State of Connecticut

Annual Report of Long-Term Care Facility

Cost Year 2022

Name of Facility (as licensed) Greentree Manor & Nursing Rehabilitation Center		
Address (No. & Street, City, State, Zip Code) 4 Greentree Drive, Waterford, CT 06385		
Type of Facility ☑ Chronic and Convalescent Nursing Home only (CCNH) ☐ Rest Home with Nursing Supervision only (RHNS) ☐ (Specify)		
Report for Year Beginning 10/1/2021	Report for Year Ending 9/30/2022	

License Numbers:	CCNH	RHNS	(Specify)	Medicare Provider
	842C			07-5113A

Medicaid Provider Numbers:	CCNH	RHNS	ICF-IID
	8425		

For Department Use Only

Sequence Number Assigned	Signed and Notarized	Date Received	Sequence Number Assigned	Signed and Notarized	Date Received

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General Information

Name of Facility (as licensed)	License No.	Report for Year Ended	Page	of
Greentree Manor & Nursing Rehabilitation Center	842C	9/30/2022	1	37

Administrator's/Owner's Certification

MISREPRESENTATION OR FALSIFICATION OF ANY INFORMATION CONTAINED IN THIS COST REPORT MAY BE PUNISHABLE BY FINE AND/OR IMPRISIONMENT UNDER STATE OR FEDERAL LAW.

I HEREBY CERTIFY that I have read the above statement and that I have examined the accompanying Cost Report and supporting schedules prepared for Greentree Manor & Nursing Rehabilitation Center [facility name], for the cost report period beginning October 1, 2021 and ending September 30, 2022, and that to the best of my knowledge and belief, it is a true, correct, and complete statement prepared from the books and records of the provider(s) in accordance with applicable instructions.

I hereby certify that I have directed the preparation of the attached General Information and Questionnaires, Schedule of Resident Statistics, Statements of Reported Expenditures, Statements of Revenues and the related Balance Sheet of this Facility in accordance with the Reporting Requirements of the State of Connecticut for the year ended as specified above.

I have read this Report and hereby certify that the information provided is true and correct to the best of my knowledge under the penalty of perjury. I also certify that all salary and non-salary expenses presented in this Report as a basis for securing reimbursement for Title XIX and/or other State assisted residents were incurred to provide resident care in this Facility. All supporting records for the expenses recorded have been retained as required by Connecticut law and will be made available to auditors upon request.

Signed (Administrator)		Date	Signed (Owner)	Date
Printed Name (Administrator) Rebecca Fraser			Printed Name (Owner) Martin Sbriglio	
Subscribed and Sworn to before me:	State of	Date	Signed (Notary Public)	Comm. Expires / /
Address of Notary Public				

(Notary Seal)

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Department of Social Services
55 Farmington Avenue, Hartford, Connecticut 06105

Data Required for Real Wage Adjustment			Page 1A	of 37
Name of Facility Greentree Manor & Nursing Rehabilitation Center	Period Covered:		From 10/1/2021	To 9/30/2022
Address of Facility 4 Greentree Drive, Waterford, CT 06385				
Report Prepared By Ryders Heatlh Management	Phone Number 203-381-1327		Date 1/20/2023	

Item		Total	CCNH	RHNS	(Specify)
1. Dietary wages paid	$				
2. Laundry wages paid	$				
3. Housekeeping wages paid	$				
4. Nursing wages paid	$				
5. All other wages paid	$				
6. ***Total Wages Paid***	$				
7. Total salaries paid	$				
8. ***Total Wages and Salaries Paid*** (As per page 10 of Report)	$				

Wages - Compensation computed on an hourly wage rate.

Salaries - Compensation computed on a weekly or other basis which does not generally vary, based on the number of hours worked.

DO NOT include Fringe Benefit Costs.

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General Information and Questionnaire

Type of Facility - Organization Structure

Phone No. of Facility	Report for Year Ended	Page	of
203-381-1327	9/30/2022	2	37

Name of Facility (as shown on license)	Address (*No. & Street, City, State, Zip*)
Greentree Manor & Nursing Rehabilitation Center	4 Greentree Drive, Waterford, CT 06385

	CCNH	RHNS	(Specify)	Medicare Provider No.
License Numbers:	842C			07-5113A

Type of Facility (Check appropriate box(es))

☑ Chronic and Convalescent Nursing Home only (CCNH) ☐ Rest Home with Nursing Supervision only (RHNS) ☐ (Specify)

Type of Ownership (Check appropriate box)

○ Proprietorship ○ LLC ○ Partnership ◉ Profit Corp. ○ Non-Profit Corp. ○ Government ○ Trust

If this facility opened or closed during report year provide:	Date Opened	Date Closed

Has there been any change in ownership or operation during this report year? ○ Yes ◉ No If "Yes," explain fully.

Administrator

Name of Administrator	Nursing Home Administrator's License No.:
Rebecca Fraser	002133

Other Operators/Owners who are assistant administrators (full or part time) of this facility.

Name	License No.:
N/A	N/A

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General Information and Questionnaire
Partners/Members

Name of Facility	License No.	Report for Year Ended	Page	of
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Legal Name of Partnership/LLC	Business Address	State(s) and/or Town(s) in Which Registered
N/A		

Name of Partners/Members	Business Address	Title	% Owned
N/A			

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General Information and Questionnaire
Corporate Owners

Name of Facility	License No.	Report for Year Ended	Page	of
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If this facility is owned or operated as a corporation, provide the following information:

Legal Name of Corporation	Business Address	State(s) in Which Incorporated
Greentree Manor Nursing & Rehabilitation Center	4 Greentree Drive, Waterford, CT 06385	CT

Name of Directors, Officers	Business Address	Title	No. Shares Held by Each
Martin Sbriglio, RN, NHA	4 Greentree Drive, Waterford, CT 06385	Owner	50
Robert Sbriglio, MD, MPH	4 Greentree Drive, Waterford, CT 06385	Owner	25
Kenneth Kopchik	4 Greentree Drive, Waterford, CT 06385	Owner	25
Names of Stockholders Owning at Least 10% of Shares			
Martin Sbriglio, RN, NHA	4 Greentree Drive, Waterford, CT 06385	Owner	50
Robert Sbriglio, MD, MPH	4 Greentree Drive, Waterford, CT 06385	Owner	25
Kenneth Kopchik	4 Greentree Drive, Waterford, CT 06385	Owner	25

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General Information and Questionnaire
Individual Proprietorship

Name of Facility	License No.	Report for Year Ended	Page	of
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If this facility is owned or operated as an individual proprietorship, provide the following information:

Owner(s) of Facility
N/A

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General Information and Questionnaire
Related Parties*

Name of Facility	License No.	Report for Year Ended	Page	of
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Are any individuals receiving compensation from the facility related through marriage, ability to control, ownership, family or business association? ○ Yes ⊙ No

If "Yes," provide the Name/Address and complete the information on Page 11 of the report.

Are any individuals or companies which provide goods or services, including the rental of property or the loaning of funds to this facility, related through family association, common ownership, control, or business association to any of the owners, operators, or officials of this facility? ⊙ Yes ○ No

If "Yes," provide the following information:

Name of Related Individual or Company	Business Address	Also Provides Goods/Services to Non-Related Parties			Description of Goods/Services Provided	Indicate Where Costs are Included in Annual Report Page # / Line #	Cost Reported	Actual Cost to the Related Party
		Yes	No	%**				
See Attached		○	⊙					
		○	⊙					
		○	⊙					
		○	⊙					
		○	⊙					
		○	⊙					
		○	⊙					
		○	⊙					
		○	⊙					

* Use additional sheets if necessary.

** Provide the percentage amount of revenue received from non-related parties.

Douglas Manor
Cost Report 9/30/2022
List of Related Parties
Page 4 Attachment

Name of Related Individual or Company	Address	Also Provides Goods/Services to Non-Related Parties			Description of Goods/Services Services Provided	Indicate Where Costs are Included in Annual Report Page #/ Line #	Cost Reported	Actual Cost to the Related Party
		Yes	No	%				
Ryders Health Management (RHM)	88 Ryders Lane, Suite 208, Stratford, CT 06614		X		Financial and Managerial Support	16/m12	229,956	229,856
ValueRx	54 Tuttle Place, Middletown, CT	X			Pharmacy Expenses	20/5a2	164,842	Disallowed

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General Information and Questionnaire
Basis for Allocation of Costs

Name of Facility	License No.	Report for Year Ended	Page	of
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If the facility is licensed as CDH and/or RCH or provides AIDS or TBI services with special Medicaid rates, costs must be allocated to CCNH and RHNS as follows:

Item	Method of Allocation
Dietary	Number of meals served to residents
Laundry	Number of pounds processed
Housekeeping	Number of square feet serviced
Nursing	Number of hours of routine care provided by EACH employee classification, i.e., Director (or Charge Nurse), Registered Nurses, Licensed Practical Nurses, Aides and Attendants
Direct Resident Care Consultants	Number of hours of resident care provided by EACH specialist (*See listing page 13*)
Maintenance and operation of plant	Square feet
Property costs (depreciation)	Square feet
Employee health and welfare	Gross salaries
Management services	Appropriate cost center involved
All other General Administrative expenses	Total of Direct and Allocated Costs

The preparer of this report must answer the following questions applicable to the cost information provided.

