Via Posting to Electronic Municipal Market System

May 19, 2022

Broome County Local Development
Corporation
Five South College Drive, Suite 201
Binghamton, NY 13905

U.S. Bank National Association, as Trustee
Wall Street
100 Wall Street, Suite 600
New York, NY 10005

Holders of the below described Bonds

To whom it may concern:

This letter and its enclosures are being delivered pursuant to (a) Section 1005(a) of the Loan and Trust Agreement dated as of December 1, 2021 (the "LTA") among Good Shepherd Village at Endwell, Inc. (the "Institution"), U.S. Bank National Association, as trustee (the "Trustee"), and Broome County Local Development Corporation (the "Issuer"), relating to the issuance of $51,320,000 Broome County Local Development Corporation Revenue Refunding Bonds, Good Shepherd Village at Endwell, Inc. Project, Series 2021 (the "Bonds"); and (b) Section 3 of the Continuing Disclosure Agreement dated as of December 1, 2021 (the "CDA") entered into by the Institution with respect to the Bonds. Capitalized terms used but not otherwise defined herein shall have the meanings given such terms in the LTA and /or the CDA, as applicable.

The undersigned is an Authorized Officer of the Institution and hereby certifies as follows:

1. This letter and its enclosures constitute an Annual Report and an Authorized Officer's Certificate and were provided to the MSRB on the date first above set forth.

2. Enclosed are the audited financial statements of the Institution for its year ended December 31, 2021. Such financial statements present fairly the financial position, its changes in its net deficit and its cash flows of the Institution in accordance with accounting principles generally accepted in the United States of America as of such date and for such fiscal year.

3. Enclosed are true, accurate and complete calculations of the Debt Service Coverage Ratio and Liquidity Covenant as of the end of such fiscal year, which calculations were performed in accordance with the terms of the LTA. As indicated in the enclosed calculations, the Institution did not meet the Debt Service Coverage Ratio requirement of at least 1.20, but the Liquidity Covenant substantially exceeds 175 days cash on hand. Management's discussion regarding this breach is included in this report.

4. Occupancy statistics for year along with healthcare payor mix.

5. Enclosed is evidence of the Institution's rating as of the end of such fiscal year pursuant to the Centers for Medicare & Medicaid Services (CMS) " Five Star Quality Rating System".

6. The undersigned has reviewed and is familiar with the terms of the LTA and the CDA and has made, or has caused to be made under the undersigned's supervision, a detailed review of the operations of the Institution for such fiscal year and, in the course of and based on that review, during such fiscal year, to the best of the undersigned's knowledge, the Institution performed and observed each covenant and condition of the Master Indenture and LTA, except as noted above with respect to the Debt Service Coverage Ratio requirement, and no Default or Event of Default has occurred and is continuing.

Sincerely,

James Koniszewski

James Koniszewski
Chief Financial Officer
Good Shepherd Communities

GOOD SHEPHERD VILLAGE AT ENDWELL, INC.

Financial Statements as of
December 31, 2021 and 2020
Together with
Independent Auditor's Report

Bonadio & Co., LLP
Certified Public Accountants

Bonadio & Co., LLP
Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

April 27, 2022

To the Board of Directors of
Good Shepherd Village at Endwell, Inc.:

Opinion

We have audited the accompanying financial statements of Good Shepherd Village at Endwell, Inc. (a nonprofit organization), which comprise the balance sheets as of December 31, 2021 and 2020, and the related statements of operations and change in net deficit, functional expenses, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Good Shepherd Village at Endwell, Inc. as of December 31, 2021 and 2020, and the changes in its net deficit and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section and our report. We are required to be independent of Good Shepherd Village at Endwell, Inc. and to meet our ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Good Shepherd Village at Endwell, Inc.'s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

171 Sully 's Trail
Pittsford, New York 14534
p (585) 381-1000
f (585) 381-3131

www.bonadio.com

(Continued)

INDEPENDENT AUDITOR'S REPORT
(Continued)

Auditor's Responsibilities for the Audit of the Financial Statements (Continued)
Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Good Shepherd Village at Endwell, Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about of Good Shepherd Village at Endwell, Inc.'s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Bonadio & Co., LLP

GOOD SHEPHERD VILLAGE AT ENDWELL, INC.

BALANCE SHEETS
DECEMBER 31, 2021 AND 2020

	2021	2020
ASSETS		
CURRENT ASSETS:		
Cash	10,892,670	$ 10,783,022
Accounts receivable, net of allowance for doubtful accounts of $52,000	438,941	380,802
Residency fee receivable	195,000	-
Due from third party payors	10,736	31,233
Note receivable - related party, current	76,177	74,113
Due from related parties, net	263,911	74,296
Inventory	133,275	135,680
Prepaid expenses and other current assets	166,263	202,746
Total current assets	12,176,973	11,681,892
PROPERTY AND EQUIPMENT, net	37,048,790	38,429,156
OTHER ASSETS:		
Assets whose use is limited	24,715,034	8,656,085
Note receivable - related party, net of current portion	1,683,538	1,759,715
Intangible assets, net of accumulated amortization of $363,236 and $333,584, respectively	674,579	704,231
Total other assets	27,073,151	11,120,031
Total assets	$ 76,298,914	$ 61,231,079
LIABILITIES AND NET DEFICIT		
CURRENT LIABILITIES:		
Debt, current portion	$ 1,845,000	$ 1,530,000
Accounts payable and accrued expenses	901,507	662,932
Deferred rent revenue	17,970	100,881
Refundable residency fees, current portion	1,539,830	1,434,481
Deposits on unoccupied units	227,643	157,534
Total current liabilities	4,531,950	3,885,828
LONG-TERM LIABILITIES:		
Deferred residency fee revenue	2,834,671	2,261,917
Refundable residency fees, net of current portion	26,217,170	27,939,949
Debt, net	53,584,611	37,277,202
Resident deposits	1,441	1,038
Total long-term liabilities	82,637,893	67,480,106
Total liabilities	87,169,843	71,365,934
NET DEFICIT WITHOUT DONOR RESTRICTIONS	(10,870,929)	(10,134,855)
Total liabilities and net deficit	$ 76,298,914	$ 61,231,079

The accompanying notes are an integral part of these statements.

GOOD SHEPHERD VILLAGE AT ENDWELL, INC.

