

# Skilled Nursing Facility Cost Report

## Vantage at Wilbraham

Filing Year: 2023

Date: 12/19/2024

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### SCHEDULE 1 : GENERAL INFORMATION

#### Facility Information

Table 1		1
Line #	Description	
1.1	Facility Name	Vantage at Wilbraham
1.2	MassHealth Provider ID	110182543A
1.3	Federal Employer Tax ID	
1.4	VPN	0950925
1.5	Is the above information correct?	Yes
1.6	Facility Number	01000
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	9 Maple Street
1.11	City	Wilbraham
1.12	Zip	01095
1.13	Telephone	+1 (413) 596-2411
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	Limited Liability Corporation (LLC)
1.18	List the name of the management company as reported on the management company cost report.	Vantage Care LLC
1.19	List the name of the entity that holds the nursing facility license.	Vantage at Wilbraham LLC
1.20	List realty company names as reported on each realty company cost report.	Vantage Care Wilbraham Realty 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

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**Contact Information**

<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 Street
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	temi@ppsassistant.com

**Preparer Information**

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

<b>Table 3</b>		<b>1</b>
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 (718) 975-5376
3.10	Email Address	temi@ppsassistant.com
3.11	Type of Accounting Service Performed	Other (Explain in Footnotes)

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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****Nursing Facility Revenue**

<b>Table 1</b>		<b>1</b>	<b>2</b>	<b>3</b>
<b>Line #</b>	<b>Payer</b>	<b>Routine Revenue</b>	<b>Ancillary Revenue</b>	<b>Total Revenue</b>
1.1	Private Pay	1,478,215		1,478,215
1.2	Commercial Managed Care			0
1.3	Commercial Non-Managed Care			0
1.4	Medicare Fee-For-Service	1,270,884	204,327	1,475,211
1.5	Medicare Managed Care (Part C)	1,214,764	264,519	1,479,283
1.6	MassHealth Fee-for-Service	4,667,718	156,335	4,824,053
1.7	MassHealth Managed Care	3,745,376	(44,752)	3,700,624
1.8	Senior Care Options			0
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	465,073	63,194	528,267
<b>100</b>	<b>Total Nursing Facility Revenue</b>	<b>12,842,030</b>	<b>643,623</b>	<b>13,485,653</b>

**Detail of Ancillary Revenue**

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

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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	0
3.3	Laundry Revenue	
3.4	Vending Machine Revenue	507
3.5	Recovery of Bad Debts	
3.6	Prior Year Retroactive Revenue	
3.7	Interest Income	2,068
3.8	Nurses' Aide Training Revenue	
3.9	Administrative and General Recoverable Revenue	43,107
3.10	Nursing Recoverable Revenue	
3.11	Variable Recoverable Revenue	70,154
3.12	Fixed Cost Recoverable Revenue	
<b>300</b>	<b>Total Other Nursing Facility Revenue</b>	<b>115,836</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)		
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>0</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>13,601,489</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	248,247		248,247
1.2	Director of Nurses: Employee Benefits	8,936		8,936
1.3	Director of Nurses: Payroll Taxes incl Workers Comp.	25,292		25,292
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 )		3,874	3,874
<b>1.100</b>	<b>Subtotal: Director of Nurses Expenses</b>	<b>282,475</b>		<b>286,349</b>
1.7	Registered Nurses: Salaries	213,382		213,382
1.8	Registered Nurses: Employee Benefits	7,682		7,682
1.9	Registered Nurses: Payroll Taxes incl Workers Comp.	21,741		21,741
1.10	Registered Nurses Purchased Service: Per Diem		17,435	(17,435)
1.11	Registered Nurses Purchased Service: Temporary Agency Staff	73,551	0	73,551
<b>1.200</b>	<b>Subtotal: Registered Nurses Expenses</b>	<b>316,356</b>		<b>298,921</b>
1.12	Licensed Practical Nurses: Salaries	2,059,942		2,059,942
1.13	Licensed Practical Nurses: Employee Benefits	74,155		74,155
1.14	Licensed Practical Nurses: Payroll Taxes incl Workers Comp.	209,876		209,876
1.15	Licensed Practical Nurses Purchased Service: Per Diem		12,587	(12,587)
1.16	Licensed Practical Nurses Purchased Service: Temporary Agency Staff	435,559	0	435,559
<b>1.300</b>	<b>Subtotal: Licensed Practical Nurses Expenses</b>	<b>2,779,532</b>		<b>2,766,945</b>
1.17	Certified Nurse Aides: Salaries	1,485,201		1,485,201
1.18	Certified Nurse Aides: Employee Benefits	53,466		53,466
1.19	Certified Nurse Aides: Payroll Taxes incl Workers Comp.	151,319		151,319
1.20	Certified Nurse Aides Purchased Service: Per Diem	10,894	116	10,778
1.21	Certified Nurse Aides Purchased Service: Temporary Agency Staff	763,631	0	763,631
<b>1.400</b>	<b>Subtotal: Certified Nurse Aides Expenses</b>	<b>2,464,511</b>		<b>2,464,395</b>

