Net Assets Without Donor Restrictions	
<b>1B.400</b>	<b>Financial Statement Excess (Deficiency) of Revenues over Expenses</b>	<b>(690,144)</b>

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<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	Charter School	920,899
<b>1D.100</b>	<b>Subtotal: Cumulative Changes in Accounting Principles</b>	<b>920,899</b>

<i>Cost Reported Statement of Operations</i>		
Table 2		1
Line #	Description	Reported
2.1	Total Revenues (Schedule 2)	10,575,141
2.2	Total Nursing Expenses (Schedule 3)	4,256,706
2.3	Total Administrative and General Expenses (Schedule 3)	3,114,263
2.4	Total Variable Expenses (Schedule 3)	3,757,936
2.5	Total Capital and Fixed Cost Expenses (Schedule 3)	136,379
2.6	Total Other Business Expenses (Schedule 4)	0
<b>2.100</b>	<b>Subtotal: Total Facility Expenses</b>	<b>11,265,284</b>
<b>200</b>	<b>Cost Reported Net Income(Loss)</b>	<b>(690,143)</b>

Reconciliation Between Financial Statement and Cost Report Net Income			
Table 3		1	2
Line #	Description	Describe Reconciling Item	Amount
3.1	Net Income(Loss) on Financial Statement of Operations (Table 1)		(690,144)
3.2	Reconciling Item	rounding	1
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)		(690,143)

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

<b>Current Assets</b>		
<b>Table 1</b>		<b>1</b>
<b>Line #</b>	<b>Description</b>	<b>Account Balance</b>
1.1	Cash and Cash Equivalents	8,861
1.2	Short-Term Investments	522,623
1.3	Current Portion Assets Whose Use is Limited	
1.4	Other Cash and Equivalents	
1.5	Payer Accounts Receivable	2,151,567
1.6	Less Reserve for Bad Debt	(1,064,562)
<b>1.100</b>	<b>Subtotal: Net Patient Accounts Receivable</b>	<b>1,087,005</b>
1.7	Receivable from Officers/Owners/Employees	
1.8	Receivable from Affiliates/Related Parties	294,455
1.9	Interest Receivable	
1.10	Supply Inventory	
1.11	Other Receivables	6,485
1.12	Prepaid Interest	
1.13	Prepaid Insurance	7,434
1.14	Prepaid Taxes	
1.15	Other Prepaid Expenses	
1.16	Capitalized Pre-Opening Costs	
1.17	Other Current Assets	6,570
<b>100</b>	<b>Total Current Assets</b>	<b>1,933,433</b>

<b>Detail of Other Current Assets</b>		
<b>Table 1A</b>	<b>1</b>	<b>2</b>
<b>Line #</b>	<b>Description</b>	<b>Account Balance</b>
1A.1	Union Dues Withheld	6,570
<b>1A.100</b>	<b>Subtotal: Other Current Assets</b>	<b>6,570</b>

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<b>Non-Current Fixed Assets</b>		
<b>Table 2</b>		<b>1</b>
Line #	Description	Account Balance
2.1	Land	200,000
2.2	Buildings	
2.3	Improvements	310,265
2.4	Equipment	97,440
2.5	Software/Limited Life Assets	
2.6	Motor Vehicles	32,712
<b>200</b>	<b>Total Non-Current Fixed Assets</b>	<b>640,417</b>

<b>Other Non-Current Assets</b>		
<b>Table 3</b>		<b>1</b>
Line #	Description	Account Balance
3.1	Long-Term Investments	22
3.2	Non-Current Assets Whose Use is Limited	
3.3	Other Deferred Charges and Non-Current Assets	2,223,770
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>2,223,792</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	Due From T Frachis	2,219,651
3A.2	Exchange Refund	4,119
<b>3A.100</b>	<b>Subtotal: Other Deferred Charges and Non-Current Assets</b>	<b>2,223,770</b>

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<b>Total Assets</b>		
<b>Table 4</b>		<b>1</b>
Line #	Description	Account Balance
<b>400</b>	<b>Total Assets</b>	4,797,642

<b>Current Liabilities</b>		
<b>Table 5</b>		<b>1</b>
Line #	Description	Account Balance
5.1	Trade Payables	1,408,285
5.2	Accrued Expenses	
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	713,176
5.8	State and Federal Taxes Payable	43,479
5.9	Accrued Interest Payable	1,120,210
5.10	Other Current Liabilities	397,483
<b>500</b>	<b>Total Current Liabilities</b>	3,682,633

