

		FOR BHF USE					

LL1

2020
STATE OF ILLINOIS
DEPARTMENT OF HEALTHCARE AND FAMILY SERVICES
FINANCIAL AND STATISTICAL REPORT (COST REPORT)
FOR LONG-TERM CARE FACILITIES
(FISCAL YEAR 2020)

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: 0040493

Facility Name: Fairmont Care

Address: 5061 N Pulaski Road Chicago 60630
Number City Zip Code

County: Cook

Telephone Number: (773) 604-8112 Fax # (773) 604-8113

HFS ID Number:

Date of Initial License for Current Owners: 5/11/1995

Type of Ownership:

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

X PROPRIETARY
Individual
Partnership
Corporation
X "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: Steven N. Lavenda Telephone Number: (847) 282-6300
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 01/01/20 to 12/31/20 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) _____
	* Subject to the attached Accountants' Consulting Report (Date) _____
	(Print Name and Title) _____
	(Firm Name & Address) Marcum, LLP 9 Parkway North, Suite 200 Deerfield, IL 60015
	(Telephone) (847) 282-6300 Fax (847) 282-6301
	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 Fairmont Care

0040493 Report Period Beginning: 01/01/20 Ending: 12/31/20

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 beds

N/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>186</u>	Skilled (SNF)	<u>186</u>	<u>68,076</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>186</u>	TOTALS	<u>186</u>	<u>68,076</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>577</u>	<u>3,411</u>	<u>8,555</u>	<u>12,543</u>	8
9	SNF/PED					9
10	ICF	<u>31,773</u>	<u>1,648</u>	<u>438</u>	<u>33,859</u>	10
11	ICF/DD					11
12	SC					12
13	DD 16 OR LESS					13
14	TOTALS	<u>32,350</u>	<u>5,059</u>	<u>8,993</u>	<u>46,402</u>	14

C. Percent Occupancy. (Column 5, line 14 divided by total licensed bed days on line 7, column 4.) 68.16%

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

None (Do not include bed reserve 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?

Yes

G. Do pages 3 & 4 include expenses for services or investments not directly related to patient care?

YES

☐

NO

☒

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 5/11/1995

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

YES

☒

Date 5/11/1995

NO

☐

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

YES

☒

NO

☐

If YES, enter number of beds certified 186 and days of care provided 7,686

Medicare Intermediary CGS Administrators LLC

IV. ACCOUNTING BASIS

ACCRUAL

☒

MODIFIED

CASH*

☐

CASH*

☐

Is your fiscal year identical to your tax year?

YES

☒

NO

☐

Tax Year: 12/31/2020 Fiscal Year: 12/31/2020

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

Facility Name & ID Number Fairmont Care # 0040493 Report Period Beginning: 01/01/20 Ending: 12/31/20

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	683,705	183,653	22,607	889,965		889,965		889,965		1
2	Food Purchase		344,819		344,819		344,819	(547)	344,272		2
3	Housekeeping	585,082	101,435	1,414	687,931		687,931		687,931		3
4	Laundry	80,595	50,356		130,951		130,951		130,951		4
5	Heat and Other Utilities			294,310	294,310		294,310	(26,374)	267,936		5
6	Maintenance	132,985	183,043	566,102	882,130		882,130	(283,341)	598,789		6
7	Other (specify):*										7
8	TOTAL General Services	1,482,367	863,306	884,433	3,230,106		3,230,106	(310,262)	2,919,844		8
	B. Health Care and Programs										
9	Medical Director			45,000	45,000		45,000		45,000		9
10	Nursing and Medical Records	4,854,254	957,051	15,765	5,827,070		5,827,070	19,335	5,846,405		10
10a	Therapy	223,097	24,731		247,828		247,828		247,828		10a
11	Activities	226,061	18,668	1,806	246,535		246,535		246,535		11
12	Social Services	181,529		4,193	185,722		185,722		185,722		12
13	CNA Training										13
14	Program Transportation			4,236	4,236		4,236		4,236		14
15	Other (specify):*										15
16	TOTAL Health Care and Programs	5,484,941	1,000,450	71,000	6,556,391		6,556,391	19,335	6,575,726		16
	C. General Administration										
17	Administrative	98,827		524,000	622,827		622,827	75,911	698,738		17
18	Directors Fees										18
19	Professional Services			116,017	116,017	(14,122)	101,895	35,571	137,465		19
20	Dues, Fees, Subscriptions & Promotions			63,496	63,496		63,496	(40,833)	22,663		20
21	Clerical & General Office Expenses	423,262	67,540	536,803	1,027,605		1,027,605	(208,142)	819,463		21
22	Employee Benefits & Payroll Taxes			1,501,436	1,501,436		1,501,436		1,501,436		22
23	Inservice Training & Education										23
24	Travel and Seminar			10,086	10,086		10,086	5,499	15,585		24
25	Other Admin. Staff Transportation			1,851	1,851		1,851		1,851		25
26	Insurance-Prop.Liab.Malpractice			147,679	147,679		147,679	149	147,828		26
27	Other (specify):*							90,972	90,972		27
28	TOTAL General Administration	522,089	67,540	2,901,368	3,490,997	(14,122)	3,476,875	(40,874)	3,436,001		28
29	TOTAL Operating Expense (sum of lines 8, 16 & 28)	7,489,397	1,931,296	3,856,801	13,277,494	(14,122)	13,263,372	(331,801)	12,931,571		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 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	
	D. Ownership											
30	Depreciation			149,957	149,957		149,957	396,701	546,658			30
31	Amortization of Pre-Op. & Org.											31
32	Interest			319,117	319,117		319,117	(16,990)	302,127			32
33	Real Estate Taxes			344,669	344,669	14,122	358,791		358,791			33
34	Rent-Facility & Grounds			1,320,000	1,320,000		1,320,000	(1,314,472)	5,528			34
35	Rent-Equipment & Vehicles											35
36	Other (specify):*											36
37	TOTAL Ownership			2,133,743	2,133,743	14,122	2,147,865	(934,761)	1,213,105			37
	Ancillary Expense											
	E. Special Cost Centers											
38	Medically Necessary Transportation											38
39	Ancillary Service Centers		306,269	850,959	1,157,228		1,157,228		1,157,228			39
40	Barber and Beauty Shops											40
41	Coffee and Gift Shops											41
42	Provider Participation Fee			337,234	337,234		337,234		337,234			42
43	Other (specify):*											43
44	TOTAL Special Cost Centers		306,269	1,188,193	1,494,462		1,494,462		1,494,462			44
45	GRAND TOTAL COST (sum of lines 29, 37 & 44)	7,489,397	2,237,565	7,178,737	16,905,699		16,905,699	(1,266,562)	15,639,137			45

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

Facility Name & ID Number Fairmont Care

0040493

Report Period Beginning:

01/01/20

Ending:

12/31/20

VI. ADJUSTMENT DETAIL

A. The expenses indicated below are non-allowable and should be adjusted out of Schedule V, pages 3 or 4 via column 7.
In column 2 below, reference the line on which the particular cost was included. (See instructions.)