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1.22	Nurse's Aide Training Administration		0	0
1.23	Nursing Education and Training	18,675		18,675
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>18,675</b>		<b>18,675</b>
<b>1.600</b>	<b>Subtotal: Total Nursing Expenses Before Recoverable Income</b>	<b>5,861,549</b>		<b>5,835,285</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>5,861,549</b>		<b>5,835,285</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	275,063		275,063
2.2	Administration: Employee Benefits	9,902		9,902
2.3	Administration: Payroll Taxes incl Workers Comp.	28,025		28,025
2.4	Administration: Purchased Service	141,519		141,519
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>454,509</b>		<b>454,509</b>
2.7	Clerical Staff: Salaries	225,473		225,473
2.8	Clerical Staff: Employee Benefits	8,116		8,116
2.9	Clerical Staff: Payroll Taxes incl Workers Comp.	22,972		22,972
2.10	Clerical Staff: Purchased Service			0
<b>2.200</b>	<b>Subtotal: Clerical Staff Expenses</b>	<b>256,561</b>		<b>256,561</b>
2.11	Electronic Data Processing, Payroll, and Bookkeeping Services	73,532		73,532
2.12	Office Supplies	28,094		28,094
2.13	Telecommunications (e.g. Internet, Phone)	45,234		45,234

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2.14	Other Telecommunications (e.g. tablets to support family and resident communications)	17,940		17,940
2.15	Travel: Conventions & Meetings	8,198		8,198
2.16	Advertising: Help Wanted			0
2.17	Licenses and Dues: Patient Care Related Portion	12,718		12,718
2.18	Continuing Professional Education / Training and Development	180		180
2.19	Accounting Services (Not related to appeals)	32,554		32,554
2.20	Insurance: Malpractice & General Liability	79,433		79,433
2.21	Insurance: Department of Unemployment Assistance (DUA) Claims - A & G Portion			0
2.22	Other A & G Expenses	240,455		240,455
2.23	Non-Allowable A & G Expenses	1,744,097	1,744,097	0
2.24	Realty Company Other Expenses Add-back (REA-CR, Sch. 2)		6,749	6,749
2.25	Management Company Allocated A & G Expenses (MGT-CR, Sch. 6)		321,361	321,361
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>2,282,435</b>		<b>866,448</b>
<b>2.400</b>	<b>Subtotal: Total Administrative and General Expenses Before Recoverable Income</b>	<b>2,993,505</b>		<b>1,577,518</b>
<b>Less: Administrative &amp; General Recoverable Income</b>				
2.29	A & G Recoverable Income		43,107	43,107
<b>2.500</b>	<b>Subtotal: Administrative &amp; General Recoverable Income</b>	<b>0</b>		<b>43,107</b>
<b>200</b>	<b>Total: Net Administrative &amp; General Expenses After Recoverable Income</b>	<b>2,993,505</b>		<b>1,534,411</b>



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### Detail of Other A&G Expenses

Table 2A	1	2
Line #	Description	Amount
2A.1	Employee Benefits Expense>Background Checks	2,405
2A.2	Nursing Expense>Transportation	10,458
2A.3	Admin Expense>Professional Fees	52,997
2A.4	Admin Expense>Bank Fees	69,595
2A.5	Admin Expense>Background Checks	256
2A.6	Admin Expense>Recruiting	5,136
2A.7	Admin Expense>Surety Bond	600
2A.8	Interest Expense	99,008
<b>2A.100</b>	<b>Subtotal: Other A&amp;G Expenses</b>	<b>240,455</b>

