



QUARTERLY FINANCIAL INFORMATION DISCLOSURE
GOOD SHEPHERD VILLAGE AT ENDWELL, INC.
FOR THE FIRST QUARTER ENDED MARCH 31, 2022

Relating to:

\$51,320,000

Broome County Local Development Corporation

Revenue Refunding Bonds (Good Shepherd Village at Endwell, Inc. Project), Series 2021

CUSIP Numbers:

114731AW2

114731AX0

114731AY8

114731AZ5

114731BA9

114731BB7

114731BC5

114731BD3

114731BE1

This is an informational filing for Good Shepherd Village at Endwell, Inc., which provides the following CONTINUING DISCLOSURES as of March 31, 2022 (1st Quarter 2022).

- Internal (unaudited) Year to Date Financial Statements including Balance Sheet, Income Statement with comparison to budget, Statement of Cash Flows;
- Management Discussion
- Occupancy statistics for the quarter including healthcare payor mix;
- Financial Covenant Calculations;
- Trustee Held Funds;
- Centers for Medicare & Medicaid Services (CMS) “Five Star Quality Rating System” report

If you have questions regarding this information, please contact Jim Koniszewski, CFO at (607) 584-3227 or jk@goodshepherdcommunities.org.

GSV NURSING FACILITY
Balance Sheet
As Of 3/31/2022

	3/31/2022	12/31/2021
ASSETS		
Current Assets		
Cash & Cash Equivalents	\$ 16,030,567	\$ 17,023,576
Current Portion-Assets Whose Use is Limited	1,487,566	-
Resident Receivables	386,796	431,570
Residency Fee Receivable	222,345	195,000
Due from Related Parties	411,073	263,910
Due from third party payors	10,736	10,736
Prepaid & Other Assets	382,585	306,910
Note Receivable-Current Portion	209,683	152,354
TOTAL Current Assets	19,141,351	18,384,056
PP&E	36,658,844	37,048,789
Other Assets		
Assets Whose Use is Limited	18,529,799	18,584,129
Intangible Assets	667,166	674,579
Note Receivable-Net of Current Portion	1,531,184	1,607,361
TOTAL Other Assets	20,728,149	20,866,069
TOTAL ASSETS	\$ 76,528,344	\$ 76,298,914
LIABILITIES		
Current Liabilities		
Debt-Current Portion	\$ 1,845,000	\$ 1,845,000
Accounts Payable & Accrued Expenses	1,436,039	897,743
Deferred Rent Revenue	-	17,970
Deposits on Unoccupied Units	172,649	227,643
ST Entrance Fee Payable	1,539,830	1,539,830
Due to Third Party Payors	3,763	3,763
TOTAL Current Liabilities	4,997,281	4,531,949
Long-Term Liabilities		
Deferred Residency Fee Revenue	2,763,459	2,834,671
Refundable Entrance Fees	26,191,027	26,217,170
Debt-Net of Current Portion	53,282,114	53,328,011
Resident Deposits	1,563	1,442
Deferred Financing Costs Liability	256,600	256,600
TOTAL Long-Term Liabilities	82,494,763	82,637,894
TOTAL LIABILITIES	87,492,044	87,169,843
Net Assets		
Unrestricted Net Assets	(10,870,929)	(10,134,854)
Change in Net Assets	(92,771)	(736,075)
TOTAL Net Assets	(10,963,700)	(10,870,929)
TOTAL LIABILITIES AND NET ASSETS	\$ 76,528,344	\$ 76,298,914