1. In the preparation of this Report, were all costs allocated as required? ⊙ Yes ○ No If "No," explain fully why such allocation was not made.

2. Explain the allocation of related company expenses and attach copy of appropriate supporting data.

3. Did the Facility appropriately allocate and self-disallow direct and indirect costs to non-nursing home cost centers? (e.g., Assisted Living, Home Health, Outpatient Services, Adult Day Care Services, etc.)

⊙ Yes ○ No If "No," explain fully why such allocation was not made.

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General Information and Questionnaire
Leases (Excluding Real Property)

Operating Leases - Include all long-term leases for motor vehicles and equipment that have not been capitalized. Short-term leases or as needed rentals should not be included in these amounts.

Name of Facility	License No.	Report for Year Ended	Page	of
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Name and Address of Lessor	Related * to Owners, Operators, Officers Yes	Related * to Owners, Operators, Officers No	Description of Items Leased	Date of Lease**	Term of Lease	Annual Amount of Lease	Amount Claimed
BBI Technologies	○	⊙	Copiers			4,266	4,266
LEAF	○	⊙	Copiers			5,307	5,307
	○	⊙					
	○	⊙					
	○	⊙					
	○	⊙					
	○	⊙					
	○	⊙					
	○	⊙					
	○	⊙					

Is a Mileage Log Book Maintained for All Leased Vehicles ? ○ Yes ⊙ No **Total** *** 9,573

* Refer to Page 4 for definition of related. If "Yes," transaction should be reported on Page 4 also.
** Attach copies of newly acquired leases.
*** Amount should agree to Page 22, Line 6e.

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General Information and Questionnaire
Accounting Basis

Name of Facility	License No.	Report for Year Ended	Page	of
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The records of this facility for the period covered by this report were maintained on the following basis:

⊙ Accrual ○ Cash ○ Modified Cash

Is the accounting basis for this period the same as for the previous period? ⊙ Yes ○ No — If "No," explain.

Independent Accounting Firm

Name of Accounting Firm	Address (No. & Street, City, State, Zip Code)
1 CJLC, LLC	225 Pitkin Street, East Hartford, CT 06108
2 Marcum, LLP	555 Long Wharf Drive, New Haven, CT 06511
3	
4	

Services Provided by This Firm (*describe fully*)

1	Tax Returns, Year end financial statement review, consulting	$ 6,656
2	Financial Statements	$ 2,833
3		$
4		$
		Charge for Services Provided $ 9,488

Are These Charges Reflected in the Expenditure Portion of This Report? If Yes, Specify Expense Classification and Line No.
⊙ Yes ○ No — Page 15, Line 1d

Legal Services Information

Name of Legal Firm or Independent Attorney	Telephone Number
1 See Attached	
2	
3	
4	
5	

Address (*No. & Street, City, State, Zip Code*)
1
2
3
4
5

Services Provided by This Firm (*describe fully*)

1		$
2		$
3		$
4		$
5		$
		Charge for Services Provided $

Are These Charges Reflected in the Expenditure Portion of This Report? If Yes, Specify Expense Classification and Line No.
⊙ Yes ○ No — Page 15, Line 1e

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Schedule of Resident Statistics

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	Total All Levels	Total CCNH Level	Total RHNS Level	Total (Specify)	Period 10/1 Thru 6/30				Period 7/1 Thru 9/30			
					Total	CCNH	RHNS	(Specify)	Total	CCNH	RHNS	(Specify)
1. Certified Bed Capacity												
A. On last day of PREVIOUS report period	90	90			90	90						
B. On last day of THIS report period	90	90							90	90		
2. Number of Residents												
A. As of midnight of PREVIOUS report period	63	63			63	63						
B. As of midnight of THIS report period	81	81							81	81		
3. Total Number of Days Care Provided During Period												
A. Medicare	1,976	1,976			1,482	1,482			494	494		
B. Medicaid (Conn.)	18,965	18,965			13,903	13,903			5,062	5,062		
C. Medicaid (other states)												
D. Private Pay	3,973	3,973			2,868	2,868			1,105	1,105		
E. State SSI for RCH												
F. Other (Specify) Managed Care	1,867	1,867			1,316	1,316			551	551		
G. Total Care Days During Period (3A thru F)	26,781	26,781			19,569	19,569			7,212	7,212		
4. Total Number of Days Not Included in Figures in 3G for Which Revenue Was Received for Reserved Beds												
A. Medicaid Bed Reserve Days	310	310			249	249			61	61		
B. Other Bed Reserve Days	26	26			14	14			12	12		
5. ***Total Resident Days*** **(3G + 4A + 4B)**	27,117	27,117			19,832	19,832			7,285	7,285		

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Schedule of Resident Statistics (Cont'd)

Name of Facility	License No.	Report for Year Ended	Page	of
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4. Were there any changes in the certified bed capacity during the report year? ○ Yes ⊙ No
If "YES", provide the following information:

Date of Change	Place of Change			Change in Beds						Capacity After Change			Reason for Change
	CCNH	RHNS	(Specify)	Lost			Gained						
	(1)	(2)	(3)	(1)	(2)	(3)	(1)	(2)	(3)	CCNH	RHNS	(Specify)	

5. If there was any change in certified bed capacity during the report year (as reported in item 4 above) provide the number of RESIDENT DAYS for 90 days following the change.

Change in Resident Days	CCNH	RHNS	(Specify)
1st change			
2nd change			
3rd change			
4th change			

6. Number of Residents and Rates on September 30 of Cost Year

Item	Medicare	Medicaid		Self-Pay			Other State Assisted	
	CCNH	CCNH	RHNS	CCNH	RHNS	(Specify)	R.C.H.	ICF-MR
No. of Residents	5	63		13				
Per Diem Rate								
a. One bed rm.	Various	275.69		$481/$471				
b. Two bed rms.				$465/$436				
c. Three or more bed rms.								

	TOTAL	CCNH	RHNS	(Specify)
7. Total Number of Physical Therapy Treatments				
A. Medicare - Part B	2,298	2,298		
B. Medicaid (Exclusive of Part B)				
1. Maintenance Treatments				
2. Restorative Treatments				
C. Other	4,720	4,720		
D. ***Total Physical Therapy Treatments***	7,018	7,018		
8. Total Number of Speech Therapy Treatments				
A. Medicare - Part B	761	761		
B. Medicaid (Exclusive of Part B)				
1. Maintenance Treatments				
2. Restorative Treatments				
C. Other	487	487		
D. ***Total Speech Therapy Treatments***	1,248	1,248		
9. Total Number of Occupational Therapy Treatments				
A. Medicare - Part B	1,414	1,414		
B. Medicaid (Exclusive of Part B)				
1. Maintenance Treatments				
2. Restorative Treatments				
C. Other	5,163	5,163		
D. ***Total Occupational Therapy Treatments***	6,577	6,577		

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Report of Expenditures - Salaries & Wages

Name of Facility	License No.	Report for Year Ended	Page	of
Greentree Manor & Nursing Rehabilitation Center	842C	9/30/2022	10	37

Are time records maintained by all individuals receiving compensation? ⊙ Yes ○ No

	Total Cost and Hours					
Item	CCNH	Hours	RHNS	Hours	(Specify)	Hours
A. Salaries and Wages*						
1. Operators/Owners (Complete also Sec. I of Schedule A1)						
2. Administrator(s) (Complete also Sec. III of Schedule A1)	107,113	2,282				
3. Assistant Administrator (Complete also Sec. IV of Schedule A1)						
4. Other Administrative Salaries (telephone operator, clerks, receptionists, etc.)	193,501	10,429				
5. Dietary Service						
a. Head Dietitian	29,751	743				
b. Food Service Supervisor	62,978	2,082				
c. Dietary Workers	342,505	20,858				
6. Housekeeping Service						
a. Head Housekeeper	63,541	2,198				
b. Other Housekeeping Workers	232,402	13,800				
7. Repairs & Maintenance Services						
a. Engineer or Chief of Maintenance	58,875	2,042				
b. Other Maintenance Workers	2,463	73				
8. Laundry Service						
a. Supervisor						
b. Other Laundry Workers	8,573	422				
9. Barber and Beautician Services						
10. Protective Services						
11. Accounting Services						
a. Head Accountant						
b. Other Accountants						
12. Professional Care of Residents						
a. Directors and Assistant Director of Nurses	136,410	2,271				
b. RN						
1. Direct Care	963,532	22,170				
2. Administrative**						
c. LPN						
1. Direct Care	776,149	22,295				
2. Administrative**						
d. Aides and Attendants	1,004,776	46,136				
e. Physical Therapists	108,332	2,221				
f. Speech Therapists	37,042					
g. Occupational Therapists	68,376	2,553				
h. Recreation Workers	91,331	3,833				
i. Physicians						
1. Medical Director						
2. Utilization Review						
3. Resident Care***						
4. Other (Specify)						
j. Dentists						
k. Pharmacists						
l. Podiatrists						
m. Social Workers/Case Management	182,993	5,560				
n. Marketing						
o. Other (Specify) See Attached Schedule						
A-13. Total Salary Expenditures	4,470,644	161,967				

* Do not include in this section any expenditures paid to persons who receive a fee for services rendered or who are paid on a contract basis.
** Administrative - costs and hours associated with the following positions: MDS Coordinator, Inservice Training Coordinator and Infection Control Nurse. Such costs shall be included in the direct care category for the purposes of rate setting.
*** This item is not reimbursable to facility. For Title 19 residents, doctors should bill DSS directly. Also, any costs for Title 18 and/or other private pay residents must be removed on Page 28.