	NON-ALLOWABLE EXPENSES	1 Amount	2 Refer- ence	3 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	(26,374)	05		5
6	Rented Facility Space				6
7	Sale of Supplies to Non-Patients				7
8	Laundry for Non-Patients				8
9	Non-Straightline Depreciation	142,201	30		9
10	Interest and Other Investment Income	(2,752)	32		10
11	Discounts, Allowances, Rebates & Refunds	(171)	02		11
12	Non-Working Officer's or Owner's Salary				12
13	Sales Tax	(376)	02		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	(454,320)	21		24
25	Fund Raising, Advertising and Promotional	(37,921)	20		25
26	Income Taxes and Illinois Personal Property Replacement Tax				26
27	CNA Training for Non-Employees				27
28	Yellow Page Advertising				28
29	Other-Attach Schedule	(922,549)			29
30	SUBTOTAL (A): (Sum of lines 1-29)	\$ (1,302,262)		\$	30

BHF USE ONLY							
48		49		50		51	

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 Amount	2 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)	35,700		34
35	Other- Attach Schedule			35
36	SUBTOTAL (B): (sum of lines 31-35)	\$ 35,700		36
	(sum of SUBTOTALS			
37	TOTAL ADJUSTMENTS (A) and (B))	\$ (1,266,562)		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 Yes	2 No	3 Amount	4 Reference
38	Medically Necessary Transport.			\$	38
39					39
40	Gift and Coffee Shops				40
41	Barber and Beauty Shops				41
42	Laboratory and Radiology				42
43	Prescription Drugs				43
44					44
45	Other-Attach Schedule				45
46	Other-Attach Schedule				46
47	TOTAL (C): (sum of lines 38-46)			\$	47

NON-ALLOWABLE EXPENSES		Amount	Sch. V Line Reference	
1	Bank Charges	\$ (5,733)	21	1
2	Sequestration Expense	(30,007)	21	2
3	Patient Lost Articles	(42)	10	3
4	Building Co. - Accounting Fees	(2,472)	19	4
5	Building Co. - Licenses & Fees	(75)	20	5
6	Prior Year Data Processing Expense	(16)	19	6
7	Non-Allowable Legal	(17,888)	19	7
8	Prior Year Background Check	(310)	20	8
9	PAC Dues	(3,348)	20	9
10	Out of Period Dues	(90)	20	10
11	Annual Report	(75)	20	11
12	Capitalized R&M	(283,695)	06	12
13	Building Co. - Capitalized R&M	(8,397)	06	13
14	Non-Allowable Interest	(570,400)	32	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	(922,549)		49

STATE OF ILLINOIS

Summary A

Facility Name & ID Number Fairmont Care# 0040493

Report Period Beginning:

01/01/20

Ending:

12/31/20

SUMMARY OF PAGES 5, 5A, 6, 6A, 6B, 6C, 6D, 6E, 6F, 6G, 6H AND 6I

	Operating Expenses	PAGES	PAGE	PAGE	PAGE	PAGE	PAGE	PAGE	PAGE	PAGE	PAGE	PAGE	SUMMARY	
	A. General Services	5 & 5A	6	6A	6B	6C	6D	6E	6F	6G	6H	6I	TOTALS	
													(to Sch V, col.7)	
1	Dietary													1
2	Food Purchase	(547)											(547)	2
3	Housekeeping													3
4	Laundry													4
5	Heat and Other Utilities	(26,374)											(26,374)	5
6	Maintenance	(292,092)	8,397	354									(283,341)	6
7	Other (specify):*													7
8	TOTAL General Services	(319,013)	8,397	354									(310,262)	8
	B. Health Care and Programs													
9	Medical Director													9
10	Nursing and Medical Records	(42)		19,377									19,335	10
10a	Therapy													10a
11	Activities													11
12	Social Services													12
13	CNA Training													13
14	Program Transportation													14
15	Other (specify):*													15
16	TOTAL Health Care and Programs	(42)		19,377									19,335	16
	C. General Administration													
17	Administrative			75,911									75,911	17
18	Directors Fees													18
19	Professional Services	(20,376)	2,472	53,475									35,571	19
20	Fees, Subscriptions & Promotions	(41,819)	75	911									(40,833)	20
21	Clerical & General Office Expenses	(490,060)		281,918									(208,142)	21
22	Employee Benefits & Payroll Taxes													22
23	Inservice Training & Education													23
24	Travel and Seminar			5,499									5,499	24
25	Other Admin. Staff Transportation													25
26	Insurance-Prop.Liab.Malpractice			149									149	26
27	Other (specify):*			90,972									90,972	27
28	TOTAL General Administration	(552,256)	2,547	508,835									(40,874)	28
29	TOTAL Operating Expense (sum of lines 8,16 & 28)	(871,311)	10,944	528,566									(331,801)	29

STATE OF ILLINOIS

Summary B

Facility Name & ID Number Fairmont Care # 0040493 Report Period Beginning: 01/01/20 Ending: 12/31/20

SUMMARY OF PAGES 5, 5A, 6, 6A, 6B, 6C, 6D, 6E, 6F, 6G, 6H AND 6I

	Capital Expense	PAGES	PAGE	PAGE	PAGE	PAGE	PAGE	PAGE	PAGE	PAGE	PAGE	PAGE	SUMMARY	
	D. Ownership	5 & 5A	6	6A	6B	6C	6D	6E	6F	6G	6H	6I	TOTALS	
													(to Sch V, col.7)	
30	Depreciation	142,201	249,978	4,522									396,701	30
31	Amortization of Pre-Op. & Org.													31
32	Interest	(573,152)	523,155	33,007									(16,990)	32
33	Real Estate Taxes													33
34	Rent-Facility & Grounds		(1,320,000)	5,528									(1,314,472)	34
35	Rent-Equipment & Vehicles													35
36	Other (specify):*													36
37	TOTAL Ownership	(430,951)	(546,867)	43,057									(934,761)	37
	Ancillary Expense													
	E. Special Cost Centers													
38	Medically Necessary Transportation													38
39	Ancillary Service Centers													39
40	Barber and Beauty Shops													40
41	Coffee and Gift Shops													41
42	Provider Participation Fee													42
43	Other (specify):*													43
44	TOTAL Special Cost Centers													44
45	GRAND TOTAL COST (sum of lines 29, 37 & 44)	(1,302,262)	(535,923)	571,623									(1,266,562)	45

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
See Page 6-Supplemental		See Page 6-Supplemental		See Page 6-Supplemental		

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	34	Rent	\$ 1,320,000	Fairmont Property LLC		\$	(1,320,000)	1
2	V	32	Interest	47,245	Fairmont Property LLC		570,400	523,155	2
3	V	30	Depreciation		Fairmont Property LLC		249,978	249,978	3
4	V	06	Repairs and Maintenance		Fairmont Property LLC		8,397	8,397	4
5	V	20	Licenses and Fees		Fairmont Property LLC		75	75	5
6	V	19	Accounting		Fairmont Property LLC		2,472	2,472	6
7	V								7
8	V								8
9	V								9
10	V								10
11	V								11
12	V								12
13	V								13
14	Total			\$ 1,367,245			\$ 831,322	\$ * (535,923)	14

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

VII. RELATED PARTIES

A. (Continued) Enter below the names of ALL owners and related organizations (parties) as defined in the instructions.

	1 OWNERS		2 RELATED NURSING HOMES		3 OTHER RELATED BUSINESS ENTITIES			
	Name	Ownership %	Name	City	Name	City	Type of Business	
1	CHRIS VICERE	9.52%	WAUCONDA HEALTHCARE & REHAB	WAUCONDA	FAIRMONT PROPERTY	FAIRMONT	BUILDING CO	1
2	CHERYL MORRIS	9.52%	OAKBROOK HEALTH CARE CENTRE	OAKBROOK	LANCASTER LTD	CHICAGO	MANAGEMENT CO	2
3	LAURENCE ZUNG DESCENDANTS TRUST	40.48%						3
4	ESBT FOR JENNIFER T.W. CHOW	20.24%						4
5	ESBT FOR JULIE T.Y. BRUM	20.24%						5
6								6
7								7
8								8
9								9
10								10
11								11
12								12
13								13
14								14
15								15
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22								22
23								23
24								24
25								25
26								26
27								27
28								28
29								29
30								30