GSV NURSING FACILITY
P&L
3/1/2022 to 3/31/2022

	CURRENT PERIOD_Actual \$	CURRENT PERIOD_Budget \$	CURRENT PERIOD_Var \$	YEAR TO DATE_Actual \$	YEAR TO DATE_Budget \$	YEAR TO DATE_Var \$
Resident & Other Revenue						
Nursing Facility	\$ 434,854	\$ 471,741	\$ (36,887)	\$ 1,229,871	\$ 1,369,567	\$ (139,696)
Adult Care Facility	265,151	270,556	(5,405)	742,649	785,483	(42,834)
Independent Living	541,545	555,971	(14,426)	1,622,399	1,614,101	8,298
Entrance Fees	(21,068)	33,750	(54,818)	192,904	101,250	91,654
Therapy Revenue	47,852	44,257	3,595	119,449	128,491	(9,042)
Ancillary Revenue	11,634	7,444	4,190	27,256	21,852	5,404
Rental of Space	2,215	2,215	-	6,640	6,640	-
Sold Staff Services	35	24	11	35	64	(29)
Other Misc Revenue	842	847	(5)	1,086	2,537	(1,451)
TOTAL Resident & Other Revenue	1,283,060	1,386,805	(103,745)	3,942,289	4,029,985	(87,696)
Operating Expenses						
Salaries	502,589	500,791	1,798	1,478,229	1,453,910	24,319
Benefits	88,789	124,121	(35,332)	260,498	366,965	(106,467)
Contract Employment & Fees	20,917	23,966	(3,049)	43,261	37,656	5,605
Depreciation/Amortization Expense	165,662	164,444	1,218	479,333	493,334	3,658
Purchased Services & Repairs	103,926	88,467	15,459	273,098	265,398	7,700
NF Assessment	20,954	25,531	(4,577)	70,907	74,119	(3,212)
Supplies - General	120,000	98,758	21,242	308,660	290,763	17,897
Utilities & Communications	72,317	49,459	22,858	162,616	148,369	14,247
Interest Expense	167,165	108,114	59,051	519,155	324,340	177,156
GSC Management Services	109,887	109,887	-	329,663	329,663	-
Other Direct Expenses	23,000	28,627	(5,627)	76,545	85,895	(9,350)
Bad Debt Expense	1,429	1,750	(321)	1,429	1,750	(321)
COVID-19 (non-wage related)	2,606	10,833	(8,227)	5,996	32,503	(26,507)
TOTAL Operating Expenses	1,399,241	1,334,748	64,493	4,009,390	3,904,665	104,725
Income (Loss) from Operations	(116,181)	52,057	(168,238)	(67,101)	125,320	(192,421)
Non-Operating Revenue & Expenses						
Grants/Donations Revenue or Expenses	(1,283)	(2,117)	834	(3,853)	(6,347)	2,494
Non-Operating Property Expenses	16,520	12,563	3,957	43,015	37,686	5,329
Realized Unrealized Gain/Loss on Investments	(4,793)	(4,029)	(764)	(13,492)	(11,699)	(1,793)
TOTAL Non-Operating Revenue & Expenses	10,444	6,417	4,027	25,670	19,640	6,030
CHANGE IN NET ASSETS	\$ (126,625)	\$ 45,640	\$ (172,265)	\$ (92,771)	\$ 105,680	\$ (198,451)

Good Shepherd Village at Endwell, Inc.
Statement of Cash Flows
For the Year Ended 12/31/2021 and 2020
(Internal - Unaudited)

	3/31/2022	12/31/2021
CASH FLOW FROM OPERATING ACTIVITIES:		
Change in net deficit	\$ (92,771)	\$ (736,074)
Adjustments to reconcile change in net deficit to net cash flows from operating activities:		
Loss on refinancing		
Depreciation	471,920	1,806,209
Amortization	7,413	29,652
Bad Debt Expense	1,429	981
Earned residency fees	(192,904)	(419,906)
Amortization of debt issuance costs bond premium	(45,897)	31,857
Loss on extinguishment of debt	-	1,313,064
Changes in:		
Accounts receivable	50,716	(59,120)
Residency fee receivable	(27,345)	(195,000)
Due to (from) third party payors		20,497
Inventory		2,405
Prepaid expenses and other current assets	(83,047)	36,483
Due to (from) related parties	(143,399)	(189,615)
Accounts payable and accrued expenses	534,532	238,575
Deferred rent revenue	(17,970)	(82,911)
Resident deposits	122	403
Receipt of residency fees-non refundable portion	178,452	984,254
Net cash flow from operating activities	<u>641,251</u>	<u>2,781,754</u>
CASH FLOW FROM INVESTING ACTIVITIES:		
Repayment of related party note receivable	18,848	74,113
Purchases of property and equipment	(81,974)	(425,843)
Net cash flow from investing activities	<u>(63,126)</u>	<u>(351,730)</u>
CASH FLOW FROM FINANCING ACTIVITIES:		
Principal payments on bonds	-	(1,530,000)
Proceeds from debt transaction, net	-	16,807,488
Refund of residency fees	(989,340)	(2,417,622)
Receipt of residency fees - refundable portion	906,437	808,598
Change in deposits on unoccupied units	(54,994)	70,109
Net cash flow from financing activities	<u>(137,897)</u>	<u>13,738,573</u>
CHANGE IN CASH, CASH EQUIVALENTS AND RESTRICTED CASH	440,228	16,168,597
CHANGE IN CASH, CASH EQUIVALENTS AND RESTRICTED CASH-beginning of year	<u>35,607,704</u>	<u>19,439,107</u>
CHANGE IN CASH, CASH EQUIVALENTS AND RESTRICTED CASH-end of year	<u>\$ 36,047,932</u>	<u>\$ 35,607,704</u>
Cash Paid for Interest	<u>\$ -</u>	<u>\$ 1,066,925</u>

