

**Skilled Nursing Facility Cost Report****EASTPOINTE REHAB CENTER**

Filing Year: 2023

Date: 12/19/2024

Time: 1:40 PM

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

<b>Table 1</b>		<b>1</b>
<b>Line #</b>	<b>Description</b>	
1.1	Facility Name	EASTPOINTE REHAB CENTER
1.2	MassHealth Provider ID	110120310A
1.3	Federal Employer Tax ID	811967911
1.4	VPN	0950562
1.5	Is the above information correct?	Yes
1.6	Facility Number	01064
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	225 Central Avenue
1.11	City	Chelsea
1.12	Zip	02150
1.13	Telephone	+1 (617) 884-5700
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	Partnership/Limited Liability Partnership (LLP)
1.18	List the name of the management company as reported on the management company cost report.	Pointe Group Care LLC
1.19	List the name of the entity that holds the nursing facility license.	Eastpointe Rehab LLC
1.20	List realty company names as reported on each realty company cost report.	255 Central Avenue LLC
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**  
**EASTPOINTE REHAB CENTER**  
Filing Year: 2023

Date: 12/19/2024  
Time: 1:40 PM

<b>Contact Information</b>		
<b>Table 2</b>		<b>1</b>
Line #	Description	
2.1	Contact Person Name	Tamara Unger
2.2	Nursing Facility or Firm Name	Roth & Co
2.3	Title	Senior Cost Report Specialist
2.4	Street Address	1428 36th St
2.5	City	Brooklyn
2.6	State	NY
2.7	Zip Code	11218
2.8	Phone Number	+1 (248) 968-4100
2.9	Email Address	tu@rothcocpa.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>
Line #	Description	
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	Tamara Unger
3.3	Nursing Facility or Firm Name	Roth & Co
3.4	Title	Senior Cost Report Specialist
3.5	Street Address	1428 36th Street
3.6	City	Brooklyn
3.7	State	NY
3.8	Zip Code	11218
3.9	Phone Number	+1 (248) 968-4100
3.10	Email Address	tunger@rothcocpa.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						

**Skilled Nursing Facility Cost Report**  
**EASTPOINTE REHAB CENTER**  
Filing Year: 2023

Date: 12/19/2024  
Time: 1:40 PM

**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	326,700	1,097	327,797
1.2	Commercial Managed Care	395,194	207,516	602,710
1.3	Commercial Non-Managed Care			0
1.4	Medicare Fee-For-Service	965,785	511,691	1,477,476
1.5	Medicare Managed Care (Part C)			0
1.6	MassHealth Fee-for-Service	7,938,095	80,758	8,018,853
1.7	MassHealth Managed Care			0
1.8	Senior Care Options			0
1.9	OneCare			0
1.10	PACE	3,631,921	369,050	4,000,971
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			0
<b>100</b>	<b>Total Nursing Facility Revenue</b>	<b>13,257,695</b>	<b>1,170,112</b>	<b>14,427,807</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>		

**Skilled Nursing Facility Cost Report****EASTPOINTE REHAB CENTER**

Filing Year: 2023

Date: 12/19/2024

Time: 1:40 PM

**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	372,528
3.3	Laundry Revenue	
3.4	Vending Machine Revenue	
3.5	Recovery of Bad Debts	
3.6	Prior Year Retroactive Revenue	
3.7	Interest Income	1,133
3.8	Nurses' Aide Training Revenue	
3.9	Administrative and General Recoverable Revenue	
3.10	Nursing Recoverable Revenue	
3.11	Variable Recoverable Revenue	2,243,656
3.12	Fixed Cost Recoverable Revenue	
<b>300</b>	<b>Total Other Nursing Facility Revenue</b>	<b>2,617,317</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)	Stimulus	372,528
4.2	Other Endowment and Non-Recoverable Revenue: (Enter Description)		
4.3	Other Endowment and Non-Recoverable Revenue: (Enter Description)		
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>372,528</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>17,045,124</b>

