

		FOR BHF USE			

LL2

Supportive Living Facility

2015

STATE OF ILLINOIS

DEPARTMENT OF HEALTHCARE & FAMILY SERVICES

COST REPORT FOR

SUPPORTIVE LIVING FACILITIES

(FISCAL YEAR 2015)

IMPORTANT NOTICE

THIS AGENCY IS REQUESTING DISCLOSURE OF INFORMATION THAT IS NECESSARY TO ACCOMPLISH THE STATUTORY PURPOSE AS OUTLINED IN SECTION 146.265 OF THE 89 IL ADMIN CODE. DISCLOSURE OF THIS INFORMATION IS MANDATORY. FAILURE TO PROVIDE ANY INFORMATION ON OR BEFORE THE DUE DATE WILL RESULT IN CESSATION OF PROGRAM PAYMENTS.

I. Facility ID Number: 1000078

Facility Name: HERITAGE WOODS OF MT VERNON

Address: 1033 SOUTH 42ND ST MT VERNON 62864

Number City Zip Code

County: JEFFERSON

Telephone Number: (618) 241-9518 Fax # 618 241-9516

Federal Employer ID Number:

Date Current Owners were Certified: 10/09/2007

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: VICKY GRAY

Telephone Number: (815) 935-1992

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 01/01/2015 to 12/31/2015 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) (Date)

(Type or Print Name) David J. Mitchell

(Title) CFO, Gardant Management Solutions

Paid
Preparer

(Signed) (Date)

(Print Name and Title)

(Firm Name & Address)

(Telephone) () Fax # ()

MAIL TO: BUREAU OF HEALTH FINANCE
IL DEPT OF HEALTHCARE AND FAMILY SERVICES

201 S. Grand Avenue East

Springfield, IL 62763-0001

Phone # (217) 782-1630

Facility Name HERITAGE WOODS OF MT VERNON, LLC

Report Period Beginning: 01/01/2015 Ending: 12/31/2015

III. STATISTICAL DATA

A. Certified units; enter number of units and unit days

Date of change in certified units

1		2		3		4	
	Units at Beginning of Report Period	Type of Apartment	Units at End of Report Period		Unit Days During Report Period		
1	66	Single Unit Apartment	66		24,090	1	
2		Double Unit Apartment				2	
3		Other				3	
4	66	TOTALS	66		24,090	4	

B. Census-For the entire report period.

	1 Type of Unit	2 3 4 5 Resident Days by Unit and Primary Source of Payment				
		Medicaid Recipient	Private Pay	Other	Total	
5	Single Unit	16,259	6,170		22,429	5
6	Double Unit					6
7	Other					7
8	TOTALS	16,259	6,170		22,429	8

C. Percent Occupancy. (Column 5, line 8 divided by total certified bed days on line 4, column 4.) 93.11%

D. Indicate the number of paid bed-hold days the SLF had during this year

123 Also, indicate the number of unpaid bed-hold days the SLF
had during this year. **8 (Do not include bed-hold days in Section B.)**

E. Does page 3 include expenses for services or investments not directly related to SLF services?

YES ☐ NO ☒

F. Does the BALANCE SHEET reflect any non-SLF assets?

YES ☐ NO ☒

**G. List all services provided by your facility for non-residents.
(E.g., day care, "meals on wheels", outpatient therapy)**

H. ACCOUNTING BASIS

ACCUAL		MODIFIED	
CASH*	<input type="checkbox"/>	CASH*	<input type="checkbox"/>

I. Is your fiscal year identical to your tax year? ☒ YES ☐ NO

Tax Year: 2015 **Fiscal Year:** 2015

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

J. Does the facility have any Illinois Housing Development Authority Loans outstanding? NO If yes, did the facility make all of the required payments of interest and principle? _____
If no, explain.

K. Does the facility have any loans from the Federal Home Loan Bank outstanding? NO If yes, did the facility make all of the required payments of interest and principle? _____
If no, explain. _____

L. Does the facility have any loans from the IL Dept of Commerce and Economic Opportunity outstanding? NO If yes, did the facility make all of the required payments of interest and principle? _____
If no, explain.

