

**GREENWOOD CONNECTIONS  
BOARD MEETING MINUTES  
January 27, 2025**

PRESENT: Bill Hodge, Glenda Komulainen, Larry Murphy, Vickie Paurus, Durwin Tomperi, Laura Ahlf, Amy Kor

ABSENT: Cindy Pederson

**A. Call to Order**

Laura Ahlf called the meeting to order at 5:03 p.m.

**B. Election of Officers / Open Board Position**

- Ahlf welcomed new city-appointed board member Bill Hodge.
- Ahlf encouraged the board to bring forward any suggestions for candidates to fill the board vacancy.
- Discussion was held on potential board meeting dates and times. The board consensus was that the regular meeting time will be changed to the 4<sup>th</sup> Monday of the month at 5:00 p.m.

<b>Main Motion:</b>	<b>To nominate Paurus as President</b>
Moved by:	Tomperi
Seconded by:	Murphy
Action:	Motion carried by unanimous voice vote
In favor:	Hodge, Komulainen, Murphy, Paurus, Tomperi
Opposed:	None

<b>Main Motion:</b>	<b>To nominate Pederson as Vice President</b>
Moved by:	Paurus
Seconded by:	Murphy
Action:	Motion carried by unanimous voice vote
In favor:	Hodge, Komulainen, Murphy, Paurus, Tomperi
Opposed:	None

<b>Main Motion:</b>	<b>To nominate Kor as Secretary</b>
Moved by:	Murphy
Seconded by:	Komulainen
Action:	Motion carried by unanimous voice vote
In favor:	Hodge, Komulainen, Murphy, Paurus, Tomperi
Opposed:	None

### C. Approval of Minutes

- The board asked Ahlf if she had discussed the window bid with the selected contractor. Ahlf had reviewed the bid with the contractor and was assured that nothing was missing.

<b>Main Motion:</b>	<b>To approve the December 16, 2024, Meeting Minutes</b>
Moved by:	Murphy
Seconded by:	Komulainen
Action:	Motion carried by unanimous voice vote
In favor:	Hodge, Komulainen, Murphy, Paurus, Tomperi
Opposed:	None

### D. Payment of Bills

- Ahlf reviewed the December bills, answering any additional questions that were raised.
- Ahlf mentioned that the facility cameras need to be replaced. She is in favor of buying the cameras versus leasing, as buying outright has proven to be more cost-effective.
- Discussion was held regarding the frequency of board meeting reimbursement. Possibilities include once per year, twice per year, or monthly. Some of the options would possibly result in a PERA payment requirement. Ahlf will do some checking on this and will discuss it at the next meeting.

<b>Main Motion:</b>	<b>To approve the December 2024 bills in the amount of \$408,623.59.</b>
Moved by:	Tomperi
Seconded by:	Hodge
Action:	Motion carried by unanimous voice vote
In favor:	Hodge, Komulainen, Murphy, Paurus, Tomperi
Opposed:	None

### E. Financial Report

- Ahlf discussed the December 2024 financial reports. The nursing home census was 83% for December. Today's census is 57 total with 8 in the TCU.
- Ahlf noted that December 2024 net income is subject to change following the 2024 financial audit.
- Ahlf provided an overview of the DHS surcharge and the function of delicensing nursing home beds.
- Restated the assumption that rates will decrease for 2025 based on the expiration of the \$8.00/day Performance Improvement payment and the \$12.35/day DHS add-on. Ahlf anticipates revenue to decrease in 2025 but recognizes that this could be lessened by a higher census.
- Ahlf is reaching out for rates for a large CD renewal coming due.

- Tomperi asked how we're doing on pledged securities, and Ahlf responded that she had checked with the bank and the pledged securities are good. She will have the figures available for the council meeting.

<b>Main Motion:</b>	<b>To approve the December 2024 Financial Reports</b>
Moved by:	Tomperi
Seconded by:	Murphy
Action:	Motion carried by unanimous voice vote
In favor:	Hodge, Komulainen, Murphy, Paurus, Tomperi
Opposed:	None

#### F. Employees Terminated/Separated/Hired

- Hired: Shania Wolfe, RN; Kaydence Lake, CNA; Sophia Ylitalo, CNA; Chelsea Swenson, LPN; Leeann Stopka, TMA
- Job Changes:
- Terminated/Separated: Autumn Deleon, Laundry; Ashley Withrow, RN; Sara O'Connor, CNA; Kristine Kako, CNA; Jacqueline Rousu, Resident Assistant; Keira Eckmann, Dietary
- There was one involuntary termination in December.
- Ahlf received an update last week regarding the Philippine nurses. She was told that there are 14 nurses going to Tennessee at this time, and we may possibly receive two of those nurses. We have asked for three months' notice prior to their arrival to arrange for housing.
- Komulainen inquired about the Resident Assistant position listed on the terminated list. Ahlf explained that this term has replaced the previous Home Health Aide position title. This is to better align with the assisted living license as we no longer carry a home health license.

<b>Main Motion:</b>	<b>To approve the December 2024 New Hire/Job Change/Terminated/Separated Employment Report</b>
Moved by:	Hodge
Seconded by:	Paurus
Action:	Motion carried by unanimous voice vote
In favor:	Hodge, Komulainen, Murphy, Paurus, Tomperi
Opposed:	None

#### G. Holidays

- Ahlf informed the board that the legal action blocking enforcement of the Nursing Home Workforce Standards Board Act Holiday Pay Rule of the has yet to be resolved. The rule requires nursing homes to pay time and a half to employees who work on 11 state holidays.
  - Currently, employees who work 10 days per pay period and work the holiday receive double pay for the holiday worked and are granted an additional paid day

off. The first two holidays of this year were paid double time for the holiday worked. The plan had been to go with time and one half pay if the rule was enforced.

- Ahlf asked the board if we should go ahead and change the holiday policy now or wait to see if the legislation is enforced. The board suggests waiting, and addressing each holiday one by one until a decision is made.
- Ahlf informed the board that there is a plan in place if the rule is enforced. A staff majority voted to substitute Easter and Christmas Eve for Juneteenth and Indigenous People’s Day as paid holidays.

<b>Main Motion: To wait on changing the holiday policy to see what happens with the State</b>	
Moved by:	Murphy
Seconded by:	Tomperi
Action:	Motion carried by unanimous voice vote
In favor:	Hodge, Komulainen, Murphy, Paurus, Tomperi
Opposed:	None

**H. Market Study**

- Ahlf reviewed the senior housing market study completed by Jay Thompson of ViewPoint Consulting Group. The study projects that by 2029 there will be a potential demand for 17 additional independent living units, 15 additional assisted living units, 7 elderly waiver units, 12 memory care units, plus 13 elderly waiver memory care units (we are not currently licensed for memory care). This potential demand, plus the existing 37 units, projects a possible need for 100 total units by 2029.
- Ahlf said there is a need for additional senior living housing, probably mainly for independent living units.
- The board will review the study and will discuss it at the next meeting.

The next board meeting will take place on Monday, February 24, 2025, at 5:00 p.m.

**I. Meeting Adjourned**

<b>Main Motion: To adjourn the meeting at 6:41 p.m.</b>	
Moved by:	Hodge
Seconded by:	Murphy
Action:	Motion carried by unanimous voice vote
In favor:	Hodge, Komulainen, Murphy, Paurus, Tomperi
Opposed:	None

  
 Amy Kor  
 Secretary

Tx. Status: All

	Eff. Date	Year-Per	Batch	Vendor	Description	Amount	Status
	12/2/2024	2024-12	1548-1	SHARPS COMPLIANCE		\$174.90	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>					
665500-PURCHASED SERVICES	\$174.90						
	12/2/2024	2024-12	1548-2	GREEN PINE ACRES SINKING FUN...		\$33,000.00	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>					
523000-CASH TRANSFER	\$33,000.00						
	12/2/2024	2024-12	1548-5	LAKE COUNTRY FOODS		\$146.67	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>					
633000-FOOD EXPENSE	\$54.41						
671900-W/M - ACTIVITY EXP	\$92.26						
	12/2/2024	2024-12	1548-3	HAUGRUD, MIRANDA		\$989.20	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>					
637000-DIETICIAN CONSULT FEES	\$989.20						
	12/2/2024	2024-12	1548-4	JACOB, TROY		\$75.00	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>					
804200-TRAVEL & VAN MAINTENANCE	\$50.00						
662000-MAINTENANCE SPLY	\$25.00						
	12/2/2024	2024-12	1548-6	MCKESSON		\$4,945.56	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>					
618500-OTHER NURSING	\$37.51						
663500-MINOR EQUIPMENT	\$9.27						
633000-FOOD EXPENSE	\$98.42						
612000-NURSING SUPPLIES	\$4,645.29						
682000-H/H - SUPPLIES	\$155.07						
	12/2/2024	2024-12	1548-7	METRO SALES, INC		\$71.00	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>					
802100-OFFICE SUPPLIES	\$71.00						
	12/2/2024	2024-12	1548-8	POSTMASTER		\$146.00	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>					
802200-POSTAGE	\$146.00						
	12/3/2024	2024-12	1549-1	BECK, TERRY		\$48.31	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>					
902900-OTHER EMPLOYEE BENEFITS	\$48.31						
	12/3/2024	2024-12	1549-2	CWMKLA ACE HARDWARE		\$216.91	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>					
672000-W/M - SUPPLIES	\$151.96						
664200-REPAIRS - BLDG	\$19.96						
673500-W/M - MINOR EQUIPMENT	\$44.99						
	12/3/2024	2024-12	1549-3	ESSENTIA HEALTH		\$980.00	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>					
901900-EMPLOYEE DRUG TESTING	\$860.00						
681900-H/H - EMPLOYEE DRUG TESTING	\$120.00						
	12/3/2024	2024-12	1549-4	ePROVIDER SOLUTIONS		\$124.00	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>					
807800-DATA PROCESSING FEES	\$124.00						
	12/3/2024	2024-12	1549-5	LTC PROFESSIONALS, PLLC		\$2,000.00	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>					
617600-NURSE CONSULTANT	\$2,000.00						
	12/3/2024	2024-12	1549-6	MINNESOTA POWER		\$6,429.69	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>					
663000-UTILITIES	\$6,429.69						
	12/3/2024	2024-12	1550-5	THRIFTY WHITE PHARMACY		\$3,163.25	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>					
613500-MC-A DRUGS	\$1,631.95						
614100-Medicare Adv - Drugs	\$1,390.39						
614700-MSHO RUGS - MEDICATIONS	(\$7.20)						
615800-MSHO LOC - MEDICATIONS	\$148.11						
	12/3/2024	2024-12	1550-6	US FOODS INC.		\$4,504.85	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>					
633000-FOOD EXPENSE	\$4,424.23						
632000-DIETARY SUPPLIES	\$80.62						

Date: Jan 24, 2025  
 Time: 13:50:32 CT  
 User: Amy Kor

Greenwood Connections - SNF  
 Transaction Journal - Invs./Adjs.  
 Date Range: 12/1/2024 to 12/31/2024

Facility # 00678

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Tx. Status: All

	Eff. Date	Year-Per	Batch	Vendor	Description	Amount	Status
<b>Account</b>	12/3/2024	2024-12	1550-3	RELIASTAR LIFE INSURANCE CO.		\$100.00	Posted
214800-PEDC W/H EMPLEE	<b>Amount</b>	<b>Description</b>				\$100.00	
<b>Account</b>	12/3/2024	2024-12	1550-4	US BANK EQUIPMENT FINANCE		\$245.00	Posted
802000-OFFICE EQUIPMENT LEASES	<b>Amount</b>	<b>Description</b>				\$245.00	
<b>Account</b>	12/3/2024	2024-12	1550-1	MINNESOTA POWER		\$2,790.58	Posted
673000-W/M - UTILITIES	<b>Amount</b>	<b>Description</b>				\$2,790.58	
<b>Account</b>	12/3/2024	2024-12	1550-2	PERFORMANCE FOODSERVICE		\$2,368.16	Posted
632000-DIETARY SUPPLIES	<b>Amount</b>	<b>Description</b>				\$231.66	
633000-FOOD EXPENSE						\$2,136.50	
<b>Account</b>	12/3/2024	2024-12	1552-1	VIVENTIUM SOFTWARE		\$777.60	Posted
808000-OTHER ADMIN & AGENT FEES	<b>Amount</b>	<b>Description</b>				\$777.60	
<b>Account</b>	12/4/2024	2024-12	1551-1	NORTHWEST RESPIRATORY SERVIC...		\$419.65	Posted
612700-MC-A RESPIRATORY	<b>Amount</b>	<b>Description</b>				\$96.77	
618500-OTHER NURSING						\$322.88	
<b>Account</b>	12/4/2024	2024-12	1551-2	PAN-O-GOLD		\$150.19	Posted
633000-FOOD EXPENSE	<b>Amount</b>	<b>Description</b>				\$150.19	
<b>Account</b>	12/4/2024	2024-12	1551-3	POINT CLICK CARE TECHNOLOGIE...		\$475.00	Posted
807800-DATA PROCESSING FEES	<b>Amount</b>	<b>Description</b>				\$89.34	
617800-NURSING DATA PROCESSING FEES						\$385.66	
<b>Account</b>	12/6/2024	2024-12	1553-1	BLUE STONE THERAPY		\$24,815.17	Posted
625600-MSHO LOC - PT	<b>Amount</b>	<b>Description</b>				\$1,166.52	
625700-MSHO LOC - OT						\$1,086.48	
625800-MSHO LOC - SPEECH						\$214.92	
626100-MC-A PHYS.THERAPY						\$1,778.89	
626200-MC-A SPEECH						\$326.36	
626300-MC-A OCCUP.THERAPY						\$1,656.83	
626400-MC-B PHYS. THERAPY						\$1,479.20	
626700-Managed Care PT- Part B Expen						\$4,611.37	
626800-Medicare Adv - P.T. - Part A						\$3,364.74	
626900-Medicare Adv - O.T. - Part A						\$3,132.59	
627000-Medicare Adv - Speach - Part						\$620.88	
627100-PHYSICAL THERAPY						\$3,563.09	
627800-Managed Care - OT - Part B E						\$1,763.30	
628000-OTHER - ACTIVITIES						\$50.00	
<b>Account</b>	12/6/2024	2024-12	1553-7	SHELL SPORT & BAIT		\$128.30	Posted
804200-TRAVEL & VAN MAINTENANCE	<b>Amount</b>	<b>Description</b>				\$128.30	
<b>Account</b>	12/6/2024	2024-12	1553-2	GLACIER SALT, INC.		\$279.80	Posted
662000-MAINTENANCE SPLY	<b>Amount</b>	<b>Description</b>				\$279.80	
<b>Account</b>	12/6/2024	2024-12	1553-3	MAYER, TROY		\$450.00	Posted
616600-NRSG TRNG & TRVL	<b>Amount</b>	<b>Description</b>				\$450.00	
<b>Account</b>	12/6/2024	2024-12	1553-4	MN CHILD SUPPORT PAYMENT CEN...		\$31.20	Posted
215900-OTHER EMPLOYEE WH	<b>Amount</b>	<b>Description</b>				\$31.20	
<b>Account</b>	12/6/2024	2024-12	1553-5	PARK RAPIDS FLORAL		\$7.50	Posted
628000-OTHER - ACTIVITIES	<b>Amount</b>	<b>Description</b>				\$7.50	
<b>Account</b>	12/6/2024	2024-12	1553-6	RELIASTAR LIFE INSURANCE CO.		\$100.00	Posted
214800-PEDC W/H EMPLEE	<b>Amount</b>	<b>Description</b>				\$100.00	
	12/10/2024	2024-12	1554-1	VIVENTIUM SOFTWARE		\$1,226.50	Posted

Tx. Status: All

	Eff. Date	Year-Per	Batch	Vendor	Description	Amount	Status
<b>Account</b>		<b>Amount</b>			<b>Description</b>		
808000-OTHER ADMIN & AGENT FEES	12/10/2024	2024-12	1555-1	SHARPS COMPLIANCE		\$86.90	Posted
<b>Account</b>		<b>Amount</b>			<b>Description</b>		
665500-PURCHASED SERVICES	12/10/2024	2024-12	1555-2	COLE PAPERS INC.		\$1,587.05	Posted
<b>Account</b>		<b>Amount</b>			<b>Description</b>		
682000-H/H - SUPPLIES						\$54.74	
663500-MINOR EQUIPMENT						\$41.08	
642000-LAUNDRY SUPPLIES						\$808.87	
652000-HOUSEKEEPING SUPPLIES						\$255.52	
672000-W/M - SUPPLIES						\$67.47	
612000-NURSING SUPPLIES					BRIEFS	\$359.37	
	12/10/2024	2024-12	1555-3	CONSULTANT PHARMACIST INC.		\$2,175.00	Posted
<b>Account</b>		<b>Amount</b>			<b>Description</b>		
687200-H/H - CONSLT PHARMACIST	12/10/2024	2024-12	1555-4	FORUM COMMUNICATIONS COMPANY		\$160.00	Posted
<b>Account</b>		<b>Amount</b>			<b>Description</b>		
674500-W/M - ADVERTISING						\$57.60	
804500-ADVERTISING - EMPLOYMENT						\$102.40	
	12/10/2024	2024-12	1555-5	G & T SANITATION INC.		\$2,722.70	Posted
<b>Account</b>		<b>Amount</b>			<b>Description</b>		
665500-PURCHASED SERVICES						\$1,987.57	
675500-W/M - PRCHD SERV-GARBAGE						\$735.13	
	12/10/2024	2024-12	1555-6	KOR, AMY (PETTY CASH)		\$160.35	Posted
<b>Account</b>		<b>Amount</b>			<b>Description</b>		
671900-W/M - ACTIVITY EXP						\$17.86	
663500-MINOR EQUIPMENT						\$71.14	
901800-BACKGROUND CHECKS						\$10.00	
902900-OTHER EMPLOYEE BENEFITS						\$44.98	
628000-OTHER - ACTIVITIES						\$16.37	
	12/10/2024	2024-12	1555-7	L & M FLEET SUPPLY INC.		\$185.94	Posted
<b>Account</b>		<b>Amount</b>			<b>Description</b>		
663500-MINOR EQUIPMENT						\$119.97	
662000-MAINTENANCE SPLY						\$65.97	
	12/10/2024	2024-12	1555-8	NCPERS GROUP LIFE INS.		\$64.00	Posted
<b>Account</b>		<b>Amount</b>			<b>Description</b>		
15700-EMPLOYEE LIFE INS.	12/10/2024	2024-12	1555-9	WEST CENTRAL TELEPHONE		\$3,963.24	Posted
<b>Account</b>		<b>Amount</b>			<b>Description</b>		
807800-DATA PROCESSING FEES						\$1,643.56	
804900-TELEPHONE/DSL						\$848.13	
684900-H/H - TELEPHONE						\$83.05	
674900-W/M - TELEPHONE/DSL						\$80.10	
802000-OFFICE EQUIPMENT LEASES						\$4.95	
687800-H/H- DATA PROCESSING FEES						\$16.45	
623000-CABLE T.V.						\$357.00	
623300-RESIDENT PHONE						\$40.05	
663500-MINOR EQUIPMENT						\$889.95	
	12/11/2024	2024-12	1556-1	CHOCKER'S BAKERY		\$139.00	Posted
<b>Account</b>		<b>Amount</b>			<b>Description</b>		
633000-FOOD EXPENSE						\$90.00	
671900-W/M - ACTIVITY EXP						\$49.00	
	12/11/2024	2024-12	1556-5	PERFORMANCE FOODSERVICE		\$1,017.02	Posted
<b>Account</b>		<b>Amount</b>			<b>Description</b>		
632000-DIETARY SUPPLIES						\$352.28	
633000-FOOD EXPENSE						\$664.74	
	12/11/2024	2024-12	1556-2	JOHNSON, LACY		\$160.00	Posted
<b>Account</b>		<b>Amount</b>			<b>Description</b>		
903000-SCHOLARSHIP	12/11/2024	2024-12	1556-3	MARJON PRINTERS INC		\$96.00	Posted
<b>Account</b>		<b>Amount</b>			<b>Description</b>		
674500-W/M - ADVERTISING						\$96.00	