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**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	1,027,768
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	136,769
2B.7	Key Person Insurance	
2B.8	Management Company Fees	442,875
2B.9	Management Consultants	
2B.10	Interest on Working Capital	
2B.11	Fines, Late Fees, Penalties, including Interest	
2B.12	State and Federal Income Taxes	
2B.13	Pre-Opening Expenses	
2B.14	Bad Debt Expense	
2B.15	User Fee Assessment	134,181
2B.16	Other Non-Allowable A&G Expenses	2,504
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>1,744,097</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	50,885		50,885
3.2	Staff Dev. Coord.: Employee Benefits	1,832		1,832
3.3	Staff Dev. Coord.: Payroll Taxes incl Workers Comp.	5,185		5,185
3.4	Staff Dev. Coord.: Purchased Service			0
<b>3.100</b>	<b>Subtotal: Staff Development Coordinator Expenses</b>	<b>57,902</b>		<b>57,902</b>
3.5	Plant Operation: Salaries	100,592		100,592
3.6	Plant Operation: Employee Benefits	3,621		3,621
3.7	Plant Operation: Payroll Taxes incl Workers Comp.	10,249		10,249

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3.8	Plant Operation: Purchased Service	20,166		20,166
3.9	Plant Operation: Supplies and Expenses	51,860		51,860
3.10	Plant Operation: Utilities	281,789		281,789
3.11	Plant Operation: Repairs	48,865		48,865
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>517,142</b>		<b>517,142</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			0
3.19	Dietary: Employee Benefits			0
3.20	Dietary: Payroll Taxes incl Workers Comp.			0
3.21	Dietary: Food	306,108		306,108
3.22	Dietary: Purchased Service	576,953		576,953
3.23	Dietary: Supplies and Expenses	53,493		53,493
<b>3.400</b>	<b>Subtotal: Dietary Expenses</b>	<b>936,554</b>		<b>936,554</b>
3.24	Housekeeping/Laundry: Salaries			0
3.25	Housekeeping/Laundry: Employee Benefits			0
3.26	Housekeeping/Laundry: Payroll Taxes incl Workers Comp.			0
3.27	Housekeeping/Laundry: Purchased Service	438,732		438,732
3.28	Housekeeping/Laundry: Supplies and Expenses	83		83
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>438,815</b>		<b>438,815</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	112,712		112,712

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3.37	Unit Clerk & Medical Records: Employee Benefits	4,057		4,057
3.38	Unit Clerk & Medical Records: Payroll Taxes incl Workers Comp.	11,483		11,483
3.39	Unit Clerk & Medical Records: Purchased Service			0
<b>3.700</b>	<b>Subtotal: Unit Clerk and Medical Record Expenses</b>	<b>128,252</b>		<b>128,252</b>
3.40	Mgmt. Minute Questionnaire (MMQ) Evaluation Nurse/Minimum Data Set (MDS) Coordinator: Salaries	176,947		176,947
3.41	MMQ Evaluation Nurse/MDS Coordinator: Employee Benefits	6,369		6,369
3.42	MMQ Evaluation Nurse/MDS Coordinator: Payroll Taxes Incl Workers Comp.	18,029		18,029
3.43	MMQ Evaluation Nurse/MDS Coordinator: Purchased Service			0
<b>3.800</b>	<b>Subtotal: MMQ Evaluation Nurse/MDS Coordinator Expenses</b>	<b>201,345</b>		<b>201,345</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	283,336		283,336
3.49	Social Service Worker: Employee Benefits	10,200		10,200
3.50	Social Service Worker: Payroll Taxes incl Workers Comp.	28,868		28,868
3.51	Social Service Worker: Purchased Service	14,488		14,488
<b>3.1000</b>	<b>Subtotal: Social Service Worker Expenses</b>	<b>336,892</b>		<b>336,892</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			0
3.60	Direct Restorative Therapy: Salaries	462,870	462,870	0

