

Skilled Nursing Facility Cost Report
COURTYARD NURSING CARE CENTER
Filing Year: 2022

Date: 01/11/2024
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SCHEDULE 1 : GENERAL INFORMATION

Facility Information		
Table 1		1
Line #	Description	
1.1	Facility Name	COURTYARD NURSING CARE CENTER
1.2	MassHealth Provider ID	110026350C
1.3	Federal Employer Tax ID	042958931
1.4	VPN	0950007
1.5	Is the above information correct?	Yes
1.6	Facility Number	01055
1.7	This line is intentionally left blank	
1.8	Reporting Period From	01/01/2022
1.9	Reporting Period To	12/31/2022
1.10	Street Address	200 GOVERNORS AVENUE
1.11	City	MEDFORD
1.12	Zip	02155
1.13	Telephone	+1 (781) 391-5400
1.14	Is this a hospital-based nursing facility?	No
1.15	Does the provider have pediatric beds?	No
1.16	Does the provider have an executed special contract with MassHealth (e.g. ventilator unit, acquired brain injury, etc.)?	No
1.17	Legal Status	Limited Liability Corporation (LLC)
1.18	List the name of the management company as reported on the management company cost report.	Genesis HealthCare LLC
1.19	List the name of the entity that holds the nursing facility license.	Courtyard Nursing Care Center Partnership
1.20	List realty company names as reported on each realty company cost report.	Welltower, Inc.
1.21	Do the direct and indirect owners of this facility operate any other Massachusetts public payer programs that are provided to facility residents?	No

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Contact Information		
Table 2		1
Line #	Description	
2.1	Contact Person Name	Rick Fink
2.2	Nursing Facility or Firm Name	Courtyard
2.3	Title	Reimbursement Director
2.4	Street Address	515 Fairmount Avenue, STE 800
2.5	City	Towson
2.6	State	Maryland
2.7	Zip Code	21286
2.8	Phone Number	+1 (410) 494-7657
2.9	Email Address	Rick.Fink@genesishcc.com

Preparer Information		
Please use this section to provide contact information for a "Preparer," who is the authorizing person of this report, and is not the "Owner." If you are the sole authorized individual completing this report, please check the box below in Line 3.1.		
Table 3		1
Line #	Description	
3.1	<input type="checkbox"/> I am the sole individual completing this cost report as an Owner, Partner, or Officer, and do not have a Preparer formally attesting to this information.	
3.2	Preparer Name	Rick Fink
3.3	Nursing Facility or Firm Name	Courtyard Nursing Care Center
3.4	Title	Director of Reimbursement
3.5	Street Address	515 Fairmount Ave Suite #800
3.6	City	Towson
3.7	State	Maryland
3.8	Zip Code	21286
3.9	Phone Number	+1 (410) 494-7657
3.10	Email Address	rick.fink@Genesishcc.com
3.11	Type of Accounting Service Performed	Audit

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Owner Business Information

Please use this table to provide information on any other Massachusetts public payer programs that the direct and indirect owners of this facility operate.

Table 4	1	2	3	4	5	6
Line #	Service Type	Company Name	MassHealth Provider ID	Direct Owner/Partner Names	Indirect Owner/Partner Names	Parent Organization Names
4.1						
4.2						
4.3						
4.4						
4.5						
4.6						
4.7						
4.8						

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SCHEDULE 2 : REVENUE

Nursing Facility Revenue				
Table 1		1	2	3
Line #	Payer	Routine Revenue	Ancillary Revenue	Total Revenue
1.1	Private Pay	2,294,779	1,375,926	3,670,705
1.2	Commercial Managed Care			0
1.3	Commercial Non-Managed Care			0
1.4	Medicare Fee-For-Service	1,726,068	1,558,850	3,284,918
1.5	Medicare Managed Care (Part C)	949,233	1,840,267	2,789,500
1.6	MassHealth Fee-for-Service	5,800,938	77,289	5,878,227
1.7	MassHealth Managed Care	6,183,056	113,727	6,296,783
1.8	Senior Care Options			0
1.9	OneCare			0
1.10	PACE			0
1.11	Medicaid Out-of-State			0
1.12	Medicaid Patient Paid Amount			0
1.13	DTA & EAEDC			0
1.14	Veteran's Affairs & Other Public			0
1.15	Other Payer Revenue			0
100	Total Nursing Facility Revenue	16,954,074	4,966,059	21,920,133

Detail of Ancillary Revenue			
Table 2		1	2
Line #	Description	Type	Ancillary Revenue
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		
200	Total Ancillary Revenue		

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Other Nursing Facility Revenue		
Table 3		1
Line #	Description	Revenue
3.1	Total Other Business Revenue	0
3.2	Endowment and Other Non-Recoverable Revenue	35,862
3.3	Laundry Revenue	
3.4	Vending Machine Revenue	
3.5	Recovery of Bad Debts	
3.6	Prior Year Retroactive Revenue	
3.7	Interest Income	433
3.8	Nurses' Aide Training Revenue	
3.9	Administrative and General Recoverable Revenue	58,700
3.10	Nursing Recoverable Revenue	
3.11	Variable Recoverable Revenue	
3.12	Fixed Cost Recoverable Revenue	
300	Total Other Nursing Facility Revenue	94,995

Detail of Endowment and Non-Recoverable Revenue			
Table 4		1	2
Line #	Description	Type	Revenue
4.1	Other Endowment and Non-Recoverable Revenue: (Enter Description)	Mass Senior Care Assoc CK10367	2,936
4.2	Other Endowment and Non-Recoverable Revenue: (Enter Description)	SIB Cls Actn Settmnt Poly Foam	12
4.3	Other Endowment and Non-Recoverable Revenue: (Enter Description)	Hosp Bed Lease-Hold Nov and Dec	32,700
4.4	Other Endowment and Non-Recoverable Revenue: (Enter Description)	Computer Share/KCC	214
4.5	Other Endowment and Non-Recoverable Revenue		
400	Total Endowment and Non-Recoverable Revenue		35,862