<b>Detail of Other Current Liabilities</b>		
<b>Table 5A</b>	<b>1</b>	<b>2</b>
Line #	Description	Account Balance
5A.1	Resident Trust	34,684
5A.2	Refund Exchange	55,399
5A.3	Loan Withheld	684
5A.4	Tax Deferred Annuity Withheld	4,413
5A.5	Garnishment	2,303
5A.6	Medicaid Advance	300,000
<b>5A.100</b>	<b>Subtotal: Other Current Liabilities</b>	397,483

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<b>Non-Current Liabilities</b>		
<b>Table 6</b>		<b>1</b>
Line #	Description	Account Balance
6.1	Mortgages Payable	2,300,000
6.2	Due to Related Parties, Subsidiaries, and Affiliates	
6.3	Other Long-Term Debt	1,199,431
<b>600</b>	<b>Total Non-Current Liabilities</b>	<b>3,499,431</b>

<b>Total Liabilities</b>		
<b>Table 7</b>		<b>1</b>
Line #	Description	Account Balance
<b>700</b>	<b>Total Liabilities</b>	<b>7,182,064</b>

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

<b>Table 8</b>				
<b>Table 8A</b>		<b>1</b>	<b>2</b>	<b>3</b>
<b>Not-for-Profits</b>				
Line #	Description	Net Assets Without Donor Restrictions	Net Assets With Donor Restrictions	Total Net Assets
8A.1	Net Assets Balance: Prior Year	(2,157,114)		(2,157,114)
8A.2	Prior Period Adjustment(s)	462,835		462,835
8A.3	SNF-CR Excess (Deficiency) of Revenues Over Expenses	(690,143)		(690,143)
8A.4	Gain/(Loss) Realized on Investments			0
8A.5	Contributions, Gifts and Other			0
8A.6	Change in Unrealized Gains/(Losses) on Investments			0
8A.7	Net Assets Released from Donor Restriction			0
8A.8	Net Assets - Other			0
<b>8A.100</b>	<b>Net Assets Balance: Current Year</b>	<b>(2,384,422)</b>	<b>0</b>	<b>(2,384,422)</b>



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**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.

<b>Table 8D</b>	<b>1</b>	<b>2</b>
<b>Line #</b>	<b>Description</b>	<b>Amount</b>
8D.1	Prior period Adjustment	462,841
8D.2	Rounding	(6)
<b>8D.100</b>	<b>Subtotal: Prior Period Adjustments</b>	<b>462,835</b>

**Total Liabilities and Owner's Equity (or Net Assets for Not-for-Profits)**

<b>Table 9</b>	<b>1</b>
<b>Line #</b>	<b>Account Balance</b>
<b>900</b>	<b>Total Liabilities and Owner's Equity (or Net Assets for Not-For-Profit)</b>
	4,797,642

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## 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	200,000			200,000				200,000
1.2	Building	2,496,437			2,496,437	(2,496,437)		(2,496,437)	0
1.3	Improvements	1,366,216	33,587		1,399,803	(1,055,929)	(33,609)	(1,089,538)	310,265
1.4	Equipment	1,899,474	9,868		1,909,342	(1,758,777)	(53,125)	(1,811,902)	97,440
1.5	Software/Limited Life Assets				0			0	0
1.6	Motor Vehicles	50,974		(87)	50,887	(10,905)	(7,270)	(18,175)	32,712
<b>100</b>	<b>Total</b>	<b>6,013,101</b>	<b>43,455</b>	<b>(87)</b>	<b>6,056,469</b>	<b>(5,322,048 )</b>	<b>(94,004)</b>	<b>(5,416,052 )</b>	<b>640,417</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	200,000					200,000				
2.2	Land REA-CR						0				
2.3	Building SNF-CR	2,496,437					2,496,437		0		0
2.4	Building REA-CR						0				0
2.5	Improvements SNF-CR	1,366,216	33,587				1,399,803	5.00%	33,609	53,125	86,734
2.6	Improvements REA-CR						0	5.00%			0
2.7	Equipment SNF-CR	1,899,474	9,868				1,909,342	10.00%	53,125	7,270	60,395

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2.8	Equipment REA-CR						0	10.00%			0
2.9	Software/Limited Life Assets SNF-CR						0	33.33%	0		0
2.10	Software/Limited Life Assets REA-CR						0	33.33%			0
200	Total Claimed Fixed Assets	5,962,127	43,455	0	0	0	6,005,582		86,734	60,395	147,129

## General Fixed Cost Information

Table 3		1
Line #	Description	
3.1	What is the original year the facility was built?	1972
3.2	What was the date of the most recent assessed property value of this facility?	01/01/2020
3.3	What was the value from the most recent municipal property assessment for this facility?	10,000,000
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?	82
3.7	What is the total gross square footage of the facility used for patient care, including common areas and therapy rooms?	13,613
3.8	What is the square footage applicable to nursing facility resident rooms, including nurse stations?	10,733
3.9	What is the square footage applicable to other business activities, e.g. adult day health, child day care, etc.	1
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