STATEMENTS OF OPERATIONS AND CHANGE IN NET DEFICIT
FOR THE YEARS ENDED DECEMBER 31, 2021 AND 2020

	2021	2020
OPERATING REVENUES:		
Resident service revenue:		
Healthcare revenue	$ 7,960,840	$ 7,625,829
Resident ancillary service revenue	541,384	426,621
Total resident service revenue	8,502,224	8,052,450
Independent living and related service revenue	6,044,591	5,995,792
Entrance residency fees	419,906	409,364
Other operating revenue	91,580	75,162
PPP loan forgiveness	-	840,010
CARES Act revenue	5,879	518,686
Total operating revenues	15,064,180	15,891,464
OPERATING EXPENSES:		
Program	9,051,555	8,200,828
Management and general	5,551,660	5,530,319
Total operating expenses	14,603,215	13,731,147
INCOME FROM OPERATIONS	460,965	2,160,317
NON-OPERATING REVENUE (EXPENSE):		
Rental income	26,575	33,670
Grants from related parties	33,575	25,170
Interest income	55,875	58,572
Loss on debt refinancing	(1,313,064)	-
Total non-operating revenue (expense), net	(1,197,039)	117,412
CHANGE IN NET DEFICIT	(736,074)	2,277,729
NET DEFICIT - beginning of year	(10,134,855)	(12,412,584)
NET DEFICIT - end of year	$ (10,870,929)	$ (10,134,855)

The accompanying notes are an integral part of these statements.

GOOD SHEPHERD VILLAGE AT ENDWELL, INC.

STATEMENTS OF FUNCTIONAL EXPENSES
FOR THE YEARS ENDED DECEMBER 31, 2021 AND 2020

	2021			2020		
	Program	Management and General	Total	Program	Management and General	Total
Salaries	$ 4,856,444	$ 481,343	$ 5,337,787	$ 4,438,154	$ 453,600	$ 4,891,754
Supplies and other	2,878,465	507,455	3,385,920	2,499,048	430,355	2,929,403
Depreciation	-	1,806,209	1,806,209	-	1,756,338	1,756,338
Management services - related party	187,716	991,405	1,179,121	158,859	1,167,225	1,326,084
Interest expense	-	1,159,782	1,159,782	-	1,138,741	1,138,741
Employee benefits	717,150	379,092	1,096,242	654,100	394,321	1,048,421
Cash receipts assessment	281,663	-	281,663	287,915	-	287,915
Property expense	-	158,300	158,300	-	154,838	154,838
Contract employment - nursing	103,374	-	103,374	171,590	-	171,590
Amortization	-	29,652	29,652	-	29,652	29,652
Professional fees	25,762	38,422	64,184	5,453	5,249	10,702
Bad debt expense (recovery)	981	-	981	(14,291)	-	(14,291)
Total	$ 9,051,555	$ 5,551,660	$ 14,603,215	$ 8,200,828	$ 5,530,319	$ 13,731,147

The accompanying notes are an integral part of these statements.

GOOD SHEPHERD VILLAGE AT ENDWELL, INC.

STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2021 AND 2020

	2021	2020
CASH FLOW FROM OPERATING ACTIVITIES:		
Change in net deficit	$ (736,074)	$ 2,277,729
Adjustments to reconcile change in net deficit to net cash flow from operating activities:		
Depreciation	1,806,209	1,756,338
Amortization	29,652	29,652
Bad debt expense	981	-
Earned residency fees	(419,906)	(409,364)
Amortization of debt issuance costs and bond premium, net	31,857	8,400
Loss on debt refinancing	1,313,064	-
Changes in:		
Accounts receivable	(59,120)	188,485
Residency fee receivable	(195,000)	25,000
Due from third party payors	20,497	(680)
Inventory	2,405	(135,680)
Prepaid expenses and other current assets	36,483	(74,803)
Due from related parties	(189,615)	(9,766)
Accounts payable and accrued expenses	238,575	61,017
Deferred rent revenue	(82,911)	67,190
Resident deposits	403	(743)
Receipt of residency fees - non refundable portion	984,254	983,574
Net cash flow from operating activities	2,781,754	4,766,349
CASH FLOW FROM INVESTING ACTIVITIES:		
Repayment of related party note receivable	74,113	66,172
Purchases of property and equipment	(425,843)	(323,769)
Net cash flow from investing activities	(351,730)	(257,597)
CASH FLOW FROM FINANCING ACTIVITIES:		
Proceeds from debt transaction, net - limited use assets	16,807,488	-
Principal payments on serial bonds	(1,530,000)	(1,440,000)
Refund of residency fees	(2,417,622)	(1,483,733)
Receipt of residency fees - refundable portion	808,598	1,320,962
Change in deposits on unoccupied units	70,109	(115,059)
Net cash flow from financing activities	13,738,573	(1,717,830)
CHANGE IN CASH AND RESTRICTED CASH	16,168,597	2,790,922
CASH AND RESTRICTED CASH - beginning of year	19,439,107	16,648,185
CASH AND RESTRICTED CASH - end of year	$ 35,607,704	$ 19,439,107

The accompanying notes are an integral part of these statements.

1. SCOPE OF BUSINESS

Good Shepherd Village at Endwell, Inc. (the Village) provides suitable housing and health care for the elderly as a fee-for-service continuing care retirement community. The Village consists of 74 cottages, 80 independent living apartments, a healthcare center consisting of 32 adult care facility beds (16 adult care and 16 adult care dementia), and 32 skilled nursing beds.

The Village is a subsidiary of FGS, Inc. d/b/a Good Shepherd Communities (the Company) and is affiliated with Good Shepherd-Fairview Home, Inc. (the Home), Good Shepherd-Fairview Foundation, Inc. d/b/a Good Shepherd Communities Foundation (the Foundation), Chase Housing Corporation, Chase Memorial Nursing Home Company, Inc. d/b/a ChaseHealth Rehab and Residential Care (Chase Health), and Chase Memorial Community Center, Inc. (the Center). The governing board of the Village is a mirror of the governing board of the Company.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting

The Village's financial statements are prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States. Net deficit, revenues, and expenses are classified based on the existence or absence of donor-imposed restrictions. The Village's income from operations includes all revenue and expenses without donor restrictions. Grant income, rental income, interest income, and the loss on debt refinancing are reported outside of operating results. The Village uses the following classifications of net assets:

- **Net Assets Without Donor Restrictions**
  Net assets that are not subject to donor imposed stipulations utilized to carry out the general activities and operations of the Village.

- **Net Assets With Donor Restrictions**
  Net assets that are subject to donor imposed stipulations. These stipulations may expire by the passage of time, be fulfilled or removed by actions of the Village pursuant to those stipulations, or remain in perpetuity.

There were no donor restrictions on the use of net assets as of December 31, 2021 and 2020.

Estimates

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Cash

The Village maintains its cash in checking, savings, and money market accounts. The balances in these accounts may, at times, exceed federally insured limits. The Village has not experienced any losses in these accounts and believes it is not exposed to any significant credit risk with respect to cash.

