

Rest Home Cost Report User Guide

The HCF-4 serves the dual purpose of being a report to the Center that accurately reflects the complete financial condition of the facility, and at the same time, a claim for reimbursement. To accomplish the latter, columns numbered 2 and 3, labeled "Self-Disallowed Expenses" and "Automatically Disallowed Expenses" on the Statement of Profit and Loss have been provided to report non-allowable expenses and additional costs allocated to the facility by the management and/or realty companies. Additionally, column 2, "Self-Disallowed Expenses", is to be used for reporting specific costs that are NOT "ordinary and necessary" from a generally-accepted accounting or IRS standpoint, and which are not directly related to the care of publicly-aided residents; thus not reimbursable under current regulations. It is expected that the preparers and signatories of this cost report have a strong understanding of the regulations that govern cost reporting and reimbursement (101 CMR 204.00).

Cell Key	
Blue	Input by Data Submitter
Orange	Computation
Yellow	Derived from another Tab
Dotted Blue	From Cell on this Tab
Red	Non-Allowable Expense
Red Border Blue	Accepts Negative values

Tips For Completing the Cost Report

Cost Report Due Date: **8/21/2023**

Use whole dollar amounts.

For accounts or fields with no amounts or entry, leave blank.

For assistance with completing this form, email the LTCF Help Desk at: Costreports.LTCF@Chiamass.gov

Cost Report Instructions

Detailed instructions for each line in the cost report is located at :

[Information for Data Submitters: Resident Care Facility Cost Reports](#)

- * Preparer is to refer to the instruction guide for properly completing this line.
- ** Preparer is required to provide details in the Footnotes schedule of this cost report.

Cost Report Schedule and Table Index

General Information	Facility Information	Table 1
	Other Business Activities	Table 1A
	Bed License Information	Table 1B
	Contact Information	Table 2
	Preparer Information	Table 3
Disclosures	Direct and Indirect Owners	Table 1
	Other Owned Facilities	Table 2
	Indebtedness	Table 3
	Related Party Transactions	Table 4
	Sole Proprietor, Partnership, Corporate Information	Table 5
	Five Highest Paid Salaries	Table 6
Balance Sheet	Current Assets	Table 1
	Fixed Assets	Table 2
	Deferred Charges and Other Assets	Table 3
	Current Liabilities	Table 4
	Long-Term Liabilities	Table 5
	Net Worth	Table 6
	Balance Sheet Check	Table 7
Profit Loss	Gross Income	Table 1
	Detail of Ancillary Services Expenses	Table 1A
	Expenses	Table 2
	Detail of Clerical Salaries	Table 2A
	Detail of Other Accounting Expenses	Table 2B
	Detail of Other Operating Expenses	Table 2C
	Detail of Other Rent Expenses	Table 2D
	Detail of Other Medical Services Expenses	Table 2E
	Reconciliation of Reported Operating Expenses to Allowable Operating Expenses	Table 3
	Reconciliation of Cost Reported Net Income to Financial Statement (Book) Net Income	Table 4
Resident Days	Resident Days January 1 - March 31	Table 1
	Resident Days April 1 - June 30	Table 2
	Resident Days July 1- September 30	Table 3
	Resident Days October 1 - December 31	Table 4
	Annual Resident Day January 1 - December 31	Table 5
	Additional Patient Day Information	Table 6
Claimed Fixed Assets	Claimed Fixed Asset Expenses	Table 1
	Other Claimed Fixed Asset Expenses	Table 2
	Total Claimed Fixed Asset Expenses	Table 3
	General Fixed Costs Information	Table 4
	Changes in Facility or Realty Company Ownership	Table 5
	New Facilities, Major Additions and Substantial Capital Expenditures	Table 6
	Determination of Need Project Details	Table 7
Mortgages & Notes	Mortgages and Notes Supporting Fixed Assets	Table 1
	Working Capital Debt	Table 2
Wages & Benefits	Detail of Staff, Hours, Salary, and Benefits by Position	Table 1
Footnotes	Footnotes and Explanations	Table 1
Certification	Certification by Preparer	Table 1
	Certification by Owner, Partner, or Officer	Table 2
HCF-3 RH - Management Company	Preparer to Complete Paper Version	NA
HCF-2 RH - Realty Company	Part I - Facility Specific Realty Company Information and Disclosures	Part I
	Part II - Condensed Facility Specific Realty Company Financial Information	Part II
	Part III - Facility Specific Realty Company Claimed Fixed Asset Expenses	Part III
	Part IV - Facility Specific Realty Company Mortgages & Notes Payable	Part IV

RESIDENTIAL CARE FACILITY FY2022 COST REPORT (HCF-4)

SCHEDULE : GENERAL INFORMATION

Please check one:

☐	New Facility Requesting a Rate	Refer to 101 CMR 204.00 for what type of cost data must be submitted.
☐	Private Facility Requesting a Public Rate	
☐	Annual Report	
☐	Report of Major Addition or Substantial Capital Expenditure	

Facility Information		
Table 1		1
Line #	Description	
1.1	VPN	5507286
1.2	Provider ID/MMIS ID	10063052/3
1.3	Balance Sheet Date (MM/DD/YYYY)	12/31/2022
1.4	Name of Facility	Dalton
1.5	Street Address	451 Cambridge Street
1.6	City	Worcester
1.7	Zip	01610
1.8	Telephone	508-755-6404
1.9	Federal Employer Identification Number	04-2757148
1.10	Responsible Person's Name	William Lange
1.11	Responsible Person's Email	langeresthome@charter.net
1.12	Responsible Person's Affiliation (Select from Dropdown Menu)	Officer
1.13	List Name of Person to Receive Rate Notifications	William Lange
1.14	List Email of Person to Receive Rate Notifications	langeresthome@charter.net
1.15	Status (Select Profit/Non-Profit from Dropdown Menu)	Profit
1.16	Legal Status (Select from Dropdown Menu)	1. MA Corp-Chapter 156B
1.17	Does this facility have other business activities? If Yes, Explain in Table 1A.	No
1.18	Enter the number of Level IV licensed geriatric beds.	34
1.19	Enter the facility's constructed bed capacity.	34
1.20	Has there been a change in licensed beds during the year? If yes, complete Bed License Information Table 1B in the adjacent table.	No
1.21	Date of purchase by current owner (MM/DD/YYYY)	7/1/1982
1.22	Has the facility had a change in long-term financing during this cost report year?	No
1.23	Is the facility managed by a management company?	No
1.24	If line 1.23 is Yes, list the COMB# of the management company as reported on the management company cost report.	
1.25	If line 1.23 is Yes, list the name of the management company as reported on the management company cost report.	
1.26	Are you completing the HCF-2 RH (Realty Company Report) Tab in this Excel Workbook?	Yes
1.27	List realty company name(s) as reported on each realty company cost report.	William Lange Real Estate
1.28	Does the Balance Sheet schedule include any capitalized leases reported as assets? If yes, report the lease payments as a liability and include the lease on the Mortgages & Notes schedule.	No
1.29	Does the Profit Loss schedule include any expenses that have not been paid and reported as accrued liabilities, such as pension costs or self-insured workers' compensation? If yes, the unpaid or unfunded portions must be reported in column 2 of the Profit Loss schedule as self-disallowed expenses.	No
1.30	Does the Profit Loss schedule include any expenses for services of non-paid workers (volunteers) as provided in 101 CMR 204.07(6)? If yes, provide details of amounts and account numbers in the Footnotes schedule.	No
1.31	Did you report any employee's salary in more than one expense account? If yes, explain methodology of cost-splitting the salary in the Footnotes schedule.	No
1.32	Did you report any accrued expenses incurred in periods other than the current cost report period? If yes, you must report details of accrued expenses not related to the current cost report period in the Footnotes schedule.	No

Other Business Activities		
Table 1A	1	2
Line #	Other Business Activity	Select Yes/No from Dropdown Menu
1A.1	Child Day Care	
1A.2	Adult Day Care	
1A.3	Assisted Living	
1A.4	Other:	
		Explain:

Bed License Information			
Table 1B	1	2	3
Line #	Date From	Date To	# of Beds
1B.1			
1B.2			
1B.3			

Contact Information		
Table 2		1
Line #	Description	
2.1	Contact Person Name	William Lange
2.2	Residential Care Facility or Firm Name	Dalton
2.3	Title	President
2.4	Street Address	451 Cambridge St
2.5	City	Worcester
2.6	State	MA
2.7	Zip Code	01610
2.8	Phone Number	805-755-6404
2.9	Email Address	langeresthome@charter.net

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.		
Table 3		1
Line #	Description	
3.1	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	Kevin Culliton
3.3	Preparer's Affiliation	CPA
3.4	Nursing Facility or Firm Name	Kevin Culliton CPA
3.5	Title	CPA
3.6	Street Address	PO Box 56
3.7	City	Charlton
3.8	State	MA
3.9	Zip Code	01507

3.10	Phone Number	508-755-6404
3.11	Email Address	kevincullitoncpa@gmail.com
3.12	Type of Accounting Service Performed	Compilation

RESIDENTIAL CARE FACILITY FY2022 COST REPORT (HCF-4)

SCHEDULE : DISCLOSURES

IMPORTANT: This schedule is an integral part of the HCF-4 cost report. This schedule must be completed in its entirety. When completing this schedule the following definitions of direct and indirect beneficial owner apply: 1) A **direct owner** is defined as a person or entity having any rights or benefits of ownership and having an **interest of record** in any partnership, joint venture, corporation or other entity. 2) An **indirect beneficial owner** is defined as a person having any benefits or rights of ownership, either direct or indirect, through one or more intermediaries, through any understanding or relationship with a person or entity, **resulting in benefits of ownership which are not of record**. It is incumbent upon the owner to fully disclose such interest. This schedule MUST be completed in entirety.