Tx. Status: All

	Eff. Date	Year-Per	Batch	Vendor	Description	Amount	Status
<b>Account</b> 663000-UTILITIES	12/11/2024	2024-12	1556-4	MINNESOTA ENERGY RESOURCES		\$374.60	Posted
	<b>Amount</b>	<b>Description</b>					
	\$374.60						
<b>Account</b> 632000-DIETARY SUPPLIES 633000-FOOD EXPENSE	12/11/2024	2024-12	1556-6	US FOODS INC.		\$3,613.25	Posted
	<b>Amount</b>	<b>Description</b>					
	\$89.45						
	\$3,523.80						
<b>Account</b> 673000-W/M - UTILITIES	12/11/2024	2024-12	1557-1	MINNESOTA ENERGY RESOURCES		\$1,327.32	Posted
	<b>Amount</b>	<b>Description</b>					
	\$1,327.32						
<b>Account</b> 662000-MAINTENANCE SPLY 664200-REPAIRS - BLDG 663500-MINOR EQUIPMENT	12/11/2024	2024-12	1557-4	TED'S HARDWARE		\$109.00	Posted
	<b>Amount</b>	<b>Description</b>					
	\$48.96						
	\$28.08						
	\$31.96						
<b>Account</b> 807800-DATA PROCESSING FEES	12/11/2024	2024-12	1557-2	SupremeCare LLC		\$125.00	Posted
	<b>Amount</b>	<b>Description</b>					
	\$125.00						
<b>Account</b> 633000-FOOD EXPENSE	12/11/2024	2024-12	1557-3	PAN-O-GOLD		\$80.19	Posted
	<b>Amount</b>	<b>Description</b>					
	\$80.19						
<b>Account</b> 804900-TELEPHONE/DSL	12/11/2024	2024-12	1557-5	VERIZON		\$228.37	Posted
	<b>Amount</b>	<b>Description</b>					
	\$228.37						
<b>Account</b> 663000-UTILITIES	12/11/2024	2024-12	1558-3	MINNESOTA ENERGY RESOURCES		\$1,856.27	Posted
	<b>Amount</b>	<b>Description</b>					
	\$1,856.27						
<b>Account</b> 807800-DATA PROCESSING FEES	12/11/2024	2024-12	1558-1	ePROVIDER SOLUTIONS		\$124.00	Posted
	<b>Amount</b>	<b>Description</b>					
	\$124.00						
<b>Account</b> 664200-REPAIRS - BLDG	12/11/2024	2024-12	1558-2	HD SUPPLY FACILITIES		\$405.36	Posted
	<b>Amount</b>	<b>Description</b>					
	\$405.36						
<b>Account</b> 672000-W/M - SUPPLIES 642000-LAUNDRY SUPPLIES 652000-HOUSEKEEPING SUPPLIES 612000-NURSING SUPPLIES 632000-DIETARY SUPPLIES	12/11/2024	2024-12	1558-4	NETWORK SERVICES COMPANY		\$2,359.06	Posted
	<b>Amount</b>	<b>Description</b>					
	\$237.61						
	\$101.05						
	\$1,763.16						
	\$208.14	CUPS FOR MEDS					
	\$49.10						
<b>Account</b> 612000-NURSING SUPPLIES	12/11/2024	2024-12	1558-5	THRIFTY WHITE PHARMACY		\$9.98	Posted
	<b>Amount</b>	<b>Description</b>					
	\$9.98	CART STOCK SUPPLY					
<b>Account</b> 632000-DIETARY SUPPLIES 633000-FOOD EXPENSE	12/12/2024	2024-12	1559-1	PERFORMANCE FOODSERVICE		\$1,180.03	Posted
	<b>Amount</b>	<b>Description</b>					
	\$192.28						
	\$987.75						
<b>Account</b> 202600-SECURITY DEPOSIT LIABILITY 672500-W/M - SECURITY DEP INT EXPENSE 202500-WM SECUR DEP	12/12/2024	2024-12	1559-2	ROUSU, WILMA		\$1,115.78	Posted
	<b>Amount</b>	<b>Description</b>					
	\$0.38						
	\$10.40						
	\$1,105.00						
<b>Account</b> 807800-DATA PROCESSING FEES	12/12/2024	2024-12	1559-3	WAYSTAR, INC		\$60.64	Posted
	<b>Amount</b>	<b>Description</b>					
	\$60.64						
<b>Account</b> 672700-W/M - HSA 902700-HSA (EMPLOYER SHARE) 682700-H/H - HSA 215600-HSA (EMPLOYEE)	12/13/2024	2024-12	1596-4	HSA		\$7,708.29	Posted
	<b>Amount</b>	<b>Description</b>					
	\$130.47						
	\$4,610.43						
	\$343.34						
	\$2,624.05						

Tx. Status: All

	Eff. Date	Year-Per	Batch	Vendor	Description	Amount	Status
	12/13/2024	2024-12	1596-3	PERA		\$25,450.66	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>					
902500-PERA -(EMPLOYER'S SHARE)	\$12,279.95						
685200-H/H - PERA	\$1,064.93						
215400-PERA W/H (EMPLOYEE)	\$11,816.37						
675200-W/M - PERA	\$289.41						
	12/13/2024	2024-12	1596-1	MN DEPT. OF REVENUE (C)		\$7,754.47	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>					
215300-STATE W/H (EMPLOYEE)	\$7,754.47						
	12/13/2024	2024-12	1596-2	INTERNAL REVENUE SERVICE		\$42,971.92	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>					
901100-FICA -(EMPLOYER'S SHARE)	\$13,592.83						
215100-FICA (EMPLOYEE)	\$15,125.72						
215200-FEDERAL W/H (EMPLOYEE)	\$12,720.34						
685100-H/H - FICA	\$1,250.65						
675100-W/M - FICA	\$282.38						
	12/16/2024	2024-12	1563-1	WeCare Connect LLC		\$483.00	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>					
807800-DATA PROCESSING FEES	\$8.00						
687800-H/H- DATA PROCESSING FEES	\$475.00						
	12/16/2024	2024-12	1564-1	DHS MEDICAL CARE SURCHARGE		\$15,247.91	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>					
701100-SURCHARGE	\$15,247.91						
	12/16/2024	2024-12	1564-2	HEALTHCARE ENVIRONMENTAL SER...		\$224.38	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>					
665500-PURCHASED SERVICES	\$224.38						
	12/16/2024	2024-12	1564-3	METRO SALES, INC		\$299.25	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>					
802100-OFFICE SUPPLIES	\$299.25						
	12/17/2024	2024-12	1565-1	VIVENTIUM SOFTWARE		\$435.20	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>					
808000-OTHER ADMIN & AGENT FEES	\$435.20						
	12/17/2024	2024-12	1566-1	VESTIS		\$114.46	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>					
652000-HOUSEKEEPING SUPPLIES	\$114.46						
	12/17/2024	2024-12	1566-2	DIRECT SUPPLY INC.		\$3,499.02	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>					
117000-EQPT & FURN	\$2,775.55						
663500-MINOR EQUIPMENT	\$467.49						
643000-LINEN & BEDDING	\$255.98						
	12/17/2024	2024-12	1566-3	US FOODS INC.		\$7,186.07	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>					
663500-MINOR EQUIPMENT	\$14.33						
633000-FOOD EXPENSE	\$6,860.17						
632000-DIETARY SUPPLIES	\$311.57						
	12/18/2024	2024-12	1567-1	GUARDIAN		\$7,916.36	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>					
215700-EMPLOYEE LIFE INS.	\$1,049.03						
215800-CANCER & INT CARE INS.	\$2,855.61						
902100-DENTAL INSURANCE	\$3,092.20						
902300-GRP LIFE INSURANCE	\$416.92						
215500-AVESIS INS W/H (EMPLOYEE)	\$502.60						
	12/18/2024	2024-12	1567-2	MEDICA		\$60,278.79	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>					
902200-GROUP MEDICAL INSURANCE	\$60,278.79						
	12/18/2024	2024-12	1567-3	MENAHGA FLOORS & MORE		\$797.30	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>					
674200-W/M - BLDG REPAIR	\$797.30						
	12/18/2024	2024-12	162-1	MENAHGA FLOORS & MORE	Reversed Invoice	(\$797.30)	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>					
674200-W/M - BLDG REPAIR	(\$797.30)	Reversed					
	12/18/2024	2024-12	1568-1	ACCELERATED CARE PLUS LEASIN...		\$1,458.80	Posted

Tx. Status: All

	Eff. Date	Year-Per	Batch	Vendor	Description	Amount	Status
<b>Account</b>						<b>Amount</b>	<b>Description</b>
625100-THERAPY SUPPLIES						\$1,458.80	
	12/18/2024	2024-12	1568-2	HILLSTROM, JAN		\$825.00	Posted
<b>Account</b>						<b>Amount</b>	<b>Description</b>
802500-BOARD EXPENSE						\$825.00	
	12/18/2024	2024-12	1568-10	TERMINIX		\$154.00	Posted
<b>Account</b>						<b>Amount</b>	<b>Description</b>
675500-W/M - PRCHD SERV-GARBAGE						\$61.60	
665500-PURCHASED SERVICES						\$92.40	
	12/18/2024	2024-12	1568-4	MENAHGA FLOORS & MORE		\$750.99	Posted
<b>Account</b>						<b>Amount</b>	<b>Description</b>
674200-W/M - BLDG REPAIR						\$750.99	
	12/18/2024	2024-12	1568-11	TOMPERI, DURWIN		\$750.00	Posted
<b>Account</b>						<b>Amount</b>	<b>Description</b>
802500-BOARD EXPENSE						\$750.00	
	12/18/2024	2024-12	1568-3	KOMULAINEN, GLENDA		\$825.00	Posted
<b>Account</b>						<b>Amount</b>	<b>Description</b>
802500-BOARD EXPENSE						\$825.00	
	12/18/2024	2024-12	1568-5	MURPHY, LARRY		\$750.00	Posted
<b>Account</b>						<b>Amount</b>	<b>Description</b>
802500-BOARD EXPENSE						\$750.00	
	12/18/2024	2024-12	1568-6	NETLAND, MIKE		\$975.00	Posted
<b>Account</b>						<b>Amount</b>	<b>Description</b>
802500-BOARD EXPENSE						\$975.00	
	12/18/2024	2024-12	1568-7	PAURUS, VICKIE		\$1,125.00	Posted
<b>Account</b>						<b>Amount</b>	<b>Description</b>
802500-BOARD EXPENSE						\$1,125.00	
	12/18/2024	2024-12	1568-8	PAN-O-GOLD		\$201.35	Posted
<b>Account</b>						<b>Amount</b>	<b>Description</b>
633000-FOOD EXPENSE						\$201.35	
	12/18/2024	2024-12	1568-9	PEDERSON, CINDY		\$750.00	Posted
<b>Account</b>						<b>Amount</b>	<b>Description</b>
802500-BOARD EXPENSE						\$750.00	
	12/19/2024	2024-12	1576-1	CARDMEMBER SERVICE		\$7,205.26	Posted
<b>Account</b>						<b>Amount</b>	<b>Description</b>
633000-FOOD EXPENSE						\$44.56	
665500-PURCHASED SERVICES						\$120.00	
671900-W/M - ACTIVITY EXP						\$234.05	
672000-W/M - SUPPLIES						\$262.83	
664200-REPAIRS - BLDG						\$729.90	
663500-MINOR EQUIPMENT						\$130.93	
616600-NRSG TRNG & TRVL						\$1,050.00	
612000-NURSING SUPPLIES						\$42.39	
632000-DIETARY SUPPLIES						\$4.89	
628000-OTHER - ACTIVITIES						\$266.52	
622000-ACTIVITY SUPPLIES						\$48.75	
803100-SEMINAR & BUS.MTGS						\$2,366.50	
804500-ADVERTISING - EMPLOYMENT						\$63.36	
802100-OFFICE SUPPLIES						\$462.80	
807800-DATA PROCESSING FEES						\$67.53	
674500-W/M - ADVERTISING						\$35.64	
673500-W/M - MINOR EQUIPMENT						\$377.76	
901800-BACKGROUND CHECKS						\$251.50	
903000-SCHOLARSHIP						\$425.00	
902900-OTHER EMPLOYEE BENEFITS						\$220.35	
	12/20/2024	2024-12	1569-1	KOR, AMY (PETTY CASH)		\$200.39	Posted
<b>Account</b>						<b>Amount</b>	<b>Description</b>
671900-W/M - ACTIVITY EXP						\$200.39	
	12/20/2024	2024-12	1569-2	QUILL CORPORATION		\$109.14	Posted
<b>Account</b>						<b>Amount</b>	<b>Description</b>
802100-OFFICE SUPPLIES						\$109.14	
	12/20/2024	2024-12	1569-3	SUMMIT COMPANIES		\$878.50	Posted

Tx. Status: All

	Eff. Date	Year-Per	Batch	Vendor	Description	Amount	Status
<b>Account</b>		<b>Amount</b>			<b>Description</b>		
674100-W/M - EQT REPAIR		\$539.00					
664100-REPAIRS - EQT		\$339.50					
	12/23/2024		2024-12	1570-1	CITY OF MENAHGA	\$2,762.64	Posted
<b>Account</b>		<b>Amount</b>			<b>Description</b>		
663000-UTILITIES		\$1,853.14					
673000-W/M - UTILITIES		\$909.50					
	12/23/2024		2024-12	1570-2	PERFORMANCE FOODSERVICE	\$1,118.52	Posted
<b>Account</b>		<b>Amount</b>			<b>Description</b>		
633000-FOOD EXPENSE		\$864.15					
632000-DIETARY SUPPLIES		\$254.37					
	12/23/2024		2024-12	1571-1	KOR, AMY (PETTY CASH)	\$200.00	Posted
<b>Account</b>		<b>Amount</b>			<b>Description</b>		
628000-OTHER - ACTIVITIES		\$200.00					
	12/27/2024		2024-12	1572-1	MN DEPT. OF REVENUE (C)	\$7,465.38	Posted
<b>Account</b>		<b>Amount</b>			<b>Description</b>		
215300-STATE W/H (EMPLOYEE)		\$7,465.38					
	12/27/2024		2024-12	1572-2	INTERNAL REVENUE SERVICE	\$41,240.16	Posted
<b>Account</b>		<b>Amount</b>			<b>Description</b>		
215100-FICA (EMPLOYEE)		\$14,499.55					
901100-FICA -(EMPLOYER'S SHARE)		\$13,157.73					
675100-W/M - FICA		\$274.87					
685100-H/H - FICA		\$1,067.01					
215200-FEDERAL W/H (EMPLOYEE)		\$12,241.00					
	12/27/2024		2024-12	1572-3	PERA	\$24,624.47	Posted
<b>Account</b>		<b>Amount</b>			<b>Description</b>		
215400-PERA W/H (EMPLOYEE)		\$11,432.80					
685200-H/H - PERA		\$1,004.23					
675200-W/M - PERA		\$265.57					
902500-PERA -(EMPLOYER'S SHARE)		\$11,921.87					
	12/27/2024		2024-12	1572-4	HSA	\$6,982.70	Posted
<b>Account</b>		<b>Amount</b>			<b>Description</b>		
672700-W/M - HSA		\$113.75					
215600-HSA (EMPLOYEE)		\$2,474.05					
682700-H/H - HSA		\$364.96					
902700-HSA (EMPLOYER SHARE)		\$4,029.94					
	12/27/2024		2024-12	1587-1	MN DEPT. OF REVENUE (C)	\$8,778.10	Posted
<b>Account</b>		<b>Amount</b>			<b>Description</b>		
215300-STATE W/H (EMPLOYEE)		\$8,778.10					
	12/27/2024		2024-12	1587-3	PERA	\$27,240.06	Posted
<b>Account</b>		<b>Amount</b>			<b>Description</b>		
675200-W/M - PERA		\$295.95					
685200-H/H - PERA		\$997.68					
215400-PERA W/H (EMPLOYEE)		\$12,647.15					
902500-PERA -(EMPLOYER'S SHARE)		\$13,299.28					
	12/27/2024		2024-12	1587-2	INTERNAL REVENUE SERVICE	\$47,329.67	Posted
<b>Account</b>		<b>Amount</b>			<b>Description</b>		
215200-FEDERAL W/H (EMPLOYEE)		\$14,559.83					
685100-H/H - FICA		\$1,231.15					
675100-W/M - FICA		\$280.09					
901100-FICA -(EMPLOYER'S SHARE)		\$14,863.80					
215100-FICA (EMPLOYEE)		\$16,384.80					
	12/27/2024		2024-12	1587-4	HSA	\$7,270.21	Posted
<b>Account</b>		<b>Amount</b>			<b>Description</b>		
902700-HSA (EMPLOYER SHARE)		\$4,206.32					
682700-H/H - HSA		\$277.10					
215600-HSA (EMPLOYEE)		\$2,620.21					
672700-W/M - HSA		\$166.58					
	12/27/2024		2024-12	167-1	HSA		
					Reversed Invoice	(\$7,270.21)	Posted
<b>Account</b>		<b>Amount</b>			<b>Description</b>		
672700-W/M - HSA		(\$166.58)			Reversed		
215600-HSA (EMPLOYEE)		(\$2,620.21)			Reversed		
682700-H/H - HSA		(\$277.10)			Reversed		