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3.61	Direct Restorative Therapy: Benefits	63,822	63,822	0
3.62	Direct Restorative Therapy: Consultants	(109,503)	(109,503)	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>417,189</b>		<b>0</b>
3.64	Recreational Therapy/Activities: Salaries	145,494		145,494
3.65	Recreational Therapy/Activities: Employee Benefits	5,238		5,238
3.66	Recreational Therapy/Activities: Payroll Taxes incl Workers Comp	14,824		14,824
3.67	Recreational Therapy/Activities: Purchased Service	8,405		8,405
3.68	Recreational Therapy/Activities: Supplies and Expenses	4,321	217	4,104
3.69	Recreational Therapy/Activities: Transportation		0	0
<b>3.1300</b>	<b>Subtotal: Recreational Therapy/Activities Expenses</b>	<b>178,282</b>		<b>178,065</b>
3.70	Resident Care Assistant: Salaries			0
3.71	Resident Care Assistant: Employee Benefits			0
3.72	Resident Care Assistant: Payroll Taxes incl Workers Comp.			0
3.73	Resident Care Assistant: Purchased Service			0
<b>3.1400</b>	<b>Subtotal: Resident Care Assistant Expenses</b>	<b>0</b>		<b>0</b>
3.74	Security: Salaries			0
3.75	Security: Employee Benefits			0
3.76	Security: Payroll Taxes including Workers Comp.			0
3.77	Security: Purchased Service			0
<b>3.1500</b>	<b>Subtotal: Security Expenses</b>	<b>0</b>		<b>0</b>
3.78	Travel: Motor Vehicle Expense			0
3.79	Variable Other Required Education			0
3.80	Variable Job Related Education			0
3.81	Insurance: Department of Unemployment Assistance (DUA) Claims: Variable Portion			0
3.82	Physician Services: Medical Director			0
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	171,438	171,438	0
3.88	Personal Protective Equipment	120,038		120,038

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3.89	House Supplies Not Resold	69,791		69,791
3.90	House Supplies Resold to Private Residents		0	0
3.91	House Supplies Resold to Public Residents		0	0
3.92	Pharmacy Consultant	21,228		21,228
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>382,495</b>		<b>211,057</b>
<b>3.1700</b>	<b>Subtotal: Total Variable Expenses Before Recoverable Income</b>	<b>3,594,868</b>		<b>3,006,024</b>
<b>Less: Variable Recoverable Income</b>				
3.96	Vending Machine Income		507	507
3.97	Laundry Income		0	0
3.98	Other Variable Recoverable Income		70,154	70,154
<b>3.1800</b>	<b>Subtotal: Variable Recoverable Income</b>	<b>0</b>		<b>70,661</b>
<b>300</b>	<b>Total: Net Variable Expenses Including Recoverable Income</b>	<b>3,594,868</b>		<b>2,935,363</b>

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**Capital & Fixed Cost Expenses**

<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	20,370	(176,390)	196,760
4.2	Long-Term Interest Expense SNF-CR			0
4.3	Long-Term Interest Expense REA-CR		650,820	650,820
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	20,891		20,891
4.7	Building Insurance Expense REA-CR			0
4.8	Real Estate Tax Expense SNF-CR	98,014		98,014
4.9	Real Estate Tax Expense REA-CR			0
4.10	Personal Property Tax Expense SNF-CR	9,593		9,593
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		6,749	6,749
4.14	Real Property Rent Expense SNF-CR	786,374	786,374	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>935,242</b>		<b>982,827</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>935,242</b>		<b>982,827</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>13,385,164</b>		<b>11,401,654</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>13,385,164</b>		<b>11,287,886</b>



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**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>

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<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		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 1A</b>		<b>1</b>
<b>For Profit</b>		
<b>Line #</b>	<b>Description</b>	<b>Reported</b>
1A.1	Net Patient Service Revenue	13,485,654
1A.2	Other Revenue	113,767
1A.3	Net Assets Released from Restriction	
<b>1A.100</b>	<b>Total Operating Revenue</b>	<b>13,599,421</b>
1A.4	Salaries and Wages	5,840,143
1A.5	Employee Benefits	210,237
1A.6	Supplies and Other (including Payroll Taxes)	7,150,095
1A.7	Interest Expense	
1A.8	Provision for Bad Debt	134,181
1A.9	Depreciation and Amortization Expenses	20,370
<b>1A.200</b>	<b>Total Operating Expenses</b>	<b>13,355,026</b>
<b>1A.300</b>	<b>Income(Loss) from Operations</b>	<b>244,395</b>
	<b>Non-Operating Income and Expenses</b>	
1A.10	Interest Income	2,068
1A.11	Investment Income	
1A.12	Realized Gain(Loss) from Investments	
1A.13	Realized Gain(Loss) from Sale or Disposal of Equipment	
1A.14	Other Non-Operating Income(Expense)	
<b>1A.400</b>	<b>Total Income(Loss) Before Taxes, Extraordinary Items, and Changes in Accounting Principles</b>	<b>246,463</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>246,463</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		
<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)	13,601,489
2.2	Total Nursing Expenses (Schedule 3)	5,861,549
2.3	Total Administrative and General Expenses (Schedule 3)	2,993,505
2.4	Total Variable Expenses (Schedule 3)	3,594,868
2.5	Total Capital and Fixed Cost Expenses (Schedule 3)	935,242
2.6	Total Other Business Expenses (Schedule 4)	0
<b>2.100</b>	<b>Subtotal: Total Facility Expenses</b>	<b>13,385,164</b>
<b>200</b>	<b>Cost Reported Net Income(Loss)</b>	<b>216,325</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)		246,463
3.2	Reconciling Item	Contract Nursing Diff	(30,138)
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)		216,325

