

		FOR BHF USE					

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2012
STATE OF ILLINOIS
DEPARTMENT OF HEALTHCARE AND FAMILY SERVICES
FINANCIAL AND STATISTICAL REPORT (COST REPORT)
FOR LONG-TERM CARE FACILITIES
(FISCAL YEAR 2012)

IMPORTANT NOTICE
THIS AGENCY IS REQUESTING DISCLOSURE OF INFORMATION THAT IS NECESSARY TO ACCOMPLISH THE STATUTORY PURPOSE AS OUTLINED IN 210 ILCS 45/3-208. DISCLOSURE OF THIS INFORMATION IS MANDATORY. FAILURE TO PROVIDE ANY INFORMATION ON OR BEFORE THE DUE DATE WILL RESULT IN CESSATION OF PROGRAM PAYMENTS. THIS FORM HAS BEEN APPROVED BY THE FORMS MANAGEMENT CENTER.

I. IDPH License ID Number: 0011551

Facility Name: Medina Nursing Center, Inc.

Address: 402 South Center Street Durand 61024
Number City Zip Code

County: Winnebago

Telephone Number: (815) 248-2151 Fax # (815) 248-2771

HFS ID Number:

Date of Initial License for Current Owners: 05/18/1965

Type of Ownership:

☐ VOLUNTARY, NON-PROFIT
☐ Charitable Corp.
☐ Trust
IRS Exemption Code

☒ PROPRIETARY
☐ Individual
☐ Partnership
☐ Corporation
☒ "Sub-S" Corp.
☐ Limited Liability Co.
☐ Trust
☐ Other

☐ GOVERNMENTAL
☐ State
☐ County
☐ Other

In the event there are further questions about this report, please contact:
Name: Amanda Springborn Telephone Number: (314) 925-3838
Email Address:

II. CERTIFICATION BY AUTHORIZED FACILITY OFFICER

I have examined the contents of the accompanying report to the State of Illinois, for the period from 01/01/12 to 12/31/12 and certify to the best of my knowledge and belief that the said contents are true, accurate and complete statements in accordance with applicable instructions. Declaration of preparer (other than provider) is based on all information of which preparer has any knowledge.

Intentional misrepresentation or falsification of any information in this cost report may be punishable by fine and/or imprisonment.

Officer or
Administrator
of Provider

(Signed) _____
(Type or Print Name) _____
(Title) _____

Paid
Preparer

(Signed) _____
(Print Name and Title) _____
(Firm Name & Address) McGladrey LLP
20 N. Martingale Road, Ste. 500, Schaumburg, IL 60173
(Telephone) (847) 517-7070 Fax # (847) 517-7067

MAIL TO: BUREAU OF HEALTH FINANCE
ILLINOIS DEPT OF HEALTHCARE AND FAMILY SERVICES
201 S. Grand Avenue East
Springfield, IL 62763-0001 Phone # (217) 782-1630

Facility Name & ID Number Medina Nursing Center, Inc.# 0011551 Report Period Beginning: 01/01/12 Ending: 12/31/12

III. STATISTICAL DATA

A. Licensure/certification level(s) of care; enter number of beds/bed days,
(must agree with license). Date of change in licensed bedsN/A

	1	2	3	4	
	Beds at Beginning of Report Period	Licensure Level of Care	Beds at End of Report Period	Licensed Bed Days During Report Period	
1	<u>89</u>	Skilled (SNF)	<u>89</u>	<u>32,574</u>	1
2		Skilled Pediatric (SNF/PED)			2
3		Intermediate (ICF)			3
4		Intermediate/DD			4
5		Sheltered Care (SC)			5
6		ICF/DD 16 or Less			6
7	<u>89</u>	TOTALS	<u>89</u>	<u>32,574</u>	7

B. Census-For the entire report period.

	1	2	3	4	5	
	Level of Care	Patient Days by Level of Care and Primary Source of Payment				
		Medicaid Recipient	Private Pay	Other	Total	
8	SNF	<u>0</u>	<u>341</u>	<u>2,144</u>	<u>2,485</u>	8
9	SNF/PED					9
10	ICF	<u>14,616</u>	<u>6,597</u>	<u>0</u>	<u>21,213</u>	10
11	ICF/DD					11
12	SC					12
13	DD 16 OR LESS					13
14	TOTALS	<u>14,616</u>	<u>6,938</u>	<u>2,144</u>	<u>23,698</u>	14

C. Percent Occupancy. (Column 5, line 14 divided by total licensed
bed days on line 7, column 4.) 72.75%

D. How many bed-hold days during this year were paid by the Department?

0 (Do not include bed-hold days in Section B.)

E. List all services provided by your facility for non-patients.

(E.g., day care, "meals on wheels", outpatient therapy)

None

F. Does the facility maintain a daily midnight census?

YesG. Do pages 3 & 4 include expenses for services or
investments not directly related to patient care?YES ☒NO ☐Note : Non-allowable costs have been
eliminated in Schedule V, Column 7.

H. Does the BALANCE SHEET (page 17) reflect any non-care assets?

YES ☐NO ☒

I. On what date did you start providing long term care at this location?

Date started

1965

J. Was the facility purchased or leased after January 1, 1978?

YES ☐

Date

N/ANO ☒

K. Was the facility certified for Medicare during the reporting year?

YES ☒NO ☐If YES, enter number
of beds certified89

and days of care provided

2,144Medicare Intermediary Wisconsin Physician Services

IV. ACCOUNTING BASIS

ACCRUAL ☒

MODIFIED

CASH* ☐CASH* ☐

Is your fiscal year identical to your tax year?

YES ☒NO ☐Tax Year: 12/31/12Fiscal Year: 12/31/12

* All facilities other than governmental must report on the accrual basis.

V. COST CENTER EXPENSES (throughout the report, please round to the nearest dollar)

	Operating Expenses	Costs Per General Ledger				Reclass-ification 5	Reclassified Total 6	Adjust-ments 7	Adjusted Total 8	FOR BHF USE ONLY		
		Salary/Wage 1	Supplies 2	Other 3	Total 4					9	10	
	A. General Services											
1	Dietary	267,717	20,807	8,859	297,383		297,383		297,383			1
2	Food Purchase		216,516		216,516		216,516		216,516			2
3	Housekeeping	103,211	40,434		143,645		143,645		143,645			3
4	Laundry	75,904	17,566		93,470		93,470		93,470			4
5	Heat and Other Utilities			89,527	89,527		89,527		89,527			5
6	Maintenance	29,839	24,792	52,399	107,030		107,030		107,030			6
7	Other (specify):*											7
8	TOTAL General Services	476,671	320,115	150,785	947,571		947,571		947,571			8
	B. Health Care and Programs											
9	Medical Director			15,600	15,600		15,600		15,600			9
10	Nursing and Medical Records	1,244,837	139,151	107,516	1,491,504		1,491,504		1,491,504			10
10a	Therapy											10a
11	Activities	95,163	3,096	12,339	110,598		110,598		110,598			11
12	Social Services	89,087		1,100	90,187		90,187		90,187			12
13	CNA Training	42,252	4,924	74,736	121,912		121,912		121,912			13
14	Program Transportation											14
15	Other (specify):*											15
16	TOTAL Health Care and Programs	1,471,339	147,171	211,291	1,829,801		1,829,801		1,829,801			16
	C. General Administration											
17	Administrative	137,800			137,800		137,800		137,800			17
18	Directors Fees											18
19	Professional Services			92,951	92,951		92,951	(1,580)	91,371			19
20	Dues, Fees, Subscriptions & Promotions			10,846	10,846		10,846		10,846			20
21	Clerical & General Office Expenses	92,171	20,142	11,513	123,826		123,826	198	124,024			21
22	Employee Benefits & Payroll Taxes			466,767	466,767		466,767		466,767			22
23	Inservice Training & Education											23
24	Travel and Seminar			13,969	13,969		13,969	(3,172)	10,797			24
25	Other Admin. Staff Transportation			11,680	11,680		11,680		11,680			25
26	Insurance-Prop.Liab.Malpractice			53,241	53,241		53,241		53,241			26
27	Other (specify):*											27
28	TOTAL General Administration	229,971	20,142	660,967	911,080		911,080	(4,554)	906,526			28
29	TOTAL Operating Expense (sum of lines 8, 16 & 28)	2,177,981	487,428	1,023,043	3,688,452		3,688,452	(4,554)	3,683,898			29

*Attach a schedule if more than one type of cost is included on this line, or if the total exceeds \$1000.

NOTE: Include a separate schedule detailing the reclassifications made in column 5. Be sure to include a detailed explanation of each reclassification.