**Skilled Nursing Facility Cost Report****EASTPOINTE REHAB CENTER**

Filing Year: 2023

Date: 12/19/2024

Time: 1:40 PM

**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	251,224		251,224
1.2	Director of Nurses: Employee Benefits	15,274		15,274
1.3	Director of Nurses: Payroll Taxes incl Workers Comp.	24,733		24,733
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 )		8,791	8,791
<b>1.100</b>	<b>Subtotal: Director of Nurses Expenses</b>	<b>291,231</b>		<b>300,022</b>
1.7	Registered Nurses: Salaries	834,717		834,717
1.8	Registered Nurses: Employee Benefits	50,750		50,750
1.9	Registered Nurses: Payroll Taxes incl Workers Comp.	82,179		82,179
1.10	Registered Nurses Purchased Service: Per Diem			0
1.11	Registered Nurses Purchased Service: Temporary Agency Staff	376,710	0	376,710
<b>1.200</b>	<b>Subtotal: Registered Nurses Expenses</b>	<b>1,344,356</b>		<b>1,344,356</b>
1.12	Licensed Practical Nurses: Salaries	1,431,643		1,431,643
1.13	Licensed Practical Nurses: Employee Benefits	87,043		87,043
1.14	Licensed Practical Nurses: Payroll Taxes incl Workers Comp.	140,947		140,947
1.15	Licensed Practical Nurses Purchased Service: Per Diem			0
1.16	Licensed Practical Nurses Purchased Service: Temporary Agency Staff	179,840	0	179,840
<b>1.300</b>	<b>Subtotal: Licensed Practical Nurses Expenses</b>	<b>1,839,473</b>		<b>1,839,473</b>
1.17	Certified Nurse Aides: Salaries	2,689,549		2,689,549
1.18	Certified Nurse Aides: Employee Benefits	163,523		163,523
1.19	Certified Nurse Aides: Payroll Taxes incl Workers Comp.	264,790		264,790
1.20	Certified Nurse Aides Purchased Service: Per Diem			0
1.21	Certified Nurse Aides Purchased Service: Temporary Agency Staff	135,324	0	135,324
<b>1.400</b>	<b>Subtotal: Certified Nurse Aides Expenses</b>	<b>3,253,186</b>		<b>3,253,186</b>

# Skilled Nursing Facility Cost Report

**EASTPOINTE REHAB CENTER**

Filing Year: 2023

Date: 12/19/2024

Time: 1:40 PM

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>6,728,246</b>		<b>6,737,037</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>6,728,246</b>		<b>6,737,037</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	127,892		127,892
2.2	Administration: Employee Benefits	7,776		7,776
2.3	Administration: Payroll Taxes incl Workers Comp.	12,591		12,591
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>148,259</b>		<b>148,259</b>
2.7	Clerical Staff: Salaries	420,010		420,010
2.8	Clerical Staff: Employee Benefits	25,536		25,536
2.9	Clerical Staff: Payroll Taxes incl Workers Comp.	41,351		41,351
2.10	Clerical Staff: Purchased Service	1,542		1,542
<b>2.200</b>	<b>Subtotal: Clerical Staff Expenses</b>	<b>488,439</b>		<b>488,439</b>
2.11	Electronic Data Processing, Payroll, and Bookkeeping Services	48,152	9,489	38,663
2.12	Office Supplies	28,419		28,419
2.13	Telecommunications (e.g. Internet, Phone)	12,371		12,371

# Skilled Nursing Facility Cost Report

## EASTPOINTE REHAB CENTER

Filing Year: 2023

Date: 12/19/2024

Time: 1:40 PM

2.14	Other Telecommunications (e.g. tablets to support family and resident communications)			0
2.15	Travel: Conventions & Meetings	3,347		3,347
2.16	Advertising: Help Wanted			0
2.17	Licenses and Dues: Patient Care Related Portion	21,530		21,530
2.18	Continuing Professional Education / Training and Development	1,055		1,055
2.19	Accounting Services (Not related to appeals)	11,200		11,200
2.20	Insurance: Malpractice & General Liability	294,185		294,185
2.21	Insurance: Department of Unemployment Assistance (DUA) Claims - A & G Portion			0
2.22	Other A & G Expenses	257,391		257,391
2.23	Non-Allowable A & G Expenses	2,619,449	2,619,449	0
2.24	Realty Company Other Expenses Add-back (REA-CR, Sch. 2)		33,325	33,325
2.25	Management Company Allocated A & G Expenses (MGT-CR, Sch. 6)		1,162,471	1,162,471
2.26	Management Company Allocated Fixed Cost Expenses (MGT-CR, Sch. 6)		42,721	42,721
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>3,297,099</b>		<b>1,906,678</b>
<b>2.400</b>	<b>Subtotal: Total Administrative and General Expenses Before Recoverable Income</b>	<b>3,933,797</b>		<b>2,543,376</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>3,933,797</b>		<b>2,543,376</b>



**Skilled Nursing Facility Cost Report****EASTPOINTE REHAB CENTER**

Filing Year: 2023

Date: 12/19/2024

Time: 1:40 PM

**Detail of Other A&G Expenses**

<b>Table 2A</b>	<b>1</b>	<b>2</b>
<b>Line #</b>	<b>Description</b>	<b>Amount</b>
2A.1	Software Support	118,614
2A.2	Professional Services	27,079
2A.3	Bank Charges	1,772
2A.4	CORI	280
2A.5	Filing Fees	1,896
2A.6	Credit Card	4,649
2A.7	Interest Expense LOC	123,886
2A.8	LOC Costs	113,117
2A.9	Finance Charge	(57,166)
2A.10	PY Adjustments	(76,736)
<b>2A.100</b>	<b>Subtotal: Other A&amp;G Expenses</b>	<b>257,391</b>

