

**Skilled Nursing Facility Cost Report****WINCHESTER NURSING CENTER**

Filing Year: 2023

Date: 12/19/2024

Time: 11:30 AM

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

<b>Table 1</b>		<b>1</b>
<b>Line #</b>	<b>Description</b>	
1.1	Facility Name	WINCHESTER NURSING CENTER
1.2	MassHealth Provider ID	110026016A
1.3	Federal Employer Tax ID	042590519
1.4	VPN	0912816
1.5	Is the above information correct?	Yes
1.6	Facility Number	00408
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	223 Swanton Street
1.11	City	Winchester
1.12	Zip	01890
1.13	Telephone	+1 (718) 729-9595
1.14	Is this a hospital-based nursing facility?	No
1.15	Does the provider have pediatric beds?	No
1.16	Does the provider have an executed special contract with MassHealth (e.g. ventilator unit, acquired brain injury, etc.)?	No
1.17	Legal Status	MA Corp (Chapter 156B)
1.18	List the name of the management company as reported on the management company cost report.	Stellar Management
1.19	List the name of the entity that holds the nursing facility license.	Winchester Nursing Center
1.20	List realty company names as reported on each realty company cost report.	2021 Win 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**  
**WINCHESTER NURSING CENTER**  
Filing Year: 2023

Date: 12/19/2024  
Time: 11:30 AM

<b>Contact Information</b>		
<b>Table 2</b>		<b>1</b>
<b>Line #</b>	<b>Description</b>	
2.1	Contact Person Name	Jonathan Langfield
2.2	Nursing Facility or Firm Name	CliftonLarsonAllen LLP
2.3	Title	CPA
2.4	Street Address	4 Batterymarch Park, Suite 100
2.5	City	Quincy
2.6	State	MA
2.7	Zip Code	02169
2.8	Phone Number	+1 (781) 982-1001
2.9	Email Address	jonathan.langfield@claconnect.com

<b>Preparer Information</b>		
Please use this section to provide contact information for a "Preparer," who is the authorizing person of this report, and is not the "Owner." If you are the sole authorized individual completing this report, please check the box below in Line 3.1.		
<b>Table 3</b>		<b>1</b>
<b>Line #</b>	<b>Description</b>	
3.1	<input type="checkbox"/> I am the sole individual completing this cost report as an Owner, Partner, or Officer, and do not have a Preparer formally attesting to this information.	
3.2	Preparer Name	Jonathan Langfield
3.3	Nursing Facility or Firm Name	CliftonLarsonAllen LLP
3.4	Title	CPA
3.5	Street Address	4 Batterymarch Park, Suite 100
3.6	City	Quincy
3.7	State	MA
3.8	Zip Code	02169
3.9	Phone Number	+1 (781) 982-1001
3.10	Email Address	jonathan.langfield@claconnect.com
3.11	Type of Accounting Service Performed	Other (Explain in Footnotes)

Skilled Nursing Facility Cost Report  
WINCHESTER NURSING CENTER  
Filing Year: 2023

Date: 12/19/2024  
Time: 11:30 AM

Owner Business Information						
Please use this table to provide information on any other Massachusetts public payer programs that the direct and indirect owners of this facility operate.						
Table 4	1	2	3	4	5	6
Line #	Service Type	Company Name	MassHealth Provider ID	Direct Owner/Partner Names	Indirect Owner/Partner Names	Parent Organization Names
4.1						
4.2						
4.3						
4.4						
4.5						
4.6						
4.7						
4.8						

**Skilled Nursing Facility Cost Report**  
**WINCHESTER NURSING CENTER**  
Filing Year: 2023

Date: 12/19/2024

Time: 11:30 AM

**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	3,563,035	0	3,563,035
1.2	Commercial Managed Care	76,609	0	76,609
1.3	Commercial Non-Managed Care	0	0	0
1.4	Medicare Fee-For-Service	4,512,604	208,287	4,720,891
1.5	Medicare Managed Care (Part C)	1,254,116	0	1,254,116
1.6	MassHealth Fee-for-Service	5,791,482	0	5,791,482
1.7	MassHealth Managed Care	0	0	0
1.8	Senior Care Options	121,498	0	121,498
1.9	OneCare	0	0	0
1.10	PACE	0	0	0
1.11	Medicaid Out-of-State	0	0	0
1.12	Medicaid Patient Paid Amount	0	0	0
1.13	DTA & EAEDC	0	0	0
1.14	Veteran's Affairs & Other Public	482,577	0	482,577
1.15	Other Payer Revenue	0	0	0
<b>100</b>	<b>Total Nursing Facility Revenue</b>	<b>15,801,921</b>	<b>208,287</b>	<b>16,010,208</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****WINCHESTER NURSING CENTER**

Filing Year: 2023

Date: 12/19/2024

Time: 11:30 AM

**Other Nursing Facility Revenue**

<b>Table 3</b>		<b>1</b>
<b>Line #</b>	<b>Description</b>	<b>Revenue</b>
3.1	Total Other Business Revenue	0
3.2	Endowment and Other Non-Recoverable Revenue	3,312,724
3.3	Laundry Revenue	0
3.4	Vending Machine Revenue	0
3.5	Recovery of Bad Debts	0
3.6	Prior Year Retroactive Revenue	6,775
3.7	Interest Income	70
3.8	Nurses' Aide Training Revenue	0
3.9	Administrative and General Recoverable Revenue	6,150
3.10	Nursing Recoverable Revenue	0
3.11	Variable Recoverable Revenue	19,186
3.12	Fixed Cost Recoverable Revenue	0
<b>300</b>	<b>Total Other Nursing Facility Revenue</b>	<b>3,344,905</b>

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

<b>Table 4</b>		<b>1</b>	<b>2</b>
<b>Line #</b>	<b>Description</b>	<b>Type</b>	<b>Revenue</b>
4.1	Other Endowment and Non-Recoverable Revenue: (Enter Description)	Covid Relief	3,180,724
4.2	Other Endowment and Non-Recoverable Revenue: (Enter Description)	Other	132,000
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>3,312,724</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>19,355,113</b>