Note Receivable – Related Party

Loans are stated at unpaid principal balances, less an allowance for loan losses. Management periodically evaluates the loan for collectability based on inherent collection risks and adverse situations that may affect the borrower's ability to repay. Loans for which no contractual payments have been received for a period of time are considered delinquent. After all collection efforts are exhausted, any amounts deemed uncollectible based upon an assessment of the debtor's financial condition are written off. As of December 31, 2021 and 2020, management determined that an allowance is not necessary.

Inventory

Inventory consists strictly of medical supplies and personal protective equipment mandated by New York State and is stated at the lower of cost (average cost method) or net realizable value.

Property, Equipment and Depreciation

Property and equipment are recorded at cost, if purchased, or at fair market value, if donated, less accumulated depreciation. Depreciation is computed using the straight-line method over estimated useful lives of the respective assets, which range from three (3) to forty (40) years. It is the Village's policy to capitalize all assets with a cost of $500 or greater and an estimated useful life of three or more years. Maintenance and repairs are charged to expense. The cost of property and equipment retired or otherwise disposed of and related accumulated depreciation is removed from the accounts.

Long-Lived Assets

The Village assesses its long-lived assets for impairment when events or circumstances indicate their carrying amounts may not be recoverable by comparing the expected undiscounted future cash flows of the assets with the respective carrying amounts as of the date of assessment. Should aggregate expected future cash flows be less than the carrying value, an impairment would be recognized, measured as the difference between the carrying value and the fair value of the asset. During 2021 and 2020, the Village did not record any impairment charges.

Assets Whose Use is Limited

Assets whose use is limited are held in cash and cash equivalents and consist of the following:

Collateral Account

The collateral account shall be maintained at an amount equal to $787,500. Investment income earned on the collateral account is to be transferred to the operating account to pay debt service on the Series 2015 bond. At December 31, 2020, this requirement had been met. In 2021, the Village refinanced the Series 2015 bond and paid off the principal balance. As such, the collateral account was no longer required at December 31, 2021. These amounts are held in a CD which matures in 2022, therefore the balance remains in assets whose use is limited in the accompanying balance sheets at December 31, 2021.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets Whose Use is Limited (Continued)

Debt Service Reserve Fund

The Series 2015 debt service reserve fund was funded at closing from bond proceeds in an amount equal to the annual debt service reserve requirements for the bonds as defined in the bond documents. The Series 2015 debt service reserve fund was refunded in full as part of the Series 2021 bonds as detailed in Note 6. At December 31, 2020, the debt service reserve fund related to the Series 2015 bond was $1,546,837. During 2021, a Series 2021 debt service reserve fund was established at closing from the bond proceeds in an amount equal to the annual debt service reserve requirements for the bonds as defined in the bond documents. At December 31, 2021, the debt service reserve fund related to the Series 2021 bond was $3,229,000.

Project Fund

As part of the Series 2021 refinancing, the Village funded a project fund which is comprised of two accounts, a project account and an expense account. The project account applies to the payment or reimbursement of costs associated with capital improvements. The expense account applies to the payment or reimbursement of costs of issuing the Series 2021 bonds. Amounts remaining in the expense account after all costs of issuance have been paid will be transferred to the project account. At December 31, 2021, the project fund was $15,126,044.

Deposits on Unoccupied Units

Deposits on unoccupied units are held in escrow until the unit at the Village is occupied, at which time the funds are released for operations. At December 31, 2021 and 2020, deposits on unoccupied units were $227,643 and $157,534, respectively.

Entrance Fees Fund

The entrance fees fund is funded by residency fees received from residents of the Village. The Village may retain residency fees received subsequent to the funding of other project fund accounts. At December 31, 2021 and 2020, the entrance fees fund was $5,343,406 and $6,163,176, respectively.

Residents Funds Held in Trust

The Village acts as a custodian for resident funds. These funds are expended at the direction of its nursing facility residents for personal items. At December 31, 2021 and 2020, the resident funds held in trust were $1,441 and $1,038, respectively.

Intangible Assets

Intangible assets consist of deferred marketing costs representing direct response advertising and related costs incurred in connection with the initial marketing of the community and are amortized using the straight-line method over a period of 35 years. Estimated annual amortization expense for deferred marketing costs for each of the next five years is $29,652.

Debt Issuance Costs and Bond Premium

Debt issuance costs represent the cost associated with obtaining certain financing. Bond premium represents the excess price of the bond issuance. Debt issuance costs and bond premium are amortized on the straight-line method, which approximates the effective interest method, over the term of the related financing. Debt issuance costs and bond premium are shown netted with long term debt on the accompanying balance sheets. Net amortization totaled $31,857 and $55,750 for the years ended December 31, 2021 and 2020, respectively, and is included as a component of interest expense in the statements of functional expenses.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Revenue Recognition, Receivables and Third Party Payor Settlements

Healthcare revenue related to assisted living and skilled nursing room and board is recognized in the amounts to which the Village expects to be entitled, and this transaction price (the daily rate) is allocated to the bundled service. Each resident pays a daily rate based on their resident admission agreement and their insurance coverage under a third-party payor agreement, if applicable. The performance obligation is satisfied as the benefit of the services are consumed and healthcare revenue is recorded.

Revenue for resident ancillary services is recognized in the amounts to which the Village expects to be entitled, and this transaction price (the fee) is allocated to the distinct services. Each resident pays a fee for these services based on the fee schedules established by the Village and their insurance coverage under a third-party payor agreement, if applicable. The performance obligation is satisfied as the benefit of the services are consumed and resident ancillary service revenue is recorded.

The Village determines the transaction price based on established charges for services provided, reduced by contractual adjustments provided to third-party payors. The Village has agreements with third-party payors which provide for reimbursement at amounts different from its established charges. A summary of the basis of reimbursement with significant third-party payors follows:

- Medicaid - The New York State Medicaid program provides for per diem reimbursement to nursing homes with certain provisions for retroactive adjustment due to changes in the intensity of care provided to residents, as well as for adjustments resulting from audits by the payor. The per diem rate is modified for intensity of care provided to residents.

- Medicare - The Medicare program provides for per diem reimbursement to nursing homes using the federal rate for services rendered to residents with certain provisions for retroactive adjustment due to changes in the intensity of care provided to residents, as well as for adjustments resulting from audits by the payor. The per diem rate is modified for intensity of care provided to residents.

The Village expects to collect established charges, less contractual adjustments. The Village performs an assessment of a resident's ability to pay for the services provided prior to admission to the Village. Based on this, the Village determined that there are no implicit price concessions provided to residents.