Total Revenue		
Table 5		1
Line #	Description	Total
500	Total Revenue	22,015,128

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SCHEDULE 3 : EXPENSES

Nursing Expenses

Table 1		1	2	3
Line #	Description	Reported Expenses	Non-Allowable Expenses and Add -backs	Total Allowable Expenses
1.1	Director of Nurses: Salaries	287,765		287,765
1.2	Director of Nurses: Employee Benefits	16,668		16,668
1.3	Director of Nurses: Payroll Taxes incl Workers Comp.	28,941		28,941
1.4	Director of Nurses Purchased Service: Per Diem			0
1.5	Director of Nurses Purchased Service: Temporary Agency Staff	0	0	0
1.6	Director of Nurses Add-back (MGT-CR Sch 6)			0
1.100	Subtotal: Director of Nurses Expenses	333,374		333,374
1.7	Registered Nurses: Salaries	2,333,766		2,333,766
1.8	Registered Nurses: Employee Benefits	135,176		135,176
1.9	Registered Nurses: Payroll Taxes incl Workers Comp.	234,713		234,713
1.10	Registered Nurses Purchased Service: Per Diem			0
1.11	Registered Nurses Purchased Service: Temporary Agency Staff	154,680	0	154,680
1.200	Subtotal: Registered Nurses Expenses	2,858,335		2,858,335
1.12	Licensed Practical Nurses: Salaries	2,021,951		2,021,951
1.13	Licensed Practical Nurses: Employee Benefits	117,115		117,115
1.14	Licensed Practical Nurses: Payroll Taxes incl Workers Comp.	203,353		203,353
1.15	Licensed Practical Nurses Purchased Service: Per Diem			0
1.16	Licensed Practical Nurses Purchased Service: Temporary Agency Staff	1,256,356	0	1,256,356
1.300	Subtotal: Licensed Practical Nurses Expenses	3,598,775		3,598,775
1.17	Certified Nurse Aides: Salaries	3,623,251		3,623,251
1.18	Certified Nurse Aides: Employee Benefits	209,865		209,865
1.19	Certified Nurse Aides: Payroll Taxes incl Workers Comp.	364,399		364,399
1.20	Certified Nurse Aides Purchased Service: Per Diem			0
1.21	Certified Nurse Aides Purchased Service: Temporary Agency Staff	384,797	0	384,797
1.400	Subtotal: Certified Nurse Aides Expenses	4,582,312		4,582,312

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1.22	Nurse's Aide Training Administration		0	0
1.23	Nursing Education and Training			0
1.24	This line description is intentionally left blank			0
1.25	This line description is intentionally left blank			0
1.500	Subtotal: Other Nursing Expenses	0		0
1.600	Subtotal: Total Nursing Expenses Before Recoverable Income	11,372,796		11,372,796

Less: Nursing Recoverable Income

1.26	Nursing & Director of Nursing Recoverable Income		0	
1.27	Nurses' Aide Training Recoverable Income		0	
1.700	Subtotal: Nursing & Director of Nursing Recoverable Income	0		0
100	Total: Net Nursing Expenses Including Recoverable Income	11,372,796		11,372,796

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	273,217		273,217
2.2	Administration: Employee Benefits	15,825		15,825
2.3	Administration: Payroll Taxes incl Workers Comp.	27,478		27,478
2.4	Administration: Purchased Service			0
2.5	Officers: Total Compensation		0	0
2.6	Management Company Administration Add-Back (MGT-CR Sch. 6)			0
2.100	Subtotal: Administration & Officers Expenses	316,520		316,520
2.7	Clerical Staff: Salaries	567,754		567,754
2.8	Clerical Staff: Employee Benefits	32,885		32,885
2.9	Clerical Staff: Payroll Taxes incl Workers Comp.	57,100		57,100
2.10	Clerical Staff: Purchased Service			0
2.200	Subtotal: Clerical Staff Expenses	657,739		657,739
2.11	Electronic Data Processing, Payroll, and Bookkeeping Services			0
2.12	Office Supplies	30,535		30,535
2.13	Telecommunications (e.g. Internet, Phone)	26,293		26,293

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2.14	Other Telecommunications (e.g. tablets to support family and resident communications)			0
2.15	Travel: Conventions & Meetings	22,233		22,233
2.16	Advertising: Help Wanted	27,915		27,915
2.17	Licenses and Dues: Patient Care Related Portion	585		585
2.18	Continuing Professional Education / Training and Development			0
2.19	Accounting Services (Not related to appeals)	28,911		28,911
2.20	Insurance: Malpractice & General Liability	330,675		330,675
2.21	Insurance: Department of Unemployment Assistance (DUA) Claims - A & G Portion			0
2.22	Other A & G Expenses	128,263		128,263
2.23	Non-Allowable A & G Expenses	2,602,186	2,602,186	0
2.24	Realty Company Other Expenses Add-back (REA-CR, Sch. 2)			0
2.25	Management Company Allocated A & G Expenses (MGT-CR, Sch. 6)		967,203	967,203
2.26	Management Company Allocated Fixed Cost Expenses (MGT-CR, Sch. 6)		134,020	134,020
2.27	This line description is intentionally left blank			0
2.28	This line description is intentionally left blank			0
2.300	Subtotal: Other Administrative and General Expenses	3,197,596		1,696,633
2.400	Subtotal: Total Administrative and General Expenses Before Recoverable Income	4,171,855		2,670,892
Less: Administrative & General Recoverable Income				
2.29	A & G Recoverable Income		58,700	58,700
2.500	Subtotal: Administrative & General Recoverable Income	0		58,700
200	Total: Net Administrative & General Expenses After Recoverable Income	4,171,855		2,612,192