**Skilled Nursing Facility Cost Report**  
**WINCHESTER NURSING CENTER**  
Filing Year: 2023

Date: 12/19/2024  
Time: 11:30 AM

**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	189,040		189,040
1.2	Director of Nurses: Employee Benefits	5,227		5,227
1.3	Director of Nurses: Payroll Taxes incl Workers Comp.	11,292		11,292
1.4	Director of Nurses Purchased Service: Per Diem	0		0
1.5	Director of Nurses Purchased Service: Temporary Agency Staff	0	0	0
1.6	Director of Nurses Add-back (MGT-CR Sch 6 )			0
<b>1.100</b>	<b>Subtotal: Director of Nurses Expenses</b>	<b>205,559</b>		<b>205,559</b>
1.7	Registered Nurses: Salaries	2,218,305		2,218,305
1.8	Registered Nurses: Employee Benefits	61,326		61,326
1.9	Registered Nurses: Payroll Taxes incl Workers Comp.	132,511		132,511
1.10	Registered Nurses Purchased Service: Per Diem	0		0
1.11	Registered Nurses Purchased Service: Temporary Agency Staff	51,410	0	51,410
<b>1.200</b>	<b>Subtotal: Registered Nurses Expenses</b>	<b>2,463,552</b>		<b>2,463,552</b>
1.12	Licensed Practical Nurses: Salaries	1,148,200		1,148,200
1.13	Licensed Practical Nurses: Employee Benefits	31,742		31,742
1.14	Licensed Practical Nurses: Payroll Taxes incl Workers Comp.	68,588		68,588
1.15	Licensed Practical Nurses Purchased Service: Per Diem	0		0
1.16	Licensed Practical Nurses Purchased Service: Temporary Agency Staff	107,997	0	107,997
<b>1.300</b>	<b>Subtotal: Licensed Practical Nurses Expenses</b>	<b>1,356,527</b>		<b>1,356,527</b>
1.17	Certified Nurse Aides: Salaries	2,208,382		2,208,382
1.18	Certified Nurse Aides: Employee Benefits	61,051		61,051
1.19	Certified Nurse Aides: Payroll Taxes incl Workers Comp.	131,917		131,917
1.20	Certified Nurse Aides Purchased Service: Per Diem	0		0
1.21	Certified Nurse Aides Purchased Service: Temporary Agency Staff	150,974	0	150,974
<b>1.400</b>	<b>Subtotal: Certified Nurse Aides Expenses</b>	<b>2,552,324</b>		<b>2,552,324</b>

# Skilled Nursing Facility Cost Report

## WINCHESTER NURSING CENTER

Filing Year: 2023

Date: 12/19/2024

Time: 11:30 AM

1.22	Nurse's Aide Training Administration	0	0	0
1.23	Nursing Education and Training	2,846		2,846
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>2,846</b>		<b>2,846</b>
<b>1.600</b>	<b>Subtotal: Total Nursing Expenses Before Recoverable Income</b>	<b>6,580,808</b>		<b>6,580,808</b>

### Less: Nursing Recoverable Income

1.26	Nursing & Director of Nursing Recoverable Income		0	0
1.27	Nurses' Aide Training Recoverable Income		0	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>6,580,808</b>		<b>6,580,808</b>

### Administrative and General Expenses

Table 2		1	2	3
Line #	Description	Reported Expenses	Non-Allowable Expenses and Add -backs	Total Allowable Expenses
2.1	Administration: Salaries	177,076		177,076
2.2	Administration: Employee Benefits	4,895		4,895
2.3	Administration: Payroll Taxes incl Workers Comp.	10,578		10,578
2.4	Administration: Purchased Service	0		0
2.5	Officers: Total Compensation	0	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>192,549</b>		<b>192,549</b>
2.7	Clerical Staff: Salaries	113,885		113,885
2.8	Clerical Staff: Employee Benefits	3,148		3,148
2.9	Clerical Staff: Payroll Taxes incl Workers Comp.	6,803		6,803
2.10	Clerical Staff: Purchased Service	438		438
<b>2.200</b>	<b>Subtotal: Clerical Staff Expenses</b>	<b>124,274</b>		<b>124,274</b>
2.11	Electronic Data Processing, Payroll, and Bookkeeping Services	148,801		148,801
2.12	Office Supplies	64,016		64,016
2.13	Telecommunications (e.g. Internet, Phone)	28,723		28,723

# Skilled Nursing Facility Cost Report

## WINCHESTER NURSING CENTER

Filing Year: 2023

Date: 12/19/2024

Time: 11:30 AM

2.14	Other Telecommunications (e.g. tablets to support family and resident communications)	0		0
2.15	Travel: Conventions & Meetings	471		471
2.16	Advertising: Help Wanted	0		0
2.17	Licenses and Dues: Patient Care Related Portion	0		0
2.18	Continuing Professional Education / Training and Development	120		120
2.19	Accounting Services (Not related to appeals)	57,747		57,747
2.20	Insurance: Malpractice & General Liability	139,959		139,959
2.21	Insurance: Department of Unemployment Assistance (DUA) Claims - A & G Portion	0		0
2.22	Other A & G Expenses	272,606	272,606	0
2.23	Non-Allowable A & G Expenses	1,808,677	1,808,677	0
2.24	Realty Company Other Expenses Add-back (REA-CR, Sch. 2)		7,591	7,591
2.25	Management Company Allocated A & G Expenses (MGT-CR, Sch. 6)		1,203,635	1,203,635
2.26	Management Company Allocated Fixed Cost Expenses (MGT-CR, Sch. 6)		57,333	57,333
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>2,521,120</b>		<b>1,708,396</b>
<b>2.400</b>	<b>Subtotal: Total Administrative and General Expenses Before Recoverable Income</b>	<b>2,837,943</b>		<b>2,025,219</b>
<b>Less: Administrative &amp; General Recoverable Income</b>				
2.29	A & G Recoverable Income		6,150	6,150
<b>2.500</b>	<b>Subtotal: Administrative &amp; General Recoverable Income</b>	<b>0</b>		<b>6,150</b>
<b>200</b>	<b>Total: Net Administrative &amp; General Expenses After Recoverable Income</b>	<b>2,837,943</b>		<b>2,019,069</b>



**Skilled Nursing Facility Cost Report**  
**WINCHESTER NURSING CENTER**  
Filing Year: 2023

Date: 12/19/2024  
Time: 11:30 AM

<b>Detail of Other A&amp;G Expenses</b>		
<b>Table 2A</b>	<b>1</b>	<b>2</b>
<b>Line #</b>	<b>Description</b>	<b>Amount</b>
2A.1	Professional Services	4,860
2A.2	Sales Tax	2,451
2A.3	Rent - Other	265,295
<b>2A.100</b>	<b>Subtotal: Other A&amp;G Expenses</b>	<b>272,606</b>