Because performance obligations for healthcare revenue are met on a daily basis, there are no daily fees allocated to performance obligations that are unsatisfied or partially unsatisfied at the end of the reporting period. Performance obligations for resident ancillary service revenue are services that are provided and consumed at a point in time, not over time, and therefore these types of fees allocated to performance obligations are not left unsatisfied or partially unsatisfied at the end of the reporting period.

Resident service revenue is charged and collected on a monthly basis. Amounts that remain uncollected at the end of the month are recorded as accounts receivable. The allowance for doubtful accounts is estimated by management based on periodic reviews of the collectability of specific accounts receivable considering historical experience and prevailing economic conditions. Accounts receivable are written off when they are determined to be uncollectible.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Revenue Recognition, Receivables and Third Party Payor Settlements (Continued)
Revenue under third-party payor agreements is subject to audit and retroactive adjustment. Provisions for estimated third-party payor settlements are provided in the period the related services are rendered. Settlements with third-party payors for retroactive revenue adjustments due to audits, reviews, or investigations are considered variable consideration and are included in the determination of the estimated transaction price for providing resident care using the most likely outcome method. These settlements are estimated based on the terms of the payment agreement with the payor, correspondence from the payor and historical settlement activity, including an assessment to ensure that it is probable that a significant reversal in the amount of cumulative revenue recognized will not occur when the uncertainty associated with the retroactive adjustment is subsequently resolved.

Estimated settlements are adjusted in future periods as adjustments become known (that is, new information becomes available), or as years are settled or are no longer subject to such audits, reviews and investigations. Differences between the estimated amounts accrued and interim and final settlements are reported in operations in the year of settlement.

Laws and regulations governing the Medicaid and Medicare programs are extremely complex and subject to interpretation. As a result, there is at least a reasonable possibility that recorded estimates will change by a material amount in the near term.

The Village also provides residents with services from independent living cottages or apartments. The Village recognizes resident revenue in the period in which it satisfies its performance obligations under contracts by transferring services to its residents. The Village's performance obligation is to provide room and board for its residents, along with any additional services as outlined in the resident lease agreement. As a condition precedent to providing these services, the Village enters into a residency agreement with each prospective resident which sets forth the responsibilities of both parties. For the right to occupy and use the living accommodations and receive the services of the Village, each resident is required to pay a residency fee and a monthly service fee based on the size and type of unit and the number of occupants. Monthly service fees are billed in advance and are recognized as income in the month they are earned.

Entrance residency fees are due in two installments. Ten percent (10%) of the residency fee is due when the residency agreement is signed, while the remainder is due prior to occupancy. For residents entering the Village in 2019 and prior, the remaining ninety percent (90%) of the residency fee is fully refundable and accounted for as a liability. Beginning in 2020, the Village offered new entrance fee tiers which allow residents to select what portion of the residency fee is to be refundable and is recorded as a liability on the balance sheets. The options for the refundability of the residency fee are: ninety percent (90%), seventy-five percent (75%), fifty percent (50%), or zero percent (0%). The refundable percent selected determines the total entrance fee paid by the resident, with higher residency fees correlating with higher refundable percentage options. The remaining percent of the residency fee is accounted for as deferred residency fee revenue and is amortized to income using the straight-line method over the estimated life of each resident. The period of amortization is adjusted annually based on the actuarially estimated remaining life expectancy of each resident.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Revenue Recognition, Receivables and Third Party Payor Settlements (Continued)
Resident service revenue recognized in the period from payor sources, is as follows:

	2021	2020
Self-pay	$ 6,937,647	$ 6,786,352
Medicaid	104,990	353,243
Medicare	1,359,991	732,528
Other	99,596	180,327
Resident service revenue	$ 8,502,224	$ 8,052,450

As of December 31, 2021 and 2020, the Village had a net deficit of approximately $10.9 million and $10.1 million, respectively, and refundable residency fees of approximately $27.8 million and $29.4 million, respectively, for the years then ended. While not amortized to income, refundable residency fee deposits act as a component of the Village's permanent capitalization, as refunds to current residents are normally funded by residency fee deposits of new residents entering the community.

New York State Cash Receipt Assessment
In April 2002, the State of New York approved a 6% assessment on nursing facilities' cash receipts, with the exception of Medicare cash receipts, to provide funding for workforce recruitment and retention awards authorized pursuant to Chapter 1 and subsequently amended by Chapter 82 of the Laws of 2002. Effective April 2011, April 2012, and November 2012, the State of New York implemented changes on assessment for nursing facilities' cash receipts to 7.2%, 7.0%, and 6.8%, respectively.

A significant portion of this assessment is reimbursed to the Village, at varying rates depending on payor, and is included in healthcare revenue. Total assessment expense for the years ended December 31, 2021 and 2020 was $281,663 and $287,915, respectively.

Income Taxes
The Village is exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code. However, income from certain activities not directly related to the Village's tax-exempt purpose may be subject to taxation as unrelated business income. The Village has also been classified by the Internal Revenue Service as an entity that is not a private foundation.

Allocation of Expenses
The statements of functional expenses present expenses by both functional and natural classification. Certain categories of expenses are attributable to one or more program or supporting functions, and these expenses are allocated to the reported functional columns. Management services - related party is allocated based on cost studies and/or actual amounts incurred at the Company. All other expenses are directly charged to the program or supporting function.

Reclassifications
Certain reclassifications have been made to the 2020 financial statements in order to conform to the current year presentation. These reclassifications are for comparative purposes only and have no effect on the change in net deficit as originally reported.

3. LIQUIDITY

The Village is primarily supported by cash flows from its operating activities. The Village has a policy to structure its financial assets to be available as its general expenditures, liabilities, and other obligations as they become due. The goal is to maintain financial assets on hand to meet 30 days of normal operating expenses which are, on average, approximately $1,052,000 and $983,000, respectively, for 2021 and 2020. Part of the Village's ability to meet its cash needs is dependent on timely collection of its accounts receivable.