V. COST CENTER EXPENSES (continued)

	Capital Expense	Cost Per General Ledger				Reclass-ification	Reclassified Total	Adjust-ments	Adjusted Total	FOR BHF USE ONLY		
		Salary/Wage	Supplies	Other	Total					9	10	
	D. Ownership	1	2	3	4	5	6	7	8			
30	Depreciation			196,078	196,078		196,078	39,088	235,166			30
31	Amortization of Pre-Op. & Org.											31
32	Interest			83,196	83,196		83,196	(1,359)	81,837			32
33	Real Estate Taxes			56,191	56,191		56,191		56,191			33
34	Rent-Facility & Grounds			3,000	3,000		3,000	(3,000)				34
35	Rent-Equipment & Vehicles			6,735	6,735		6,735		6,735			35
36	Other (specify):*											36
37	TOTAL Ownership			345,200	345,200		345,200	34,729	379,929			37
	Ancillary Expense											
	E. Special Cost Centers											
38	Medically Necessary Transportation			1,476	1,476		1,476		1,476			38
39	Ancillary Service Centers		104,752	465,736	570,488		570,488		570,488			39
40	Barber and Beauty Shops		1,817		1,817		1,817		1,817			40
41	Coffee and Gift Shops											41
42	Provider Participation Fee			183,178	183,178		183,178		183,178			42
43	Other (specify):* Non-Allowable Co			108,059	108,059		108,059	(108,059)				43
44	TOTAL Special Cost Centers		106,569	758,449	865,018		865,018	(108,059)	756,959			44
45	GRAND TOTAL COST (sum of lines 29, 37 & 44)	2,177,981	593,997	2,126,692	4,898,670		4,898,670	(77,884)	4,820,786			45

*Attach a schedule if more than one type of cost is included on this line, or if the total exceeds \$1000.

		1	2	3	
	NON-ALLOWABLE EXPENSES	Amount	Refer- ence	BHF USE ONLY	
1	Day Care	\$		\$	1
2	Other Care for Outpatients				2
3	Governmental Sponsored Special Programs				3
4	Non-Patient Meals				4
5	Telephone, TV & Radio in Resident Rooms				5
6	Rented Facility Space				6
7	Sale of Supplies to Non-Patients				7
8	Laundry for Non-Patients				8
9	Non-Straightline Depreciation	34,020	30		9
10	Interest and Other Investment Income	(1,359)	21		10
11	Discounts, Allowances, Rebates & Refunds				11
12	Non-Working Officer's or Owner's Salary				12
13	Sales Tax				13
14	Non-Care Related Interest				14
15	Non-Care Related Owner's Transactions				15
16	Personal Expenses (Including Transportation)				16
17	Non-Care Related Fees				17
18	Fines and Penalties				18
19	Entertainment				19
20	Contributions				20
21	Owner or Key-Man Insurance				21
22	Special Legal Fees & Legal Retainers				22
23	Malpractice Insurance for Individuals				23
24	Bad Debt				24
25	Fund Raising, Advertising and Promotional	(17,164)	43		25
	Income Taxes and Illinois Personal				
26	Property Replacement Tax				26
27	CNA Training for Non-Employees				27
28	Yellow Page Advertising				28
29	Other-Attach Schedule See Pg 5A	(95,449)	Var.		29
30	SUBTOTAL (A): (Sum of lines 1-29)	\$ (79,952)		\$	30

BHF USE ONLY							
48		49		50		51	52

B. If there are expenses experienced by the facility which do not appear in the general ledger, they should be entered below.(See instructions.)

		1	2	
		Amount	Reference	
31	Non-Paid Workers-Attach Schedule*	\$		31
32	Donated Goods-Attach Schedule*			32
33	Amortization of Organization & Pre-Operating Expense			33
34	Adjustments for Related Organization Costs (Schedule VII)	2,068		34
35	Other- Attach Schedule			35
36	SUBTOTAL (B): (sum of lines 31-35)	\$ 2,068		36
	(sum of SUBTOTALS			
37	TOTAL ADJUSTMENTS (A) and (B))	\$ (77,884)		37

*These costs are only allowable if they are necessary to meet minimum licensing standards. Attach a schedule detailing the items included on these lines.

C. Are the following expenses included in Sections A to D of pages 3 and 4? If so, they should be reclassified into Section E. Please reference the line on which they appear before reclassification. (See instructions.)

		1	2	3	4	
		Yes	No	Amount	Reference	
38	Medically Necessary Transport.		X	\$		38
39						39
40	Gift and Coffee Shops		X			40
41	Barber and Beauty Shops		X			41
42	Laboratory and Radiology		X			42
43	Prescription Drugs		X			43
44						44
45	Other-Attach Schedule		X			45
46	Other-Attach Schedule		X			46
47	TOTAL (C): (sum of lines 38-46)			\$		47

Medina Nursing Center, Inc.

Report Period Beginning: ID# 0011551
Ending: 01/01/12
12/31/12

NON-ALLOWABLE EXPENSES			Sch. V Line	
		Amount	Reference	
1	Labs	\$ (5,143)	43	1
2	X-Rays	(1,726)	43	2
3	Disallow PAC donations	(3,750)	43	3
4	Disallow Dontation Other	(1,618)	43	4
5	Disallow Standing Costs	(69,416)	43	5
6	Disallow Apartment Expenses	(2,061)	43	6
7	Disallow TV Expenses	(5,729)	43	7
8	Goodwill	(6,117)	43	8
9	IDPH Sanctions	(3,250)	43	9
10	Gain/Loss on Disposal Assets	7,915	43	10
11	Disallow Non-Allowable Legal Fees	(1,382)	19	11
12	Disallow Non-Allowable Travel & Seminar	(3,172)	24	12
13				13
14				14
15				15
16				16
17				17
18				18
19				19
20				20
21				21
22				22
23				23
24				24
25				25
26				26
27				27
28				28
29				29
30				30
31				31
32				32

33				33
34				34
35				35
36				36
37				37
38				38
39				39
40				40
41				41
42				42
43				43
44				44
45				45
46				46
47				47
48				48
49	Total	(95,449)		49

VII. RELATED PARTIES

A. Enter below the names of ALL owners and related organizations (parties) as defined in the instructions. Use Page 6-Supplemental as necessary.

1 OWNERS		2 RELATED NURSING HOMES		3 OTHER RELATED BUSINESS ENTITIES		
Name	Ownership %	Name	City	Name	City	Type of Business
Holgeir J. Oksnevad	100	N/A		Medina Manor Building, Inc.	Durand	Lessor

B. Are any costs included in this report which are a result of transactions with related organizations? This includes rent, management fees, purchase of supplies, and so forth.

☒ YES ☐ NO

If yes, costs incurred as a result of transactions with related organizations must be fully itemized in accordance with the instructions for determining costs as specified for this form.

1		2	3 Cost Per General Ledger	4	5 Cost to Related Organization	6	7	8 Difference:	
Schedule V		Line	Item	Amount	Name of Related Organization	Percent of Ownership	Operating Cost of Related Organization	Adjustments for Related Organization Costs (7 minus 4)	
1	V	30	Depreciation	\$	Medina Manor Building, Inc.	0.00%	\$ 5,068	\$ 5,068	1
2	V	34	Rent	3,000	Medina Manor Building, Inc.	0.00%		(3,000)	2
3	V								3
4	V								4
5	V								5
6	V								6
7	V								7
8	V								8
9	V								9
10	V								10
11	V								11
12	V								12
13	V								13
14	Total			\$ 3,000			\$ 5,068	\$ * 2,068	14

* Total must agree with the amount recorded on line 34 of Schedule VI.

VII. RELATED PARTIES (continued)

C. Statement of Compensation and Other Payments to Owners, Relatives and Members of Board of Directors.

NOTE: ALL owners (even those with less than 5% ownership) and their relatives who receive any type of compensation from this home must be listed on this schedule.

	1 Name	2 Title	3 Function	4 Ownership Interest	5 Compensation Received From Other Nursing Homes*	6 Average Hours Per Work Week Devoted to this Facility and % of Total Work Week		7 Compensation Included in Costs for this Reporting Period**		8 Schedule V. Line & Column Reference	
						Hours	Percent	Description	Amount		
1	Holgeir Oksnevad	President	Administrator	100.00	none	50+	100.00	Salary	\$ 137,800	17(1)	1
2											2
3											3
4											4
5											5
6											6
7											7
8											8
9											9
10											10
11											11
12											12
13								TOTAL	\$ 137,800		13

* If the owner(s) of this facility or any other related parties listed above have received compensation from other nursing homes, attach a schedule detailing the name(s) of the home(s) as well as the amount paid. THIS AMOUNT MUST AGREE TO THE AMOUNTS CLAIMED ON THE THE OTHER NURSING HOMES' COST REPORTS.