<b>Detail of Non-Allowable A &amp; G Expenses</b>		
<b>Table 2B</b>		<b>1</b>
<b>Line #</b>	<b>Description</b>	<b>Reported Expenses</b>
2B.1	Advertising: Marketing	932
2B.2	Licenses and Dues: Not Related to Resident Care	10,615
2B.3	Accounting: Appeal Service	0
2B.4	Legal: Appeal Service and DALA Filing Fees	0
2B.5	Legal: Resident Care	0
2B.6	Legal: Other	14,496
2B.7	Key Person Insurance	0
2B.8	Management Company Fees	830,260
2B.9	Management Consultants	0
2B.10	Interest on Working Capital	0
2B.11	Fines, Late Fees, Penalties, including Interest	9,613
2B.12	State and Federal Income Taxes	1,522
2B.13	Pre-Opening Expenses	0
2B.14	Bad Debt Expense	173,563
2B.15	User Fee Assessment	767,676
2B.16	Other Non-Allowable A&G Expenses	0
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>1,808,677</b>

<b>Variable Expenses</b>				
<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	105,679		105,679

**Skilled Nursing Facility Cost Report**  
**WINCHESTER NURSING CENTER**  
Filing Year: 2023

Date: 12/19/2024  
Time: 11:30 AM

3.2	Staff Dev. Coord.: Employee Benefits	2,922		2,922
3.3	Staff Dev. Coord.: Payroll Taxes incl Workers Comp.	6,313		6,313
3.4	Staff Dev. Coord.: Purchased Service	0		0
<b>3.100</b>	<b>Subtotal: Staff Development Coordinator Expenses</b>	<b>114,914</b>		<b>114,914</b>
3.5	Plant Operation: Salaries	211,526		211,526
3.6	Plant Operation: Employee Benefits	5,847		5,847
3.7	Plant Operation: Payroll Taxes incl Workers Comp.	12,636		12,636
3.8	Plant Operation: Purchased Service	184,889		184,889
3.9	Plant Operation: Supplies and Expenses	34,211		34,211
3.10	Plant Operation: Utilities	228,316		228,316
3.11	Plant Operation: Repairs	0		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>677,425</b>		<b>677,425</b>
3.13	Dietician: Salaries	0		0
3.14	Dietician: Employee Benefits	0		0
3.15	Dietician: Payroll Taxes incl Workers Comp.	0		0
3.16	Dietician: Purchased Service	48,541		48,541
3.17	Dietician Add-back (MGT-CR, Sch. 6 col 11)			0
<b>3.300</b>	<b>Subtotal: Dietician Expenses</b>	<b>48,541</b>		<b>48,541</b>
3.18	Dietary: Salaries	727,608		727,608
3.19	Dietary: Employee Benefits	20,115		20,115
3.20	Dietary: Payroll Taxes incl Workers Comp.	43,464		43,464
3.21	Dietary: Food	362,657		362,657
3.22	Dietary: Purchased Service	0		0
3.23	Dietary: Supplies and Expenses	42,684		42,684
<b>3.400</b>	<b>Subtotal: Dietary Expenses</b>	<b>1,196,528</b>		<b>1,196,528</b>
3.24	Housekeeping/Laundry: Salaries	316,084		316,084
3.25	Housekeeping/Laundry: Employee Benefits	8,738		8,738
3.26	Housekeeping/Laundry: Payroll Taxes incl Workers Comp.	18,882		18,882
3.27	Housekeeping/Laundry: Purchased Service	174,934		174,934
3.28	Housekeeping/Laundry: Supplies and Expenses	70,595		70,595
3.29	Housekeeping/Laundry: Linen and Bedding	2,231		2,231
3.30	Housekeeping/Laundry: Special Cleaning	0		0

# Skilled Nursing Facility Cost Report

## WINCHESTER NURSING CENTER

Filing Year: 2023

Date: 12/19/2024

Time: 11:30 AM

<b>3.500</b>	<b>Subtotal: Housekeeping/Laundry Expenses</b>	<b>591,464</b>		<b>591,464</b>
3.31	Quality Assurance (QA) Professional: Salaries	0		0
3.32	QA Professional: Employee Benefits	0		0
3.33	QA Professional: Payroll Taxes incl Workers Comp.	0		0
3.34	QA Professional: Purchased Service	0		0
3.35	QA Professional Add-back (MGT-CR, Sch. 6 col 13)		37,334	37,334
<b>3.600</b>	<b>Subtotal: QA Professional Expenses</b>	<b>0</b>		<b>37,334</b>
3.36	Unit Clerk & Medical Records: Salaries	92,414		92,414
3.37	Unit Clerk & Medical Records: Employee Benefits	2,555		2,555
3.38	Unit Clerk & Medical Records: Payroll Taxes incl Workers Comp.	5,520		5,520
3.39	Unit Clerk & Medical Records: Purchased Service	0		0
<b>3.700</b>	<b>Subtotal: Unit Clerk and Medical Record Expenses</b>	<b>100,489</b>		<b>100,489</b>
3.40	Mgmt. Minute Questionnaire (MMQ) Evaluation Nurse/Minimum Data Set (MDS) Coordinator: Salaries	232,035		232,035
3.41	MMQ Evaluation Nurse/MDS Coordinator: Employee Benefits	6,415		6,415
3.42	MMQ Evaluation Nurse/MDS Coordinator: Payroll Taxes Incl Workers Comp.	13,861		13,861
3.43	MMQ Evaluation Nurse/MDS Coordinator: Purchased Service	1,545		1,545
<b>3.800</b>	<b>Subtotal: MMQ Evaluation Nurse/MDS Coordinator Expenses</b>	<b>253,856</b>		<b>253,856</b>
3.44	Behavioral Health Specialist: Salaries	0		0
3.45	Behavioral Health Specialist: Employee Benefits	0		0
3.46	Behavioral Health Specialist: Payroll Taxes incl Workers Comp.	0		0
3.47	Behavioral Health Specialist: Purchased Service	0		0
<b>3.900</b>	<b>Subtotal: Behavioral Health Specialist Expenses</b>	<b>0</b>		<b>0</b>
3.48	Social Service Worker: Salaries	234,765		234,765
3.49	Social Service Worker: Employee Benefits	6,490		6,490
3.50	Social Service Worker: Payroll Taxes incl Workers Comp.	14,024		14,024
3.51	Social Service Worker: Purchased Service	0		0
<b>3.1000</b>	<b>Subtotal: Social Service Worker Expenses</b>	<b>255,279</b>		<b>255,279</b>
3.52	Interpreters: Salaries	0		0
3.53	Interpreters: Employee Benefits	0		0
3.54	Interpreters: Payroll Taxes incl Workers Comp.	0		0