Facility Name: **HERITAGE WOODS OF MT VERNON, LLC**

Report Period Beginning:

01/01/2015

Ending:

12/31/2015

IV. COST CENTER EXPENSES (please round to the nearest dollar)

Operating Expenses		Costs Per General Ledger				Reclassifications and Adjustments	Adjusted Total	
		Salary/Wage 1	Supplies 2	Other 3	Total 4			
	A. General Services							
1	Dietary and Food Purchase	166,920	122,767	1,963	291,650		291,650	1
2	Housekeeping, Laundry and Maintenance	66,848	19,199	27,142	113,189		113,189	2
3	Heat and Other Utilities			81,570	81,570	(16,193)	65,377	3
4	Other (specify): See Attachment PAGE 3			17,966	17,966		17,966	4
5	TOTAL General Services	233,768	141,966	128,641	504,375	(16,193)	488,182	5
	B. Health Care and Programs							
6	Health Care/ Personal Care	265,319	5,230		270,549		270,549	6
7	Activities and Social Services	24,938	3,240		28,178		28,178	7
8	Other (specify): See Attachment							8
9	TOTAL Health Care and Programs	290,257	8,470		298,727		298,727	9
	C. General Administration							
10	Administrative and Clerical	84,032	27,657	167,051	278,740	(20,864)	257,876	10
11	Marketing Materials, Promotions and Advertising	27,550	5,311	27,414	60,275		60,275	11
12	Employee Benefits and Payroll Taxes			155,991	155,991		155,991	12
13	Insurance-Property, Liability and Malpractice			27,916	27,916		27,916	13
14	Other (specify): See Attachment PAGE 3			35,505	35,505		35,505	14
15	TOTAL General Administration	111,582	32,968	413,877	558,427	(20,864)	537,562	15
16	TOTAL Operating Expense (Sum of lines 5, 9 and 15)	635,607	183,404	542,518	1,361,529	(37,057)	1,324,472	16
	Capital Expenses							
	D. Ownership							
17	Depreciation			243,881	243,881		243,881	17
18	Interest			234,913	234,913		234,913	18
19	Real Estate Taxes			5,460	5,460		5,460	19
20	Rent -- Facility and Grounds							20
21	Rent -- Equipment							21
22	Other (specify): See Attachment PAGE 3			45,941	45,941		45,941	22
23	TOTAL Ownership			530,195	530,195		530,195	23
24	GRAND TOTAL (Sum of lines 16 and 23)	635,607	183,404	1,072,713	1,891,724	(37,057)	1,854,667	24

Facility Name: HERITAGE WOODS OF MT VERNON, LLC

Report Period Beginning 01/01/2015 Ending: 12/31/2015

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

	Personnel	Number of FTE	Average Hourly Wage	
1	Registered Nurses	Inc line 12	\$ Inc line 12	1
2	Licensed Practical Nurses	1	18.33	2
3	Certified Nurse Assistants	10	9.41	3
4	Activity Director & Assistants	Inc line 12	Inc line 12	4
5	Social Service Workers			5
6	Head Cook			6
7	Cook Helpers/Assistants	8	9.69	7
8	Dishwashers			8
9	Maintenance Workers	Inc line 12	Inc line 12	9
10	Housekeepers	2	10.07	10
11	Laundry			11
12	Managers	4	18.28	12
13	Other Administrative	2	21.38	13
14	Clerical	Inc line 13	Inc line 13	14
15	Marketing	Inc line 12	Inc line 12	15
16	Other			16
17	Total (lines 1 thru 16)	27	\$	17

VII. RELATED ORGANIZATIONS

A. Enter below the names of all related organizations. Attach an additional schedule if necessary.

RELATED SLF's & HEALTH CARE BUSINESSES

Name	1	City	2

B. Does your facility receive services from a parent organization or home office; the costs for which were not included on page 3?

YES ☐ NO ☒

Name of related entity: _____ If yes, what is the value of those services? \$ _____
(Please attach a separate schedule itemizing those services.)

