

		FOR BHF USE			

LL2

Supportive Living Facility

2016

STATE OF ILLINOIS

DEPARTMENT OF HEALTHCARE & FAMILY SERVICES

COST REPORT FOR

SUPPORTIVE LIVING FACILITIES

(FISCAL YEAR 2016)

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: 100X043

Facility Name: PRAIRIE LVG AT CHAUTAUQUA II

Address: 955 VILLA COURT CARBONDALE 62901

Number City Zip Code

County: JACKSON

Telephone Number: (618) 351-7955 Fax # 618 351-6955

Federal Employer ID Number:

Date Current Owners were Certified: 07/20/2010

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: Thomas Staszak

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 01/01/2016 to 12/31/2016 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 PRAIRIE LVG AT CHAUTAUQUA II

Report Period Beginning: 01/01/2016 Ending: 12/31/2016

PRAIRIE LVG AT CHAUTAUQUA II

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	47	Single Unit Apartment	47	17,202	1
2	3	Double Unit Apartment	3	1,098	2
3		Other			3
4	50	TOTALS	50	18,300	4

B. Census-For the entire report period.

	1	2	3	4	5	
	Type of Unit	Resident Days by Unit and Primary Source of Payment				
		Medicaid Recipient	Private Pay	Other	Total	
5	Single Unit	9,094	7,156		16,250	5
6	Double Unit					6
7	Other					7
8	TOTALS	9,094	7,156		16,250	8

C. Percent Occupancy. (Column 5, line 8 divided by total certified
bed days on line 4, column 4.) 88.80%

D. Indicate the number of paid bed-hold days the SLF had during this year
198 Also, indicate the number of unpaid bed-hold days the SLF
had during this year. (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

ACCRAUAL ☒ MODIFIED CASH* ☐ CASH* ☐

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

Tax Year: 2016 Fiscal Year: 2016

* 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. _____

STATE OF ILLINOIS

Page 3

Facility Name: PRAIRIE LVG AT CHAUTAUQUA II

Report Period Beginning:

01/01/2016

Ending:

12/31/2016

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	69,379	95,863	780	166,022		166,022	1
2	Housekeeping, Laundry and Maintenance	54,387	22,605	36,237	113,229		113,229	2
3	Heat and Other Utilities			76,213	76,213	(9,451)	66,762	3
4	Other (specify): See Page 3 Attachment			13,433	13,433		13,433	4
5	TOTAL General Services	123,766	118,468	126,663	368,897	(9,451)	359,446	5
	B. Health Care and Programs							
6	Health Care/ Personal Care	131,725	6,196		137,921		137,921	6
7	Activities and Social Services	17,110	3,475		20,585		20,585	7
8	Other (specify):							8
9	TOTAL Health Care and Programs	148,835	9,671		158,506		158,506	9
	C. General Administration							
10	Administrative and Clerical	65,943	13,173	116,941	196,057	(16,635)	179,422	10
11	Marketing Materials, Promotions and Advertising	9,591	3,896	17,321	30,808		30,808	11
12	Employee Benefits and Payroll Taxes			101,334	101,334		101,334	12
13	Insurance-Property, Liability and Malpractice			22,418	22,418		22,418	13
14	Other (specify): See Page 3 Attachment			28,064	28,064	(8,250)	19,814	14
15	TOTAL General Administration	75,534	17,069	286,078	378,681	(24,885)	353,796	15
16	TOTAL Operating Expense (Sum of lines 5, 9 and 15)	348,135	145,208	412,741	906,084	(34,336)	871,748	16
	Capital Expenses							
	D. Ownership							
17	Depreciation			222,897	222,897		222,897	17
18	Interest			407,281	407,281		407,281	18
19	Real Estate Taxes			46,137	46,137		46,137	19
20	Rent -- Facility and Grounds							20
21	Rent -- Equipment			5,382	5,382		5,382	21
22	Other (specify): See Page 3 Attachment			14,300	14,300		14,300	22
23	TOTAL Ownership			695,997	695,997		695,997	23
24	GRAND TOTAL (Sum of lines 16 and 23)	348,135	145,208	1,108,738	1,602,081	(34,336)	1,567,745	24