** This must include all forms of compensation paid by related entities and allocated to Schedule V of this report (i.e., management fees). FAILURE TO PROPERLY COMPLETE THIS SCHEDULE INDICATING ALL FORMS OF COMPENSATION RECEIVED FROM THIS HOME, ALL OTHER NURSING HOMES AND MANAGEMENT COMPANIES MAY RESULT IN THE DISALLOWANCE OF SUCH COMPENSATION

Facility Name & ID Number Medina Nursing Center, Inc. # 0011551 Report Period Beginning: 01/01/12 Ending: 12/31/12

VIII. ALLOCATION OF INDIRECT COSTS

A. Are there any costs included in this report which were derived from allocations of central office or parent organization costs? (See instructions.) YES ☐ NO ☒

B. Show the allocation of costs below. If necessary, please attach worksheets.

Name of Related Organization _____
Street Address N/A _____
City / State / Zip Code _____
Phone Number () _____
Fax Number () _____

	1	2	3	4	5	6	7	8	9	
	Schedule V Line Reference	Item	Unit of Allocation (i.e.,Days, Direct Cost, Square Feet)	Total Units	Number of Subunits Being Allocated Among	Total Indirect Cost Being Allocated	Amount of Salary Cost Contained in Column 6	Facility Units	Allocation (col.8/col.4)x col.6	
1						\$	\$			1
2										2
3										3
4					N/A					4
5										5
6										6
7										7
8										8
9										9
10										10
11										11
12										12
13										13
14										14
15										15
16										16
17										17
18										18
19										19
20										20
21										21
22										22
23										23
24										24
25	TOTALS					\$	\$		\$	25

IX. INTEREST EXPENSE AND REAL ESTATE TAX EXPENSE

A. Interest: (Complete details must be provided for each loan - attach a separate schedule if necessary.)

1		2		3	4	5	6		7	8	9	10	
	Name of Lender	Related**		Purpose of Loan	Monthly Payment Required	Date of Note	Amount of Note		Maturity Date	Interest Rate (4 Digits)	Reporting Period Interest Expense		
		YES	NO				Original	Balance					
	A. Directly Facility Related Long-Term												
1	Durand Bank		X	Medina Building Loan	\$9,222.00	06/15/11	\$ 1,289,648	\$ 1,255,034	05/15/16	0.0595	\$ 76,830	1	
2												2	
3												3	
4												4	
5												5	
	Working Capital												
6	Davis Bank		X	Working Capital	None	6/27/12	200,105	181,268	6/27/13	0.0500	3,524	6	
7	Durand Bank		X	Working Capital	None	08/14/12	350,000	169,505	08/14/13	0.0500	2,842	7	
8	H. Oksnevad	X		Working Capital	None	Varies	Varies	24,744	Demand	None		8	
9	TOTAL Facility Related				\$9,222.00		\$ 1,839,753	\$ 1,630,551			\$ 83,196	9	
	B. Non-Facility Related*												
10												10	
11												11	
12												12	
13							Interest Income Offset				(1,359)	13	
14	TOTAL Non-Facility Related						\$	\$			\$ (1,359)	14	
15	TOTALS (line 9+line14)						\$ 1,839,753	\$ 1,630,551			\$ 81,837	15	

16) Please indicate the total amount of mortgage insurance expense and the location of this expense on Sch. V. \$ N/A Line # N/A

* Any interest expense reported in this section should be adjusted out on page 5, line 14 and, consequently, page 4, col. 7.
(See instructions.)

** If there is ANY overlap in ownership between the facility and the lender, this must be indicated in column 2.
(See instructions.)

IX. INTEREST EXPENSE AND REAL ESTATE TAX EXPENSE (continued)

B. Real Estate Taxes

		Important, please see the next worksheet, "RE_Tax". The real estate tax statement and bill must accompany the cost report.			
1. Real Estate Tax accrual used on 2011 report.				\$	55,600
2. Real Estate Taxes paid during the year: (Indicate the tax year to which this payment applies. If payment covers more than one year, detail below.)		2011		\$	54,531
3. Under or (over) accrual (line 2 minus line 1).				\$	(1,069)
4. Real Estate Tax accrual used for 2012 report. (Detail and explain your calculation of this accrual on the lines below.)				\$	57,260
5. Direct costs of an appeal of tax assessments which has NOT been included in professional fees or other general operating costs on Schedule V, sections A, B or C. (Describe appeal cost below. Attach copies of invoices to support the cost and a copy of the appeal filed with the county.)				\$	
6. Subtract a refund of real estate taxes. You must offset the full amount of any direct appeal costs classified as a real estate tax cost plus one-half of any remaining refund. TOTAL REFUND \$ For Tax Year. (Attach a copy of the real estate tax appeal board's decision.)				\$	
7. Real Estate Tax expense reported on Schedule V, line 33. This should be a combination of lines 3 thru 6.				\$	56,191
Real Estate Tax History:					
Real Estate Tax Bill for Calendar Year:	2007	45,996	8		
	2008	50,530	9		
	2009	51,920	10		
	2010	53,220	11		
	2011	54,531	12		
2011 RE Taxes \$54,531					
Est Incr for 2012 5%					
Computed Total \$57,258					
Will Use \$57,260					
				FOR BHF USE ONLY	
				13	FROM R. E. TAX STATEMENT FOR 2011 \$ 13
				14	PLUS APPEAL COST FROM LINE 5 \$ 14
				15	LESS REFUND FROM LINE 6 \$ 15
				16	AMOUNT TO USE FOR RATE CALCULATION \$ 16

NOTES:

1. Please indicate a negative number by use of brackets(). Deduct any overaccrual of taxes from prior year.
2. If facility is a non-profit which pays real estate taxes, you must attach a denial of an application for real estate tax exemption unless the building is rented from a for-profit entity. **This denial must be no more than four years old at the time the cost report is filed.**

2011 LONG TERM CARE REAL ESTATE TAX STATEMENT

FACILITY NAME
Medina Nursing Center, Inc.

COUNTY
Winnebago

FACILITY IDPH LICENSE NUMBER
0011551

CONTACT PERSON REGARDING THIS REPORT
Holgeir Oksnevad

TELEPHONE
(815) 248-2151
FAX #
(815) 248-2771

A. Summary of Real Estate Tax Cost

Enter the tax index number and real estate tax assessed for 2011 on the lines provided below. Enter only the portion of the cost that applies to the operation of the nursing home in Column D. Real estate tax applicable to any portion of the nursing home property which is vacant, rented to other organizations, or used for purposes other than long term care must not be entered in Column D. Do not include cost for any period other than calendar year 2011.

(A)	(B)	(C)	(D)
Tax Index Number	Property Description	Total Tax	Tax Applicable to Nursing Home
1. 05-15-251-003	Medina Manor Building	\$ 1,161.52	\$ 1,161.52
2. 05-15-251-008	Medina Manor Building	\$ 1,136.60	\$ 1,136.60
3. 05-15-251-009	Medina Manor Building	\$ 52,233.16	\$ 52,233.16
4.		\$	\$
5.		\$	\$
6.		\$	\$
7.		\$	\$
8.		\$	\$
9.		\$	\$
10.		\$	\$
TOTALS		\$ 54,531.28	\$ 54,531.28

B. Real Estate Tax Cost Allocations

Does any portion of the tax bill apply to more than one nursing home, vacant property, or property which is not directly used for nursing home services? YES X NO

If YES, attach an explanation and a schedule which shows the calculation of the cost allocated to the nursing home.
(Generally the real estate tax cost must be allocated to the nursing home based upon sq. ft. of space used.)

C. **Tax Bills**

Attach a copy of the original 2011 tax bills which were listed in Section A to this statement. Be sure to use the 2011 tax bill which is normally paid during 2012.

PLEASE NOTE: *Payment information from the Internet* or otherwise is *not considered acceptable tax bill documentation* . Facilities located in Cook County are required to provide copies of their original **second installment tax bill.**

X. BUILDING AND GENERAL INFORMATION:

A. Square Feet: 24,000 B. General Construction Type: Exterior Brick Frame Masonry, Fire Resort Number of Stories 2

C. Does the Operating Entity? (a) Own the Facility (X) (b) Rent from a Related Organization. (c) Rent from Completely Unrelated Organization.
(Facilities checking (a) or (b) must complete Schedule XI. Those checking (c) may complete Schedule XI or Schedule XII-A. See instructions.)

D. Does the Operating Entity? (a) Own the Equipment (X) (b) Rent equipment from a Related Organization. (c) Rent equipment from Completely Unrelated Organization.
(Facilities checking (a) or (b) must complete Schedule XI-C. Those checking (c) may complete Schedule XI-C or Schedule XII-B. See instructions.)

E. List all other business entities owned by this operating entity or related to the operating entity that are located on or adjacent to this nursing home's grounds (such as, but not limited to, apartments, assisted living facilities, day training facilities, day care, independent living facilities, CNA training facilities, etc.)
List entity name, type of business, square footage, and number of beds/units available (where applicable).
Medina Manor Apartments
Retirement Apartments
22 units
20,000 Sq. Ft.

F. Does this cost report reflect any organization or pre-operating costs which are being amortized? YES NO
If so, please complete the following:

1. Total Amount Incurred: N/A 2. Number of Years Over Which it is Being Amortized: N/A
3. Current Period Amortization: N/A 4. Dates Incurred: N/A

Nature of Costs:
(Attach a complete schedule detailing the total amount of organization and pre-operating costs.)