Detail of Other A&G Expenses

Table 2A	1	2
Line #	Description	Amount
2A.1	Purchased services and other expenses	128,263
2A.100	Subtotal: Other A&G Expenses	128,263

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Detail of Non-Allowable A & G Expenses		
Table 2B		1
Line #	Description	Reported Expenses
2B.1	Advertising: Marketing	30,206
2B.2	Licenses and Dues: Not Related to Resident Care	
2B.3	Accounting: Appeal Service	
2B.4	Legal: Appeal Service and DALA Filing Fees	
2B.5	Legal: Resident Care	
2B.6	Legal: Other	25,253
2B.7	Key Person Insurance	
2B.8	Management Company Fees	980,025
2B.9	Management Consultants	
2B.10	Interest on Working Capital	
2B.11	Fines, Late Fees, Penalties, including Interest	17,135
2B.12	State and Federal Income Taxes	
2B.13	Pre-Opening Expenses	
2B.14	Bad Debt Expense	232,334
2B.15	User Fee Assessment	1,317,233
2B.16	Other Non-Allowable A&G Expenses	
2B.17	This line description is intentionally left blank	
2B.18	This line description is intentionally left blank	
2B.100	Total Non-Allowable A&G Expenses	2,602,186

Variable Expenses				
Table 3		1	2	3
Line #	Description	Reported Expenses	Non-Allowable Expenses and Add -backs	Total Allowable Expenses
3.1	Staff Development Coordinator: Salaries	56,190		56,190
3.2	Staff Dev. Coord.: Employee Benefits	3,255		3,255
3.3	Staff Dev. Coord.: Payroll Taxes incl Workers Comp.	5,651		5,651
3.4	Staff Dev. Coord.: Purchased Service			0
3.100	Subtotal: Staff Development Coordinator Expenses	65,096		65,096
3.5	Plant Operation: Salaries	167,350		167,350
3.6	Plant Operation: Employee Benefits	9,693		9,693
3.7	Plant Operation: Payroll Taxes incl Workers Comp.	16,831		16,831

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3.8	Plant Operation: Purchased Service	112,899		112,899
3.9	Plant Operation: Supplies and Expenses	368,467		368,467
3.10	Plant Operation: Utilities	592,365		592,365
3.11	Plant Operation: Repairs	28,357		28,357
3.12	REA-CR Utilities/Plant Operations Add-back (REA-CR, Schedule 2)			0
3.200	Subtotal: Plant Operation Expenses	1,295,962		1,295,962
3.13	Dietician: Salaries			0
3.14	Dietician: Employee Benefits			0
3.15	Dietician: Payroll Taxes incl Workers Comp.			0
3.16	Dietician: Purchased Service			0
3.17	Dietician Add-back (MGT-CR, Sch. 6 col 11)			0
3.300	Subtotal: Dietician Expenses	0		0
3.18	Dietary: Salaries			0
3.19	Dietary: Employee Benefits			0
3.20	Dietary: Payroll Taxes incl Workers Comp.			0
3.21	Dietary: Food	407,273		407,273
3.22	Dietary: Purchased Service	1,220,924		1,220,924
3.23	Dietary: Supplies and Expenses	55,987		55,987
3.400	Subtotal: Dietary Expenses	1,684,184		1,684,184
3.24	Housekeeping/Laundry: Salaries	847,084		847,084
3.25	Housekeeping/Laundry: Employee Benefits	49,064		49,064
3.26	Housekeeping/Laundry: Payroll Taxes incl Workers Comp.	85,193		85,193
3.27	Housekeeping/Laundry: Purchased Service	131,729		131,729
3.28	Housekeeping/Laundry: Supplies and Expenses	135,335		135,335
3.29	Housekeeping/Laundry: Linen and Bedding			0
3.30	Housekeeping/Laundry: Special Cleaning			0
3.500	Subtotal: Housekeeping/Laundry Expenses	1,248,405		1,248,405
3.31	Quality Assurance (QA) Professional: Salaries			0
3.32	QA Professional: Employee Benefits			0
3.33	QA Professional: Payroll Taxes incl Workers Comp.			0
3.34	QA Professional: Purchased Service			0
3.35	QA Professional Add-back (MGT-CR, Sch. 6 col 13)			0
3.600	Subtotal: QA Professional Expenses	0		0
3.36	Unit Clerk & Medical Records: Salaries	125,220		125,220