Direct and Indirect Owners

List all direct and indirect owners with an interest of 5% or more in this facility. If the facility is owned by a corporation, chain, or trust, list the name of the corporation, chain, or beneficial owner under "Owner Name".

Table 1	1	2	3	4	5
Line #	Owner Name (Last, First)	Address	Percent Ownership	Select Ownership Type	Select Direct or Indirect?
1.1	Lange, William	38 Davis, Millbury MA	100.0%	Corporation	Direct
1.2					
1.3					
1.4					
1.5					
1.6					

Other Owned Facilities

List the name(s) of any other nursing and/or residential care facilities in which the owners listed in Table 1 own, directly or indirectly, an interest of 5% or more.

Table 2	1	2	3	4	5
Line #	Nursing and/or Rest Home	VPN	Name of Owner	Company Address	% Ownership
2.1	Winterhill	5507284	William Lange	Chester St Worcester	100%
2.2					
2.3					
2.4					
2.5					

Indebtedness

List any indebtedness (mortgages, deeds, trust instruments, notes, or other financial information) of (1) the facility to the direct or indirect owners listed in Table 1 or (2) that the direct or indirect owners listed in Table 1 owe to the facility.

Table 3	1	2	3	4	5	6	7
Line #	Select type of debt	Select Payable From	Original Debt Amount	Date Issued	Balance 12/31	Select Payable To	List Owners Name
3.1							
3.2							
3.3							
3.4							
3.5							

Related Party Transactions

Indicate any entity, person, or related party as defined in 101 CMR 204.00 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.)

Table 4	1	2	3	4	5	6	7	8
Line #	Entity/Person	Goody/Services	Billing/Compensation	Mark up	Cost	Account Posted	Name of Owner	% Ownership
4.1					-			
4.2					-			
4.3					-			
4.4					-			
4.5					-			
4.6					-			

Sole Proprietor, Partnership, or Corporate Information

This schedule is used to report the names of the legal owners of the business and to disclose the salary and other compensation paid to owners as well as what accounts were charged. Sole proprietors should report the same amount as reported in the draw account and under no circumstances should any amount be claimed for personal services in an account other than draw. If additional space is needed, use the Footnotes and Explanations Tab.

Table 5	1	2	3	4	5	6	7	8	9	10	11	12
Line #	Select Owner, Partner, Officer	Owner Name	Owner Title	% Time Devoted	Salary	Employee Benefits	Payroll Taxes	Workers' Comp.	Gr. Life/Health Ins.	Draw	Other	Total
5.1	Officer	William Lange	President	95.00%	78,000		7,020		14,478			99,498
5.2												-
5.3												-
5.4												-
5.5												-
5.6												-
5.7												-
5.8												-

Five Highest Paid Salaries

List the names, salaries, and benefits of the five employees who have the highest compensation being claimed on this report.

Table 6	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Line #	Name	Title	% Time Devoted - Administrative	% Time Devoted - Plant Operation, Maintenance, and Security	% Time Devoted - Medical Services	% Time Devoted - Other	Total Time (Must equal 100%)	Salary	Employee Benefits	Payroll Taxes	Workers' Comp.	Gr. Life/Health Ins.	Draw	Other	Total
6.1	David Breton	Aide			100.00%		100.00%	58,609		5,274	754	14,478			79,115
6.2	Diane Sousa	Aide			100.00%		100.00%	48,609		4,975	702				53,686
6.3	Maria Roman	Aide			100.00%		100.00%	41,622		3,746	580				45,948
6.4	Judy Caisse	Maintenance		100.00%			100.00%	36,721		3,305	418				40,444
6.5	Francis Daigneault	Cook		100.00%			100.00%	36,776		3,310	503				40,589

RESIDENTIAL CARE FACILITY FY2022 COST REPORT (HCF-4)

SCHEDULE : BALANCE SHEET

Current Assets

Table 1			1
Line #	Account #	Description	Account Balance
		Cash and Cash Equivalents	
1.1	1020.0	Cash - Checking Account	150,511
1.2	1030.0	Cash - On Hand	
1.3	1040.0	Temporary Investments	
1.4	1050.0	Other Cash	
1.100	1010.0	Total Cash and Cash Equivalents	150,511
		Accounts Receivable	
1.5	1080.0	Private Patients	
1.6	1100.2	Publicly-Aided - MA LV IV (Billed)	69,902
1.7	1104.1	Publicly-Aided - MA Commission for the Blind LV IV	
1.8	1101.2	Publicly-Aided - VA and Other Public	
1.9	1140.0	Reserve for Bad Debts	
1.200	1060.0	Total Accounts Receivable	69,902
		Loans Receivable	
1.10	1160.0	Loans Receivable from Officers/Owners	
1.11	1170.0	Loans Receivable from Employees	
1.12	1180.0	Loans Receivable from Affiliates/Related Parties	102,978
1.13	1185.0	Other Loans Receivable	
1.300	1150.0	Total Loans Receivable	102,978
1.14	1190.0	Interest Receivable	
1.15	1210.0	Supply Inventory	2,345
		Prepaid Expenses	
1.16	1270.0	Prepaid Interest	
1.17	1280.0	Prepaid Insurance	
1.18	1290.0	Prepaid Taxes	
1.19	1295.0	Capitalized Pre-Opening Costs *	
1.20	1300.0	Other Prepaid Expenses *	
1.400	1260.0	Subtotal Prepaid Expenses	-
1.21	1310.0	Other Current Assets	
100	1005.0	Total Current Assets	325,736

Fixed Assets

Do not report fully depreciated assets on this table.

Table 2			1	2	3
Line #	Account #	Description	Cost	Accumulated Depreciation	Net Book Value
2.1	1510.0	Land			0
2.2	1520.0	Building			0
2.3	1610.0	Building Improvements			0
2.4	1625.0	Leasehold Improvements			0
2.5	1630.0	Other Improvements			0
2.6	1650.0	Equipment	19,330	(4,536.00)	14,794
2.7	1700.0	Motor Vehicles			0
2.8	1710.0	Software/Limited Life Assets			0
200	1500.0	Total Non-Current Fixed Assets			14,794

Deferred Charges and Other Assets

Table 3			1
Line #	Account #	Description	Account Balance
3.1	1910.0	Organization Expense	
3.2	1940.0	Purchased Goodwill	
3.3	1950.0	Leasehold Deposits	
3.4	1960.0	Utility Deposits	
3.5	1970.0	Cash Surrender Value of Officer Life Insur.	
3.6	1975.1	Mortgage Acquisition Costs *	
3.7	1975.2	Accumulated Amortization of Mortgage Acquisition Costs	

3.8	1975.0	Unamortized Mortgage Acquisition Costs	-
3.9	1979.0	Construction in Progress *	
3.10	1980.0	Other **	
3.100	1900.0	Total Deferred Charges and Other Assets	-
300	1000.0	Total Assets	340,530

Current Liabilities

Table 4			
Line #	Account #	Description	1 Account Balance
		Accounts Payable	
4.1	2020.0	Trade Payables	7,165
4.2	2030.0	Accrued Expenses	
4.3	2047.0	Due to Commonwealth of MA	
4.100	2010.0	Total Accounts Payable	7,165
4.4	2050.0	Patient Funds Due	
		Notes and Loans Payable (See Mortgages & Notes Schedule)	
4.5	2110.0	Officer, Owner, or Related Parties	
4.6	2120.0	Subsidiaries and Affiliates	
4.7	2130.0	Banks	
4.8	2140.0	Motor Vehicles	
4.9	2150.0	Other Short-Term Financing	
4.10	2160.0	Payment Due Within One Year on Long-Term Debt *	
4.200	2100.0	Total Notes and Loans Payable	-
		Accrued Salaries and Payroll Liabilities	
4.11	2190.0	Accrued Salaries	
4.12	2200.0	Accrued Payroll Tax Withheld	
4.13	2210.0	Accrued Employee Taxes Payable	
4.14	2220.0	Other Payroll Liabilities	
4.300	2180.0	Total Accrued Salaries and Payroll Liabilities	-
		Other Current Liabilities	
4.15	2260.0	State and Federal Taxes Payable	
4.16	2270.0	Accrued Interest Payable	
4.17	2290.0	Other Current Liabilities	246,298
4.400	2250.0	Total Other Current Liabilities	246,298
400	2005.0	Total Current Liabilities	253,463