**Skilled Nursing Facility Cost Report****EASTPOINTE REHAB CENTER**

Filing Year: 2023

Date: 12/19/2024

Time: 1:40 PM

**Detail of Non-Allowable A & G Expenses**

<b>Table 2B</b>		<b>1</b>
<b>Line #</b>	<b>Description</b>	<b>Reported Expenses</b>
2B.1	Advertising: Marketing	10,344
2B.2	Licenses and Dues: Not Related to Resident Care	550
2B.3	Accounting: Appeal Service	
2B.4	Legal: Appeal Service and DALA Filing Fees	
2B.5	Legal: Resident Care	
2B.6	Legal: Other	46,449
2B.7	Key Person Insurance	
2B.8	Management Company Fees	858,316
2B.9	Management Consultants	
2B.10	Interest on Working Capital	
2B.11	Fines, Late Fees, Penalties, including Interest	175,595
2B.12	State and Federal Income Taxes	
2B.13	Pre-Opening Expenses	
2B.14	Bad Debt Expense	292,097
2B.15	User Fee Assessment	1,236,098
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>2,619,449</b>

**Variable Expenses**

<b>Table 3</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>
3.1	Staff Development Coordinator: Salaries	2,133		2,133
3.2	Staff Dev. Coord.: Employee Benefits	130		130
3.3	Staff Dev. Coord.: Payroll Taxes incl Workers Comp.	210		210
3.4	Staff Dev. Coord.: Purchased Service			0
<b>3.100</b>	<b>Subtotal: Staff Development Coordinator Expenses</b>	<b>2,473</b>		<b>2,473</b>
3.5	Plant Operation: Salaries	305,629		305,629
3.6	Plant Operation: Employee Benefits	18,582		18,582
3.7	Plant Operation: Payroll Taxes incl Workers Comp.	30,090		30,090

**Skilled Nursing Facility Cost Report****EASTPOINTE REHAB CENTER**

Filing Year: 2023

Date: 12/19/2024

Time: 1:40 PM

3.8	Plant Operation: Purchased Service	94,945		94,945
3.9	Plant Operation: Supplies and Expenses	38,093		38,093
3.10	Plant Operation: Utilities	646,038		646,038
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>1,133,377</b>		<b>1,133,377</b>
3.13	Dietician: Salaries	41,258		41,258
3.14	Dietician: Employee Benefits	2,508		2,508
3.15	Dietician: Payroll Taxes incl Workers Comp.	4,062		4,062
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>47,828</b>		<b>47,828</b>
3.18	Dietary: Salaries	579,100		579,100
3.19	Dietary: Employee Benefits	35,209		35,209
3.20	Dietary: Payroll Taxes incl Workers Comp.	57,013		57,013
3.21	Dietary: Food	415,433		415,433
3.22	Dietary: Purchased Service	2,069		2,069
3.23	Dietary: Supplies and Expenses	61,213		61,213
<b>3.400</b>	<b>Subtotal: Dietary Expenses</b>	<b>1,150,037</b>		<b>1,150,037</b>
3.24	Housekeeping/Laundry: Salaries	378,169		378,169
3.25	Housekeeping/Laundry: Employee Benefits	22,992		22,992
3.26	Housekeeping/Laundry: Payroll Taxes incl Workers Comp.	37,231		37,231
3.27	Housekeeping/Laundry: Purchased Service			0
3.28	Housekeeping/Laundry: Supplies and Expenses	77,203		77,203
3.29	Housekeeping/Laundry: Linen and Bedding	6,147		6,147
3.30	Housekeeping/Laundry: Special Cleaning			0
<b>3.500</b>	<b>Subtotal: Housekeeping/Laundry Expenses</b>	<b>521,742</b>		<b>521,742</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	61,394		61,394

# Skilled Nursing Facility Cost Report

## EASTPOINTE REHAB CENTER

Filing Year: 2023

Date: 12/19/2024

Time: 1:40 PM

3.37	Unit Clerk & Medical Records: Employee Benefits	3,733		3,733
3.38	Unit Clerk & Medical Records: Payroll Taxes incl Workers Comp.	6,044		6,044
3.39	Unit Clerk & Medical Records: Purchased Service			0
<b>3.700</b>	<b>Subtotal: Unit Clerk and Medical Record Expenses</b>	<b>71,171</b>		<b>71,171</b>
3.40	Mgmt. Minute Questionnaire (MMQ) Evaluation Nurse/Minimum Data Set (MDS) Coordinator: Salaries	243,968		243,968
3.41	MMQ Evaluation Nurse/MDS Coordinator: Employee Benefits	14,833		14,833
3.42	MMQ Evaluation Nurse/MDS Coordinator: Payroll Taxes Incl Workers Comp.	24,019		24,019
3.43	MMQ Evaluation Nurse/MDS Coordinator: Purchased Service	9,469		9,469
<b>3.800</b>	<b>Subtotal: MMQ Evaluation Nurse/MDS Coordinator Expenses</b>	<b>292,289</b>		<b>292,289</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	354,316		354,316
3.49	Social Service Worker: Employee Benefits	21,542		21,542
3.50	Social Service Worker: Payroll Taxes incl Workers Comp.	34,883		34,883
3.51	Social Service Worker: Purchased Service	28,344		28,344
<b>3.1000</b>	<b>Subtotal: Social Service Worker Expenses</b>	<b>439,085</b>		<b>439,085</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	153,914		153,914
3.60	Direct Restorative Therapy: Salaries		0	0