Schedule of Other Salaries and Wages (Page 10)

	CCNH		RHNS		(Specify)	
Position	**$**	**Hours**	**$**	**Hours**	**$**	**Hours**
Total	$ -	-	$ -	-	$ -	-

Schedule of Other Fees (Page 13)

	CCNH		RHNS		(Specify)	
Service	**$**	**Hours**	**$**	**Hours**	**$**	**Hours**
Therapy Management Consultant	$ (219)					
Northeast Medical Group	$ 2,500					
Total	$ 2,281	-	$ -	-	$ -	-

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Schedule A1 - Salary Information for Operators/Owners; Administrators, Assistant Administrators and Other Related Parties*

Name of Facility	License No.	Report for Year Ended	Page	of
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Name	Salary Paid			Fringe Benefits and/or Other Payments (describe fully)	Full Description of Services Rendered	Total Hours Worked	Line Where Claimed on Page 10	Name and Address of All Other Employment**	Total Hours Worked	Compensation Received
	CCNH	RHNS	(Specify)							
Section I - Operators/Owners										
Martin Sbriglio, RN, NHA								Ryders Health Management, 88 Ryders Lane, Stratford, CT 06614	3,652	245,192
Robert Sbriglio, MD, MPH								Lord Chamberlain, 7003 Main St., Stratford, CT 06614	1,440	133,802
Kenneth Kopchik, MBA, NHA								Mystic Heatlhcare, 475 High St., Mystic, CT 06355	2,072	123,925
Section II - Other related parties of Operators/Owners employed in and paid by facility (EXCEPT those who may be the Administrator or Assistant Administrators who are identified on Page 12).										

* No allowance for salaries will be considered unless full information is provided. Use additional sheets if required.

** Include **all** employment worked during the cost year.

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Schedule A1 - Salary Information for Operators/Owners; Administrators, Assistant Administrators and Other Related Parties*

Name of Facility (as licensed)	License No.	Report for Year Ended	Page	of
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Name	Salary Paid			Fringe Benefits and/or Other Payments (describe fully)	Full Description of Services Rendered	Total Hours Worked	Line Where Claimed on Page 10	Name and Address of All Other Employment**	Total Hours Worked	Compensation Received
	CCNH	RHNS	(Specify)							
Section III - Administrators* **										
Rebecca Fraser	107,113			Non Discriminatory	Administrative	2,282	A2			
Section IV - Assistant Administrators										

*No allowance for salaries will be considered unless full information is provided. Use additional sheets if required.

** Include **all** other employment worked during the cost year.

*** If more than one Administrator is reported, include dates of employment for each.

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B. Report of Expenditures - Professional Fees

Name of Facility	License No.	Report for Year Ended	Page	of
Greentree Manor & Nursing Rehabilitation Center	842C	9/30/2022	13	37

	Total Cost and Hours					
Item	CCNH	Hours	RHNS	Hours	(Specify)	Hours
*B. **Direct care consultants paid on a fee for service basis in lieu of salary** (For all such services complete Schedule B1)						
1. Dietitian						
2. Dentist	4,860					
3. Pharmacist	1,227					
4. Podiatrist						
5. Physical Therapy						
a. Resident Care	59,077					
b. Other						
6. Social Worker						
7. Recreation Worker						
8. Physicians						
a. Medical Director (entire facility)	76,700					
b. Utilization Review (Title 18 and 19 only) monthly meeting						
c. Resident Care**						
d. Administrative Services facility						
1. Infection Control Committee (Quarterly meetings)						
2. Pharmaceutical Committee (Quarterly meetings)						
3. Staff Development Committee (Once annually)						
e. Other (Specify)						
9. Speech Therapist						
a. Resident Care	16,873					
b. Other						
10. Occupational Therapist						
a. Resident Care	32,057					
b. Other						
11. Nurses and aides and attendants						
a. RN						
1. Direct Care	3,325	39				
2. Administrative***						
b. LPN						
1. Direct Care	322,104	3,497				
2. Administrative***						
c. Aides	389,323	8,993				
d. Other						
12. Other (Specify)						
See Attached Schedule	2,281					
B-13 Total Fees Paid in Lieu of Salaries	907,826	12,529				

* Do not include in this section management consultants or services which must be reported on Page 16 item M-12 and supported by required information, Page 17.

** This item is not reimbursable to facility. For Title 19 residents, doctors should bill DSS directly. Also, any costs for Title 18 and/or other private pay residents must be removed on Page 28.

*** Administrative - costs and hours associated with the following positions: MDS Coordinator, Inservice Training Coordinator and Infection Control Nurse. Such costs shall be included in the direct care category for the purposes of rate setting.

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Report of Expenditures
Schedule B1 - Information Required for Individual(s) Paid on Fee for Service Basis*

Name of Facility	License No.	Report for Year Ended	Page	of
Greentree Manor & Nursing Rehabilitation Center	842C	9/30/2022	14	37

Name & Address of Individual	Full Explanation of Service	Related** to Owners, Operators, Officers		Explanation of Relationship
		Yes	No	
LTC Management	Dental Consultant	○	⊙	
Dr. Lauren Doherty, IPC Hospitalist of New England, PO Box 92284, Los Angeles, CA	Medical Director/Medical Staff	○	⊙	
Career Staff Unlimited	Nurse Pool	○	⊙	
AAA Nursing	Nurse Pool	○	⊙	
The Nurse Network	Nurse Pool	○	⊙	
ValueRx	Pharmacy	⊙	○	Common Ownership
All American Healthcare Services, Inc	Nurse Pool	○	⊙	
JP American Staffing & Health Services	Nurse Pool	○	⊙	
Norton and Associates	Nurse Pool	○	⊙	
Fastaff, LLc	Nurse Pool	○	⊙	
MAS Medical Staffing Corp	Nurse Pool	○	⊙	
Dedicated Nursing Assoc, Inc	Nurse Pool	○	⊙	
		○	⊙	
		○	⊙	
		○	⊙	
		○	⊙	
		○	⊙	
		○	⊙	
		○	⊙	
		○	⊙	
		○	⊙	
		○	⊙	

* Use additional sheets if necessary.
** Refer to Page 4 for definition of related.

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C. Expenditures Other Than Salaries - Administrative and General

Name of Facility	License No.	Report for Year Ended	Page	of
Greentree Manor & Nursing Rehabilitation Cente	842C	9/30/2022	15	37

Item		Total	CCNH	RHNS	(Specify)
1. Administrative and General					
a. Employee Health & Welfare Benefits					
1. Workmen's Compensation	$	150,745	150,745		
2. Disability Insurance	$				
3. Unemployment Insurance	$				
4. Social Security (F.I.C.A.)	$	390,422	390,422		
5. Health Insurance	$	220,398	220,398		
6. Life Insurance (employees only)					
(not-owners and not-operators)	$				
7. Pensions (Non-Discriminatory)	$	3,064	3,064		
(not-owners and not-operators)					
8. Uniform Allowance	$	13,221	13,221		
9. Other (*Specify*)	$				
See Attached Schedule					
b. Personal Retirement Plans, Pensions, and Profit Sharing Plans for Owners and Operators (Discriminatory)*	$				
c. Bad Debts*	$	104,636	104,636		
d. Accounting and Auditing	$	9,488	9,488		
e. Legal (*Services should be fully described on Page 7)*	$	18,215	18,215		
f. Insurance on Lives of Owners and Operators (*Specify*)*	$				
g. Office Supplies	$	15,204	15,204		
h. Telephone and Cellular Phones					
1. Telephone & Pagers	$	10,805	10,805		
2. Cellular Phones	$	3,376	3,376		
i. Appraisal (*Specify purpose and attach copy*)*	$				
j. Corporation Business Taxes (*franchise tax*)	$				
k. Other Taxes (*Not related to property - See Page 22)*					
1. Income*	$				
2. Other (*Specify*)	$				
See Attached Schedule					
3. Resident Day User Fee	$	492,373	492,373		
Subtotal	$	1,431,946	1,431,946		

* Facility should self-disallow the expense on Page 28 of the Cost Report.