C. Does page 3 include any costs derived from transactions (including rent) with related parties?

YES ☐ NO ☒

If so, please attach a separate schedule detailing the nature of those services, their costs as they appear on your books and the underlying cost to the related party (i.e., not including markup).

VI. (A) STATEMENT OF COMPENSATION AND OTHER PAYMENTS TO OWNERS, RELATIVES AND MEMBERS OF THE BOARD OF DIRECTORS.

	NAME and FUNCTION	Ownership Interest	Average Hours Per Work Week Devoted to this Business	Amount of Compensation for this Reporting Period	
1				\$	1
2					2
3					3
4					4
5					5
Total				\$	6

VI. (B) Management fees paid to unrelated parties

Amount of Fee

1	Gardant Management Solutions	\$	101,478	1
2				2
Total		\$	101,478	3

OTHER RELATED BUSINESS ENTITIES

Name	3	City	4	Type of Business	5

Facility Name: HERITAGE WOODS OF MT VERNON, LLC

Report Period Beginning:

01/01/2015

Ending:

12/31/2015

VIII. OWNERSHIP COSTSA. Purchase price of land 189,832 Year land was acquired 2004

B. Building Depreciation -- Including Fixed Equipment. Round all numbers to the nearest dollar.

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

	1 Units*	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	
1	66			2007	\$ 5,394,411	\$ 196,160	28	\$ 196,160	\$ 0	\$ 1,659,187	1
2											2
3											3
4											4
5											5
	Improvement Type										
6	Leasehold Improvements				611,707	35,910	15	40,780	4,870	377,878	6
7											7
8											8
9											9
10											10
11											11
12											12
13											13
14											14
15											15
16											16
17	TOTAL (lines 1 thru 16)				\$ 6,006,118	\$ 232,070		\$ 236,941	\$ 4,871	\$ 2,037,065	17

C. Equipment Depreciation -- Including Transportation.

	Type	1 Cost	2 Current Book Depreciation	3 Straight Line Depreciation	4 Adjustments	5 Life in Years	6 Accumulated Depreciation	
18	Movable Equipment	\$ 776,734	\$ 11,811	\$ 155,347	\$ 143,536	5	\$ 626,217	18
19	Vehicles	\$ 50,160			\$		\$ 50,160	19
20	TOTAL (lines 18 and 19)	\$ 826,894	\$ 11,811	\$ 155,347	143,536		\$ 676,377	20

D. Depreciable Non-Care Assets Included in General Ledger.

	1 Description and Year Acquired	2 Cost	3 Current Book Depreciation	4 Accumulated Depreciation	
21		\$	\$	\$	21
22					22
23					23
24	TOTALS (lines 21, 22 and 23)	\$	\$	\$	24

Facility Name: HERITAGE WOODS OF MT VERNON, LLC

Report Period Beginning: 01/01/2015 Ending: 2/31/2015

IX. RENTAL COSTS

A. Building and Fixed Equipment

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? ☐ YES ☐ NO

		1 Year Constructed	2 Number of Units	3 Date of Lease	4 Rental Amount	5 Total Yrs. of Lease	6 Total Years Renewal Option*	
3	Original Building			/ /	\$			3
4	Additions			/ /				4
5				/ /				5
6				/ /				6
7	TOTAL				\$			7

8. Is movable equipment rental included in building rental?

☐ YES ☐ NO

9. Rental amount for movable equipment \$ _____

10. If the facility rents any vehicles which are used for care-related purposes, please attach a schedule detailing the model year and make, the rental expense for this period and the use of the vehicle.