Tx. Status: All

Eff. Date	Year-Per	Batch	Vendor	Description	Amount	Status
902700-HSA (EMPLOYER SHARE)	(\$4,206.32)	Reversed				
12/27/2024	2024-12	169-1	INTERNAL REVENUE SERVICE	Reversed Invoice	(\$47,329.67)	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>				
215100-FICA (EMPLOYEE)	(\$16,384.80)	Reversed				
901100-FICA -(EMPLOYER'S SHARE)	(\$14,863.80)	Reversed				
675100-W/M - FICA	(\$290.09)	Reversed				
685100-H/H - FICA	(\$1,231.15)	Reversed				
215200-FEDERAL WH (EMPLOYEE)	(\$14,559.83)	Reversed				
12/27/2024	2024-12	169-2	PERA	Reversed Invoice	(\$27,240.06)	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>				
215400-PERA WH (EMPLOYEE)	(\$12,647.15)	Reversed				
685200-H/H - PERA	(\$997.68)	Reversed				
675200-W/M - PERA	(\$295.95)	Reversed				
902500-PERA -(EMPLOYER'S SHARE)	(\$13,299.28)	Reversed				
12/27/2024	2024-12	169-3	MN DEPT. OF REVENUE (C)	Reversed Invoice	(\$8,778.10)	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>				
215300-STATE WH (EMPLOYEE)	(\$8,778.10)	Reversed				
12/31/2024	2024-12	1573-1	VIVENTIUM SOFTWARE		\$438.10	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>				
808000-OTHER ADMIN & AGENT FEES	\$438.10					
12/31/2024	2024-12	1574-1	DELCO ENERGY LLC		\$414.22	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>				
664200-REPAIRS - BLDG	\$414.22					
12/31/2024	2024-12	1574-2	ESSENTIA HEALTH		\$60.00	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>				
901900-EMPLOYEE DRUG TESTING	\$60.00					
12/31/2024	2024-12	1574-3	HAUGRUD, MIRANDA		\$989.20	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>				
637000-DIETICIAN CONSULT FEES	\$989.20					
12/31/2024	2024-12	1574-4	MIRABELLE MANAGEMENT, LLC		\$315.00	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>				
666000-LICENSES & PERMITS	\$9.00					
656000-HSK TRNG & TRVL	\$15.00					
646000-LNDRY TRNG & TRVL	\$7.00					
636000-DIET TRNG-TRVL	\$35.00					
616600-NRSG TRNG & TRVL	\$200.00					
626000-ACTIVITY TRNG & TRVL	\$18.00					
676000-WM - TRNG & TRVL	\$3.00					
686400-H/H - TRAINING & TRAVEL	\$20.00					
803100-SEMINAR & BUS.MTGS	\$2.00					
902800-CLERICAL TRNG & TRVL	\$6.00					
12/31/2024	2024-12	1574-5	MN CHILD SUPPORT PAYMENT CEN...		\$31.20	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>				
215900-OTHER EMPLOYEE WH	\$31.20					
12/31/2024	2024-12	1574-7	PAN-O-GOLD		\$113.47	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>				
633000-FOOD EXPENSE	\$113.47					
12/31/2024	2024-12	1574-6	ON SHIFT INC.		\$2,936.25	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>				
808000-OTHER ADMIN & AGENT FEES	\$2,936.25					
12/31/2024	2024-12	1574-9	RELIASTAR LIFE INSURANCE CO.		\$100.00	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>				
214800-PEDCC WH EMPLEE	\$100.00					
12/31/2024	2024-12	1574-8	PERFORMANCE FOODSERVICE		\$1,261.56	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>				
632000-DIETARY SUPPLIES	\$279.99					
633000-FOOD EXPENSE	\$981.57					
12/31/2024	2024-12	1574-10	US FOODS INC.		\$4,176.47	Posted
<b>Account</b>	<b>Amount</b>	<b>Description</b>				
663500-MINOR EQUIPMENT	\$39.98					
633000-FOOD EXPENSE	\$3,801.51					
632000-DIETARY SUPPLIES	\$334.98					

94 check(s) issued \$234,657.18  
 0 check(s) voided \$0.00  
 5 check(s) reversed (\$91,415.34)  
 18 direct payment(s) issued \$265,381.75  
 Total \$408,623.59

Greenwood Connections - SNF  
**BALANCE SHEET**  
 As Of 12/31/2024

	CURRENT PERIOD	PREVIOUS YEAR
	Actual \$	Actual \$
<b>Assets</b>		
<b>Current Assets</b>		
<b>Bank Accounts</b>		
<b>Operating Cash Account</b>		
101000 PETTY CASH	200.00	200.00
101500 PETTY CASH - RESIDENT ACCT	800.00	800.00
101800 MONEY MARKET (OPERATING)	1,310,428.00	763,789.53
101900 TRU-STAR CHECKING	4,580.47	24,298.96
102000 OPERATING CHECKING	482,102.43	297,668.95
102800 OPER FUND C.D.	3,856,300.34	3,619,902.77
<b>TOTAL Operating Cash Account</b>	<b>5,654,411.24</b>	<b>4,706,660.21</b>
<b>Trust Funds Accounts</b>		
103300 GPA SCHLRSHF FND	576.15	576.15
103500 TRST FND CHK & SVG	12,467.33	12,088.94
<b>TOTAL Trust Funds Accounts</b>	<b>13,043.48</b>	<b>12,665.09</b>
<b>Capital Improvement Acct</b>		
102100 CAP. IMPROV.-C.D.	250,000.00	250,000.00
102200 CAP. IMPROV.-MONEY MARKET	111,570.69	236,414.86
<b>TOTAL Capital Improvement Acct</b>	<b>361,570.69</b>	<b>486,414.86</b>
<b>Deferred Assets</b>		
103100 PERA DEFERRED OUTFLOWS	832,208.00	832,208.00
<b>TOTAL Deferred Assets</b>	<b>832,208.00</b>	<b>832,208.00</b>
<b>Sinking Fund Accounts</b>		
101700 MONEY MARKET (SINKING FUND)	304,069.48	292,405.42
103400 SNKG FND CHK & SVG	272.33	242.04
<b>TOTAL Sinking Fund Accounts</b>	<b>304,341.81</b>	<b>292,647.46</b>
<b>Resident Trust Fund</b>		
102600 Resident Trust Account	9,635.00	12,204.85
<b>TOTAL Resident Trust Fund</b>	<b>9,635.00</b>	<b>12,204.85</b>
<b>TOTAL Bank Accounts</b>	<b>7,175,210.22</b>	<b>6,342,800.47</b>
<b>Accounts Receivable</b>		
<b>GPA Receivables</b>		
103900 Accounts Receivable - Private	56,273.07	147,703.64
103901 A/R - RESIDENT LIABILITY	26,589.92	27,892.56
104000 Accounts Receivable - Medicaid	579,783.76	454,803.04
104300 Accounts Receivable - Medicare	43,513.30	58,566.06
104400 Accounts Receivable - Hospice	115,438.71	(37,000.58)
104600 Accounts Rec - Medicare Part B	2,768.25	1,886.35
104900 Accounts Rec -Other Insurance	321,278.09	333,074.14
<b>TOTAL GPA Receivables</b>	<b>1,145,645.10</b>	<b>986,925.21</b>
<b>WM/HH/AD Receivables</b>		
103600 ALF-PP-ACCTS RCVBL	30,389.07	28,539.51
103700 ALF-MA/MSHO-ACCTS RCVBL	47,700.93	22,389.93
<b>TOTAL WM/HH/AD Receivables</b>	<b>78,090.00</b>	<b>50,929.44</b>
<b>Other Receivables</b>		
104500 OTHER ACCTS RCVBLE	745,827.00	745,827.00
104800 ALLOW.UNCOLLECT ACCTS	58,052.61	(10,000.00)
105300 OUT PT THERAPY REC	14,183.30	3,182.57
105500 OPR FND ACCR INT	4,206.15	4,206.15
106400 DUE FROM MEDICARE (Bad Debt)	3,303.71	1,645.52
<b>TOTAL Other Receivables</b>	<b>825,572.77</b>	<b>744,861.24</b>
<b>TOTAL Accounts Receivable</b>	<b>2,049,307.87</b>	<b>1,782,715.89</b>
<b>Other Current Assets</b>		
<b>Prepaid Expenses</b>		
105000 PREPAID INSURANCE	99,340.98	74,589.49
105100 PPD HLTH INS	40,473.00	40,473.00
105200 PREPAID DATA PROCESSING	32,079.18	7,035.21
105400 Prepaid Expenses	(0.42)	6,644.34
<b>TOTAL Prepaid Expenses</b>	<b>171,892.74</b>	<b>128,742.04</b>
<b>TOTAL Other Current Assets</b>	<b>171,892.74</b>	<b>128,742.04</b>
<b>TOTAL Current Assets</b>	<b>9,396,410.83</b>	<b>8,254,258.40</b>
<b>Fixed Assets</b>		
<b>GPA Long Term Assets</b>		
109100 PROJECT FUND	108.37	108.37
111000 LAND	87,340.00	87,340.00

Greenwood Connections - SNF  
**BALANCE SHEET**  
 As Of 12/31/2024

	CURRENT PERIOD	PREVIOUS YEAR
	Actual \$	Actual \$
<b>GPA Long Term Assets (con't)</b>		
111100 LAND IMPROVEMENTS	52,252.48	52,252.48
111200 ACCUM DEPREC LAND IMPROVE	(53,111.50)	(52,429.18)
112000 BUILDING	8,742,112.56	8,685,581.23
112100 ACCUM DEPREC BLDG	(3,859,215.88)	(3,524,679.76)
117000 EQPT & FURN	1,715,121.29	1,367,030.77
117100 ACCUM DEPREC E&F	(1,147,370.97)	(1,090,214.49)
<b>TOTAL GPA Long Term Assets</b>	<b>5,537,236.35</b>	<b>5,524,989.42</b>
<b>W/M Long Term Assets</b>		
111300 W/M LAND IMPROVE	13,952.50	13,952.50
112200 W/M - BUILDING	2,754,753.93	2,638,228.93
116200 W/M EQT & FRN	175,279.39	154,544.30
116300 W/M ACCUM.DEP E&F	(1,775,064.03)	(1,675,898.55)
<b>TOTAL W/M Long Term Assets</b>	<b>1,168,921.79</b>	<b>1,130,827.18</b>
<b>A/D Long Term Assets</b>		
112600 A/D - BUILDING	69,161.00	69,161.00
116600 A/D EQPT & FURN	5,830.68	5,830.68
116700 A/D-ACCUM DEPR E & F & B	(29,576.13)	(29,213.01)
<b>TOTAL A/D Long Term Assets</b>	<b>45,415.55</b>	<b>45,778.67</b>
<b>H/H Long Term Assets</b>		
116400 H/H EQPT & FURN	1,323.06	1,323.06
116500 H/H-ACCUM DEP E&F	(1,323.06)	(1,323.06)
<b>TOTAL H/H Long Term Assets</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL Fixed Assets</b>	<b>6,751,573.69</b>	<b>6,701,595.27</b>
<b>TOTAL Assets</b>	<b>16,147,984.52</b>	<b>14,955,853.67</b>
<b>Liabilities &amp; Equities</b>		
<b>Liabilities</b>		
<b>Account Payable</b>		
<b>Operating Payables</b>		
201000 ACCOUNTS PAYABLE	98,242.96	98,242.96
201100 A/R REFUNDS	0.51	0.51
214600 SPECIAL ASSESSMENTS PAY	6,515.00	6,591.00
214700 SALES TAX	184.68	65.35
222100 CURRENT LEASE LIABILITY	2,940.00	2,940.00
244000 DUE TO MEDICAID	1,905.06	2,128.92
<b>TOTAL Operating Payables</b>	<b>109,788.21</b>	<b>109,968.74</b>
<b>TOTAL Account Payable</b>	<b>109,788.21</b>	<b>109,968.74</b>
<b>Other Current Liability</b>		
<b>Employee Benefits Payable</b>		
203000 PERA NET PENSION LIABILITY	2,958,109.00	2,958,109.00
203100 PERA DEFERRED INFLOWS	1,041,800.39	1,065,208.00
213000 ACCRUED SALARIES PAYABLE	158,635.29	133,355.01
214200 EMPLOYEE FLEX ACCT PAYABLE	82.66	328.89
214800 PEDC W/H EMPLEE	172.00	172.00
214900 ACCRUED PERA PAYABLE	9,229.18	6,822.41
215000 ACCRUED PAYROLL TAXES PAYABLE	11,698.48	9,842.57
215100 FICA (EMPLOYEE)	(7,472.24)	(7,472.33)
215200 FEDERAL W/H (EMPLOYEE)	(604.60)	(586.60)
215300 STATE W/H (EMPLOYEE)	(5.00)	(5.00)
215400 PERA W/H (EMPLOYEE)	431.30	359.66
215500 AVESIS INS W/H (EMPLOYEE)	(479.17)	(434.28)
215600 HSA (EMPLOYEE)	1,398.51	1,456.59
215700 EMPLOYEE LIFE INS.	1,192.15	1,003.56
215800 CANCER & INT CARE INS.	2,057.96	(1,536.86)
215900 OTHER EMPLOYEE W/H	(451.74)	82.99
216100 ACCR PTO NRSG	138,407.49	138,407.49
216200 ACCR PTO ACT	23,434.07	23,434.07
216300 ACCR PTO DIET	53,101.86	53,101.86
216400 ACCR PTO LNDRY	15,243.12	15,243.12
216500 ACCR PTO HSKG	4,509.33	4,509.33
216600 ACCR PTO MNT	15,972.91	15,972.91
216700 ACCR PTO ADM	49,295.43	49,295.43
216800 ACCR PTO WSM	13,260.84	13,260.84
216900 ACCR PTO H/H	19,321.99	19,321.99
218100 ACCR SICK GPA/MSRS	16,977.83	18,425.06

Greenwood Connections - SNF  
**BALANCE SHEET**  
 As Of 12/31/2024

	CURRENT PERIOD	PREVIOUS YEAR
	Actual \$	Actual \$
<b>Employee Benefits Payable (con't)</b>		
218300 ACCR SICK HH/ MSRS	1,191.96	1,191.96
<b>TOTAL Employee Benefits Payable</b>	<b>4,526,511.00</b>	<b>4,518,869.67</b>
<b>Non Operating Payables</b>		
202500 WM SECUR DEP	31,715.00	30,940.00
202600 SECURITY DEPOSIT LIABILITY	945.74	1,175.44
212000 BONDS PAYABLE	255,000.00	255,000.00
246500 Resident Trust Fund Liability	9,635.00	12,204.85
<b>TOTAL Non Operating Payables</b>	<b>297,295.74</b>	<b>299,320.29</b>
<b>TOTAL Other Current Liability</b>	<b>4,823,806.74</b>	<b>4,818,189.96</b>
<b>Long Term Liability</b>		
213100 LEASE LIABILITY	6,948.00	6,948.00
<b>Bond &amp; Bond Interest Payable</b>		
212700 BOND PAY - 2012	70,000.00	130,000.00
212800 BOND PAY - 2017	3,505,000.00	3,715,000.00
212900 BOND PREMIUM - 2017	40,825.00	40,825.00
213500 A/D - ACCRUED INTEREST	18.88	18.88
213600 W/M - ACCRUED INTEREST	5,818.94	3,654.74
213800 ACCRUED INTEREST - 2017	56,990.82	53,839.58
214000 ACCRUED INTEREST PAYABLE	2,738.84	3,397.04
<b>TOTAL Bond &amp; Bond Interest Payable</b>	<b>3,681,392.48</b>	<b>3,946,735.24</b>
<b>TOTAL Long Term Liability</b>	<b>3,688,340.48</b>	<b>3,953,683.24</b>
<b>TOTAL Liabilities</b>	<b>8,621,935.43</b>	<b>8,881,841.94</b>
<b>Equity</b>		
324000 RESTRICTED FUNDS	336,566.53	336,250.53
324100 NET EQUITIES	(568,837.45)	(568,837.45)
324600 GPA FINANCING COST ADJ.	(13,997.07)	(13,997.07)
324700 CONTRIBUTED ASSETS	10,000.00	10,000.00
324800 W/M FINANCING COST ADJ.	(34,090.84)	(34,090.84)
324900 W/M - CONTRIBUTED ASSETS	3,032.31	3,032.31
<b>TOTAL Equity</b>	<b>(267,326.52)</b>	<b>(267,642.52)</b>
<b>Retained Earnings</b>		
888800 Retained Earnings	6,092,093.42	4,210,555.48
Net Income	1,428,313.75	1,881,537.94
<b>TOTAL Retained Earnings</b>	<b>7,520,407.17</b>	<b>6,092,093.42</b>
<b>TOTAL Liabilities &amp; Equities</b>	<b>15,875,016.08</b>	<b>14,706,292.84</b>