VII. RELATED PARTIES

A. (Continued) Enter below the names of ALL owners and related organizations (parties) as defined in the instructions.

	1 OWNERS		2 RELATED NURSING HOMES		3 OTHER RELATED BUSINESS ENTITIES			
	Name	Ownership %	Name	City	Name	City	Type of Business	
1								1
2								2
3								3
4								4
5								5
6								6
7								7
8								8
9								9
10								10
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19								19
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23								23
24								24
25								25
26								26
27								27
28								28
29								29
30								30

Facility Name & ID Number Fairmont Care# 0040493Report Period Beginning: 01/01/20Ending: 12/31/20

VII. RELATED PARTIES (continued)

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)	
15	V	19	Professional Services	\$	Lancaster, LTD		\$ 53,475	\$ 53,475	15
16	V	21	Clerical Expenditures		Lancaster, LTD		281,918	281,918	16
17	V	27	Employee Benefits		Lancaster, LTD		36,629	36,629	17
18	V	24	Seminar and Travel		Lancaster, LTD		5,499	5,499	18
19	V	17	Administrative Consulting		Lancaster, LTD		523,244	523,244	19
20	V	10	Medical Supplies		Lancaster, LTD		19,377	19,377	20
21	V	20	Dues, Fees and Subscriptions		Lancaster, LTD		911	911	21
22	V	30	Depreciation		Lancaster, LTD		4,522	4,522	22
23	V	6	Repairs and Maintenance		Lancaster, LTD		354	354	23
24	V	27	Payroll Taxes		Lancaster, LTD		50,307	50,307	24
25	V	32	Interest		Lancaster, LTD		33,007	33,007	25
26	V	26	General Insurance		Lancaster, LTD		149	149	26
27	V	34	Rental Expenditures		Lancaster, LTD		5,528	5,528	27
28	V								28
29	V	17	Officer's Salaries		Lancaster, LTD		76,667	76,667	29
30	V	27	Payroll Taxes - Officer		Lancaster, LTD		4,036	4,036	30
31	V	17	Management Fees	524,000	Lancaster, LTD			(524,000)	31
32	V								32
33	V								33
34	V								34
35	V								35
36	V								36
37	V								37
38	V								38
39	Total			\$ 524,000			\$ 1,095,623	\$ * 571,623	39

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

VII. RELATED PARTIES (continued)

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)	
15	V			\$			\$	\$	15
16	V								16
17	V								17
18	V								18
19	V								19
20	V								20
21	V								21
22	V								22
23	V								23
24	V								24
25	V								25
26	V								26
27	V								27
28	V								28
29	V								29
30	V								30
31	V								31
32	V								32
33	V								33
34	V								34
35	V								35
36	V								36
37	V								37
38	V								38
39	Total			\$			\$	\$ *	39

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

VII. RELATED PARTIES (continued)

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)	
15	V			\$			\$	\$	15
16	V								16
17	V								17
18	V								18
19	V								19
20	V								20
21	V								21
22	V								22
23	V								23
24	V								24
25	V								25
26	V								26
27	V								27
28	V								28
29	V								29
30	V								30
31	V								31
32	V								32
33	V								33
34	V								34
35	V								35
36	V								36
37	V								37
38	V								38
39	Total			\$			\$	\$ *	39

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

VII. RELATED PARTIES (continued)

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)	
15	V			\$			\$	\$	15
16	V								16
17	V								17
18	V								18
19	V								19
20	V								20
21	V								21
22	V								22
23	V								23
24	V								24
25	V								25
26	V								26
27	V								27
28	V								28
29	V								29
30	V								30
31	V								31
32	V								32
33	V								33
34	V								34
35	V								35
36	V								36
37	V								37
38	V								38
39	Total			\$			\$	\$ *	39

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

VII. RELATED PARTIES (continued)

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)	
15	V			\$			\$	\$	15
16	V								16
17	V								17
18	V								18
19	V								19
20	V								20
21	V								21
22	V								22
23	V								23
24	V								24
25	V								25
26	V								26
27	V								27
28	V								28
29	V								29
30	V								30
31	V								31
32	V								32
33	V								33
34	V								34
35	V								35
36	V								36
37	V								37
38	V								38
39	Total			\$			\$	\$ *	39

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

VII. RELATED PARTIES (continued)

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)	
15	V			\$			\$	\$	15
16	V								16
17	V								17
18	V								18
19	V								19
20	V								20
21	V								21
22	V								22
23	V								23
24	V								24
25	V								25
26	V								26
27	V								27
28	V								28
29	V								29
30	V								30
31	V								31
32	V								32
33	V								33
34	V								34
35	V								35
36	V								36
37	V								37
38	V								38
39	Total			\$			\$	\$ *	39

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

VII. RELATED PARTIES (continued)

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)	
15	V			\$			\$	\$	15
16	V								16
17	V								17
18	V								18
19	V								19
20	V								20
21	V								21
22	V								22
23	V								23
24	V								24
25	V								25
26	V								26
27	V								27
28	V								28
29	V								29
30	V								30
31	V								31
32	V								32
33	V								33
34	V								34
35	V								35
36	V								36
37	V								37
38	V								38
39	Total			\$			\$	\$ *	39

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

VII. RELATED PARTIES (continued)

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)	
15	V			\$			\$	\$	15
16	V								16
17	V								17
18	V								18
19	V								19
20	V								20
21	V								21
22	V								22
23	V								23
24	V								24
25	V								25
26	V								26
27	V								27
28	V								28
29	V								29
30	V								30
31	V								31
32	V								32
33	V								33
34	V								34
35	V								35
36	V								36
37	V								37
38	V								38
39	Total			\$			\$	\$ *	39

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

VII. RELATED PARTIES (continued)

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)	
15	V			\$			\$	\$	15
16	V								16
17	V								17
18	V								18
19	V								19
20	V								20
21	V								21
22	V								22
23	V								23
24	V								24
25	V								25
26	V								26
27	V								27
28	V								28
29	V								29
30	V								30
31	V								31
32	V								32
33	V								33
34	V								34
35	V								35
36	V								36
37	V								37
38	V								38
39	Total			\$			\$	\$ *	39

* 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	Christopher Vicere	VP-Finance	Administrative	9.52%	See Attached	16	33.33%	Alloc. Salary	\$ 76,667	17-7	1
2											2
3											3
4											4
5											5
6											6
7											7
8											8
9											9
10											10
11	Where applicable, the amounts reported on this page have been adjusted from the actual costs to reflect only the amounts										11
12	anticipated to be considered allowable by the IL. Dept. of HFS.										12
13								TOTAL	\$ 76,667		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 Fairmont Care # 0040493 Report Period Beginning: 01/01/20 Ending: 12/31/20

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 _____
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										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

Facility Name & ID Number Fairmont Care# 0040493

Report Period Beginning:

01/01/20Ending: 12/31/20

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 ☐

Name of Related Organization

Lancaster, Ltd.