Long-Term Liabilities

Table 5			
Line #	Account #	Description	1 Account Balance
		Long-Term Liabilities (See Mortgages & Notes Schedule)	
5.1	2310.0	Mortgages *	
5.2	2320.0	Other Long Term Debt *	
5.100	2300.0	Total Long-Term Liabilities	0
500	N/A	Total Liabilities	253,463

Net Worth

Table 6			
Line #	Account #	Description	1 Account Balance
		Proprietorship or Partnership Capital	
6.1	2520.0	Capital	
6.2	2530.0	Proprietor Drawings	
6.3	2540.0	Partner Drawings	
6.4	2550.0	Net Profit(Loss) - Current Year	
6.100	2510.0	Total Proprietorship or Partnership Capital	0
6.5	2620.0	Capital Stock	917
6.6	2630.0	Additional Paid in Capital	
6.7	2640.0	Treasury Stock	
6.8	2650.0	Retained Earnings	86,150
6.200	2610.0	Total Corporation Capital	87,067
600	2000.0	Total Liabilities and Net Worth	340,530

Balance Sheet Check

Table 7			
Line #	Account #	Description	1 Account Balance
7.1	1000.0	Total Assets	340,530

7.2	2000.0	Total Liabilities and Net Worth	340,530
		Difference	Balance Sheet Check Passed

Footnote Legend

- * Preparer is to refer to the instruction guide for properly completing this line. A link to the instructions is provided in the User Guide Tab.
- ** Preparer is required to provide details in the Footnotes schedule of this cost report.

RESIDENTIAL CARE FACILITY FY2022 COST REPORT (HCF-4)

SCHEDULE - Profit Loss Statement

Gross Income			
Table 1			1
Line #	Account #	Description	Reported Amount
1.1	3021.1	Private	
1.2	3022.5	DTA	977,276
1.3	3022.8	MA DTA Patient Resource Income	
1.4	3022.7	Non-MA DTA	
1.5	3023.1	MA Commission for the Blind	
1.6	3023.2	VA and Other Public	
1.7	3025.3	Adult Day Care Income	
1.8	3026.2	Other Non-Nursing Income	
1.9		(COVID-Related Supplemental Payments)	
Ancillary Services (Use Table 1A to Right to Itemize Expenses)			
1.10	3033.1	Private	
1.11	3033.5	Medicaid (DMA)	
1.12	3032.7	Non-MA Medicaid	
1.13	3033.1	MA Commission for the Blind	
1.14	3033.3	VA & Other Public	
1.100	3030.0	Total Ancillary Services	0
Miscellaneous and Recoverable Income			
1.15	3120.0	Endowment & Other Nonrecoverable **	
1.16	3140.0	Laundry Recoverable Income	
1.17	3150.0	Vending Machines Recoverable Income	
1.18	3160.0	Bad Debt Recovery	
1.19	3170.0	Prior Year Retrospective Adjustment	
1.20	3180.0	Interest Income	
1.21	3190.0	Operating Costs Recoverable	
1.22	3195.0	Field Costs Recoverable	
1.200	3130.0	Total Miscellaneous and Recoverable Income	0
100	3000.0	Total Gross Income	977,276

Table 1A: Detail of Ancillary Services Expenses			
Report these amounts as non-allowable expenses on main schedule.			
Line #	Account #	Expense Classification	Amount
1A.1			
1A.2			
1A.3			
1A.4			
1A.5			
1A.100		Total Ancillary Expenses	0

Expenses				
Table 2				
Line #	Account #	Description	Reported Expenses	Total Allowable Expenses
Administrative Expenses				
2.1	4110.1	Administrative/Responsible Person Salaries	78,000	78,000
2.2	4121.1	Officer Salaries *	0	0
Other Expenses				
2.3	4140.1	General Salaries (Use Table 2A to Right to Itemize Salaries)	0	0
2.4	4150.3	Electronic Data Processing, Payroll, and Bookkeeping Services	6,000	6,000
2.5	4160.3	Management Fees	0	0
2.6	4160.6	Management Consultants*	0	0
2.100	4120.0	Total Other Expenses	6,000	6,000
2.200	4100.0	Total Administrative Expenses	84,000	84,000
General Supplies & Expenses				
2.7	4250.0	Office Supplies	7,843	7,843
2.8	4261.5	Phone	7,019	7,019
2.10	4262.4	Director Advertising	0	0
2.300	4260.0	Total Telephone Expenses	7,019	7,019
Travel Expenses				
2.10	4270.5	Motor Vehicle Expenses*	0	0
2.11	4280.3	Conventions and Meetings	0	0
2.400	4270.5	Total Travel Expenses	0	0
Advertising Expenses				
2.12	4290.7	Help Wanted	300	300
2.13	4298.7	Promotional	0	0
2.500	4290.0	Total Advertising Expenses	300	300
Licenses and Dues Expenses				
2.14	4301.7	Licenses and Dues: Patient Care Related Portion	1,640	1,640
2.15	4302.3	Licenses and Dues: Not Related to Patient Care	0	0
2.600	4300.0	Total Licenses and Dues Expenses	1,640	1,640
Education and Training Expenses				
2.16	4306.1	Staff Development: Coordinator Salary	0	0
2.17	4306.2	Administration Training	0	0
2.18	4306.3	Other Required Education	0	0
2.19	4306.4	Job Related Education	0	0
2.700	4300.0	Total Education and Training Expenses	0	0
Employee Benefits				
2.20	4310.1	Employee Benefits - Pensions **	0	0
2.21	4310.2	Employee Benefits - Other	0	0
2.22	4319.2	Officer Profit Sharing and Other Benefits	0	0
2.800	4310.0	Total Employee Benefits	0	0
Accounting Expenses				
2.23	4350.3	Accounting: Appraisal Services	0	0
2.24	4360.3	Accounting: Other (Use Table 2B to Right to Itemize Expenses)	16,726	16,726
2.900	4340.0	Total Accounting Expenses	16,726	16,726
Legal Expenses				
2.25	4380.3	Legal: Appraisal Service	0	0
2.26	4380.7	Legal: Division of Administrative Law Apprais - Filing Fees	0	0
2.27	4390.7	Other Legal	0	0
2.1000	4370.0	Total Legal Expenses	0	0
Payroll Taxes				
2.28	4411.1	Payroll Taxes - Other	46,438	46,438
2.29	4411.2	Payroll Taxes - Officers	0	0
2.1100	4400.0	Total Payroll Taxes	46,438	46,438
Insurance Expenses				
2.30	4426.7	Insurance: Department of Unemployment Assistance Claims (DUAC) - A&G Portion	0	0
2.31	4430.7	Insurance: Malpractice and General Liability *	37,733	37,733
2.32	4432.7	Key Person Insurance	0	0
2.33	4550.9	Insurance: Building Improvements and Equipment	0	0
2.34	4424.1	Workers' Comp - Other	8,826	8,826
2.35	4424.2	Workers' Comp - Officers	0	0
2.36	4426.1	Group Life/Health - Other	30,398	30,398
2.37	4426.2	Group Life/Health - Officers	0	0
2.1200	4420.0	Total Insurance Expenses	76,957	76,957
2.38	4415.0	Interest on Late Payments, Penalties	0	0
2.39	4430.0	Interest on Working Capital	0	0
2.40	4410.0	Pre-Opening Expenses	0	0
2.41	4443.00	Other Operating Expenses (Use Table 2C to Right to Itemize Expenses)	0	0
2.1300	4200.0	Total General Supplies and Expenses	156,923	0
2.42	4510.0	Real Estate Taxes	211	211
2.43	4515.8	Personal Property Taxes*	0	0
2.44	4520.8	Interest Long Term (See Mortgages & Notes Schedule)	0	0
2.45	4530.8	Rent - Real Property	30,000	30,000
2.46	4536.8	Other Rent (Use Table 2D to Right to Itemize Expenses)	0	0
2.47	4550.8	Depreciation - Building	0	0
2.48	4552.8	Depreciation - Building Improvements	0	0
2.49	4557.8	Depreciation - Leasehold Improvements	0	0
2.50	4558.8	Depreciation - Other Improvements	0	0
2.51	4570.8	Depreciation - Equipment	0	0
2.52	4585.8	Depreciation - Software/Limited Life Assets	0	0
2.1400	4540.0	Total Fixed Costs	30,211	30,211
Plant Operations, Maintenance & Security				
2.53	5105.1	Plant Operations, Maintenance & Security - Salaries	36,721	36,721
2.54	5110.3	Plant Operations, Maintenance & Security - Purchased Service	0	0
2.55	5115.3	Plant Operations, Maintenance & Security - Supplies and Expenses	18,315	18,315
2.56	5120.3	Plant Operations, Maintenance & Security - Utilities	43,054	43,054
2.57	5130.7	Plant Operations, Maintenance & Security - Repairs	7,709	7,709
2.1500	5100.0	Total Plant Operation, Maintenance & Security	105,854	105,854
Dietary				
2.58	5205.1	Dietary - Salaries	71,303	71,303
2.59	5220.5	Dietary - Food	54,066	54,066
2.60	5231.3	Dietary - Purchased Service	820	820
2.61	5231.1	Dietician - Salary	0	0
2.62	5233.3	Dietician - Purchased Service	0	0
2.63	5235.3	Dietary - Supplies and Expenses	0	0
2.1600	5200.0	Total Dietary	126,189	126,189
Laundry				
2.64	5320.1	Laundry - Salaries	0	0
2.65	5320.3	Laundry - Purchased Service	0	0
2.66	5330.5	Laundry - Supplies and Expenses	0	0
2.67	5340.5	Laundry - Linen and Bedding	0	0
2.1700	5300.0	Total Laundry	0	0
Housekeeping				
2.68	5410.1	Housekeeping - Salaries	23,346	23,346
2.69	5415.3	Housekeeping - Purchased Service	0	0
2.70	5420.5	Housekeeping - Supplies and Expenses	0	0
2.1800	5400.0	Total Housekeeping	23,346	23,346
Nursing				
2.71	6030.1	RN Salaries	0	0
2.72	6035.3	RN Purchased Service	0	0
2.73	6041.1	LPN Salaries	19,673	19,673
2.74	6043.1	LPN Purchased Service	0	0
Nurses Aides				
2.75	6051.1	Nurses Aides Salaries	255,545	255,545
2.76	6052.3	Nurses Aides Purchased Service	20,030	20,030
2.1900	6000.0	Total Nursing	275,213	275,213
Medical Services				
2.77	6056.1	Quality Assurance Professional	0	0
2.78	6057.1	Community Support Coordinator	33,743	33,743
Physicians' Services				
2.80	6056.4	Employee Physicals	0	0
2.80	6055.3	Other Medical Services Expenses (Use Table 2E to Right to Itemize Expenses)	50,746	50,746
2.2000	6510.0	Total Physicians' Services	50,746	50,746