# Skilled Nursing Facility Cost Report

## EASTPOINTE REHAB CENTER

Filing Year: 2023

Date: 12/19/2024

Time: 1:40 PM

3.61	Direct Restorative Therapy: Benefits		0	0
3.62	Direct Restorative Therapy: Consultants	366,805	366,805	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>520,719</b>		<b>153,914</b>
3.64	Recreational Therapy/Activities: Salaries	242,099		242,099
3.65	Recreational Therapy/Activities: Employee Benefits	14,719		14,719
3.66	Recreational Therapy/Activities: Payroll Taxes incl Workers Comp	23,835		23,835
3.67	Recreational Therapy/Activities: Purchased Service	7,293		7,293
3.68	Recreational Therapy/Activities: Supplies and Expenses	3,546		3,546
3.69	Recreational Therapy/Activities: Transportation		0	0
<b>3.1300</b>	<b>Subtotal: Recreational Therapy/Activities Expenses</b>	<b>291,492</b>		<b>291,492</b>
3.70	Resident Care Assistant: Salaries	55,926		55,926
3.71	Resident Care Assistant: Employee Benefits	3,400		3,400
3.72	Resident Care Assistant: Payroll Taxes incl Workers Comp.	5,506		5,506
3.73	Resident Care Assistant: Purchased Service			0
<b>3.1400</b>	<b>Subtotal: Resident Care Assistant Expenses</b>	<b>64,832</b>		<b>64,832</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	6,519		6,519
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	36,000		36,000
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	73,212	73,212	0
3.88	Personal Protective Equipment			0

# Skilled Nursing Facility Cost Report

## EASTPOINTE REHAB CENTER

Filing Year: 2023

Date: 12/19/2024

Time: 1:40 PM

3.89	House Supplies Not Resold	263,176		263,176
3.90	House Supplies Resold to Private Residents		0	0
3.91	House Supplies Resold to Public Residents		0	0
3.92	Pharmacy Consultant	3,332		3,332
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>382,239</b>		<b>309,027</b>
<b>3.1700</b>	<b>Subtotal: Total Variable Expenses Before Recoverable Income</b>	<b>4,917,284</b>		<b>4,477,267</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		2,243,656	2,243,656
<b>3.1800</b>	<b>Subtotal: Variable Recoverable Income</b>	<b>0</b>		<b>2,243,656</b>
<b>300</b>	<b>Total: Net Variable Expenses Including Recoverable Income</b>	<b>4,917,284</b>		<b>2,233,611</b>

**Skilled Nursing Facility Cost Report**  
**EASTPOINTE REHAB CENTER**  
Filing Year: 2023

Date: 12/19/2024  
Time: 1:40 PM

<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	54,101	(219,505)	273,606
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			0
4.7	Building Insurance Expense REA-CR		208,449	208,449
4.8	Real Estate Tax Expense SNF-CR			0
4.9	Real Estate Tax Expense REA-CR		181,432	181,432
4.10	Personal Property Tax Expense SNF-CR	20,815		20,815
4.11	Personal Property Tax Expense REA-CR			0
4.12	Other Fixed Cost Expenses SNF-CR	1,058,780	1,051,675	7,105
4.13	Other Fixed Cost Expenses REA-CR			0
4.14	Real Property Rent Expense SNF-CR	1,629,599	1,629,599	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>2,763,295</b>		<b>691,407</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>2,763,295</b>		<b>691,407</b>

**Skilled Nursing Facility Cost Report****EASTPOINTE REHAB CENTER**

Filing Year: 2023

Date: 12/19/2024

Time: 1:40 PM

<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>18,342,622</b>		<b>14,449,087</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>18,342,622</b>		<b>12,205,431</b>



**Skilled Nursing Facility Cost Report****EASTPOINTE REHAB CENTER**

Filing Year: 2023

Date: 12/19/2024

Time: 1:40 PM

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

<b>Table 1</b>		<b>1</b>
<b>Line / Column #</b>	<b>Other Business Activity</b>	<b>Select Yes/No from Dropdown Menu</b>
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>
<b>Line / Column #</b>	<b>Account</b>	<b>Description</b>	<b>Reported</b>
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****EASTPOINTE REHAB CENTER**

Filing Year: 2023

Date: 12/19/2024

Time: 1:40 PM

<b>Other Business Expenses</b>					
<b>Table 3</b>			<b>1</b>	<b>2</b>	<b>3</b>
Line / Column #	Account	Description	Reported	Non-Allowable Expenses	Total Allowable Expenses
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	37	37	
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>37</b>	<b>37</b>	