Street Address

5061 N Pulaski Road

City / State / Zip Code

Chicago, IL 60630

Phone Number

(773)604-4416

Fax Number

()

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

	1	2	3	4	5	6	7	8	9	
	Schedule V		Unit of Allocation		Number of	Total Indirect	Amount of Salary		Allocation	
	Line		(i.e.,Days, Direct Cost,		Subunits Being	Cost Being	Cost Contained	Facility	(col.8/col.4)x col.6	
	Reference	Item	Square Feet)	Total Units	Allocated Among	Allocated	in Column 6	Units		
1	27	Christopher Vicere	Hours Worked	48	3	\$ 230,000	\$ 230,000	16	\$ 76,667	1
2	17	Christopher Vicere-payroll tax	Hours Worked	48	3	12,108		16	4,036	2
3										3
4	19	Professional Services	Census Days	105,909	3	122,053		46,402	53,475	4
5	21	Clerical Expenditures	Census Days	105,909	3	643,456	599,894	46,402	281,918	5
6	27	Employee Benefits	Census Days	105,909	3	83,602		46,402	36,629	6
7	24	Seminar and Travel	Census Days	105,909	3	12,551		46,402	5,499	7
8	17	Administrative Consulting	Census Days	105,909	3	1,194,264	1,179,264	46,402	523,244	8
9	10	Medical Supplies	Census Days	105,909	3	44,226		46,402	19,377	9
10	20	Dues, Fees and Subscriptions	Census Days	105,909	3	2,079		46,402	911	10
11	30	Depreciation	Census Days	105,909	3	10,321		46,402	4,522	11
12	6	Repairs and Maintenance	Census Days	105,909	3	808		46,402	354	12
13	27	Payroll Taxes	Census Days	105,909	3	114,821		46,402	50,307	13
14	32	Interest	Census Days	105,909	3	75,336		46,402	33,007	14
15	26	General Insurance	Census Days	105,909	3	341		46,402	149	15
16	34	Rental Expenditures	Census Days	105,909	3	12,618		46,402	5,528	16
17										17
18										18
19										19
20										20
21										21
22										22
23										23
24										24
25	TOTALS					\$ 2,558,584	\$ 2,009,158		\$ 1,095,623	25

Facility Name & ID Number Fairmont Care# 0040493

Report Period Beginning:

01/01/20Ending: 12/31/20

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 _____

City / State / Zip Code _____

Phone Number () _____

Fax Number () _____

	1 Schedule V Line Reference	2 Item	3 Unit of Allocation (i.e.,Days, Direct Cost, Square Feet)	4 Total Units	5 Number of Subunits Being Allocated Among	6 Total Indirect Cost Being Allocated	7 Amount of Salary Cost Contained in Column 6	8 Facility Units	9 Allocation (col.8/col.4)x col.6	
	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									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

Facility Name & ID Number Fairmont Care# 0040493

Report Period Beginning:

01/01/20Ending: 12/31/20

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 _____

City / State / Zip Code _____

Phone Number () _____

Fax Number () _____

	1 Schedule V Line Reference	2 Item	3 Unit of Allocation (i.e.,Days, Direct Cost, Square Feet)	4 Total Units	5 Number of Subunits Being Allocated Among	6 Total Indirect Cost Being Allocated	7 Amount of Salary Cost Contained in Column 6	8 Facility Units	9 Allocation (col.8/col.4)x col.6	
	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									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

Facility Name & ID Number Fairmont Care# 0040493

Report Period Beginning:

01/01/20Ending: 12/31/20

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 _____

City / State / Zip Code _____

Phone Number () _____

Fax Number () _____

	1 Schedule V Line Reference	2 Item	3 Unit of Allocation (i.e.,Days, Direct Cost, Square Feet)	4 Total Units	5 Number of Subunits Being Allocated Among	6 Total Indirect Cost Being Allocated	7 Amount of Salary Cost Contained in Column 6	8 Facility Units	9 Allocation (col.8/col.4)x col.6	
	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									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

Facility Name & ID Number Fairmont Care # 0040493 Report Period Beginning: 01/01/20 Ending: 12/31/20

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 _____
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										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

Facility Name & ID Number Fairmont Care# 0040493

Report Period Beginning:

01/01/20Ending: 12/31/20

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 _____

City / State / Zip Code _____

Phone Number () _____

Fax Number () _____

	1 Schedule V Line Reference	2 Item	3 Unit of Allocation (i.e.,Days, Direct Cost, Square Feet)	4 Total Units	5 Number of Subunits Being Allocated Among	6 Total Indirect Cost Being Allocated	7 Amount of Salary Cost Contained in Column 6	8 Facility Units	9 Allocation (col.8/col.4)x col.6	
	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									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

Facility Name & ID Number Fairmont Care # 0040493 Report Period Beginning: 01/01/20 Ending: 12/31/20

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 _____
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										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

Facility Name & ID Number Fairmont Care# 0040493

Report Period Beginning:

01/01/20Ending: 12/31/20

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 _____

City / State / Zip Code _____

Phone Number () _____

Fax Number () _____

	1 Schedule V Line Reference	2 Item	3 Unit of Allocation (i.e.,Days, Direct Cost, Square Feet)	4 Total Units	5 Number of Subunits Being Allocated Among	6 Total Indirect Cost Being Allocated	7 Amount of Salary Cost Contained in Column 6	8 Facility Units	9 Allocation (col.8/col.4)x col.6	
	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									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

Facility Name & ID Number Fairmont Care # 0040493 Report Period Beginning: 01/01/20 Ending: 12/31/20

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 _____
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										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							\$		\$			\$		1					
2														2					
3														3					
4														4					
5														5					
	Working Capital																		
6	Norridge		X	Loan				750,000				271,872		6					
7	Allocated from Lancaster LTD		X									33,007		7					
8														8					
9	TOTAL Facility Related						\$	750,000				\$	304,879	9					
	B. Non-Facility Related*																		
10	Interest Income		X									(2,752)		10					
11														11					
12														12					
13														13					
14	TOTAL Non-Facility Related						\$					\$	(2,752)	14					
15	TOTALS (line 9+line14)						\$	750,000				\$	302,127	15					

16) Please indicate the total amount of mortgage insurance expense and the location of this expense on Sch. V. \$ None 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.)

2019 LONG TERM CARE REAL ESTATE TAX STATEMENT

FACILITY NAME Fairmont Care COUNTY Cook

FACILITY IDPH LICENSE NUMBER 0040493

CONTACT PERSON REGARDING THIS REPORT Steven Lavenda

TELEPHONE (847) 282-6330 FAX #: ()

A. Summary of Real Estate Tax Cost

Enter the tax index number and real estate tax assessed for 2019 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 2019.

(A)	(B)	(C)	(D) Tax Applicable to Nursing Home
Tax Index Number	Property Description	Total Tax	
1. 13-11-300-009-0000	Long Term Care Facility	\$ 399,566.49	\$ 399,566.49
2.		\$	\$
3.		\$	\$
4.		\$	\$
5.		\$	\$
6.		\$	\$
7.		\$	\$
8.		\$	\$
9.		\$	\$
10.		\$	\$
TOTALS		\$ 399,566.49	\$ 399,566.49

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 copies of the original 2019 tax bills which were listed in Section A to this statement. Be sure to use the 2019 tax bill which is normally paid during 2020.

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.

IMPORTANT NOTICE

TO: Long Term Care Facilities with Real Estate Tax Rates
RE: 2019 REAL ESTATE TAX COST DOCUMENTATION

In order to set the real estate tax portion of the capital rate, it is necessary that we obtain additional information regarding your calendar 2019 real estate tax costs, as well as copies of your original real estate tax bills for calendar 2019.

Please complete the Real Estate Tax Statement below and include it in the 2020 cost report along with a copy of your 2019 real estate tax bill.

The cost report will not be considered complete and timely filed until this statement and the corresponding real estate tax bills are filed. If you have any questions, please call the Bureau of Health Finance at (217) 782-1630.