Facility Name: PRAIRIE LVG AT CHAUTAUQUA II

Report Period Beginning: 01/01/2016 Ending: 12/31/2016

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 1	1
2	Licensed Practical Nurses		19.11	2
3	Certified Nurse Assistants	5	9.75	3
4	Activity Director & Assistants	Inc line 12	Inc line 1	4
5	Social Service Workers			5
6	Head Cook			6
7	Cook Helpers/Assistants	3	9.10	7
8	Dishwashers			8
9	Maintenance Workers	Inc line 12	Inc line 1	9
10	Housekeepers	1	9.07	10
11	Laundry			11
12	Managers	2	19.81	12
13	Other Administrative	2	18.86	13
14	Clerical	Inc line 13	Inc line 1	14
15	Marketing	Inc line 12	Inc line 1	15
16	Other			16
17	Total (lines 1 thru 16)	13	\$	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
CARBONDALE SLF	CARBONDALE

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	\$ 65,273	1
2			2
Total		\$ 65,273	3

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).

VIII. OWNERSHIP COSTS

A. Purchase price of land 412,032 Year land was acquired 2009

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	50			2010	\$ 5,360,377	\$ 194,903	27.50	\$ 194,923	\$ 20	\$ 1,242,534	1
2											2
3											3
4											4
5											5
	Improvement Type										
6	Leasehold Improvements				409,950	27,344	15	27,330	(14)	177,348	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)				\$ 5,770,327	\$ 222,247		\$ 222,253	\$ 6	\$ 1,419,882	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	\$ 613,543	\$ 650	\$ 122,709	122,059	5	\$ 613,543	18
19	Vehicles				\$		-	19
20	TOTAL (lines 18 and 19)	\$ 613,543	\$ 650	\$ 122,709	122,059		\$ 613,543	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 I PRAIRIE LVG AT CHAUTAUQUA II

Report Period Beginning: 01/01/2016 Ending: 2/31/2016

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 Name of Lender	2 Related**		3 Purpose of Loan	4 Date of Note	6 Amount of Note		7 Maturity Date	8 Interest Rate (4 Digits)	9 Reporting Period Int. Expense	
		YES	NO			Original	Balance				
	A. Directly Facility Related										
	Long-Term										
1	PEOPLES NATIONAL BAN		X	FIRST MORTGAGE	10/09/09	\$ 6,210,000	\$ 5,994,225	10/09/34	.0675	\$ 407,281	1
2					/ /	-		/ /	.0000		2
3					/ /	-		/ /	.0000		3
4					/ /	-		/ /	.0000		
5						-			.0000		
	Working Capital										
6					/ /	-		/ /	.0000		4
7	TOTAL Facility Related					\$ 6,210,000	\$ 5,994,225			\$ 407,281	7
	B. Non-Facility Related										
8					/ /			/ /			8
9					/ /			/ /			9
10	TOTALS (lines 7, 8 and 9)					\$ 6,210,000	\$ 5,994,225			\$ 407,281	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.

Facility Name: PRAIRIE LVG AT CHAUTAUQUA II

Report Period Beginning: 01/01/2016

Ending: 12/31/2016

XI. BALANCE SHEET - Unrestricted Operating Fund.

As of 12/31/2016

(last day of reporting year)

		1 Operating	2 After Consolidation*	
	A. Current Assets			
1	Cash on Hand and in Banks	\$ 165,635	\$	1
2	Cash-Patient Deposits			2
3	Accounts & Short-Term Notes Receivable- Patients (less allowance (12,125))	311,382		3
4	Supply Inventory (priced at)			4
5	Short-Term Investments			5
6	Prepaid Insurance	7,251		6
7	Other Prepaid Expenses	14,900		7
8	Accounts Receivable (owners or related parties)			8
9	Other(specify): See Page 7 Attachment	2,060		9
10	TOTAL Current Assets (sum of lines 1 thru 9)	\$ 501,227	\$	10
	B. Long-Term Assets			
11	Long-Term Notes Receivable			11
12	Long-Term Investments			12
13	Land	412,032		13
14	Buildings, at Historical Cost	5,360,377		14
15	Leasehold Improvements, at Historical Cost	409,950		15
16	Equipment, at Historical Cost	613,543		16
17	Accumulated Depreciation (book methods)	(2,033,425)		17
18	Deferred Charges			18
19	Organization & Pre-Operating Costs			19
20	Accumulated Amortization - Organization & Pre-Operating Costs			20
21	Restricted Funds	388,729		21
22	Other Long-Term Assets (specify):			22
23	Other(specify):			23
24	TOTAL Long-Term Assets (sum of lines 11 thru 23)	\$ 5,151,205	\$	24
25	TOTAL ASSETS (sum of lines 10 and 24)	\$ 5,652,432	\$	25