Table 2A - Detail of Clerical Salaries				
Line #	Employee Name	Job Title	Brief Job Description	Gross Salary
2A.1				
2A.2				
2A.3				
2A.4				
2A.5				
2A.6				
2A.7				
2A.8				
2A.9				
2A.10				
2A.11				
2A.12				
2A.13				
2A.14				
2A.15				
2A.16				
2A.100			Total Clerical Salaries	0

Note: Use Column 2 of the main expense schedule to disclose any disallowed salaries for clerical staff that worked on other business activities.

Table 2B - Detail of Other Accounting Expenses					
Part I: Purchased Service Accounting Expenses					
Line #	Vendor Name	Date Occurred (MM/DD/YYYY)	Amount	Select Code	Brief Description of Service
2B.1	swin culliton	12/31/2022	16,726	A	Prep Cost reports
2B.2					
2B.3					
2B.4					
2B.5					
2B.100			16,726		
Part II: Employee's Responsibilities Only					
Line #	Employee Name	Job Title	Salary	Select Code	Description of Responsibilities
2B.6					
2B.7					
2B.8					
2B.9					
2B.100			0		
2B.200			16,726		

Accounting Expense Codes			
A. HCF-4 Cost Report Prep	B. Personal Tax Prep	C. SEC Filings	
D. Medicaid Cost Report Prep	E. Management Advisory Services	F. Other Allowable Accounting (Explain)	
G. Corporate Tax Prep	H. Certified Financial Statement Audit	I. Other Non-Allowable Accounting (Explain)	

Explain if using Code H and/or I:

Table 2C: Detail of Other Operating Expenses		
Line #	Description	Amount
2C.1		
2C.2		
2C.3		
2C.100	Total	0

Table 2D: Detail of Other Rent Expenses		
Line #	Description	Amount
2D.1	Equipment Rental	
2D.2		
2D.3		
2D.100	Total	0

Table 2E: Detail of Other Medical Services Expenses		
Line #	Description	Amount
2E.1	COVID Testing	
2E.2		

Medical Supplies & Drugs				
2.81	6520.5	Legitimate Drugs		0
2.82	6522.5	House Supplies Not Resold	4,517	4,517
2.83	6523.5	Resold to Private Patients		0
2.2100	6520.0	Total Medical Supplies and Drugs	4,517	4,517
2.84	6530.0	Pharmacy Consultants		0
2.85	6540.0	Social Service Worker (Including Behavioral Health)		0
2.2200	6500.0	Total Medical Services	79,086	79,086
Restorative & Recreational Therapy				
Restorative Therapy				
2.86	7011.1	Indirect Restorative Therapy Salaries		0
2.87	7012.1	Direct Restorative Therapy Salaries		0
2.88	7012.2	Direct Restorative Therapy Benefits		0
2.89	7013.3	Indirect Restorative Therapy Consultants		0
2.90	7014.3	Direct Restorative Therapy Consultants		0
2.2300	7010.0	Total Restorative Therapy	0	0
Recreational Therapy				
2.91	7021.1	Recreational Therapy - Salaries	4,401	4,401
2.92	7022.3	Recreational Therapy - Purchased Service		0
2.93	7023.5	Recreational Therapy - Supplies and Expenses	1,770	1,770
2.94	7024.8	Recreational Therapy - Transportation		0
2.3400	7020.0	Total Recreational Therapy	6,177	6,177
2.3500	7000.0	Total Restorative & Recreational Therapy	6,177	6,177
Bad Accts - Taxes-Refunds-Day Care				
2.95	8010.0	Bad Accounts - Refunds, Taxes, Day Care		0
2.96	8015.0	Fines, Late Charges, and Penalties		0
2.97	8025.3	State & Federal Income Taxes		0
2.98	8027.7	Massachusetts Excise Tax		0
2.99	8030.0	Refunds and Allowances	31,752	(31,752)
2.100	8040.0	Adult Day Care Costs*		0
2.101	8065.0	Other Non-Nursing Costs*		0
2.2600	8000.0	Total Bad Accts - Taxes-Refunds-Day Care	31,752	(31,752)
200	4000.0	Total Expenses	938,313	(61,263)
		A/C # 4000.0	A/C #9945.0	A/C # 9935.0

21.3		
21.4		
21.100	Total	50,746

Reconciliation of Reported Operating Expenses to Allowable Operating Expenses		
Table 3		1
Line #	Account #	Description
3.1	4000.0	Total Reported Operating Expenses
3.2	9940.0	Less: Self-Disallowed Expenses
3.3	9939.0	Less: Automatically Disallowed Expenses
3.100	4091.1	Total Non-Allowable Expenses
3.4	9960.1	Allocated Administrative and General From Management Company (HCF-3)
3.5	9962.2	Other Operating Expense Add-Back from Realty Company (HCF-2 RM)
3.6	9963.3	Allocated Other Operating Expense Add-Back from Management Company
3.7	9961.3	Allocated Fixed Asset Expenses from Management Company (HCF-3)
3.8	9950.0	Claimed Fixed Asset Expenses from Claimed Fixed Assets Schedule
3.9	9962.6	Allocated Direct Variable (Domestic, Indirect Therapy & GAI) Management Company Add-Back Expenses
3.10	9962.8	Allocated Direct Director of Nurses Management Company Add-Back Expenses
3.200	4091.2	Total Allowable Add-Back Expenses
3.41	NA	Less: Recoverable income (including operating expenses)
300	4000.0	Total Allowable Operating Expenses Claimed

Reconciliation of Cost Report Net Income to Financial Statement (Book) Net Income		
Table 4		1
Line #	Account #	Description
Cost Report Net Income		
4.1	3000.0	Total Cost Report Income
4.2	2000.0	Total Cost Report Expenses
4.100		Net Income (Loss) Cost Report
Financial Statement Net Income		
4.3		Financial Statement Reported Income
4.4		Financial Statement Reported Expenses
4.200		Net Income (Loss) Financial Statement
Variance		
4.5		Variance Between Cost Report and Financial Statements: Income
4.6		Variance Between Cost Report and Financial Statements: Expenses
4.7		Variance Between Cost Report and Financial Statements: Net Income
Reconciling Items		
4.8		Reconciling Item: Explain
4.9		Reconciling Item: Explain
4.10		Reconciling Item: Explain
4.11		Reconciling Item: Explain
4.12		Reconciling Item: Explain
4.13		Reconciling Item: Explain
4.300		Total Reconciling Items
Reconciliation		
400		Difference between Total Reconciling Items and Variance Between Cost Report and Financial Statements: Net Income ***

Footnote Legend

* Preparer is to refer to the instruction guide for properly completing this line. A link to the instructions is provided in the User Guide Tab.