2019 LONG TERM CARE REAL ESTATE TAX STATEMENT

FACILITY NAME Fairmont Care COUNTY Cook

FACILITY IDPH LICENSE NUMBER 0040493

CONTACT PERSON REGARDING THIS REPORT Steven Lavenda

TELEPHONE () FAX #: ()

A. Summary of Real Estate Tax Cost

Enter the tax index number and real estate tax assessed for 2015 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 2015.

(A)	(B)	(C)	(D) Tax Applicable to Nursing Home
Tax Index Number	Property Description	Total Tax	
1.		\$	\$
2.		\$	\$
3.		\$	\$
4.		\$	\$
5.		\$	\$
6.		\$	\$
7.		\$	\$
8.		\$	\$
9.		\$	\$
10.		\$	\$
TOTALS		\$	\$

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 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 2015 tax bills which were listed in Section A to this statement. Be sure to use the 2015 tax bill which is normally paid during 2016.

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.

A. Square Feet:

B. General Construction Type:

Exterior

Brick

Frame

Number of Stories

1

C. Does the Operating Entity?

☐

(a) Own the Facility

☒

(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

☐

(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).
None

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:

2. Number of Years Over Which it is Being Amortized:

3. Current Period Amortization:

4. Dates Incurred:

Nature of Costs:

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

XI. OWNERSHIP COSTS:

A. Land.	1	2	3	4	
	Use	Square Feet	Year Acquired	Cost	
1	Facility		1995	\$ 685,000	1
2	Additions			46,500	2
3	TOTALS			\$ 731,500	3

Facility Name & ID Number Fairmont Care

0040493

Report Period Beginning:

01/01/20

Ending:

12/31/20

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

	1 Beds*	FOR BHF USE ONLY	2 Year Acquired	3 Year Constructed	4 Cost	5 Current Book Depreciation	6 Life in Years	7 Straight Line Depreciation	8 Adjustments	9 Accumulated Depreciation	
4	186		1995	1951	\$ 2,240,980	\$ 249,978	35	\$ 64,028	\$ (185,950)	\$ 1,486,623	4
5			2007	2007	(60,256)						5
6											6
7											7
8											8
	Improvement Type**										
9	Various			1995	5,144		20	257	257	3,605	9
10	Various			1996	2,136		20	107	107	1,437	10
11	Various			1997	1,504,119		20	64,350	64,350	1,468,749	11
12	Various			1998	16,813		20	841	841	10,572	12
13	Various			1999	2,430,399		20	24,601	24,601	2,412,793	13
14	Various			2001	28,439		20	1,422	1,422	15,514	14
15	Various			2002	31,500		20			31,500	15
16	Various			2007	275,974		20	2,607	2,607	268,607	16
17	Various			2008	424,608		20	(3,446)	(3,446)	415,575	17
18	Various			2009	111,307		20	1,273	1,273	108,990	18
19	Various			2010	219,286		20	8,345	8,345	206,658	19
20	Various			2011	84,800		20	3,899	3,899	73,736	20
21	Various			2012	34,866		20	442	442	32,471	21
22	Various			2013	12,396		20	290	290	10,660	22
23	Various			2014	3,342,223		20	167,112	167,112	1,887,994	23
24	Various			2015	84,293		20	4,215	4,215	24,063	24
25	Various			2016	90,507		20	4,526	4,526	20,336	25
26											26
27											27
28											28
29											29
30											30
31											31
32											32
33											33
34											34
35											35
36											36

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

See Page 12A, Line 70 for total

**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	
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									49
50									50
51									51
52									52
53									53
54									54
55									55
56									56
57									57
58									58
59									59
60									60
61									61
62									62
63									63
64									64
65									65
66									66
67	Related Building Company (Pages 12F & 12G)		695,585			34,779	34,779	139,495	67
68	Related Party Allocations (Pages 12H & 12I)								68
69	Financial Statement Depreciation			149,957			(149,957)		69
70	TOTAL (lines 4 thru 69)		\$ 11,575,119	\$ 399,935		\$ 379,648	\$ (20,287)	\$ 8,619,378	70

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

Facility Name & ID Number Fairmont Care

0040493

Report Period Beginning:

01/01/20

Ending:

12/31/20

XL 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		\$ 11,575,119	\$ 399,935		\$ 379,648	\$ (20,287)	\$ 8,619,378	1
2	Repaired Rooftop Heating Unit	2017	2,631		20	132	132	527	2
3	Repaired Walk-In Freezer In Kitchen	2017	2,909		20	145	145	581	3
4	Repaired Water Heatr Pump - 3Rd Floor	2017	2,999		20	150	150	575	4
5	Replaced Compressor	2017	2,832		20	142	142	484	5
6	Repaired Shower Valves/Installed Panels On Walls-Rm 703	2017	3,877		20	194	194	630	6
7	Repaired Pumps In Laundry Room	2017	2,527		20	126	126	400	7
8	Repaired Hot Water Heater	2017	4,042		20	202	202	640	8
9	Installed Fire Alarms	2017	6,042		20	302	302	982	9
10	Repaired Wiring For Smoke Detectors-Rm 126	2017	2,506		20	125	125	449	10
11	Roof Replacement	2018	54,675		20	2,734	2,734	6,607	11
12	Office Hvac	2018	29,766		20	1,488	1,488	3,969	12
13	20 Ton - Roof Chiller	2018	46,998		20	2,350	2,350	6,071	13
14	Furnace Installation	2018	3,850		20	193	193	578	14
15	Conduit, Wiring, Breake Installation - Infrared Heater	2018	5,437		20	272	272	702	15
16	Network Upgrade-Analog Gateways,Phone Svsyem Upgrade,Data C	2018	19,331		20	967	967	2,497	16
17	Walk-In Freezer Condensor Repair	2018	3,085		20	154	154	411	17
18	Kitchen Leak Repair - 2" Pipe & Fittings	2018	3,519		20	176	176	484	18
19	Rooftop Unit Hvac - Motor Repair	2018	3,270		20	164	164	355	19
20	Water Heater	2019	8,325		20	416	416	832	20
21	Water Circulating Pump - Hvac	2019	2,592		20	130	130	260	21
22	Replace 16 Windows-South Side Of Bldg,Courtyard	2019	23,050		20	1,153	1,153	2,306	22
23	Guldmann Ceiling Lift System - Rapair Motors	2019	8,200		20	410	410	820	23
24	Repair Piping For Water Heaters	2019	4,955		20	248	248	496	24
25	Replace P-Trap Around Floor Drain For Sink	2019	6,250		20	313	313	626	25
26	Chiller Repair	2019	16,775		20	839	839	1,678	26
27	Rm 107 Hvac System Repair - New Circuit Board/Float Switch	2019	2,985		20	149	149	298	27
28	Repair Ceiling Water Leak - Valve & Actuator	2019	2,602		20	130	130	260	28
29	Replace Water Heater	2019	4,100		20	205	205	410	29
30	Rms 76 & 77-Fix Walls,Paint,Install Tiles,Electrical Work	2019	13,250		20	663	663	1,326	30
31	Roofing Repairs	2019	2,675		20	134	134	268	31
32	Roof Perimeter Soffit Work	2019	12,450		20	623	623	1,246	32
33	Plumbing Repairs	2019	19,667		20	983	983	1,966	33
34	TOTAL (lines 1 thru 33)		\$ 11,903,291	\$ 399,935		\$ 396,060	\$ (3,875)	\$ 8,659,112	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		\$ 11,903,291	\$ 399,935		\$ 396,060	\$ (3,875)	\$ 8,659,112	1
2	Replace 5 Windows,Rebuild Masonry Under Courtyard Window	2019	7,925		20	396	396	792	2
3	Asphalt Resurface - Apply Primer And Repair	2020	77,900		20	3,895	3,895	3,895	3
4	Rm 73 Reno-Paint,Install New Ceiling & Lights,Flooring	2020	6,750		20	338	338	338	4
5	Replace 3 Old Windows	2020	4,687		20	234	234	234	5
6	Boiler Repair - Water Leak	2020	2,998		20	150	150	150	6
7	Water Heater Replacement	2020	11,470		20	574	574	574	7
8	Repair Tollos Ceiling Lift Motor - Room 109	2020	5,854		20	293	293	293	8
9	Rm 74 Reno-Paint,Install New Ceiling & Lights,Flooring	2020	7,850		20	393	393	393	9
10	Walk In Freezer Repair - Replace Water Valve	2020	3,145		20	157	157	157	10
11	Boiler # 1 Pump Repair	2020	6,337		20	317	317	317	11
12	Replace Malfunctioning Wiring Ambulance Entrace	2020	3,150		20	158	158	158	12
13	New Sprinkler System Air Compressor	2020	3,580		20	179	179	179	13
14	Provide And Install New Stransfer Switch	2020	5,870		20	294	294	294	14
15	Masonrv Work - Pulaski Side Of Building	2020	5,300		20	265	265	265	15
16	Install Interior Doorsin Utility Rm,Linen Rm And Kitchen	2020	4,300		20	215	215	215	16
17	Paint Bathrooms, Hallways, Office, Closet On 2Nd & 3Rd Floors	2020	2,700		20	135	135	135	17
18	Electric Work - West Side Main Electrical To Dining Room	2020	2,720		20	136	136	136	18
19	Leak Repairs On Heating System Piping	2020	33,000		20	1,650	1,650	1,650	19
20	Rerouting Of Generator Exhaust Piping	2020	2,612		20	131	131	131	20
21	Electric Work - Electric Panel Cabinets With Breakers In Electric	2020	14,996		20	750	750	750	21
22	Back Boiler Pump Leak Repairs	2020	139,290		20	6,965	6,965	6,965	22
23	Replace Trim Assembly On Tyco Dn150 Dry Pipe Valve	2020	6,711		20	336	336	336	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)		\$ 12,262,436	\$ 399,935		\$ 414,017	\$ 14,082	\$ 8,677,465	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		\$ 12,262,436	\$ 399,935		\$ 414,017	\$ 14,082	\$ 8,677,465	1
2									2
3									3
4									4
5									5
6									6
7									7
8									8
9									9
10									10
11									11
12									12
13									13
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26									26
27									27
28									28
29									29
30									30
31									31
32									32
33									33
34	TOTAL (lines 1 thru 33)		\$ 12,262,436	\$ 399,935		\$ 414,017	\$ 14,082	\$ 8,677,465	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		\$ 12,262,436	\$ 399,935		\$ 414,017	\$ 14,082	\$ 8,677,465	1
2									2
3									3
4									4
5									5
6									6
7									7
8									8
9									9
10									10
11									11
12									12
13									13
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26									26
27									27
28									28
29									29
30									30
31									31
32									32
33									33
34	TOTAL (lines 1 thru 33)		\$ 12,262,436	\$ 399,935		\$ 414,017	\$ 14,082	\$ 8,677,465	34