XI. OWNERSHIP COSTS:

A. Land.					
	1 Use	2 Square Feet	3 Year Acquired	4 Cost	
1	Resident care	7 acres	1965	\$ 3,048	1
2					2
3	TOTALS	7 acres		\$ 3,048	3

XI. OWNERSHIP COSTS (continued)

B. Building and Improvement Costs-Including Fixed Equipment. (See instructions.) Round all numbers to nearest dollar.

	1	FOR BHF USE ONLY	2	3	4	5	6	7	8	9	
	Beds*		Year Acquired	Year Constructed	Cost	Current Book Depreciation	Life in Years	Straight Line Depreciation	Adjustments	Accumulated Depreciation	
4	64		1965	1965	\$ 488,644	\$	30	\$	\$	488,644	4
5	25		1980	1980	158,173		30			158,173	5
6											6
7		Allocated from Medina Manor Building Fund						5,068	5,068		7
8											8
	Improvement Type**										
9	Building Improvements		1968		675		15			675	9
10	Building Improvements		1974		861		10			861	10
11	Building Improvements		1975		1,547		10			1,547	11
12	Building Improvements		1976		345		9			345	12
13	Building Improvements		1977		12,614		21			12,614	13
14	Building Improvements		1977		2,793		8			2,793	14
15	Building Improvements		1979		2,620		7			2,620	15
16	Building Improvements		1980		24,465		20			24,465	16
17	Building Improvements		1980		2,137		7			2,137	17
18	Building Improvements		1981		20,211		15			20,211	18
19	Building Improvements		1982		2,305		20			2,305	19
20	Building Improvements		1983		705		5			705	20
21	Building Improvements		1985		980		10			980	21
22	Building Improvements		1985		3,091		20			3,091	22
23	Building Improvements		1986		17,543		10			17,543	23
24	Building Improvements		1987		56,373		20			56,373	24
25	Building Improvements		1988		14,212		20			14,212	25
26	Building Improvements		1989		30,063		20			30,063	26
27	Building Improvements		1990		1,601		20			1,601	27
28	Building Improvements		1991		51,619		20			51,619	28
29	Building Improvements		1991		11,626		20	294	294	11,626	29
30	Building Improvements		1992		39,070	2,605	20	1,954	(651)	38,101	30
31	Building Improvements		1992		3,295	203	20	80	(123)	3,295	31
32	Building Improvements		1992		19,372		20	479	479	19,372	32
33	Building Improvements		1992		23,809	2,362	20	604	(1,758)	23,809	33
34											34
35											35
36											36

*Total beds on this schedule must agree with page 2.

**Improvement type must be detailed in order for the cost report to be considered complete

See Page 12A, Line 70 for total

XI. OWNERSHIP COSTS (continued)

B. Building and Improvement Costs-Including Fixed Equipment. (See instructions.) Round all numbers to nearest dollar.

1 Improvement Type**		3 Year Constructed	4 Cost	5 Current Book Depreciation	6 Life in Years	7 Straight Line Depreciation	8 Adjustments	9 Accumulated Depreciation	
37	Building Improvements	1993	\$ 37,058	\$ 2,471	20	\$ 1,853	\$ (618)	\$ 36,136	37
38	Building Improvements	1993	100,000		20	5,000	5,000	96,699	38
39	Building Improvements	1994	53,900	3,216	20	2,695	(521)	49,859	39
40	Building Improvements	1994	15,610		10			15,610	40
41	Building Improvements	1995	47,826		15			47,826	41
42	Building Improvements	1995	36,144		15			36,144	42
43	Outdoor Signs	1996	2,149		15			2,149	43
44	Backflow Preventors	1996	3,679		15			3,679	44
45	Garbage Disposal (disposed in 2010)	1996							45
46	Custom Therapy Cabinets	1997	2,532	169	15	169		719	46
47	Door	1997	1,996	67	15	67		1,996	47
48	Sign	1997	666	27	15	27		666	48
49	Air Conditioner	1997	3,500	121	15	121		3,500	49
50	Lights	1997	621	26	15	26		621	50
51	Driveway	1997	2,875	91	15	91		2,875	51
52	Fire Alarm	1997	1,246	42	15	42		1,246	52
53	Plumbing	1997	5,122	177	15	177		5,122	53
54	Telephone System	1997	1,152	60	15	60		1,152	54
55	Permanent Outdoor Receptacles	1997	585	19	15	19		585	55
56	Office Remodeling	1998	2,454	164	15	164		2,378	56
57	Exterior Doors	1998	7,652	510	15	510		7,395	57
58	Windows	1998	15,536	1,036	15	1,036		15,022	58
59	Roof Repair	1998	2,317	154	15	154		2,233	59
60	Water and Sewer Improvements	1998	3,165	211	15	211		3,058	60
61	Fire Alarm	1998	1,157	77	15	77		1,097	61
62	Telephone System	1998	1,467	98	15	98		1,419	62
63									63
64									64
65									65
66									66
67									67
68									68
69									69
70	TOTAL (lines 4 thru 69)		\$ 1,341,158	\$ 13,906		\$ 21,076	\$ 7,170	\$ 1,328,966	70

**Improvement type must be detailed in order for the cost report to be considered complete

XI. OWNERSHIP COSTS (continued)

B. Building and Improvement Costs-Including Fixed Equipment. (See instructions.) Round all numbers to nearest dollar.

1 Improvement Type**		3 Year Constructed	4 Cost	5 Current Book Depreciation	6 Life in Years	7 Straight Line Depreciation	8 Adjustments	9 Accumulated Depreciation	
1	Totals from Page 12A, Carried Forward		\$ 1,341,158	\$ 13,906		\$ 21,076	\$ 7,170	\$ 1,328,966	1
2	Blinds	1999	3,689	246	15	246		3,319	2
3	Window Replacement	1999	5,145	305	15	343	38	4,631	3
4	Rewire & Replumb Laundry Room	1999	7,824	481	15	522	41	7,041	4
5	Floor Tile	1999	1,049	70	15	70		945	5
6	Air Conditioning	1999	1,895	126	15	126		1,701	6
7	Boiler	1999	535	36	15	36		480	7
8	Sidewalk	2000	1,386	92	15	92		1,150	8
9	Kickplates	2000	608	41	15	41		507	9
10	Landscaping Brick	2000	1,139	76	15	76		950	10
11	Blacktop Parking Lot	2001	15,000	1,000	15	1,000		11,500	11
12	Dumpster Gate Frames	2001	1,650	110	15	110		1,265	12
13	Dumpster Concrete Platform	2001	3,700	247	15	247		2,840	13
14	Stone Wall	2001	1,665	111	15	111		1,276	14
15	Video Surveillance	2002	14,865	991	15	991		10,406	15
16	Wrought Iron Fence	2002	5,105	340	15	340		3,570	16
17	Nurses Call System	2002	12,726	848	15	848		8,904	17
18	Custom Doors	2002	9,427	628	15	628		6,594	18
19	Windows Framing	2003	11,656	777	15	777		7,382	19
20	Roof	2003	7,470	498	15	498		4,731	20
21	Alarm Installation	2003	12,730	849	15	849		8,065	21
22	Cabinets	2004	504	34	15	34		289	22
23	Surveillance Cameras	2004	578	39	15	39		330	23
24	Time Clock	2004	10,000	667	15	667		5,668	24
25	Latches	2004	8,923	595	15	595		5,056	25
26	Exhaust Hood	2004	4,290	286	15	286		2,431	26
27	Bath Call Light	2004	1,229	82	15	82		697	27
28	Ventilator	2004	1,038	69	15	69		588	28
29	Driveway	2004	4,000	267	15	267		2,268	29
30	Sidewalk & Driveway	2005	5,209	347	15	347		2,602	30
31	Wiring & Outlets	2005	8,903	594	15	594		4,454	31
32	Windows	2005	1,911	127	15	127		953	32
33									33
34	TOTAL (lines 1 thru 33)		\$ 1,507,007	\$ 24,885		\$ 32,134	\$ 7,249	\$ 1,441,559	34

**Improvement type must be detailed in order for the cost report to be considered complete

XI. OWNERSHIP COSTS (continued)

B. Building and Improvement Costs-Including Fixed Equipment. (See instructions.) Round all numbers to nearest dollar.

1 Improvement Type**		3 Year Constructed	4 Cost	5 Current Book Depreciation	6 Life in Years	7 Straight Line Depreciation	8 Adjustments	9 Accumulated Depreciation	
1	Totals from Page 12B, Carried Forward		\$ 1,507,007	\$ 24,885		\$ 32,134	\$ 7,249	\$ 1,441,559	1
2	Flag Poles	2005	4,362	291	15	291		2,182	2
3									3
4	Fire Alarm System	2006	12,455	415	15	830	415	5,395	4
5	Doors and Gaskets	2006	6,545	218	15	436	218	2,834	5
6	Water Softner	2006	965	32	15	64	32	416	6
7	Landscaping Improvements	2006	2,377	79	15	158	79	1,027	7
8	Timeclock	2006	20,715	691	15	1,382	691	8,983	8
9	Roofing	2006	1,350	45	15	90	45	585	9
10	Fire Door	2006	965	32	15	64	32	415	10
11	Hot Water Storage Tank	2006	11,998	400	15	800	400	5,200	11
12	A/C Compressor	2006	1,777	59	15	118	59	767	12
13	Fire Alarm Panel	2006	3,200	107	15	214	107	1,391	13
14									14
15	Roofing	2007	2,675	178	15	178		979	15
16	Fire Safety Doors	2007	3,111	207	15	207		1,139	16
17	Kitchen Cabinets	2007	4,131	275	15	275		1,513	17
18	Water Treatment System	2007	11,465	764	15	764		4,202	18
19	Timeclock system	2007	4,034	269	15	269		1,479	19
20									20
21	Sprinkler	2008	33,686	2,246	15	2,246		10,107	21
22	Tub room improvements	2008	20,275	1,352	15	1,352		6,084	22
23	Generator	2008	44,840	2,990	15	2,990		13,455	23
24	Wiring	2008	12,182	812	15	812		3,654	24
25	Pipe Insulation	2008	6,807	454	15	454		2,043	25
26	Fire Stops	2008	4,368	292	15	292		1,314	26
27	Sidewalk replacement	2008	4,805	320	15	320		1,440	27
28	Dining Room Doors	2008	8,397	560	15	560		2,520	28
29	Ceiling work	2008	4,374	292	15	292		1,314	29
30									30
31									31
32									32
33									33
34	TOTAL (lines 1 thru 33)		\$ 1,738,866	\$ 38,265		\$ 47,592	\$ 9,327	\$ 1,521,997	34