** Preparer is required to provide details in the Footnotes schedule of this cost report.

*** This should be zero. The variance in the net income should be accounted for by the reconciling items.

RESIDENTIAL CARE FACILITY FY2022 COST REPORT (HCF-4)

SCHEDULE : RESIDENT DAYS

Resident Days January 1 - March 31

Table 1	Account #		1
Line #		Payer Description	Reported Days
1.1	0210.5 & 0210.0	DTA Days	2,601
1.2	0212.5 & 0212.0	Massachusetts EAEDC	
1.3	0215.4 & 0215.0	Non-Massachusetts DTA	
1.4	0260.5 & 0260.0	MA Commission for the Blind	
1.5	0270.5 & 0270.0	Veterans Administration and Other Public **	
1.6	0290.5 & 0290.0	Private	
100	0200.0	Total Resident Days January 1 - March 31	2,601

Resident Days April 1 - June 30

Table 2	Account #		1
Line #		Payer Description	Reported Days
2.1	0310.5 & 0310.0	DTA Days	2,495
2.2	0312.5 & 0312.0	Massachusetts EAEDC	
2.3	0315.4 & 0315.0	Non-Massachusetts DTA	
2.4	0360.5 & 0360.0	MA Commission for the Blind	
2.5	0370.5 & 0370.0	Veterans Administration and Other Public **	
2.6	0390.5 & 0390.0	Private	
200	0300.0	Total Resident Days April 1 - June 30	2,495

Resident Days July 1 - September 30

Table 3	Account #		1
Line #		Payer Description	Reported Days
3.1	0410.5 & 0410.0	DTA Days	2,455
3.2	0412.5 & 0412.0	Massachusetts EAEDC	
3.3	0415.4 & 0415.0	Non-Massachusetts DTA	
3.4	0460.5 & 0460.0	MA Commission for the Blind	
3.5	0470.5 & 0470.0	Veterans Administration and Other Public **	
3.6	0490.5 & 0490.0	Private	
300	0400.0	Total Resident Days July 1 - September 30	2,455

Resident Days October 1 - December 31

Table 4	Account #		1
Line #		Payer Description	Reported Days
4.1	0510.5 & 0510.0	DTA Days	2,434
4.2	0512.5 & 0512.0	Massachusetts EAEDC	
4.3	0515.4 & 0515.0	Non-Massachusetts DTA	
4.4	0560.5 & 0560.0	MA Commission for the Blind	
4.5	0570.5 & 0570.0	Veterans Administration and Other Public **	
4.6	0590.5 & 0590.0	Private	
400	0500.0	Total Resident Days October 1 - December 31	2,434

Annual Resident Days January 1-December 31

Table 5	Account #		1
Line #		Payer Description	Total Reported Days
5.1	0610.5 & 0610.0	DTA Days	9,985
5.2	0612.5 & 0612.0	Massachusetts EAEDC	0
5.3	0615.4 & 0615.0	Non-Massachusetts DTA	0
5.4	0660.5 & 0660.0	MA Commission for the Blind	0
5.5	0670.5 & 0670.0	Veterans Administration and Other Public **	0
5.6	0690.5 & 0690.0	Private	0
500	0600.0	Total Annual Resident Days	9,985

Additional Patient Day Information

Table 6		1	
---------	--	---	--

Line #		Description	Reported Admission/Community Support Days
6.1	0140.0	Number of Admissions	8
6.2	0150.0	Number of Discharges	9
6.3	0170.0	Number of Public Community Support Admissions	
6.4	0175.0	Number of Total Community Support Admissions	
6.5	0180.0	Public Community Support Resident Days	4,275
6.6	0182.0	Private Community Support Resident Days	
600	0185.0	Total Community Support Resident Days	4,275

Footnote Legend

** Preparer is required to provide details in the Footnotes schedule of this cost report.

RESIDENTIAL CARE FACILITY FY2022 COST REPORT (HCF-4)

SCHEDULE : CLAIMED FIXED ASSETS

Claimed Fixed Asset Expenses

Note: This table does not include all fixed assets for the facility; only those that can be claimed as residential care facility fixed assets. Allowable basis is the portion of fixed assets used for the care of publicly-aided residents. Claimed deletions include retired, sold, written-off, damaged, and fully depreciated assets. If the facility runs other non-nursing or residential care programs, such as an adult day care program, the related fixed asset expenses must be NOT be reported on this schedule and the allocation methodology for allocating fixed asset expenses must be reported in the Footnotes and Explanations schedule.

Table 1		1	2	3	4	5	6	7	8	9
Line #	Description	Allowable Cost Basis Beginning Balance	Claimed Additions	Claimed Deletions	Allowable Cost Basis Ending Balance	Depreciation %	Depreciation HCF-4	Non-Allowable Depreciation Expense	Add-Backs from HCF-2 RH if applicable	Claimed Net Depreciation Expense
1.1	Land HCF-4				0					
1.2	Land HCF-2	5,000			5,000					
1.3	Building HCF-4				0					0
1.4	Building HCF-2	34,186			34,186					0
1.5	Improvements HCF-4				0	5.00%				0
1.6	Improvements HCF-2	5,413			5,413	5.00%				0
1.7	Equipment HCF-4	7,119			7,119	10.00%	425			425
1.8	Equipment HCF-2				0	10.00%				0
1.9	Software/Limited Life Assets HCF-4				0	33.33%				0
1.10	Software/Limited Life Assets HCF-2				0	33.33%				0
100	Total Claimed Fixed Asset Depreciation Expense	51,718	0	0	51,718		425	0	0	425

Other Claimed Fixed Asset Expenses

Report other claimed fixed asset expenses other than depreciation below. If the facility runs other non-nursing or residential care programs, such as an adult day care program, the related fixed asset expenses must NOT be reported on this schedule and the allocation methodology for allocating fixed asset expenses must be reported in the Footnotes and Explanations schedule.

Table 2		1	2	3
Line #	Description	Claimed Fixed Asset Expenses - Rest Home (HCF-4)	Claimed Fixed Asset Expenses - Realty Company (HCF-2 RH)	Total Other Claimed Fixed Asset Expenses
2.1	Long-Term Interest Claimed *		-	0
2.2	MA Corporate Excise Tax - Non-Income Portion		-	0
2.3	Building Insurance		-	0
2.4	Real Estate Taxes		16,131	16,131
2.5	Personal Property Taxes	211	-	211
2.6	Other Claimed Fixed Assets**		-	0
200	Total Claimed Fixed Asset Other Expenses	211	16,131	16,342

Total Claimed Fixed Asset Expenses

Table 3		1
Line #	Description	Total
300	Total Fixed Assets Expenses Claimed	16,767

A/C 9500.0

General Fixed Cost Information

Table 4		1
Line #	Description	
4.1	Is this a new facility?	No
4.2	What is the year the facility was built? (YYYY)	1900
4.3	Was there a change of ownership of this facility during the reporting period?	No
4.4	Was there a change of ownership of company that owns the real assets of the facility (realty company) during the reporting period?	No

Changes in Facility or Realty Company Ownership

Table 5	1	2	3	4	5
Line #	Select Type of Ownership Change	Transaction Date	Purchased From	Purchased By	Sale Price

5.1	Sale of Residential Care Facility Between Current Owners (e.g. related parties)				
5.2	Sale of Residential Care Facility to Unrelated Third Party				
5.3	Sale of Realty Company				

New Facilities, Major Additions, and Substantial Capital Expenditures				
Table 6		1	2	
Line #	Description	Response	Reference	
6.1	Is this a new facility? If so, does this cost report project the reasonably anticipated costs and anticipated resident days for a twelve-month period?	No	Refer to regulation 101 CMR 204.08(1)(a)	
6.2	Did your facility have any major additions that became operational during the year? If so, does this cost report project the reasonably anticipated costs and anticipated resident days for a twelve-month period?	No	Refer to regulation 101 CMR 204.08(1)(a)	
6.3	If yes to the above question(s), provide the date the facility or major additions became operational. (MM/DD/YYYY)		Refer to regulation 101 CMR 204.08(1)(a)	
6.4	Did your facility file a petition with CHIA for an administrative adjustment for substantial capital expenditures during the year?	No	Refer to regulation 101 CMR 204.08(2)(a) 1.	
6.5	If yes to question 6.4, provide the date of the petition. (MM/DD/YYYY)		Refer to regulation 101 CMR 204.08(2)(a) 1.	
6.6	Were the substantial capital expenditures subject to a Determination of Need (DON) approval by the Department of Public Health (DPH)? If yes, complete DON Schedule below.	Yes	Refer to regulation 101 CMR 204.08(2)(a) 1.	
6.7	If yes to question 6.6, list expenditures.	Equipment	Improvements	Limited Life Assets

Determination of Need (DON) Project Details				
Table 7		1		
Line #	Description	Response		
7.1	List the DON project number.			
7.2	Please briefly describe the DON project.			
7.3	What is the date of the original DON approval? (MM/DD/YYYY)			
7.4	What is the approved Maximum Capital Expenditure of the original DON?			
7.5	Has this facility received a letter from the DPH Office of Determination of Need approving any significant change in the capital project resulting in an increase in the Maximum Capital Expenditure?			
7.6	What is the date that assets were placed into service this period? (MM/DD/YYYY)			
7.7	List the net book value and category of fixed assets that were written off or retired during this reporting year as a result of the DON project.	Equipment	Improvements	Limited Life Assets

Footnote Legend

* Preparer is to refer to the instruction guide for properly completing this line. A link to the instructions is provided in the User Guide Tab.