**Skilled Nursing Facility Cost Report****EASTPOINTE REHAB CENTER**

Filing Year: 2023

Date: 12/19/2024

Time: 1:40 PM

**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	14,427,808
1A.2	Other Revenue	2,616,184
1A.3	Net Assets Released from Restriction	
<b>1A.100</b>	<b>Total Operating Revenue</b>	<b>17,043,992</b>
1A.4	Salaries and Wages	8,019,029
1A.5	Employee Benefits	487,552
1A.6	Supplies and Other (including Payroll Taxes)	9,489,849
1A.7	Interest Expense	
1A.8	Provision for Bad Debt	292,097
1A.9	Depreciation and Amortization Expenses	54,101
<b>1A.200</b>	<b>Total Operating Expenses</b>	<b>18,342,628</b>
<b>1A.300</b>	<b>Income(Loss) from Operations</b>	<b>(1,298,636)</b>
	<b>Non-Operating Income and Expenses</b>	
1A.10	Interest Income	1,133
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)	(37)
<b>1A.400</b>	<b>Total Income(Loss) Before Taxes, Extraordinary Items, and Changes in Accounting Principles</b>	<b>(1,297,540)</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>(1,297,540)</b>

**Skilled Nursing Facility Cost Report**  
**EASTPOINTE REHAB CENTER**  
Filing Year: 2023

Date: 12/19/2024  
Time: 1:40 PM

<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)	17,045,124
2.2	Total Nursing Expenses (Schedule 3)	6,728,246
2.3	Total Administrative and General Expenses (Schedule 3)	3,933,797
2.4	Total Variable Expenses (Schedule 3)	4,917,284
2.5	Total Capital and Fixed Cost Expenses (Schedule 3)	2,763,295
2.6	Total Other Business Expenses (Schedule 4)	37
<b>2.100</b>	<b>Subtotal: Total Facility Expenses</b>	<b>18,342,659</b>
<b>200</b>	<b>Cost Reported Net Income(Loss)</b>	<b>(1,297,535)</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)		(1,297,540)
3.2	Reconciling Item		
3.3	Reconciling Item	Rounding	5
3.4	Reconciling Item		
3.5	Reconciling Item		
3.6	Net Income(Loss) on Cost Report Statement of Operations (Table 2)		(1,297,535)

**Skilled Nursing Facility Cost Report****EASTPOINTE REHAB CENTER**

Filing Year: 2023

Date: 12/19/2024

Time: 1:40 PM

**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	(347,528)
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	2,806,127
1.6	Less Reserve for Bad Debt	
<b>1.100</b>	<b>Subtotal: Net Patient Accounts Receivable</b>	<b>2,806,127</b>
1.7	Receivable from Officers/Owners/Employees	
1.8	Receivable from Affiliates/Related Parties	350,736
1.9	Interest Receivable	
1.10	Supply Inventory	
1.11	Other Receivables	
1.12	Prepaid Interest	
1.13	Prepaid Insurance	(6,603)
1.14	Prepaid Taxes	
1.15	Other Prepaid Expenses	(203,854)
1.16	Capitalized Pre-Opening Costs	
1.17	Other Current Assets	0
<b>100</b>	<b>Total Current Assets</b>	<b>2,598,878</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**  
**EASTPOINTE REHAB CENTER**  
Filing Year: 2023

Date: 12/19/2024  
Time: 1:40 PM

<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	343,270
2.4	Equipment	28,157
2.5	Software/Limited Life Assets	423
2.6	Motor Vehicles	
<b>200</b>	<b>Total Non-Current Fixed Assets</b>	<b>371,850</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	3,057,300
3.4	Construction in Progress	
3.5	Mortgage Acquisition Costs	134,101
3.6	Accumulated Amortization of Mortgage Acquisition Costs	(130,768)
<b>3.100</b>	<b>Net Mortgage Acquisition Costs</b>	<b>3,333</b>
<b>300</b>	<b>Total Non-Current Assets</b>	<b>3,060,633</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	Goodwill	3,057,300
<b>3A.100</b>	<b>Subtotal: Other Deferred Charges and Non-Current Assets</b>	<b>3,057,300</b>

**Skilled Nursing Facility Cost Report**  
**EASTPOINTE REHAB CENTER**  
Filing Year: 2023

Date: 12/19/2024  
Time: 1:40 PM

<b>Total Assets</b>		
<b>Table 4</b>		<b>1</b>
Line #	Description	Account Balance
<b>400</b>	<b>Total Assets</b>	6,031,361

<b>Current Liabilities</b>		
<b>Table 5</b>		<b>1</b>
Line #	Description	Account Balance
5.1	Trade Payables	2,445,435
5.2	Accrued Expenses	62,796
5.3	Due to Insurance Payers	580,136
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	678,800
5.8	State and Federal Taxes Payable	
5.9	Accrued Interest Payable	
5.10	Other Current Liabilities	128,763
<b>500</b>	<b>Total Current Liabilities</b>	3,895,930

<b>Detail of Other Current Liabilities</b>		
<b>Table 5A</b>	<b>1</b>	<b>2</b>
Line #	Description	Account Balance
5A.1	PNA Checking Account - Due To Resid	16,949
5A.2	PNA Savings Account - Due To Reside	106,227
5A.3	Resident Council Account - Due To R	5,587
<b>5A.100</b>	<b>Subtotal: Other Current Liabilities</b>	128,763