# Skilled Nursing Facility Cost Report

## WINCHESTER NURSING CENTER

Filing Year: 2023

Date: 12/19/2024

Time: 11:30 AM

3.55	Interpreters: Purchased Service	0		0
<b>3.1100</b>	<b>Subtotal: Interpreters Expenses</b>	<b>0</b>		<b>0</b>
3.56	Indirect Restorative Therapy: Salaries	0		0
3.57	Indirect Restorative Therapy: Employee Benefits	0		0
3.58	Indirect Restorative Therapy: Payroll Taxes Incl Workers Comp.	0		0
3.59	Indirect Restorative Therapy: Consultants	0		0
3.60	Direct Restorative Therapy: Salaries	1,019,687	1,019,687	0
3.61	Direct Restorative Therapy: Benefits	89,101	89,101	0
3.62	Direct Restorative Therapy: Consultants	1,391	1,391	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>1,110,179</b>		<b>0</b>
3.64	Recreational Therapy/Activities: Salaries	141,753		141,753
3.65	Recreational Therapy/Activities: Employee Benefits	3,919		3,919
3.66	Recreational Therapy/Activities: Payroll Taxes incl Workers Comp	8,468		8,468
3.67	Recreational Therapy/Activities: Purchased Service	6,452		6,452
3.68	Recreational Therapy/Activities: Supplies and Expenses	12,588		12,588
3.69	Recreational Therapy/Activities: Transportation	0	0	0
<b>3.1300</b>	<b>Subtotal: Recreational Therapy/Activities Expenses</b>	<b>173,180</b>		<b>173,180</b>
3.70	Resident Care Assistant: Salaries	0		0
3.71	Resident Care Assistant: Employee Benefits	0		0
3.72	Resident Care Assistant: Payroll Taxes incl Workers Comp.	0		0
3.73	Resident Care Assistant: Purchased Service	0		0
<b>3.1400</b>	<b>Subtotal: Resident Care Assistant Expenses</b>	<b>0</b>		<b>0</b>
3.74	Security: Salaries	0		0
3.75	Security: Employee Benefits	0		0
3.76	Security: Payroll Taxes including Workers Comp.	0		0
3.77	Security: Purchased Service	0		0
<b>3.1500</b>	<b>Subtotal: Security Expenses</b>	<b>0</b>		<b>0</b>
3.78	Travel: Motor Vehicle Expense	611		611
3.79	Variable Other Required Education	0		0
3.80	Variable Job Related Education	0		0
3.81	Insurance: Department of Unemployment Assistance (DUA) Claims: Variable Portion	0		0

**Skilled Nursing Facility Cost Report**  
**WINCHESTER NURSING CENTER**  
Filing Year: 2023

Date: 12/19/2024  
Time: 11:30 AM

3.82	Physician Services: Medical Director	33,750		33,750
3.83	Physician Services: Advisory Physician	0		0
3.84	Physician Services: Utilization Review Committee	0		0
3.85	Physician Services: Employee Physicals	3,319		3,319
3.86	Physician Services: Other	0		0
3.87	Legend Drugs	314,123	314,123	0
3.88	Personal Protective Equipment	0		0
3.89	House Supplies Not Resold	207,613		207,613
3.90	House Supplies Resold to Private Residents	0	0	0
3.91	House Supplies Resold to Public Residents	0	0	0
3.92	Pharmacy Consultant	7,274		7,274
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>566,690</b>		<b>252,567</b>
<b>3.1700</b>	<b>Subtotal: Total Variable Expenses Before Recoverable Income</b>	<b>5,088,545</b>		<b>3,701,577</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		19,186	19,186
<b>3.1800</b>	<b>Subtotal: Variable Recoverable Income</b>	<b>0</b>		<b>19,186</b>
<b>300</b>	<b>Total: Net Variable Expenses Including Recoverable Income</b>	<b>5,088,545</b>		<b>3,682,391</b>

**Skilled Nursing Facility Cost Report**  
**WINCHESTER NURSING CENTER**  
Filing Year: 2023

Date: 12/19/2024  
Time: 11:30 AM

<b>Capital &amp; Fixed Cost Expenses</b>				
<b>Table 4</b>		<b>1</b>	<b>2</b>	<b>3</b>
Line #	Description	Reported Expenses	Non-Allowable Expenses and Add -backs	Total Allowable Expenses
4.1	Depreciation Expense	49,651	(312,500)	362,151
4.2	Long-Term Interest Expense SNF-CR	0	(1,217,818)	1,217,818
4.3	Long-Term Interest Expense REA-CR			0
4.4	MA Corp. Excise Tax - Non-Income Portion SNF-CR	0		0
4.5	MA Corp. Excise Tax - Non-Income Portion REA-CR			0
4.6	Building Insurance Expense SNF-CR	25,393		25,393
4.7	Building Insurance Expense REA-CR			0
4.8	Real Estate Tax Expense SNF-CR	107,105		107,105
4.9	Real Estate Tax Expense REA-CR			0
4.10	Personal Property Tax Expense SNF-CR	732		732
4.11	Personal Property Tax Expense REA-CR			0
4.12	Other Fixed Cost Expenses SNF-CR	7,012		7,012
4.13	Other Fixed Cost Expenses REA-CR			0
4.14	Real Property Rent Expense SNF-CR	1,600,918	1,600,918	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>1,790,811</b>		<b>1,720,211</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>1,790,811</b>		<b>1,720,211</b>

**Skilled Nursing Facility Cost Report****WINCHESTER NURSING CENTER**

Filing Year: 2023

Date: 12/19/2024

Time: 11:30 AM

<b>Total Combined Expenses Before Recoverable Income</b>				
<b>Table 5</b>		<b>1</b>	<b>2</b>	<b>3</b>
Line #	Description	Reported Expenses	Non-Allowable Expenses and Add -backs	Total Allowable Expenses
<b>500</b>	<b>Total Combined Expenses Before Recoverable Income</b>	<b>16,298,107</b>		<b>14,027,815</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>16,298,107</b>		<b>14,002,479</b>