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3.37	Unit Clerk & Medical Records: Employee Benefits	7,253		7,253
3.38	Unit Clerk & Medical Records: Payroll Taxes incl Workers Comp.	12,594		12,594
3.39	Unit Clerk & Medical Records: Purchased Service			0
3.700	Subtotal: Unit Clerk and Medical Record Expenses	145,067		145,067
3.40	Mgmt. Minute Questionnaire (MMQ) Evaluation Nurse/Minimum Data Set (MDS) Coordinator: Salaries	321,862		321,862
3.41	MMQ Evaluation Nurse/MDS Coordinator: Employee Benefits	18,643		18,643
3.42	MMQ Evaluation Nurse/MDS Coordinator: Payroll Taxes Incl Workers Comp.	32,370		32,370
3.43	MMQ Evaluation Nurse/MDS Coordinator: Purchased Service			0
3.800	Subtotal: MMQ Evaluation Nurse/MDS Coordinator Expenses	372,875		372,875
3.44	Behavioral Health Specialist: Salaries			0
3.45	Behavioral Health Specialist: Employee Benefits			0
3.46	Behavioral Health Specialist: Payroll Taxes incl Workers Comp.			0
3.47	Behavioral Health Specialist: Purchased Service			0
3.900	Subtotal: Behavioral Health Specialist Expenses	0		0
3.48	Social Service Worker: Salaries	117,379		117,379
3.49	Social Service Worker: Employee Benefits	6,799		6,799
3.50	Social Service Worker: Payroll Taxes incl Workers Comp.	11,805		11,805
3.51	Social Service Worker: Purchased Service	44,225		44,225
3.1000	Subtotal: Social Service Worker Expenses	180,208		180,208
3.52	Interpreters: Salaries			0
3.53	Interpreters: Employee Benefits			0
3.54	Interpreters: Payroll Taxes incl Workers Comp.			0
3.55	Interpreters: Purchased Service			0
3.1100	Subtotal: Interpreters Expenses	0		0
3.56	Indirect Restorative Therapy: Salaries			0
3.57	Indirect Restorative Therapy: Employee Benefits			0
3.58	Indirect Restorative Therapy: Payroll Taxes Incl Workers Comp.			0
3.59	Indirect Restorative Therapy: Consultants			0
3.60	Direct Restorative Therapy: Salaries		0	0

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3.61	Direct Restorative Therapy: Benefits		0	0
3.62	Direct Restorative Therapy: Consultants	1,253,917	1,253,917	0
3.63	Indirect Restorative Add-back (MGT-CR, Sch. 6 col 12)			0
3.1200	Subtotal: Restorative Therapy Expenses	1,253,917		0
3.64	Recreational Therapy/Activities: Salaries	274,791		274,791
3.65	Recreational Therapy/Activities: Employee Benefits	15,916		15,916
3.66	Recreational Therapy/Activities: Payroll Taxes incl Workers Comp	27,636		27,636
3.67	Recreational Therapy/Activities: Purchased Service	35,844		35,844
3.68	Recreational Therapy/Activities: Supplies and Expenses	2,164		2,164
3.69	Recreational Therapy/Activities: Transportation		0	0
3.1300	Subtotal: Recreational Therapy/Activities Expenses	356,351		356,351
3.70	Resident Care Assistant: Salaries			0
3.71	Resident Care Assistant: Employee Benefits			0
3.72	Resident Care Assistant: Payroll Taxes incl Workers Comp.			0
3.73	Resident Care Assistant: Purchased Service			0
3.1400	Subtotal: Resident Care Assistant Expenses	0		0
3.74	Security: Salaries			0
3.75	Security: Employee Benefits			0
3.76	Security: Payroll Taxes including Workers Comp.			0
3.77	Security: Purchased Service			0
3.1500	Subtotal: Security Expenses	0		0
3.78	Travel: Motor Vehicle Expense			0
3.79	Variable Other Required Education			0
3.80	Variable Job Related Education	592		592
3.81	Insurance: Department of Unemployment Assistance (DUA) Claims: Variable Portion			0
3.82	Physician Services: Medical Director	45,720		45,720
3.83	Physician Services: Advisory Physician			0
3.84	Physician Services: Utilization Review Committee			0
3.85	Physician Services: Employee Physicals	130,454		130,454
3.86	Physician Services: Other			0
3.87	Legend Drugs	656,102	656,102	0
3.88	Personal Protective Equipment			0

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3.89	House Supplies Not Resold	358,053		358,053
3.90	House Supplies Resold to Private Residents		0	0
3.91	House Supplies Resold to Public Residents		0	0
3.92	Pharmacy Consultant	35,789		35,789
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
3.1600	Subtotal: Other Variable Expenses	1,226,710		570,608
3.1700	Subtotal: Total Variable Expenses Before Recoverable Income	7,828,775		5,918,756
Less: Variable Recoverable Income				
3.96	Vending Machine Income		0	0
3.97	Laundry Income		0	0
3.98	Other Variable Recoverable Income		0	0
3.1800	Subtotal: Variable Recoverable Income	0		0
300	Total: Net Variable Expenses Including Recoverable Income	7,828,775		5,918,756

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Capital & Fixed Cost Expenses				
Table 4		1	2	3
Line #	Description	Reported Expenses	Non-Allowable Expenses and Add -backs	Total Allowable Expenses
4.1	Depreciation Expense	583,730	(299,224)	882,954
4.2	Long-Term Interest Expense SNF-CR	439,100		439,100
4.3	Long-Term Interest Expense REA-CR			0
4.4	MA Corp. Excise Tax - Non-Income Portion SNF-CR			0
4.5	MA Corp. Excise Tax - Non-Income Portion REA-CR			0
4.6	Building Insurance Expense SNF-CR			0
4.7	Building Insurance Expense REA-CR			0
4.8	Real Estate Tax Expense SNF-CR	147,985		147,985
4.9	Real Estate Tax Expense REA-CR			0
4.10	Personal Property Tax Expense SNF-CR	12,018		12,018
4.11	Personal Property Tax Expense REA-CR			0
4.12	Other Fixed Cost Expenses SNF-CR	95,999		95,999
4.13	Other Fixed Cost Expenses REA-CR			0
4.14	Real Property Rent Expense SNF-CR		0	0
4.15	This line description is intentionally left blank			0
4.16	This line description is intentionally left blank			0
4.100	Subtotal: Total Capital & Fixed Cost Expenses Before Recoverable Income	1,278,832		1,578,056
Less: Capital & Fixed Cost Expense Recoverable Income				
4.17	Fixed Cost Recoverable Income SNF-CR		0	0
4.18	Fixed Cost Recoverable Income REA-CR			0
4.200	Subtotal: Capital & Fixed Cost Recoverable Income	0		0
400	Total: Net Capital & Fixed Cost Expenses Including Recoverable Income	1,278,832		1,578,056

