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|  |  | FOR BHF USE |  |  |  |
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LL2

Supportive Living Facility

2019

STATE OF ILLINOIS

DEPARTMENT OF HEALTHCARE & FAMILY SERVICES

COST REPORT FOR

SUPPORTIVE LIVING FACILITIES

(FISCAL YEAR 2019)

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: 1000011

Facility Name: Victory Centre Park Forest

Address: 101 Main Street Park Forest 60466

Number City Zip Code

County: Cook

Telephone Number: (708) 283-2921 Fax #

Federal Employer ID Number:

Date Current Owners were Certified: 3/19/2002

Type of Ownership:

|                          |                       |                                     |                       |                          |                     |
|--------------------------|-----------------------|-------------------------------------|-----------------------|--------------------------|---------------------|
| <input type="checkbox"/> | VOLUNTARY, NON-PROFIT | <input checked="" type="checkbox"/> | PROPRIETARY           | <input type="checkbox"/> | GOVERNMENTAL        |
| <input type="checkbox"/> | Charitable Corp.      | <input type="checkbox"/>            | Individual            | <input type="checkbox"/> | State               |
| <input type="checkbox"/> | Trust                 | <input type="checkbox"/>            | Partnership           | <input type="checkbox"/> | County              |
| IRS Exemption Code       |                       | <input type="checkbox"/>            | Corporation           | <input type="checkbox"/> | Other               |
|                          |                       | <input type="checkbox"/>            | "Sub-S" Corp.         |                          |                     |
|                          |                       | <input type="checkbox"/>            | Limited Liability Co. |                          |                     |
|                          |                       | <input checked="" type="checkbox"/> | Other                 |                          | Limited Partnership |

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 1/1/2019 to 12/31/2019 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)

(Title)

Paid Preparer

(Signed) (Date)

\*Subject to the attached Accountants' Consulting Report

(Print Name and Title)

(Firm Name & Address) Marcum LLP Nine Parkway North, Suite 200 Deerfield, IL 60015

(Telephone) (847) 282-6300 Fax (847) 282-6301

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

III. STATISTICAL DATA

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

Date of change in certified units N/A

|   | 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 | 67                                  | Single Unit Apartment | 67                            | 24,455                         | 1 |
| 2 | 12                                  | Double Unit Apartment | 12                            | 4,380                          | 2 |
| 3 |                                     | Other                 |                               |                                | 3 |
| 4 | 79                                  | TOTALS                | 79                            | 28,835                         | 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  | 20,466                                              | 1,505       |       | 21,971 | 5 |
| 6 | Double Unit  | 3,326                                               | 242         |       | 3,569  | 6 |
| 7 | Other        |                                                     |             |       |        | 7 |
| 8 | TOTALS       | 23,793                                              | 1,747       |       | 25,540 | 8 |

C. Percent Occupancy. (Column 5, line 8 divided by total certified bed days on line 4, column 4.) 88.57%

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

484 Also, indicate the number of unpaid bed-hold days the SLF had during this year. 83 (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)

None

H. ACCOUNTING BASIS

ACCRAUAL ☒ MODIFIED CASH\* ☐ CASH\* ☐

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

Tax Year: 12/31/19 Fiscal Year: 12/31/2019

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

J. Does the facility have any Illinois Housing Development Authority Loans outstanding?

Yes If yes, did the facility make all of the required payments of interest and principal? Yes  
If no, explain. N/A

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 principal? N/A  
If no, explain. N/A

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 principal? N/A  
If no, explain. N/A

## STATE OF ILLINOIS

Page 3

Facility Name: Victory Centre Park Forest

Report Period Beginning:

1/1/2019

Ending:

12/31/2019

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

| Operating Expenses |                                                               | Costs Per General Ledger |               |            |            | Reclassifications<br>and Adjustments | Adjusted<br>Total |    |
|--------------------|---------------------------------------------------------------|--------------------------|---------------|------------|------------|--------------------------------------|-------------------|----|
|                    |                                                               | Salary/Wage<br>1         | Supplies<br>2 | Other<br>3 | Total<br>4 |                                      |                   |    |
|                    | <b>A. General Services</b>                                    |                          |               |            |            |                                      |                   |    |
| 1                  | Dietary and Food Purchase                                     | 265,692                  | 168,336       | 4,119      | 438,147    | (506)                                | 437,641           | 1  |
| 2                  | Housekeeping, Laundry and Maintenance                         | 114,143                  | 42,468        | 164,261    | 320,872    | (12,263)                             | 308,609           | 2  |
| 3                  | Heat and Other Utilities                                      |                          |               | 108,199    | 108,199    | 187                                  | 108,386           | 3  |
| 4                  | Other (specify):                                              |                          |               |            |            |                                      |                   | 4  |
| 5                  | <b>TOTAL General Services</b>                                 | 379,835                  | 210,804       | 276,579    | 867,218    | (12,582)                             | 854,636           | 5  |
|                    | <b>B. Health Care and Programs</b>                            |                          |               |            |            |                                      |                   |    |
| 6                  | Health Care/ Personal Care                                    | 502,603                  | 77            | 69,693     | 572,373    | 6,850                                | 579,223           | 6  |
| 7                  | Activities and Social Services                                | 31,847                   | 6,338         | 21,417     | 59,602     | (3,099)                              | 56,503            | 7  |
| 8                  | Other (specify):                                              |                          |               |            |            |                                      |                   | 8  |
| 9                  | <b>TOTAL Health Care and Programs</b>                         | 534,450                  | 6,415         | 91,110     | 631,975    | 3,750                                | 635,725           | 9  |
|                    | <b>C. General Administration</b>                              |                          |               |            |            |                                      |                   |    |
| 10                 | Administrative and Clerical                                   | 183,164                  | 15,841        | 559,030    | 758,035    | (134,998)                            | 623,037           | 10 |
| 11                 | Marketing Materials, Promotions and Advertising               | 44,740                   | 3,027         | 71,679     | 119,446    | 17,451                               | 136,897           | 11 |
| 12                 | Employee Benefits and Payroll Taxes                           |                          |               | 244,499    | 244,499    |                                      | 244,499           | 12 |
| 13                 | Insurance-Property, Liability and Malpractice                 |                          |               | 97,667     | 97,667     | 159                                  | 97,826            | 13 |
| 14                 | Other (specify):                                              |                          |               |            |            | 21,337                               | 21,337            | 14 |
| 15                 | <b>TOTAL General Administration</b>                           | 227,904                  | 18,868        | 972,875    | 1,219,647  | (96,052)                             | 1,123,595         | 15 |
| 16                 | <b>TOTAL Operating Expense<br/>(Sum of lines 5, 9 and 15)</b> | 1,142,189                | 236,087       | 1,340,564  | 2,718,840  | (104,883)                            | 2,613,957         | 16 |
|                    | <b>Capital Expenses</b>                                       |                          |               |            |            |                                      |                   |    |
|                    | <b>D. Ownership</b>                                           |                          |               |            |            |                                      |                   |    |
| 17                 | Depreciation                                                  |                          |               | 369,600    | 369,600    | (53,508)                             | 316,092           | 17 |
| 18                 | Interest                                                      |                          |               | 194,870    | 194,870    | (1,999)                              | 192,871           | 18 |
| 19                 | Real Estate Taxes                                             |                          |               | 159,398    | 159,398    |                                      | 159,398           | 19 |
| 20                 | Rent -- Facility and Grounds                                  |                          |               | 1,044      | 1,044      | 10,783                               | 11,827            | 20 |
| 21                 | Rent -- Equipment                                             |                          |               | 11,444     | 11,444     | (59)                                 | 11,385            | 21 |
| 22                 | Other (specify):                                              |                          |               | 29,795     | 29,795     |                                      | 29,795            | 22 |
| 23                 | <b>TOTAL Ownership</b>                                        |                          |               | 766,151    | 766,151    | (44,784)                             | 721,367           | 23 |
| 24                 | <b>GRAND TOTAL (Sum of lines 16 and 23)</b>                   | 1,142,189                | 236,087       | 2,106,715  | 3,484,991  | (149,667)                            | 3,335,324         | 24 |