**Skilled Nursing Facility Cost Report****EASTPOINTE REHAB CENTER**

Filing Year: 2023

Date: 12/19/2024

Time: 1:40 PM

**Non-Current Liabilities**

<b>Table 6</b>		<b>1</b>
Line #	Description	Account Balance
6.1	Mortgages Payable	
6.2	Due to Related Parties, Subsidiaries, and Affiliates	4,686,768
6.3	Other Long-Term Debt	
<b>600</b>	<b>Total Non-Current Liabilities</b>	<b>4,686,768</b>

**Total Liabilities**

<b>Table 7</b>		<b>1</b>
Line #	Description	Account Balance
<b>700</b>	<b>Total Liabilities</b>	<b>8,582,698</b>

**Reconciliation of Owner's Equity or Net Assets for Not-for-Profits****Table 8**

<b>Table 8B</b>		<b>1</b>
<b>Proprietorship, Partnership, or Limited Liability Company (LLC)</b>		
Line #	Description	Amount
8B.1	Owner's Equity Balance: Prior Year	(2,047,308)
8B.2	Prior Period Adjustment(s)	(5)
8B.3	Capital Contributions During the Year	900,000
8B.4	SNF-CR Net Income/(Loss)	(1,297,535)
8B.5	Proprietor/Partner Drawings	(106,489)
<b>8B.100</b>	<b>Owner's Equity Balance: Current Year</b>	<b>(2,551,337)</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.**

<b>Table 8D</b>	<b>1</b>	<b>2</b>
Line #	Description	Amount
8D.1		
8D.2	Rounding	(5)
<b>8D.100</b>	<b>Subtotal: Prior Period Adjustments</b>	<b>(5)</b>

Total Liabilities and Owner's Equity (or Net Assets for Not-for-Profits)		
Table 9		1
Line #	Description	Account Balance
900	Total Liabilities and Owner's Equity (or Net Assets for Not-For-Profit)	6,031,361

# Skilled Nursing Facility Cost Report

**EASTPOINTE REHAB CENTER**

Filing Year: 2023

Date: 12/19/2024

Time: 1:40 PM

## **SCHEDULE 7 : DETAIL OF FIXED ASSETS AND DEPRECIATION**

<b>Financial Statement Fixed Assets</b>									
<b>Table 1</b>		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	426,223	70,912		497,135	(111,235)	(42,630)	(153,865)	343,270
1.4	Equipment	617,931	4,565		622,496	(582,868)	(11,471)	(594,339)	28,157
1.5	Software/Limited Life Assets	599	423		1,022	(599)		(599)	423
1.6	Motor Vehicles				0			0	0
<b>100</b>	<b>Total</b>	<b>1,044,753</b>	<b>75,900</b>	<b>0</b>	<b>1,120,653</b>	<b>(694,702)</b>	<b>(54,101)</b>	<b>(748,803)</b>	<b>371,850</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.**

<b>Table 2</b>		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	900,000					900,000				
2.3	Building SNF-CR						0		0		0
2.4	Building REA-CR	5,100,000					5,100,000			127,500	127,500
2.5	Improvements SNF-CR	426,223		70,913			497,136	5.00%	42,630	(17,774)	24,856
2.6	Improvements REA-CR	474,357		118,477			592,834	5.00%		29,642	29,642
2.7	Equipment SNF-CR	617,931		4,565			622,496	10.00%	11,471	50,779	62,250

# Skilled Nursing Facility Cost Report

## EASTPOINTE REHAB CENTER

Filing Year: 2023

Date: 12/19/2024

Time: 1:40 PM

2.8	Equipment REA-CR	255,518		21,510			277,028	10.00%		27,703	27,703
2.9	Software/Limited Life Assets SNF-CR	599		423			1,022	33.33%	0	(341)	(341)
2.10	Software/Limited Life Assets REA-CR	5,988					5,988	33.33%		1,996	1,996
<b>200</b>	<b>Total Claimed Fixed Assets</b>	<b>7,780,616</b>	<b>0</b>	<b>215,888</b>	<b>0</b>	<b>0</b>	<b>7,996,504</b>		<b>54,101</b>	<b>219,505</b>	<b>273,606</b>

### General Fixed Cost Information

<b>Table 3</b>		<b>1</b>
Line #	Description	
3.1	What is the original year the facility was built?	2006
3.2	What was the date of the most recent assessed property value of this facility?	06/30/2022
3.3	What was the value from the most recent municipal property assessment for this facility?	7,323,400
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?	74
3.7	What is the total gross square footage of the facility used for patient care, including common areas and therapy rooms?	40,278
3.8	What is the square footage applicable to nursing facility resident rooms, including nurse stations?	5,637
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?	19.7
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>
<b>Line #</b>	<b>Description</b>	<b>Reported</b>
1.1	Cash and Cash Equivalents (Beginning of Year)	26,986