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Total Combined Expenses Before Recoverable Income				
Table 5		1	2	3
Line #	Description	Reported Expenses	Non-Allowable Expenses and Add -backs	Total Allowable Expenses
500	Total Combined Expenses Before Recoverable Income	24,652,258		21,540,500
Total Combined Expenses Net of Recoverable Income				
Table 6		1	2	3
Line #	Description	Reported Expenses	Non-Allowable Expenses and Add -backs	Total Allowable Expenses
600	Total Combined Expenses Net of Recoverable Income	24,652,258		21,481,800

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SCHEDULE 4 : OTHER BUSINESS REVENUES AND EXPENSES

Other Business Activities		
Table 1		1
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:	Dialysis 2023 to open

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

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

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

Financial Statement of Operations

Table 1		
Table 1A		1
For Profit		
Line #	Description	Reported
1A.1	Net Patient Service Revenue	21,978,835
1A.2	Other Revenue	35,862
1A.3	Net Assets Released from Restriction	
1A.100	Total Operating Revenue	22,014,697
1A.4	Salaries and Wages	11,921,210
1A.5	Employee Benefits	842,591
1A.6	Supplies and Other (including Payroll Taxes)	10,633,295
1A.7	Interest Expense	439,100
1A.8	Provision for Bad Debt	232,334
1A.9	Depreciation and Amortization Expenses	583,730
1A.200	Total Operating Expenses	24,652,260
1A.300	Income(Loss) from Operations	(2,637,563)
	Non-Operating Income and Expenses	
1A.10	Interest Income	433
1A.11	Investment Income	
1A.12	Realized Gain(Loss) from Investments	
1A.13	Realized Gain(Loss) from Sale or Disposal of Equipment	
1A.14	Other Non-Operating Income(Expense)	
1A.400	Total Income(Loss) Before Taxes, Extraordinary Items, and Changes in Accounting Principles	(2,637,130)
1A.15	Provision for Income Tax	
1A.16	Extraordinary Items	0
1A.17	Cumulative Change in Accounting Principles	0
1A.500	Financial Statement Net Income(Loss)	(2,637,130)

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

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

<i>Cost Reported Statement of Operations</i>		
Table 2		1
Line #	Description	Reported
2.1	Total Revenues (Schedule 2)	22,015,128
2.2	Total Nursing Expenses (Schedule 3)	11,372,796
2.3	Total Administrative and General Expenses (Schedule 3)	4,171,855
2.4	Total Variable Expenses (Schedule 3)	7,828,775
2.5	Total Capital and Fixed Cost Expenses (Schedule 3)	1,278,832
2.6	Total Other Business Expenses (Schedule 4)	0
2.100	Subtotal: Total Facility Expenses	24,652,258
200	Cost Reported Net Income(Loss)	(2,637,130)

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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)		(2,637,130)
3.2	Reconciling Item		
3.3	Reconciling Item		
3.4	Reconciling Item		
3.5	Reconciling Item		
3.6	Net Income(Loss) on Cost Report Statement of Operations (Table 2)		(2,637,130)

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

Current Assets		
Table 1		1
Line #	Description	Account Balance
1.1	Cash and Cash Equivalents	1,189,192
1.2	Short-Term Investments	
1.3	Current Portion Assets Whose Use is Limited	
1.4	Other Cash and Equivalents	
1.5	Payer Accounts Receivable	3,248,218
1.6	Less Reserve for Bad Debt	(276,035)
1.100	Subtotal: Net Patient Accounts Receivable	2,972,183
1.7	Receivable from Officers/Owners/Employees	
1.8	Receivable from Affiliates/Related Parties	
1.9	Interest Receivable	
1.10	Supply Inventory	55,549
1.11	Other Receivables	
1.12	Prepaid Interest	
1.13	Prepaid Insurance	58,406
1.14	Prepaid Taxes	
1.15	Other Prepaid Expenses	441,770
1.16	Capitalized Pre-Opening Costs	
1.17	Other Current Assets	0
100	Total Current Assets	4,717,100

Detail of Other Current Assets		
Table 1A	1	2
Line #	Description	Account Balance
1A.1		
1A.100	Subtotal: Other Current Assets	0

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Non-Current Fixed Assets		
Table 2		1
Line #	Description	Account Balance
2.1	Land	1,077,357
2.2	Buildings	2,747,917
2.3	Improvements	1,288,165
2.4	Equipment	274,211
2.5	Software/Limited Life Assets	
2.6	Motor Vehicles	
200	Total Non-Current Fixed Assets	5,387,650

Other Non-Current Assets		
Table 3		1
Line #	Description	Account Balance
3.1	Long-Term Investments	
3.2	Non-Current Assets Whose Use is Limited	
3.3	Other Deferred Charges and Non-Current Assets	3,688
3.4	Construction in Progress	
3.5	Mortgage Acquisition Costs	
3.6	Accumulated Amortization of Mortgage Acquisition Costs	
3.100	Net Mortgage Acquisition Costs	0
300	Total Non-Current Assets	3,688

Detail of Other Deferred Charges and Non-Current Assets		
Table 3A	1	2
Line #	Description	Account Balance
3A.1	This is Intercompany Due to/from amounts.	3,688
3A.100	Subtotal: Other Deferred Charges and Non-Current Assets	3,688