Include Adjustment Periods: NO Include Closing Periods: NO

	CURRENT PERIOD		YEAR TO DATE	
	Budget \$	Actual \$	Budget \$	Actual \$
<b>OPERATING REVENUE</b>				
<b>PRIVATE REVENUE</b>				
501000 Private Pay - Revenue	155,673.00	107,095.28	1,837,948.00	1,677,594.27
501100 Private Pay - Enhanced Rate C	(249.00)	0.00	(2,938.00)	2,128.61
<b>TOTAL PRIVATE REVENUE</b>	<b>155,424.00</b>	<b>107,095.28</b>	<b>1,835,010.00</b>	<b>1,679,722.88</b>
<b>MEDICAID REVENUE</b>				
502000 Medicaid - Revenue	433,088.00	428,201.20	5,113,235.00	5,313,665.79
<b>TOTAL MEDICAID REVENUE</b>	<b>433,088.00</b>	<b>428,201.20</b>	<b>5,113,235.00</b>	<b>5,313,665.79</b>
<b>MEDICARE PART A REVENUE</b>				
501400 Medicare/Bad Debt Contra	249.00	0.00	2,939.00	3,764.19
503000 Medicare - Revenue	56,353.00	34,067.60	665,330.00	507,710.89
503100 Medicare Part A - Contractual	(15,151.63)	3,304.40	(178,887.00)	(105,380.36)
503101 Medicare Part A-2% Contractual	(1,024.61)	(800.21)	(12,097.02)	(9,547.46)
503400 Medicare/Bad Debt - Contractual	(1,200.00)	0.00	(14,171.00)	(1,428.00)
505000 Medicare Part A - Medication	2,835.00	2,949.08	33,477.00	31,732.00
505500 Medicare Part A - Medical Sup	869.00	0.00	10,257.00	1,853.33
506000 Medicare Part A - Sterile Sup	976.00	0.00	11,526.00	8,422.99
506500 Medicare Part A - Speech Ther	322.00	0.00	3,800.00	2,335.00
507000 Medicare Part A - Oxygen Ther	137.00	0.00	1,621.00	942.38
507500 Medicare Part A - Occupationa	6,977.54	770.00	82,380.00	45,440.00
508500 Medicare Part A - Physical Th	6,584.00	1,775.00	77,734.00	53,220.00
509000 Medicare Part A - X-Ray	46.50	0.00	549.00	127.90
509500 Medicare Part A - Labs	145.60	0.00	1,719.00	625.80
<b>TOTAL MEDICARE PART A REVENUE</b>	<b>58,118.40</b>	<b>42,065.87</b>	<b>686,176.98</b>	<b>539,818.66</b>
<b>MEDICARE ADV-PART A REVENUE</b>				
500700 Medicare Advantage - Revenue	26,521.00	46,373.43	313,115.00	438,447.85
500900 Medicare Adv - Contractual	(8,679.00)	(13,716.77)	(102,473.00)	(128,622.84)
500901 Medicare Adv -2% Contractual	(394.87)	(733.60)	(4,662.00)	(5,753.94)
505100 Medicare Adv - Medications	1,348.00	2,311.91	15,910.00	28,118.43
505400 Medicare Adv/MA Bad Debt-Contr	(32.00)	0.00	(375.00)	(2,336.19)
506100 Medicare Adv - Sterile Supply	0.00	0.00	0.00	4,335.35
506600 Medicare Adv - SP - Part A	238.00	0.00	2,805.00	2,955.00
507100 Medicare Adv - Respiratory	11.18	0.00	132.00	189.71
507600 Medicare Adv - OT - Part A	3,153.36	2,605.00	37,230.00	37,845.00
508600 Medicare Adv - PT - Part A	3,184.00	5,360.00	37,590.00	49,820.00
509100 Medicare Adv - X-Ray	0.00	0.00	0.00	119.47
509600 Medicare Adv - Labs	1.00	0.00	12.00	691.75
<b>TOTAL MEDICARE ADV-PART A REVENUE</b>	<b>25,350.67</b>	<b>42,199.97</b>	<b>299,284.00</b>	<b>425,809.59</b>
<b>MSHO-RUGS REVENUE</b>				
504900 MSHO RUGS - MEDICATIONS	135.00	0.00	1,598.00	6,368.27
506300 MSHO RUGS - SPEECH THERAPY	54.00	0.00	643.00	0.00
506800 MSHO RUGS - RESPIRATORY	11.18	0.00	132.00	0.00
507300 MSHO RUGS - OT	480.00	885.00	5,666.00	4,240.00
508300 MSHO RUGS - PHYSICAL THERAPY	511.00	885.00	6,038.00	5,455.00
508800 MSHO RUGS - X-RAY	0.00	0.00	0.00	27.05
509300 MSHO RUGS - LABS	1.00	0.00	12.00	23.39
511500 MSHO RUG - REVENUE	4,972.00	0.00	58,704.00	88,802.35
511600 MSHO RUGS - CONTRACTUAL	(1,114.00)	(1,770.00)	(13,150.00)	(9,087.20)
511601 MSHO RUGS- 2% Contractual	(14.00)	(340.33)	(171.00)	(803.91)
<b>TOTAL MSHO-RUGS REVENUE</b>	<b>5,036.18</b>	<b>(340.33)</b>	<b>59,472.00</b>	<b>95,024.95</b>
<b>MSHO-LOC REVENUE</b>				
505200 MSHO LOC - MEDICATIONS	1,242.00	(20.01)	14,669.00	6,831.05
505800 MSHO LOC - NURSING SUPPLIES	360.00	0.00	4,251.00	4,608.75
506200 MSHO LOC - STERILE SUPPLIES	738.00	3,425.33	8,715.00	3,425.33
506400 MSHO LOC - SPEECH	754.00	0.00	8,900.00	0.00
506900 MSHO LOC - RESPIRATORY	40.00	0.00	473.00	43.40
507400 MSHO LOC - OT	722.00	0.00	8,522.00	4,780.00
508400 MSHO LOC - PT	0.00	0.00	0.00	6,105.00
508900 MSHO LOC - X-RAY	0.00	0.00	0.00	40.44
509400 MSHO LOC - LABS	4.00	0.00	53.00	21.63
512000 MSHO LOC - REVENUE	6,582.00	0.00	77,705.00	36,589.23
512100 MSHO LOC - CONTRACTUAL	(4,434.00)	(3,405.32)	(52,354.00)	(29,186.25)
512101 MSHO LOC - 2% Contractual	(86.00)	0.00	(1,012.00)	(700.55)

	CURRENT PERIOD		YEAR TO DATE	
	Budget \$	Actual \$	Budget \$	Actual \$
<b>MSHO-LOC REVENUE (con't)</b>				
<b>TOTAL MSHO-LOC REVENUE</b>	<b>5,922.00</b>	<b>0.00</b>	<b>69,922.00</b>	<b>32,558.03</b>
<b>HOSPICE REVENUE</b>				
501200 Hospice Revenue	21,207.00	83,460.39	250,385.00	449,918.14
<b>TOTAL HOSPICE REVENUE</b>	<b>21,207.00</b>	<b>83,460.39</b>	<b>250,385.00</b>	<b>449,918.14</b>
<b>PMAP/MSHO REVENUE</b>				
502500 PMAP Revenue	19,898.00	27,937.90	234,928.00	320,002.27
<b>TOTAL PMAP/MSHO REVENUE</b>	<b>19,898.00</b>	<b>27,937.90</b>	<b>234,928.00</b>	<b>320,002.27</b>
<b>OTHER INSURANCE REVENUE</b>				
501500 Other Insurance - Revenue	3,204.00	6,259.05	37,825.00	30,440.33
501600 Other Insurance - Enhance Rate	0.00	0.00	0.00	83.24
510000 Other Insurance - Physical T	408.00	1,000.00	4,815.00	2,770.00
510100 Other Insurance - OT Therapy	363.36	845.00	4,290.00	4,105.00
510200 Other Insurance - Speech The	175.00	0.00	2,070.00	1,550.00
510500 Other Insurance - Medication	103.00	656.94	1,214.00	1,212.15
510800 Other Insurance - Labs Revenue	0.00	0.00	0.00	8.46
510900 Other Insurance - Contractual	(1,409.00)	(4,366.42)	(16,636.00)	(14,712.11)
<b>TOTAL OTHER INSURANCE REVENUE</b>	<b>2,844.36</b>	<b>4,394.57</b>	<b>33,578.00</b>	<b>25,457.07</b>
<b>MEDICARE-PART B REVENUE</b>				
502700 Medicare Part B - PT	1,494.00	3,220.00	17,635.00	28,640.00
502800 Medicare Part B - OT	1,193.00	1,425.00	14,090.00	19,680.00
502900 Medicare Part B - Speech Ther	498.00	0.00	5,880.00	2,350.00
503200 Medicare Part B - Contractual	(1,110.00)	(1,884.92)	(13,109.00)	(20,366.05)
503201 Medicare Part B 2% Contractual	(34.00)	(44.93)	(401.00)	(494.35)
<b>TOTAL MEDICARE-PART B REVENUE</b>	<b>2,041.00</b>	<b>2,715.15</b>	<b>24,095.00</b>	<b>29,809.60</b>
<b>MANAGED CARE-PART B REVENUE</b>				
500600 Managed Care Part B- Cont	(3,386.00)	(4,830.33)	(39,979.00)	(49,370.75)
500601 Managed Care Part B-2% Contrac	(64.54)	(55.76)	(762.00)	(458.36)
506700 Managed Care - SP - Part B	1,230.00	0.00	14,520.00	4,975.00
507700 Managed Care - OT - Part B	4,374.00	2,825.00	51,645.00	48,830.00
508100 MEDICAID PART B	559.00	0.00	6,605.00	2,860.00
508101 MEDICAID PART B CONT.	(208.00)	0.00	(2,457.00)	(1,277.43)
508700 Managed Care - PT -Part B	4,989.00	6,570.00	58,900.00	86,745.00
<b>TOTAL MANAGED CARE-PART B REVENUE</b>	<b>7,493.46</b>	<b>4,508.91</b>	<b>88,472.00</b>	<b>92,303.46</b>
<b>OUTPATIENT THERAPY</b>				
511000 OUT PT THERAPY REV	985.00	4,825.00	11,632.00	43,555.00
511001 OUT PT THERAPY-CONT	(278.00)	(1,811.80)	(3,287.00)	(12,001.85)
<b>TOTAL OUTPATIENT THERAPY</b>	<b>707.00</b>	<b>3,013.20</b>	<b>8,345.00</b>	<b>31,553.15</b>
<b>WM REVENUE</b>				
503500 W/M - STORAGE RMS	101.64	(250.97)	1,200.00	1,046.97
503700 W/M - GARAGES	932.00	950.00	11,000.00	5,484.19
503900 W/M - WASHER/DRYER REV.	227.00	80.00	2,675.00	2,836.00
504100 W/M - RENT REV	42,655.00	44,190.20	503,600.00	535,612.83
504200 W/M - TRNG RM REV	17.00	0.00	200.00	0.00
<b>TOTAL WM REVENUE</b>	<b>43,932.64</b>	<b>44,969.23</b>	<b>518,675.00</b>	<b>544,979.99</b>
<b>H/H REVENUE</b>				
504300 H/H - REVENUE	39,959.00	53,912.75	471,772.00	577,726.38
<b>TOTAL H/H REVENUE</b>	<b>39,959.00</b>	<b>53,912.75</b>	<b>471,772.00</b>	<b>577,726.38</b>
<b>ADS REVENUE</b>				
<b>TOTAL ADS REVENUE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL OPERATING REVENUE</b>	<b>821,021.71</b>	<b>844,134.09</b>	<b>9,693,349.98</b>	<b>10,158,349.96</b>
<b>NON-OPERATING REVENUE</b>				
<b>NON-OPERATING</b>				
521000 DONATION	0.00	0.00	0.00	250.00
525000 MISC. INCOME	20,900.00	6,093.97	246,758.00	285,981.74
<b>TOTAL NON-OPERATING</b>	<b>20,900.00</b>	<b>6,093.97</b>	<b>246,758.00</b>	<b>286,231.74</b>
<b>TOTAL NON-OPERATING REVENUE</b>	<b>20,900.00</b>	<b>6,093.97</b>	<b>246,758.00</b>	<b>286,231.74</b>
<b>TOTAL REVENUE</b>	<b>841,921.71</b>	<b>850,228.06</b>	<b>9,940,107.98</b>	<b>10,444,581.70</b>
<b>OPERATING EXPENSE</b>				
<b>NURSING EXPENSES</b>				
611100 D.O.N. SALARY	8,057.00	9,261.14	95,121.00	99,967.72
611200 R.N. SALARIES	47,521.00	41,890.76	561,056.00	580,706.91
611300 L.P.N. SALARIES	38,115.00	38,711.53	457,374.00	385,118.37
611400 AIDE & ORD. SAL	85,418.00	104,101.98	1,008,485.00	1,171,123.06

**NURSING EXPENSES (con't)**

	CURRENT PERIOD		YEAR TO DATE	
	Budget \$	Actual \$	Budget \$	Actual \$
611500 TMA SALARY	51,376.00	60,308.52	606,566.00	604,238.43
611600 MED REC SALARY	4,434.78	4,771.30	52,359.00	51,827.33
611700 ACCR PTO PAY NURS	0.00	0.00	0.00	1,128.47
612000 NURSING SUPPLIES	12,069.67	5,241.67	142,499.99	100,135.77
612400 MC-A CMLPX EQUIP	670.00	0.00	7,910.00	0.00
612500 MC-A NURSING SPLY	94.00	0.00	1,112.00	1,035.00
612600 MC-A STERILE SPLY	424.00	0.00	5,000.00	5,916.15
612700 MC-A RESPIRATORY	424.00	96.77	5,000.00	628.24
613500 MC-A DRUGS	2,033.00	1,631.95	24,000.00	21,401.97
613600 MC-A X-RAYS	48.00	0.00	565.00	169.01
613700 MC-A LABS	149.00	0.00	1,759.00	584.70
613800 Medicare Adv - Nursing Suppl	42.00	0.00	500.00	0.00
613900 Medicare Adv - Sterile Suppli	169.00	0.00	2,000.00	2,890.23
614000 Medicare Adv - Respiratory	8.00	0.00	93.00	126.47
614100 Medicare Adv - Drugs	960.00	1,390.39	11,329.00	19,040.63
614200 Medicare Adv - X-Ray	17.00	0.00	200.00	119.47
614300 Medicare Adv - Labs	17.00	0.00	200.00	691.75
614400 MSHO RUGS - NURSING SUPPLIES	17.00	0.00	200.00	0.00
614500 MSHO RUGS - STERILE SUPPLIES	169.00	0.00	2,000.00	0.00
614600 MSHO RUGS - RESPIRATORY	8.00	0.00	91.00	28.93
614700 MSHO RUGS - MEDICATIONS	204.04	(7.20)	2,409.00	4,729.14
614800 MSHO RUGS - X-RAY	17.00	0.00	200.00	27.05
614900 MSHO RUGS - LABS	17.00	0.00	200.00	45.02
615000 Other Insurance - Meds	12.00	0.00	143.00	370.14
615400 Other Insurance - Labs	0.00	0.00	0.00	8.46
615500 MSHO LOC - NURSING SUPPLIES	250.00	0.00	2,957.00	3,072.50
615700 MSHO LOC - RESPIRATORY	507.00	0.00	5,981.00	90.95
615800 MSHO LOC - MEDICATIONS	19.00	148.11	229.00	3,548.19
615900 MSHO LOC - X-RAY	743.00	0.00	8,776.00	40.44
616000 MSHO LOC - LABS	339.00	0.00	4,000.00	0.00
616600 NRSNG TRNG & TRVL	508.00	1,700.00	6,000.00	8,716.28
616700 OBRA 87 N.A. TRNG	0.00	0.00	0.00	6,696.25
617200 CNSLT PHARMACIST	1,594.00	0.00	18,821.00	10,450.00
617400 CNSLT MEDICAL RECRDS	0.00	0.00	0.00	120.00
617600 NURSE CONSULTANT	2,379.00	2,000.00	28,093.00	39,058.13
617800 NURSING DATA PROCESSING FEES	1,472.00	1,402.61	17,379.00	15,596.33
618500 OTHER NURSING	3,875.00	360.39	45,748.00	12,370.81
<b>TOTAL NURSING EXPENSES</b>	<b>264,176.49</b>	<b>273,009.92</b>	<b>3,126,355.99</b>	<b>3,151,818.30</b>
<b>ACTIVITIES EXPENSE</b>				
621100 SOC SERV SALARY	5,857.00	5,735.83	69,151.00	68,176.37
621200 ACTIVITY DIR SALARY	4,762.00	4,978.00	56,221.00	56,608.87
621300 ACT AIDE SALARY	13,965.00	15,254.08	164,882.00	148,972.07
621700 ACCRUED PTO PAY ACTI	559.00	0.00	6,601.00	0.00
622000 ACTIVITY SUPPLIES	249.00	48.75	2,943.00	3,624.44
623000 CABLE T.V.	297.00	357.00	3,504.00	4,154.00
623300 RESIDENT PHONE	38.00	40.05	445.00	472.09
623500 PET COSTS	18.00	0.00	215.00	127.04
623800 ACTIVITY DATA PROCESSING FEE	24.00	0.00	278.00	165.00
625100 THERAPY SUPPLIES	1,639.00	1,458.80	19,351.00	18,370.73
625300 MSHO RUGS - PT	212.00	0.00	2,503.00	5,817.28
625400 MSHO RUGS - OT	208.00	0.00	2,455.00	5,794.12
625500 MSHO RUGS - SPEECH	5.00	0.00	64.00	1,271.83
625600 MSHO LOC - PT	374.00	1,166.52	4,417.00	2,003.58
625700 MSHO LOC - OT	389.00	1,086.48	4,590.00	1,959.40
625800 MSHO LOC - SPEECH	10.00	214.92	114.00	392.12
625900 Other Insurance - Respiratory	8.00	0.00	100.00	0.00
626000 ACTIVITY TRNG & TRVL	150.00	18.00	1,774.00	1,448.84
626100 MC-A PHYS.THERAPY	5,081.00	1,778.89	59,990.00	43,159.47
626200 MC-A SPEECH	1,508.00	326.36	17,800.00	13,241.53
626300 MC-A OCCUP.THERAPY	4,465.00	1,656.83	52,711.00	38,930.11
626400 MC-B PHYS. THERAPY	583.00	1,479.20	6,885.00	16,680.49
626500 MC-B SPEECH	179.00	0.00	2,111.00	1,648.05
626600 MC-B OCCUP.THERAPY	710.00	0.00	8,385.00	10,068.61
626700 Managed Care PT- Part B Expen	2,654.00	4,611.37	31,339.00	47,022.61