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

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

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



**Skilled Nursing Facility Cost Report****WINCHESTER NURSING CENTER**

Filing Year: 2023

Date: 12/19/2024

Time: 11:30 AM

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

**Skilled Nursing Facility Cost Report**  
**WINCHESTER NURSING CENTER**  
Filing Year: 2023

Date: 12/19/2024  
Time: 11:30 AM

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

**Financial Statement of Operations**

<b>Table 1</b>		
<b>Table 1A</b>		1
<b>For Profit</b>		
<b>Line #</b>	<b>Description</b>	<b>Reported</b>
1A.1	Net Patient Service Revenue	16,010,208
1A.2	Other Revenue	32,111
1A.3	Net Assets Released from Restriction	0
<b>1A.100</b>	<b>Total Operating Revenue</b>	<b>16,042,319</b>
1A.4	Salaries and Wages	9,136,439
1A.5	Employee Benefits	798,348
1A.6	Supplies and Other (including Payroll Taxes)	6,008,106
1A.7	Interest Expense	0
1A.8	Provision for Bad Debt	173,563
1A.9	Depreciation and Amortization Expenses	49,651
<b>1A.200</b>	<b>Total Operating Expenses</b>	<b>16,166,107</b>
<b>1A.300</b>	<b>Income(Loss) from Operations</b>	<b>(123,788)</b>
	<b>Non-Operating Income and Expenses</b>	
1A.10	Interest Income	70
1A.11	Investment Income	0
1A.12	Realized Gain(Loss) from Investments	0
1A.13	Realized Gain(Loss) from Sale or Disposal of Equipment	0
1A.14	Other Non-Operating Income(Expense)	3,180,724
<b>1A.400</b>	<b>Total Income(Loss) Before Taxes, Extraordinary Items, and Changes in Accounting Principles</b>	<b>3,057,006</b>
1A.15	Provision for Income Tax	0
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>3,057,006</b>

**Skilled Nursing Facility Cost Report**  
**WINCHESTER NURSING CENTER**  
Filing Year: 2023

Date: 12/19/2024  
Time: 11:30 AM

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

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

<i>Cost Reported Statement of Operations</i>		
Table 2		1
Line #	Description	Reported
2.1	Total Revenues (Schedule 2)	19,355,113
2.2	Total Nursing Expenses (Schedule 3)	6,580,808
2.3	Total Administrative and General Expenses (Schedule 3)	2,837,943
2.4	Total Variable Expenses (Schedule 3)	5,088,545
2.5	Total Capital and Fixed Cost Expenses (Schedule 3)	1,790,811
2.6	Total Other Business Expenses (Schedule 4)	0
<b>2.100</b>	<b>Subtotal: Total Facility Expenses</b>	<b>16,298,107</b>
<b>200</b>	<b>Cost Reported Net Income(Loss)</b>	<b>3,057,006</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)		3,057,006
3.2	Reconciling Item	1	0
3.3	Reconciling Item	1	0
3.4	Reconciling Item	1	0
3.5	Reconciling Item	1	0
3.6	Net Income(Loss) on Cost Report Statement of Operations (Table 2)		3,057,006

**Skilled Nursing Facility Cost Report**  
**WINCHESTER NURSING CENTER**  
Filing Year: 2023

Date: 12/19/2024  
Time: 11:30 AM

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

<b>Current Assets</b>		
<b>Table 1</b>		<b>1</b>
<b>Line #</b>	<b>Description</b>	<b>Account Balance</b>
1.1	Cash and Cash Equivalents	254
1.2	Short-Term Investments	0
1.3	Current Portion Assets Whose Use is Limited	0
1.4	Other Cash and Equivalents	0
1.5	Payer Accounts Receivable	5,646,474
1.6	Less Reserve for Bad Debt	(1,895,925)
<b>1.100</b>	<b>Subtotal: Net Patient Accounts Receivable</b>	<b>3,750,549</b>
1.7	Receivable from Officers/Owners/Employees	0
1.8	Receivable from Affiliates/Related Parties	1,719,604
1.9	Interest Receivable	0
1.10	Supply Inventory	0
1.11	Other Receivables	63,494
1.12	Prepaid Interest	0
1.13	Prepaid Insurance	0
1.14	Prepaid Taxes	0
1.15	Other Prepaid Expenses	0
1.16	Capitalized Pre-Opening Costs	0
1.17	Other Current Assets	0
<b>100</b>	<b>Total Current Assets</b>	<b>5,533,901</b>

<b>Detail of Other Current Assets</b>		
<b>Table 1A</b>	<b>1</b>	<b>2</b>
<b>Line #</b>	<b>Description</b>	<b>Account Balance</b>
3A.1	Organization Expense	0
3A.2	Purchased Goodwill	0
3A.3	Leasehold Deposits	0
3A.4	Utility Deposits	0
3A.5	Cash Surrender Value of Officer Life Insurance	0
<b>1A.100</b>	<b>Subtotal: Other Current Assets</b>	<b>0</b>

**Skilled Nursing Facility Cost Report**  
**WINCHESTER NURSING CENTER**  
Filing Year: 2023

Date: 12/19/2024  
Time: 11:30 AM

<b>Non-Current Fixed Assets</b>		
<b>Table 2</b>		<b>1</b>
Line #	Description	Account Balance
2.1	Land	0
2.2	Buildings	0
2.3	Improvements	228,902
2.4	Equipment	101,675
2.5	Software/Limited Life Assets	1,016
2.6	Motor Vehicles	0
<b>200</b>	<b>Total Non-Current Fixed Assets</b>	<b>331,593</b>

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

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

**Skilled Nursing Facility Cost Report**  
**WINCHESTER NURSING CENTER**  
Filing Year: 2023

Date: 12/19/2024  
Time: 11:30 AM

<b>Total Assets</b>		
<b>Table 4</b>		<b>1</b>
Line #	Description	Account Balance
<b>400</b>	<b>Total Assets</b>	5,865,494