Good Shepherd Village at Endwell, Inc.
Quarterly Financial Information Disclosure
March 31, 2022

Management Discussion

Good Shepherd Village at Endwell, Inc. (the "Village") had a change in net assets through March 31, 2022 of \$(92,771).

Revenues year to date were under budget by \$87,696. Nursing Revenues were \$139,696 lower than budget. Actual nursing days were 233 days under budgeted days with a negative change in the payor mix to less private (107) and Medicare days (201 days) and more Medicaid days (75 days). This negative payor mix was offset by the average Medicare rate that was actually received was higher than the budgeted Medicare rate. Adult Care Revenues also had a negative variance to budget of \$42,834 due to lower than budgeted census in its Special Needs census (168 days) with a slightly higher census in the Assisted Living Residence (29 days). Independent Living Revenues exceeded budget by \$8,298 due to higher than budgeted census (131 days). Entrance Fees amortization exceeded budget by \$91,654 due to termination income on residents' no longer in independent living.

Expenses for the year were over budget by \$104,724. Salaries were over budget by \$24,319 due to COVID pay being incurred along with pick up bonuses being paid. Benefits were \$106,467 under budget mainly due to a better health insurance renewal than anticipated and also fewer employees electing coverage. Supplies were over \$17,897 due to negative variances in nursing supplies \$4,215, liquor \$2,160, dietary paper supplies \$6,329, grounds supplies \$27,074 offset by positive variances in independent living supplies \$6,756, food \$1,264, dietary linens \$5,591 maintenance supplies \$7,940 housekeeping supplies \$4,761 and administration supplies \$5,129. Interest expense was over budget \$177,156 due to underestimating the interest cost on the refinanced debt in December 2021. COVID expenses were under budget by \$26,507.

Non-Operating Revenue & Expenses had negative variance to budget of \$6,032. The largest contributor to that negative variance was the non-operating property expenses of \$43,015.

The challenges from 2021 previously reported in the 2021 Annual Report continue to effect the Debt Service Coverage Ratio for the first quarter 2022 as only one alternative contract that was offered rolled off the Debt Service Coverage Calculation in the first quarter 2022. If the traditional pricing had been in place, additional entrance fees proceeds of \$1,035,740 would have been received.

COVID-19 Update

The Village has had a few isolated cases of COVID-19 but not an outbreak. Currently there are two skilled nursing residents and 1 assisted living resident that have tested positive for COVID-19. There are no independent living residents that are currently COVID-19 positive. There are currently five employees on furlough for positive COVID-19 test results and one employee for exposure to COVID-19. All employees have been mandated to receive the COVID-19 vaccine in accordance with CMS guidelines. In addition New York State guidelines have changed and all staff are not required to receive their booster shots.

Personnel Matters

During the 1st Quarter 2022, Michael Keenan, President & CEO of Good Shepherd Communities, announced his planned retirement for on or about December 31, 2023. A national search is underway for his replacement. Mr. Keenan has stated that he is flexible in his retirement date until a capable replacement is found for his position.

Good Shepherd Village at Endwell, Inc.
 Occupancy Statistics
 3/31/2022

	Units Occupied	
Independent Living (154 Units):		
Beginning Occupancy-12/31/21	144	
Admissions	7	
Discharges	(5)	
Ending Occupancy-3/31/22	<u>146</u>	94.81% Occupancy
Assisted Living (32 Units):		
Beginning Occupancy-12/31/21	29	
Admissions	5	
Discharges	(5)	
Ending Occupancy-3/31/22	<u>29</u>	90.63% Occupancy
Skilled Nursing (32 Units):		
Beginning Occupancy-12/31/21	27	
Admissions	22	
Discharges	(19)	
Ending Occupancy-3/31/22	<u>30</u>	93.75% Occupancy
SNF Payor Mix:		
Private Pay	22	73.33%
Medicare/Medicare Advantage	4	13.33%
Medicaid	4	13.33%