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Total Assets		
Table 4		1
Line #	Description	Account Balance
400	Total Assets	10,108,438

Current Liabilities		
Table 5		1
Line #	Description	Account Balance
5.1	Trade Payables	1,860,756
5.2	Accrued Expenses	6,649,592
5.3	Due to Insurance Payers	
5.4	Patient Funds Due	
5.5	Long-Term Debt, Current Portion - Related Parties, Subsidiaries, and Affiliates	
5.6	Long-Term Debt, Current Portion - Banks, Mortgages, Other	650,803
5.7	Accrued Salaries and Payroll Liabilities	611,053
5.8	State and Federal Taxes Payable	
5.9	Accrued Interest Payable	13,385
5.10	Other Current Liabilities	0
500	Total Current Liabilities	9,785,589

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

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Non-Current Liabilities		
Table 6		1
Line #	Description	Account Balance
6.1	Mortgages Payable	
6.2	Due to Related Parties, Subsidiaries, and Affiliates	
6.3	Other Long-Term Debt	855,672
600	Total Non-Current Liabilities	855,672

Total Liabilities		
Table 7		1
Line #	Description	Account Balance
700	Total Liabilities	10,641,261

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

Table 8		
Table 8B		1
Proprietorship, Partnership, or Limited Liability Company (LLC)		
Line #	Description	Amount
8B.1	Owner's Equity Balance: Prior Year	(2,815,693)
8B.2	Prior Period Adjustment(s)	0
8B.3	Capital Contributions During the Year	4,920,000
8B.4	SNF-CR Net Income/(Loss)	(2,637,130)
8B.5	Proprietor/Partner Drawings	
8B.100	Owner's Equity Balance: Current Year	(532,823)

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.

Table 8D	1	2
Line #	Description	Amount
8D.1		
8D.100	Subtotal: Prior Period Adjustments	0

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Total Liabilities and Owner's Equity (or Net Assets for Not-for-Profits)		
Table 9		1
Line #	Description	Account Balance
900	Total Liabilities and Owner's Equity (or Net Assets for Not-For-Profit)	10,108,438

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	1,077,357			1,077,357				1,077,357
1.2	Building	12,220,076			12,220,076	(9,166,644)	(305,515)	(9,472,159)	2,747,917
1.3	Improvements	3,517,849	340,747		3,858,596	(2,380,889)	(189,542)	(2,570,431)	1,288,165
1.4	Equipment	4,156,593	40,601		4,197,194	(3,834,310)	(88,673)	(3,922,983)	274,211
1.5	Software/Limited Life Assets				0			0	0
1.6	Motor Vehicles				0			0	0
100	Total	20,971,875	381,348	0	21,353,223	(15,381,843)	(583,730)	(15,965,573)	5,387,650

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	986,988					986,988				
2.2	Land REA-CR						0				
2.3	Building SNF-CR	11,689,186					11,689,186		305,515	(13,285)	292,230
2.4	Building REA-CR						0				0
2.5	Improvements SNF-CR	3,549,965		340,747			3,890,712	5.00%	189,542	4,994	194,536
2.6	Improvements REA-CR						0	5.00%			0
2.7	Equipment SNF-CR	3,777,440		62,715			3,840,155	10.00%	88,673	295,342	384,015

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2.8	Equipment REA-CR					0	10.00%			0
2.9	Software/Limited Life Assets SNF-CR	36,524				36,524	33.33%	0	12,173	12,173
2.10	Software/Limited Life Assets REA-CR					0	33.33%			0
200	Total Claimed Fixed Assets	20,040,103	0	403,462	0	0	20,443,565	583,730	299,224	882,954

General Fixed Cost Information

Table 3		1
Line #	Description	
3.1	What is the original year the facility was built?	1990
3.2	What was the date of the most recent assessed property value of this facility?	01/01/2021
3.3	What was the value from the most recent municipal property assessment for this facility?	10,080,600
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?	224
3.7	What is the total gross square footage of the facility used for patient care, including common areas and therapy rooms?	81,621
3.8	What is the square footage applicable to nursing facility resident rooms, including nurse stations?	81,621
3.9	What is the square footage applicable to other business activities, e.g. adult day health, child day care, etc.	
3.10	What is the total acreage of the facility site?	3.2
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					
4.2					
4.3					

SCHEDULE 8 : STATEMENT OF CASH FLOWS

Beginning Cash and Cash Equivalents Balance

Table 1		1
Line #	Description	Reported
1.1	Cash and Cash Equivalents (Beginning of Year)	788,129

Cash Flows from Operating Activities

Table 2		1
Line #	Description	Reported
2.1	Change in Net Assets (Net Income)	(2,637,132)
2.2	Adjustments to Reconcile Changes in Net Assets (Net Income)	
2.3	Increases (Decreases) to Cash Provided by Operating Activities	
200	Net Cash from Operating Activities	(2,637,132)

Cash Flows from Investing Activities

Table 3		1
Line #	Description	Reported
3.1	Capital Expenditures	(403,462)
3.2	Cash Flows from Other Investing Activities	
300	Net Cash from Investing Activities	(403,462)

Cash Flows from Financing Activities

Table 4		1
Line #	Description	Reported
4.1	Proceeds from Issuance of Long-Term Debt	
4.2	Payments on Long-Term Debt and Capital Lease Expenditures	
4.3	Cash Flows from Other Financing Activities	3,441,656
400	Net Cash from Financing Activities	3,441,656

Net Increase (Decrease) in Cash and Cash Equivalents

Table 5		1
Line #	Description	Reported
5.1	Net Increase/(Decrease) in Cash and Cash Equivalents	401,062
500	Cash and Cash Equivalents (End of Year)	1,189,191