(Carry Subtotals forward to next page)

***** DO NOT Include Holiday Parties / Awards / Gifts to Staff**

Schedule of Other Employee Benefits

Description	CCNH	RHNS	(Specify)
Total	$ -	$ -	$ -

Schedule of Other Taxes

Description	CCNH	RHNS	(Specify)
Total	$ -	$ -	$ -

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CSP-16 Rev. 9/2002

C. Expenditures Other Than Salaries (cont'd) - Administrative and General

Name of Facility	License No.	Report for Year Ended	Page	of
Greentree Manor & Nursing Rehabilitation Center	842C	9/30/2022	16	37

Item		Total	CCNH	RHNS	(Specify)
Subtotals Brought Forward:		1,431,946	1,431,946		
l. Travel and Entertainment					
1. Resident Travel and Entertainment	$				
2. Holiday Parties for Staff	$	19,312	19,312		
3. Gifts to Staff and Residents	$				
4. Employee Travel	$	2,997	2,997		
5. Education Expenses Related to Seminars and Conventions	$	23,716	23,716		
6. Automobile Expense (*not purchase or depreciation*)	$				
7. Other (*Specify*)	$	491	491		
See Attached Schedule					
m. Other Administrative and General Expenses					
1. Advertising Help Wanted (*all such expenses*)	$	29,886	29,886		
2. Advertising Telephone Directory (*all such expenses*)***	$				
3. Advertising Other (*Specify*)***	$	1,740	1,740		
See Attached Schedule					
4. Fund-Raising***	$				
5. Medical Records	$	40,485	40,485		
6. Barber and Beauty Supplies (if this service is supplied directly and not by contract or fee for service)***	$				
7. Postage	$	3,287	3,287		
* 8. Dues and Membership Fees to Professional Associations (*Specify*) See Attached Schedule	$	6,462	6,462		
8a. Dues to Chamber of Commerce & Other Non-Allowable Org.***	$	452	452		
9. Subscriptions	$				
10. Contributions*** See Attached Schedule	$				
11. Services Provided by Contract (*Specify and Complete Schedule C-2, Page 21 for each firm or individual)*	$	105,232	105,232		
12. Administrative Management Services**	$	372,461	372,461		
13. Other (*Specify*) See Attached Schedule	$	54,360	54,360		
C-14 Total Administrative & General Expenditures	$	2,092,828	2,092,828		

* Do not include Subscriptions, which should go in item 9.

** Schedule C-1, Page 17 must be fully completed or this expenditure will not be allowed.

*** Facility should self-disallow the expense on Page 28 of the Cost Report.

Schedule of Other Travel and Entertainment

Description	CCNH	RHNS	(Specify)
Meals & Entertainment	$ 491		
Total Other Travel and Entertainment	$ 491	$ -	$ -

Schedule of Other Advertising

Description	CCNH	RHNS	(Specify)
Adv & Pub Rel Donations	$ 1,740		
Total Other Advertising	$ 1,740	$ -	$ -

Schedule of Dues

Description	CCNH	RHNS	(Specify)
CAHCF	$ 6,462		
Total Dues	$ 6,462	$ -	$ -

Schedule of Contributions

Description	CCNH	RHNS	(Specify)
Total Contributions	$ -	$ -	$ -

Schedule of Other Administrative and General

Description	CCNH	RHNS	(Specify)
Fees & License	$ 850		
Physician Care Employee	$ 22,118		
Bank Charges	$ 20,924		
Fines & Penalties	$ 1,108		
Unemployment Tax Management	$ 1,498		
HR Consultant	$ 6,962		
American Express Renewal	$ 50		
CLIA	$ 180		
Secretary of State	$ 150		
Elevator Renewal	$ 240		
Facility License	$ 280		
Total Other Administrative and General	$ 54,360	$ -	$ -

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Schedule C-1 - Management Services*

Name of Facility	License No.	Report for Year Ended	Page of
Greentree Manor & Nursing Rehabilitatio	842C	9/30/2022	17 | 37

Name & Address of Individual or Company Supplying Service	Cost of Management Service	Full Description of Mgmt. Service Provided	Indicate Where Costs are Included in Annual Report Page #/Line #
Ryders Health Management, 88 Ryders Lane, Stratford, CT 06614	372,461	Financial and Managerial Support	Page 16, Line m12

*** In addition to management fees reported on page 16, line m12 include any additional management company charges or allocations of home office overhead costs reported elsewhere in the Annual Report.**

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C. Expenditures Other Than Salaries (cont'd) - Dietary Basis for Allocation of Costs (See Note on Page 5)

Name of Facility	License No.	Report for Year Ended	Page of
Greentree Manor & Nursing Rehabilitation Center	842C	9/30/2022	18 | 37

Item		Total	CCNH	RHNS	(Specify)
2. Dietary					
a. In-House Preparation & Service					
1. Raw Food	$	212,889	212,889		
2. Non-Food Supplies	$	41,627	41,627		
3. Other (*Specify*)_____	$				
b. Purchased Services (*by contract other than through Management Services) (Complete Schedule C-2 att. Page 21)*	$				
c. Other (*Specify*)_____ Dietary Equipment	$	1,496	1,496		
2D. ***Total Dietary Expenditures*** (2a + b + c + d)	$	256,012	256,012		

2E. Dietary Questionnaire	Total	CCNH	RHNS	(Specify)
F. Resident Meals: Total no. of meals served per day:*				

G.	Is cost of employee meals included in 2D?	○ Yes	⊙ No	
H.	Did you receive revenue from employees?	○ Yes	⊙ No	If yes, specify amt.
I.	Where is the revenue received reported in the Cost Report? (Page/Line Item)			
J.	Is cost of meals provided to persons other than employees or residents (i.e., Board Members, Guests) included in 2D?	○ Yes	⊙ No	If yes, specify cost.
K.	Is any revenue collected from these people?	○ Yes	⊙ No	If yes, specify amt.
L.	Where is the revenue received reported in the Cost Report? (Page/Line Item)			
M.	Is cost of food (other than meals, e.g., snacks at monthly staff meetings, board meetings) provided to employees included in 2D?	○ Yes	⊙ No	If yes, specify cost.
N.	Is any revenue collected from employees?	○ Yes	⊙ No	If yes, specify amt.
O.	Where is the revenue received reported in the Cost Report? (Page/Line Item)			

* Count each tray served to a resident at meal time, but do not count liquids or other "between meal" snacks.

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C. Expenditures Other Than Salaries (cont'd) - Laundry Basis for Allocation of Costs (See Note on Page 5)

Name of Facility	License No.	Report for Year Ended	Page of
Greentree Manor & Nursing Rehabilitation Center	842C	9/30/2022	19 | 37

Item		Total	CCNH	RHNS	(Specify)
3. Laundry					
a. In-House Processing*	Lbs.				
1. Bed linens, cubicle curtains, draperies, gowns and other resident care items washed, ironed, and/or processed.***	Amt. $				
2. Employee items including uniforms, gowns, etc. washed, ironed and/or processed.***	Lbs.				
	Amt. $				
3. Personal clothing of residents washed, ironed, and/or processed.***	Lbs.				
	Amt. $				
4. Repair and/or purchase of linens.***	Lbs.				
	Amt. $				
b. Purchased Services (*by contract other than through Management Services) (Complete Schedule C-2 att. Page 21)*	$	69,493	69,493		
c. Other (*Specify*) Laundry Supplies	$	405	405		
3D. ***Total Laundry Expenditures*** (3a + b + c)	$	69,897	69,897		

3E.	Laundry Questionnaire			
F.	Is cost of employee laundry included in 3D?	○ Yes	⊙ No	If yes, specify cost.
G.	Did you receive revenue from employees?	○ Yes	⊙ No	If yes, specify amt.
H.	Where is the revenue received reported in the Cost Report?		(Page/Line Item)	
I.	Is Cost of laundry provided to persons other than employees or residents included in 3D?	○ Yes	⊙ No	If yes, specify cost.
J.	Did you receive revenue from these people?	○ Yes	⊙ No	If yes, specify amt.
K.	Where is the revenue received reported in the Cost Report?		(Page/Line Item)	

* Do not include salaries from page 10 as part of dollar values recorded in 1, 2, 3, and 4.
All allocations should add to total recorded in 3D.

*** Pounds of Laundry only required for multi-level facilities.

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C. Expenditures Other Than Salaries (cont'd) - Housekeeping and Resident Care Basis for Allocation of Costs (See Note on Page 5)

Name of Facility	License No.	Report for Year Ended	Page	of
Greentree Manor & Nursing Rehabilitation Cen	842C	9/30/2022	20	37

Item			Total	CCNH	RHNS	(Specify)
4. Housekeeping	Sq. Ft. Serviced by Personnel					
a. In-House Care						
1. Supplies - Cleaning (*Mops, pails, brooms, etc.*)	Amt.	$	33,622	33,622		
b. Purchased Services (*by contract other than through Management Services) (Complete Schedule C-2 att. Page 21*)	Sq. Ft. Serviced by Personnel					
	Amt.	$				
C. Other (*Specify*)		$				
4D. ***Total Housekeeping Expenditures*** (4a + b + c)		$	33,622	33,622		
5. Resident Care (Supplies)**						
a. Prescription Drugs***						
1. Own Pharmacy		$				
2. Purchased from ValueRx		$	117,825	117,825		
b. Medicine Cabinet Drugs		$	38,584	38,584		
c. Medical and Therapeutic Supplies		$				
d. Ambulance/Limousine***		$	9,712	9,712		
e. Oxygen						
1. For Emergency Use		$				
2. Other***		$	20,638	20,638		
f. X-rays and Related Radiological Procedures***		$	7,052	7,052		
g. Dental (*Not dentists who should be included under salaries or fees)*		$				
h. Laboratory***		$	14,740	14,740		
i. Recreation		$	23,998	23,998		
j. Direct Management Services*		$				
k. Indirect Management Services*		$				
l. Other (Specify)**** See Attached Schedule		$	241,489	241,489		
5M. ***Total Resident Care Expenditures*** (5a - 5j)		$	474,040	474,040		

* Schedule C-1, Page 17 must be fully completed or this expenditure will not be allowed.

