

**Gardner  
Nursing Facility Narrative 2023**

The Facility operated at a Net Income of \$807,216 in 2023, which is a increase from the 2022 cost year which had Net Income of \$204,897. Census increased by 6% causing total revenues to increase by 1.105K, while expenses increased by 516K.

State of Connecticut  
Department of Social Services

**Nursing Facility Narrative Summary of Expenditures**  
To be Filed with the Annual Report of Long Term Care Facility

Per LCO No. 8976, beginning with the cost report year ending on September 30, 2023, and annually thereafter, the facility, as defined in section 19a-490 of the general statutes, shall submit to the Commissioner of Social Services a narrative summary of expenditures in addition to the cost reports required pursuant to section 17b-340 of the general statutes, as such summaries shall include profit and loss statements for the preceding three cost report years, total revenue, total liabilities, short-term debt, long-term debt and cash flows from investing, operating and financing activities.

**You must submit this summary (data requested below) along with a written narrative explaining the statements for the preceding three cost years.**

**Facility Name** Gardner Heights Health Care Center

**Facility Address** 172 Rocky Rest Rd.  
Shelton, CT 06484

**Provider Number** 2296-C

**Individual Completing this Summary** Susan Southey  
**Email Address** [ssouthey@apple-rehab.com](mailto:ssouthey@apple-rehab.com)

	2020	2021	2022
Total Expenditures	\$ 9,522,133.00	\$ 9,548,682.00	\$ 10,206,263.00
Total Revenue	\$ 10,564,859.00	\$ 10,369,300.00	\$ 10,411,160.00
Total Assets	\$ 1,000,986.00	\$ 1,096,112.00	\$ 1,590,060.00
Total Liabilities	\$ 484,140.00	\$ 241,353.00	\$ 47,700.00
Short-term debt	\$ -	\$ -	\$ -
Long-term debt	\$ 3,722,707.00	\$ 4,921,836.76	\$ 3,616,764.65
Cash Flows from Investing			
Cash Flows from Operating			
Cash Flows from Financing			

after, each nursing home  
services narrative summaries of  
amended by this act. The  
total expenditures, total assets,  
ivities.

**Financial data and profit and loss**

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2023

\$ 10,709,527.00
\$ 11,516,743.00
\$ 1,536,736.00
\$ (812,840.00)
\$ -
\$ 4,785,786.42
\$ (55,524.17)
\$ 780,134.47
\$ 140,186.09

Gardner Heights Health Care Center, Inc.  
Income Statement  
Wednesday, September 30, 2020

	2019	2020	Adjustments	
	OCT-DEC	JAN-SEPT	DR	CR
Operating Income				
Room & Board	\$2,460,991	\$6,804,918		
Ancillary and Other Income	69,340	1,229,577		
Total Revenue	2,530,331	8,034,495		
Operating Expenses				
General & Administrative	962,287	2,637,312		
Nursing	818,943	2,467,006		
Dietary	169,047	515,067		
Laundry & Linen	33,735	84,186		
Housekeeping	64,003	214,246		
Recreation	32,809	86,317		
Other Services	143,251	386,181		
User Fee	185,291	479,550		
Bad Debts	145,830			
Total Operating Expenses	2,555,196	6,869,865		
Excess of Revenues over Operating Expense	(24,865)	1,164,630		
Interest Income		33		
Income before Owner Comp, Taxes, Depreciation	(24,865)	1,164,663		
Owner Compensation	6,439			
Depreciation & Amortization	20,427	60,381		
Provision for State Income Tax	9,825			
Net Income	(\$61,556)	\$1,104,282		

Total

\$9,265,909

1,298,917

10,564,826

3,599,599

3,285,949

684,114

117,921

278,249

119,126

529,432

664,841

145,830

9,425,061

1,139,765

33

1,139,798

6,439

80,808

9,825

\$1,042,726

Gardner Heights Health Care Center, Inc.  
Income Statement  
Thursday, September 30, 2021