X. INTEREST EXPENSE

	1	2		3	4	6		7	8	9	
	Name of Lender	Related**		Purpose of Loan	Date of Note	Amount of Note		Maturity Date	Interest Rate (4 Digits)	Reporting Period Int. Expense	
		YES	NO			Original	Balance				
	A. Directly Facility Related										
	Long-Term										
1	GERSHMAN INVESTMENT		X	FIRST MORTGAGE	07/01/11	\$ 6,320,000	\$ 5,938,367	08/01/46	.0004	\$ 234,763	1
2					/ /			/ /	.0000	\$	2
3					/ /			/ /	.0000	\$	3
4					/ /			/ /	.0000	\$	4
5					/ /			/ /	.0000	\$	5
	Working Capital										
6	MIDLAND STATES BANK		X	LINE OF CREDIT	11/01/12	430,000		11/01/13	VARIABLE	\$ 149	6
7	TOTAL Facility Related					\$ 6,750,000	\$ 5,938,367			\$ 234,912	7
	B. Non-Facility Related										
8					/ /			/ /			8
9					/ /			/ /			9
10	TOTALS (lines 7, 8 and 9)					\$ 6,750,000	\$ 5,938,367			\$ 234,912	10

* If there is an option to buy the building, please provide complete details on an attached schedule.
** If there is any overlap in ownership between the facility and the lender, this must be indicated in column 2.

STATE OF ILLINOIS

Page 7

Facility Name: **HERITAGE WOODS OF MT VERNON, LLC**

Report Period Beginning: 01/01/2015

Ending: 12/31/2015

XI. BALANCE SHEET - Unrestricted Operating Fund.As of 12/31/2015

(last day of reporting year)

		1 Operating	2 After Consolidation*	
	A. Current Assets			
1	Cash on Hand and in Banks	\$ 61,958	\$	1
2	Cash-Patient Deposits			2
3	Accounts & Short-Term Notes Receivable- Patients (less allowance (21,800))	304,187		3
4	Supply Inventory (priced at)			4
5	Short-Term Investments			5
6	Prepaid Insurance	38,447		6
7	Other Prepaid Expenses	5,857		7
8	Accounts Receivable (owners or related parties)	28,489		8
9	Other(specify): <u>PAGE 7</u>	4,437		9
10	TOTAL Current Assets (sum of lines 1 thru 9)	\$ 443,376	\$	10
	B. Long-Term Assets			
11	Long-Term Notes Receivable			11
12	Long-Term Investments			12
13	Land	189,832		13
14	Buildings, at Historical Cost	5,394,411		14
15	Leasehold Improvements, at Historical Cost	611,707		15
16	Equipment, at Historical Cost	826,894		16
17	Accumulated Depreciation (book methods)	(2,713,442)		17
18	Deferred Charges			18
19	Organization & Pre-Operating Costs	337,935		19
20	Accumulated Amortization - Organization & Pre-Operating Costs	(110,242)		20
21	Restricted Funds	90,566		21
22	Other Long-Term Assets (specify):			22
23	Other(specify):			23
24	TOTAL Long-Term Assets (sum of lines 11 thru 23)	\$ 4,627,660	\$	24
25	TOTAL ASSETS (sum of lines 10 and 24)	\$ 5,071,036	\$	25

		1 Operating	2 After Consolidation*	
	C. Current Liabilities			
26	Accounts Payable	\$ 50,860	\$	26
27	Officer's Accounts Payable			27
28	Accounts Payable-Patient Deposits			28
29	Short-Term Notes Payable			29
30	Accrued Salaries Payable	13,852		30
31	Accrued Taxes Payable	8,741		31
32	Accrued Interest Payable	18,953		32
33	Deferred Compensation			33
34	Federal and State Income Taxes			34
	Other Current Liabilities(specify):			
35	<u>See Attachment</u> <u>PAGE 7</u>	43,656		35
36				36
37	TOTAL Current Liabilities (sum of lines 26 thru 36)	\$ 136,063	\$	37
	D. Long-Term Liabilities			
38	Long-Term Notes Payable			38
39	Mortgage Payable	5,938,367		39
40	Bonds Payable			40
41	Deferred Compensation			41
	Other Long-Term Liabilities(specify):			
42				42
43				43
44	TOTAL Long-Term Liabilities (sum of lines 38 thru 43)	\$ 5,938,367	\$	44
45	TOTAL LIABILITIES (sum of lines 37 and 44)	\$ 6,074,429	\$	45
46	TOTAL EQUITY	\$ (1,003,393)	\$	46
47	TOTAL LIABILITIES AND EQUITY (sum of lines 45 and 46)	\$ 5,071,036	\$	47

*(See instructions.)