|                                  |             |             |
|----------------------------------|-------------|-------------|
| STATE OF ILLINOIS                |             | Page 3A     |
| Victory Centre Park Forest       |             |             |
| Report Period Beginning:         | 1/1/2019    |             |
| Ending:                          | 12/31/2019  |             |
| NON-ALLOWABLE EXPENSES           |             | Sch. V Line |
|                                  | Amount      | Reference   |
| 1 Non-Straight Line Depreciation | \$ (62,334) | 17 1        |
| 2 Guest Meals                    | (506)       | 01 2        |
| 3 Damage Recovery                | (552)       | 10 3        |
| 4 Equipment Rental Late Charges  | (96)        | 21 4        |
| 5 Late Fees                      | (40)        | 10 5        |
| 6 Interest Income                | (1,482)     | 13 6        |
| 7 Other Income                   | (68)        | 10 7        |
| 8 Meals & Entertainment          | (628)       | 11 8        |
| 9 Bank Service Charges           | (3,278)     | 10 9        |
| 10 Resident Gifts                | (2,421)     | 10 10       |
| 11 Bad Debt - Tenant             | (18,046)    | 10 11       |
| 12 Bad Debt - Medicaid           | (39,000)    | 10 12       |
| 13 Pet Care                      | (3,732)     | 07 13       |
| 14 Cable TV                      | (1,541)     | 02 14       |
| 15 Management Fees               | (186,707)   | 10 15       |
| 16 Asset Management Fee          | (5,000)     | 10 16       |
| 17 Interest Income-Escrows       | (509)       | 18 17       |
| 18 Interest Income               | (1,490)     | 18 18       |
| 19 Additional R&M                | 7,257       | 02 19       |
| 20 Capitalized R&M               | (21,731)    | 02 20       |
| 21                               |             | 21          |
| 22 Pathway Management Allocation |             | 22          |
| 23 Maintenance                   | 3,752       | 2 23        |
| 24 Utilities                     | 187         | 3 24        |
| 25 Health Care / Personal Care   | 6,850       | 6 25        |
| 26 Community Life                | 632         | 7 26        |
| 27 Administrative                | 120,113     | 10 27       |
| 28 Marketing                     | 18,079      | 11 28       |
| 29 Insurance                     | 1,340       | 13 29       |
| 30 Employee Benefits             | 21,337      | 14 30       |
| 31 Depreciation                  | 8,826       | 17 31       |
| 32 Rent - Building               | 10,783      | 20 32       |
| 33 Rent - Equipment              | 37          | 21 33       |
| 34                               |             | 34          |
| 35                               |             | 35          |
| 36                               |             | 36          |
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| 95                               |             | 95          |
| 96                               |             | 96          |
| 97                               |             | 97          |
| 98                               |             | 98          |
| 99                               |             | 99          |
| 100                              |             | 100         |
| 101 Total                        | (149,667)   | 101         |

Facility Name: Victory Centre Park Forest

Report Period Beginning 1/1/2019 Ending: 12/31/2019

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

|    | Personnel                      | Number of FTE | Average Hourly Wage |    |
|----|--------------------------------|---------------|---------------------|----|
| 1  | Registered Nurses              | 0.94          | \$ 26.72            | 1  |
| 2  | Licensed Practical Nurses      | 1.50          | 26.28               | 2  |
| 3  | Certified Nurse Assistants     | 12.61         | 14.03               | 3  |
| 4  | Activity Director & Assistants |               |                     | 4  |
| 5  | Social Service Workers         | 0.86          | 17.73               | 5  |
| 6  | Head Cook                      |               |                     | 6  |
| 7  | Cook Helpers/Assistants        | 9.22          | 13.86               | 7  |
| 8  | Dishwashers                    |               |                     | 8  |
| 9  | Maintenance Workers            | 2.29          | 15.93               | 9  |
| 10 | Housekeepers                   | 1.58          | 11.64               | 10 |
| 11 | Laundry                        |               |                     | 11 |
| 12 | Managers                       |               |                     | 12 |
| 13 | Other Administrative           | 4.19          | 21.04               | 13 |
| 14 | Clerical                       |               |                     | 14 |
| 15 | Marketing                      | 0.94          | 22.91               | 15 |
| 16 | Other                          |               |                     | 16 |
| 17 | Total (lines 1 thru 16)        | 34.13         | \$ 16.09            | 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 |
|--------------|--------|
| See Attached |        |
|              |        |
|              |        |
|              |        |

OTHER RELATED BUSINESS ENTITIES

| Name 3       | City 4 | Type of Business 5 |
|--------------|--------|--------------------|
| See Attached |        |                    |
|              |        |                    |
|              |        |                    |
|              |        |                    |

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: N/A If yes, what is the value of those services? \$ N/A

(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     | Jerry Finis       | 0.001415%          | 1.57                                                 | \$ 9,841                                         | 1 |
| 2     |                   |                    |                                                      |                                                  | 2 |
| 3     |                   |                    |                                                      |                                                  | 3 |
| 4     |                   |                    |                                                      |                                                  | 4 |
| 5     |                   |                    |                                                      |                                                  | 5 |
| Total |                   |                    |                                                      | \$ 9841                                          | 6 |

VI. (B) Management fees paid to unrelated parties

Amount of Fee

|       |     |    |   |
|-------|-----|----|---|
| 1     | N/A | \$ | 1 |
| 2     |     |    | 2 |
| Total |     | \$ | 3 |

Facility Name: Victory Centre Park Forest

Report Period Beginning:

1/1/2019

Ending:

12/31/2019

**VIII. OWNERSHIP COSTS**

**A. Purchase price of land**                      146,208                      Year land was acquired                      2002