	2020	2021	Adjustments	
	OCT-DEC	JAN-SEPT	DR	CR
Operating Income				
Room & Board	\$2,277,391	\$7,047,300		
Ancillary and Other Income	161,414	883,189		
Total Revenue	2,438,805	7,930,489		
Operating Expenses				
General & Administrative	930,112	2,461,159		
Nursing	861,812	2,617,976		
Dietary	153,184	481,092		
Laundry & Linen	37,562	83,609		
Housekeeping	64,514	209,507		
Recreation	24,162	88,536		
Other Services	140,999	397,788		
User Fee	164,315	513,960		
Bad Debts	174,297			
Total Operating Expenses	2,550,957	6,853,627		
Excess of Revenues over Operating Expense	(112,152)	1,076,862		
Interest Income				6
Income before Owner Comp, Taxes, Depreciation	(112,152)	1,076,868		
Owner Compensation	7,198			
Depreciation & Amortization	14,243	52,580		
Provision for State Income Tax	70,077			
Net Income	(\$203,670)	\$1,024,288		

Total

\$9,324,691

1,044,603

10,369,294

3,391,271

3,479,788

634,276

121,171

274,021

112,698

538,787

678,275

174,297

9,404,584

964,710

6

964,716

7,198

66,823

70,077

\$820,618

Gardner Heights Health Care Center, Inc.  
Income Statement  
Friday, September 30, 2022

	2021	2022	Adjustments	
	OCT-DEC	JAN-SEPT	DR	CR
Operating Income				
Room & Board	\$2,757,813	\$7,409,374		
Ancillary and Other Income	(41,627)	285,559		
Total Revenue	2,716,186	7,694,933		
Operating Expenses				
General & Administrative	989,048	2,701,413		
Nursing	912,428	2,755,052		
Dietary	160,943	523,682		
Laundry & Linen	25,031	109,504		
Housekeeping	80,264	217,786		
Recreation	33,273	98,080		
Other Services	138,776	419,503		
User Fee	176,672	523,693		
Bad Debts	200,611			
Total Operating Expenses	2,717,046	7,348,713		
Excess of Revenues over Operating Expense	(860)	346,220		
Interest Income	32	9		
Income before Owner Comp, Taxes, Depreciation	(828)	346,229		
Owner Compensation	7,898			
Depreciation & Amortization	15,553	47,153		
Provision for State Income Tax	69,900			
Net Income	(\$94,179)	\$299,076		



Total

\$10,167,187

243,932

10,411,119

3,690,461

3,667,480

684,625

134,535

298,050

131,353

558,279

700,365

200,611

10,065,759

345,360

41

345,401

7,898

62,706

69,900

\$204,897

Gardner Heights Health Care Center, Inc.  
Income Statement  
Saturday, September 30, 2023

	2022	2023	Adjustments	
	OCT-DEC	JAN-SEPT	DR	CR
Operating Income				
Room & Board	\$2,917,775	\$8,157,073		
Ancillary and Other Income	241,913	199,982		
Total Revenue	<u>3,159,688</u>	<u>8,357,055</u>		
Operating Expenses				
General & Administrative	926,893	2,652,482		
Nursing	1,044,461	3,289,255		
Dietary	179,631	575,236		
Laundry & Linen	38,877	110,187		
Housekeeping	76,471	242,722		
Recreation	30,677	88,814		
Other Services	145,499	442,159		
User Fee	188,863	568,465		
Bad Debts	(18,084)			
Total Operating Expenses	<u>2,613,288</u>	<u>7,969,320</u>		
Excess of Revenues over Operating Expense	546,400	387,735		
Income before Owner Comp, Taxes, Depreciation	546,400	387,735		
Owner Compensation	8,131			
Depreciation & Amortization	15,173	46,144		
Provision for State Income Tax	57,471			
Net Income	<u><u>\$465,625</u></u>	<u><u>\$341,591</u></u>		

Total

\$11,074,848

441,895

11,516,743

3,579,375

4,333,716

754,867

149,064

319,193

119,491

587,658

757,328

(18,084)

10,582,608

934,135

934,135

8,131

61,317

57,471

\$807,216