The Village's financial assets available to meet cash needs for general expenditure as of December 31 were as follows:

	2021	2020
Financial assets at December 31*	$ 38,276,007	$ 21,759,266
Less: Financial assets unavailable for general expenditures within one year, due to:		
Collateral account	-	(787,500)
Debt service reserve fund	(3,229,000)	(1,546,837)
Deposits on unoccupied units	(227,643)	(157,534)
Entrance fee fund	(5,343,406)	(6,163,176)
Project fund	(15,126,044)	-
Resident funds held in trust	(1,441)	(1,038)
Related party loan receivable – non current portion	(1,683,538)	(1,759,715)
Financial assets available to meet cash needs for general expenditures within one year	$ 12,664,935	$ 11,343,466

**Total assets, less nonfinancial assets (property and equipment, prepaid expenses, inventory, and intangible assets)*

4. SUPPLEMENTAL CASH FLOW INFORMATION

The following table provides a reconciliation of cash and restricted cash reported within the balance sheets that sum to the total of the same such amounts shown in the statements of cash flows as of December 31:

	2021	2020
Cash	$ 10,892,670	$ 10,783,022
Assets whose use is limited	24,715,034	8,656,085
Total cash and restricted cash shown in the statements of cash flows	$ 35,607,704	$ 19,439,107

4. SUPPLEMENTAL CASH FLOW INFORMATION (Continued)

Additional supplemental disclosure of cash flow information is as follows:

	2021	2020
Cash paid during the year for interest	$ 1,066,925	$ 1,112,997
Non-cash investing and financing activities:		
Repayment of Series 2015 bonds	$ 38,235,000	$ -
Series 2015 interest	20,073	-
Series 2015 debt issuance costs	(1,025,413)	-
Series 2015 deferred financing liability	94,700	-
Series 2015 debt reserve fund	(1,547,556)	-
Receipt of Series 2021 bonds	(51,320,000)	-
Receipt of Series 2021 bonds premium	(5,357,714)	-
Series 2021 debt reserve fund	3,229,000	-
Series 2021 project fund	15,126,043	-
Series 2021 debt issuance costs	1,489,403	-
Series 2021 deferred financing liability	(256,600)	-
Loss on debt refinancing	1,313,064	-
Total	$ -	$ -

5. PROPERTY AND EQUIPMENT

Property and equipment consisted of the following at December 31:

	2021	2020
Buildings and improvements	$ 47,414,129	$ 47,328,892
Furniture and equipment	1,480,491	1,334,815
Land improvements	7,019,608	7,016,408
Moveable equipment and vehicles	2,241,079	2,155,931
	58,155,307	57,836,046
Less: Accumulated depreciation	(22,198,732)	(20,392,523)
	35,956,575	37,443,523
Construction in process	121,932	15,350
Land	970,283	970,283
Property and equipment, net	$ 37,048,790	$ 38,429,156

6. DEBT

Debt consisted of the following at December 31:

	2021	2020
Series 2021 revenue bonds due in July 2047, with interest at 3.0% increasing to a maximum of 4.0% through 2047, secured by the property located at 32 Village Drive, Endwell, NY. The bonds are further collateralized by an assignment of residency agreements and of service agreements and permits.	$ 51,320,000	$ -
Series 2015 bonds paid in full	-	39,765,000
Plus: Unamortized premium	5,336,528	-
Less: Unamortized debt issuance costs	(1,226,917)	(957,798)
Debt - net of unamortized debt issuance costs and premium	55,429,611	38,807,202
Less: Current portion	(1,845,000)	(1,530,000)
Debt, net	$ 53,584,611	$ 37,277,202

Annual maturities of debt for the years succeeding December 31, 2021, are as follows:

	Principal
2022	$ 1,845,000
2023	1,290,000
2024	1,325,000
2025	1,365,000
2026	1,415,000
Thereafter	44,080,000
Total	$ 51,320,000

Series 2021 Revenue Bonds

In December 2021, the Village issued $51,320,000 of Broome County Local Development Corporation ("BCLDC") Revenue Refunding Bonds (Good Shepherd Village at Endwell, Inc. Project), Series 2021. The proceeds of which were used to advance refund the Series 2015 Bonds and provide new money to renovate, equip and modernize the Village (the "Project"). As part of the refinancing, the Village recorded a loss on debt refinancing totaling $1,313,064 which represents the write off the Series 2015 debt issuance costs and deferred financing liability and a 1% prepayment penalty. The Village is required to make semi-annual interest payments and annual principal payments commencing July 1, 2022.

6. DEBT (Continued)

The Project

The portion of the proceeds designated to the Project will be used for the renovation, reconstruction, refurbishment and upgrade to the Village campus including, but not limited to, the main dining area, the pub, and the cottages as well as the acquisition and installation of certain items of equipment, machinery and other tangible personal property on the Village campus.

Debt Covenants

The Series 2021 bonds includes two financial covenants including a debt service coverage ratio of not less than 1.20 to 1.00 and a liquidity requirement of 120 days cash on hand. The debt service coverage ratio will be reported quarterly and tested annually commencing on December 31, 2021 and the liquidity covenant will be reported quarterly and tested semiannually as of June 30 and December 31 of each year, commencing on December 31, 2021.

At December 31, 2021, the Village management believes they were in compliance with the liquidity requirement. At December 31, 2021, the Village management believes they were not in compliance with the debt service coverage ratio. According to the bond agreement, failure to meet the debt service coverage ratio in 2021 is not considered an event of default because the bond agreement considers an event of default (1) not achieving a debt service coverage ratio of at least 1.0 for two consecutive years or (2) not achieving a debt service coverage ratio of at least 1.00 and days cash on hand of less than 175 as of the annual testing date. The Village's debt service coverage ratio in 2021 was less than 1.00 but days cash on hand were greater than 175, therefore no waiver was needed or obtained.

7. EMPLOYEE BENEFIT PLAN

The Village provides retirement benefits to substantially all of its full-time employees through a 403(b) defined contribution retirement plan (the Plan). In 2021 and 2020, the Village made a matching contribution of eligible wages to employees participating in the Plan who meet minimum age and service requirements. The matching contribution is capped at a maximum percentage based on years of service which ranges from 2% to 5.634%. Benefit expense was $42,988 and $34,698 for the years ended December 31, 2021 and 2020, respectively and is included in employee benefits in the accompanying statements of functional expenses.

8. RELATED PARTY TRANSACTIONS

Management Services

The Company provides certain operating and administrative services to the Village. The costs of these services are based on an allocation and totaled $1,179,121 and $1,326,084 for the years ended December 31, 2021 and 2020, respectively. The Home is acting as the intermediary between the Company and the Village for processing payments for these operating and administrative services.

Rental Income

The Foundation and Company pay the Village rent expense related to use of the Village's facilities. Total rental income was $26,575 and $33,670 in 2021 and 2020, respectively, and is included in non-operating revenue in the statements of operations and change in net deficit.

8. RELATED PARTY TRANSACTIONS (Continued)

Due from Related Parties, net

Balances resulting from the above transactions, which are included in due from (to) related parties, net in the accompanying balance sheets, consisted of the following at December 31:

	2021	2020
The Home	$ (128,929)	$ (14,388)
The Company	11,880	(105,172)
The Foundation	179,405	190,000
ChaseHealth	201,555	3,856
Total	$ 263,911	$ 74,296

Related Party Note Receivable

The Home borrowed $1,900,000 from the Village in November 2019 to pay off the balance of a construction loan. The related party mortgage note receivable is due in monthly payments of $10,301, including principal and interest of 2.75% through January 2040. The interest rate is adjustable every five years not to exceed 200 basis point increase. The note is secured by the property of the Home. The balance of the note receivable is $1,759,715 and $1,833,828 at December 31, 2021 and 2020, respectively.