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

Facility Name & ID Number Fairmont Care

0040493

Report Period Beginning:

01/01/20

Ending:

12/31/20

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	Building Company		\$	\$		\$	\$	\$	1
2									2
3									3
4									4
5									5
6									6
7									7
8	Leasehold Improvements:								8
9	16 Motorized Zone Dampers in 16 Rooms	2015	15,000		20	750	750	4,500	9
10	22 Exhaust Fans in Roof with Curb Adapters	2015	71,000		20	3,550	3,550	21,300	10
11	Nurse Call Panels	2015	4,400		20	220	220	1,320	11
12	Installed Handrails in Corridors	2016	7,123		20	356	356	1,780	12
13	Installed copper drains/countertop/faucet/repared walls/paint	2016	7,500		20	375	375	1,875	13
14	Installed Flooring for Resident Rooms	2016	4,548		20	227	227	1,136	14
15	Installed Handrails in Hallways	2016	11,900		20	595	595	2,975	15
16	Installed door entries and magnetic locks	2016	6,300		20	315	315	1,575	16
17	Hallway - ceiling/tile/trim/crown moulding/vinyl flooring	2017	266,487		20	13,324	13,324	53,297	17
18	Repaired 2 nurse stations and new vinly flooring	2017	75,600		20	3,780	3,780	15,120	18
19	Repaired elevators	2017	113,780		20	5,689	5,689	22,756	19
20	Flooring in employee area/nurse station pumper/fireplace	2017	3,000		20	150	150	600	20
21	Repaired elevators - carpentry/drywall/conduit/wiring	2017	9,500		20	475	475	1,900	21
22	Installed electrical work for elevator fire alarms/generator room	2017	5,650		20	283	283	1,131	22
23	Nurse Call System	2018	35,400		20	1,770	1,770	5,310	23
24	Nurse Call System	2020	50,000		20	2,500	2,500	2,500	24
25	Install video intercom, replace front door access keypad	2020	5,000		20	250	250	250	25
26	Saratoga Wall Coverings and Panels	2020	3,397		20	170	170	170	26
27									27
28									28
29									29
30									30
31									31
32									32
33									33
34	TOTAL (lines 1 thru 33)		\$ 695,585	\$		\$ 34,779	\$ 34,779	\$ 139,495	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 12F, Carried Forward		\$ 695,585	\$		\$ 34,779	\$ 34,779	\$ 139,495	1
2									2
3									3
4									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									25
26									26
27									27
28									28
29									29
30									30
31									31
32									32
33									33
34	TOTAL (lines 1 thru 33)		\$ 695,585	\$		\$ 34,779	\$ 34,779	\$ 139,495	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	Related Party		\$	\$		\$	\$	\$	1
2	Buildings:								2
3									3
4									4
5									5
6									6
7									7
8	Leasehold Improvements:								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									25
26									26
27									27
28									28
29									29
30									30
31									31
32									32
33									33
34	TOTAL (lines 1 thru 33)		\$	\$		\$	\$	\$	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 12H, Carried Forward		\$	\$		\$	\$	\$	1
2									2
3									3
4									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									25
26									26
27									27
28									28
29									29
30									30
31									31
32									32
33									33
34	TOTAL (lines 1 thru 33)		\$	\$		\$	\$	\$	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	\$1,351,710	\$4,522	\$125,934	\$121,412	10	\$1,061,413	71
72	Current Year Purchases	67,075		6,707	6,707	10	6,707	72
73	Fully Depreciated Assets	1,753,838				10	1,753,838	73
74								74
75	TOTALS	\$3,172,623	\$4,522	\$132,641	\$128,119		\$2,821,958	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				\$	\$	\$	\$		\$	76
77										77
78										78
79										79
80	TOTALS			\$	\$	\$	\$		\$	80

E. Summary of Care-Related Assets

	1 Reference	2 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)	\$16,166,558	81
82	Current Book Depreciation (line 70, col.5 + line 75, col.2 + line 80, col.5) + (Pages 12B thru 12I, if applicable)	\$404,457	82
83	Straight Line Depreciation (line 70, col.7 + line 75, col.3 + line 80, col.6) + (Pages 12B thru 12I, if applicable)	\$546,658	83
84	Adjustments (line 70, col.8 + line 75, col.4 + line 80, col.7) + (Pages 12B thru 12I, if applicable)	\$142,201	84
85	Accumulated Depreciation (line 70, col.9 + line 75, col.6 + line 80, col.9) + (Pages 12B thru 12I, if applicable)	\$11,499,423	85

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		\$	\$	\$	86
87					87
88					88
89					89
90					90
91	TOTALS	\$	\$	\$	91

G. Construction-in-Progress

	Description	Cost	
92		\$	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.