** Preparer is required to provide details in the Footnotes schedule of this cost report.

RESIDENTIAL CARE FACILITY FY2022 COST REPORT (HCF-4)

SCHEDULE : MORTGAGES AND NOTES

IMPORTANT NOTE: Report all mortgages and notes payable whether or not interest expense is incurred on this schedule. Each new note should be reported with all data fields completely filled in. New mortgages or enhancements of existing mortgages must be reported on a separate line. Total Mortgages and Notes as of December 31 and Total Expenses must match amounts reported on the Balance Sheet and the Profit or Loss schedules.

Mortgages and Notes Supporting Fixed Assets																				
Table 1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Line #	Select Type of Notes Payable	Lender Name	Related Party Yes/No Selection	Date Mortgage Acquired	Due Date	Number of Months Amortized	Monthly Payments	Original Loan Amount	Mortgage Acquisition Costs	Amortization of Mortgage Acquisition Costs	Beginning Loan Balance: Jan 1	Beginning Balance - New Loans	Principal Payments	Pay Off Amount	Pay Off Date	Ending Loan Balance: Dec 31	Interest Rate %	Interest Expense	Period Expenses	Total Fixed Interest (Amortization, Interest and Period Expenses)
1.1																-				-
1.2																-				-
1.3																-				-
1.4																-				-
1.5																-				-
1.6																-				-
1.7																-				-
1.8																-				-
100	TOTALS								-	-						-		-	-	-
										(A)								(B)	(C)	(A) + (B) + (C)
																				A/C # 4520.8

Working Capital Debt									
Table 2	1	2	3	4	5	6	7	8	9
Line #	Lender Name	Related Party Yes/No Selection	Beginning Balance: Jan 1	New Loan Amount	Start Date	Principal Payments	Ending Balance: Dec 31	Interest Rate %	Interest Expense
2.1							-		
2.2							-		
2.3							-		
2.4							-		
2.5							-		
2.6							-		
200	TOTALS						-		-
						A/C # 2100.0 less 2160.0		A/C # 4430.0	

RESIDENTIAL CARE FACILITY FY2022 COST REPORT (HCF-4)

SCHEDULE : WAGES AND BENEFITS

Detail of Staff, Hours, Salary, and Benefits by Position

Table 1		1	2	3	4	5	6	7
Line #	Description	Number of FTE (Round to one decimal place)	Number of Staff (Round to one decimal place)	Total Hours (Round to one decimal place)	Total Salaries	Group Life/Health Benefits	Pensions	Other Benefits
1.1	Staff Development	00,000.0						
		7110.2	7210.2	7310.2	4306.1	7410.2	7510.2	7610.2
1.2	Maintenance Staff	00,001.0	1.0	2080.0	36,721			
		7111.2	7211.2	7311.2	5105.1	7411.2	7511.2	7611.2
1.3	Dietary Staff	00,002.1	4.0	4456.0	71,302			
		7112.2	7212.2	7312.2	5205.1	7412.2	7512.2	7612.2
1.4	Dietician	00,000.0						
		7113.2	7213.2	7313.2	5231.1	7413.2	7513.2	7613.2
1.5	Laundry Staff	00,000.0						
		7114.2	7214.2	7314.2	5310.1	7414.2	7514.2	7614.2
1.6	Housekeeping Staff	00,000.7	2.0	1446.0	23,146			
		7115.2	7215.2	7315.2	5410.1	7415.2	7515.2	7615.2
1.7	Quality Assurance	00,000.0						
		7116.2	7216.2	7316.2	6504.1	7416.2	7516.2	7616.2
1.8	Community Support Coordinator	00,000.7	1.0	1483.0	23,743			
		7119.2	7219.2	7319.2	6507.1	7419.2	7519.2	7619.2
1.9	Social Services Staff	00,000.0						
		7120.2	7220.2	7320.2	6540.0	7420.2	7520.2	7620.2
1.10	Restorative - Indirect Salaries	00,000.0						
		7121.2	7221.2	7321.2	7011.1	7421.2	7521.2	7621.2
1.11	Restorative - Direct Salaries	00,000.0						
		7122.2	7222.2	7322.2	7012.1	7422.2	7522.2	7622.2
1.12	Recreational Staff	00,000.1	1.0	275.0	4,407			
		7123.2	7223.2	7323.2	7021.1	7423.2	7523.2	7623.2
1.13	Administrator	00,001.0	1.0	2080.0	78,000	14,478		
		7124.2	7224.2	7324.2	4110.1	7424.2	7524.2	7624.2
1.14	Officer	00,000.0						
		7125.2	7225.2	7325.2	4125.1	7425.2	7525.2	7625.2
1.15	Clerical Staff	00,000.0						
		7126.2	7226.2	7326.2	4140.1	7426.2	7526.2	7626.2
1.16	RNs	00,000.0						
		7129.2	7229.2	7329.2	6030.1	7429.2	7529.2	7629.2
1.17	LPNs	00,000.5	1.0	983.0	19,673			
		7130.2	7230.2	7330.2	6041.1	7430.2	7530.2	7630.2
1.18	Nurses Aides	00,006.1	7.0	12777.0	255,544	15,920		
		7131.2	7231.2	7331.2	6051.1	7431.2	7531.2	7631.2

RESIDENTIAL CARE FACILITY FY2022 COST REPORT (HCF-4)

SCHEDULE : FOOTNOTES AND EXPLANATIONS

[illegible]

[illegible]

RESIDENTIAL CARE FACILITY FY2022 COST REPORT (HCF-4)

SCHEDULE : CERTIFICATIONS

Certification by Preparer (Other than Owner, Partner, or Officer)

Table 1		1
1.1	Firm Name / Realty Company	Kevin Culliton CPA
1.2	Preparer's Last Name	Culliton
1.3	Preparer's First Name	Kevin
1.4	Preparer's Middle Name	NMI
1.5	Title	CPA
1.6	Street Address	PO Box 56
1.7	City	Charlton
1.8	State	MA
1.9	Zip Code	01507
1.10	Phone Number	508-347-3495
1.11	Email Address	kevincullitoncpa@gmail.com
1.12	By checking this box and completing line 1.13, Date of Authorization, 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.	
		☒
1.13	Date of Authorization:	8/21/2023

Certification by Owner, Partner, or Officer

Table 2		1
2.1	Last Name	Lange

2.2	First Name	William	
2.3	Middle Name	J	
2.4	Title	President	
2.5	By checking this box and completing line 2.6, Date of Authorization, 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.		☒
2.6	Date of Authorization	8/21/2023	

RESIDENTIAL CARE FACILITY FY2022 COST REPORT (HCF-4)

SCHEDULE : Condensed Realty Company Cost Report (HCF-2 RH)

The HCF-2 RH must be completed when expenses are included in the HCF-4 Profit or Loss Schedule account # 4535.8 "Rent Expenses for Real Property". This schedule must be completed whenever rent is paid to an individual, partnership, multi trust or other entity whether affiliated or not with the residential care facility. The HCF-2 RH serves the dual purpose of being a report to the Center by the individual or business entity which owns the real property to accurately reflect the complete financial condition AND a claim for reimbursement.

Part I: Facility Specific Realty Company Information and Disclosures

Facility Information		
Table 1		1
1.1	Utility #	
1.2	Ready Company Name	William George West Estate
1.3	FEIN	Name
1.4	Ready Company Office #	Name
1.5	Balance Sheet Date	12/31/2022
1.6	Ready Company Address	451 Cambridge Street
1.7	City	Wilmington
1.8	Zip	08403
1.9	Telephone	856-751-6400

IMPORTANT: Tables 2 through 6 are an integral part of the HCF-4 cost report. These tables must be completed in its entirety. When completing these tables the following definitions of direct and indirect beneficial owner apply: 1) A **direct owner** is defined as a person or entity having any rights or benefits of ownership and having an **interest of record** in a partnership, joint venture, corporation or other entity; and 2) An **indirect beneficial owner** is defined as a person having any benefits or rights of ownership, either direct or indirect, through one or more intermediaries, through any understanding or relationship with a person or entity, **resulting in benefits of ownership which are not of record**. It is incumbent upon the owner to fully disclose such interest. These tables **MUST** be completed in entirety.

Direct and Indirect Owners	
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List all direct and indirect owners with an interest of 5% or more in this realty company. If the realty company is owned by a corporation, chain, or trust, list the name of the corporation, chain, or beneficial owner under "Owner Name".