Annual maturities of the note receivable for the five years succeeding December 31, 2021 are as follows:

2022	$ 76,177
2023	78,298
2024	80,479
2025	82,720
2026	85,024
Thereafter	1,357,017
Total	$ 1,759,715

9. PAYCHECK PROTECTION PROGRAM ARRANGEMENT

In April 2020, the Village entered into an arrangement with a bank under the Paycheck Protection Program (PPP) and received $840,810. This arrangement was evidenced by a loan agreement that includes provisions whereby the loan balance can be fully or partially forgiven based on the Village's use of the funds, maintenance of its personnel complement, and compliance with certain reporting elements in accordance with the requirements of the PPP Program. Forgiveness will be determined by the bank and approved by the U.S. Small Business Administration (SBA).

The Village elected to account for the PPP arrangement as a conditional contribution, and income is recorded as the conditions meeting the requirements for forgiveness are substantially met. Through December 31, 2020, the Village determined that it administered the proceeds of its PPP arrangement and managed its staff complement in a manner that met the conditions for forgiveness of the balance received under the PPP arrangement. The amount is recorded as PPP loan forgiveness on the accompanying statements of operations and change in net deficit for the year December 31, 2020.

In September 2021, the Village received forgiveness of $840,010 of the full balance received under the PPP arrangement.

10. CARES ACT PROVIDER RELIEF FUNDS

The Coronavirus Aid, Relief and Economic Security (CARES) Act and other legislation authorized healthcare provider relief funds in the amount of $178 billion to be distributed through the Department of Health and Human Services (HHS). HHS payments received are not loans, and therefore do not require repayment provided that the recipients attest to and comply with certain terms and conditions. These funds are required to be used to replace lost operating revenues and to reimburse providers for COVID-19 related costs and are recorded as grant revenue when the conditions are met.

The Village recognized revenue of $5,879 and $518,686 related to the CARES Act provider relief funding for the years ended December 31, 2021 and 2020, respectively. Amounts recognized are based on information contained in laws and regulations, as well as interpretations issued by HHS, governing the funding that was publicly available at December 31, 2021. As compliance requirements associated with these funds are continuing to evolve, there is the possibility that revenue recognition policies will be updated in the future to respond to changing requirements. The amount of any future changes cannot be presently determined.

11. CONTINGENCIES, RISKS, AND UNCERTAINTIES

COVID-19

The United States is presently in the midst of a national health emergency related to a virus, commonly known as Novel Coronavirus (COVID-19). The overall consequences of COVID – 19 on a national, regional and local level are unknown, but it has the potential to result in a significant economic impact. The impact of this situation on the Village and its future results and financial position is not presently determinable.

Revised Case Mix Methodology

On June 2, 2021, New York State Register released rules revising the case mix methodology used to reimburse nursing homes for patient care. The Department of Health changed the case mix acuity process for all nursing homes. This impacts case mix for rate periods beginning July 1, 2021 and forward. The revised methodology uses all Medicaid-only case mix data submitted to CMS over a six month period from October 1-March 31 and April 1-September 30.

12. SUBSEQUENT EVENTS

Subsequent events have been evaluated through April 27, 2022, which is the date the financial statements were issued.

Bonadio & Co., LLP
Certified Public Accountants

April 27, 2022

To the Board of Directors of
Good Shepherd Village at Endwell, Inc.:

We have audited, in accordance with auditing standards generally accepted in the United States of America, the financial statements of Good Shepherd Village at Endwell, Inc., which comprise the balance sheet as of December 31, 2021 and the related statements of operations and changes in net deficit, functional expenses and cash flows for the year then ended in accordance with auditing standards generally accepted in the United States of America, and have issued our report thereon dated April 27, 2022.

The accompanying supplemental schedules are not a required part of the financial statements and have not been subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we do not express an opinion or provide any assurance on them. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements.

In connection with our audit, nothing came to our attention that caused us to believe that Good Shepherd Village at Endwell, Inc. failed to comply with the terms, covenants, provisions, or conditions of the liquidity covenant as defined by Section 1009 as of December 31, 2021 of the Loan and Trust Agreement (the Agreement) dated December 1, 2021 between Broome County Local Development Corporation, U.S. Bank, National Association, as Trustee, and Good Shepherd Village at Endwell, Inc., insofar as they relate to accounting matters.

In connection with our audit, we noted that Good Shepherd Village at Endwell, Inc. failed to comply with the debt service coverage ratio as of December 31, 2021 as defined by Section 1010 of the Agreement dated December 1, 2021 between Broome County Local Development Corporation, U.S. Bank, National Association, as Trustee, and Good Shepherd Village at Endwell, Inc.

Our audit was not designed to determine compliance with debt covenants nor directed primarily toward obtaining knowledge of such compliance or noncompliance, insofar as they relate to accounting matters. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding Good Shepherd Village at Endwell, Inc.'s noncompliance with the above referenced terms, covenants, provisions or conditions of the Agreement, insofar as they relate to accounting matters.

This report is limited solely for the information and use of the Board of Directors and management of Good Shepherd Village at Endwell, Inc. and U.S. Bank and is not intended to be and should not be used by anyone other than these specified parties.

Bonadio & Co., LLP

171 Sully 's Trail
Pittsford, New York 14534
p (585) 381-1000
f (585) 381-3131

www.bonadio.com

GOOD SHEPHERD VILLAGE AT ENDWELL, INC.

SCHEDULE CALCULATING THE DEBT SERVICE COVERAGE RATIO
FOR THE YEAR ENDED DECEMBER 31, 2021

		2021
INCOME AVAILABLE FOR DEBT SERVICE:		
Change in net deficit	$	(736,074)
Loss on debt refinancing		1,313,064
Interest expense		1,159,782
Depreciation and amortization		1,835,861
Residency fees received		1,792,852
Residency fees refunded		(2,417,622)
Less: Residency fees amortized		(419,906)
Total income available for debt service	$	2,527,957
DEBT SERVICE:		
Maximum annual debt service	$	3,229,000
DEBT SERVICE COVERAGE RATIO		0.78

GOOD SHEPHERD VILLAGE AT ENDWELL, INC.