** Do not include any fees to professional staff, these should be reported on Page 13, or, if paid on salary basis, on Page 10.

*** Facility should self-disallow the expense on Page 29 of the Cost Report.

**** ICFMR's should provide a detailed schedule of all Day Program Costs.

Schedule of Other Resident Care

Description	CCNH	RHNS	(Specify)
Physician Care Patients	$ 639		
Medical Supplies	$ 188,922		
Medical Supplements	$ 20,610		
Medical Waste	$ 639		
Medical Equipment - Rental	$ 19,397		
PT Supplies	$ 11,282		
Total Other Resident Care	$ 241,489	$ -	$ -

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Report of Expenditures
Schedule C-2 - Individuals or Firms Providing Services by Contract *

Name of Facility	License No.	Report for Year Ended	Page	of
Greentree Manor & Nursing Rehabilitation Center	842C	9/30/2022	21	37

Name of Individual or Company	Address	Related ** to Owners, Operators, Officers		Explanation of Relationship	Full Explanation of Service Provided*	Total Cost/Page Ref.***				
		Yes	No			CCNH	RHNS	(Specify)	Pg	Line
ADP	1 ADP Plaza, Milford, CT 06460	○	⊙		Payroll Processing Services	25,088			16	m11
Point Click Care	PO Box 8500, Philadelphia, PA 19178	○	⊙		Computer Software Support Services	34,976			16	m11
Allwaste, Inc.	PO Box 2472, Hartford, CT 06146	○	⊙		Disposal of Garbage	25,827			22	6a
United Textile Rental Services	Pkwy, Mt Vernon, NY 10550-1724	○	⊙		Laundry Services	69,493			19	3b
		○	⊙							
		○	⊙							
		○	⊙							
		○	⊙							
		○	⊙							
		○	⊙							
		○	⊙							
		○	⊙							
		○	⊙							
		○	⊙							

* List all contracted services over $10,000. Use additional sheets if necessary.
** Refer to Page 4 for definition of related.
*** Please cross-reference amount to the appropriate page in the Annual Report (Pages 16, 18, 19, 20 or 22).

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C. Expenditures Other Than Salaries (cont'd) - Maintenance and Property

Name of Facility	License No.	Report for Year Ended	Page of
Greentree Manor & Nursing Rehabilitation Ce	842C	9/30/2022	22 | 37

Item		Total	CCNH	RHNS	(Specify)
6. Maintenance & Operation of Plant					
a. Repairs & Maintenance	$	134,660	134,660		
b. Heat	$	54,238	54,238		
c. Light & Power	$	79,956	79,956		
d. Water	$	41,697	41,697		
e. Equipment Lease (*Provide detail on page 6*)	$	9,573	9,573		
f. Other (*itemize*)	$				
See Attached Schedule					
6g. ***Total Maint. & Operating Expense*** (6a - 6f)	$	320,123	320,123		
7. Depreciation (*complete schedule page 23**)					
a. Land Improvements	$				
b. Building & Building Improvements	$	193,044	193,044		
c. Non-Movable Equipment	$	15,000	15,000		
d. Movable Equipment	$	9,000	9,000		
*7e. ***Total Depreciation Costs*** (7a + b + c + d)	$	217,044	217,044		
8. Amortization (*Complete att. Schedule Page 24**)					
a. Organization Expense	$				
b. Mortgage Expense	$				
c. Leasehold Improvements	$				
d. Other (*Specify*)	$				
*8e. ***Total Amortization Costs*** (8a + b + c + d)	$				
9. Rental payments on leased real property less real estate taxes included in item 10b	$	480,000	480,000		
10. Property Taxes					
a. Real estate taxes paid by owner	$				
b. Real estate taxes paid by lessor	$	66,144	66,144		
c. Personal property taxes	$	8,726	8,726		
11. ***Total Property Expenses*** (7e + 8e + 9 + 10)	$	771,914	771,914		

* Amounts entered in these items must agree with detail on Schedule for Depreciation and Amortization Page 23 and Page 24.

Schedule of Other Repairs and Maintenance

Description	CCNH	RHNS	(Specify)
Total Other Repairs and Maintenance	$ -	$ -	$ -

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Depreciation Schedule

Name of Facility	License No.	Report for Year Ended	Page	of
Greentree Manor & Nursing Rehabilitation Center	842C	9/30/2022	23	37

Property Item	Historical Cost Exclusive of Land	Less Salvage Value	Cost to Be Depreciated	Accumulated Depreciation to Beginning of Year's Operations	Method of Computing Depreciation	Useful Life	Depreciation for This Year	Totals
A. **Land Improvements**								
1. Acquired prior to this report period	1,690		1,690	169	Various	Various		
2. Disposals (attach schedule)								
3. Acquired during this report period (attach schedule)								
A-4. Subtotal								
B. **Building and Building Improvements**								
1. Acquired prior to this report period	7,248,960		7,248,960		S/L	Various		
2. Disposals (attach schedule)								
3. Acquired during this report period (attach schedule)	42,288						2,936	
B-4. Subtotal								2,936
C. **Non-Movable Equipment**								
1. Acquired prior to this report period	460,825		460,825		S/L	Various		
2. Disposals (attach schedule)								
3. Acquired during this report period (attach schedule)	38,565						4,864	
C-4. Subtotal								4,864

	Is a mileage logbook maintained?		Date of Acquisition		Historical Cost Exclusive of Land	Less Salvage Value	Cost to Be Depreciated	Accumulated Depreciation to Beginning of Year's Operations	Method of Computing Depreciation	Useful Life	Depreciation for This Year	Totals
	Yes	No	Month	Year								
D. **Movable Equipment**												
1. Motor Vehicles (Specify name, model and year of each vehicle)												
a.		x	10	2003	37,699		37,699	37,699	S/L	Various		
b.		x	5	1998	28,601		28,601	28,601	S/L	Various		
c.		x	12	2008	31,531		31,531	31,531	S/L	Various		
d.		x	11	2010	3,000		3,000	3,000	S/L	Various		
2. Movable Equipment												
a. Acquired prior to this report period					575,351		575,351		S/L	Various		
b. Disposals (attach schedule)												
Acquired during this report period (attach schedule):												
c. Administrative												
d. Standard Resident					8,539						1,680	
e. Specialized Resident												
Total Acquired during this report period					8,539						1,680	
D-3. Subtotal												1,680
E. ***Total Depreciation***												9,480

Schedule of Land Improvements Acquired during this report period

Acquisition Date	Description of Item	Cost	Useful Life	Depreciation
Additions:				
Total additions for Land Improvement		$ -		$ -
Deletions:				
Total deletions for Land Improvement		$ -		$ -

***Ties to Page 23, Line A3**

****Ties to Page 23, Line A2**

Schedule of Building Improvements Acquired during this report period

Acquisition Date	Description of Item	Cost	Useful Life	Depreciation
Additions:				
4/1/2022	Backflow Installation	$ 3,518	5	$ 352
6/1/2022	Flooring Installation	$ 38,770	5	$ 2,585
Total additions for Building Improvement		$ 42,288		$ 2,936
Deletions:				
Total deletions for Building Improvement		$ -		$ -

***Ties to Page 23, Line B3**

****Ties to Page 23, Line B2**

Schedule of Non-Movable Equipment Acquired during this report peri

Acquisition Date	Description of Item	Cost	Useful Life	Depreciation
Additions:				
1/7/2022	Walk in Cooler	$ 2,970	5	$ 446
1/10/2022	Walk in Cooler	$ 2,970	5	$ 446
1/20/2022	Dish Machine	22500	5	$ 3,375
3/24/2022	Dishwasher Repairs	2106.44	5	$ 246
6/30/2022	PVC Installation for Kitchen Drains	4652.81	5	$ 310
8/24/2022	Condensor Fan	1686.62	5	$ 28
9/16/2022	Generator	1679	10	$ 14
Total additions for Non-Movable Equipmen		$ 38,565		$ 4,864
Deletions:				
Total deletions for Non-Movable Equipmen		$ -		$ -

***Ties to Page 23, Line C3**

****Ties to Page 23, Line C2**

Schedule of Movable Equipment Acquired during this report peri

Acquisition Date	Description of Item	Pick One Movable Category	Cost	Useful Life	Depreciation
Additions:					
12/1/2021	Laptops	Standard Resident	$ 3,589	3	$ 997
1/1/2022	Desktop Computer	Standard Resident	$ 1,460	3	$ 365
3/1/2022	Tilt truck	Standard Resident	$ 1,821	3	$ 354
4/1/2022	Floor Machine Credit	Standard Resident	$ (1,460)	3	$ (243)
5/1/2022	Laptops	Standard Resident	$ 1,081	3	$ 150
9/1/2022	TV's	Standard Resident	$ 2,048	3	$ 57
Total additions for Movable Equipmen			$ 8,539		$ 1,680
Deletions:					
Total deletions for Movable Equipmen			$ -		$ -