<b>Current Liabilities</b>		
<b>Table 5</b>		<b>1</b>
Line #	Description	Account Balance
5.1	Trade Payables	538,902
5.2	Accrued Expenses	249,175
5.3	Due to Insurance Payers	96,425
5.4	Patient Funds Due	0
5.5	Long-Term Debt, Current Portion - Related Parties, Subsidiaries, and Affiliates	0
5.6	Long-Term Debt, Current Portion - Banks, Mortgages, Other	0
5.7	Accrued Salaries and Payroll Liabilities	499,465
5.8	State and Federal Taxes Payable	1,522
5.9	Accrued Interest Payable	0
5.10	Other Current Liabilities	0
<b>500</b>	<b>Total Current Liabilities</b>	1,385,489

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

**Skilled Nursing Facility Cost Report**  
**WINCHESTER NURSING CENTER**  
Filing Year: 2023

Date: 12/19/2024  
Time: 11:30 AM

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

<b>Total Liabilities</b>		
<b>Table 7</b>		<b>1</b>
Line #	Description	Account Balance
<b>700</b>	<b>Total Liabilities</b>	<b>1,385,489</b>

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

<b>Table 8</b>						
<b>Table 8C</b>		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<b>Corporation</b>						
Line #	Description	Capital Stock	Treasury Stock	Additional Paid-in	Retained Earnings	Total
8C.1	Owner's Equity Balance: Prior Year	177,190	0	2,220,537	(379,813)	2,017,914
8C.2	Prior Period Adjustment(s)				0	0
8C.3	Sale of Capital Stock	0				0
8C.4	Purchase or Sale Treasury Stock		0			0
8C.5	Additional Paid-in Capital			0		0
8C.6	SNF-CR Net Income/(Loss)				3,057,006	3,057,006
8C.7	Dividends Paid				(594,915)	(594,915)
<b>8C.100</b>	<b>Owner's Equity Balance: Current Year</b>	<b>177,190</b>	<b>0</b>	<b>2,220,537</b>	<b>2,082,278</b>	<b>4,480,005</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		
<b>8D.100</b>	<b>Subtotal: Prior Period Adjustments</b>	<b>0</b>



Skilled Nursing Facility Cost Report  
WINCHESTER NURSING CENTER  
Filing Year: 2023

Date: 12/19/2024  
Time: 11:30 AM

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)	5,865,494

# Skilled Nursing Facility Cost Report

## WINCHESTER NURSING CENTER

Filing Year: 2023

Date: 12/19/2024

Time: 11:30 AM

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

Financial Statement Fixed Assets									
Table 1		1	2	3	4	5	6	7	8
Line #	Description	Fixed Asset Cost Beginning Balance	Current Year Additions	Current Year Deletions	Fixed Asset Cost Ending Balance	Accumulated Depreciation Beginning Balance	Current Year Depreciation	Accumulated Depreciation Ending Balance	Financial Statement Net Book Value
1.1	Land	0	0	0	0				0
1.2	Building	0	0	0	0	0	0	0	0
1.3	Improvements	656,752	74,927	0	731,679	(480,764)	(22,013)	(502,777)	228,902
1.4	Equipment	1,947,178	30,422	0	1,977,600	(1,849,303)	(26,622)	(1,875,925)	101,675
1.5	Software/Limited Life Assets	90,836	0	0	90,836	(88,804)	(1,016)	(89,820)	1,016
1.6	Motor Vehicles	0	0	0	0	0	0	0	0
100	<b>Total</b>	<b>2,694,766</b>	<b>105,349</b>	<b>0</b>	<b>2,800,115</b>	<b>(2,418,871 )</b>	<b>(49,651)</b>	<b>(2,468,522 )</b>	<b>331,593</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	0	0	0	0	0				
2.2	Land REA-CR	96,183	0	0	0	0	96,183				
2.3	Building SNF-CR	0	0	0	0	0	0	0.00%	0	0	0
2.4	Building REA-CR	12,500,000	0	0	0	0	12,500,000	3.05%		312,500	312,500
2.5	Improvements SNF-CR	656,752	0	74,927	0	0	731,679	5.00%	22,013	0	22,013
2.6	Improvements REA-CR	0	0	0	0	0	0	5.00%		0	0
2.7	Equipment SNF-CR	1,947,178	0	30,422	0	0	1,977,600	10.00%	26,622	0	26,622

# Skilled Nursing Facility Cost Report

## WINCHESTER NURSING CENTER

Filing Year: 2023

Date: 12/19/2024

Time: 11:30 AM

2.8	Equipment REA-CR		0	0	0	0	0	10.00%		0	0
2.9	Software/Limited Life Assets SNF-CR	90,836	0	0	0	0	90,836	33.33%	1,016	0	1,016
2.10	Software/Limited Life Assets REA-CR	0	0	0	0	0	0	33.33%		0	0
<b>200</b>	<b>Total Claimed Fixed Assets</b>	<b>15,290,949</b>	<b>0</b>	<b>105,349</b>	<b>0</b>	<b>0</b>	<b>15,396,298</b>		<b>49,651</b>	<b>312,500</b>	<b>362,151</b>

### General Fixed Cost Information

Table 3		1
Line #	Description	
3.1	What is the original year the facility was built?	1975
3.2	What was the date of the most recent assessed property value of this facility?	01/01/2008
3.3	What was the value from the most recent municipal property assessment for this facility?	7,051,600
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?	121
3.7	What is the total gross square footage of the facility used for patient care, including common areas and therapy rooms?	35,945
3.8	What is the square footage applicable to nursing facility resident rooms, including nurse stations?	19,565
3.9	What is the square footage applicable to other business activities, e.g. adult day health, child day care, etc.	0
3.10	What is the total acreage of the facility site?	1.5
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?	Yes

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					0
4.2					0
4.3					0

**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)	3,040

**Cash Flows from Operating Activities**

<b>Table 2</b>		<b>1</b>
Line #	Description	Reported
2.1	Change in Net Assets (Net Income)	3,057,006
2.2	Adjustments to Reconcile Changes in Net Assets (Net Income)	49,651
2.3	Increases (Decreases) to Cash Provided by Operating Activities	(2,409,180)
<b>200</b>	<b>Net Cash from Operating Activities</b>	<b>697,477</b>

**Cash Flows from Investing Activities**

<b>Table 3</b>		<b>1</b>
Line #	Description	Reported
3.1	Capital Expenditures	(105,349)
3.2	Cash Flows from Other Investing Activities	0
<b>300</b>	<b>Net Cash from Investing Activities</b>	<b>(105,349)</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	0
4.2	Payments on Long-Term Debt and Capital Lease Expenditures	0
4.3	Cash Flows from Other Financing Activities	(594,914)
<b>400</b>	<b>Net Cash from Financing Activities</b>	<b>(594,914)</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	(2,786)
<b>500</b>	<b>Cash and Cash Equivalents (End of Year)</b>	<b>254</b>