**Improvement type must be detailed in order for the cost report to be considered complete

XI. OWNERSHIP COSTS (continued)

B. Building and Improvement Costs-Including Fixed Equipment. (See instructions.) Round all numbers to nearest dollar.

1 Improvement Type**		3 Year Constructed	4 Cost	5 Current Book Depreciation	6 Life in Years	7 Straight Line Depreciation	8 Adjustments	9 Accumulated Depreciation	
1	Totals from Page 12C, Carried Forward		\$ 1,738,866	\$ 38,265		\$ 47,592	\$ 9,327	\$ 1,521,997	1
2	Ceiling Work - North/Center Hall	2009	25,166	1,678	15	1,888	210	6,293	2
3	A/C West Hall	2009	87,956	5,864	15	6,597	733	21,990	3
4	Built in Cabinets	2009	4,851	323	15	364	41	1,213	4
5	A/C Dining Room	2009	8,500	567	15	637	70	2,124	5
6	Fire Alarm	2009	2,607	174	15	196	22	653	6
7	Sprinkler	2009	5,260	351	15	394	43	1,314	7
8	Carpet	2009	4,988	998	5	1,372	374	4,241	8
9									9
10	A/C Project - Center Hall	2010	79,527	5,302	15	5,302		13,255	10
11	A/C Project - North Hall	2010	51,265	3,418	15	3,418		8,545	11
12	Sprinkler System	2010	42,195	2,813	15	2,813		7,033	12
13	Updating - Center Hall	2010	55,277	3,685	15	3,685		9,213	13
14	A/C Project - Downstairs	2010	66,718	4,448	15	4,448		11,120	14
15	South Hall A/C	2010	31,149	2,077	15	2,077		5,192	15
16	Final - Sprinkler System	2010	7,060	471	15	471		1,177	16
17	Updating - Center Hall	2010	38,562	2,571	15	2,571		6,427	17
18	Updating - Downstairs	2010	21,568	1,438	15	1,438		3,595	18
19	Updating - North Hall	2010	15,151	1,010	15	1,010		2,525	19
20	Updating - South Hall	2010	26,058	1,737	15	1,737		4,343	20
21	Transfer from CIP	2010	84,287	5,619	15	5,619		14,048	21
22									22
23									23
24									24
25									25
26									26
27									27
28									28
29									29
30									30
31									31
32									32
33									33
34	TOTAL (lines 1 thru 33)		\$ 2,397,011	\$ 82,809		\$ 93,629	\$ 10,820	\$ 1,646,298	34

**Improvement type must be detailed in order for the cost report to be considered complete

XI. OWNERSHIP COSTS (continued)

B. Building and Improvement Costs-Including Fixed Equipment. (See instructions.) Round all numbers to nearest dollar.

1 Improvement Type**		3 Year Constructed	4 Cost	5 Current Book Depreciation	6 Life in Years	7 Straight Line Depreciation	8 Adjustments	9 Accumulated Depreciation	
1	Totals from Page 12D, Carried Forward		\$ 2,397,011	\$ 82,809		\$ 93,629	\$ 10,820	\$ 1,646,298	1
2	Lower level A/C Installation	2011	61,000	4,067	15	4,067		6,100	2
3	South hall A/C work Installation	2011	33,464	2,230	15	2,230		3,345	3
4	Updated-South hall eletrical and Plumbing	2011	60,338	3,016	20	3,016		4,524	4
5	Updated-North hall bathroom-flooring,paint and electrical	2011	9,626	482	20	482		723	5
6	Updated-Landscaping	2011	13,853	1,386	10	1,386		2,079	6
7	Updated West hall-Bathroom and water softner	2011	4,043	202	20	202		303	7
8	Downstairs bathrooms-Flooring,plumbing	2011	11,187	560	20	560		840	8
9	Addition to Sprinkler- south hall	2011	8,135	406	20	406		609	9
10	Heating equipment Installation on lower level	2011	21,929	1,096	20	1,096		1,644	10
11	North hall flooring	2011	11,519	576	20	576		864	11
12	Updated Outside leasehold courtyard- benches,garden	2011	12,571	1,258	10	1,258		1,887	12
13	Updated and replaced Roof & gutters	2011	80,797	8,080	10	8,080		12,120	13
14	Updated South hall bathroom-Flooring,door,windows	2011	16,442	822	20	822		1,233	14
15	Dialysis project retrofit room	2011	25,000	1,666	15	1,666		2,499	15
16	Ozone unit for washing machines	2011	17,000	1,700	10	1,700		2,550	16
17	Water softener	2011	10,939	546	20	546		819	17
18	Water heater system installed including plumbing and piping	2011	41,466	2,764	15	2,764		4,146	18
19									19
20	Labor & Repair to Heating Units	2012	4,875	162	15	162		162	20
21	North & Center Hall:Labor, paint, flooring, wallpaper, etc.	2012	26,712	890	15	890		890	21
22	Dialysis Unit Remodel: Labor, flooring, paint, electrical, etc.	2012	168,368	5,612	15	5,612		5,612	22
23	West Hall: Plumbing, bathroom fixtures, electrical,	2012	49,521	1,651	15	1,651		1,651	23
24	paint, flooring, labor, etc.								24
25									25
26									26
27									27
28									28
29	To reconcile to financial statements								29
30				(10,269)			10,269		30
31									31
32									32
33									33
34	TOTAL (lines 1 thru 33)		\$ 3,085,796	\$ 111,712		\$ 132,801	\$ 21,089	\$ 1,700,898	34

**Improvement type must be detailed in order for the cost report to be considered complete

XI. OWNERSHIP COSTS (continued)

C. Equipment Costs-Excluding Transportation. (See instructions.)

	Category of Equipment	1 Cost	Current Book Depreciation 2	Straight Line Depreciation 3	4 Adjustments	Component Life 5	Accumulated Depreciation 6	
71	Purchased in Prior Years	\$407,980	\$40,930	\$40,930	\$	5-10	\$216,448	71
72	Current Year Purchases	2,558	85	85		7-15	85	72
73	Fully Depreciated Assets	350,716					350,716	73
74								74
75	TOTALS	\$761,254	\$41,015	\$41,015	\$		\$567,249	75

D. Vehicle Costs. (See instructions.)*

	1 Use	Model, Make and Year 2	Year Acquired 3	4 Cost	Current Book Depreciation 5	Straight Line Depreciation 6	7 Adjustments	Life in Years 8	Accumulated Depreciation 9	
76	Activity Bus	1975 Ford Bus	1985	\$9,409	\$	\$	\$		\$9,409	76
77	Residnt Van	1991 Chevy Lumina	1991	18,008					18,008	77
78	See Schedule 13A	Various	Various	243,517	43,351	61,350	17,999		90,243	78
79										79
80	TOTALS			\$270,934	\$43,351	\$61,350	\$17,999		\$117,660	80

E. Summary of Care-Related Assets

	1	2	
	Reference	Amount	
81	Total Historical Cost	(line 3, col.4 + line 70, col.4 + line 75, col.1 + line 80, col.4) + (Pages 12B thru 12I, if applicable)	\$4,121,03281
82	Current Book Depreciation	(line 70, col.5 + line 75, col.2 + line 80, col.5) + (Pages 12B thru 12I, if applicable)	\$196,07882
83	Straight Line Depreciation	(line 70, col.7 + line 75, col.3 + line 80, col.6) + (Pages 12B thru 12I, if applicable)	\$235,16683**
84	Adjustments	(line 70, col.8 + line 75, col.4 + line 80, col.7) + (Pages 12B thru 12I, if applicable)	\$39,08884
85	Accumulated Depreciation	(line 70, col.9 + line 75, col.6 + line 80, col.9) + (Pages 12B thru 12I, if applicable)	\$2,385,80785

F. Depreciable Non-Care Assets Included in General Ledger. (See instructions.)

	1 Description & Year Acquired	2 Cost	Current Book Depreciation 3	Accumulated Depreciation 4	
86	N/A	\$	\$	\$	86
87					87
88					88
89					89
90					90
91	TOTALS	\$	\$	\$	91

G. Construction-in-Progress

	Description	Cost	
92	N/A	\$	92
93			93
94			94
95		\$	95

* Vehicles used to transport residents to & from day training must be recorded in XI-F, not XI-D.