**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)	(1,297,541)
2.2	Adjustments to Reconcile Changes in Net Assets (Net Income)	1,236,544
2.3	Increases (Decreases) to Cash Provided by Operating Activities	1,609,100
<b>200</b>	<b>Net Cash from Operating Activities</b>	<b>1,548,103</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	
3.2	Cash Flows from Other Investing Activities	(75,900)
<b>300</b>	<b>Net Cash from Investing Activities</b>	<b>(75,900)</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	(1,053,206)
4.3	Cash Flows from Other Financing Activities	(793,511)
<b>400</b>	<b>Net Cash from Financing Activities</b>	<b>(1,846,717)</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	(374,514)
<b>500</b>	<b>Cash and Cash Equivalents (End of Year)</b>	<b>(347,528)</b>

**Skilled Nursing Facility Cost Report****EASTPOINTE REHAB CENTER**

Filing Year: 2023

Date: 12/19/2024

Time: 1:40 PM

**SCHEDULE 9 : LICENSURE & PATIENT STATISTICS****Bed Licensure**

<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	11/21/2020	195			195	195
1.2	11/21/2022	195	0		195	195
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.	195				
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	534	1,684		1,768		33,812
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)	1					105
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>535</b>	<b>1,684</b>	<b>0</b>	<b>1,768</b>	<b>0</b>	<b>33,917</b>

**Skilled Nursing Facility Cost Report****EASTPOINTE REHAB CENTER**

Filing Year: 2023

Date: 12/19/2024

Time: 1:40 PM

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
			15,072					52,870
								0
								0
								0
								0
								0
								0
								0
			52					158
								0
								0
								0
0	0	0	15,124	0	0	0	0	53,028



**Skilled Nursing Facility Cost Report****EASTPOINTE REHAB CENTER**

Filing Year: 2023

Date: 12/19/2024

Time: 1:40 PM

**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	218
3.2	0140.1	Number of MassHealth Admissions During Year	44
3.3	0150.0	Number of Discharges During Year	196
3.4	0190.0	Average Length of Stay	45
3.5	0160.0	Number of Unduplicated Residents (<= 100 day stay)	131
3.6	0170.0	Number of Unduplicated Residents (> 100 day stay)	78

**Skilled Nursing Facility Cost Report****EASTPOINTE REHAB CENTER**

Filing Year: 2023

Date: 12/19/2024

Time: 1:40 PM

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

<b>Table 1</b>		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
<b>Line #</b>	<b>Description</b>	<b>RN Wages</b>	<b>RN Hours</b>	<b>LPN Wages</b>	<b>LPN Hours</b>	<b>CNA Wages</b>	<b>CNA Hours</b>
1.1	Total Base Wages	405,189	7,871.7	985,350	23,092.2	2,062,725	86,297.2
1.2	Total Overtime Wages	397,339	6,176.3	373,225	6,274.3	429,728	11,947.3
1.3	Total Shift Differential						
1.4	Total Other Differentials						
<b>100</b>	<b>Total</b>	<b>802,528</b>	<b>14,048.0</b>	<b>1,358,575</b>	<b>29,366.5</b>	<b>2,492,453</b>	<b>98,244.5</b>

***Detail of Nursing Services Shift Differentials***

<b>Table 2</b>		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<b>Line #</b>	<b>Description</b>	<b>Median Hourly Shift Differential: Weekday Evening</b>	<b>Median Hourly Shift Differential: Weekday Night</b>	<b>Median Hourly Shift Differential: Weekend Day</b>	<b>Median Hourly Shift Differential: Weekend Evening</b>	<b>Median Hourly Shift Differential: Weekend Night</b>
2.1	Registered Nurses	2.00	3.00	1.00	3.00	4.00
2.2	Licensed Practical Nurses	2.00	3.00	1.00	3.00	4.00
2.3	Certified Nurse Aides	1.00	1.00	1.00	2.00	3.00

**Skilled Nursing Facility Cost Report**  
**EASTPOINTE REHAB CENTER**  
Filing Year: 2023

Date: 12/19/2024  
Time: 1:40 PM

<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	6	5.4	11,191.1
3.3	Dietary Staff	14	13.2	27,361.6
3.4	Dietician	1	0.2	500.3
3.5	Housekeeping/Laundry Staff	12	11.1	23,137.7
3.6	Unit Clerk & Medical Records Staff	2	1.1	2,211.2
3.7	Quality Assurance		0.0	0.0
3.8	MMQ Nurses and MDS Coordinator	4	2.5	5,160.8
3.9	Social Services Staff	5	4.5	9,442.7
3.10	Interpreters			
3.11	Restorative Therapy - Direct Staff			
3.12	Restorative Therapy - Indirect Staff			
3.13	Recreational Staff	5	4.9	10,280.4
3.14	Administration and Officers	1	0.8	1,609.7
3.15	Security Staff			
3.16	Clerical Staff	8	7.3	15,267.8
3.17	Director of Nurses	2	1.7	3,632.4
3.18	Registered Nurses	7	6.8	14,048.0
3.19	Licensed Practical Nurses	15	14.1	29,366.5
3.20	Certified Nurse Aides	48	47.2	98,244.5
3.21	Resident Care Assistants	2	1.9	3,964.1
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>132</b>	<b>122.7</b>	<b>255,418.8</b>