Good Shepherd Village at Endwell, Inc.
Financial Covenants
3/31/2022
(Internal - Unaudited)

TTM
4/1/2021 to
3/31/2022

Debt Service Coverage Ratio:

Change in Net Deficit	\$ (909,569)
Loss on Debt Refinancing	1,313,064
Interest Expense	1,400,392
Depreciation/Amortization	1,869,318
EF Received non refundable portion	1,044,262
EF Received refundable portion	1,995,048
EF Refunds	(2,803,291)
Less EF Amortization	<u>(492,777)</u>

Income Available for Debt Service \$ 3,416,447

Debt Service:

Maximum Annual Debt Service Annualized \$ 3,229,000

Debt Service Coverage Ratio 1.06

Days Cash on Hand:

Cash and Cash Equivalents \$ 16,030,567

Total Expenses \$ 4,009,390

Depreciation (479,333)

Total Cash Expenses 3,530,057

Days in Period 90

Daily Cash Expenses \$ 39,223

Days Cash on Hand 409

Good Shepherd Village at Endwell, Inc.
Trustee Held Funds
3/31/2022

Account Name	Account Number	Balance
Debt Service Reserve Fund	6001	<u>\$ 3,229,095.74</u>
Project Fund	6002	<u>\$ 15,000,632.32</u>
Expense Fund	6003	<u>\$ 125,859.03</u>
Trustee Held Funds	5000	<u>\$ 1,487,565.62</u>

The only activity on the Trustee Held Funds from the Bond closing to March 31, 2022 was interest earnings on the accounts.

Project Fund - During the 1st quarter 2022 a contract was signed with an architecture firm that designed the original Village campus, SFCS. The proposed renovations under consideration include expanding the independent living dining area, expanding the pub, relocating the library, expanding the social hall, building a suite of offices, expanding locker room facilities and wellness center, creating an aerobics studio, replacing low voltage systems (call bells, television system, wander system) and more seating and outdoor space in the Health Center.

Nursing Home Five Star Analysis

Good Shepherd Village At Endwell, Endwell, NY

Extract Date: April 1, 2022

Overall 5 Star Rating: ★★★★★

Previous Month: ★★★★★

3 Months Prior: ★★★★★

[Help \(/r/n5-help/\)](#)

Follow the sections below to see how your current rating is calculated and 2 scenarios that could possibly change your overall 5 star rating.

[View Overall 5 Star Trend \(?trac=rf.o&u=CE51267B-8638-49F6-82F9-C27DF25AFAD7&w=p#fivestar-Overall\)](#)

Growing Importance of Nursing Home Ratings

Receiving a better than average 5-star rating has never been more important to nursing homes.

These ratings are increasingly used by consumers, regulators, insurers and other payers, and provider networks to select which facilities they will consider having relationships with. Nursing homes may not even be able to obtain sufficient referrals or receive Medicare and Medicaid funding in the future if they do not have at least a 3-star rating.

Health Inspection 5 Star Rating: ★★

Previous Month: ★★

3 Months Prior: ★★

[Help \(/r/n5-help/health-inspection/\)](#)

The health inspection rating is based on the number, scope, and severity of deficiencies identified during the 3 or 2 most recent annual inspection surveys and from complaint investigations during that same time period. More than one revisit will have a negative impact on the score for a survey cycle. The total score from each survey cycle is weighted so that the more recent survey cycles have more impact on the overall total score as compared to the older survey cycle.

[View Health Inspection 5 Star Trend \(?trac=rf.o&u=CE51267B-8638-49F6-82F9-C27DF25AFAD7&w=p#fivestar-Survey\)](#)

Inspection Cycle	1	2	3
Health Survey Date	2021-11-10	2019-04-17	2017-11-21
Count of Health Deficiencies			
Freedom from Abuse, Neglect, and Exploitation	0	0	0
Quality of Life and Care	2	0	0
Resident Assessment and Care Planning	0	0	0
Nursing and Physician Services	0	0	0
Resident Rights	0	1	1
Nutrition and Dietary	3	0	0
Pharmacy Service	2	1	0
Environmental	1	0	0
Administration	0	0	0
Infection Control	1	1	0
Standard Inspection			
Number of Standard Inspection Health Deficiencies	9	3	1
Scope of most Severe Standard Inspection Health Deficiency	Some	Few	Few