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**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	59,638
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	3,000,919
1.6	Less Reserve for Bad Debt	
<b>1.100</b>	<b>Subtotal: Net Patient Accounts Receivable</b>	<b>3,000,919</b>
1.7	Receivable from Officers/Owners/Employees	
1.8	Receivable from Affiliates/Related Parties	205,840
1.9	Interest Receivable	
1.10	Supply Inventory	
1.11	Other Receivables	
1.12	Prepaid Interest	
1.13	Prepaid Insurance	20,271
1.14	Prepaid Taxes	274
1.15	Other Prepaid Expenses	2,570
1.16	Capitalized Pre-Opening Costs	
1.17	Other Current Assets	0
<b>100</b>	<b>Total Current Assets</b>	<b>3,289,512</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>

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<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	159,806
2.4	Equipment	31,918
2.5	Software/Limited Life Assets	3,549
2.6	Motor Vehicles	
<b>200</b>	<b>Total Non-Current Fixed Assets</b>	195,273

<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	4,376,055
3.4	Construction in Progress	10,000
3.5	Mortgage Acquisition Costs	
3.6	Accumulated Amortization of Mortgage Acquisition Costs	
<b>3.100</b>	<b>Net Mortgage Acquisition Costs</b>	0
<b>300</b>	<b>Total Non-Current Assets</b>	4,386,055

<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	Escrow & Deferred Financing	97,980
3A.2	Sinking Fund	54,250
3A.3	Capital Lease	4,223,825
<b>3A.100</b>	<b>Subtotal: Other Deferred Charges and Non-Current Assets</b>	4,376,055

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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>	7,870,840

<b>Current Liabilities</b>		
<b>Table 5</b>		<b>1</b>
Line #	Description	Account Balance
5.1	Trade Payables	
5.2	Accrued Expenses	500,504
5.3	Due to Insurance Payers	161,044
5.4	Patient Funds Due	36,959
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	430,453
5.8	State and Federal Taxes Payable	10,798
5.9	Accrued Interest Payable	
5.10	Other Current Liabilities	1,532,463
<b>500</b>	<b>Total Current Liabilities</b>	2,672,221

<b>Detail of Other Current Liabilities</b>		
<b>Table 5A</b>	<b>1</b>	<b>2</b>
Line #	Description	Account Balance
5A.1	AP, Other Payables, Due To/From Employee & Vendor	1,532,463
<b>5A.100</b>	<b>Subtotal: Other Current Liabilities</b>	1,532,463



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**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	1,730,043
6.3	Other Long-Term Debt	4,583,882
<b>600</b>	<b>Total Non-Current Liabilities</b>	<b>6,313,925</b>

**Total Liabilities**

<b>Table 7</b>		<b>1</b>
Line #	Description	Account Balance
<b>700</b>	<b>Total Liabilities</b>	<b>8,986,146</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	(1,088,922)
8B.2	Prior Period Adjustment(s)	(148,965)
8B.3	Capital Contributions During the Year	
8B.4	SNF-CR Net Income/(Loss)	216,325
8B.5	Proprietor/Partner Drawings	(93,744)
<b>8B.100</b>	<b>Owner's Equity Balance: Current Year</b>	<b>(1,115,306)</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	RE Adjustment	(179,103)
8D.2	Contract Nursing Diff	30,138
8D.3		
<b>8D.100</b>	<b>Subtotal: Prior Period Adjustments</b>	<b>(148,965)</b>

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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)	7,870,840

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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				0				0
1.2	Building				0			0	0
1.3	Improvements	40,213	128,802		169,015	(353)	(8,856)	(9,209)	159,806
1.4	Equipment	39,211	5,415		44,626	(4,470)	(8,238)	(12,708)	31,918
1.5	Software/Limited Life Assets	9,828			9,828	(3,003)	(3,276)	(6,279)	3,549
1.6	Motor Vehicles				0			0	0
<b>100</b>	<b>Total</b>	<b>89,252</b>	<b>134,217</b>	<b>0</b>	<b>223,469</b>	<b>(7,826)</b>	<b>(20,370)</b>	<b>(28,196)</b>	<b>195,273</b>