** This must agree with Schedule V line 30, column 8.

Medina Nursing Center, Inc.
Provider #: 0011551
FYE: 12/31/12

Schedule 13A

XI. Ownership Costs
Line 79 - Vehicle Depreciation

Use	Model, Make & Year	Year Acquire	Cost	Current Book Depreciation	Straight Line Depreciation	Adjustments	Life in Years	Accumulated Depreciation
Maintenance	Forklift	2007	6,000	300	300	-	5	5,700
Maintenance	Kubota RTV	2007	15,700	785	785	-	5	14,915
Administrative	2006 Ford Bus	2009	15,506	3,101	3,101	-	5	10,854
Maintenance	Trailer	2010	5,368	1,074	1,074	-	5	2,684
Administrative	BMW X5	2011	76,085	15,217	22,826	7,609	5	22,826
Administrative	Dodge Van	2011	29,688	5,938	8,906	2,968	5	8,906
Administrative	Ford Focus	2011	28,877	5,775	8,663	2,888	5	8,663
Maintenance	Dodge Truck	2011	39,797	7,959	11,939	3,980	5	11,939
Maintenance	Snow Plow & Salt Spreader	2011	5,525	1,105	1,658	553	5	1,658
Maintenance	Kubota Mower	2012	13,476	1,348	1,348	-	5	1,348
Maintenance	M&W Industrial - forklift	2012	7,495	749	750	1	5	750
TOTAL			243,517	43,351	61,350	17,999	55	90,243

XII. RENTAL COSTS

A. Building and Fixed Equipment (See instructions.)

1. Name of Party Holding Lease:
2. Does the facility also pay real estate taxes in addition to rental amount shown below on line 7, column 4?
If NO, see instructions.
- ☐ YES
- ☐ NO

		1 Year Constructed	2 Number of Beds	3 Original Lease Date	4 Rental Amount	5 Total Years of Lease	6 Total Years Renewal Option*	
3	Original Building:				\$ N/A			3
4	Additions							4
5								5
6								6
7	TOTAL				\$			7

8. List separately any amortization of lease expense included on page 4, line 34.
This amount was calculated by dividing the total amount to be amortized
by the length of the lease
- N/A
- N/A

9. Option to Buy:
- ☐ YES
- ☐ NO
- Terms:
- *

B. Equipment-Excluding Transportation and Fixed Equipment. (See instructions.)

15. Is Movable equipment rental included in building rental?
- ☐ YES
- ☒ NO
16. Rental Amount for movable equipment: \$ 6,735
- Description: Office Equipment \$6,735
- (Attach a schedule detailing the breakdown of movable equipment)

C. Vehicle Rental (See instructions.)

	1 Use	2 Model Year and Make	3 Monthly Lease Payment	4 Rental Expense for this Period	
17			\$	\$	17
18			N/A		18
19					19
20					20
21	TOTAL		\$	\$	21

10. Effective dates of current rental agreement:

Beginning

Ending

11. Rent to be paid in future years under the current rental agreement:

	Fiscal Year Ending	Annual Rent
12.	/2013	\$
13.	/2014	\$
14.	/2015	\$

* If there is an option to buy the building, please provide complete details on attached schedule.

** This amount plus any amortization of lease expense must agree with page 4, line 34.

A. TYPE OF TRAINING PROGRAM (If CNAs are trained in another facility program, attach a schedule listing the facility name, address and cost per CNA trained in that facility.)

1. HAVE YOU TRAINED CNAs DURING THIS REPORT PERIOD?

☐ YES

☒ NO

It is the policy of this facility to only hire certified nurses aides.
If "yes", please complete the remainder of this schedule. If "no", provide an explanation as to why this training was not necessary.

2. CLASSROOM PORTION:

IN-HOUSE PROGRAM

IN OTHER FACILITY

COMMUNITY COLLEGE

HOURS PER CNA

☒

☐

☐

40

3. CLINICAL PORTION:

IN-HOUSE PROGRAM

IN OTHER FACILITY

HOURS PER CNA

☒

☐

80

B. EXPENSES

C. CONTRACTUAL INCOME

ALLOCATION OF COSTS (d)

In the box below record the amount of income your facility received training CNAs from other facilities.

		1	2	3	4
		Facility			
		Drop-outs	Completed	Contract	Total
1	Community College Tuition	\$	\$	\$	\$
2	Books and Supplies				
3	Classroom Wages (a)				
4	Clinical Wages (b)				
5	In-House Trainer Wages (c)		42,252		42,252
6	Transportation				
7	Contractual Payments				
8	Other Non-Salary Expenses		79,660		79,660
9	TOTALS	\$	\$ 121,912	\$	\$ 121,912
10	SUM OF line 9, col. 1 and 2 (e)	\$	121,912		

COMPLETED	
1. From this facility	1
2. From other facilities (f)	49
DROP-OUTS	
1. From this facility	
2. From other facilities (f)	
TOTAL TRAINED	50

(a) Include wages paid during the classroom portion of training. Do not include fringe benefits.

(b) Include wages paid during the clinical portion of training. Do not include fringe benefits.

(c) For in-house training programs only. Do not include fringe benefits.

(d) Allocate based on if the CNA is from your facility or is being contracted to be trained in your facility. Drop-out costs can only be for costs incurred by your own CNAs.

(e) The total amount of Drop-out and Completed Costs for your own CNAs must agree with Sch. V, line 13, col. 8.

(f) Attach a schedule of the facility names and addresses of those facilities for which you trained CNAs.

Medina Nursing Center, Inc.
Provider #: 0011551
FYE: 12/31/12

Schedule 15A

CNA FIRST	Account Description	Drop Outs	Completed	Contracted	Total
	Advertising (CNA First program)		11,191		11,191
	Bank Charges		1,558		1,558
	RN Instructor		23,143		23,143
	Background checks		1,112		1,112
	CPR Instructor		1,164		1,164
	Misc supplies		505		505
	Text Books		3,948		3,948
	Travel (Motel, meals, misc.)		63		63
	Rent (Rental of class room & common areas)		36,000		36,000
	Supplies		799		799
	CNA FIRST - Other		177		177
Total CNA FIRST			79,660		79,660

XIV. SPECIAL SERVICES (Direct Cost) (See instructions.)

		1	2	3	4	5	6	7	8	
	Service	Schedule V Line & Column Reference	Staff		Outside Practitioner (other than consultant)		Supplies (Actual or Allocated)	Total Units (Column 2 + 4)	Total Cost (Col. 3 + 5 + 6)	
			Units of Service	Cost	Units	Cost				
1	Licensed Occupational Therapist	39(3)	hrs	\$	1,774	\$ 127,743	\$	1,774	\$ 127,743	1
2	Licensed Speech and Language Development Therapist	39(3)	hrs		1,065	76,691		1,065	76,691	2
3	Licensed Recreational Therapist		hrs							3
4	Licensed Physical Therapist	39(2),(3)	hrs		3,629	261,276	5,624	3,629	266,900	4
5	Physician Care		visits							5
6	Dental Care		visits							6
7	Work Related Program		hrs							7
8	Habilitation		hrs							8
9	Pharmacy	39(2)	# of prescrpts				99,128		99,128	9
10	Psychological Services (Evaluation and Diagnosis/ Behavior Modification)		hrs							10
11	Academic Education		hrs							11
12	Other (specify): <u>Dialysis Unit</u>	39(3)				26			26	12
13	Other (specify): _____									13
14	TOTAL			\$	6,468	\$ 465,736	\$ 104,752	6,468	\$ 570,488	14

NOTE: This schedule should include fees (other than consultant fees) paid to licensed practitioners. Consultant fees should be detailed on Schedule XVIII-B. Salaries of unlicensed practitioners, such as CNAs, who help with the above activities should not be listed on this schedule.

This report must be completed even if financial statements are attached.

		1 Operating	2 After Consolidation*	
	A. Current Assets			
1	Cash on Hand and in Banks	\$ 63,461	\$ 63,580	1
2	Cash-Patient Deposits			2
3	Accounts & Short-Term Notes Receivable-Patients (less allowance 55,000)	1,525,594	1,525,594	3
4	Supply Inventory (priced at)			4
5	Short-Term Investments			5
6	Prepaid Insurance	3,181	3,181	6
7	Other Prepaid Expenses	4,630	4,630	7
8	Accounts Receivable (owners or related parties)			8
9	Other(specify): See Sch 17A	24,552	24,552	9
10	TOTAL Current Assets (sum of lines 1 thru 9)	\$ 1,621,418	\$ 1,621,537	10
	B. Long-Term Assets			
11	Long-Term Notes Receivable			11
12	Long-Term Investments			12
13	Land		3,048	13
14	Buildings, at Historical Cost		646,817	14
15	Leasehold Improvements, at Historical Cost	2,225,489	2,438,979	15
16	Equipment, at Historical Cost	1,010,480	1,032,188	16
17	Accumulated Depreciation (book methods)	(1,505,462)	(2,385,807)	17
18	Deferred Charges			18
19	Organization & Pre-Operating Costs			19
20	Accumulated Amortization - Organization & Pre-Operating Costs			20
21	Restricted Funds			21
22	Other Long-Term Assets (specify):			22
23	Other(specify):			23
24	TOTAL Long-Term Assets (sum of lines 11 thru 23)	\$ 1,730,507	\$ 1,735,225	24
25	TOTAL ASSETS (sum of lines 10 and 24)	\$ 3,351,925	\$ 3,356,762	25

		1 Operating	2 After Consolidation*	
	C. Current Liabilities			
26	Accounts Payable	\$ 266,390	\$ 266,390	26
27	Officer's Accounts Payable			27
28	Accounts Payable-Patient Deposits			28
29	Short-Term Notes Payable	37,008	37,008	29
30	Accrued Salaries Payable	6,327	6,327	30
31	Accrued Taxes Payable (excluding real estate taxes)	17,567	17,567	31
32	Accrued Real Estate Taxes(Sch.IX-B)	57,260	57,260	32
33	Accrued Interest Payable			33
34	Deferred Compensation			34
35	Federal and State Income Taxes			35
	Other Current Liabilities(specify):			
36				36
37				37
38	TOTAL Current Liabilities (sum of lines 26 thru 37)	\$ 384,552	\$ 384,552	38
	D. Long-Term Liabilities			
39	Long-Term Notes Payable	1,593,543	1,593,543	39
40	Mortgage Payable			40
41	Bonds Payable			41
42	Deferred Compensation			42
	Other Long-Term Liabilities(specify):			
43				43
44				44
45	TOTAL Long-Term Liabilities (sum of lines 39 thru 44)	\$ 1,593,543	\$ 1,593,543	45
46	TOTAL LIABILITIES (sum of lines 38 and 45)	\$ 1,978,095	\$ 1,978,095	46
47	TOTAL EQUITY(page 18, line 24)	\$ 1,373,830	\$ 1,378,667	47
48	TOTAL LIABILITIES AND EQUITY (sum of lines 46 and 47)	\$ 3,351,925	\$ 3,356,762	48

*(See instructions.)