Changes in Facility or Realty Company Ownership					
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>
Line #	Description	Reported
1.1	Cash and Cash Equivalents (Beginning of Year)	(690,144)

**Cash Flows from Operating Activities**

<b>Table 2</b>		<b>1</b>
Line #	Description	Reported
2.1	Change in Net Assets (Net Income)	
2.2	Adjustments to Reconcile Changes in Net Assets (Net Income)	1,182,642
2.3	Increases (Decreases) to Cash Provided by Operating Activities	(1,507,922)
<b>200</b>	<b>Net Cash from Operating Activities</b>	<b>(325,280)</b>

**Cash Flows from Investing Activities**

<b>Table 3</b>		<b>1</b>
Line #	Description	Reported
3.1	Capital Expenditures	43,368
3.2	Cash Flows from Other Investing Activities	(89,191)
<b>300</b>	<b>Net Cash from Investing Activities</b>	<b>(45,823)</b>

**Cash Flows from Financing Activities**

<b>Table 4</b>		<b>1</b>
Line #	Description	Reported
4.1	Proceeds from Issuance of Long-Term Debt	1,020,249
4.2	Payments on Long-Term Debt and Capital Lease Expenditures	(155,718)
4.3	Cash Flows from Other Financing Activities	
<b>400</b>	<b>Net Cash from Financing Activities</b>	<b>864,531</b>

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

<b>Table 5</b>		<b>1</b>
Line #	Description	Reported
5.1	Net Increase/(Decrease) in Cash and Cash Equivalents	<b>493,428</b>
<b>500</b>	<b>Cash and Cash Equivalents (End of Year)</b>	<b>(196,716)</b>

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**SCHEDULE 9 : LICENSURE & PATIENT STATISTICS**

<b>Bed Licensure</b>						
<b>Table 1</b>	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	11/24/2023	164			164	240
1.2	11/24/2021	164			164	240
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.	164				
1.7	Is above listed bed licensure information correct?	Yes				

**Patient Statistics - Days**

<b>Table 2</b>		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	599	268		599		16,896
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)	5					132
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>604</b>	<b>268</b>	<b>0</b>	<b>599</b>	<b>0</b>	<b>17,028</b>

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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
	3,982						6,921	29,265
								0
								0
								0
								0
								0
								0
								0
								0
	79							216
								0
								0
								0
0	4,061	0	0	0	0	0	6,921	29,481

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<b>Patient Statistics - Summary</b>			
<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	34
3.2	0140.1	Number of MassHealth Admissions During Year	11
3.3	0150.0	Number of Discharges During Year	38
3.4	0190.0	Average Length of Stay	776
3.5	0160.0	Number of Unduplicated Residents (<= 100 day stay)	23
3.6	0170.0	Number of Unduplicated Residents (> 100 day stay)	85



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**SCHEDULE 10 : DETAIL OF FACILITY COMPENSATION AND PURCHASED NURSING SERVICES**

<i>Detail of Staff Nursing Services Wages and Hours</i>							
<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	645,925	14,496.6	848,277	21,557.1	1,392,775	61,313.6
1.2	Total Overtime Wages	59,138	983.7	162,747	2,879.4	417,195	13,376.5
1.3	Total Shift Differential	5,686		11,972		18,221	
1.4	Total Other Differentials	14,877		12,171		8,300	
<b>100</b>	<b>Total</b>	<b>725,626</b>	<b>15,480.3</b>	<b>1,035,167</b>	<b>24,436.5</b>	<b>1,836,491</b>	<b>74,690.1</b>

<i>Detail of Nursing Services Shift Differentials</i>						
<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			2.05	2.05	2.05
2.2	Licensed Practical Nurses			2.05	2.05	2.05
2.3	Certified Nurse Aides	0.50	0.50	0.35	0.35	0.35