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

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

|    | 1<br>Units*                       | FOR BHF USE ONLY | 2<br>Year<br>Acquired | 3<br>Year<br>Constructed | 4<br>Cost    | 5<br>Current Book<br>Depreciation | 6<br>Life<br>in Years | 7<br>Straight Line<br>Depreciation | 8<br>Adjustments | 9<br>Accumulated<br>Depreciation |    |
|----|-----------------------------------|------------------|-----------------------|--------------------------|--------------|-----------------------------------|-----------------------|------------------------------------|------------------|----------------------------------|----|
| 1  | 79                                |                  | 2002                  | 2002                     | \$ 7,210,303 | \$ 369,600                        | 28                    | \$ 257,511                         | \$ (112,089)     | \$ 4,572,736                     | 1  |
| 2  |                                   |                  |                       |                          |              |                                   |                       |                                    |                  |                                  | 2  |
| 3  |                                   |                  |                       |                          |              |                                   |                       |                                    |                  |                                  | 3  |
| 4  |                                   |                  |                       |                          |              |                                   |                       |                                    |                  |                                  | 4  |
| 5  |                                   |                  |                       |                          |              |                                   |                       |                                    |                  |                                  | 5  |
|    | <b>Improvement Type</b>           |                  |                       |                          |              |                                   |                       |                                    |                  |                                  |    |
| 6  | Total From Supplemental Page 5's  |                  |                       |                          | 284,433      |                                   | 20                    | 15,216                             | 15,216           | 63,669                           | 6  |
| 7  | Various                           |                  |                       | 2002                     | 323,939      |                                   | 20                    | 16,197                             | 16,197           | 291,546                          | 7  |
| 8  | Various                           |                  |                       | 2003                     | 6,687        |                                   | 20                    | 334                                | 334              | 5,684                            | 8  |
| 9  | Various                           |                  |                       | 2006                     | 13,049       |                                   | 20                    | 652                                | 652              | 9,135                            | 9  |
| 10 | Various                           |                  |                       | 2007                     | 1,495        |                                   | 20                    | 75                                 | 75               | 972                              | 10 |
| 11 | Various                           |                  |                       | 2008                     | 23,522       |                                   | 20                    | 1,176                              | 1,176            | 13,110                           | 11 |
| 12 | Various                           |                  |                       | 2009                     | 149,414      |                                   | 20                    | 7,471                              | 7,471            | 82,177                           | 12 |
| 13 | Various                           |                  |                       | 2010                     | 1,130        |                                   | 20                    | 57                                 | 57               | 566                              | 13 |
| 14 | Various                           |                  |                       | 2011                     | 27,495       |                                   | 20                    | 1,375                              | 1,375            | 12,373                           | 14 |
| 15 |                                   |                  |                       |                          |              |                                   |                       |                                    |                  |                                  | 15 |
| 16 | Allocated from Pathway Management |                  |                       |                          |              | 8,826                             |                       |                                    | (8,826)          |                                  | 16 |
| 17 | TOTAL (lines 1 thru 16)           |                  |                       |                          | \$ 8,041,466 | \$ 378,426                        |                       | \$ 300,064                         | \$ (78,362)      | \$ 5,051,967                     | 17 |

**C. Equipment Depreciation -- Including Transportation.**

|    | Type                    | 1<br>Cost  | 2<br>Current Book<br>Depreciation | 3<br>Straight Line<br>Depreciation | 4<br>Adjustments | 5<br>Life<br>in Years | 6<br>Accumulated<br>Depreciation |    |
|----|-------------------------|------------|-----------------------------------|------------------------------------|------------------|-----------------------|----------------------------------|----|
| 18 | Movable Equipment       | \$ 664,001 | \$                                | \$ 16,028                          | 16,028           |                       | \$ 594,120                       | 18 |
| 19 | Vehicles                |            |                                   |                                    |                  |                       | -                                | 19 |
| 20 | TOTAL (lines 18 and 19) | \$ 664,001 | \$                                | \$ 16,028                          | 16,028           |                       | \$ 594,120                       | 20 |

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

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

Facility Name &amp; ID Number Victory Centre Park Forest

#

Report Period Beginning:

1/1/2019

Ending:

12/31/2019

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

| 1  | 2                                                               | 3                | 4          | 5                         | 6             | 7                          | 8           | 9                        |    |
|----|-----------------------------------------------------------------|------------------|------------|---------------------------|---------------|----------------------------|-------------|--------------------------|----|
|    | Improvement Type**                                              | Year Constructed | Cost       | Current Book Depreciation | Life in Years | Straight Line Depreciation | Adjustments | Accumulated Depreciation |    |
| 1  | Garage Door Motor Opener                                        | 2012             | 1,500      |                           | 20            | 75                         | 75          | 675                      | 1  |
| 2  | Re-Seal & Re-Stripe Parking Lot                                 | 2012             | 1,895      |                           | 20            | 95                         | 95          | 853                      | 2  |
| 3  | A/C Compressor                                                  | 2012             | 1,611      |                           | 20            | 81                         | 81          | 725                      | 3  |
| 4  | Tile Replacement                                                | 2013             | 6,263      |                           | 20            | 313                        | 313         | 2,192                    | 4  |
| 5  | Phone System                                                    | 2014             | 3,100      |                           | 20            | 155                        | 155         | 930                      | 5  |
| 6  | Phone System                                                    | 2014             | 3,099      |                           | 20            | 155                        | 155         | 930                      | 6  |
| 7  | Common Area Carpeting                                           | 2015             | 73,896     |                           | 20            | 3,695                      | 3,695       | 18,474                   | 7  |
| 8  | It-Communications                                               | 2015             | 19,887     |                           | 20            | 1,989                      | 1,989       | 9,944                    | 8  |
| 9  | Pull Cord System                                                | 2015             | 24,680     |                           | 20            | 1,234                      | 1,234       | 6,170                    | 9  |
| 10 | Pull Cord System                                                | 2015             | 6,510      |                           | 20            | 325                        | 325         | 1,627                    | 10 |
| 11 | Phone System                                                    | 2015             | 20,199     |                           | 20            | 1,010                      | 1,010       | 5,050                    | 11 |
| 12 | Pull Cord System                                                | 2015             | 33,325     |                           | 20            | 1,666                      | 1,666       | 8,331                    | 12 |
| 13 | Repair Heating Element                                          | 2015             | 2,655      |                           | 20            | 133                        | 133         | 664                      | 13 |
| 14 | Motor Blower For A/C                                            | 2015             | 2,952      |                           | 20            | 148                        | 148         | 738                      | 14 |
| 15 | Elevator Repair                                                 | 2016             | 2,512      |                           | 20            | 126                        | 126         | 504                      | 15 |
| 16 | New Steamer Hookup- Main Water Line                             | 2017             | 4,676      |                           | 20            | 234                        | 234         | 701                      | 16 |
| 17 | Patching, Priming, Painting- Slf Building- Hallways/Common Area | 2017             | 6,000      |                           | 20            | 300                        | 300         | 900                      | 17 |
| 18 | Pull Cords, Pendants, Transmitters                              | 2017             | 6,482      |                           | 20            | 324                        | 324         | 972                      | 18 |
| 19 | Repair Leak In Walk In Cooler                                   | 2018             | 2,595      |                           | 20            | 130                        | 130         | 260                      | 19 |
| 20 | Water Damage Repairs - Unit 330, 138                            | 2019             | 5,769      |                           | 20            | 288                        | 288         | 288                      | 20 |
| 21 | Light Fixture Upgrade                                           | 2019             | 3,750      |                           | 20            | 188                        | 188         | 188                      | 21 |
| 22 | Water Damage Repairs                                            | 2019             | 4,174      |                           | 20            | 209                        | 209         | 209                      | 22 |
| 23 | New Furnace - Unit 318                                          | 2019             | 5,345      |                           | 20            | 267                        | 267         | 267                      | 23 |
| 24 | Heat Exchangers                                                 | 2019             | 9,118      |                           | 20            | 456                        | 456         | 456                      | 24 |
| 25 | Gate Valve Install                                              | 2019             | 4,600      |                           | 20            | 230                        | 230         | 230                      | 25 |
| 26 | A/C Units X 2                                                   | 2019             | 3,245      |                           | 20            | 162                        | 162         | 162                      | 26 |
| 27 | Sprinkler Replacement                                           | 2019             | 2,866      |                           | 20            | 143                        | 143         | 143                      | 27 |
| 28 | Repaired Leak In Attic                                          | 2019             | 2,932      |                           | 20            | 147                        | 147         | 147                      | 28 |
| 29 | Paint Apts-138,125,205,223,324,215,311                          | 2019             | 3,925      |                           | 20            | 196                        | 196         | 196                      | 29 |
| 30 | Install Carpet-Apt 306,232,134,330                              | 2019             | 4,340      |                           | 20            | 217                        | 217         | 217                      | 30 |
| 31 | Install Carpet-Apt 209                                          | 2019             | 4,424      |                           | 20            | 221                        | 221         | 221                      | 31 |
| 32 | Install Carpet-Apt 322,220,309                                  | 2019             | 2,749      |                           | 20            | 137                        | 137         | 137                      | 32 |
| 33 | Install Carpet-Apt 125,205                                      | 2019             | 3,362      |                           | 20            | 168                        | 168         | 168                      | 33 |
| 34 | TOTAL (lines 1 thru 33)                                         |                  | \$ 284,433 | \$                        |               | \$ 15,216                  | \$ 15,216   | \$ 63,669                | 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<br>Improvement Type** |                         | 3<br>Year<br>Constructed | 4<br>Cost | 5<br>Current Book<br>Depreciation | 6<br>Life<br>in Years | 7<br>Straight Line<br>Depreciation | 8<br>Adjustments | 9<br>Accumulated<br>Depreciation |    |
|-------------------------|-------------------------|--------------------------|-----------|-----------------------------------|-----------------------|------------------------------------|------------------|----------------------------------|----|
| 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                      |                         |                          |           |                                   |                       |                                    |                  |                                  | 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 Depreciation-Including Fixed Equipment. (See instructions.) Round all numbers to nearest dollar. |                         |                     |      |                              |                  |                               |             |                             |    |
| 1                                                                                                            |                         | 3                   | 4    | 5                            | 6                | 7                             | 8           | 9                           |    |
| Improvement Type**                                                                                           |                         | Year<br>Constructed | Cost | Current Book<br>Depreciation | Life<br>in Years | Straight Line<br>Depreciation | Adjustments | Accumulated<br>Depreciation |    |
| 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                                                                                                           |                         |                     |      |                              |                  |                               |             |                             | 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.