Schedule 17 A

Summary of Other Assets (Line 9)

Acct. #	Account Name	Operating	After Consolidation
12390-00-0000	Employee Uniform Purchases (Clothing and Equipment	1,846	1,846
18005-10-0000	Note due from CNA First	22,706	22,706
	Total Other Assets	24,552	24,552

XVI. STATEMENT OF CHANGES IN EQUITY

		1 Total	
1	Balance at Beginning of Year, as Previously Reported	\$ 1,416,568	1
2	Restatements (describe):		2
3			3
4	Prior Year Post Closing Adjustment	(90,924)	4
5			5
6	Balance at Beginning of Year, as Restated (sum of lines 1-5)	\$ 1,325,644	6
	A. Additions (deductions):		
7	NET Income (Loss) (from page 19, line 43)	48,186	7
8	Aquisitions of Pooled Companies		8
9	Proceeds from Sale of Stock		9
10	Stock Options Exercised		10
11	Contributions and Grants		11
12	Expenditures for Specific Purposes		12
13	Dividends Paid or Other Distributions to Owners	()	13
14	Donated Property, Plant, and Equipment		14
15	Other (describe)		15
16	Other (describe)		16
17	TOTAL Additions (deductions) (sum of lines 7-16)	\$ 48,186	17
	B. Transfers (Itemize):		
18			18
19			19
20			20
21			21
22			22
23	TOTAL Transfers (sum of lines 18-22)	\$	23
24	BALANCE AT END OF YEAR (sum of lines 6 + 17 + 23)	\$ 1,373,830	24 *

* This must agree with page 17, line 47.

Facility Name & ID Number Medina Nursing Center, Inc.# 0011551Report Period Beginning: 01/01/12Ending: 12/31/12

XVII. INCOME STATEMENT (attach any explanatory footnotes necessary to reconcile this schedule to Schedules V and VI.) All required classifications of revenue and expense must be provided on this form, even if financial statements are attached.

Note: This schedule should show gross revenue and expenses. Do not net revenue against expense.

	1	2	
I. Revenue	Amount		
A. Inpatient Care			
1 Gross Revenue -- All Levels of Care	\$ 4,219,741	1	
2 Discounts and Allowances for all Levels	(1,792,824)	2	
3 SUBTOTAL Inpatient Care (line 1 minus line 2)	\$ 2,426,917	3	
B. Ancillary Revenue			
4 Day Care		4	
5 Other Care for Outpatients		5	
6 Therapy	1,862,872	6	
7 Oxygen	66,795	7	
8 SUBTOTAL Ancillary Revenue (lines 4 thru 7)	\$ 1,929,667	8	
C. Other Operating Revenue			
9 Payments for Education		9	
10 Other Government Grants		10	
11 CNA Training Reimbursements	57,756	11	
12 Gift and Coffee Shop		12	
13 Barber and Beauty Care		13	
14 Non-Patient Meals		14	
15 Telephone, Television and Radio		15	
16 Rental of Facility Space		16	
17 Sale of Drugs	123,663	17	
18 Sale of Supplies to Non-Patients		18	
19 Laboratory	4,292	19	
20 Radiology and X-Ray	2,246	20	
21 Other Medical Services	273,289	21	
22 Laundry		22	
23 SUBTOTAL Other Operating Revenue (lines 9 thru 22)	\$ 461,246	23	
D. Non-Operating Revenue			
24 Contributions		24	
25 Interest and Other Investment Income***	1,359	25	
26 SUBTOTAL Non-Operating Revenue (lines 24 and 25)	\$ 1,359	26	
E. Other Revenue (specify):****			
27 Settlement Income (Insurance, Legal, Etc.)		27	
28 <u>See Schedule 19A</u>	113,010	28	
28a <u>See Schedule 19A</u>	14,657	28a	
29 SUBTOTAL Other Revenue (lines 27, 28 and 28a)	\$ 127,667	29	
30 TOTAL REVENUE (sum of lines 3, 8, 23, 26 and 29)	\$ 4,946,856	30	

	1	2	
II. Expenses	Amount		
A. Operating Expenses			
31 General Services	947,571	31	
32 Health Care	1,829,801	32	
33 General Administration	911,080	33	
B. Capital Expense			
34 Ownership	345,200	34	
C. Ancillary Expense			
35 Special Cost Centers	681,840	35	
36 Provider Participation Fee	183,178	36	
D. Other Expenses (specify):			
37		37	
38		38	
39		39	
40 TOTAL EXPENSES (sum of lines 31 thru 39)*	\$ 4,898,670	40	
41 Income before Income Taxes (line 30 minus line 40)**	48,186	41	
42 Income Taxes		42	
43 NET INCOME OR LOSS FOR THE YEAR (line 41 minus line 42)	\$ 48,186	43	

	1	2	
III. Net Inpatient Revenue detailed by Payer Source	Amount		
44 Medicaid - Net Inpatient Revenue	\$ 1,693,542	44	
45 Private Pay - Net Inpatient Revenue	1,017,189	45	
46 Medicare - Net Inpatient Revenue	419,123	46	
47 Other-(specify) <u>Hospice</u>	302,837	47	
48 Other-(specify) <u>Contractual Allowance</u>	(1,005,774)	48	
49 TOTAL Inpatient Care Revenue (This total must agree to Line 3)	\$ 2,426,917	49	

* This must agree with page 4, line 45, column 4.

** Does this agree with taxable income (loss) per Federal Income

Tax Return? No ^ If not, please attach a reconciliation.

*** See the instructions. If this total amount has not been offset against interest expense on Schedule V, line 32, please include a detailed explanation.

****Provide a detailed breakdown of "Other Revenue" on an attached sheet.

^ Entity is a cash basis taxpayer.

Schedule 19A

Summary of Other Revenue Line 27:

<i>Acct #</i>	<i>Account Name</i>	<i>Operating</i>	<i>After Consolidation</i>
30010-00-0000	Equipment Rental	17,850	17,850
31010-00-0000	Equipment Rental	58,248	58,248
32010-00-0000	Equipment Rental	10,228	10,228
34010-00-0000	Equipment Rental	4,236	4,236
35010-00-0000	Equipment Rental	22,448	22,448
Total Other Revenue		113,010	113,010

Summary of Other Revenue Line 28:

<i>Acct #</i>	<i>Account Name</i>	<i>Operating</i>	<i>After Consolidation</i>
30013-00-0000	Miscellaneous	6,287	6,287
31020-00-0000	Transportation	370	370
34013-00-0000	Miscellaneous	67	67
35055-00-0000	Refunds	3,909	3,909
38003-00-0000	Miscellaneous	3,865	3,865
38004-00-0000	Uniform Sales	159	159
Total Other Revenue		14,657	14,657

Facility Name & ID Number Medina Nursing Center, Inc.# 0011551

Report Period Beginning:

01/01/12

Ending:

12/31/12

XVIII. A. STAFFING AND SALARY COSTS (Please report each line separately.)

(This schedule must cover the entire reporting period.)

		1	2**	3	4	
		# of Hrs. Actually Worked	# of Hrs. Paid and Accrued	Reporting Period Total Salaries, Wages	Average Hourly Wage	
1	Director of Nursing	1,960	2,080	\$ 67,960	\$ 32.67	1
2	Assistant Director of Nursing					2
3	Registered Nurses	14,320	15,285	371,008	24.27	3
4	Licensed Practical Nurses	4,767	5,100	112,180	22.00	4
5	CNAs & Orderlies	52,889	55,810	668,714	11.98	5
6	CNA Trainees	2,323	2,992	42,252	14.12	6
7	Licensed Therapist					7
8	Rehab/Therapy Aides					8
9	Activity Director					9
10	Activity Assistants	7,327	7,890	95,163	12.06	10
11	Social Service Workers	3,938	4,178	89,087	21.32	11
12	Dietician					12
13	Food Service Supervisor	1,960	2,080	40,410	19.43	13
14	Head Cook	2,884	3,218	43,177	13.42	14
15	Cook Helpers/Assistants	16,749	17,960	184,130	10.25	15
16	Dishwashers					16
17	Maintenance Workers	2,203	2,337	29,839	12.77	17
18	Housekeepers	7,500	8,079	103,211	12.78	18
19	Laundry	7,404	8,050	75,904	9.43	19
20	Administrator	3,000	3,120	137,800	44.17	20
21	Assistant Administrator					21
22	Other Administrative					22
23	Office Manager					23
24	Clerical	5,955	6,329	92,171	14.56	24
25	Vocational Instruction					25
26	Academic Instruction					26
27	Medical Director					27
28	Qualified MR Prof. (QMRP)					28
29	Resident Services Coordinator					29
30	Habilitation Aides (DD Homes)					30
31	Medical Records	1,961	2,136	24,975	11.69	31
32	Other Health Care(specify)					32
33	Other(specify)					33
34	TOTAL (lines 1 - 33)	137,140	146,644	\$ 2,177,981 *	\$ 14.85	34

* This total must agree with page 4, column 1, line 45.

