



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0122248-00 - 2016/09

247.79

Sylvan Health Center

Type of Cost Report: Interim Change of Ownership - Budget Type of Cost: Estimated Type of Rate: Interim

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: Non-Related Party (NRP) CHOW

Provider Information	Cost Report	Patient Days	Ratings Days
2770 REGENCY OAKS BLVD	1/1/2015-12/31/2015	Number of Beds: 60	Superior: 0
CLEARWATER, FL 33759	Days in CR 365	Maximum: 21,900	Standard: 366
County: Pinellas [52]	First Used : 2014/07	Max Annualized: 21,900	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 20,514	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 6,721	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 4,086	FY Index: 1.37939113
Class at 1/94: North Small	Medicaid Utilization	19.91810%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	93.67123%	Cost: 1.00000000
Open Date: 08/30/1991	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 08/30/1991	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 10/07/1991	Low Occupancy Adjustment Factor:	118.46321%	DC Sem Index: 1.30450000
Med # Active Date: 08/29/2014	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.00000000
Previous Med # 229164			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	287,686	450,150	281,447	63,987		1,083,270
1a	Audit Adjustments						
2	Cost Per Diem	70.4077	110.1689	68.8808	15.6601		265.1175
3	Cost Per Diem Inflated	70.4077	110.1689	68.8808			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	70.4077	110.1689	68.8808	15.6601		265.1175
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base						
7	Provider Target Rate						
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	66.8502	108.0204	86.7059	13.6500		
9	Prior Semester: Class Ceiling Target Base	64.9876		76.7674			
10	Target Rate Class Ceiling	67.5182		79.7567			
10a	New Provider Target Limitation	65.2327		77.7798			
10b	Base for line 10a	61.7952		73.6811			
11	Lesser of 5,7,8,10, 10a	65.2327	108.0204	68.8808	13.6500		255.7839
12/13	Medicaid Adjustment Rate						
14	Prospective Per Diem 11	65.2327	108.0204	68.8808	13.6500		255.7839
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



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Sylvan Health Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 10/07/1991		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1991/07	Type:	None	80% Capital(1):	1,910,829	3.0990
Indexed Asset Value	2,388,536	<60% of Base:	True	20% ROE(2):	477,707	0.5126
FRVS Base Asset:	1,831,800	Interest Rate:	3.2500%	Insurance Cost(3):	56,532	2.7558
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	51,080	2.4900
ROE Factor	0.021150	Amortization Rate:	3.2500%	Home Office(3):	0	0.0000
		Interest Only:	True	Replacement(3&4):	0	0.0000
		Yearly Payment:	61,081	Total FRVS PD:		8.8574

(1) 80% Capital (\$1,910,829) amortized at 3.2500 % for 20 years Interest of \$61,081 divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$3.0990

(2) 20% ROE (\$477,707) times the ROE factor (0.021150) divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$0.5126

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	30,530
Comparison Date: 01/01/1991	Current RS PBS:	54,155
Comparison Bed 60	Effective PBS Limitation	1,831,800

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	65.2327	65.2327	2.9596	62.2731
Direct Care	108.0204	108.0204	4.9008	103.1196
Indirect Care	68.8808	68.8808	3.1251	65.7557
Property	13.6500	8.8574	0.4019	8.4555
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	255.7839	250.9913	11.3874	247.7853