Severity of most Severe Standard Inspection Health Deficiency	Minimal harm or potential for actual harm	Minimal harm or potential for actual harm	Minimal harm or potential for actual harm
Complaint Inspection			
Number of Complaint Inspection Health Deficiencies	2	0	0
Scope of most Severe Complaint Inspection Health Deficiency	Some		
Severity of most Severe Complaint Inspection Health Deficiency	Minimal harm or potential for actual harm		
Infection Control Inspection			
Number of Infection Control Inspection Health Deficiencies	0	0	0
Scope of most Severe Infection Control Inspection Health Deficiency			
Severity of most Severe Infection Control Inspection Health Deficiency			
Total Number of Health Deficiencies	9	3	1
Health Deficiency Score	56	12	4
Number of Health Revisits	1	1	1
Health Revisit Score	0	0	0
Total Health Score	56	12	4
Survey Weighting	1/2	1/3	1/6
Weighted Total Health Score	28	4	1
Total Weighted Health Survey Score	33	View Cut Points (/r/n5-help/health-inspection/health-inspection-cut-points/)	
Use Quality Metrics (https://data.leadingageny.org/tools/nursing-home-data-tool/) (login required using your MyLeadingAge username and password) and the Nursing Home Trend Report (?traction=r.nf.o&u=CE51267B-8638-49F6-82F9-C27DF25AFAD7&w=p#inspection) to compare your inspection ratings to your peers.			