**Claimed Fixed Assets**

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

Table 2		1	2	3	4	5	6	7	8	9	10
Line #	Description	Allowable Cost Basis Beginning Balance	Claimed Additions From Renovations (DON)	Claimed Other Additions	Claimed Deletions From Renovations (DON)	Claimed Other Deletions	Allowable Cost Basis Ending Balance	Depreciation %	Financial Statement Depreciation Expense	Non-Allowable Expenses and Add-backs	Claimed Net Depreciation Expense
2.1	Land SNF-CR						0				
2.2	Land REA-CR	793,662					793,662				
2.3	Building SNF-CR						0		0		0
2.4	Building REA-CR	7,160,296					7,160,296			179,008	179,008
2.5	Improvements SNF-CR	40,213		128,802			169,015	5.00%	8,856	(406)	8,450
2.6	Improvements REA-CR						0	5.00%			0
2.7	Equipment SNF-CR	39,211		5,415			44,626	10.00%	8,238	(3,775)	4,463

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2.8	Equipment REA-CR	15,630					15,630	10.00%		1,563	1,563
2.9	Software/Limited Life Assets SNF-CR	9,828					9,828	33.33%	3,276		3,276
2.10	Software/Limited Life Assets REA-CR						0	33.33%			0
200	Total Claimed Fixed Assets	8,058,840	0	134,217	0	0	8,193,057		20,370	176,390	196,760

## General Fixed Cost Information

Table 3		1
Line #	Description	
3.1	What is the original year the facility was built?	1986
3.2	What was the date of the most recent assessed property value of this facility?	12/31/2021
3.3	What was the value from the most recent municipal property assessment for this facility?	5,085,000
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?	72
3.7	What is the total gross square footage of the facility used for patient care, including common areas and therapy rooms?	40,797
3.8	What is the square footage applicable to nursing facility resident rooms, including nurse stations?	21,760
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?	24.3
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)	46,095

**Cash Flows from Operating Activities**

<b>Table 2</b>		<b>1</b>
Line #	Description	Reported
2.1	Change in Net Assets (Net Income)	246,463
2.2	Adjustments to Reconcile Changes in Net Assets (Net Income)	20,370
2.3	Increases (Decreases) to Cash Provided by Operating Activities	(4,796,701)
<b>200</b>	<b>Net Cash from Operating Activities</b>	<b>(4,529,868)</b>

**Cash Flows from Investing Activities**

<b>Table 3</b>		<b>1</b>
Line #	Description	Reported
3.1	Capital Expenditures	
3.2	Cash Flows from Other Investing Activities	(134,217)
<b>300</b>	<b>Net Cash from Investing Activities</b>	<b>(134,217)</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	
4.2	Payments on Long-Term Debt and Capital Lease Expenditures	4,583,884
4.3	Cash Flows from Other Financing Activities	93,744
<b>400</b>	<b>Net Cash from Financing Activities</b>	<b>4,677,628</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>13,543</b>
<b>500</b>	<b>Cash and Cash Equivalents (End of Year)</b>	<b>59,638</b>

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**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	02/01/2022	135			135	135
1.2	09/01/2021	135	0		135	135
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.	135				
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	2,003		83	2,083	3,028	18,438
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)	72					546
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>2,075</b>	<b>0</b>	<b>83</b>	<b>2,083</b>	<b>3,028</b>	<b>18,984</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
10,445							1,601	37,681
								0
								0
								0
								0
								0
								0
								0
305								923
								0
								0
								0
10,750	0	0	0	0	0	0	1,601	38,604



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### Patient Statistics - Summary

Table 3			1
Line #	Account	Description	Reported
3.1	0140.0	Number of Admissions During Year	432
3.2	0140.1	Number of MassHealth Admissions During Year	58
3.3	0150.0	Number of Discharges During Year	442
3.4	0190.0	Average Length of Stay	34
3.5	0160.0	Number of Unduplicated Residents (<= 100 day stay)	137
3.6	0170.0	Number of Unduplicated Residents (> 100 day stay)	3