XII. RENTAL COSTS

A. Building and Fixed Equipment (See instructions.)

1. Name of Party Holding Lease: N/A
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:				\$			3
4	Additions							4
5	Allocated from Lancaster LTD				5,528			5
6								6
7	TOTAL				\$ 5,528			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 .
-

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: \$ Description:
(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					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.	/2021	\$
13.	/2022	\$
14.	/2023	\$

* 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

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

☐

☐

☐

3. CLINICAL PORTION:

IN-HOUSE PROGRAM

IN OTHER FACILITY

HOURS PER CNA

☐

☐

B. EXPENSES

ALLOCATION OF COSTS (d)

		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)				
6	Transportation				
7	Contractual Payments				
8	CNA Competency Tests				
9	TOTALS	\$	\$	\$	\$
10	SUM OF line 9, col. 1 and 2 (e)	\$			

(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.

C. CONTRACTUAL INCOME

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

\$

D. NUMBER OF CNAs TRAINED

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

(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.

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 - 03	hrs	\$		\$ 334,628	\$		\$ 334,628	1
2	Licensed Speech and Language Development Therapist	39 - 03	hrs			128,873			128,873	2
3	Licensed Recreational Therapist		hrs							3
4	Licensed Physical Therapist	39 - 03	hrs			345,166			345,166	4
5	Physician Care		visits							5
6	Dental Care		visits							6
7	Work Related Program		hrs							7
8	Habilitation		hrs							8
9	Pharmacy	39 - 02	# of prescrpts				246,965		246,965	9
10	Psychological Services (Evaluation and Diagnosis/ Behavior Modification)		hrs							10
11	Academic Education		hrs							11
12	Other (specify):									12
13	Other (specify): See Attached					42,292	59,304		101,596	13
14	TOTAL			\$		\$ 850,959	\$ 306,269		\$ 1,157,228	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	2	
		Operating	After Consolidation*	
	A. Current Assets			
1	Cash on Hand and in Banks	\$ 25,592	\$ 25,592	1
2	Cash-Patient Deposits	110,234	110,234	2
3	Accounts & Short-Term Notes Receivable-Patients (less allowance)	6,561,248	6,561,248	3
4	Supply Inventory (priced at)			4
5	Short-Term Investments			5
6	Prepaid Insurance	65,821	65,821	6
7	Other Prepaid Expenses			7
8	Accounts Receivable (owners or related parties)			8
9	Other(specify): See Attached	51,333	51,333	9
10	TOTAL Current Assets (sum of lines 1 thru 9)	\$ 6,814,228	\$ 6,814,228	10
	B. Long-Term Assets			
11	Long-Term Notes Receivable			11
12	Long-Term Investments			12
13	Land		805,500	13
14	Buildings, at Historical Cost		2,180,724	14
15	Leasehold Improvements, at Historical Cost	1,157,622	9,538,496	15
16	Equipment, at Historical Cost	1,945,258	2,478,808	16
17	Accumulated Depreciation (book methods)	(2,830,709)	(9,346,600)	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): See Attached	125,000	125,000	23
24	TOTAL Long-Term Assets (sum of lines 11 thru 23)	\$ 397,171	\$ 5,781,928	24
25	TOTAL ASSETS (sum of lines 10 and 24)	\$ 7,211,399	\$ 12,596,156	25

		1	2	
		Operating	After Consolidation*	
	C. Current Liabilities			
26	Accounts Payable	\$ 948,064	\$ 948,064	26
27	Officer's Accounts Payable			27
28	Accounts Payable-Patient Deposits	110,001	110,001	28
29	Short-Term Notes Payable	750,000	750,000	29
30	Accrued Salaries Payable	663,782	663,782	30
31	Accrued Taxes Payable (excluding real estate taxes)	87,529	87,529	31
32	Accrued Real Estate Taxes(Sch.IX-B)	407,000	407,000	32
33	Accrued Interest Payable			33
34	Deferred Compensation			34
35	Federal and State Income Taxes			35
	Other Current Liabilities(specify):			
36	See Attached	6,240,159	17,464,164	36
37				37
38	TOTAL Current Liabilities (sum of lines 26 thru 37)	\$ 9,206,535	\$ 20,430,540	38
	D. Long-Term Liabilities			
39	Long-Term Notes Payable			39
40	Mortgage Payable			40
41	Bonds Payable			41
42	Deferred Compensation			42
	Other Long-Term Liabilities(specify):			
43	See Attached	5,547,933	3,750,000	43
44				44
45	TOTAL Long-Term Liabilities (sum of lines 39 thru 44)	\$ 5,547,933	\$ 3,750,000	45
46	TOTAL LIABILITIES (sum of lines 38 and 45)	\$ 14,754,468	\$ 24,180,540	46
47	TOTAL EQUITY (page 18, line 24)	\$ (7,543,069)	\$ (11,584,384)	47
48	TOTAL LIABILITIES AND EQUITY (sum of lines 46 and 47)	\$ 7,211,399	\$ 12,596,156	48

*(See instructions.)

XVI. STATEMENT OF CHANGES IN EQUITY

		1 Total	
1	Balance at Beginning of Year, as Previously Reported	\$ (8,390,553)	1
2	Restatements (describe):		2
3	Equity Adjustment	818	3
4			4
5			5
6	Balance at Beginning of Year, as Restated (sum of lines 1-5)	\$ (8,389,735)	6
	A. Additions (deductions):		
7	NET Income (Loss) (from page 19, line 43)	846,666	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)	\$ 846,666	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)	\$ (7,543,069)	24 *

* This must agree with page 17, line 47.

Facility Name & ID Number Fairmont Care

0040493

Report Period Beginning: 01/01/20

Ending:

12/31/20

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

	I. Revenue	Amount	
	A. Inpatient Care		
1	Gross Revenue -- All Levels of Care	\$ 15,160,253	1
2	Discounts and Allowances for all Levels	(2,463,850)	2
3	SUBTOTAL Inpatient Care (line 1 minus line 2)	\$ 12,696,403	3
	B. Ancillary Revenue		
4	Day Care		4
5	Other Care for Outpatients		5
6	Therapy	1,637,026	6
7	Oxygen		7
8	SUBTOTAL Ancillary Revenue (lines 4 thru 7)	\$ 1,637,026	8
	C. Other Operating Revenue		
9	Payments for Education		9
10	Other Government Grants		10
11	CNA Training Reimbursements		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	262,261	17
18	Sale of Supplies to Non-Patients		18
19	Laboratory	73,611	19
20	Radiology and X-Ray	19,547	20
21	Other Medical Services	48,496	21
22	Laundry		22
23	SUBTOTAL Other Operating Revenue (lines 9 thru 22)	\$ 403,915	23
	D. Non-Operating Revenue		
24	Contributions		24
25	Interest and Other Investment Income***	2,752	25
26	SUBTOTAL Non-Operating Revenue (lines 24 and 25)	\$ 2,752	26
	E. Other Revenue (specify):****		
27	Settlement Income (Insurance, Legal, Etc.)		27
28	See Attached	3,012,269	28
28a			28a
29	SUBTOTAL Other Revenue (lines 27, 28 and 28a)	\$ 3,012,269	29
30	TOTAL REVENUE (sum of lines 3, 8, 23, 26 and 29)	\$ 17,752,365	30