Facility Name: HERITAGE WOODS OF MT VERNON, LLC

Report Period Beginning: 01/01/2015 Ending: 12/31/2015

XII. INCOME STATEMENT (attach any explanatory footnotes necessary to reconcile this Schedule to Schedule IV.)

	Revenue	Amount	
	A. SLF Resident Care		
1	Gross SLF Resident Revenue	\$ 1,973,041	1
2	Discounts and Allowances	(10,799)	2
3	SUBTOTAL Resident Care (line 1 minus line 2)	\$ 1,962,242	3
	B. Other Operating Revenue		
4	Special Services	69,642	4
5	Other Health Care Services		5
6	Special Grants		6
7	Gift and Coffee Shop		7
8	Barber and Beauty Care	9,369	8
9	Non-Resident Meals	4,748	9
10	Laundry		10
11	SUBTOTAL OTHER OPERATING REVENUE (sum of lines 4 thru 10)	\$ 83,759	11
	C. Non-Operating Revenue		
12	Contributions		12
13	Interest and Other Investment Income	1,034	13
14	SUBTOTAL Non-Operating Revenue (sum of lines 12 and 13)	\$ 1,034	14
	D. Other Revenue (specify):		
15	See Attachment PAGE 8	6,907	15
16			16
17	SUBTOTAL Other Revenue (sum of lines 15 and 16)	\$ 6,907	17
18	TOTAL REVENUE (sum of lines 3, 11, 14 and 17)	\$ 2,053,942	18

	Expenses	Amount	
	A. Operating Expenses		
19	General Services	504,375	19
20	Health Care/ Personal Care	298,727	20
21	General Administration	558,427	21
	B. Capital Expense		
22	Ownership	530,195	22
	C. Other Expenses		
23	Special Cost Centers		23
24	Non-Operating Expenses		24
25	Other (specify):		25
26			26
27			27
28	TOTAL EXPENSES (sum of lines 19 thru 27)	\$ 1,891,724	28
29	Income Before Income Taxes (line 18 minus line 28)	\$ 162,218	29
30	Income Taxes	\$	30
31	NET INCOME OR LOSS FOR THE YEAR (line 29 minus line 30)	\$ 162,218	31

Expenses PG

	General Services Other	
5200-5000-0-0	Operating Allocation	-
5200-5124-0-0	Exterminating	935
5200-5127-0-0	Rubbish Removal	5,820
5200-5130-0-0	Vehicle Expense	2,354
5200-5131-0-0	Transportation Service	-
5300-5140-0-0	Security & Monitoring	8,857

Health Care & Programs

5160-5060-0-0
5160-5063-0-0
5160-5064-0-0
5160-5066-0-0
5160-5067-0-0
5160-5068-0-0
5190-5000-0-0
5180-5079-0-0
5180-5079-1-0
5180-5080-0-0
5180-5081-0-0
5180-5081-1-0
5180-5082-0-0