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SCHEDULE 9 : LICENSURE & PATIENT STATISTICS

Bed Licensure						
Table 1	1	2	3	4	5	6
Line #	DPH Licensure Issue Date	Skilled Nursing (Level I,II, & III)	Residential Care (Level IV)	Pediatric	Total Licensed Beds	Constructed Capacity
1.1	02/02/2021	224			224	224
1.2					0	
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.	224				
1.7	Is above listed bed licensure information correct?	Yes				

Patient Statistics - Days

Table 2		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	3,999		1,750	4,735	2,082	25,354
2.2	Residential Care						
2.3	Pediatrics						
2.4	Ventilator Unit						
2.5	Head Trauma/ABI						
2.6	Amyotrophic Lateral Sclerosis (ALS)						
2.7	Multiple Sclerosis (MS)						
2.8	Other Medicaid Special Contract						
2.9	Nursing Leave of Absence (Paid)	75		459			432
2.10	Nursing Leave of Absence (Unpaid)			1	17		
2.11	Residential Leave of Absence (Paid)						
2.12	Residential Leave of Absence (Unpaid)						
200	Total	4,074	0	2,210	4,752	2,082	25,786

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7	8	9	10	11	12	13	14	15
MassHealth Managed Care	Senior Care Options	OneCare	PACE	Out-of-State Medicaid	Veteran's Affairs & Other Public	DTA & EAEDC	Other	Total
1,663	27,763				130			67,476
								0
								0
								0
								0
								0
								0
								0
								0
								966
								18
								0
								0
1,663	27,763	0	0	0	130	0	0	68,460

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Patient Statistics - Summary			
Table 3			1
Line #	Account	Description	Reported
3.1	0140.0	Number of Admissions During Year	520
3.2	0140.1	Number of MassHealth Admissions During Year	16
3.3	0150.0	Number of Discharges During Year	511
3.4	0190.0	Average Length of Stay	114
3.5	0160.0	Number of Unduplicated Residents (<= 100 day stay)	
3.6	0170.0	Number of Unduplicated Residents (> 100 day stay)	

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SCHEDULE 10 : DETAIL OF FACILITY COMPENSATION AND PURCHASED NURSING SERVICES

<i>Detail of Staff Nursing Services Wages and Hours</i>							
Table 1		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	2,333,766	47,235.0	2,021,951	47,481.2	3,623,251	146,094.5
1.2	Total Overtime Wages						
1.3	Total Shift Differential	53,696		68,486		186,338	
1.4	Total Other Differentials						
100	Total	2,387,462	47,235.0	2,090,437	47,481.2	3,809,589	146,094.5

<i>Detail of Nursing Services Shift Differentials</i>						
Table 2		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					
2.2	Licensed Practical Nurses					
2.3	Certified Nurse Aides					

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Detail of Staff and Hours by Position

Table 3		1	2	3
Line #	Description	Number of Staff	Total Full Time Equivalents	Total Hours
3.1	Staff Development	1	56,189.9	2,268.5
3.2	Plant Operations	6	167,350.4	6,243.0
3.3	Dietary Staff			
3.4	Dietician			
3.5	Housekeeping/Laundry Staff	8	366,398.8	17,775.1
3.6	Unit Clerk & Medical Records Staff	12	480,684.8	24,317.2
3.7	Quality Assurance			
3.8	MMQ Nurses and MDS Coordinator	6	321,861.9	7,741.4
3.9	Social Services Staff	2	117,378.8	3,581.5
3.10	Interpreters			
3.11	Restorative Therapy - Direct Staff			
3.12	Restorative Therapy - Indirect Staff			
3.13	Recreational Staff	12	274,791.0	13,464.9
3.14	Administration and Officers	3	273,216.7	3,713.0
3.15	Security Staff			
3.16	Clerical Staff	24	692,973.7	27,127.3
3.17	Director of Nurses	4	287,765.3	3,874.5
3.18	Registered Nurses	41	2,333,766.2	47,235.0
3.19	Licensed Practical Nurses	28	2,021,950.8	47,481.2
3.20	Certified Nurse Aides	90	3,623,251.5	146,094.5
3.21	Resident Care Assistants			
3.22	Behavioral Health Specialist Staff			
3.23	This line is intentionally left blank			
3.24	This line is intentionally left blank			
300	Total	237	11,017,579.8	350,917.1

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Detail of Purchased Nursing Services										
Table 4	1	2	3	4	5	6	7	8	9	10
Line #	Temporary Nursing Services Agency Name	DPH Registration #	RN Total Hours of Service	RN Total Charges	LPN Total Hours of Service	LPN Total Charges	CNA Total Hours of Service	CNA Total Charges	DON Total Hours of Service	DON Total Charges
Unregistered Temporary Nursing Service Agencies										
4.1	Total Unregistered Temporary Nursing Service Agencies									
Registered Temporary Nursing Service Agencies										
4.2	CareerStaff Unlimited	T6PN	18,348.5	154,680	161,235.9	1,256,356	8,451.6	384,797		
4.200	Subtotal: Registered Temporary Nursing Service Agencies		18,348.5	154,680	161,235.9	1,256,356	8,451.6	384,797	0.0	0
400	Total Temporary Nursing Service Agency Expenses		18,348.5	154,680	161,235.9	1,256,356	8,451.6	384,797	0.0	0
Five Highest Paid Salaries (including salaries, payroll taxes, workers' compensation, all fringe benefits, and draws)										
	NOTE: List the names and compensation of the <u>five</u> persons who have the highest compensation paid by this facility.									
Table 5	1	2	3	4	5	6	7	8		
Line #	Last Name	First Name	Title	Primary Expense Category	Salary & Benefits	Dividends/Draws	Other	TOTAL		
5.1	Jasmin	Marie-Lucem	Nurse-LPN Charge	Nursing	243,915			243,915		
5.2	Putnam	Catherine	Director-Sr Nursing	Nursing	204,916			204,916		
5.3	Vathally	Theodore	Administrat or-Interim	Administrative & General	200,431			200,431		
5.4	Mark	Delicia	Administrat or	Administrative & General	197,365			197,365		
5.5	Njoroge	Margaret	Nurse-LPN	Nursing	178,182			178,182		