2

	II. Expenses	Amount	
	A. Operating Expenses		
31	General Services	3,230,106	31
32	Health Care	6,556,391	32
33	General Administration	3,490,997	33
	B. Capital Expense		
34	Ownership	2,133,743	34
	C. Ancillary Expense		
35	Special Cost Centers	1,157,228	35
36	Provider Participation Fee	337,234	36
	D. Other Expenses (specify):		
37			37
38			38
39			39
40	TOTAL EXPENSES (sum of lines 31 thru 39)*	\$ 16,905,699	40
41	Income before Income Taxes (line 30 minus line 40)**	846,666	41
42	Income Taxes		42
43	NET INCOME OR LOSS FOR THE YEAR (line 41 minus line 42)	\$ 846,666	43

	III. Net Inpatient Revenue detailed by Payer Source		
44	Medicaid - Net Inpatient Revenue	\$ 7,383,602	44
45	Private Pay - Net Inpatient Revenue	1,452,512	45
46	Medicare - Net Inpatient Revenue	3,314,960	46
47	Other-(specify) Insurance	545,329	47
48	Other-(specify)		48
49	TOTAL Inpatient Care Revenue (This total must agree to Line 3)	\$ 12,696,403	49

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

** Does this agree with taxable income (loss) per Federal Income Tax Return? **Not Complete** 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.

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	2,058	2,091	\$ 165,398	\$ 79.10	1
2	Assistant Director of Nursing	3,001	3,517	145,817	41.46	2
3	Registered Nurses	39,814	42,529	1,608,543	37.82	3
4	Licensed Practical Nurses	29,167	31,875	1,023,744	32.12	4
5	CNAs & Orderlies	98,118	106,542	1,859,866	17.46	5
6	CNA Trainees					6
7	Licensed Therapist					7
8	Rehab/Therapy Aides	10,770	13,103	223,097	17.03	8
9	Activity Director	4,087	4,449	83,885	18.85	9
10	Activity Assistants	8,167	9,209	142,176	15.44	10
11	Social Service Workers	8,024	8,366	181,529	21.70	11
12	Dietician					12
13	Food Service Supervisor	1,906	2,011	59,953	29.81	13
14	Head Cook					14
15	Cook Helpers/Assistants	32,904	37,608	623,752	16.59	15
16	Dishwashers					16
17	Maintenance Workers	5,471	5,777	132,985	23.02	17
18	Housekeepers	32,946	35,714	585,082	16.38	18
19	Laundry	4,442	4,739	80,595	17.01	19
20	Administrator	2,304	2,146	98,827	46.05	20
21	Assistant Administrator					21
22	Other Administrative					22
23	Office Manager					23
24	Clerical	14,405	15,597	423,262	27.14	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	2,026	2,131	50,886	23.88	31
32	Other Health Care(specify)					32
33	Other(specify)					33
34	TOTAL (lines 1 - 33)	299,610	327,404	\$ 7,489,397 *	\$ 22.88	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	792	\$ 22,607	01-03	35
36	Medical Director	1,058	40,200	09-03	36
37	Medical Records Consultant				37
38	Nurse Consultant				38
39	Pharmacist Consultant	564	13,515	10-03	39
40	Physical Therapy Consultant				40
41	Occupational Therapy Consultant				41
42	Respiratory Therapy Consultant				42
43	Speech Therapy Consultant				43
44	Activity Consultant	Monthly	1,806	11-03	44
45	Social Service Consultant	179	4,193	12-03	45
46	Other(specify) Medical Librarian	Monthly	4,800	09-03	46
47					47
48					48
49	TOTAL (lines 35 - 48)	2,593	\$ 87,121		49

C. CONTRACT NURSES

		1	2	3	
		Number of Hrs. Paid & Accrued	Total Contract Wages	Schedule V Line & Column Reference	
50	Registered Nurses		\$		50
51	Licensed Practical Nurses				51
52	Certified Nurse Assistants/Aides	90	2,250	10-03	52
53	TOTAL (lines 50 - 52)	90	\$ 2,250		53

Facility Name & ID Number		Fairmont Care		STATE OF ILLINOIS		# 0040493		Report Period Beginning:		01/01/20		Page 21		Ending: 12/31/20			
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			
Cecilia Ancona		Administrator		0		\$ 98,827		Workers' Compensation Insurance		\$ 159,822		IDPH License Fee		\$ 1,990			
								Unemployment Compensation Insurance		27,655		Advertising: Employee Recruitment		7,041			
								FICA Taxes		572,939		Health Care Worker Background Check					
								Employee Health Insurance		651,848		(Indicate # of checks performed 121)		1,214			
								Employee Meals				Patient Background Checks 320		3,200			
								Illinois Municipal Retirement Fund (IMRF)*				Dues & Subscriptions		4,418			
								Employee Physical		2,446		Licenses & Fees		3,890			
								401K Contribution		21,063							
								Union Pension Plan		46,049							
								Other Employee Benefits		19,601		See Supplemental Schedule		911			
								Dental/Vision		13		Less: Public Relations Expense ()					
												Non-allowable advertising ()					
												Yellow page advertising ()					
TOTAL (agree to Schedule V, line 17, col. 1)																	
(List each licensed administrator separately.)						\$ 98,827											
B. Administrative - Other																	
Description						Amount											
Management Fees - Lancaster LTD						\$ 524,000											
TOTAL (agree to Schedule V, line 17, col. 3)						\$ 524,000											
(Attach a copy of any management service agreement)																	
C. Professional Services				E. Schedule of Non-Cash Compensation Paid to Owners or Employees				G. Schedule of Travel and Seminar**									
Vendor/Payee		Type				Amount		Description		Line #		Amount		Description		Amount	
Personnel Planners		Unemployment Tax Cons.				\$ 1,260						\$		Out-of-State Travel		\$	
Achieve Accreditation		Accreditation Services				4,382											
Richard Peelo & Associates		Accounting				2,250											
Marcum LLP		Accounting				8,079								In-State Travel			
Matrixcare		Data Processing				53,179											
Health Data Systems		Data Processing				9,348											
Bank of America		401K Audit				5,509											
See Attached		Legal				17,888								Seminar Expense		10,086	
Finkel, Martwick & Colson		RE Tax Assessment				14,122											
														See Supplemental Schedule		5,499	
														Entertainment Expense ()			
														(agree to Sch. V, line 24, col. 8)			
TOTAL (agree to Schedule V, line 19, column 3)						\$ 116,018		TOTAL		\$				TOTAL		\$ 15,585	
(For legal fee disclosure, see page 39 of instructions)																	

* Attach copy of IMRF notifications

**See instructions.

XX. GENERAL INFORMATION:

- (1) Are nursing employees (RN,LPN,NA) represented by a union? Yes
- (2) Are there any dues to nursing home associations included on the cost report? Yes
If YES, give association name and amount. HCCI - \$6,696
- (3) Did the nursing home make political contributions or payments to a political action organization? No If YES, have these costs been properly adjusted out of the cost report? N/A
- (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? N/A
- (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? 10 Years
- (6) Indicate the total amount of both disposable and non-disposable diaper expense and the location of this expense on Sch. V. \$ 78,466 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. \$ 337,234
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. \$ N/A Has any meal income been offset against related costs? N/A Indicate the amount. \$
- (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? 100% Ln 14
d. Have vehicle usage logs been maintained? No
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? Yes
g. Does the facility transport residents to and from day training? No
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 of Schedule V? Yes
- (19) Has a schedule for the legal fees reported on the cost report been provided by the facility? See page 39 of the instructions for details. Yes
Attach invoices and a summary of services for all architect and appraisal fees.