***Ties to Page 23, Line D2c**
****Ties to Page 23, Line D2b**

Schedule of Leasehold Improvements Acquired during this report peri

Acquisition Date	Description of Item	Cost	Useful Life	Depreciation
Additions:				
Total additions for Leasehold Improvemer		$ -		$ -
Deletions:				
Total deletions for Leasehold Improvemer		$ -		$ -

***Ties to Page 24, Line C3**
****Ties to Page 24, Line C2**

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Amortization Schedule*

Name of Facility	License No.	Report for Year Ended	Page	of
Greentree Manor & Nursing Rehabilitation Center	842C	9/30/2022	24	37

Item	Date of Acquisition: Month	Date of Acquisition: Year	Length of Amortization	Cost to Be Amortized	Accumulated Amort. to Beginning of Year's Operations	Basis for Computing Amortization**	Rate %	Amortization for This Year	Totals
A. **Organization Expense**									
1.									
2.									
3.									
A-4. Subtotal									
B. **Mortgage Expense**									
1.									
2.									
3.									
B-4. Subtotal									
C. **Leasehold Improvements and Other**									
1. Acquired prior to this report period									
2. Disposals (attach schedule)									
3. Acquired during this report period (attach schedule)									
C-4. Subtotal									
D. ***Total Amortization***									

* Straight-line method must be used.

** Specify which of the following bases were used:

A. Minimum of 5 years or 60 months.
B. Life of mortgage; OR
C. Remaining Life of Lease; OR
D. Actual Life if owned by Related Party.

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C. Expenditures Other Than Salaries (cont'd) - Property Questionnaire

Name of Facility	License No.	Report for Year Ended	Page	of
Greentree Manor & Nursing Rehabilita	842C	9/30/2022	25	37

11. Property Questionnaire

Part A

Is the property either owned by the Facility or leased from a Related Party?* ○ Yes ⊙ No

If "Yes," complete Part B.
If "No," complete Part C.

*If any owner or operator of this facility is related by family, marriage, ownership, ability to control or business association to any person or organization from whom buildings are leased, then it is considered a related party transaction.

Description	Total
1. Date Land Purchased	
2. Date Structure Completed	
3. If **NOT** Original Owner, Date of Purchase	05/04/98
4. Date of Initial Licensure	
5. Total Licensed Bed Capacity	90
6. Square Footage	25,029
7. Acquisition Cost	
a. Land	
b. Building	

Part B - Owner and Related Parties	1st Mortgage	2nd Mortgage	3rd Mortgage	4th Mortgage
1. Financing				
a. Type of Financing (e.g., fixed, variable)	Variable			
b. Date Mortgage Obtained	05/01/11			
c. Interest Rate for the Cost Year	Variable			
d. Term of Mortgage (number of years)	10 Years			
e. Amount of Principal Borrowed	6,000,000			
f. Principal balance outstanding as of 9/30/2022				
Complete if Mortgage was Refinanced During Current Cost Year				
g. Type of Financing (e.g., fixed, variable)				
h. Date of Refinancing				
i. New Interest Rate				
j. Term of Mortgage (number of years)				
k. Amount of Principal Borrowed				
l. Principal Outstanding on Note Paid-Off				

Part C - Arms-Length Leases for Real Property Improvements Only

Name and Address of Lessor	Property Leased	Date of Lease	Term of Lease	Annual Amount of Lease

Note: Be sure required copies of leases are attached to Page 25 and real estate taxes paid by lessor are included on Page 22, Item 10b.

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C. Expenditures Other Than Salaries (cont'd) - Interest

Name of Facility	License No.	Report for Year Ended	Page of
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Item	Total	CCNH	RHNS	(Specify)
12. Interest				
A. Building, Land Improvement & Non-Movable Equipment				
1. First Mortgage $				
Name of Lender / Rate				
Address of Lender				
2. Second Mortgage $				
Name of Lender / Rate				
Address of Lender				
3. Third Mortgage $				
Name of Lender / Rate				
Address of Lender				
4. Fourth Mortgage $				
Name of Lender / Rate				
Address of Lender				
B. CHEFA Loan Information				
1. Original Loan Amount $				
2. Loan Origination Date				
3. Interest Rate %				
4. Term				
5. CHEFA Interest Expense				
12 B7. ***Total Building Interest Expense*** (A1 - A4 + B5) $				

(*Carry Subtotals forward to next page*)

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C. Expenditures Other Than Salaries (cont'd) - Interest and Insurance

Name of Facility	License No.	Report for Year Ended	Page of
Greentree Manor & Nursing Rehabi	842C	9/30/2022	27 | 37

Item	Total	CCNH	RHNS	(Specify)
Subtotals Brought Forward:				
12. C. Movable Equipment				
1. Automotive Equipment $				
A. Item / Rate / Amount				
Lender				
Address of Lender				
2. Other (*Specify*) $				
A. Item / Rate / Amount				
Lender				
Address of Lender				
B. Item / Rate / Amount				
Lender				
Address of Lender				
12. C. 3. Total Movable Equipment Interest Expense (C1 + 2) $				
12. D. Other Interest Expense (*Specify*) $	66,318	66,318		
Interest Expenses				
13. ***Total All Interest Expense*** (12B7 + 12C3 + 12D) $	66,318	66,318		
14. Insurance				
a. Insurance on Property (buildings only) $	17,541	17,541		
b. Insurance on Automobiles $				
c. Insurance other than Property (as specified above)				
1. Umbrella (*Blanket Coverage*) $	90,808	90,808		
2. Fire and Extended Coverage $				
3. Other (*Specify*) $				
14d. ***Total Insurance Expenditures (14a + b + c)*** $	108,349	108,349		
15. ***Total All Expenditures (A-13 thru C-14)*** $	9,571,573	9,571,573		

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D. Adjustments to Statement of Expenditures

Name of Facility	License No.	Report for Year Ended	Page of
Greentree Manor & Nursing Rehabilitation Center	842C	9/30/2022	28 | 37

Item No.	Page No.	Line No.	Item Description	Total Amount of Decrease	CCNH	RHNS	(Specify)
Page 10 - Salaries and Wages							
1.			Outpatient Service Costs $				
2.			Salaries not related to Resident Care $				
3.			Occupational Therapy $				
4.			Other - See attached Schedule $				
Page 13 - Professional Fees							
5.			Resident Care Physicians ** $				
6.			Occupational Therapy $				
7.			Other - See attached Schedule $				
Pages 15 & 16 - Administrative and General							
8.			Discriminatory Benefits $				
9.			Bad Debts $				
10.			Accounting $				
10a.			Legal $				
11.			Telephone $				
12.			Cellular Telephone $				
13.			Life insurance premiums on the life of Owners, Partners, Operators $				
14.			Gifts, flowers and coffee shops $				
15.			Education expenditures to colleges or universities for tuition and related costs for owners and employees $				
16.			Travel for purposes of attending conferences or seminars outside the continental U.S. Other out-of-state travel in excess of one representative $				
17.			Automobile Expense (e.g. personal use) $				
18.			Unallowable Advertising * $				
19.			Income Tax / Corporate Business Tax $				
20.			Fund Raising / Contributions $				
21.			Unallowable Management Fees $				
22.			Barber and Beauty $				
23.			Other - See attached Schedule $				
Page 18 - Dietary Expenditures							
24.			Meals to employees, guests and others who are not residents $				
Page 19 - Laundry Expenditures							
25.			Laundry services to employees, guests and others who are not residents $				
Page 20 - Housekeeping Expenditures							
26.			Housekeeping services to employees, guests and others who are not residents $				
			Subtotal (Items 1 - 26) $				

* All except "Help Wanted".

(*Carry Subtotal forward to next page*)

** Physicians who provide services to Title 19 residents are required to bill the Department of Social Services directly for each individual resident.

Schedule of Other Salaries Adjustment

Page Ref	Line Ref	Description	CCNH	RHNS	(Specify)
Total Other Salaries Adjustment			$ -	$ -	$ -

Schedule of Fees Adjustments

Page Ref	Line Ref	Description	CCNH	RHNS	(Specify)
Total Other Fees Adjustments			$ -	$ -	$ -

Schedule of Other A&G Adjustments

Page Ref	Line Ref	Description	CCNH	RHNS	(Specify)
Total Other A&G Adjustments			$ -	$ -	$ -

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D. Adjustments to Statement of Expenditures (cont'd)

Name of Facility	License No.	Report for Year Ended	Page of
Greentree Manor & Nursing Rehabilitation Center	842C	9/30/2022	29 | 37

Item No.	Page No.	Line No.	Item Description	Total Amount of Decrease	CCNH	RHNS	(Specify)
			Subtotals Brought Forward $				
Page 20 - Resident Care Supplies***							
27.			Prescription Drugs $				
28.			Ambulance/Limousine $				
29.			X-rays, etc $				
30.			Laboratory $				
31.			Medical Supplies $				
32.			Oxygen (non emergency) $				
33.			Occupational Therapy $				
34.			Other - See Attached Schedule $				
Page 22 - Maintenance and Property							
35.			Excess Movable Equipment Depreciation See Attached Schedule $				
36.			Depreciation on Unallowable Motor Vehicles $				
37.			Unallowable Property and Real Estate Taxes $				
38.			Rental of Building Space or Rooms $				
39.			Other - See Attached Schedule $				
Page 27 - Insurance							
40.			Mortgage Insurance $				
41.			Property Insurance $				
Other - Miscellaneous							
42.			Other - Indirect $				
43.			Interest Income on Account Rec. $				
44.			Other - Miscellaneous Administrative $				
45.			Management Fees Direct $				
46.			Management Fees Indirect $				
47.			Other - Direct $				
Not For Profit Providers Only							
48.			Building/Non Movable Eq. Depreciation Unallowable Building Interest - See Attached Schedule $				
49.			***Total Amount of Decrease (Items 1 - 48)*** $				

*** Items billed directly to Department of Social Services and/or Health Services in CT, or other states, Medicare, and private-pay residents. Identify separately by category as indicated on Page 20.