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Earnings and Compensation Disclosures									
Table 6	NOTE: This schedule is used to report the name(s) of the Owner, Partner, or Officer and disclose all salary and benefits, drawings and dividends, and other compensation as well as the accounts that were charged.								
Table 6B	1	2	3	4	5	6	7	8	9
Line #	Last Name	First Name	Title	Primary Expense Category	Total Hours	Salary & Benefits	Draw / Dividends	Other Compensation	TOTAL
Partnership, Limited Liability Company (LLC)									
6B.1	Sherman	Michael	Chief Legal Council	Other					0
6B.2	Davis	Tim	Market President	Other					0
6B.3	Mason	Joseph	Market President	Other					0
									0

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SCHEDULE 11 : NOTES PAYABLE AND WORKING CAPITAL DEBT**Mortgages and Notes Supporting Fixed Assets**

Table 1	1	2	3	4	5	6	7	8	9	10
Line / Column #	Type of Notes Payable	Lender Name	Related Party	Date Mortgage Acquired	Due Date	Number of Months Amortized	Monthly Payments	Original Loan Amount	Mortgage Acquisition Costs	Amortization of Mortgage Acquisition Costs
1.1	1st Mortgage	Lawrence MEM Hospital	Yes	09/17/1990	09/17/2024	528	33,461	1,077,357		
1.2	2nd Mortgage	Lancaster Pollard	No	12/01/2012	08/01/2032	237	63,084	11,822,000		
100	TOTALS								0	0

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11	12	13	14	15	16	17	18	19	20
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 Amortization, Interest and Period Expenses
885,791		28,077			857,714	17.000%	270,553		270,553
7,092,268		588,465			6,503,803	2.470%	168,547		168,547
					7,361,517		439,100	0	439,100

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

SCHEDULE 12 : FOOTNOTES AND OTHER DISCLOSURES

UPLOADS REQUIRED
(1) Footnotes and Explanations
<i>Upload Type: Excel, Word, or PDF</i>
This section is used to provide detail to any of the information included in this report.
(2) Ownership and Facility Information
<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. 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".
(3) Related Party Debt
<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'. 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".
(4) Related Party Transactions
<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.) Note: This information must be submitted in the format of the template provided.
(5) Financial Statements
<i>Upload Type: Excel, PDF</i>
Providers must upload financial statements (audited, unaudited, reviewed, or compiled financial statements). As noted below, preparing financial statements is not intended to be an additional requirement for the sole purposes of complying with CHIA's reporting requirements in Section 7.03 (d) of Title 957 of the Code of Massachusetts Regulations (CMR):

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

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

C) Financial Statements Unavailable: The facility was not required to obtain audited, reviewed, or compiled financial statements for purposes other than 957 CMR 7.00.

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

File Submission History

Date Uploaded	File	File Name	File Type	Uploaded By
08/22/2023 11:25AM	(1) Footnotes and Explanations	Footnote and others explanations.xlsx	application/vnd.openxmlformats-officedocument.spreadsheetml.sheet	Vivian Huynh
08/22/2023 11:25AM	(2) Ownership and Facility Information	Ownership and Facility Information.xlsx	application/vnd.openxmlformats-officedocument.spreadsheetml.sheet	Vivian Huynh
08/22/2023 11:29AM	(4) Related Party Transactions	Related Party Transactions.xlsx	application/vnd.openxmlformats-officedocument.spreadsheetml.sheet	Vivian Huynh

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SCHEDULE 13 : SUBMISSION AND ATTESTATION

Electronic signatures are required to submit this Cost Report. There are two sections that require signature: (A) Certification by Preparer (Other than Owner, Partner, or Officer) and (B) Certifications by Owner, Partner, or Officer.

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

Note: The information in the table below is sourced from Schedule 1, Table 3 of this report.

1.1	Preparer Name	Rick Fink
1.2	Nursing Facility or Firm Name	Courtyard Nursing Care Center
1.3	Title	Director of Reimbursement
1.4	Street Address	515 Fairmount Ave Suite #800
1.5	City	Towson
1.6	State	Maryland
1.7	Zip Code	21286
1.8	Phone Number	+1 (410) 494-7657
1.9	Email Address	rick.fink@Genesisihcc.com
1.10	Is this information correct?	Yes
1.11	[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.	
1.12	Date of Authorization:	09/14/2023

*Please note this button does not submit the Cost Report for CHIA review, and is solely for your internal review purposes.
If the report needs to be unlocked by the Preparer, uncheck the attestation box on Line 1.11 and click the Save and Validate button.*

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Section B - Certification by Owner, Partner, or Officer

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

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

This certification is signed under pains and penalties of perjury.

2.1	[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.	
2.2	Date of Authorization	09/22/2023
2.3	Last Name	Morris
2.4	First Name	Diane
2.5	Middle Name	
2.6	Title	Director of Reimbursement
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 along with the following information:

a) User Name

b) User E-Mail Address

c) Organization Name

d) Applicable Filing Year

e) Reason for request