		1 Operating	2 After Consolidation*	
	C. Current Liabilities			
26	Accounts Payable	\$ 54,355	\$	26
27	Officer's Accounts Payable			27
28	Accounts Payable-Patient Deposits			28
29	Short-Term Notes Payable			29
30	Accrued Salaries Payable			30
31	Accrued Taxes Payable	45,434		31
32	Accrued Interest Payable	24,387		32
33	Deferred Compensation			33
34	Federal and State Income Taxes			34
	Other Current Liabilities(specify):			
35	See Page 7 Attachment	14,589		35
36				36
37	TOTAL Current Liabilities (sum of lines 26 thru 36)	\$ 138,766	\$	37
	D. Long-Term Liabilities			
38	Long-Term Notes Payable			38
39	Mortgage Payable	5,839,596		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)	\$ 5,839,596	\$	44
45	TOTAL LIABILITIES (sum of lines 37 and 44)	\$ 5,978,362	\$	45
46	TOTAL EQUITY	\$ (325,929)	\$	46
47	TOTAL LIABILITIES AND EQUITY (sum of lines 45 and 46)	\$ 5,652,432	\$	47

*(See instructions.)

Facility Name: PRAIRIE LVG AT CHAUTAUQUA II

Report Period Beginning: 01/01/2016

Ending:

12/31/2016

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

		1	
	I. Revenue	Amount	
	A. SLF Resident Care		
1	Gross SLF Resident Revenue	\$ 1,634,071	1
2	Discounts and Allowances	(22,387)	2
3	SUBTOTAL Resident Care (line 1 minus line 2)	\$ 1,611,684	3
	B. Other Operating Revenue		
4	Special Services	46,630	4
5	Other Health Care Services		5
6	Special Grants		6
7	Gift and Coffee Shop		7
8	Barber and Beauty Care	6,149	8
9	Non-Resident Meals	416	9
10	Laundry		10
11	SUBTOTAL OTHER OPERATING REVENUE (sum of lines 4 thru 10)	\$ 53,195	11
	C. Non-Operating Revenue		
12	Contributions		12
13	Interest and Other Investment Income		13
14	SUBTOTAL Non-Operating Revenue (sum of lines 12 and 13)	\$	14
	D. Other Revenue (specify):		
15	See Page 8 Attachment	662	15
16			16
17	SUBTOTAL Other Revenue (sum of lines 15 and 16)	\$ 662	17
18	TOTAL REVENUE (sum of lines 3, 11, 14 and 17)	\$ 1,665,541	18

		2	
	II. Expenses	Amount	
	A. Operating Expenses		
19	General Services	368,897	19
20	Health Care/ Personal Care	158,506	20
21	General Administration	378,681	21
	B. Capital Expense		
22	Ownership	695,997	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)	\$ 1,602,081	28
29	Income Before Income Taxes (line 18 minus line 28)	\$ 63,460	29
30	Income Taxes	\$	30
31	NET INCOME OR LOSS FOR THE YEAR (line 29 minus line 30)	\$ 63,460	31
	III. Net Resident Care Revenue detailed by Payer Source		
32	Medicaid - Net Inpatient Revenue	\$ 422,967	32
33	Private Pay - Net Inpatient Revenue	1,188,717	33
34	Medicare - Net Inpatient Revenue		34
35	Other-(specify)		35
36	Other-(specify)		36
37	TOTAL (This total must agree to Line 3)	\$ 1,611,684	37