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1991/07	3,031,063	0.00	1.4932	1.4932		60	26.52	1,831,800	1,831,800	1
1992/01		0.10	2.0117	2.0117		60	26.52	1,833,577	1,896,540	
1992/07		0.10	1.8152	1.8152		60	26.52	1,835,182	1,930,980	
1993/01		0.20	1.7710	1.7710		60	26.52	1,838,316	1,965,180	
1993/07		0.20	1.5329	1.5329		60	26.52	1,841,034	1,995,300	
1994/01		0.30	1.6983	1.6983		60	26.52	1,845,557	2,029,200	
1994/07		0.30	1.5991	1.5991		60	26.52	1,849,826	2,061,660	
1995/01		0.40	1.5812	1.5812		60	37.95	1,857,899	2,094,240	
1995/07		0.40	1.5250	1.5250		60	37.95	1,865,719	2,126,160	
1996/01		0.50	1.7228	1.7228		60	42.11	1,878,024	2,162,820	
1996/07	8,641	0.50	1.3294	1.3294		60	49.91	1,897,993	2,191,560	
1997/01		0.60	1.4109	1.4109		60	49.91	1,912,573	2,222,460	
1997/07		0.60	1.0917	1.0917		60	51.24	1,924,244	2,246,700	
1998/01		0.70	1.1663	1.1663		60	51.24	1,938,880	2,272,920	
1998/07		0.70	1.0794	1.0794		60	45.46	1,950,989	2,297,460	
1999/01		0.80	1.4499	1.4499		60	45.46	1,969,693	2,330,760	
1999/07		0.80	1.2299	1.2299		60	45.46	1,985,711	2,359,440	
2000/01		0.90	1.3356	1.3356		60	39.85	2,003,005	2,390,940	
2000/07		0.90	1.1129	1.1129		60	40.71	2,017,855	2,417,520	
2001/01		1.00	1.2976	1.2976		60	40.71	2,037,236	2,448,900	
2001/07	16,157	1.00	0.9615	0.9615		60	36.36	2,066,342	2,472,420	
2002/01		1.00	1.0301	1.0301		60	36.36	2,080,414	2,497,860	
2002/07		1.00	0.8337	0.8337		60	34.57	2,091,316	2,518,680	
2003/01		1.00	1.3271	1.3271		60	34.57	2,108,761	2,552,100	
2003/07	102,725	1.00	1.1664	1.1664		60	33.90	2,226,646	2,581,860	
2004/01		1.00	1.1103	1.1103		60	33.90	2,241,884	2,610,540	
2004/07	9,468	1.00	0.8378	0.8378		60	35.96	2,263,632	2,632,440	
2005/01		1.00	0.8595	0.8595		60	35.96	2,276,353	2,655,060	
2005/07		1.00	0.7364	0.7364		60	35.96	2,287,313	2,674,620	
2006/01		1.00	0.9068	0.9068		60	42.66	2,303,401	2,698,860	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2006/07	9,229	1.00	0.8133	0.8133		60	41.73	2,326,844	2,720,820	
2007/01		1.00	1.0133	1.0133		60	41.73	2,344,733	2,748,360	
2007/07		1.00	1.1050	1.1050		60	41.73	2,364,391	2,778,720	
2008/01		1.00	0.8556	0.8556		60	34.93	2,377,239	2,802,480	
2008/07	11,297	1.00	0.6104	0.6104		60	24.42	2,388,536	2,819,580	
2009/01		1.00	1.3268	1.3268		60	24.42	2,388,536	2,857,020	
2009/07		1.00	0.6841	0.6841		60	20.18	2,388,536	2,876,580	
2010/01		1.00	0.8643	0.8643		60	20.18	2,388,536	2,901,420	
2010/07		1.00	0.7107	0.7107		60	20.18	2,388,536	2,922,060	
2011/01		1.00	0.9198	0.9198		60	19.66	2,388,536	2,948,940	
2011/07		1.00	0.9028	0.9028		60	19.66	2,388,536	2,975,580	
2012/01		0.95	0.3865	0.3865		60	20.97	2,388,536	2,987,100	
2012/07		0.95	0.9417	0.9417		60	20.83	2,388,536	3,015,240	
2013/01		0.90	0.4901	0.4901		60	20.83	2,388,536	3,030,000	
2013/07		0.90	0.6196	0.6196		60	20.83	2,388,536	3,048,780	
2014/01		0.85	0.8564	0.8564		60	20.74	2,388,536	3,074,880	
2014/07		0.85	1.2383	1.2383		60	19.92	2,388,536	3,112,980	
2015/01		0.80	0.7571	0.7571		60	19.92	2,388,536	3,136,560	
2015/09		0.80	1.5736	1.5736		60	19.92	2,388,536	3,185,940	
2016/09		0.75	1.9890	1.9890		60	19.92	2,388,536	3,249,300	

Message Code:

1 Per Bed Standard Limitation

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID:



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The Nursing Center at Freedom Village