Staffing 5 Star Rating: ★ ★ ★ ★

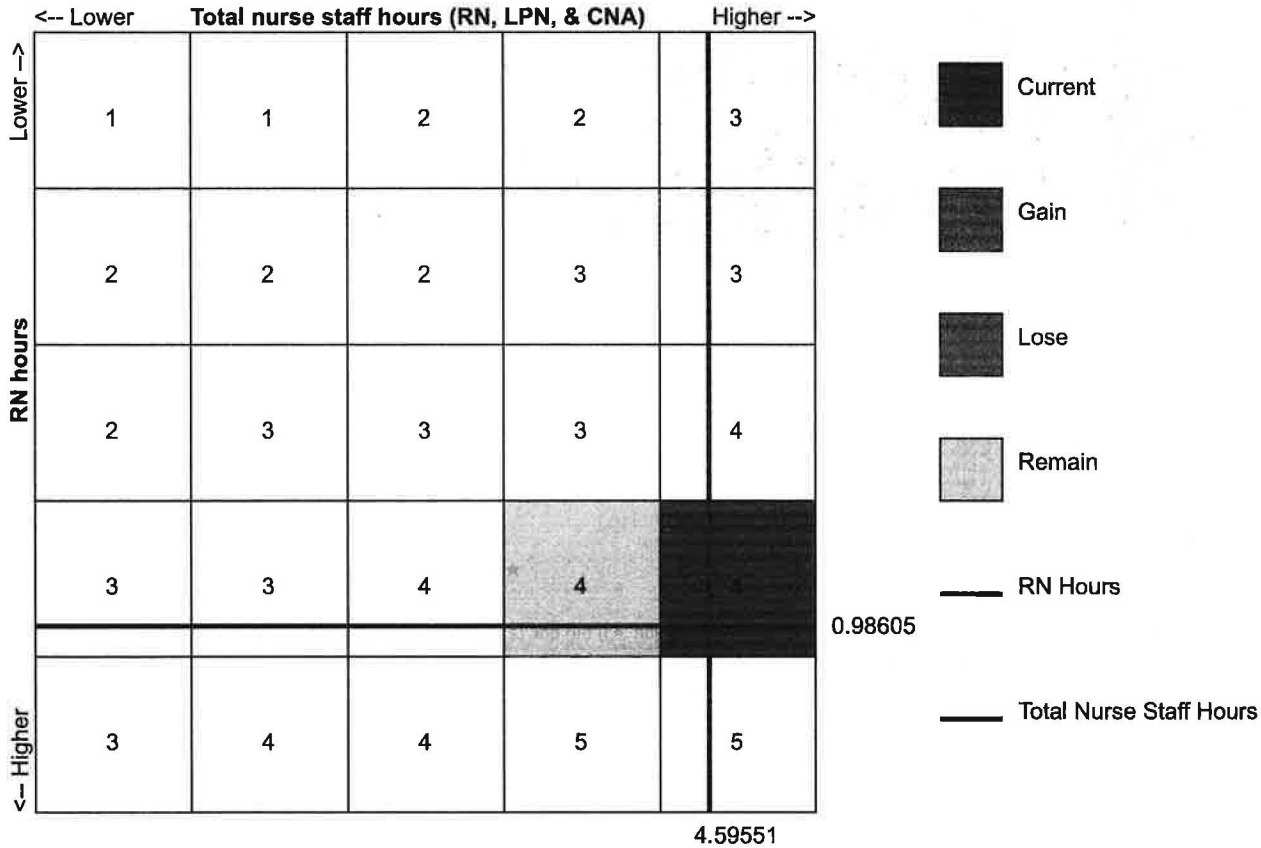
Previous Month: ★ ★ ★ ★

3 Months Prior: ★ ★ ★ ★

[Help \(/r/n5-help/staffing/\)](#)

Registered Nurse (RN) Staffing 5 Star Rating: ★ ★ ★ ★

The number in the box where the blue (i.e. adjusted RN hours) and red (i.e. adjusted total nurse staff hours) lines intersect represents the numbers of stars this facility receives for staffing. The columns going from left to right represents the number of stars for total nurse staff hours. The rows going from top to bottom represent the number of stars for RN hours. [Staffing matrix explanation](#) [View Staffing 5 Star Trend \(?traciton=:nf.o&u=CE51267B-8638-49F6-82F9-C27DF25AFAD7&w=p#fivestar-Staffing\)](#)



Interpretation

- This facility currently has a 5 star staffing rating of 4.
- The adjusted total nurse staff hours is close to a cut point.
- Although the scores are close to a cut point, there is a possibility that the change in cut point groups could result in the staffing rating remaining constant.

To see how a change in your resident mix or reported hours could change your staffing rating, use the

[Staffing Scenario Worksheet \(?traciton=:r.n5.s&u=F78B27C5-843C-4BD1-93CB-3F41A5BDEFCE&w=p\)](#)

Use [Quality Metrics \(https://data.leadingageny.org/tools/nursing-home-data-tool/\)](#) (login required using your MyLeadingAge username and password) and the

[Nursing Home Trend Report \(?traciton=:nf.o&u=CE51267B-8638-49F6-82F9-C27DF25AFAD7&w=p#staffing\)](#) to compare your adjusted staff hours to your peers.

[View Cut Points \(/r/n5-help/staffing/staffing-cut-points/\)](#)

Quality Measure 5 Star Rating: ★★★★★

Previous Month: only updated quarterly

3 Months Prior: ★★★★★

[Help \(/r/n5-help/quality-measures/\)](#)

Long Stay Quality Measure 5 Star Rating: ★★★★★

Short Stay Quality Measure 5 Star Rating: ★★★★★

[View Quality Measure 5 Star Trend \(?traction=r:nf.o&u=CE51267B-8638-49F6-82F9-C27DF25AFAD7&w=p#fivestar-Quality\)](#)

Quality Measure	Rate	Points	Better ← → Worse	Interpretation	B C P
Higher Rate is Better					
Functional Improvement (short-stay) View Trend (?traction=r:nf.o&u=CE51267B-8638-49F6-82F9-C27DF25AFAD7&w=p#qm471)	91.885	150		Full points are currently being attained for this QM, but decreasing this rate by 9.9% or by approximately 9.125 percentage points could result in losing 15 points.	8:
Successful community discharge (short-stay) View Trend (?traction=r:nf.o&u=CE51267B-8638-49F6-82F9-C27DF25AFAD7&w=p#qm523)	43.67	45		Decreasing this QM rate by 2.4% or by approximately 1.05 percentage points could result in losing 15 points.	4:
Lower Rate is Better					
Catheter (long-stay) View Trend (?traction=r:nf.o&u=CE51267B-8638-49F6-82F9-C27DF25AFAD7&w=p#qm406)	0	100		Full points are currently being attained for this QM, but increasing this rate by approximately 0.5 percentage points could result in losing 20 points.	0
Urinary Tract Infection (long-stay) View Trend (?traction=r:nf.o&u=CE51267B-8638-49F6-82F9-C27DF25AFAD7&w=p#qm407)	0	100		Full points are currently being attained for this QM, but increasing this rate by approximately 0.7 percentage points could result in losing 20 points.	0
New or Worsening Pressure Ulcers (short-stay) View Trend (?traction=r:nf.o&u=CE51267B-8638-49F6-82F9-C27DF25AFAD7&w=p#qm038)	0	100		Potential To Lose Points Although full points are currently being attained for this QM, having a single person flag for this QM would result in losing 20 points.	0