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<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	3	2.5	5,544.0
3.3	Dietary Staff	15	17.1	35,483.6
3.4	Dietician			
3.5	Housekeeping/Laundry Staff	12	15.7	32,716.0
3.6	Unit Clerk & Medical Records Staff	1	1.0	2,080.0
3.7	Quality Assurance			
3.8	MMQ Nurses and MDS Coordinator	2	1.6	3,328.0
3.9	Social Services Staff	1	1.0	2,080.0
3.10	Interpreters			
3.11	Restorative Therapy - Direct Staff	6	3.3	6,891.0
3.12	Restorative Therapy - Indirect Staff			
3.13	Recreational Staff	3	1.6	3,335.6
3.14	Administration and Officers	9	9.2	18,975.0
3.15	Security Staff	4	2.9	6,038.0
3.16	Clerical Staff	3	2.9	6,660.0
3.17	Director of Nurses	1	1.0	1,845.6
3.18	Registered Nurses	13	7.4	15,480.3
3.19	Licensed Practical Nurses	11	11.7	24,436.5
3.20	Certified Nurse Aides	34	35.9	74,690.1
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>118</b>	<b>114.8</b>	<b>239,583.7</b>

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<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	Total Unregistered Temporary Nursing Service Agencies									
<b>Registered Temporary Nursing Service Agencies</b>										
4.2	CONNECTRN INC	TGKV					217.5	763		
4.3										
4.200	<b>Subtotal: Registered Temporary Nursing Service Agencies</b>		<b>0.0</b>	<b>0</b>	<b>0.0</b>	<b>0</b>	<b>217.5</b>	<b>763</b>	<b>0.0</b>	<b>0</b>
<b>400</b>	<b>Total Temporary Nursing Service Agency Expenses</b>		<b>0.0</b>	<b>0</b>	<b>0.0</b>	<b>0</b>	<b>217.5</b>	<b>763</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	Franchis	Tony	Administrator	Administrative & General	443,111			<b>443,111</b>		
5.2	Colsoul	Marise	DON	Nursing	152,129			<b>152,129</b>		
5.3	Shanley	Erin	DOR	Other	148,367			<b>148,367</b>		
5.4	Dieudonne	Andre	RN	Nursing	146,618			<b>146,618</b>		
5.5	Onuigbo	Blessing	LPN	Nursing	140,953			<b>140,953</b>		

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
Corporation									
6C.1									0
6C.2									0
6C.3									0
									0

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**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	1st Mortgage	Resthaven	Yes	10/26/19 72	01/01/2021	240		2,300,000		
1.2	Other		No							
1.3	Other									
<b>100</b>	<b>TOTALS</b>								0	0

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11	12	13	14	15	16	17	18	19	20
Beginnin g Loan Balance: Jan 1	Beginnin g Balance - New Loans	Principal Payment s	Pay Off Amount	Pay Off Date	Ending Loan Balance: Dec 31	Interest Rate %	Interest Expense	Period Expense s	Total Amortiza tion, Interest and Period Expense s
3,420,210					3,420,210	7.000%			0
					0				0
					0				0
					3,420,210		0	0	0

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<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>Beginning 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	Partners Pharmacy of Mass	No	41,680			8,296	33,384	0.000%	1,202
2.2	Loan Payable	No		248,157	01/01/2023		248,157	0.000%	
2.3	Rockland Trust - LOC 7606	No		25,000	01/05/2023		25,000	9.990%	1,800
2.4	Loan - Amex	No		114,675		103,093	11,582		
2.5	Loan - DON	No		60,000	11/09/2023		60,000		
2.6	Loan - DON	No		20,000	12/20/2023		20,000		
2.7	Note Payable - PPP	No		149,900	06/18/2020		149,900		
2.8	Note Payable - PPP	No		10,000	06/25/2020		10,000		
2.9	Loan - Kabbage	No		78,000	02/28/2023	52,625	25,375	13.780%	3,000
2.10	Rockland Trust - LOC 0580	No		499,417	01/04/2023		499,417	8.500%	41,012
<b>200</b>	<b>Total Working Capital Interest</b>						1,082,815		47,014

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### 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):



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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
08/28/2024 11:00AM	(1) Footnotes and Explanations	Footnote.xlsx	application/vnd.openxmlformats-officedocument.spreadsheetml.sheet	Theresa Horky
08/28/2024 11:00AM	(2) Ownership and Facility Information	Ownership And Facility Information.xlsx	application/vnd.openxmlformats-officedocument.spreadsheetml.sheet	Theresa Horky
08/28/2024 11:10AM	(5) Financial Statements	Financial Statements.pdf	application/pdf	Theresa Horky

**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	Edgar P Benjamin Health Care Center, Inc
1.3	Title	Cost report Preparer
1.4	Street Address	693 E Central St, Franklin, MA 02038
1.5	City	Franklin
1.6	State	MA
1.7	Zip Code	02038
1.8	Phone Number	+1 (508) 570-4908
1.9	Email Address	Thorky@pegasusltc.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:	09/19/2024

*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.*

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**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	09/25/2024
2.3	Last Name	Mark
2.4	First Name	Delicia
2.5	Middle Name	
2.6	Title	
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*