SCHEDULE CALCULATING THE LIQUIDITY COVENANT
FOR THE YEAR ENDED DECEMBER 31, 2021

	2021
CASH ON HAND:	
Total cash and investments	$ 17,023,576
DAILY CASH OPERATING EXPENSES:	
Total operating expenses	14,603,215
Less: Depreciation and amortization	(1,835,861)
Total cash operating expenses	12,767,354
Days in period	365
Daily cash operating expenses	$ 34,979
DAYS CASH ON HAND	487

Management Report Regarding Breach of Debt Service Coverage Ratio

For the fiscal year ended December 31, 2021 the Debt Service Coverage Ratio was 0.78 compared to the required 1.20. Management believes the breach was caused by a combination of the following factors:

- Timing of Entrance Fee Refund Obligations: In December of 2020 (fiscal year 2020) there were six move ins into Independent Living resulting in a total of $919,090 of new Entrance Fee receipts. Entrance Fee refunds owed on these newly occupied units totaling $827,181 were paid in January of 2021 (fiscal year 2021) resulting in a net negative outflow of Entrance Fees for the quarter which had a detrimental impact on the Debt Service Coverage Ratio.
- Alternate Contract Selection: During COVID Independent Living Occupancy dropped to 137 / 89% at its low point in 2020. In an effort to return occupancy to pre-COVID levels management made the decision to emphasize the 0%, 50% and 75% refund contracts which had not been heavily marketed in the past. During this time management did not offer discounts to the entrance fees or monthly service fees. These contracts generated lower entrance fees at the time of occupancy but the lower refund obligation will benefit the community in the long run. The lower entrance fee refund contracts are no longer being offered but management may reintroduce them at the appropriate time.

The following table shows the combined impact of these factors:

	Fiscal 2021 (As Reported)	Adjustments	Pro Forma Fiscal 2021
Change in net deficit	$(736,074)	-	$(736,074)
Loss on debt refinancing	1,313,064	-	1,313,064
Interest expense	1,159,782	-	1,159,782
Depreciation and amortization	1,835,861	-	1,835,861
Residency fees received	1,792,852	1,121,240	2,914,092
Residency fees refunded	(2,417,622)	827,181	(1,590,441)
Residency fees amortized	(419,906)	-	(419,906)
Total income available for debt service	$2,527,957	$1,948,421	$4,476,378
DEBT SERVICE:			
Maximum annual debt service	$3,229,000		$3,229,000
DEBT SERVICE COVERAGE RATIO	0.78		1.39

With Independent Living Occupancy back to pre-COVID levels management believes the circumstances experienced in 2021 were a short-term situation. The fiscal 2022 budget is currently being updated, including forecasting the Debt Service Coverage Ratio, and the results will be reported in a separate posting to EMMA. Management is monitoring financial performance closely and will continue to implement necessary changes to restore compliance with the Debt Service Coverage Ratio requirement.

Under the terms of the 2021 bond documents GSVE is required to engage a management consultant to produce a report in the event the Debt Service Coverage Ratio is below 1.00 for the fiscal year ended December 31, 2021. Management believes such a report is an unnecessary expenditure and will be requesting a waiver of this requirement in the near future.

Good Shepherd Village at Endwell, Inc.
Occupancy Statistics
12/31/2021

	Units Occupied	
Independent Living (154 Units):		
Beginning Occupancy-1/1/21	145	
Admissions	20	
Discharges	(21)	
Ending Occupancy-12/31/21	144	93.51% Occupancy
Assisted Living (32 Units):		
Beginning Occupancy-1/1/21	28	
Admissions	18	
Discharges	(17)	
Ending Occupancy-12/31/21	29	90.63% Occupancy
Skilled Nursing (32 Units):		
Beginning Occupancy-1/1/21	26	
Admissions	55	
Discharges	(54)	
Ending Occupancy-12/31/21	27	84.38% Occupancy
SNF Payor Mix:		
Private Pay	25	92.59%
Medicare/Medicare Advantage	2	7.41%
Medicaid	-	0.00%

Medicare.gov

Menu

Nursing home

Good Shepherd Village at Endwell

Overall rating:

★★★★☆

LOCATION

14 Village Drive
Endwell, NY 13760

PHONE NUMBER

(607) 757-3102

Save to Favorites

Ratings Details Location

RATINGS

Overall rating

★★★★☆

Above average

The overall rating is based on a nursing home's performance on 3 sources: health inspections, staffing, and quality of resident care measures.

Learn how Medicare calculates this rating

Health inspections

★★★★☆

Above average

View Inspection Results

Staffing

★★★★☆

Above average

View Staffing Levels

Quality of resident care

★★★★☆

Above average

View Quality Measures

DETAILS

COVID-19 vaccination rates

The percent of residents and staff who are vaccinated for COVID-19 in the nursing home, along with the state and national rates.

View COVID-19 Vaccination Rates

Fire safety inspections & emergency preparedness

Nursing homes are inspected for building design and operational features designed to provide safety from fire, smoke, electrical failures and gas leaks. Nursing homes are also surveyed for emergency preparedness.

View Inspection Details

Penalties

Medicare may impose penalties on a nursing home when there's a serious health or fire safety citation or if the nursing home fails to correct a citation for a long period of time.

View Penalties Details

Number of certified beds
32

Participates in Medicare / Medicaid?
Medicare and Medicaid

With a resident and family council?
Resident

Located within a hospital?
No

Automatic sprinkler systems in all required areas?

Yes

In a Continuing Care Retirement Community?

Yes

Ownership type

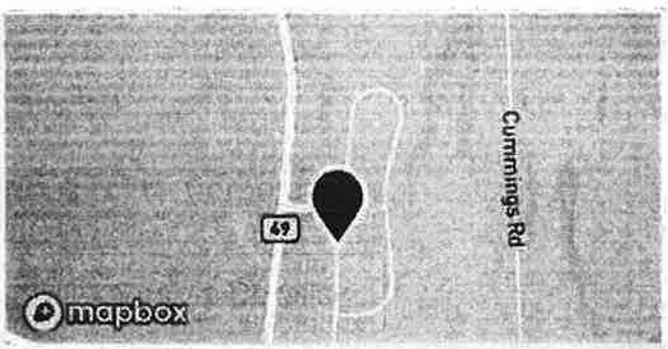
Non profit - Corporation

Ownership Details

Legal business name

Good Shepherd Village at Endwell Inc

LOCATION



Good Shepherd Village at Endwell

14 Village Drive
Endwell, NY 13760

(607) 757-3102

Get Directions

To print all available information at once, open the expanded view.

Good Shepherd Village at Endwell

Health inspections

State inspectors conduct yearly health and safety inspections of nursing homes for compliance with Medicare and Medicaid regulations. A nursing home may also be inspected based on a complaint submitted by a resident (or other individual), or based on a facility's self-reported incident. Nursing homes are also inspected for compliance with infection control and prevention standards.

Learn more about health inspections

Health inspections rating

Above average

The health inspection star rating is based on each nursing home's current health inspection and 2 prior inspections, as well as findings from the most recent 3 years of complaint inspections and 3 years of infection control inspections.