Facility Name: Victory Centre Park Forest

Report Period Beginning: 1/1/2019 Ending: 2/31/2019

IX. RENTAL COSTS

A. Building and Fixed Equipment

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? YES NO

|   |                        | 1                   | 2                  | 3                | 4                | 5                      | 6                              |   |
|---|------------------------|---------------------|--------------------|------------------|------------------|------------------------|--------------------------------|---|
|   |                        | Year<br>Constructed | Number<br>of Units | Date of<br>Lease | Rental<br>Amount | Total Yrs.<br>of Lease | Total Years<br>Renewal Option* |   |
| 3 | Original<br>Building   |                     |                    | / /              | \$               |                        |                                | 3 |
| 4 | Additions              |                     |                    | / /              |                  |                        |                                | 4 |
| 5 | Storage Rental         |                     |                    | / /              | 1,044            |                        |                                | 5 |
| 6 | Allocated from Pathway |                     |                    | / /              | 10,783           |                        |                                | 6 |
| 7 | TOTAL                  |                     |                    |                  | \$ 11,827        |                        |                                | 7 |

8. Is movable equipment rental included in building rental?  
YES NO

9. Rental amount for movable equipment \$ 11,386

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  | Red Mortgage - Capital       |           | X  | 1st Mortgage    | 5/31/07      | \$ 5,500,000   | \$ 4,650,658 | 4/1/42        | 4.1300                   | \$ 194,870                    | 1  |
| 2  | IHDA                         |           | X  | 3rd Mortgage    | 11/4/02      | 500,000        | 147,117      | 8/1/42        | 1.0000                   |                               | 2  |
| 3  |                              |           |    |                 | / /          |                |              | / /           |                          |                               | 3  |
|    | Working Capital              |           |    |                 |              |                |              |               |                          |                               |    |
| 4  | Pathway Development          | X         |    | Loan            | / /          | 402,197        | 402,197      | / /           | Prime+ 1%                |                               | 4  |
| 5  |                              |           |    |                 | / /          |                |              | / /           |                          |                               | 5  |
| 6  |                              |           |    |                 | / /          |                |              | / /           |                          |                               | 6  |
| 7  | TOTAL Facility Related       |           |    |                 |              | \$ 6,402,197   | \$ 5,199,972 |               |                          | \$ 194,870                    | 7  |
|    | B. Non-Facility Related      |           |    |                 |              |                |              |               |                          |                               |    |
| 8  | Interest Income-Escrows      |           | X  |                 | / /          |                |              | / /           |                          | (509)                         | 8  |
| 9  | Interest Income              |           | X  |                 | / /          |                |              | / /           |                          | (1490)                        | 9  |
| 10 | TOTALS (lines 7, 8 and 9)    |           |    |                 |              | \$ 6,402,197   | \$ 5,199,972 |               |                          | \$ 192,872                    | 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: Victory Centre Park Forest