Attachment Page 29

Schedule of Other Ancillary Costs

Page Ref	Line Ref	Description	CCNH	RHNS	(Specify)
Total Other Ancillary Costs			$ -	$ -	$ -

Schedule of Excess Movable Equipment Depreciation

Page Ref	Line Ref	Description	CCNH	RHNS	(Specify)
Total Excess Movable Equipment Depreciation			$ -	$ -	$ -

Schedule of Other Property Adjustments

Page Ref	Line Ref	Description	CCNH	RHNS	(Specify)
Total Other Property Adjustments			$ -	$ -	$ -

Schedule of Other - Indirect Adjustments

Page Ref	Line Ref	Description	CCNH	RHNS	(Specify)
Total Other Adjustments			$ -	$ -	$ -

Schedule of Other - Miscellaneous Administrative Adjustments

Page Ref	Line Ref	Description	CCNH	RHNS	(Specify)
Total Other Adjustments			$ -	$ -	$ -

Schedule of Other - Direct Adjustments

Page Ref	Line Ref	Description	CCNH	RHNS	(Specify)
Total Other Adjustments			$ -	$ -	$ -

Schedule of Unallowable Building Interest

Page Ref	Line Ref	Description	CCNH	RHNS	(Specify)
Total Unallowable Building Interest			$ -	$ -	$ -

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F. Statement of Revenue

Name of Facility	License No.	Report for Year Ended	Page	of
Greentree Manor & Nursing Rehabilitatio	842C	9/30/2022	30	37

Item		Total	CCNH	RHNS	(Specify)
I. Resident Room, Board & Routine Care Revenue					
1. a. Medicaid Residents (*CT only*)	$	7,826,269	7,826,269		
b. Medicaid Room and Board Contractual Allowance **	$	(2,910,580)	(2,910,580)		
2. a. Medicaid (*All other states*)	$				
b. Other States Room and Board Contractual Allowance **	$				
3. a. Medicare Residents *(all inclusive)*	$	924,856	924,856		
b. Medicare Room and Board Contractual Allowance **	$	455,497	455,497		
4. a. Private-Pay Residents and Other	$	2,639,546	2,639,546		
b. Private-Pay Room and Board Contractual Allowance **	$	(295,914)	(295,914)		
II. Other Resident Revenue					
1. a. Prescription Drugs - Medicare	$	120,718	120,718		
b. Prescription Drugs - Medicare Contractual Allowance **	$	(120,718)	(120,718)		
c. Prescription Drugs - Non-Medicare	$	39,360	39,360		
d. Prescription Drugs - Non-Medicare Contractual Allowance **	$				
2. a. Medical Supplies - Medicare	$				
b. Medical Supplies - Medicare Contractual Allowance **	$				
c. Medical Supplies - Non-Medicare	$				
d. Medical Supplies - Non-Medicare Contractual Allowance **	$				
3. a. Physical Therapy - Medicare	$	98,579	98,579		
b. Physical Therapy - Medicare Contractual Allowance **	$	(98,579)	(98,579)		
c. Physical Therapy - Non-Medicare	$	173,059	173,059		
d. Physical Therapy - Non-Medicare Contractual Allowance **	$				
4. a. Speech Therapy - Medicare	$	26,539	26,539		
b. Speech Therapy - Medicare Contractual Allowance **	$	(26,539)	(26,539)		
c. Speech Therapy - Non-Medicare	$	75,781	75,781		
d. Speech Therapy - Non-Medicare Contractual Allowance **	$				
5. a. Occupational Therapy - Medicare	$	110,430	110,430		
b. Occupational Therapy - Medicare Contractual Allowance **	$	(110,430)	(110,430)		
c. Occupational Therapy - Non-Medicare	$	134,620	134,620		
d. Occupational Therapy - Non-Medicare Contractual Allowance **	$				
6. a. Other *(Specify)* - Medicare	$	(0)	(0)		
b. Other *(Specify)* - Non-Medicare	$	2,992	2,992		
III. *Total Resident Revenue* (Section I. thru Section II.)	$	9,065,487	9,065,487		
IV. Other Revenue*					
1. Meals sold to guests, employees & others	$				
2. Rental of rooms to non-residents	$				
3. Telephone	$				
4. Rental of Television and Cable Services	$				
5. Interest Income *(Specify)*	$	176	176		
6. Private Duty Nurses' Fees	$				
7. Barber, Coffee, Beauty and Gift shops	$				
8. Other (*Specify*)	$				
V. Total Other Revenue (1 thru 8)	$	176	176		
VI. Total All Revenue (III +V)	$	9,065,663	9,065,663		

* *Facility should off-set the appropriate expense on Page 28 or Page 29 of the Cost Report.*

** *Facility should report all contractual allowances and/or payer discounts.*

Schedule of Other Resident Revenue - Medicare

Related Exp

Page Ref	Description	CCNH	RHNS	(Specify)
	Oxygen	$ 82,563		
	X-Ray	$ 3,942		
	Lab	$ 13,020		
	Contractual Allowances	$ (99,526)		
Total Other Resident Revenue - Medicare		$ (0)	$ -	$ -

Schedule of Other Non-Medicare Resident Revenue

Related Exp

Page Ref	Description	CCNH	RHNS	(Specify)
	X-Ray - Private Insurance	$ 148		
	X-Ray - Managed Care	$ 1,068		
	Oxygen - Managed Care	$ 90		
	Lab - Private Insurance	$ 38		
	Lab - Managed Care	$ 1,647		
Total Other Resident Revenue		$ 2,992	$ -	$ -

Interest Income

Account

Page Ref	Account	Balance	CCNH	RHNS	(Specify)
	Interest Income		$ 176		
Total Interest Income			$ 176	$ -	$ -

Schedule of Other Revenue

Page Ref	Description	CCNH	RHNS	(Specify)
Total Other Revenue		$ -	$ -	$ -

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G. Balance Sheet

Name of Facility	License No.	Report for Year Ended	Page	of
Greentree Manor & Nursing Rehabilitat	842C	9/30/2022	31	37

Account				Amount
Assets				
A. Current Assets				
1. Cash (*on hand and in banks*)				$ 238,861
2. Resident Accounts Receivable (Less Allowance for Bad Debts)				$ 1,578,436
3. Other Accounts Receivable (Excluding Owners or Related Parties)				$
4 Inventories				$
5. Prepaid Expenses				$ 6,130
a. Prepaid Expenses		3,390		
b. Prepaid Insurance		2,740		
c.				
d. See Schedule				
6. Interest Receivable				$
7. Medicare Final Settlement Receivable				$
8. Other Current Assets (*itemize*)				$ (115,597)
Medicaid Advances		12,810		
Loans & Exchanges		(137,912)		
Refunds		9,505		
See Schedule				
A-9. ***Total Current Assets*** (Lines A1 thru 8)				$ 1,707,829
B. Fixed Assets				
1. Land				$
2. Land Improvements	*Historical Cost	1,690		$ 1,521
	Accum. Depreciation	169	Net	
3. Buildings	*Historical Cost			$
	Accum. Depreciation		Net	
4. Leasehold Improvements	*Historical Cost	7,304,391		$ 3,547,824
	Accum. Depreciation	3,756,566	Net	
5. Non-Movable Equipment	*Historical Cost	583,875		$ 109,443
	Accum. Depreciation	474,432	Net	
6. Movable Equipment	*Historical Cost	606,865		$ 54,317
	Accum. Depreciation	552,548	Net	
7. Motor Vehicles	*Historical Cost	100,831		$ 1,457
	Accum. Depreciation	99,374	Net	
8. Minor Equipment-Not Depreciable				$
9. Other Fixed Assets (*itemize*)				$ 19,774
Computer Software		19,774		
See Schedule				
B-10. ***Total Fixed Assets*** (Lines B1 thru 9)				$ 3,734,337

* Historical Costs must agree with Historical Cost reported in Schedules on Depreciation and Amortization (Pages 23 and 24).