Most recent health inspection

Date of most recent inspection

04/17/2019

View full report

Total number of health citations

↓ *Lower is better*

3

Average number of health citations in the U.S.: 8.2

Average number of health citations in New York: 4.9

Complaint inspections

Date(s) of complaint inspection(s) between 11/1/2020 - 10/31/2021

No complaint inspections

Number of complaints in the past 3 years that resulted in a citation

Lower is better

0

Number of times in the past 3 years a facility-reported issue resulted in a citation

Lower is better

0

Infection control inspections

Date(s) of infection control inspection(s) between 11/1/2020 - 10/31/2021

12/03/2020

View full report

11/12/2020

View full report

Number of citations from infection control inspections in the past 3 years

Lower is better

0

Good Shepherd Village at Endwell

Staffing

Higher staffing levels in a nursing home may mean higher quality of care for residents. Staffing hours of different types of staff are reported by nursing homes, and are used to calculate a ratio of staffing hours per resident per day.

Learn more about staffing

Staffing rating

★★★★☆

Above average

The staffing rating is based on these measures: 1) Registered Nurse (RN) hours per resident per day; and 2) total nurse staffing (including RN, licensed practical nurse (LPN), and nurse aide) hours per resident per day.

Average number of residents per day

30.1
National average: 74.5
New York average: 148.7

Total number of licensed nurse staff hours per resident per day

2 hours and 5 minutes
National average: 1 hour and 38 minutes
New York average: 1 hour and 32 minutes

Registered Nurse hours per resident per day

50 minutes

National average: 44 minutes

New York average: 44 minutes

LPN/LVN hours per resident per day

1 hour and 15 minutes
National average: 55 minutes
New York average: 49 minutes

Nurse aide hours per resident per day

2 hours and 14 minutes
National average: 2 hours and 16 minutes
New York average: 2 hours and 5 minutes

Physical therapist staff hours per resident per day

16 minutes
National average: 5 minutes
New York average: 7 minutes

Registered Nurse (RN) staffing rating

★★★★☆

Above average

Registered nurses (RNs) are licensed healthcare professionals who are responsible for the coordination, management and overall delivery of care to the residents. Some nursing home residents who are sicker than others may require a greater level of care, and nursing homes that have more RN staff may be better able to meet the needs of those residents.

Average number of residents per day

30.1

National average: 74.5
New York average: 148.7

Registered Nurse hours per resident per day

50 minutes
National average: 44 minutes
New York average: 44 minutes

Good Shepherd Village at Endwell

Quality of resident care

Learn more about quality of resident care

Find out why these short-stay measures are important

Find out why these long-stay measures are important

Get current data collection period

Quality of resident care rating

★★★★☆

Above average

Short-stay quality of resident care

★★★★☆

Above average

Long-stay quality of resident care

★★★★☆

Above average

Good Shepherd Village at Endwell

X

COVID-19 vaccination rates

COVID-19 vaccinations can be extremely effective at protecting nursing home residents from COVID-19 infections, symptoms, and severe outcomes, like hospitalization or death. The information below shows the percent of residents and staff who are vaccinated in the nursing home, along with the state and national rates. When higher levels of residents and staff are vaccinated, the level of protection from COVID-19 increases for all residents, staff, and visitors. You should also ask a nursing home about any recent COVID-19 information, like if there have been any recent outbreaks, or the percent of residents and staff who have received a vaccine booster dose.

Get more information on COVID-19 and nursing homes, including COVID-19 vaccine booster rates, cases, and deaths

---

Resident vaccination

Higher percentages are better

100%

National average: 87.3%

State average: 90.1%

Staff vaccination

Higher percentages are better

100%

National average: 79.7%

State average: 96.8%

As reported December 26, 2021

Good Shepherd Village at Endwell

Fire safety inspections & emergency preparedness

Fire safety specialists inspect nursing homes to determine if a nursing home meets Life Safety Code (LSC) standards, which are based on codes established by the National Fire Protection Association (NFPA). The inspection covers building design and operational features designed to provide safety from fire, smoke, electrical failures, and gas leaks.

Nursing homes are also required to have an emergency preparedness plan, based off an all-hazards risk approach. Nursing homes are surveyed for emergency preparedness, along with a regularly scheduled survey like health or Life Safety Code (LSC)/fire safety inspection.

Learn more about fire safety & emergency preparedness inspections

---

Automatic sprinkler systems in all required areas

Yes

Date of most recent standard fire safety inspection

04/16/2019

Total number of fire safety & emergency preparedness citations

Lower is better

4

Average number of fire safety & emergency preparedness citations in the U.S.: 4.4

Average number of fire safety & emergency preparedness citations in New York: 3.5

Good Shepherd Village at Endwell

Penalties

When a nursing home gets a serious health or fire safety citation, or fails to correct a citation for a long period of time, this can result in a penalty. A penalty can be a fine against the nursing home or a denied payment from Medicare. Medicare reports penalties at the federal level, but you can also search for penalties under state law.

Learn more about penalties

Federal Fines

Federal fines in the last 3 years

0

Amount(s) and date(s)

N/A

Payment Denials

Payment denials by Medicare in the last 3 years

0

Date(s)

N/A

Good Shepherd Village at Endwell

Ownership

Legal business name

Good Shepherd Village at Endwell Inc

Ownership type

Non profit - Corporation

Contact info

14 Village Drive
Endwell, NY 13760
(607) 757-3102

Owners and managers of Good Shepherd Village at Endwell

OWNER

5% or greater indirect ownership interest

FGS. INC. (100%)

since 07/10/2006

DIRECTOR

CHAMBERS, JAMES

since 01/01/2009

GLAJCH, LINDA

since 01/01/2008

JOHNSON, DOUGLAS

since 07/10/2006

KEENAN, MICHAEL

since 02/11/2010

LACEY, JOAN

since 01/01/2012

MARRA, PAUL

since 01/01/2009

MARTINICHIO, JOHN

since 01/01/2012

MEAD, RYAN

since 01/01/2010

MOLLO, PAUL

since 01/01/2009

NAVARRO, JOANN

since 01/01/2010

PATTERSON, MARK

since 01/01/2007

PERKINS, PETER

since 01/01/2010

RILEY, OLIVER

since 01/01/2011

RURY, ELLEN

since 07/10/2006

SMITH, JEFFREY

since 07/10/2006

SYLVESTER, THOMAS

since 01/01/2010

TOMKO, KEN

since 01/01/2008

OFFICER

SEIER, JUDITH

since 12/15/2014

MANAGING EMPLOYEE

SEIER, JUDITH

since 12/15/2014