Expenses PG 3 Other

General Services Other			Health Care & Programs		General Administration Other		Amt	Ownership Other		Amt
5200-5000-0-0	Operating Allocation	-	5160-5060-0-0	Consulting		1,423	9100-9101-0-0	Interest & Dividend Income	-	
5200-5124-0-0	Exterminating	2,362	5160-5063-0-0	Legal		6,729	9100-9102-0-0	Assessment Income	-	
5200-5127-0-0	Rubbish Removal	2,274	5160-5064-0-0	Accounting		154	9100-9103-0-0	Assessment Expense	-	
5200-5130-0-0	Vehicle Expense	1,908	5160-5066-0-0	Audit		10,993	9200-9201-1-0	Amortization - Loan Fees	6,456	
5200-5131-0-0	Transportation Service	49	5160-5067-0-0	Contract Labor-Serv Prov		-	9200-9202-0-0	Financing Fees	-	
5300-5140-0-0	Security & Monitoring	6,840	5160-5068-0-0	Contract Labor		515	9200-9203-1-0	Mortgage Interest Premium	-	
			5180-5079-0-0	Bad Debt - Resident		11,696	9200-9204-0-0	Mortgage Service Fee	-	
			5180-5079-1-0	Bad Debt - Resident - Recovery		-	9200-9205-0-0	Mortgage Insurance Prem	-	
			5180-5080-0-0	Bad Debt - Resident Prior Period		-	9200-9206-0-0	Participation Fee	-	
			5180-5081-0-0	Bad Debt - Medicaid Pending Denial	(3,446)		9200-9207-0-0	Letter of Credit Fee	-	
			5180-5081-1-0	Bad Debt - Medicaid Pending - Recovery	-		9200-9208-0-0	Bond & Draw Fee	-	
			5180-5082-0-0	Bad Debt - Medicaid Denial Prior Period	-		9200-9209-0-0	Remarketing and Trustee Fee	-	
			5180-5083-0-0	Bad Debt - Medicaid MCO	-		9200-9210-0-0	Interest Expense-Note	-	
			5190-5000-0-0	Other Admin Allocation	-		9200-9211-0-0	Interest Expense-LP	-	
							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	1,038	
							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	6,806	
							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, Transfe	-	
		13,433			-		28,064			
									14,300	

Balance Sheet

Other Current Assets Detail		Amt	Current Liabilities Detail		Amt
1102-9971-0-0	A/R-Employee Advance	-	2111-0040-0-0	Construction Account Payable	-
1102-9972-0-0	A/R-Gardant Mgmt Solutions	-	2112-0100-0-0	Accrued Asset Management Fee	-
1102-9973-0-0	A/R-Insurance Reimbursemen	-	2112-0101-0-0	Accrued Partnership Mgmt Fee	-
1102-9974-0-0	A/R-Subscription Receivable	-	2112-0102-0-0	Accrued Incentive Mgmt Fee	-
1102-9975-0-0	A/R-CIP	-	2112-0102-1-0	Accrued Incentive Asset Mgmt Fee	-
1102-9976-0-0	A/R-Other	1,560	2112-0105-0-0	Accrued Liabilities	3,925
1102-9978-0-0	A/R-TIF/Abatement	-	2112-0110-0-0	Accrued Insurance	-
1102-0006-0-0	Security Deposit-Equip & Util	500	2112-0115-0-0	Accrued Developer Fee	-
1105-0009-0-0	Transfer Account	-	2112-0130-0-0	Accrued MIP	-
1105-0012-0-0	Undeposited Funds	-	2112-0140-0-0	Accrued Vacation	-
			2112-0144-0-0	Payroll Union Dues	-
			2112-0146-0-0	Payroll Benefits	-
			2112-0150-0-0	Security Deposits	-
			2112-0154-0-0	Unclaimed Property	2,071
			2112-0155-0-0	Reservation Deposit	-
			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	8,593
			2112-0159-1-0	Medicaid Prepayments	-
			2112-0159-2-0	Prepaid Medicaid Clearing	-
			2112-0159-3-0	Prepaid Rent	-
		2,060			14,589
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	662
3300-3391-0-0	Property Tax Adjustments	-
3300-3392-0-0	Property Lease Income	-
3300-3393-0-0	Insurance Adjustments	-
3300-3395-0-0	Developer Fee Income	-
3300-3396-0-0	Home Office Rent Income	-
		662