Table 2	1	2	3	4	5
Line #	Owner Name (Last, First)	Address	Percent Ownership	Select Ownership Type	Select or Indicate?
2.1	William Lingo	28 Stone Rd. Millbury, MA	100.0%	Partner	Direct
2.2					
2.3					
2.4					
2.5					
2.6					

Other Owned Facilities

List the name(s) of any other nursing and/or residential care facilities in which the owners listed in Table 2 own, directly or indirectly, an interest of 5% or more.

Table 3		Table 4		Table 5	
Line #	1	2	3	4	5
	Nursing and/or Rest Home	VIN	Name of Owner	Company Address	% Ownership
1.1	Winnebago	0027268	range	Chase St, Worcester, MA	100.00%
1.2					
1.3					
1.4					
1.5					

Indebtedness

List any indebtedness (mortgages, deeds, trust instruments, notes, or other financial information) of (i) the realty company to the direct or indirect owners listed in Table 2 or (2) the direct or indirect owners listed in Table 2 to the realty company.

Table 4	1	2	3	4	5	6	7
Line #	Select type of debt	Select Payable from	Original Debt Amount	Date Issued	Balance 12/31	Select Payable To	List Owners Name
0.1							
0.2							
0.3							
0.4							
0.5							

Related Party Transactions

Indicate any entity, person, or related party as defined in 201 CMR 204.00 and that (a) provides services, facilities, goods and/or supplies to this realty company; or (b) receives any salary, fee, or other compensation from this realty company. Indicate the amount paid by this realty company for this reporting year. (Attach an addendum if necessary.)

Table 1	1	2	3	4	5	6	7	8
Line #	Entity/Person	Goods/Services	Billing/Compensation	Mark up	Cost	Account Posted	Name of Owner	% Ownership
5.1					-			
5.2					-			
5.3					-			
5.4					-			
5.5					-			
5.6					-			

Proprietor, Partnership, or Corporate Information

This schedule is used to report the names of the legal owners of the business and to disclose the salary and other compensation paid to owners as well as what accounts were charged. Sole proprietors should report the same amount as reported in the draw account and under no circumstances should any amount be claimed for personal services in an account other than draw. If additional space is needed, use the Footnotes and Explanations Tab.

[illegible]

Five Highest Paid Salaries

List the names, salaries, and benefits of the five employees who have the highest compensation being claimed on this report.

Table 7	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Line #	Name	Title	% Time Devoted - Administration	% Time Devoted - Public Operations, Maintenance, and Security	% Time Devoted - Medical Services	% Time Devoted - Other	Total Time Devoted report	Salary	Employee Benefits	Paid/Fee	Workers' Comp.	G.I./Health/Ins.	Other	Total
1.1							0.00%							
1.2							0.00%							
1.3							0.00%							
1.4							0.00%							
1.5							0.00%							

Part II: Condensed Facility Specific Realty Company Financial Information

NOTE: Reported amount should be the amount reported on the facility specific realty company financial statements.

Table 1 Income				
Line #	Account #	Description	Reported Amount	Explanation
1.1	4000.0	Individual Cash Sales, Grants, Donations		
1.2	4020.0	Other Non-Cash Income		
1.3	4030.0	Interest Income		
1.4	4040.0	Investment Income (Stock Income)		
1.5	4050.0	Unlabeled Income	36,000	
Total 1				
Line #	Account #	Description	Reported Amount	Explanation
2.1	5000.0	Payroll Taxes	25,100	
2.2	5010.0	General Manager Salary		
2.3	5020.0	Staff (Non-Managerial) Salaries & Benefits		
2.4	5030.0	Office Supplies, Office Equipment, Office Maintenance, Office Repairs		
2.5	5040.0	Office Rent		
2.6	5050.0	Office Utilities (Electricity, Gas, Water, etc.)		
2.7	5060.0	Office Insurance		
2.8	5070.0	Office Depreciation		
2.9	5080.0	Office Maintenance		
2.10	5090.0	Office Repairs		
2.11	5100.0	Office Travel		
2.12	5110.0	Office Other	1,400	
2.13	5120.0	Office Depreciation		
2.14	5130.0	Office Insurance		
2.15	5140.0	Office Maintenance		
2.16	5150.0	Office Repairs		
2.17	5160.0	Office Travel		
2.18	5170.0	Office Other		
2.19	5180.0	Office Depreciation		
2.20	5190.0	Office Insurance		
2.21	5200.0	Office Maintenance		
2.22	5210.0	Office Repairs		
2.23	5220.0	Office Travel		
2.24	5230.0	Office Other		
2.25	5240.0	Office Depreciation		
2.26	5250.0	Office Insurance		
2.27	5260.0	Office Maintenance		
2.28	5270.0	Office Repairs		
2.29	5280.0	Office Travel		
2.30	5290.0	Office Other		
2.31	5300.0	Office Depreciation		
2.32	5310.0	Office Insurance		
2.33	5320.0	Office Maintenance		
2.34	5330.0	Office Repairs		
2.35	5340.0	Office Travel		
2.36	5350.0	Office Other		
2.37	5360.0	Office Depreciation		
2.38	5370.0	Office Insurance		
2.39	5380.0	Office Maintenance		
2.40	5390.0	Office Repairs		
2.41	5400.0	Office Travel		
2.42	5410.0	Office Other		
2.43	5420.0	Office Depreciation		
2.44	5430.0	Office Insurance		
2.45	5440.0	Office Maintenance		
2.46	5450.0	Office Repairs		
2.47	5460.0	Office Travel		
2.48	5470.0	Office Other		
2.49	5480.0	Office Depreciation		
2.50	5490.0	Office Insurance		
2.51	5500.0	Office Maintenance		
2.52	5510.0	Office Repairs		
2.53	5520.0	Office Travel		
2.54	5530.0	Office Other		
2.55	5540.0	Office Depreciation		
2.56	5550.0	Office Insurance		
2.57	5560.0	Office Maintenance		
2.58	5570.0	Office Repairs		
2.59	5580.0	Office Travel		
2.60	5590.0	Office Other		
2.61	5600.0	Office Depreciation		
2.62	5610.0	Office Insurance		
2.63	5620.0	Office Maintenance		
2.64	5630.0	Office Repairs		
2.65	5640.0	Office Travel		
2.66	5650.0	Office Other		
2.67	5660.0	Office Depreciation		
2.68	5670.0	Office Insurance		
2.69	5680.0	Office Maintenance		
2.70	5690.0	Office Repairs		
2.71	5700.0	Office Travel		
2.72	5710.0	Office Other		
2.73	5720.0	Office Depreciation		
2.74	5730.0	Office Insurance		
2.75	5740.0	Office Maintenance		
2.76	5750.0	Office Repairs		
2.77	5760.0	Office Travel		
2.78	5770.0	Office Other		
2.79	5780.0	Office Depreciation		
2.80	5790.0	Office Insurance		
2.81	5800.0	Office Maintenance		
2.82	5810.0	Office Repairs		
2.83	5820.0	Office Travel		
2.84	5830.0	Office Other		
2.85	5840.0	Office Depreciation		
2.86	5850.0	Office Insurance		
2.87	5860.0	Office Maintenance		
2.88	5870.0	Office Repairs		
2.89	5880.0	Office Travel		
2.90	5890.0	Office Other		
2.91	5900.0	Office Depreciation		
2.92	5910.0	Office Insurance		
2.93	5920.0	Office Maintenance		
2.94	5930.0	Office Repairs		
2.95	5940.0	Office Travel		
2.96	5950.0	Office Other		
2.97	5960.0	Office Depreciation		
2.98	5970.0	Office Insurance		
2.99	5980.0	Office Maintenance		
2.100	5990.0	Office Repairs		
Total 2				
Total Income				
Total Income: 36,000				
Line #	Account #	Description	Reported Amount	Explanation
3.1	6000.0	Depreciation Expense	1,400	
3.2	6010.0	Insurance Expense		
3.3	6020.0	Utilities Expense		
3.4	6030.0	Office Supplies Expense		
3.5	6040.0	Office Equipment Expense		
3.6	6050.0	Office Maintenance Expense		
3.7	6060.0	Office Repairs Expense		
3.8	6070.0	Office Travel Expense		
3.9	6080.0	Office Other Expense		
3.10	6090.0	Office Depreciation Expense		
3.11	6100.0	Office Insurance Expense		
3.12	6110.0	Office Utilities Expense		
3.13	6120.0	Office Supplies Expense		
3.14	6130.0	Office Equipment Expense		
3.15	6140.0	Office Maintenance Expense		
3.16	6150.0	Office Repairs Expense		
3.17	6160.0	Office Travel Expense		
3.18	6170.0	Office Other Expense		
3.19	6180.0	Office Depreciation Expense		
3.20	6190.0	Office Insurance Expense		
3.21	6200.0	Office Utilities Expense		
3.22	6210.0	Office Supplies Expense		
3.23	6220.0	Office Equipment Expense		
3.24	6230.0	Office Maintenance Expense		
3.25	6240.0	Office Repairs Expense		
3.26	6250.0	Office Travel Expense		
3.27	6260.0	Office Other Expense		
3.28	6270.0	Office Depreciation Expense		
3.29	6280.0	Office Insurance Expense		
3.30	6290.0	Office Utilities Expense		
3.31	6300.0	Office Supplies Expense		
3.32	6310.0	Office Equipment Expense		
3.33	6320.0	Office Maintenance Expense		
3.34	6330.0	Office Repairs Expense		
3.35	6340.0	Office Travel Expense		
3.36	6350.0	Office Other Expense		
3.37	6360.0	Office Depreciation Expense		
3.38	6370.0	Office Insurance Expense		
3.39	6380.0	Office Utilities Expense		
3.40	6390.0	Office Supplies Expense		
3.41	6400.0	Office Equipment Expense		
3.42	6410.0	Office Maintenance Expense		
3.43	6420.0	Office Repairs Expense		
3.44	6430.0	Office Travel Expense		
3.45	6440.0	Office Other Expense		
3.46	6450.0	Office Depreciation Expense		
3.47	6460.0	Office Insurance Expense		
3.48	6470.0	Office Utilities Expense		
3.49	6480.0	Office Supplies Expense		
3.50	6490.0	Office Equipment Expense		
3.51	6500.0	Office Maintenance Expense		
3.52	6510.0	Office Repairs Expense		
3.53	6520.0	Office Travel Expense		
3.54	6530.0	Office Other Expense		
3.55	6540.0	Office Depreciation Expense		
3.56	6550.0	Office Insurance Expense		
3.57	6560.0	Office Utilities Expense		
3.58	6570.0	Office Supplies Expense		
3.59	6580.0	Office Equipment Expense		
3.60	6590.0	Office Maintenance Expense		
3.61	6600.0	Office Repairs Expense		
3.62	6610.0	Office Travel Expense		
3.63	6620.0	Office Other Expense		
3.64	6630.0	Office Depreciation Expense		
3.65	6640.0	Office Insurance Expense		
3.66	6650.0	Office Utilities Expense		
3.67	6660.0	Office Supplies Expense		
3.68	6670.0	Office Equipment Expense		
3.69	6680.0	Office Maintenance Expense		
3.70	6690.0	Office Repairs Expense		
3.71	6700.0	Office Travel Expense		
3.72	6710.0	Office Other Expense		
3.73	6720.0	Office Depreciation Expense		
3.74	6730.0	Office Insurance Expense		
3.75	6740.0	Office Utilities Expense		
3.76	6750.0	Office Supplies Expense		
3.77	6760.0	Office Equipment Expense		
3.78	6770.0	Office Maintenance Expense		
3.79	6780.0	Office Repairs Expense		
3.80	6790.0	Office Travel Expense		
3.81	6800.0	Office Other Expense		
3.82	6810.0	Office Depreciation Expense		
3.83	6820.0	Office Insurance Expense		
3.84	6830.0	Office Utilities Expense		
3.85	6840.0	Office Supplies Expense		
3.86	6850.0	Office Equipment Expense		
3.87	6860.0	Office Maintenance Expense		
3.88	6870.0	Office Repairs Expense		
3.89	6880.0	Office Travel Expense		
3.90	6890.0	Office Other Expense		
3.91	6900.0	Office Depreciation Expense		
3.92	6910.0	Office Insurance Expense		
3.93	6920.0	Office Utilities Expense		
3.94	6930.0	Office Supplies Expense		
3.95	6940.0	Office Equipment Expense		
3.96	6950.0	Office Maintenance Expense		
3.97	6960.0	Office Repairs Expense		
3.98	6970.0	Office Travel Expense		
3.99	6980.0	Office Other Expense		
3.100	6990.0	Office Depreciation Expense		
Total 3				
Total Expenses: 1,400				
Total Net Worth: 34,600				
Total Assets: 34,600				
Total Liabilities: 0				
Total Equity: 34,600				
Total Net Worth: 34,600				
Total Assets: 34,600				
Total Liabilities: 0				
Total Equity: 34,600				
Total Net Worth: 34,600				
Total Assets: 34,600				
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Total Assets: 34,600				
Total Liabilities: 0				
Total Equity: 34,600				
Total Net Worth: 34,600				
Total Assets: 34,600				
Total Liabilities: 0				
Total Equity: 34,600				
Total Net Worth: 34,600				
Total Assets: 34,600				
Total Liabilities: 0				
Total Equity: 34,600				