17,966

-

3 Other

General Administration Other		Amt		Ownership Other		Amt
Consulting	-		9100-9101-0-0	Interest & Dividend Income	-	
Legal	547		9100-9102-0-0	Assessment Income	-	
Accounting	110		9100-9103-0-0	Assessment Expense	-	
Audit	16,000		9200-9202-0-0	Financing Fees	514	
Contract Labor-Serv Prov	-		9200-9204-0-0	Mortgage Service Fee	-	
Contract Labor	1,461		9200-9205-0-0	Mortgage Insurance Prem	29,917	
Other Admin Allocation	0		9200-9206-0-0	Participation Fee	-	
Bad Debt - Resident	8,355		9200-9207-0-0	Letter of Credit Fee	-	
Bad Debt - Resident - Recovery	-		9200-9208-0-0	Bond & Draw Fee	-	
Bad Debt - Resident Prior Period	-		9200-9209-0-0	Remarketing and Trustee Fee	-	
Bad Debt - Medicaid Pending Deni	9,032		9200-9210-0-0	Interest Expense-Note	-	
Bad Debt - Medicaid Pending - Rec	-		9200-9211-0-0	Interest Expense-LP	-	
Bad Debt - Medicaid Denial Prior F	-		9200-9212-0-0	Debt Write-Off	-	
			9300-9301-0-0	Partnership Management Fee	-	
			9300-9302-0-0	Asset Management Fee	-	
			9300-9303-0-0	Incentive Management	-	
			9300-9303-1-0	Incentive Asset Mgmt Fee	-	
			9300-9304-0-0	Tax Credit Fees & Incentive Fee	-	
			9300-9305-0-0	Organizational Expense	-	
			9300-9306-0-0	Developer Fees	-	
			9300-9307-0-0	Closing Costs	-	
			9700-9702-0-0	Amortization Expense	15,510	
			9900-9901-0-0	Prior Period Adjustments	-	
			9900-9902-0-0	Dissolution of Business	-	
			9900-9903-0-0	Loss (Gain) on Sale of Assets	-	
			9900-9904-0-0	Business Interruption	-	
			9900-9905-0-0	Settlement	-	
			9900-9906-0-0	Property Damage Loss	-	
			9900-9907-0-0	Abandonment Loss	-	
			9900-9908-0-0	Grant Income	-	
			9900-9909-0-0	Misc: Title, Recording, Transfer	-	

35,505

45,941

Balance Sheet

Other Current Assets Detail		Amt	Current Liabilities Detail		Amt
1102-9971-0-0	A/R-Employee Advance	-	2112-0100-0-0	Accrued Asset Management Fee	-
1102-9972-0-0	A/R-Gardant Mgmt Solutions	-	2112-0101-0-0	Accrued Partnership Mgmt Fee	-
1102-9973-0-0	A/R-Insurance Reimbursement	-	2112-0102-0-0	Accrued Incentive Mgmt Fee	-
1102-9974-0-0	A/R-Subscription Receivable	-	2112-0102-1-0	Accrued Incentive Asset Mgmt Fee	-
1102-9975-0-0	A/R-CIP	-	2112-0105-0-0	Accrued Liabilities	25,112
1102-9976-0-0	A/R-Other	4,437	2112-0110-0-0	Accrued Insurance	-
1102-9978-0-0	A/R-TIF/Abatement	-	2112-0115-0-0	Accrued Developer Fee	-
1105-0006-0-0	Security Deposit-Equip & Util	-	2112-0130-0-0	Accrued MIP	-
1105-0009-0-0	Transfer Account	-	2112-0140-0-0	Accrued Vacation	-
1105-0012-0-0	Undeposited Funds	-	2112-0146-0-0	Payroll Benefits	-
			2112-0150-0-0	Security Deposits	-
			2112-0154-0-0	Unclaimed Property	8
			2112-0155-0-0	Reservation Deposit	2,800
			2112-0156-0-0	Buy Down Credit	-
			2112-0157-0-0	Unapplied Last Month Rent	-
			2112-0158-0-0	Deferred Gain on Sale	-
			2112-0159-0-0	Unearned Revenue	15,736
			2112-0159-1-0	Medicaid Prepayments	-
			2112-0159-2-0	Prepaid Medicaid Clearing	-
			2112-0159-3-0	Prepaid Rent	-
			2111-0040-0-0	Construction Account Payable	-
		4,437	2112-0140-0-0	Accrued Vacation	0
			2112-0144-0-0	Payroll Union Dues	0
					43,656
Other Long Term Assets Detail					
1201-0020-0-0	CIP	-			
1201-0021-0-0	CIP- Land Option Addition	-			
1201-0022-0-0	CIP- Other Addition	-			
		-			

Income Statement

Other Revenue		Amt
3300-3388-0-0	Contract Service-Serv Prov	-
3300-3390-0-0	Other	2,323
3300-3391-0-0	Property Tax Adjustments	-
3300-3392-0-0	Property Lease Income	-
3300-3393-0-0	Insurance Adjustments	4,584
3300-3395-0-0	Developer Fee Income	-
3300-3396-0-0	Home Office Rent Income	-
		6,907