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

<b>Table 1</b>		1	2	3	4	5	6
Line #	Description	RN Wages	RN Hours	LPN Wages	LPN Hours	CNA Wages	CNA Hours
1.1	Total Base Wages	105,162	3,141.7	1,075,161	46,461.4	703,673	60,019.4
1.2	Total Overtime Wages	16,342		232,984		104,338	
1.3	Total Shift Differential	91,878		751,798		677,190	
1.4	Total Other Differentials						
<b>100</b>	<b>Total</b>	<b>213,382</b>	<b>3,141.7</b>	<b>2,059,943</b>	<b>46,461.4</b>	<b>1,485,201</b>	<b>60,019.4</b>

**Detail of Nursing Services Shift Differentials**

<b>Table 2</b>		1	2	3	4	5
Line #	Description	Median Hourly Shift Differential: Weekday Evening	Median Hourly Shift Differential: Weekday Night	Median Hourly Shift Differential: Weekend Day	Median Hourly Shift Differential: Weekend Evening	Median Hourly Shift Differential: Weekend Night
2.1	Registered Nurses		2.00	1.50	3.50	3.50
2.2	Licensed Practical Nurses		2.00	1.50	3.50	3.50
2.3	Certified Nurse Aides		2.00	1.50	3.50	3.50

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**Detail of Staff and Hours by Position**

<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		0.9	1,873.4
3.2	Plant Operations		1.6	3,429.6
3.3	Dietary Staff			
3.4	Dietician			
3.5	Housekeeping/Laundry Staff			
3.6	Unit Clerk & Medical Records Staff		0.9	1,827.6
3.7	Quality Assurance			
3.8	MMQ Nurses and MDS Coordinator		1.8	3,823.4
3.9	Social Services Staff		1.7	3,478.9
3.10	Interpreters			
3.11	Restorative Therapy - Direct Staff		5.0	10,380.2
3.12	Restorative Therapy - Indirect Staff			
3.13	Recreational Staff		3.3	6,883.6
3.14	Administration and Officers		2.0	4,170.5
3.15	Security Staff			
3.16	Clerical Staff		6.6	13,754.6
3.17	Director of Nurses		0.5	1,061.7
3.18	Registered Nurses		1.5	3,141.7
3.19	Licensed Practical Nurses		22.3	46,461.4
3.20	Certified Nurse Aides		28.9	60,019.4
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>0</b>	<b>77.0</b>	<b>160,306.0</b>

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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	Other		1,104.4	73,551	8,379.5	435,559	23,564.9	763,631		
4.200	Subtotal: Registered Temporary Nursing Service Agencies		1,104.4	73,551	8,379.5	435,559	23,564.9	763,631	0.0	0
400	Total Temporary Nursing Service Agency Expenses		1,104.4	73,551	8,379.5	435,559	23,564.9	763,631	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	Moore	Donna	Charge Nurse LPN	Nursing	158,814			158,814		
5.2	Fyffe	Sevia Bublez	Charge Nurse LPN	Nursing	154,827			154,827		
5.3	Cardinal	Dawn	Charge Nurse RN	Nursing	151,915			151,915		
5.4	Palmer	Tanisha B	Charge Nurse LPN	Nursing	150,203			150,203		
5.5	Gentry	Bobbie	Charge Nurse LPN	Nursing	137,872			137,872		

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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

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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
					0				0
					0		0	0	0

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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



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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
03/28/2024 5:25PM	(1) Footnotes and Explanations	Footnotes & Explanations.xlsx	application/vnd.openxmlformats-officedocument.spreadsheetml.sheet	Tamara Unger
03/28/2024 5:26PM	(2) Ownership and Facility Information	Ownership And Facility Information.xlsx	application/vnd.openxmlformats-officedocument.spreadsheetml.sheet	Tamara Unger
03/28/2024 5:26PM	(3) Related Party Debt	Related Party Debt.xlsx	application/vnd.openxmlformats-officedocument.spreadsheetml.sheet	Tamara Unger
03/28/2024 5:26PM	(5) Financial Statements	Financial Statements.pdf	application/pdf	Tamara Unger
11/03/2024 5:19PM	(4) Related Party Transactions	Related Party Transactions.xlsx	application/vnd.openxmlformats-officedocument.spreadsheetml.sheet	Tamara Unger

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## 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 (718) 975-5376
1.9	Email Address	temi@ppsassistant.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.

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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	03/29/2024
2.3	Last Name	Yurowitz
2.4	First Name	Sam
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