**Skilled Nursing Facility Cost Report**  
**WINCHESTER NURSING CENTER**  
Filing Year: 2023

Date: 12/19/2024  
Time: 11:30 AM

**SCHEDULE 9 : LICENSURE & PATIENT STATISTICS**

<b>Bed Licensure</b>						
<b>Table 1</b>	1	2	3	4	5	6
Line #	DPH Licensure Issue Date	Skilled Nursing (Level I,II, & III)	Residential Care (Level IV)	Pediatric	Total Licensed Beds	Constructed Capacity
1.1	03/04/2021	121			121	121
1.2	12/30/2023	121	0		121	121
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.	121				
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	7,259	154	0	6,416	2,521	20,370
2.2	Residential Care	0	0	0			
2.3	Pediatrics	0	0	0	0	0	0
2.4	Ventilator Unit	0	0	0	0	0	0
2.5	Head Trauma/ABI	0	0	0	0	0	0
2.6	Amyotrophic Lateral Sclerosis (ALS)	0	0	0	0	0	0
2.7	Multiple Sclerosis (MS)	0	0	0	0	0	0
2.8	Other Medicaid Special Contract	0	0	0	0	0	0
2.9	Nursing Leave of Absence (Paid)	0	0	0	0	0	0
2.10	Nursing Leave of Absence (Unpaid)	80	0	0	0	0	294
2.11	Residential Leave of Absence (Paid)	0	0	0			
2.12	Residential Leave of Absence (Unpaid)	0	0	0			
<b>200</b>	<b>Total</b>	<b>7,339</b>	<b>154</b>	<b>0</b>	<b>6,416</b>	<b>2,521</b>	<b>20,664</b>

**Skilled Nursing Facility Cost Report**  
**WINCHESTER NURSING CENTER**  
Filing Year: 2023

Date: 12/19/2024  
Time: 11:30 AM

7	8	9	10	11	12	13	14	15
MassHealth Managed Care	Senior Care Options	OneCare	PACE	Out-of- State Medicaid	Veteran's Affairs & Other Public	DTA & EAEDC	Other	Total
0	434	0	0	0	1,627	0	0	38,781
				0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0		0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	374
				0	0	0	0	0
				0	0	0	0	0
0	434	0	0	0	1,627	0	0	39,155

**Skilled Nursing Facility Cost Report****WINCHESTER NURSING CENTER**

Filing Year: 2023

Date: 12/19/2024

Time: 11:30 AM

***Patient Statistics - Summary***

<b>Table 3</b>			<b>1</b>
<b>Line #</b>	<b>Account</b>	<b>Description</b>	<b>Reported</b>
3.1	0140.0	Number of Admissions During Year	415
3.2	0140.1	Number of MassHealth Admissions During Year	14
3.3	0150.0	Number of Discharges During Year	388
3.4	0190.0	Average Length of Stay	101
3.5	0160.0	Number of Unduplicated Residents (<= 100 day stay)	0
3.6	0170.0	Number of Unduplicated Residents (> 100 day stay)	0



**Skilled Nursing Facility Cost Report**  
**WINCHESTER NURSING CENTER**  
Filing Year: 2023

Date: 12/19/2024  
Time: 11:30 AM

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

<i>Detail of Staff Nursing Services Wages and Hours</i>							
<b>Table 1</b>		1	2	3	4	5	6
Line #	Description	RN Wages	RN Hours	LPN Wages	LPN Hours	CNA Wages	CNA Hours
1.1	Total Base Wages	2,021,736	51,828.2	842,101	26,534.2	1,795,197	97,473.0
1.2	Total Overtime Wages	132,426	2,080.0	243,073	3,709.2	319,104	9,959.9
1.3	Total Shift Differential	54,236		56,945		94,081	
1.4	Total Other Differentials	9,907		6,081			
<b>100</b>	<b>Total</b>	<b>2,218,305</b>	<b>53,908.2</b>	<b>1,148,200</b>	<b>30,243.4</b>	<b>2,208,382</b>	<b>107,432.9</b>

<i>Detail of Nursing Services Shift Differentials</i>						
<b>Table 2</b>		1	2	3	4	5
Line #	Description	Median Hourly Shift Differential: Weekday Evening	Median Hourly Shift Differential: Weekday Night	Median Hourly Shift Differential: Weekend Day	Median Hourly Shift Differential: Weekend Evening	Median Hourly Shift Differential: Weekend Night
2.1	Registered Nurses	2.00	4.00	2.00	3.00	7.40
2.2	Licensed Practical Nurses	2.00	4.00	2.00	3.00	7.40
2.3	Certified Nurse Aides	1.50	2.50	1.00	2.00	3.00

**Skilled Nursing Facility Cost Report**  
**WINCHESTER NURSING CENTER**  
Filing Year: 2023

Date: 12/19/2024  
Time: 11:30 AM

<b>Detail of Staff and Hours by Position</b>				
<b>Table 3</b>		<b>1</b>	<b>2</b>	<b>3</b>
<b>Line #</b>	<b>Description</b>	<b>Number of Staff</b>	<b>Total Full Time Equivalents</b>	<b>Total Hours</b>
3.1	Staff Development	2	1.0	1,997.6
3.2	Plant Operations	3	3.7	7,661.7
3.3	Dietary Staff	39	14.6	30,270.7
3.4	Dietician	2	1.6	3,293.2
3.5	Housekeeping/Laundry Staff	21	8.9	18,497.8
3.6	Unit Clerk & Medical Records Staff	3	1.9	4,000.6
3.7	Quality Assurance	0	0.0	0.0
3.8	MMQ Nurses and MDS Coordinator	3	2.1	4,313.0
3.9	Social Services Staff	5	3.1	6,381.5
3.10	Interpreters	0	0.0	0.0
3.11	Restorative Therapy - Direct Staff	42	10.4	21,726.4
3.12	Restorative Therapy - Indirect Staff	0	0.0	0.0
3.13	Recreational Staff	6	3.3	6,870.6
3.14	Administration and Officers	2	1.1	2,290.5
3.15	Security Staff	0	0.0	0.0
3.16	Clerical Staff	9	2.9	6,005.4
3.17	Director of Nurses	1	1.0	2,070.0
3.18	Registered Nurses	35	25.9	53,908.2
3.19	Licensed Practical Nurses	24	14.5	30,243.4
3.20	Certified Nurse Aides	60	51.7	107,432.9
3.21	Resident Care Assistants	0	0.0	0.0
3.22	Behavioral Health Specialist Staff	0	0.0	0.0
3.23	This line is intentionally left blank			
3.24	This line is intentionally left blank			
<b>300</b>	<b>Total</b>	<b>257</b>	<b>147.6</b>	<b>306,963.5</b>