Report Period Beginning: 1/1/2019

Ending: 12/31/2019

## XI. BALANCE SHEET - Unrestricted Operating Fund.

As of 12/31/2019

(last day of reporting year)

|    |                                                                   | 1<br>Operating | 2<br>After<br>Consolidation* |    |
|----|-------------------------------------------------------------------|----------------|------------------------------|----|
|    | <b>A. Current Assets</b>                                          |                |                              |    |
| 1  | Cash on Hand and in Banks                                         | \$ 129,742     | \$                           | 1  |
| 2  | Cash-Patient Deposits                                             |                |                              | 2  |
| 3  | Accounts & Short-Term Notes Receivable-Patients (less allowance ) | 949,614        |                              | 3  |
| 4  | Supply Inventory (priced at )                                     | 5,860          |                              | 4  |
| 5  | Short-Term Investments                                            |                |                              | 5  |
| 6  | Prepaid Insurance                                                 | 14,307         |                              | 6  |
| 7  | Other Prepaid Expenses                                            | 14,245         |                              | 7  |
| 8  | Accounts Receivable (owners or related parties)                   |                |                              | 8  |
| 9  | Other(specify): <a href="#">See Attached</a>                      | 448,232        |                              | 9  |
| 10 | <b>TOTAL Current Assets<br/>(sum of lines 1 thru 9)</b>           | \$ 1,562,000   | \$                           | 10 |
|    | <b>B. Long-Term Assets</b>                                        |                |                              |    |
| 11 | Long-Term Notes Receivable                                        |                |                              | 11 |
| 12 | Long-Term Investments                                             |                |                              | 12 |
| 13 | Land                                                              | 146,208        |                              | 13 |
| 14 | Buildings, at Historical Cost                                     | 7,210,303      |                              | 14 |
| 15 | Leasehold Improvements, at Historical Cost                        | 526,205        |                              | 15 |
| 16 | Equipment, at Historical Cost                                     | 1,009,121      |                              | 16 |
| 17 | Accumulated Depreciation (book methods)                           | (6,027,292)    |                              | 17 |
| 18 | Deferred Charges                                                  |                |                              | 18 |
| 19 | Organization & Pre-Operating Costs                                |                |                              | 19 |
| 20 | Accumulated Amortization -<br>Organization & Pre-Operating Costs  |                |                              | 20 |
| 21 | Restricted Funds                                                  |                |                              | 21 |
| 22 | Other Long-Term Assets (specify):                                 |                |                              | 22 |
| 23 | Other(specify): <a href="#">See Attached</a>                      | 34,625         |                              | 23 |
| 24 | <b>TOTAL Long-Term Assets<br/>(sum of lines 11 thru 23)</b>       | \$ 2,899,170   | \$                           | 24 |
| 25 | <b>TOTAL ASSETS<br/>(sum of lines 10 and 24)</b>                  | \$ 4,461,170   | \$                           | 25 |

|    |                                                                  | 1<br>Operating | 2<br>After<br>Consolidation* |    |
|----|------------------------------------------------------------------|----------------|------------------------------|----|
|    | <b>C. Current Liabilities</b>                                    |                |                              |    |
| 26 | Accounts Payable                                                 | \$ 70,940      | \$                           | 26 |
| 27 | Officer's Accounts Payable                                       |                |                              | 27 |
| 28 | Accounts Payable-Patient Deposits                                |                |                              | 28 |
| 29 | Short-Term Notes Payable                                         |                |                              | 29 |
| 30 | Accrued Salaries Payable                                         | 59,643         |                              | 30 |
| 31 | Accrued Taxes Payable                                            | 171,197        |                              | 31 |
| 32 | Accrued Interest Payable                                         | 331,424        |                              | 32 |
| 33 | Deferred Compensation                                            |                |                              | 33 |
| 34 | Federal and State Income Taxes                                   |                |                              | 34 |
|    | <b>Other Current Liabilities(specify):</b>                       |                |                              |    |
| 35 |                                                                  |                |                              | 35 |
| 36 | <a href="#">See Attached</a>                                     | 326,023        |                              | 36 |
| 37 | <b>TOTAL Current Liabilities<br/>(sum of lines 26 thru 36)</b>   | \$ 959,227     | \$                           | 37 |
|    | <b>D. Long-Term Liabilities</b>                                  |                |                              |    |
| 38 | Long-Term Notes Payable                                          |                |                              | 38 |
| 39 | Mortgage Payable                                                 | 5,199,972      |                              | 39 |
| 40 | Bonds Payable                                                    |                |                              | 40 |
| 41 | Deferred Compensation                                            |                |                              | 41 |
|    | <b>Other Long-Term Liabilities(specify):</b>                     |                |                              |    |
| 42 |                                                                  |                |                              | 42 |
| 43 | <a href="#">See Attached</a>                                     | 2,041          |                              | 43 |
| 44 | <b>TOTAL Long-Term Liabilities<br/>(sum of lines 38 thru 43)</b> | \$ 5,202,013   | \$                           | 44 |
| 45 | <b>TOTAL LIABILITIES<br/>(sum of lines 37 and 44)</b>            | \$ 6,161,240   | \$                           | 45 |
| 46 | <b>TOTAL EQUITY</b>                                              | \$ (1,700,070) | \$                           | 46 |
| 47 | <b>TOTAL LIABILITIES AND EQUITY<br/>(sum of lines 45 and 46)</b> | \$ 4,461,170   | \$                           | 47 |

\*(See instructions.)