Note: The QM rates and points in this table have been rounded to either one, two, or three decimal places due to space constraints. However, the full QI been used to calculate facility scores and rankings. To view the full QM cut point tables, click here [\(/r/n5-help/quality-measures/quality-measure-cut-poin](#)

Quality Measure	Rate	Points	Better ← → Worse	Interpretation	B C P
High Risk Pressure Ulcers (long-stay) View Trend (?traction=r.nf.o&u=CE51267B-8638-49F6-82F9-C27DF25AFAD7&w=p#qm453)	3.797	80		Potential To Gain Points Decreasing this QM rate by 0.5% or by approximately 0.017 percentage points could result in gaining 20 points.	3.
Injurious Falls (long-stay) View Trend (?traction=r.nf.o&u=CE51267B-8638-49F6-82F9-C27DF25AFAD7&w=p#qm410)	8.163	20		Decreasing this QM rate by 36.9% or by approximately 3.013 percentage points could result in gaining 20 points.	5.
Antipsychotic Medications (short-stay) View Trend (?traction=r.nf.o&u=CE51267B-8638-49F6-82F9-C27DF25AFAD7&w=p#qm434)	10.169	20		Decreasing this QM rate by 71.5% or by approximately 7.269 percentage points could result in gaining 20 points.	2.
ADL Decline (long-stay) View Trend (?traction=r.nf.o&u=CE51267B-8638-49F6-82F9-C27DF25AFAD7&w=p#qm401)	14.737	75		Decreasing this QM rate by 2.2% or by approximately 0.317 percentage points could result in gaining 15 points.	1.
Mobility Decline (long-stay) View Trend (?traction=r.nf.o&u=CE51267B-8638-49F6-82F9-C27DF25AFAD7&w=p#qm451)	20.09	60		Decreasing this QM rate by 2.6% or by approximately 0.53 percentage points could result in gaining 15 points.	1.
Antipsychotic Medications (long-stay) View Trend (?traction=r.nf.o&u=CE51267B-8638-49F6-82F9-C27DF25AFAD7&w=p#qm419)	12.245	90		Decreasing this QM rate by 7.1% or by approximately 0.865 percentage points could result in gaining 15 points.	1.
Number of outpatient emergency department (ED) visits per 1,000 resident days (long-stay) View Trend (?traction=r.nf.o&u=CE51267B-8638-49F6-82F9-C27DF25AFAD7&w=p#qm552)	0.198	150		Full points are currently being attained for this QM, but increasing this rate by 75.4% or by approximately 0.149 percentage points could result in losing 15 points.	0

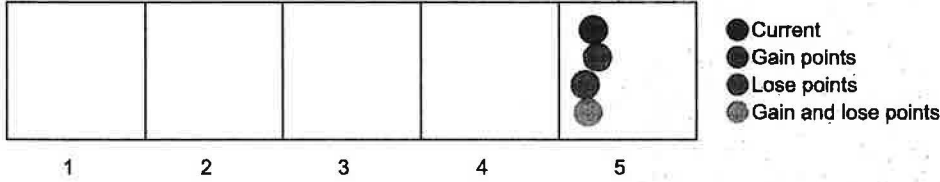
Note: The QM rates and points in this table have been rounded to either one, two, or three decimal places due to space constraints. However, the full QM rates have been used to calculate facility scores and rankings. To view the full QM cut point tables, click here [/r/n5-help/quality-measures/quality-measure-cut-point](#)

Quality Measure	Rate	Points	Better ← → Worse	Interpretation	B C P
Number of hospitalizations per 1,000 resident days (long-stay) View Trend (?traciton=r.nf.o&u=CE51267B-8638-49F6-82F9-C27DF25AFAD7&w=p#qm551)	0.641	150		Full points are currently being attained for this QM, but increasing this rate by 32.9% or by approximately 0.211 percentage points could result in losing 15 points.	0
Hospital readmission (short-stay) View Trend (?traciton=r.nf.o&u=CE51267B-8638-49F6-82F9-C27DF25AFAD7&w=p#qm521)	12.451	150		Full points are currently being attained for this QM, but increasing this rate by 20.5% or by approximately 2.549 percentage points could result in losing 15 points.	0
ED Visits (short-stay) View Trend (?traciton=r.nf.o&u=CE51267B-8638-49F6-82F9-C27DF25AFAD7&w=p#qm522)	4.287	150		Potential To Lose Points Full points are currently being attained for this QM, but increasing this rate by 10.8% or by approximately 0.463 percentage points could result in losing 15 points.	0