**Greenwood Connections - SNF**  
**PROFIT & LOSS**  
 12/1/2024 to 12/31/2024

	CURRENT PERIOD		YEAR TO DATE	
	Budget \$	Actual \$	Budget \$	Actual \$
<b>ACTIVITIES EXPENSE (con't)</b>				
626800 Medicare Adv - P.T. - Part A	1,671.00	3,364.74	19,728.00	31,041.66
626900 Medicare Adv - O.T. - Part A	1,701.00	3,132.59	20,086.00	30,231.77
627000 Medicare Adv - Speech - Part	141.00	620.88	1,666.00	7,646.67
627100 PHYSICAL THERAPY	340.00	3,563.09	4,016.00	19,781.88
627200 SPEECH THERAPY	8.00	0.00	100.00	191.22
627300 OCCUPATIONAL THERAPY	150.00	0.00	1,771.00	2,574.48
627400 MCD B PT	436.00	0.00	5,151.00	851.73
627401 MCD B OT	343.00	0.00	4,055.00	949.60
627402 MCD B ST	201.00	0.00	2,378.00	0.00
627500 Other Insurance - PT - Part A	294.00	0.00	3,468.00	1,454.38
627600 Other Insurance - OT - Part A	253.00	0.00	2,982.00	2,120.83
627700 Other Insurance - Speech - Pa	114.00	0.00	1,347.00	1,026.94
627800 Managed Care - OT - Part B E	2,281.00	1,763.30	26,933.00	28,644.75
627900 Managed Care SP - Part B Expe	489.00	0.00	5,768.00	4,404.34
628000 OTHER - ACTIVITIES	586.00	56.07	6,922.00	5,327.53
628200 MDCR/MSHO/MCD ANCILLARY EXP	203.00	0.00	2,400.00	2,800.00
<b>TOTAL ACTIVITIES EXPENSE</b>	<b>53,155.00</b>	<b>52,711.75</b>	<b>627,600.00</b>	<b>629,156.43</b>
<b>DIETARY EXPENSES</b>				
631100 FOOD SERV. DIRECTOR SALRY	6,042.00	5,801.94	71,330.00	69,868.33
631200 OTHER DIETARY SALARIES	47,501.00	46,406.46	560,820.00	523,133.41
631700 ACCRUED PTO	257.00	0.00	3,030.00	958.02
632000 DIETARY SUPPLIES	2,052.00	2,181.19	24,230.00	26,415.11
633000 FOOD EXPENSE	21,755.00	24,333.68	256,845.00	280,469.18
636000 DIET TRNG-TRVL	59.00	35.00	693.00	420.00
637000 DIETICIAN CONSULT FEES	922.00	1,978.40	10,887.00	12,123.05
639100 MEAL INCM(CREDIT)	(6,936.00)	(9,331.00)	(81,894.00)	(116,168.19)
<b>TOTAL DIETARY EXPENSES</b>	<b>71,652.00</b>	<b>71,405.67</b>	<b>845,941.00</b>	<b>797,218.91</b>
<b>LAUNDRY EXPENSES</b>				
641100 LAUNDRY SUPERVISOR SALARY	710.00	758.79	8,383.00	9,598.31
641200 LAUNDRY SALARIES	10,241.00	10,481.00	120,913.00	117,396.12
641700 ACCRUED PTO	470.00	0.00	5,545.00	0.00
642000 LAUNDRY SUPPLIES	2,092.00	909.92	24,701.00	13,286.68
643000 LINEN & BEDDING	339.00	255.98	4,000.00	5,275.64
646000 LNDRY TRNG & TRVL	7.00	7.00	80.00	84.00
<b>TOTAL LAUNDRY EXPENSES</b>	<b>13,859.00</b>	<b>12,412.69</b>	<b>163,622.00</b>	<b>145,640.75</b>
<b>HOUSEKEEPING EXPENSES</b>				
651100 DEPART. HEAD HSKG SALARY	1,699.00	1,316.71	20,055.00	20,260.39
651200 HSKG. ASST. SAL	17,754.00	14,521.77	209,616.00	188,180.55
652000 HOUSEKEEPING SUPPLIES	2,595.00	2,128.69	30,634.00	31,366.36
656000 HSK TRNG & TRVL	14.00	15.00	160.00	180.00
<b>TOTAL HOUSEKEEPING EXPENSES</b>	<b>22,062.00</b>	<b>17,982.17</b>	<b>260,465.00</b>	<b>239,987.30</b>
<b>MAINTENANCE EXPENSES</b>				
661100 HEAD MAINTENANCE SALARY	6,158.00	5,978.78	72,705.00	72,069.73
661200 MNT. ASST. SAL.	13,710.00	9,619.28	161,872.00	121,190.22
661700 ACCRUED PTO	481.00	0.00	5,675.00	0.00
662000 MAINTENANCE SPLY	1,152.00	419.73	13,597.00	10,734.77
663000 UTILITIES	11,996.00	10,513.70	141,635.00	129,245.70
663500 MINOR EQUIPMENT	2,904.00	1,811.10	34,285.00	38,937.73
664100 REPAIRS - EQT	2,201.00	339.50	25,985.00	26,544.78
664200 REPAIRS - BLDG	913.00	1,597.52	10,781.00	21,993.06
665500 PURCHASED SERVICES	2,751.00	2,686.15	32,483.00	33,784.70
666000 LICENSES & PERMITS	8.00	9.00	100.00	81.00
666600 MNT TRNG & TRVL	10.00	0.00	117.00	111.83
668000 OTHER - MAINTENANCE	17.00	0.00	202.00	0.00
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>42,301.00</b>	<b>32,974.76</b>	<b>499,437.00</b>	<b>454,693.52</b>
<b>WOODSIDE MANOR EXPENSES</b>				
671000 W/M - ADMIN. SALARY EXP	354.00	310.48	4,176.00	3,881.25
671100 W/M - HSG MGR SALARY	5,183.00	5,118.97	61,194.00	60,704.57
671200 W/M NURSE MANAGEMENT	2,271.00	2,457.43	26,807.00	28,286.16
671300 W/M - ACT. SALARY	4,489.00	3,910.04	53,002.00	49,534.60
671400 W/M - MNT SALARY EXP	2,148.00	0.00	25,366.00	2,258.92
671500 W/M - HSKG SALARY EX	2,273.00	3,051.32	26,837.00	31,161.18
671900 W/M - ACTIVITY EXP	331.00	593.56	3,906.00	4,524.94
672000 W/M - SUPPLIES	596.00	719.87	7,040.00	6,101.06

	CURRENT PERIOD		YEAR TO DATE	
	Budget \$	Actual \$	Budget \$	Actual \$
<b>WOODSIDE MANOR EXPENSES (con't)</b>				
672200 W/M - HEALTH INSURANCE	4,404.00	3,978.87	52,000.00	47,746.44
672400 W/M - W.C. INSURANCE	189.00	160.00	2,226.00	1,920.00
672500 W/M - SECURITY DEP INT EXPENSE	3.00	10.40	37.00	29.76
672700 W/M - HSA	247.00	244.22	2,918.00	5,113.80
672900 W/M - CABLE TV	234.00	0.00	2,760.00	1,502.50
673000 W/M - UTILITIES	4,609.68	5,027.40	54,424.00	54,690.27
673100 W/M - INT. EXPENSE	418.00	411.60	4,939.00	4,939.20
673200 W/M - MEMBERSHIP DUES	196.00	100.00	2,313.00	1,200.00
673500 W/M - MINOR EQUIPMENT	505.00	422.75	5,961.00	10,841.09
674100 W/M - EQT REPAIR	880.00	539.00	10,389.00	7,231.84
674200 W/M - BLDG REPAIR	267.00	750.99	3,157.00	3,987.94
674500 W/M - ADVERTISING	455.00	189.24	5,375.00	2,014.44
674700 W/M - LIC. & PERMITS	1,524.00	0.00	17,994.00	5,528.23
674800 W/M - G & L INSURANCE	109.00	1,844.00	1,285.00	22,128.00
674900 W/M - TELEPHONE/DSL	1,163.00	80.10	13,731.00	1,011.74
675100 W/M - FICA	1,071.00	681.47	12,643.00	10,801.03
675200 W/M - PERA	958.00	663.17	11,311.00	9,991.09
675500 W/M - PRCHD SERV-GARBAGE	15.00	796.73	181.00	11,786.43
676000 WM - TRNG & TRVL	54.00	3.00	641.00	277.20
677700 W/M - AUDIT	252.00	0.00	2,975.00	607.46
677800 W/M DATA PROCESSING FEES	0.00	296.73	0.00	3,412.50
679000 W/M Bad Debt	42.00	0.00	500.00	0.00
<b>TOTAL WOODSIDE MANOR EXPENSES</b>	<b>35,240.68</b>	<b>32,361.34</b>	<b>416,088.00</b>	<b>393,213.64</b>
<b>HOME HEALTH EXPENSES</b>				
681000 H/H - ADMIN. SALARY	288.00	246.89	3,399.00	3,167.46
681100 H/H - RN SALARY	6,675.00	5,734.00	78,803.00	68,340.06
681300 H/H - LPN SALARY	1,943.00	4,303.43	22,943.00	32,786.22
681400 H/H - AIDE SALARY	18,742.00	17,397.86	221,271.00	195,665.66
681600 H/H - ACCTG & CLERICAL	212.00	0.00	2,500.00	0.00
681900 H/H - EMPLOYEE DRUG TESTING	27.00	120.00	317.00	320.00
682000 H/H - SUPPLIES	125.00	209.81	1,472.00	1,613.86
682200 H/H - HEALTH INSURANCE	1,867.00	1,837.26	22,047.00	22,047.12
682400 H/H - W.C. INSURANCE	313.00	256.00	3,696.00	3,072.00
682700 H/H - HSA	72.00	708.30	852.00	5,728.29
683500 H/H - MINOR EQUIPMENT	10.00	0.00	113.00	1,820.98
684500 H/H - TRAVEL	42.00	0.00	500.00	0.00
684600 H/H - ADVERTISING	3.00	0.00	36.00	36.00
684700 H/H - LIC&PERMITS	26.00	0.00	308.00	153.23
684800 H/H - G & L INSURANCE	288.00	386.00	3,402.00	4,632.00
684900 H/H - TELEPHONE	75.00	83.05	890.00	1,075.64
685100 H/H - FICA	2,100.00	2,524.69	24,797.00	24,451.57
685200 H/H - PERA	1,833.00	2,249.48	21,638.00	22,973.21
686400 H/H - TRAINING & TRAVEL	87.00	20.00	1,030.00	1,868.60
687200 H/H - CONSLT PHARMACIST	85.00	2,175.00	1,000.00	2,344.22
687700 H/H - AUDIT	36.00	0.00	427.00	404.98
687800 H/H- DATA PROCESSING FEES	105.00	134.20	1,245.00	1,694.54
688000 H/H - EMPLOY ASSESSMENT	19.00	0.00	220.00	204.00
<b>TOTAL HOME HEALTH EXPENSES</b>	<b>34,973.00</b>	<b>38,385.97</b>	<b>412,906.00</b>	<b>394,399.64</b>
<b>TOTAL ADULT DAY CARE EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>GENERAL EXPENSES</b>				
701100 SURCHARGE	15,498.00	15,247.91	182,975.00	182,974.92
701200 PAYMENT IN LIEU OF TAXES	2,117.00	2,084.00	25,000.00	55,008.00
701400 SPECIAL ASSESSMENTS	191.00	202.00	2,250.00	2,424.00
701500 NRSG HM LICENSE	779.00	0.00	9,200.00	7,333.00
701700 ASSET TRANSFER EXP.	10,672.00	0.00	126,000.00	121,000.00
703100 FACILITY INTEREST EXPENSE	203.00	176.40	2,396.00	2,116.80
703200 INTEREST EXPENSE - 2017	11,434.00	10,260.00	135,000.00	123,120.00
703900 RESTRCTD INT. INCOME (CR)	(856.00)	(1,175.92)	(10,104.00)	(11,788.11)
<b>TOTAL GENERAL EXPENSES</b>	<b>40,038.00</b>	<b>26,794.39</b>	<b>472,717.00</b>	<b>482,188.61</b>
<b>ADMINISTRATIVE EXPENSES</b>				
801100 ADMINISTRATOR SALARY	10,838.00	10,780.29	127,954.00	128,660.53
801400 BOOKKEEPER SALARIES	6,285.00	6,114.80	74,204.00	72,359.80
801600 CLERICAL SALARIES	10,117.00	13,019.62	119,446.00	178,118.52

**Greenwood Connections - SNF**  
**PROFIT & LOSS**  
 12/1/2024 to 12/31/2024

	CURRENT PERIOD		YEAR TO DATE	
	Budget \$	Actual \$	Budget \$	Actual \$
<b>ADMINISTRATIVE EXPENSES (con't)</b>				
801700 ACCRUED PTO. PAY ADMIN.	0.00	0.00	0.00	564.77
802000 OFFICE EQUIPMENT LEASES	1,105.00	249.95	13,046.00	2,914.90
802100 OFFICE SUPPLIES	1,026.00	934.19	12,119.00	14,578.85
802200 POSTAGE	146.00	146.00	1,724.00	1,517.17
802500 BOARD EXPENSE	0.00	6,000.00	0.00	6,000.00
803100 SEMINAR & BUS.MTGS	426.00	2,368.50	5,032.00	8,134.03
803200 MEMBERSHIP DUES	864.00	875.00	10,195.00	10,999.00
804200 TRAVEL & VAN MAINTENANCE	659.00	178.30	7,775.00	4,008.68
804500 ADVERTISING - EMPLOYMENT	59.00	165.76	701.00	1,607.49
804600 ADVERTISING GENERAL	451.00	0.00	5,320.00	2,923.76
804700 LICENSES/LAB	42.00	0.00	500.00	503.38
804900 TELEPHONE/DSL	929.00	1,076.50	10,968.00	9,464.33
805100 N-RSTR.INT INCOME	(5,574.00)	(7,420.33)	(65,806.00)	(241,246.09)
805500 BLDG & CONTENTS INS	1,851.00	2,225.00	21,858.00	26,700.00
805600 E&O, RES.TRST, AUTO & LIAB INS	4,932.00	6,362.00	58,230.00	76,344.00
807400 LEGAL FEES	541.00	0.00	6,384.00	8,332.25
807600 COST RPT PREP FEE	904.00	0.00	10,675.00	10,400.00
807700 AUDIT FEES	2,170.00	0.00	25,616.00	19,236.34
807800 DATA PROCESSING FEES	3,318.00	3,294.81	39,174.00	42,746.03
808000 OTHER ADMIN & AGENT FEES	9,361.00	5,813.65	110,518.00	75,391.97
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>50,450.00</b>	<b>52,184.04</b>	<b>595,633.00</b>	<b>460,259.71</b>
<b>PAYROLL TAX &amp; FRINGE BENEFITS</b>				
901100 FICA -(EMPLOYER'S SHARE)	29,278.00	30,559.91	345,665.00	347,822.58
901200 UNEMPLOYMENT COMPENSATION	255.00	15.96	3,011.00	20.79
901900 EMPLOYEE DRUG TESTING	217.00	920.00	2,559.00	2,671.00
902000 PRE-EMPLNT ASSESMNT	118.00	0.00	1,395.00	607.00
902100 DENTAL INSURANCE	2,753.00	2,415.50	32,500.00	24,507.03
902200 GROUP MEDICAL INSURANCE	45,314.00	50,225.74	535,000.00	495,496.66
902300 GRP LIFE INSURANCE	407.00	398.83	4,800.00	4,396.80
902400 WORKER'S COMPENSATION	5,480.00	4,141.00	64,704.00	49,692.00
902500 PERA -(EMPLOYER'S SHARE)	25,393.00	27,519.63	299,801.00	309,033.54
902700 HSA (EMPLOYER SHARE)	8,046.00	8,640.37	95,000.00	109,240.74
902800 CLERICAL TRNG & TRVL	6.00	6.00	72.00	72.00
902900 OTHER EMPLOYEE BENEFITS	84.00	313.64	995.00	13,579.48
903000 SCHOLARSHIP	1,030.00	585.00	12,160.00	15,375.00
<b>TOTAL PAYROLL TAX &amp; FRINGE BENEFITS</b>	<b>118,381.00</b>	<b>125,741.58</b>	<b>1,397,662.00</b>	<b>1,372,514.62</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>746,288.17</b>	<b>735,964.28</b>	<b>8,818,426.99</b>	<b>8,521,091.43</b>
<b>NON-OPERATING EXPENSES</b>				
<b>NON-OPERATING</b>				
677300 W/M - BLDG/E&F DP	8,399.00	8,263.79	99,165.00	99,165.48
697300 A/D - EQUIP & FURN. DEPR.	26.00	30.26	303.00	363.12
702000 DEP. LAND IMPROVEMENT	58.00	56.86	682.00	682.32
702100 DEP. - BUILDING	28,335.00	27,878.01	334,536.00	334,536.12
702300 DEP. EQUIP & FURN	4,043.00	3,977.33	47,728.00	47,727.96
702700 DEP. - VEHICLES	799.00	785.71	9,429.00	9,428.52
<b>TOTAL NON-OPERATING</b>	<b>41,660.00</b>	<b>40,991.96</b>	<b>491,843.00</b>	<b>491,903.52</b>
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>41,660.00</b>	<b>40,991.96</b>	<b>491,843.00</b>	<b>491,903.52</b>
<b>TOTAL EXPENSES</b>	<b>787,948.17</b>	<b>776,956.24</b>	<b>9,310,269.99</b>	<b>9,012,994.95</b>
<b>NET OPERATING INCOME</b>	<b>74,733.54</b>	<b>108,169.81</b>	<b>874,922.99</b>	<b>1,637,258.53</b>
<b>NET INCOME</b>	<b>53,973.54</b>	<b>73,271.82</b>	<b>629,837.99</b>	<b>1,431,586.75</b>