Facility Name: Victory Centre Park Forest

Report Period Beginning: 1/1/2019

Ending:

12/31/2019

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

|    |                                                                  | 1             |    |
|----|------------------------------------------------------------------|---------------|----|
|    | <b>I. Revenue</b>                                                | <b>Amount</b> |    |
|    | <b>A. SLF Resident Care</b>                                      |               |    |
| 1  | Gross SLF Resident Revenue                                       | \$ 3,132,710  | 1  |
| 2  | Discounts and Allowances                                         |               | 2  |
| 3  | <b>SUBTOTAL Resident Care (line 1 minus line 2)</b>              | \$ 3,132,710  | 3  |
|    | <b>B. Other Operating Revenue</b>                                |               |    |
| 4  | Special Services                                                 |               | 4  |
| 5  | Other Health Care Services                                       |               | 5  |
| 6  | Special Grants                                                   |               | 6  |
| 7  | Gift and Coffee Shop                                             |               | 7  |
| 8  | Barber and Beauty Care                                           |               | 8  |
| 9  | Non-Resident Meals                                               | 506           | 9  |
| 10 | Laundry                                                          |               | 10 |
| 11 | <b>SUBTOTAL OTHER OPERATING REVENUE (sum of lines 4 thru 10)</b> | \$ 506        | 11 |
|    | <b>C. Non-Operating Revenue</b>                                  |               |    |
| 12 | Contributions                                                    |               | 12 |
| 13 | Interest and Other Investment Income                             | 3,181         | 13 |
| 14 | <b>SUBTOTAL Non-Operating Revenue (sum of lines 12 and 13)</b>   | \$ 3,181      | 14 |
|    | <b>D. Other Revenue (specify):</b>                               |               |    |
| 15 |                                                                  | 52,918        | 15 |
| 16 |                                                                  |               | 16 |
| 17 | <b>SUBTOTAL Other Revenue (sum of lines 15 and 16)</b>           | \$ 52,918     | 17 |
| 18 | <b>TOTAL REVENUE (sum of lines 3, 11, 14 and 17)</b>             | \$ 3,189,315  | 18 |

|    |                                                                | 2             |    |
|----|----------------------------------------------------------------|---------------|----|
|    | <b>II. Expenses</b>                                            | <b>Amount</b> |    |
|    | <b>A. Operating Expenses</b>                                   |               |    |
| 19 | General Services                                               | 867,218       | 19 |
| 20 | Health Care/ Personal Care                                     | 631,975       | 20 |
| 21 | General Administration                                         | 1,219,647     | 21 |
|    | <b>B. Capital Expense</b>                                      |               |    |
| 22 | Ownership                                                      | 766,151       | 22 |
|    | <b>C. Other Expenses</b>                                       |               |    |
| 23 | Special Cost Centers                                           |               | 23 |
| 24 | Non-Operating Expenses                                         |               | 24 |
| 25 | Other (specify):                                               |               | 25 |
| 26 |                                                                |               | 26 |
| 27 |                                                                |               | 27 |
| 28 | <b>TOTAL EXPENSES (sum of lines 19 thru 27)</b>                | \$ 3,484,991  | 28 |
| 29 | <b>Income Before Income Taxes (line 18 minus line 28)</b>      | \$ (295,676)  | 29 |
| 30 | <b>Income Taxes</b>                                            | \$            | 30 |
| 31 | <b>NET INCOME OR LOSS FOR THE YEAR (line 29 minus line 30)</b> | \$ (295,676)  | 31 |
|    | <b>III. Net Resident Care Revenue detailed by Payer Source</b> |               |    |
| 32 | Medicaid - Net Inpatient Revenue                               | \$ 3,048,746  | 32 |
| 33 | Private Pay - Net Inpatient Revenue                            | 83,964        | 33 |
| 34 | Medicare - Net Inpatient Revenue                               |               | 34 |
| 35 | Other-(specify)                                                |               | 35 |
| 36 | Other-(specify)                                                |               | 36 |
| 37 | <b>TOTAL (This total must agree to Line 3)</b>                 | \$ 3,132,710  | 37 |