** See instructions.

B. CONSULTANT SERVICES

		1	2	3	
		Number of Hrs. Paid & Accrued	Total Consultant Cost for Reporting Period	Schedule V Line & Column Reference	
35	Dietary Consultant	180	\$ 8,859	1(3)	35
36	Medical Director	Monthly	15,600	9(3)	36
37	Medical Records Consultant				37
38	Nurse Consultant				38
39	Pharmacist Consultant	737	4,430	10(3)	39
40	Physical Therapy Consultant				40
41	Occupational Therapy Consultant				41
42	Respiratory Therapy Consultant				42
43	Speech Therapy Consultant				43
44	Activity Consultant	16	1,100	11(3)	44
45	Social Service Consultant	16	1,100	12(3)	45
46	Other(specify)				46
47					47
48					48
49	TOTAL (lines 35 - 48)	949	\$ 31,089		49

C. CONTRACT NURSES

		1	2	3	
		Number of Hrs. Paid & Accrued	Total Contract Wages	Schedule V Line & Column Reference	
50	Registered Nurses	208	\$ 8,867	10(3)	50
51	Licensed Practical Nurses	1,806	69,256	10(3)	51
52	Certified Nurse Assistants/Aides	1,159	24,963	10(3)	52
53	TOTAL (lines 50 - 52)	3,173	\$ 103,086		53

STATE OF ILLINOIS

Facility Name & ID Number

Medina Nursing Center, Inc.

0011551

Report Period Beginning:

01/01/12

Page 21

Ending:

12/31/12

XIX. SUPPORT SCHEDULES

A. Administrative Salaries				D. Employee Benefits and Payroll Taxes				F. Dues, Fees, Subscriptions and Promotions			
Name		Function	Ownership %	Amount	Description		Amount	Description		Amount	
Holgeir Oksnevad		Administrator	100	\$ 137,800	Workers' Compensation Insurance		\$ 59,484	IDPH License Fee		\$ 0	
					Unemployment Compensation Insurance		13,530	Advertising: Employee Recruitment		1,168	
					FICA Taxes		165,683	Health Care Worker Background Check			
					Employee Health Insurance		175,871	(Indicate # of checks performed 14)		224	
					Employee Meals			Patient Background Checks		79 1,264	
					Illinois Municipal Retirement Fund (IMRF)*			Misc. Licenses & Fees		625	
					Employee Retirement		46,015	Misc Dues & Subscriptions		1,557	
					Employee Relations		4,704	IL Secretary of State License		864	
					Employee Physicals		1,610	IHCA		5,144	
					Wellness		(130)				
TOTAL (agree to Schedule V, line 17, col. 1) (List each licensed administrator separately.)				\$ 137,800				Less: Public Relations Expense		()	
B. Administrative - Other								Non-allowable advertising		()	
Description			Amount					Yellow page advertising		()	
N/A			\$					TOTAL (agree to Sch. V, line 20, col. 8)		\$ 10,846	
					TOTAL (agree to Schedule V, line 22, col.8)		\$ 466,767				
TOTAL (agree to Schedule V, line 17, col. 3) (Attach a copy of any management service agreement)				\$	E. Schedule of Non-Cash Compensation Paid to Owners or Employees			G. Schedule of Travel and Seminar**			
C. Professional Services					Description		Line #	Amount	Description		Amount
Vendor/Payee		Type	Amount						Out-of-State Travel		\$
McGladrey LLP		Accounting	\$ 23,146		N/A						
Reno & Zahm LLP		Legal	3,507								
Duane Morris LLP		Legal	28,289						In-State Travel		
3-Cubed Inc		Computer Services	12,544								
Pointclickcare		Computer Services	15,981								
Ivans		Computer Services	902								
eHealthdata Solutions		Computer Services	2,700								
Dresser		Computer Services	2,334						Seminar Expense		10,797
Qquest		Computer Services	560						**See attached schedule**		
FR&R Healthcare Consulting		Operations Consulting	2,790								
Easy Deeds		Legal	18								
Various		Computer Services	180						Entertainment Expense		()
TOTAL (agree to Schedule V, line 19, column 3) (If total legal fees exceed \$5,000, attach copy of invoices.)				\$ 92,951	TOTAL		\$		(agree to Sch. V, line 24, col. 8)		\$ 10,797

* Attach copy of IMRF notifications

**See instructions.

Medina Nursing Center, Inc.
Provider ID# 0011551
FYE 12/31/12

Schedule 21A

TOTAL (agree to Schedule V, line 19, column 3)	92,951
Less Non-Allowable Professional Fees	
Out of Period Legal Expense	(1,382)
Easy Deeds	(18)
Various	Computer Services
	(180)
	(1,580)
Total (agree to Schedule V, line 19, column 8)	91,371

XIX-H. SUPPORT SCHEDULE - DEFERRED MAINTENANCE COSTS (which have been included in Sch. V, line 6, col. 3).
(See instructions.)

1		2	3	4	5	6	7	8	9	10	11	12	13
	Improvement Type	Month & Year Improvement Was Made	Total Cost	Useful Life	Amount of Expense Amortized Per Year								
					FY2007	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015
1			\$		\$	\$	\$	\$	\$	\$	\$	\$	\$
2													
3										N/A			
4													
5													
6													
7													
8													
9													
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20	TOTALS		\$		\$	\$	\$	\$	\$	\$	\$	\$	\$

XX. GENERAL INFORMATION:

- (1)

Are nursing employees (RN,LPN,NA) represented by a union?

No
- (2)

Are there any dues to nursing home associations included on the cost report?

Yes

If YES, give association name and amount.

IHCA - 5144
- (3)

Did the nursing home make political contributions or payments to a political action organization?

Yes

If YES, have these costs been properly adjusted out of the cost report?

Yes
- (4)

Does the bed capacity of the building differ from the number of beds licensed at the end of the fiscal year?

No

If YES, what is the capacity?

No
- (5)

Have you properly capitalized all major repairs and equipment purchases?

Yes

What was the average life used for new equipment added during this period?

15
- (6)

Indicate the total amount of both disposable and non-disposable diaper expense and the location of this expense on Sch. V.

\$ 509

Line 10
- (7)

Have all costs reported on this form been determined using accounting procedures consistent with prior reports?

Yes

If NO, attach a complete explanation.
- (8)

Are you presently operating under a sale and leaseback arrangement?

No

If YES, give effective date of lease.

N/A
- (9)

Are you presently operating under a sublease agreement?

YES

X

NO
- (10)

Was this home previously operated by a related party (as is defined in the instructions for Schedule VII)?

YES

NO

X

If YES, please indicate name of the facility, IDPH license number of this related party and the date the present owners took over.

N/A
- (11)

Indicate the amount of the Provider Participation Fees paid and accrued to the Department during this cost report period.

\$ 183,178

This amount is to be recorded on line 42 of Schedule V.
- (12)

Are there any salary costs which have been allocated to more than one line on Schedule V for an individual employee?

No

If YES, attach an explanation of the allocation.

- (13)

Have costs for all supplies and services which are of the type that can be billed to the Department, in addition to the daily rate, been properly classified in the Ancillary Section of Schedule V?

Yes
- (14)

Is a portion of the building used for any function other than long term care services for the patient census listed on page 2, Section B?

No

For example, is a portion of the building used for rental, a pharmacy, day care, etc.) If YES, attach a schedule which explains how all related costs were allocated to these functions.
- (15)

Indicate the cost of employee meals that has been reclassified to employee benefits on Schedule V.

\$ 0

Has any meal income been offset against related costs?

No

Indicate the amount.

\$ 0
- (16)

Travel and Transportation

a. Are there costs included for out-of-state travel?

No

If YES, attach a complete explanation.

b. Do you have a separate contract with the Department to provide medical transportation for residents?

No

If YES, please indicate the amount of income earned from such a program during this reporting period.

\$ N/A

c. What percent of all travel expense relates to transportation of nurses and patients?

N/A

d. Have vehicle usage logs been maintained?

Adequate records have been maintained.

e. Are all vehicles stored at the nursing home during the night and all other times when not in use?

No

f. Has the cost for commuting or other personal use of autos been adjusted out of the cost report?

g. Does the facility transport residents to and from day training?

Yes

Indicate the amount of income earned from providing such transportation during this reporting period.

\$ N/A
- (17)

Has an audit been performed by an independent certified public accounting firm?

No

Firm Name:

N/A
- (18)

Have all costs which do not relate to the provision of long term care been adjusted out out of Schedule V?

Yes
- (19)

If total legal fees are in excess of \$5,000, have legal invoices and a summary of services performed been attached to this cost report?

Yes

Attach invoices and a summary of services for all architect and appraisal fees.