(*Carry Total forward to next page*)

Schedule of Prepaid Expenses Page 31 Line A5

Page Ref	Line Ref	Description	
Total Prepaid Expenses			$ -

Schedule of Other Current Assets (itemized) Page 31 Line A8

Page Ref	Line Ref	Description	
Total Other Current Assets (Itemize)			$ -

Schedule of Other Fixed Assets (Itemize) Page 31 Line B9

Page Ref	Line Ref	Description	
Total Other Other Fixed Assets (Itemize)			$ -

Schedule of Other Assets Page 32 Line D7

Page Ref	Line Ref	Description	
		Due from Mystic Healthcare	$ 3,696
		Due from Ryders Health Management	$ 90,380
Total Other Assets			$ 94,076

Schedule of Notes Payable (Itemize) Page 33 Line A2

Page Ref	Line Ref	Description	
Total Notes Payable			$ -

Schedule of Other Current Liabilities (Itemize) Page 33 Line A12

Page Ref	Line Ref	Description	
Total Other Current Liabilities (Itemize)			$ -

Schedule of Other Long-Term Liabilities (Itemize) Page 34 Line B4

Page Ref	Line Ref	Description	
		Due to Chamberlain Manor	$ 766,289
		Due to Cheshire House	$ 146,963
		Due to Lord Chamberlain	$ 155,180
		Due to GT Realty	3005576.18
Total Other Current Liabilities (Itemize)			$ 4,074,007

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G. Balance Sheet (cont'd)

Name of Facility	License No.	Report for Year Ended	Page	of
Greentree Manor & Nursing Rehabilitat	842C	9/30/2022	32	37

Account				Amount
		Total Brought Forward:	$	5,442,166
C. Leasehold or like property recorded for Equity Purposes.				
1. Land			$	
2. Land Improvements	*Historical Cost			
	Accum. Depreciation	Net	$	
3. Buildings	*Historical Cost			
	Accum. Depreciation	Net	$	
4. Non-Movable Equipment	*Historical Cost			
	Accum. Depreciation	Net	$	
5. Movable Equipment	*Historical Cost			
	Accum. Depreciation	Net	$	
6. Motor Vehicles	*Historical Cost			
	Accum. Depreciation	Net	$	
7. Minor Equipment-Not Depreciable			$	
C-8 ***Total Leasehold or Like Properties*** (C1 thru 7)			$	
D. Investment and Other Assets				
1. Deferred Deposits			$	
2. Escrow Deposits			$	
3. Organization Expense	*Historical Cost	50,000		
	Accum. Depreciation	16,534 Net	$	33,466
4. Goodwill (Purchased Only)			$	
5. Investments Related to Resident Care (*itemize*)			$	
6. Loans to Owners or Related Parties (*itemize*)			$	
Name and Address	Amount	Loan Date		
7. Other Assets (*itemize*)			$	98,403
Due from Bel-Air Manor		2,015		
Due from Douglas Manor		2,313		
See Schedule		94,076		
D-8. ***Total Investments and Other Assets*** (Lines D1 thru 7)			$	131,870
D-9. ***Total All Assets*** (Lines A9 + B10 + C8 + D8)			$	5,574,035

* Historical Costs must agree with Historical Cost reported in Schedules on Depreciation and Amortization (Pages 23 and 24).

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G. Balance Sheet (cont'd)

Name of Facility	License No.	Report for Year Ended	Page	of
Greentree Manor & Nursing Rehabilitation Ce	842C	9/30/2022	33	37

Account					Amount
Liabilities					
A. Current Liabilities					
1. Trade Accounts Payable					$ 1,092,040
2. Notes Payable (*itemize*)					$ 20,615
NP - HealthPro	20,615				
See Schedule					
3. Loans Payable for Equipment (*Current portion*) (*itemize*)					$
Name of Lender	Purpose	Amount	Date Due		
4. Accrued Payroll (*Exclusive of Owners and/or Stockholders only*)					$ 85,815
5. Accrued Payroll (*Owners and/or Stockholders only*)					$
6. Accrued Payroll Taxes Payable					$
7. Medicare Final Settlement Payable					$
8. Medicare Current Financing Payable					$
9. Mortgage Payable (*Current Portion*)					$
10. Interest Payable (*Exclusive of Owner and/or Related Parties*)					$
11. Accrued Income Taxes*					$
12. Other Current Liabilities (*itemize*)					$ 1,535,447
Patient Fund	35,142	Accrued PTO	109,256		
Accrued Expenses	307,563				
Accrued User Fee	1,078,691				
Aflac - Individual	4,796	See Schedule			
A-13. ***Total Current Liabilities*** (Lines A1 thru 12)					$ 2,733,918

* Business Income Tax (not that withheld from employees). Attach copy of owner's Federal Income Tax Return.

(Carry Total forward to next page)

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G. Balance Sheet (cont'd)

Name of Facility	License No.	Report for Year Ended	Page	of
Greentree Manor & Nursing Rehabilitation C	842C	9/30/2022	34	37

Account	Amount
Total Brought Forward:	2,733,918
Liabilities (cont'd)	
B. Long-Term Liabilities	
1. Loans Payable-Equipment (*itemize*)	$

Name of Lender	Purpose	Amount	Date Due

2. Mortgages Payable	$
3. Loans from Owners or Related Parties (*itemize*)	$

Name and Address of Lender	Amount	Loan Date

4. Other Long-Term Liabilities (*itemize*)		$ 4,592,918
Due to Robert Sbriglio	140,000	
Due to Martin Sbriglio	140,000	
Due to Aaron Manor	238,911	
See Schedule	4,074,007	
B-5. ***Total Long-Term Liabilities*** (Lines B1 thru 4)		$ 4,592,918
C. ***Total All Liabilities*** (Lines A-13 + B-5)		$ 7,326,836

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G. Balance Sheet (cont'd)
Reserves and Net Worth

Name of Facility	License No.	Report for Year Ended	Page	of
Greentree Manor & Nursing Rehabilita	842C	9/30/2022	35	37

Account		Amount
A.	**Reserves**	
	1. Reserve for value of leased land	$
	2. Reserve for depreciation value of leased buildings and appurtenances to be amortized	$
	3. Reserve for depreciation value of leased personal property (*Equity)*	$
	4. Reserve for leasehold real properties on which fair rental value is based	$
	5. Reserve for funds set aside as donor restricted	$
	6. Total Reserves	$
B.	**Net Worth**	
	1. Owner's Capital	$
	2. Capital Stock	$ 1,000
	3. Paid-in Surplus	$
	4. Treasury Stock	$
	5. Cumulated Earnings	$ (1,248,740)
	6. Gain or Loss for Period 10/1/2021 thru 9/30/2022	$ (505,061)
	7. Total Net Worth	$ (1,752,801)
C.	***Total Reserves and Net Worth***	$ (1,752,801)
D.	***Total Liabilities, Reserves, and Net Worth***	$ 5,574,035

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H. Changes in Total Net Worth

Name of Facility	License No.	Report for Year Ended	Page	of
Greentree Manor & Nursing Rehabilitati	842C	9/30/2022	36	37

Account				Amount
A.	Balance at End of Prior Period as shown on Report of 09/30/2021			$ (1,254,014)
B.	Total Revenue (*From Statement of Revenue Page 30*)			$ 9,065,662
C.	Total Expenditures (*From Statement of Expenditures Page 27*)			$ 9,570,723
D.	Net Income or Deficit			$ (505,061)
E.	Balance			$ (1,759,075)
F.	Additions			
	1. Additional Capital Contributed (*itemize*)			
	2. Other (*itemize*)			
	Out of Period Adj		6,274	
F-3.	Total Additions			$ 6,274
G.	Deductions			
	1. Drawings of Owners/Operators/Partners (*Specify*)			$
	Name and Address (*No., City, State, Zip*)	Title	Amount	
	2. Other Withdrawings *(Specify)*			$
	Purpose		Amount	
	3. Total Deductions			$
H.	***Balance at End of Period***	09/30/22		$ (1,752,801)

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I. Preparer's/Reviewer's Certification

Name of Facility	License No.	Report for Year Ended	Page	of
Greentree Manor & Nursing Rehabilitation	842C	9/30/2022	37	37

Check appropriate category

☑ Chronic and Convalescent Nursing Home only (CCNH)	☐ Rest Home with Nursing Supervision only (RHNS)	☐ (Specify)

Preparer/Reviewer Certification

I have prepared and reviewed this report and am familiar with the applicable regulations governing its preparation. have read the most recent Federal and State issued field audit reports for the Facility and have inquired of appropriate personnel as to the possible inclusion in this report of expenses which are not reimbursable under the applicable regulations. All non-reimbursable expenses of which I am aware (except those expenses known to be automatically removed in the State rate computation system) as a result of reading reports, inquiry or other services performed by me are properly reported as such in this report on Pages 28 and 29 (adjustments to statement of expenditures). Further, the data contained in this report is in agreement with the books and records, as provided to me, by the Facility.

Signature of Preparer	Title	Date Signed

Printed Name of Preparer
Ryders Health Management

Addres Address	Phone Number
88 Ryders Lane, Stratford, CT 06614	203-381-1327

Contacted Person Regarding Additional Information Needed Regarding This Report	Phone Number
Elizabeth Maglio	203-381-1327

Contact Email Address
emaglio@rydershealth.com