Assets Equal Liabilities and Net Worth

Part III: Facility Specific Realty Company Claimed Fixed Asset Expenses

Claimed Fixed Asset Depreciation Expenses

Note: This table does not include all fixed assets for the realty company, only those that can be claimed as residential care facility fixed assets. Allowable basis is the portion of fixed assets used for the care of qualifying related residents. Claimed expenses include original, sale, written-off, damaged, and fully depreciated assets. If the realty company owns fixed assets of other nursing, non-nursing or residential care programs, such as an adult day care program, the related fixed asset expenses must be reported as disclosed on this schedule in column "Non-Residential Depreciation Expense". The allocation methodology for allocating fixed asset expenses must be reported in the business and operations schedule.

Line #	Description	1	2	3	4	5	6	7	8
Line #	Description	Allowable Cost Basis Beginning Balance	Claimed Additions	Claimed Dispositions	Allowable Cost Basis Ending Balance	Depreciation %	Depreciation Expense Reported on Financial Statements	Non-Residential Depreciation Expense or Add-Backs	Claimed WDT 2-BB Depreciation Expense
1.1	Land WDT 2				0				0
1.2	Building WDT 2				0				0
1.3	Depreciable WDT 2				0	1.00%			0
1.4	Depreciable WDT 2				0	10.00%			0
1.5	Depreciable WDT 2				0	20.00%			0
100	Total Claimed Fixed Asset Depreciation Expense	0		0	0		0	0	0

Claimed Other Fixed Asset Expenses

Line #	Description	1
1.1	Long-Term Intangible Assets *	
1.2	Net Capitalized Related Tax - Non-income	
1.3	Building Improvements	
1.4	Real Estate Taxes	10,111
1.5	Leasing Expenses/Leases	
1.6	Other **	
200	Total Claimed Fixed Asset Other Expenses	10,111

Total Claimed Fixed Asset Expenses

Line #	Description	1
200	Total Claimed Fixed Asset Expenses	10,111

Detail of Other Operating Expenses A/C # 9502.2

Line #	Description	1	2	3
1.1	Research Expense	Research Expense	Amount Not Disclosed	Disclosed Amount
1.2	License & Fees			0
1.3	Management Fee			0
1.4	Auto Expense			0
1.5	Office Expense	1,433		7,681
200	Total Other Operating Expenses	A/C # 9500.0	1,433	7,681

Part IV: Facility Specific Realty Company Mortgages and Notes Payable

SCHEDULE Mortgages & Notes

Report on all mortgages and notes payable whether or not interest expense is incurred on this schedule. Each new note should be reported with all data fields completely filled in. New mortgages or refinancements of existing mortgages must be reported on a separate line. Total Mortgages and Notes as of December 31 and Total Expenses must match amounts reported in Part II Financial information above.

Mortgages and Notes Supporting Fixed Assets

Mortgages and Notes Supporting Fixed Assets																																											
Notes 1		2		3		4		5		6		7		8		9		10		11		12		13		14		15		16		17		18		19		20		21		22	
Line #	Select Type of Notes Payable	Lender Name	Related Party/Select Yes/No	Date Mortgage Acquired	Due Date	Number of Months Amortized	Monthly Payments	Original Loan Amount	Mortgage Acquisition Costs	Amortization of Mortgage Acquisition Costs	Beginning Date Balance (see 1)	Beginning Balance - New Loans	Principal Payments	Pay Off Amount	Pay Off Date	Ending Loan Balance (see 1)	Interest Rate %	Interest Expense (see 1)	Period Expenses (see 1)	Total Fixed Interest Amortization, Interest and Period Expense (see 1) + (see 18) + (see 19)																							
1.1																0					0																						
1.2																0					0																						
1.3																0					0																						
1.4																0					0																						
1.5																0					0																						
1.6																0					0																						
1.7																0					0																						
1.8																0					0																						
200	TOTALS							0	0							0			0	0		0																					

Equity Sum of A/C # 1000.0, 1000.0, and 1000.0

Working Capital Debt

Line #	1	2	3	4	5	6	7	8	9
Line #	Lender Name	Related Party/Select Yes/No	Business Reference (line 1)	New Loan Amount	Start Date	Principal Payment	End Date Reference (line 1)	Interest Rate %	Interest Expense
1.1								0	
1.2								0	
1.3								0	
1.4								0	
1.5								0	
1.6								0	
1.7								0	
1.8								0	
200	TOTALS							0	

Equity Sum of A/C # 1000.0, 1000.0, and 1000.0