<b>1018 MONEY MARKET (OPERATING)</b>	<b>Rate</b>	<b>Beg. Balance</b>	<b>Deposits</b>	<b>Withdrawals</b>	<b>Interest</b>	<b>Balance</b>
CFB Money Market account 886102	5.16%	\$1,302,836.86			\$5,064.72	\$1,307,901.58
CFB Money Market account 880435	1.11%	\$2,500.01			\$2.96	\$2,502.97
TruStar Money Market ID 12	1.40%	\$23.36			\$0.09	\$23.45
<b>Total Money Market (Operating)</b>						<b>\$1,310,428.00</b>

<b>1017 MONEY MARKET (SINKING FUND)</b>	<b>Rate</b>	<b>Beg. Balance</b>	<b>Deposits</b>	<b>Withdrawals</b>	<b>Interest</b>	<b>Balance</b>
CFB Money Market account 886102	5.16%	\$269,893.56	\$33,000.00		\$1,175.92	<b>\$304,069.48</b>

<b>1022 CAP. IMPROV.-MONEY MARKET</b>	<b>Rate</b>	<b>Beg. Balance</b>	<b>Deposits</b>	<b>Withdrawals</b>	<b>Interest</b>	<b>Balance</b>
CFB Money Market account 886102	5.16%	\$111,570.69				<b>\$111,570.69</b>

<b>1019 TRU-STAR CHECKING</b>	<b>Rate</b>	<b>Beg. Balance</b>	<b>Deposits</b>	<b>Withdrawals</b>	<b>Interest</b>	<b>Balance</b>
TruStar Membership Savings ID 00	1.05%	\$4,566.14			\$14.33	<b>\$4,580.47</b>

<b>1021 CAP. IMPROV.-CD</b>	<b>Rate</b>	<b>Beg. Balance</b>	<b>Deposits</b>	<b>Withdrawals</b>	<b>Interest</b>	<b>Balance</b>
TruStar 17982, 13 mo. Due 7/12/25	5.00%	\$50,000.00				\$50,000.00
TruStar 17983, 13 mo. Due 7/12/25	5.00%	\$50,000.00				\$50,000.00
TruStar 17984, 13 mo., Due 7/12/25	5.00%	\$45,000.00				\$45,000.00
TruStar 17985, 13 mo., Due 7/12/25	5.00%	\$50,000.00				\$50,000.00
CFB 43112, 9 mo., Due 1/13/25	5.10%	\$55,000.00				\$55,000.00
<b>Total Cap. Improv.-CD</b>						<b>\$250,000.00</b>

<b>1028 OPER FUND C.D.</b>	<b>Rate</b>	<b>Beg. Balance</b>	<b>Deposits</b>	<b>Withdrawals</b>	<b>Interest</b>	<b>Balance</b>
TruStar 17981, 13 mo. Due 7/12/25	5.00%	\$35,101.42				\$35,101.42
TruStar 17982, 13 mo. Due 7/12/25	5.00%	\$8,502.26				\$8,502.26
TruStar 17983, 13 mo. Due 7/12/25	5.00%	\$8,502.26				\$8,502.26
TruStar 17984, 13 mo., Due 7/12/25	5.00%	\$7,652.04				\$7,652.04
TruStar 17985, 13 mo., Due 7/12/25	5.00%	\$6,613.36				\$6,613.36
TruStar 45-17533, 25 mo., Due 4/6/25	3.68%	\$56,640.86			\$518.96	\$57,159.82
TruStar 70-17534, 25 mo., Due 4/6/25	3.68%	\$56,640.86			\$518.96	\$57,159.82
TruStar 71-17535, 25 mo., Due 4/6/25	3.68%	\$56,640.86			\$518.96	\$57,159.82
TruStar 72-17536, 25 mo., Due 4/6/25	3.68%	\$56,640.86			\$518.96	\$57,159.82
TruStar 18033, 13 mo. Due 8/21/25	5.00%	\$50,000.00				\$50,000.00
CFB 43842, 6 mo., Due 2/3/25	5.34%	\$1,602,032.31				\$1,602,032.31
CFB 43563, 12 mo., Due 8/3/25	5.28%	\$1,066,131.06				\$1,066,131.06
CFB 43112, 9 mo., Due 1/13/25	5.10%	\$150,451.44				\$150,451.44
CFB 43539, 12 mo., Due 5/4/25	5.10%	\$692,674.91				\$692,674.91
<b>Total Oper Fund C.D.</b>						<b>\$3,856,300.34</b>

Total Investments

**\$5,836,948.98**

G.P.A. MONTHLY BUSINESS INFORMATION

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24
ADMITTS	10	12	9	5	15	14	11	9	9	9	10	8
DISCHARGES	10	8	7	11	17	12	7	10	7	13	11	10
LOST BEDHOLD	10	13	4	15	19	19	13	10	16	24	30	15
EMPTY BEDS	359	298	189	250	385	349	282	221	216	335	340	327
MEDICARE DAYS	83	96	82	99	122	97	45	107	61	31	30	63
MANAGED CARE DAYS	32	73	110	54	64	141	167	34	107	91	61	90
CHARGEABLE DAYS	1646	1574	1822	1685	1611	1582	1720	1784	1718	1656	1580	1673
TOTAL OCCUPIED BEDS	1656	1587	1826	1700	1630	1601	1733	1794	1734	1680	1610	1688
TOTAL POSSIBLE BEDS	2015	1885	2015	1950	2015	1950	2015	2015	1950	2015	1950	2015
OCCUPANCY RATE	82.18%	84.19%	90.62%	87.18%	80.89%	82.10%	86.00%	89.03%	88.92%	83.37%	82.56%	83.77%
CENSUS BEGINNING MONTH	54	54	58	60	54	52	54	58	57	59	55	54
CENSUS END MONTH	54	58	60	54	52	54	58	57	59	55	54	52
LOST BEDHOLD \$	1789.28	2120.97	538.32	1869.1	2684.73	2791.66	1581.28	1390.00	2597.76	3051.77	4420.35	2175.23
PROFIT OR (LOSS)	35,792.41	101,453.77	153,947.14	83,679.46	159,609.15	82,026.36	362,360.26	193,058.08	93,993.63	125,387.68	102.99	73,271.82
TOTAL SKILLED DAYS	115	169	192	153	186	238	212	141	168	122	91	153

	1. 1 1/2 time/no extra holiday	2. 1 1/2 time/ extra holiday	2 time /extra holiday	3. 2 time/ no extra holiday
\$ 4,345.12	\$ 4,345.12	\$ 8,690.24	\$ 8,690.24	\$ 8,690.24
\$ 6,200.00	\$ 9,849.30	\$ 9,849.30	\$ 6,200.00	\$ 6,200.00
\$ 10,545.12	\$ 14,194.41	\$ 156,138.54	\$ 18,539.53	\$ 14,890.24
Difference	\$ (13,780.49)	\$ 26,361.76	\$ 74,158.05	\$ 34,015.81
<b>Current 7</b>				
\$ 8,690.24				
\$ 9,849.30				
\$ 18,539.54	\$ 129,776.78			

Our current policy is to pay 7 holidays at double time and anyone who doesn't have to work gets a paid holiday and any full time 10 days per pay period gets another paid day off if they end up working the holiday. Approximately \$ 129,776.78 annually

1. New policy would be 11 holidays at time and a half and anyone who is not required to work (job does not require them to be here) will be paid for the holiday. No one else will be paid for day off. Staff required to work holiday will receive time and a half.

This policy will decrease wages. Approximately \$ 115,996.29 annually

2. New policy would be 11 holidays at time and a half and anyone who is not required to work (job does not require them to be here) will be paid for the holiday. No one else will be paid for day off. Anyone who works 10 days a pay period would receive an additional paid day off.

This policy will decrease wages. Approximately \$ 156,138.54 annually

3. New policy would be 11 holidays at double time and anyone who is not required to work (job does not require them to be here) will be paid for the holiday. No one else will be paid for day off. Staff required to work holiday will receive double time.

This policy will increase wages. Approximately \$ 163,792.59 annually



## **Initial Demand Assessment for Senior Housing in Menahga, Minnesota**

Subject site Location:

**Menahga, Minnesota**

Prepared for:

**Greenwood Connections Senior Living**

Prepared by:

**Viewpoint Consulting Group, Inc.**

Date:

**January 20, 2025**



January 20, 2025

To: Laura Ahlf  
**Greenwood Connections Senior Living**

From: Jay Thompson  
**Viewpoint Consulting Group, Inc.**

RE: Initial demand assessment for Senior Housing in Menahga, Minnesota

## **Introduction**

This memorandum provides an initial assessment of the demand for senior housing in Menahga, Minnesota. The purpose of this initial assessment is to broadly assess the depth of demand in the draw area for independent living, assisted living, and memory care housing at the Greenwood Connections campus. The campus contains Green Pine Acres Nursing Home and Woodside Manor Assisted Living. Green Pine Acres is licensed for 65 beds and Woodside Manor has 37 units. Assisted living services are optional at Woodside Manor and 32% of the residents take only light services and could be considered independent. Of the 68% of residents that are assisted living, about 45% are private pay and 55% utilize the Elderly Waiver program to pay for services. Currently, Woodside Manor is fully occupied with a waiting list.

Potential demand in the primary draw area is calculated based on an evaluation of demographic growth trends and characteristics as they relate to the potential demand for senior housing (independent, assisted living, memory care) and an inventory of competitive properties. The estimated portion of unmet demand in the primary draw area that can be captured by Greenwood Connections Senior Living is shown in the demand tables.

## Primary Market Area Definition

The subject development is in Menahga, Minnesota, as an expansion to Greenwood Connections campus.

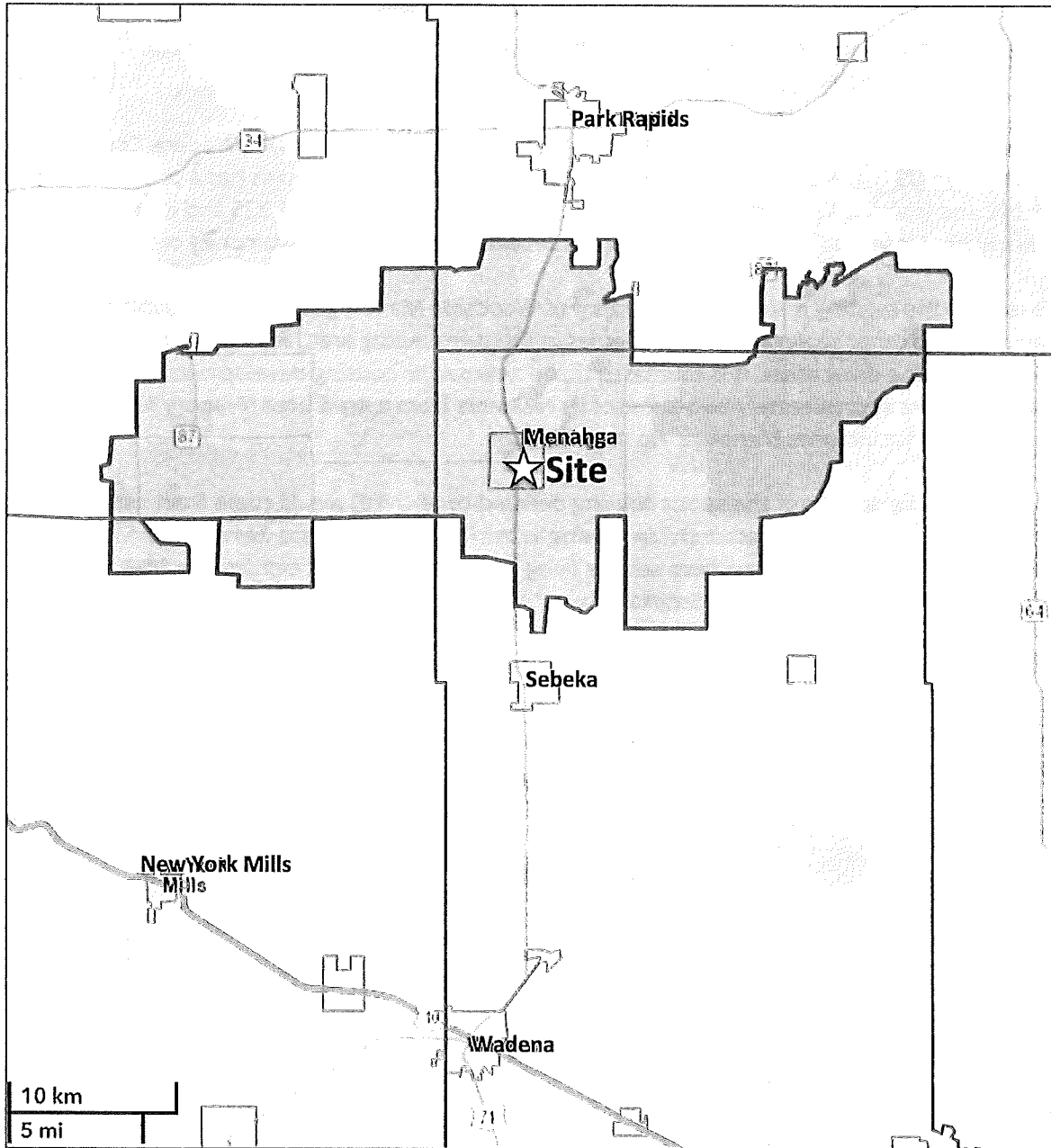
Menahga is a rural community with a population of 1,340 (2020 census) in Wadena County. It is located on US Highway 71 between Park Rapids and Wadena. Park Rapids has a population of 4,142 and is about 12 miles to the north. Wadena has a population of 4,325 and is 22 miles to the south. Closer to Menahga to the south is Sebeka (eight miles), a community of 741 people.

Based on the existing resident draw pattern of Woodside Manor, geographic boundaries, proximity to other senior housing properties in the surrounding area, and our knowledge of senior housing draw areas, it is estimated that a new senior housing development in Menahga would attract approximately two-thirds of its residents from a draw area (Primary Market Area, or "PMA") that includes Menahga' zip code – 56464.

The remaining portion of the senior housing demand (one-third) would come from outside the PMA, including parents of adult children living in the PMA. Much of the demand from outside the PMA would be generated from seniors living in communities just outside the PMA, including from Park Rapids and Sebeka.

A map of the PMA is shown on the following page.

**Primary Market Area**



## **Demographic Analysis**

Tables 1 through 5 on Pages 6 through 8 show key economic and demographic variables related to the demand for senior housing in the PMA (age distribution of the senior population and household base, senior household income, senior homeownership rates, and estimated home values). This demographic and home value data is from ESRI, a national demographics firm.

The key demographic and economic findings are summarized on the following pages.

### **Senior Population and Household Trends**

- ▶ The total population in the PMA was 4,747 in 2020, or up 9.5% from 2010. Population growth partially stemmed from the addition of 68 households during the decade.
- ▶ While the overall population in the PMA increased by 9.4% from 2010 to 2020, the senior population (age 65+) grew by 23.3%, increasing from 850 in 2010 to 1,048 seniors in 2020. Seniors ages 75 and over are the primary target market for senior housing with services. This age group increased by 18.4%.
- ▶ The senior population has continued to grow since 2020. As of 2024, there were 1,160 seniors aged 65+ in the PMA. Between 2024 and 2029, all senior age groups above 65 in the PMA are projected to experience strong growth. Overall, the age group 75 and over is projected to add 80 seniors between 2024 and 2029 (+15.2%). These older seniors are the primary target market for senior housing with services.
- ▶ In 2024, Menahga had an estimated population of 1,403, of which 210 were aged 75+. This equates to Menahga containing 29% of the PMA's total population and 40% of its age 75+ population. The higher proportion of the senior population highlights the draw of Menahga as a destination for PMA seniors as they age and seek alternatives to their existing homes.

### **Senior Household Incomes**

- ▶ Incomes in the PMA are below average compared to Greater Minnesota (Minnesota minus the seven-county Twin Cities Metro Area). The estimated median income of age 75+ households in the PMA in 2024 was \$33,315, compared to \$39,126 for 75+ households in Greater Minnesota.

- ▶ The target market for senior housing with support services is generally senior households aged 75 and older with incomes of at least \$50,000 (plus some lower-income senior homeowners). In 2024, an estimated 93 households age 75 and older had incomes of at least \$50,000. By 2029, about 130 aged 75 and older households are projected to have incomes of at least \$55,000 (increased from \$50,000 to adjust for inflation). It should be noted that senior housing with personal care services will primarily serve seniors aged 80+. Also, since assisted living and memory care housing are predominately need driven, seniors with lower incomes are still candidates for private pay housing if they have home equity or other savings that they can utilize to pay for the costs.

### **Senior Household Tenure**

- ▶ Seniors who own their homes have an additional source of income through the sale of their home that can be utilized for alternative housing. Seniors in the PMA have a homeownership rate higher than Greater Minnesota's (83.3% for 65+ households compared to 80.8% in Greater Minnesota).
- ▶ Upon the sale of their home, the income from the invested proceeds can be used dollar for dollar as supplementary income for housing and services. As Table 4 illustrates, as of 2020, a high percentage of seniors up to age 74 in the PMA are homeowners. The drop in the homeownership rate among the older population highlights how rental housing becomes much more predominant as seniors' care needs rise and/or they no longer desire to maintain a single-family home.