# Skilled Nursing Facility Cost Report

WINCHESTER NURSING CENTER

Filing Year: 2023

Date: 12/19/2024

Time: 11:30 AM

<b>Detail of Purchased Nursing Services</b>										
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
<b>Unregistered Temporary Nursing Service Agencies</b>										
4.1	Total Unregistered Temporary Nursing Service Agencies								0.0	0
<b>Registered Temporary Nursing Service Agencies</b>										
4.2	Other		685.0	51,410	1,661.0	107,997	2,745.0	150,974	0.0	0
4.3			0.0	0	0.0	0				
4.4			0.0	0	0.0	0				
4.5			0.0	0	0.0	0				
4.6			0.0	0	0.0	0				
4.7			0.0	0	0.0	0				
4.8			0.0	0	0.0	0				
4.9			0.0	0	0.0	0				
4.10			0.0	0	0.0	0				
4.200	Subtotal: Registered Temporary Nursing Service Agencies		685.0	51,410	1,661.0	107,997	2,745.0	150,974	0.0	0
400	Total Temporary Nursing Service Agency Expenses		685.0	51,410	1,661.0	107,997	2,745.0	150,974	0.0	0

## Five Highest Paid Salaries (including salaries, payroll taxes, workers' compensation, all fringe benefits, and draws)

	<b>NOTE: List the names and compensation of the <u>five</u> persons who have the highest compensation paid by this facility.</b>									
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	King	Lesley	DON	Nursing	186,956	0	0	186,956		
5.2	Osanya	Job	LPN	Nursing	182,806	0	0	182,806		
5.3	Lussier	Kyle	Executive Director	Administrative & General	170,942	0	0	170,942		
5.4	Mutagubya	Gabriel	LPN	Nursing	158,123	0	0	158,123		
5.5	Kiniti	Anne	RN	Nursing	148,974	0	0	148,974		

**Skilled Nursing Facility Cost Report**  
**WINCHESTER NURSING CENTER**  
 Filing Year: 2023

Date: 12/19/2024  
 Time: 11:30 AM

Earnings and Compensation Disclosures									
Table 6	NOTE: This schedule is used to report the name(s) of the Owner, Partner, or Officer and disclose all salary and benefits, drawings and dividends, and other compensation as well as the accounts that were charged.								
Table 6C	1	2	3	4	5	6	7	8	9
Line #	Last Name	First Name	Title	Primary Expense Category	Total Hours	Salary & Benefits	Dividends	Other Compensation	TOTAL
Corporation									
6C.1					0	0	0	0	0
6C.2									0
6C.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 Mortgag e Acquired	Due Date	Number of Months Amortize d	Monthly Payment s	Original Loan Amount	Mortgag e Acquisiti on Costs	Amortiza tion of Mortgag e Acquisiti on Costs
1.1										
100	TOTALS								0	0

**Skilled Nursing Facility Cost Report**  
**WINCHESTER NURSING CENTER**  
 Filing Year: 2023

Date: 12/19/2024  
 Time: 11:30 AM

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

Skilled Nursing Facility Cost Report  
WINCHESTER NURSING CENTER  
Filing Year: 2023

Date: 12/19/2024  
Time: 11:30 AM

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

## WINCHESTER NURSING CENTER

Filing Year: 2023

Date: 12/19/2024

Time: 11:30 AM

### SCHEDULE 12 : FOOTNOTES AND OTHER DISCLOSURES

UPLOADS REQUIRED
<b>(1) Footnotes and Explanations</b>
<i>Upload Type: Excel, Word, or PDF</i>
This section is used to provide detail to any of the information included in this report.
<b>(2) Ownership and Facility Information</b>
<i>Upload Type: Excel Template</i>
List the names of all direct and indirect nursing facility owners and the name(s) of any Massachusetts and non-Massachusetts nursing or residential care facilities that are owned, directly or indirectly by the facility owners that have an interest of 5% or more. <b>Note: This information must be submitted in the format of the template provided. In order for the file to be accepted, you <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

### WINCHESTER NURSING CENTER

Filing Year: 2023

Date: 12/19/2024

Time: 11:30 AM

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

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

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

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

#### File Submission History

Date Uploaded	File	File Name	File Type	Uploaded By
04/21/2024 10:31AM	(2) Ownership and Facility Information	Ownership and Facility Information.xlsx	application/vnd.openxmlformats-officedocument.spreadsheetml.sheet	Jonathan Langfield
04/21/2024 10:31AM	(5) Financial Statements	Financial Statements.pdf	application/pdf	Jonathan Langfield
04/21/2024 10:32AM	(1) Footnotes and Explanations	SNF-CR Footnotes.pdf	application/pdf	Jonathan Langfield

**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	Jonathan Langfield
1.2	Nursing Facility or Firm Name	CliftonLarsonAllen LLP
1.3	Title	CPA
1.4	Street Address	4 Batterymarch Park, Suite 100
1.5	City	Quincy
1.6	State	MA
1.7	Zip Code	02169
1.8	Phone Number	+1 (781) 982-1001
1.9	Email Address	jonathan.langfield@claconnect.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:	04/21/2024

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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# Skilled Nursing Facility Cost Report

## WINCHESTER NURSING CENTER

Filing Year: 2023

Date: 12/19/2024

Time: 11:30 AM

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

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

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

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

2.1	<b>[x] By checking this box, I hereby certify that under pains and penalties of perjury, that the above statements entitled A) Accuracy of Reported Costs and B) Use of Public Funds are correct and true, to the best of my knowledge and belief. This report is subject to audit and verification by the Center for Health Information and Analysis.</b>	
2.2	Date of Authorization	04/22/2024
2.3	Last Name	Erllichman
2.4	First Name	Ariel
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