# Skilled Nursing Facility Cost Report

**EASTPOINTE REHAB CENTER**

Filing Year: 2023

Date: 12/19/2024

Time: 1:40 PM

Detail of Purchased Nursing Services										
Table 4	1	2	3	4	5	6	7	8	9	10
Line #	Temporary Nursing Services Agency Name	DPH Registration #	RN Total Hours of Service	RN Total Charges	LPN Total Hours of Service	LPN Total Charges	CNA Total Hours of Service	CNA Total Charges	DON Total Hours of Service	DON Total Charges
Unregistered Temporary Nursing Service Agencies										
4.1	Total Unregistered Temporary Nursing Service Agencies									
Registered Temporary Nursing Service Agencies										
4.2	Active Healthcare, Inc.	T4O9	79.3	5,364	10.0	723				
4.3	Other		3,051.0	213,282	1,273.0	70,261	4,582.0	135,324		
4.4	AYA Healthcare	TFG4	1,922.0	158,064	1,465.0	108,856	0.0			
4.200	Subtotal: Registered Temporary Nursing Service Agencies		5,052.3	376,710	2,748.0	179,840	4,582.0	135,324	0.0	0
400	Total Temporary Nursing Service Agency Expenses		5,052.3	376,710	2,748.0	179,840	4,582.0	135,324	0.0	0
Five Highest Paid Salaries (including salaries, payroll taxes, workers' compensation, all fringe benefits, and draws)										
	NOTE: List the names and compensation of the <u>five</u> persons who have the highest compensation paid by this facility.									
Table 5	1	2	3	4	5	6	7	8		
Line #	Last Name	First Name	Title	Primary Expense Category	Salary & Benefits	Dividends/Draws	Other	TOTAL		
5.1	Clerge	Myrnah	RN	Nursing	170,595			170,595		
5.2	Pierre	Herta	LPN	Nursing	199,608			199,608		
5.3	Ewusi	Linda	LPN	Nursing	216,965			216,965		
5.4	Birhanu	Nancy	RN	Nursing	233,601			233,601		
5.5	Monpremier	Roselaine	RN	Nursing	350,067			350,067		

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 6B	1	2	3	4	5	6	7	8	9
Line #	Last Name	First Name	Title	Primary Expense Category	Total Hours	Salary & Benefits	Draw / Dividends	Other Compensation	TOTAL
Partnership, Limited Liability Company (LLC)									
6B.1									0
6B.2									0
6B.3									0
									0

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 Mortgage Acquired	Due Date	Number of Months Amortized	Monthly Payments	Original Loan Amount	Mortgage Acquisition Costs	Amortization of Mortgage Acquisition Costs
1.1										
100	TOTALS								0	0

**Skilled Nursing Facility Cost Report**  
**EASTPOINTE REHAB CENTER**  
 Filing Year: 2023

Date: 12/19/2024  
 Time: 1:40 PM

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
					0				0
					0		0	0	0

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



# Skilled Nursing Facility Cost Report

## EASTPOINTE REHAB CENTER

Filing Year: 2023

Date: 12/19/2024

Time: 1:40 PM

### 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 <i>MUST</i> 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 <i>MUST</i> 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

### EASTPOINTE REHAB CENTER

Filing Year: 2023

Date: 12/19/2024

Time: 1:40 PM

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
04/15/2024 10:24PM	(2) Ownership and Facility Information	Ownership and Facility Information.xlsx	application/vnd.openxmlformats-officedocument.spreadsheetml.sheet	Tamara Unger
11/03/2024 4:10PM	(1) Footnotes and Explanations	Footnotes and Explanations.xlsx	application/vnd.openxmlformats-officedocument.spreadsheetml.sheet	Tamara Unger
11/03/2024 4:10PM	(3) Related Party Debt	Related Party Debt.xlsx	application/vnd.openxmlformats-officedocument.spreadsheetml.sheet	Tamara Unger
11/03/2024 4:11PM	(4) Related Party Transactions	Related Party Transactions.xlsx	application/vnd.openxmlformats-officedocument.spreadsheetml.sheet	Tamara Unger
11/03/2024 4:11PM	(5) Financial Statements	Financial Statements.pdf	application/pdf	Tamara Unger

**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	Tamara Unger
1.2	Nursing Facility or Firm Name	Roth & Co
1.3	Title	Senior Cost Report Specialist
1.4	Street Address	1428 36th Street
1.5	City	Brooklyn
1.6	State	NY
1.7	Zip Code	11218
1.8	Phone Number	+1 (248) 968-4100
1.9	Email Address	tunger@rothcocpa.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:	11/03/2024

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.

--	--	--

# Skilled Nursing Facility Cost Report

## EASTPOINTE REHAB CENTER

Filing Year: 2023

Date: 12/19/2024

Time: 1:40 PM

### 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	04/18/2024
2.3	Last Name	Berkowitz
2.4	First Name	Benjamin
2.5	Middle Name	
2.6	Title	Owner
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*