### **Home Value Trends**

- ▶ Seniors can use the proceeds from the sale of their home to offset the cost of senior housing. The median home value in the PMA (\$232,262) is lower than the median in Greater Minnesota (\$295,966).
- ▶ A senior selling their home for \$232,000 could receive an investment return of approximately \$540 monthly from the sale (sale price minus 7% sales agent fees, and a 3% annual return on their investment). If a senior uses the full home sale proceeds towards the cost of alternative housing, the home sale proceeds would cover the costs at an assisted living facility (\$4,500 per month) for about four years. At a memory care facility (\$7,000 per month), the same amount of home sale proceeds would last over two years.

**Table 1**  
**Senior Population Growth Trends and Projections**  
**Primary Market Area**  
**2010 to 2029**

Age	2010	2020	2024	2029	Change, 2024 to 2029	
					No.	Pct.
55 to 59	321	301	285	255	-30	-10.5%
60 to 64	266	346	375	328	-47	-12.5%
65 to 69	257	327	342	345	3	0.9%
70 to 74	196	251	291	297	6	2.1%
75 to 79	149	210	243	260	17	7.0%
80 to 84	119	130	142	180	38	26.8%
85+	129	130	142	167	25	17.6%
<b>Total 65+</b>	<b>850</b>	<b>1,048</b>	<b>1,160</b>	<b>1,249</b>	<b>89</b>	<b>7.7%</b>
<b>Total 75+</b>	<b>397</b>	<b>470</b>	<b>527</b>	<b>607</b>	<b>80</b>	<b>15.2%</b>
<b>Total Population</b>	<b>4,336</b>	<b>4,747</b>	<b>4,847</b>	<b>4,885</b>	<b>38</b>	<b>0.8%</b>
<i>Menahga</i>	<i>1,306</i>	<i>1,340</i>	<i>1,403</i>	<i>1,421</i>	<i>18</i>	<i>1.3%</i>
<i>Wadena County</i>	<i>13,843</i>	<i>14,065</i>	<i>14,291</i>	<i>14,453</i>	<i>162</i>	<i>1.1%</i>
<i>Greater Minnesota</i>	<i>2,454,358</i>	<i>2,543,390</i>	<i>2,588,783</i>	<i>2,623,305</i>	<i>34,522</i>	<i>1.3%</i>
<i>Minnesota</i>	<i>5,303,925</i>	<i>5,706,494</i>	<i>5,826,205</i>	<i>5,942,546</i>	<i>116,341</i>	<i>2.0%</i>

Sources: ESRI; Census Bureau; Viewpoint Consulting Group, Inc.

**Table 2**  
**Senior Household Growth Trends and Projections**  
**Primary Market Area**  
**2010 to 2029**

Age	2010	2020	2024	2029	Change, 2024 to 2029	
					No.	Pct.
55 to 64	352	393	386	319	-67	-17.4%
65 to 74	467	358	378	385	7	1.9%
75+	77	260	285	331	46	16.1%
<b>Total 65+</b>	<b>544</b>	<b>618</b>	<b>663</b>	<b>716</b>	<b>53</b>	<b>8.0%</b>
<b>Total Households</b>	<b>1,711</b>	<b>1,779</b>	<b>1,810</b>	<b>1,824</b>	<b>14</b>	<b>0.8%</b>
<i>Menahga</i>	<i>569</i>	<i>559</i>	<i>571</i>	<i>577</i>	<i>6</i>	<i>1.1%</i>
<i>Wadena County</i>	<i>5,705</i>	<i>5,815</i>	<i>5,911</i>	<i>5,980</i>	<i>69</i>	<i>1.2%</i>
<i>Greater Minnesota</i>	<i>969,478</i>	<i>1,014,464</i>	<i>1,036,303</i>	<i>1,056,709</i>	<i>20,406</i>	<i>2.0%</i>
<i>Minnesota</i>	<i>2,087,227</i>	<i>2,253,990</i>	<i>2,309,848</i>	<i>2,370,399</i>	<i>60,551</i>	<i>2.6%</i>

Sources: ESRI; Census Bureau; Viewpoint Consulting Group, Inc.

**Table 3  
Household Incomes by Age of Householder  
Primary Market Area  
2024 and 2029**

<b>2024 Households by Age</b>			
<b>Income</b>	<b>55 - 64</b>	<b>65-74</b>	<b>75+</b>
<\$15,000	48	31	42
\$15,000 to \$24,999	12	22	56
\$25,000 to \$34,999	22	41	51
\$35,000 to \$49,999	39	50	43
\$50,000 to \$74,999	72	87	40
\$75,000 to \$99,999	71	68	28
\$100,000 to \$149,999	70	60	18
\$150,000 to \$199,999	41	12	4
\$200,000+	11	7	3
<b>Total</b>	<b>386</b>	<b>378</b>	<b>285</b>
<b>Median HH Income</b>	<b>\$75,000</b>	<b>\$60,238</b>	<b>\$33,315</b>
<i>Menahga Median HH Income</i>	<i>\$61,456</i>	<i>\$62,114</i>	<i>\$30,863</i>
<i>Wadena County Median HH Income</i>	<i>\$67,226</i>	<i>\$52,737</i>	<i>\$30,228</i>
<i>Greater Minnesota Median HH Income</i>	<i>\$84,134</i>	<i>\$64,878</i>	<i>\$39,126</i>
<b>2029 Households by Age</b>			
<b>Income</b>	<b>55 - 64</b>	<b>65-74</b>	<b>75+</b>
<\$15,000	31	25	42
\$15,000 to \$24,999	6	14	51
\$25,000 to \$34,999	12	34	54
\$35,000 to \$49,999	24	43	45
\$50,000 to \$74,999	49	93	48
\$75,000 to \$99,999	68	69	37
\$100,000 to \$149,999	77	80	36
\$150,000 to \$199,999	44	12	8
\$200,000+	8	15	10
<b>Total</b>	<b>319</b>	<b>385</b>	<b>331</b>
<b>Median HH Income</b>	<b>\$86,571</b>	<b>\$68,844</b>	<b>\$40,049</b>
<i>Menahga Median HH Income</i>	<i>\$75,000</i>	<i>\$73,831</i>	<i>\$30,918</i>
<i>Wadena County Median HH Income</i>	<i>\$78,358</i>	<i>\$61,245</i>	<i>\$35,191</i>
<i>Greater Minnesota Median HH Income</i>	<i>\$84,134</i>	<i>\$64,878</i>	<i>\$39,126</i>
Sources: ESRI; Viewpoint Consulting Group, Inc.			

**Table 4**  
**Tenure by Age of Householder**  
**Primary Market Area**  
**2020**

Households	Owners		Renters	
	No.	Pct.	No.	Pct.
Age 55 to 64	351	89.3%	42	10.7%
Age 65 to 74	325	90.8%	33	9.2%
Age 75 to 84	143	73.7%	51	26.3%
Age 85+	47	71.2%	19	28.8%
<b>Total</b>	<b>866</b>	<b>85.7%</b>	<b>145</b>	<b>14.3%</b>
Total Age 65+	515	83.3%	103	16.7%
Total Age 75+	190	73.1%	70	26.9%
<i>Wadena County</i>				
Age 65+		75.5%		24.5%
Age 75+		67.3%		32.7%
<i>Greater Minnesota</i>				
Age 65+		80.8%		19.2%
Age 75+		75.2%		24.8%
Sources: ESRI; Viewpoint Consulting Group, Inc.				

**Table 5**  
**Estimated Home Values**  
**Primary Market Area**  
**2024**

	Median Home Value	Average Home Value
PMA	\$232,262	\$281,559
<i>Menahga</i>	<i>\$164,844</i>	<i>\$175,000</i>
<i>Wadena County</i>	<i>\$201,647</i>	<i>\$244,638</i>
<i>Greater Minnesota</i>	<i>\$295,966</i>	<i>\$342,647</i>
Sources: ESRI; Viewpoint Consulting Group, Inc.		

## Senior Housing Supply

### Senior Housing Defined

Senior housing encompasses a wide variety of product types. The properties that include the lowest level of services are **adult** properties, which offer virtually no support services or health care, but restrict tenancy to those age 55 and over. Adult properties can be rental or owner-occupied (attached or detached townhomes, condominiums and cooperatives). Congregate properties, better known as **independent living**, offer support services such as meals and housekeeping. These services are either included in the rent or offered a-la-carte so that residents can choose whether or not to pay for them. Independent living projects attract an older and frailer senior population than adult properties (generally seniors age 75 and over).

The most service-intensive housing types are **assisted living**, **memory care**, and **enhanced care suites** as they offer the highest level of services short of a nursing home. Some of the typical services they provide are meals, housekeeping, linen changes, personal laundry, 24-hour emergency response and a wide range of personal-care and therapeutic services. The meals and services are built into the monthly fee, charged through a tiered service package or offered a-la-carte.

### Competitive Senior Housing Properties

Table 6 shows the inventory of senior housing properties in the PMA. There are two properties in the PMA – both are in Menahga. One is the subject development – Woodside Manor – and the other is Rose Haven. Because of the limited competitive supply in the PMA, Table 6 also lists properties in surrounding communities which generally constitute alternative options for seniors wanting or needing senior housing with services. For each property, Table 6 provides information on location, year built, distance to Menahga, and number of units. The following are key highlights about the competitive supply.

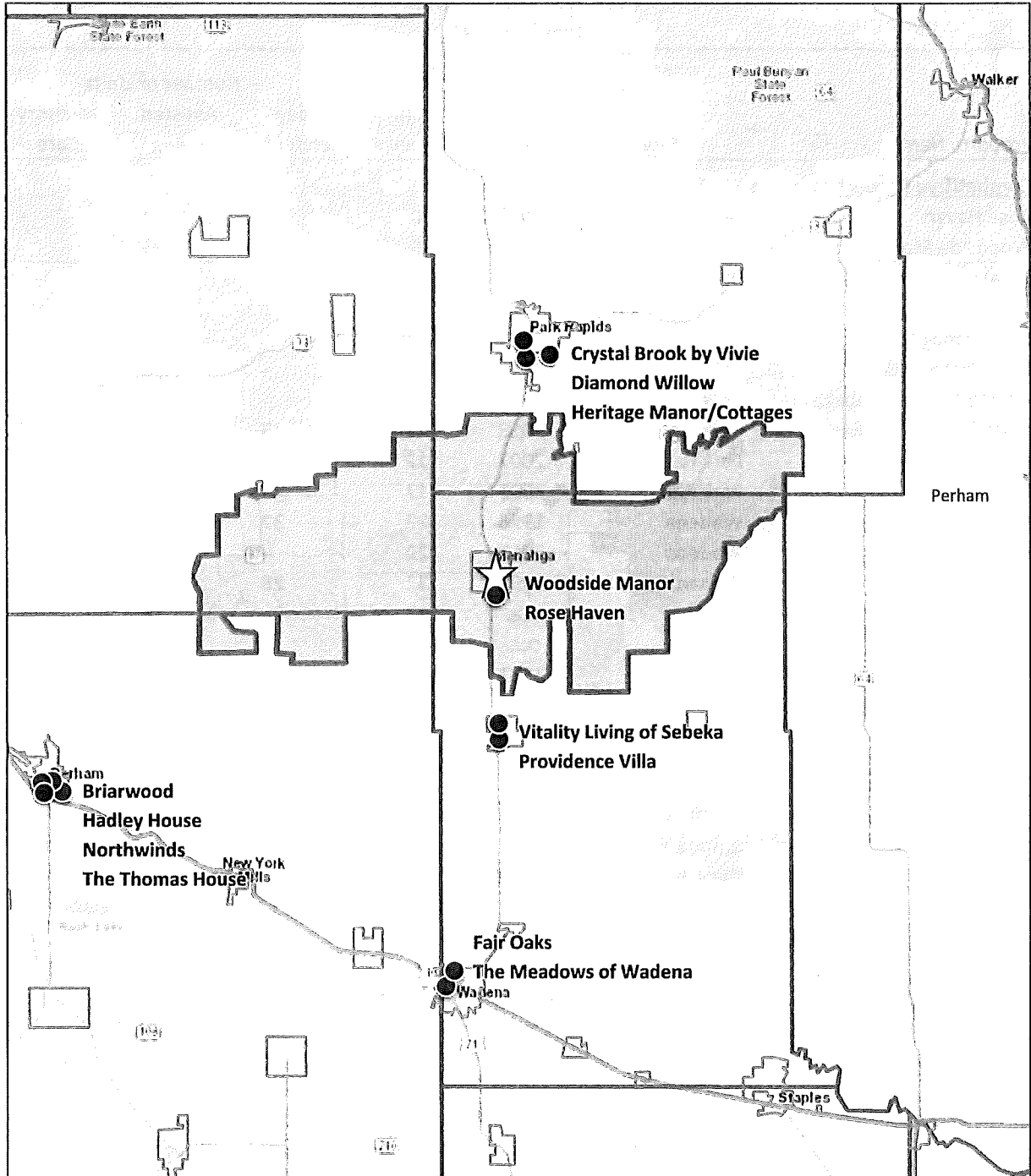
- ▶ There are two existing properties in the PMA – Woodside Manor and Rose Haven. Woodside Manor has 37 units which can be occupied by either independent residents or residents receiving assisted living services. Currently, 12 units are occupied by independent residents and 25 by assisted living residents. Rose Haven is a former adult foster care building that was converted to assisted living in 2013. Instead of units with kitchens or kitchenettes, it features 13 bedrooms with shared common living space.
- ▶ With Woodside Manor and Rose Haven being the only properties in the PMA, the total competitive supply serving the PMA is 12 independent units, 38 assisted living units, and zero memory care units.

**Table 6**  
**Competitive Senior Housing Supply**  
**Primary Market Area**  
**January 2025**

Property Name	City	Year Built	Miles from Menahga	-- Number of Units		
				Independent	Assisted Living	Memory Care
<b>Competitive Properties in the PMA</b>						
Rose Haven	Menahga	2013	0	-	13	-
Woodside Manor	Menahga	1996	0	12	25	-
<b>Total</b>				<b>12</b>	<b>38</b>	<b>-</b>
<b>Non-Competitive Properties Outside the PMA</b>						
Providence Villa	Sebeka	2018	9	-	16	-
Vitality Living of Sebeka	Sebeka	2000	9	-	13	-
Crystal Brook by Vivie	Park Rapids	2018	12	33	33	37
Diamond Willow	Park Rapids	2007	12	-	10	10
Heritage Manor/Cottages	Park Rapids	2001	12	-	26	18
Fair Oaks	Wadena	1996	22	32	-	-
The Meadows of Wadena	Wadena	2017	22	-	37	10
Briarwood	Perham	1998	32	28	-	-
Hadley House	Perham	n.a.	32	-	32	-
Northwinds	Perham	n.a.	32	-	-	11
The Thomas House	Perham	2002	32	-	8	12
Sources: Viewpoint Consulting Group, Inc.						

- ▶ Outside of the two properties in the PMA, the closest senior housing properties surrounding Menahga are in Sebeka, Park Rapids, Wadena, and Perham. These communities are nine to 32 miles away. Again, they would not be directly competitive with the Greenwood Connections campus but instead are alternative options for PMA seniors if they are unable to find appropriate housing locally.
- ▶ The newest properties in the surrounding area are Providence Villa in Sebeka and Crystal Brook by Vivie in Park Rapids, both of which opened in 2018, and The Meadows of Wadena, which opened in 2017. Crystal Brook by Vivie added a 19-unit memory care to its building in 2024 (increasing total memory care beds to 37). Among the properties in surrounding communities, there is a mix of service levels offered – from independent, assisted living, and memory care housing. However, while eight of the properties offer assisted living, only three offer independent living (Crystal Brook by Vivie, Fair Oaks in Wadena, and Briarwood in Perham). Six of the properties offer memory care housing.

### Senior Housing Properties in and near the PMA



## **Planned and Proposed Senior Housing Developments**

No new properties in the development pipeline in the PMA were identified that would increase the future competitive supply.

## **Senior Housing Demand Calculations**

Tables 7 through 11 provide demand calculations for the number of independent, assisted living, and memory care units that can be supported in the PMA in 2024 and 2029. The demand tables also show the estimated portion of unmet demand that Greenwood Connections Senior Living can capture. Demand for assisted living and memory care housing is calculated for market rate (“private pay”) and Elderly Waiver units.

The Elderly Waiver program funds home-and community-based services for people ages 65 and older with an annual income below \$15,060 (singles) and assets below \$3,000 and require the level of care provided in a nursing home but choose to reside in the community. Single seniors with incomes above the limit are still eligible for the program with a spenddown or waiver obligation. The Elderly Waiver cost for an individual cannot be greater than the estimated nursing home cost for that same individual.

### **Independent Senior Living**

As shown in Table 7, demand is calculated in 2029 for 17 additional independent living units at Greenwood Connections Senior Living. Combined with the existing 12 occupied independent units at Woodside Manor, there is total potential for 29 units on the campus. The points below summarize the demand methodology.

The target market for independent living housing is senior households age 75+ with incomes of \$50,000 or more plus households with incomes between \$35,000 and \$50,000 who would qualify with the proceeds from a home sale. There would also be some limited demand from seniors under age 75. These seniors are the “age/income-qualified base.” A capture rate – or “penetration rate” – is applied to the income-qualified base of younger and older seniors. The penetration rates are based on the current penetration rates of independent senior housing in the various markets across Minnesota. Applying the penetration rates to the age/income-qualified base results in demand for 23 independent units in 2024, growing to 28 units in 2029.

Menahga is an appealing housing location within the surrounding rural area. It is estimated that seniors currently residing outside the PMA will generate 33% of the total demand for independent senior housing. The demand from outside the PMA increases total demand to 34 units in 2024 and 41 units in 2029. This demand from outside the PMA will consist primarily of seniors living in communities just outside the PMA and parents of adult children living in the local area.