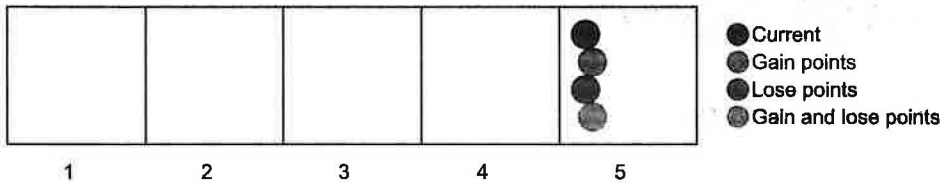
Note: The QM rates and points in this table have been rounded to either one, two, or three decimal places due to space constraints. However, the full QM rates and points have been used to calculate facility scores and rankings. To view the full QM cut point tables, click here </r/n5-help/quality-measures/quality-measure-cut-point>

Total Points	Overall	Long-Stay	Short-Stay
Current	1709	825	884
Gain	1729	845	884
Lose	1659	825	834
Gain and lose	1679	845	834

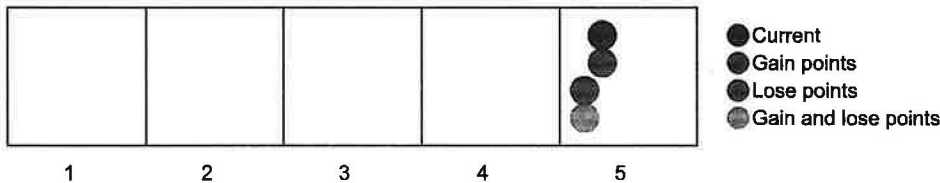
Overall



Long-Stay



Short-Stay



Use [Quality Metrics \(https://data.leadingageny.org/tools/nursing-home-data-tool/\)](https://data.leadingageny.org/tools/nursing-home-data-tool/) (login required using your MyLeadingAge username and password) and the [Nursing Home Trend Report \(?fraction=r:nf.o&u=CE51267B-8638-49F6-82F9-C27DF25AFAD7&w=p#qm\)](https://data.leadingageny.org/reports/nursing-home-trend-report/?fraction=r:nf.o&u=CE51267B-8638-49F6-82F9-C27DF25AFAD7&w=p#qm) to compare your QMs to your peers or to see how your QMs are trending.

[View Cut Points \(/r/n5-help/quality-measures/quality-measure-cut-points/\)](#)

Overall 5 Star Rating: ★★★★★
 Previous Month: ★★★★★
 3 Months Prior: ★★★★★

[Help \(/r/n5-help/\)](#)

Follow the steps below to see how your current rating is calculated and 2 scenarios could possibly change your overall 5 star rating.

Step	Instruction	Current	Likely to Gain	Likely to Lose
1	Start with the health inspection five-star rating.	2	2	2
2	Add one star to the Step 1 result if staffing rating is four or five stars and greater than the health inspection rating; subtract one star if staffing is one star. The overall rating cannot be more than five stars or less than one star.	+ 1	+ 1	+ 1
3	Add one star to the Step 2 result if quality measure rating is five stars; subtract one star if quality measure rating is one star. The overall rating cannot be more than five stars or less than one star.	+ 1	+ 1	+ 1
Note	If the health inspection rating is one star, then the overall quality rating cannot be upgraded by more than one star based on the staffing and quality measure ratings.	- 0	- 0	- 0
Final Overall Star Rating		4	4	4

Step	Instruction	Current	Likely to Gain	Likely to Lose
Use	Quality Metrics (https://data.leadingageny.org/tools/nursing-home-data-tool/) (login required using your MyLeadingAge username and password) and the			
	Nursing Home Trend Report (?traciton=r:nf.o&u=CE51267B-8638-49F6-82F9-C27DF25AFAD7&w=p#fivestar-Overall) to compare your 5 Star Ratings to your peers.			

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