**Table 7**  
**Independent Senior Housing Demand Calculation**  
**Primary Market Area**  
**2024 and 2029**

	2024	2029
A 65 to 74 Households in the PMA	378	385
B Percent income-qualified	68%	68%
C Potential penetration rate of independent living housing	0.5%	0.5%
D Income-qualified 65-74 households in the PMA (A x B x C)	1	1
E 75+ Households in the PMA	285	331
F Percent income-qualified	38%	40%
G Potential penetration rate of independent living housing	20%	20%
H Income-qualified 75+ households in the PMA (E x F x G)	22	26
I Total demand for independent housing from the PMA (D + H)	23	28
J Estimated percent of demand from outside the PMA	33%	33%
K Total demand for independent living units in the PMA (I / (1- J))	34	41
L Competitive independent living supply*	11	11
<b>M Unmet independent living demand in the PMA (K - L)</b>	<b>23</b>	<b>30</b>
N Estimated percent of unmet demand capturable by Site	55%	55%
<b>O Additional Independent living demand on the Site (M x N)</b>	<b>13</b>	<b>17</b>
P Existing units at Woodside Manor	12	12
<b>Q Total units supportable at Woodside Manor (O + P)</b>	<b>25</b>	<b>29</b>
* Competitive units minus a 5% vacancy factor.		
Source: Viewpoint Consulting Group, Inc.		

There are 12 existing independent units in the PMA – all at Woodside Manor on the Greenwood Connections Senior Living campus. Subtracting these units, minus a 5% vacancy factor, results in unmet for 23 units in the PMA in 2024. No pending units were identified that would increase the competitive supply. Subtracting the existing units from 2029 demand results in unmet demand for 30 units in the PMA in 2029.

No single location or development can capture all the demand in a draw area. It is estimated that the Greenwood Connections campus can capture 55% of the unmet demand potential in the PMA. A 55% capture rate results in demand for 13 units in 2024, increasing to 17 units in 2029. These are in addition to the existing 12 units occupied by independent residents at Woodside Manor. Thus, total units supportable is 29 independent units in 2029.

### **Market Rate Assisted Living**

As shown in Table 8, unmet assisted living demand that could potentially be captured by Greenwood Connections Senior Living has been calculated for 15 additional units in 2029. This demand is for market rate (or “private pay”) units and does not include additional demand from lower-income seniors who could utilize the Elderly Waiver program to pay for services. Combined with the existing 11 units occupied by private pay residents on the campus, there is potential for 26 total units. The points listed below summarize the demand methodology.

The primary market for assisted living housing in the PMA is seniors ages 75 and over needing assistance with Activities of Daily Living (ADLs). Based on data from the Health and Aging Chartbook that was conducted by the Centers for Disease Control and Prevention and the National Center for Health Statistics, the percentage of seniors unable to perform, or having difficulty with, ADLs ranges from 25.5% of seniors ages 75 to 79, 33.6% of seniors ages 80 to 84 and 51.6% of seniors ages 85 and over. Applying these percentages to the senior population in the PMA results in the total age-qualified population needing assistance with ADLs.

To afford market rents, these seniors will generally need incomes of at least \$60,000 or have assets available through the proceeds received from the sale of their home. Overall, it is calculated that about 50% of the senior population in the PMA in 2024 was income-qualified for market rate assisted living housing.

An estimated 25% of the age/income-qualified seniors needing assistance will need/choose assisted living housing. The remaining 75% will be able to remain in their homes by receiving home health care services or will live in other less service-intensive senior housing. This percentage also takes into account that many seniors are not living alone and will be able to remain in their existing homes with assistance from their spouse/partner.

Seniors who currently reside outside the PMA will generate an estimated 33% of the demand for assisted living senior housing – increasing total demand in the PMA to 34 units in 2024 growing to 41 units in 2029.

The next step in calculating demand is to subtract competitive supply from total PMA demand. Subtracting the existing competitive units (minus 60% estimated to be occupied by Elderly Waiver residents and a 5% vacancy factor) from total demand results in the unmet demand for 20 assisted living units in the PMA in 2024. No pending developments in the PMA were identified. Subtracting existing units results in unmet demand for 27 units in the PMA in 2029.

Again, no single development or location can capture all the demand in a PMA. It is estimated that Greenwood Connections Senior Living can capture 55% of the unmet demand potential in the PMA. This results in an additional 15 additional market rate units that can be supported on the campus in 2029. Combined with Greenwood Connections Senior Living’s existing 11 units occupied by private pay residents; total market rate units supportable on the campus is 26 units in 2029.

**Table 8**  
**Market Rate Assisted Living Demand Calculation**  
**Primary Market Area**  
**2024 and 2029**

	2024	2029
A 75 to 79 Population in the PMA	243	260
B Percent needing ADL assistance	25.5%	25.5%
C Estimated population needing ADL assistance (A x B)	62	66
D 80 to 84 Population in the PMA	142	180
E Percent needing ADL assistance	33.6%	33.6%
F Estimated population needing ADL assistance (D x E)	48	60
G 85+ Population in the PMA	142	167
H Percent needing ADL assistance	51.6%	51.6%
I Estimated population needing ADL assistance (G x H)	73	86
J Total 75+ population needing ADL assistance (C + F + I)	183	213
K Percent of PMA population income-qualified	50.0%	51.6%
L Total income-qualified population needing ADL assistance (J x K)	92	110
M Potential penetration rate of assisted living housing	25%	25%
N Total demand for assisted living units (L x M)	23	27
O Estimated percent of demand from outside the PMA	33%	33%
P Total demand for assisted living units in the PMA (N / (1-O))	34	41
Q Competitive assisted living supply*	14	14
R <b>Unmet assisted living demand in the PMA (P - Q)</b>	<b>20</b>	<b>27</b>
S Estimated percent of demand capturable by the Site	55%	55%
T <b>Additional Assisted living demand at the Site (R x S)</b>	<b>11</b>	<b>15</b>
U Existing units at Woodside Manor	11	11
V <b>Total units supportable at Woodside Manor (T + U)</b>	<b>22</b>	<b>26</b>
* Competitive units minus 60% estimated to be occupied by Elderly Waiver units and a 5% vacancy factor.		
Source: Viewpoint Consulting Group, Inc.		

### **Elderly Waiver Assisted Living Demand**

The calculation of unmet demand for Elderly Waiver assisted living units is shown in Table 9. The methodology to calculate unmet demand for Elderly Waiver assisted living is the same as for market rate assisted living, with the exception being the income-qualified calculation. The following paragraphs summarize the demand methodology.

Like market rate, the primary market for Elderly Waiver assisted living housing is seniors ages 75 and over needing assistance with activities of daily living (ADLs). Applying the percentages of seniors unable to perform or having difficulty with ADLs to the senior population in the PMA results in the total age-qualified population needing assistance with ADLs.

The income-qualified base is seniors with incomes below about \$30,000, or the maximum income to qualify for the program with a spenddown. About 43% of the senior population in the PMA is income-qualified for Elderly Waiver assisted living housing in 2024.

An estimated 25% of the age/income-qualified market needing assistance with daily living will choose assisted living housing. Applying a penetration rate of 25% to the age/income-qualified base needing assistance results in demand for 20 Elderly Waiver units in the PMA in 2024.

Seniors who currently reside outside the PMA will generate an estimated 33% of the demand for assisted living senior housing – increasing total demand in the PMA to 30 Elderly Waiver units in 2024 growing to 34 units in 2029.

The next step in calculating demand is to subtract competitive supply from total PMA demand. A total of 38 competitive units were identified in Table 6 (at Greenwood Connections Senior Living and Rose Haven). An estimated 60% of the total units in the PMA are occupied by Elderly Waiver residents. Subtracting 60% of the units that are estimated to be Elderly Waiver, minus a 5% vacancy factor, from total demand results in unmet demand for eight units in the PMA in 2024, growing to 13 units in 2029.

No single location or development can capture all the demand in a draw area. It is estimated that Greenwood Connections Senior Living can capture 55% of the unmet Elderly Waiver demand potential in the PMA. A 65% capture rate results in unmet demand at Greenwood Connections Senior Living for four additional units in 2024, increasing to seven additional units in 2029. The 14 existing units occupied by Elderly Waiver residents, combined with the demand for seven additional units results in total demand for 21 Elderly Waiver units on the campus in 2029.

**Table 9**  
**Elderly Waiver Assisted Living Demand Calculation**  
**Primary Market Area**  
**2024 and 2029**

	2024	2029
A 75 to 79 Population in the PMA	243	260
B Percent needing ADL assistance	25.5%	25.5%
C Estimated population needing ADL assistance (A x B)	62	66
D 80 to 84 Population in the PMA	142	180
E Percent needing ADL assistance	33.6%	33.6%
F Estimated population needing ADL assistance (D x E)	48	60
G 85+ Population in the PMA	142	167
H Percent needing ADL assistance	51.6%	51.6%
I Estimated population needing ADL assistance (G x H)	73	86
J Total 75+ population needing ADL assistance (C + F + I)	183	213
K Percent of PMA population income-qualified	43.3%	43.3%
L Total income-qualified population needing ADL assistance (J x K)	79	92
M Potential penetration rate of assisted living housing	25%	25%
N Total demand for assisted living units (L x M)	20	23
O Estimated percent of demand from outside the PMA	33%	33%
P Total demand for assisted living units in the PMA (N / (1-O))	30	34
Q Competitive assisted living supply*	22	22
<b>R Unmet assisted living demand in the PMA (P - Q)</b>	<b>8</b>	<b>13</b>
S Estimated percent of demand capturable by Site	55%	55%
<b>T Additional Elderly Waiver assisted living demand on the Site (R x S)</b>	<b>4</b>	<b>7</b>
U Existing units at Woodside Manor	14	14
<b>V Total units supportable at Woodside Manor (T + U)</b>	<b>18</b>	<b>21</b>
* 60% of the competitive units that are estimated to be occupied by Elderly Waiver residents, minus a 5% vacancy factor.		
Source: Viewpoint Consulting Group, Inc.		

### **Market Rate Memory Care**

As shown in Table 10 unmet memory care demand that could potentially be captured by Greenwood Connections Senior Living has been calculated for 12 units in 2029. This demand is for market rate (or “private pay”) units and does not include additional demand from lower-income seniors who could utilize the Elderly Waiver program to pay for services. As there are no existing memory care units on the campus, the total potential for is 12 units. The points listed below summarize the demand methodology.

Demand is calculated by multiplying the PMA age 65+ population in 2024 and 2029 by the incidence rate of Alzheimer’s/dementia (based on data from the Alzheimer’s Association: Alzheimer’s Disease Facts & Figures). An estimated 130 seniors living in the PMA as of 2024 had memory impairment.

Due to the high cost of memory care housing, the income needed to afford market rate memory care is much higher than independent and assisted living housing. To afford memory care rents, seniors will generally need incomes of at least \$85,000 or have assets, such as the proceeds received from the sale of a home, that they can allocate towards the cost. Overall, it is calculated that about 39% of the senior population in the PMA in 2024 was income-qualified for market rate memory care housing (with about two-thirds of the income-qualified seniors being homeowners with incomes below \$85,000).

The majority of seniors with dementia are able to live independently with the assistance of a caregiver, while those in the latter stages of dementia require intensive medical care that is only available in skilled nursing facilities. Some also choose other types of housing like adult foster care. An estimated 25% of age/income-qualified people with memory impairment constitute the market for memory care housing.

An estimated 33% of the demand for memory care housing would come from seniors residing outside of the PMA. This additional demand brings the total demand within the PMA to 19 units in 2024 and grows to 22 units in 2029.

There are no existing or pending memory care units to subtract from demand. Thus, unmet demand remains for 22 units in the PMA in 2029.

No single development or location can capture all the demand in a PMA. It is estimated that Greenwood Connections Senior Living can capture 55% of the unmet demand potential in the PMA. This results in 12 market rate (or private pay) units that can be supported on the campus in 2029.

**Table 10**  
**Market Rate Memory Care Housing Demand Calculation**  
**Primary Market Area**  
**2024 and 2029**

	2024	2029
A 65 to 75 Population	633	642
B Dementia incidence rate	5.0%	5.0%
C Estimated population with Dementia (A x B)	32	32
D 75 to 84 Population	385	440
E Dementia incidence rate	13.2%	13.2%
F Estimated population with Dementia (D x E)	51	58
G 85+ Population	142	167
H Dementia incidence rate	33.4%	33.4%
I Estimated population with Dementia (G x H)	47	56
J Total population with Dementia (C + F + I)	130	146
K Percent of population income-qualified	38.8%	40.0%
L Total income-qualified population needing assistance (J x K)	50	58
M Potential penetration rate of specialized memory care housing	25%	25%
N Total demand for memory care units (L x M)	13	15
O Estimated percent of demand from outside the PMA	33%	33%
P Total demand for memory care units in the PMA (N / (1- O))	19	22
Q Competitive memory care supply	0	0
<b>R Unmet memory care demand in the PMA (P - Q)</b>	<b>19</b>	<b>22</b>
S Estimated % of unmet demand capturable by Site	55%	55%
<b>T Additional memory care demand at the Site (R x S)</b>	<b>10</b>	<b>12</b>
U Existing units at Woodside Manor	0	0
<b>V Total units supportable at Woodside Manor (T + U)</b>	<b>10</b>	<b>12</b>
Source: Viewpoint Consulting Group, Inc.		

### **Elderly Waiver Memory Care**

Table 11 calculates unmet Elderly Waiver memory care demand at Greenwood Connections Senior Living for 13 units in 2029. The methodology to calculate unmet demand for Elderly Waiver memory care is the same as for market rate memory care, with the exception being the income-qualified calculation. The income-qualified base is the same as for assisted living – seniors with incomes below about \$30,000, or the maximum income to qualify with a spenddown.

An estimated 130 seniors living in the PMA as of 2024 had a memory impairment. An estimated 43% are income-qualified for the Elderly Waiver program, or 56 seniors in 2024. It is estimated that 25% of the qualified population are a market for memory care housing. This results in demand for 14 Elderly Waiver memory care units in the PMA in 2024.

An estimated 33% of the demand for Elderly Waiver memory care housing would come from seniors residing outside of the PMA. This additional demand brings the total demand within the PMA to 21 units in 2024 growing to 24 units in 2029.

There are no existing or pending memory care units to subtract from demand. Thus, unmet demand remains for 24 Elderly Waiver units in the PMA in 2029.

No single development or location can capture all the demand in a PMA. It is estimated that Greenwood Connections Senior Living can capture 55% of the unmet demand potential in the PMA. This results in 13 Elderly Waiver units that can be supported on the campus in 2029.

**Table 11**  
**Elderly Waiver Memory Care Housing Demand Calculation**  
**Primary Market Area**  
**2024 and 2029**

	2024	2029
A 65 to 75 Population	633	642
B Dementia incidence rate	5.0%	5.0%
C Estimated population with Dementia (A x B)	32	32
D 75 to 84 Population	385	440
E Dementia incidence rate	13.2%	13.2%
F Estimated population with Dementia (D x E)	51	58
G 85+ Population	142	167
H Dementia incidence rate	33.4%	33.4%
I Estimated population with Dementia (G x H)	47	56
J Total population with Dementia (C + F + I)	130	146
K Percent of population income-qualified	43.3%	43.3%
L Total income-qualified population needing assistance (J x K)	56	63
M Potential penetration rate of specialized memory care housing	25%	25%
N Total demand for memory care units (L x M)	14	16
O Estimated percent of demand from outside the PMA	33%	33%
P Total demand for memory care units in the PMA (N / (1 - O))	21	24
Q Competitive memory care supply	0	0
<b>R Unmet memory care demand in the PMA (P - Q)</b>	<b>21</b>	<b>24</b>
S Percent of unmet demand capturable by Site	55%	55%
<b>T Additional Elderly Waiver memory care demand at the Site (R x S)</b>	<b>12</b>	<b>13</b>
U Existing units at Woodside Manor	0	0
<b>V Total units supportable at Woodside Manor (T + U)</b>	<b>12</b>	<b>13</b>

Source: Viewpoint Consulting Group, Inc.

## Demand Summary

With growth of about 15% projected in the age 75+ population in the PMA over the next five years, the demand calculations reveal that additional senior housing will be needed. The initial demand calculations are summarized in Table 12. Total unmet demand in the PMA is projected for 43 market rate units for all three service levels of housing in 2029, plus 20 Elderly Waiver units. The estimated portion of unmet demand that can be captured by Greenwood Connections Senior Living is 55%, which equates to an additional 23 market rate units and 14 Elderly Waiver units in 2029. Combined with the existing 37 units at Woodside Manor on the campus, there is potential for 100 total units on the campus in 2029. Among the market rate units, the projected unmet demand on the campus in 2029 by service level is 17 independent units, 15 assisted living units, and 12 memory care units.

**Table 12**  
**Summary of Demand Calculations**  
**Primary Market Area**  
**2024 to 2029**

	Total PMA Demand	Competitive Supply	Unmet PMA Demand	Unmet Demand at GCSL	Existing Units at GCSL	Total Units Supportable at GCSL
<b>2024</b>						
<b><u>Housing with Services</u></b>						
Independent	34	11	23	13	12	25
Assisted Living	34	14	20	11	11	22
Memory Care	19	0	19	10	0	10
<b>Total</b>	<b>87</b>	<b>26</b>	<b>61</b>	<b>34</b>	<b>23</b>	<b>57</b>
<b><u>Elderly Waiver</u></b>						
Assisted Living	30	22	8	4	14	18
Memory Care	21	0	21	12	0	12
<b>Total</b>	<b>51</b>	<b>22</b>	<b>29</b>	<b>16</b>	<b>14</b>	<b>30</b>
<b>2029</b>						
<b><u>Housing with Services</u></b>						
Independent	41	11	30	17	12	29
Assisted Living	41	14	27	15	11	26
Memory Care	22	0	22	12	0	12
<b>Total</b>	<b>104</b>	<b>26</b>	<b>78</b>	<b>43</b>	<b>23</b>	<b>66</b>
<b><u>Elderly Waiver</u></b>						
Assisted Living	34	22	13	7	14	21
Memory Care	24	0	24	13	0	13
<b>Total</b>	<b>58</b>	<b>22</b>	<b>36</b>	<b>20</b>	<b>14</b>	<b>34</b>

Source: Viewpoint Consulting Group, Inc.