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
6410 21ST AVE W	1/1/2015-12/31/2015	Number of Beds: 120	Superior: 0
BRADENTON, FL 34209	Days in CR 365	Maximum: 43,800	Standard: 366
County: Manatee [41]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 35,672	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 10,863	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 12,462	FY Index: 1.37939113
Class at 1/94: North Large	Medicaid Utilization	34.93496%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	81.44292%	Cost: 1.04651568
Open Date: 06/23/1989	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 06/23/1989	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 06/23/1989	Low Occupancy Adjustment Factor:	102.99843%	DC Sem Index: 1.30450000
Med # Active Date: 08/29/2014	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 317195			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	827,705	1,208,589	1,305,113	174,717		3,516,124	
1a	Audit Adjustments							
2	Cost Per Diem	66.4183	96.9819	104.7274	14.0200		282.1476	
3	Cost Per Diem Inflated	69.5078	100.9277	109.5989				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	69.5078	100.9277	109.5989	14.0200		294.0544	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	59.2008		71.7980				
7	Provider Target Rate	62.4940		75.7920				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500			
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292				
10	Target Rate Class Ceiling	59.0945		68.1848				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	56.8063	100.9277	68.1848	13.6500		239.5688	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	56.8063	100.9277	68.1848	13.6500		239.5688	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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The Nursing Center at Freedom Village

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 06/23/1989		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1989/01	Type:	None	80% Capital(1):	3,252,536	2.6375
Indexed Asset Value	4,065,670	<60% of Base:	True	20% ROE(2):	813,134	0.4169
FRVS Base Asset:	1,655,981	Interest Rate:	3.2500%	Insurance Cost(3):	54,808	1.5364
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	129,679	3.6353
ROE Factor	0.020210	Amortization Rate:	3.2500%	Home Office(3):	111,384	3.1224
		Interest Only:	True	Replacement(3&4):	0	0.0000
		Yearly Payment:	103,969	Total FRVS PD:		11.3485

(1) 80% Capital (\$3,252,536) amortized at 3.2500 % for 20 years Interest of \$103,969 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$2.6375

(2) 20% ROE (\$813,134) times the ROE factor (0.020210) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.4169

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	01/01/1989	Current RS PBS:	29,821
Comparison Bed	60	Effective PBS Limitation	54,155
			1,789,260

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	56.8063	56.8063	2.5773	54.2290
Direct Care	100.9277	100.9277	4.5790	96.3487
Indirect Care	68.1848	68.1848	3.0935	65.0913
Property	13.6500	11.3485	0.5149	10.8336
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	239.5688	237.2673	10.7647	234.6840

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1989/01	1,655,981	0.00	0.5899	0.5899		60	3.43	1,655,981	1,789,260	
1989/07		0.10	0.5899	0.5899		60	3.43	1,655,981	1,801,380	
1990/01		0.10	0.5899	0.5899		60	3.43	1,655,981	1,810,440	
1990/07		0.20	0.5899	0.5899		60	3.43	1,655,981	1,821,120	
1991/01		0.20	0.5899	0.5899		60	3.43	1,655,981	1,831,800	
1991/07	1,241,443	0.30	1.4932	1.4932		120	14.51	2,897,424	3,718,320	
1992/01		0.30	2.0117	2.0117		120	14.51	2,897,424	3,793,080	
1992/07	18,109	0.40	1.8152	1.8152		120	22.14	2,915,533	3,861,960	
1993/01		0.40	1.7710	1.7710		120	22.14	2,915,533	3,930,360	
1993/07		0.50	1.5329	1.5329		120	27.18	2,926,577	3,990,600	
1994/01		0.50	1.6983	1.6983		120	27.18	2,938,859	4,058,400	
1994/07	18,813	0.60	1.5991	1.5991		120	30.00	2,973,053	4,123,320	
1995/01		0.60	1.5812	1.5812		120	30.00	2,988,438	4,188,480	
1995/07	71,521	0.70	1.5250	1.5250		120	31.66	3,078,323	4,252,320	
1996/01		0.70	1.7228	1.7228		120	31.66	3,099,693	4,325,640	
1996/07		0.80	1.3294	1.3294		120	30.43	3,117,932	4,383,120	
1997/01		0.80	1.4109	1.4109		120	30.43	3,137,403	4,444,920	
1997/07	33,051	0.90	1.0917	1.0917		120	29.37	3,186,915	4,493,400	
1998/01		0.90	1.1663	1.1663		120	29.37	3,204,779	4,545,840	
1998/07		1.00	1.0794	1.0794		120	27.94	3,222,352	4,594,920	
1999/01		1.00	1.4499	1.4499		120	27.94	3,246,086	4,661,520	
1999/07	31,689	1.00	1.2299	1.2299		120	27.81	3,297,962	4,718,880	
2000/01		1.00	1.3356	1.3356		120	27.81	3,320,234	4,781,880	
2000/07		1.00	1.1129	1.1129		120	27.81	3,338,918	4,835,040	
2001/01		1.00	1.2976	1.2976		120	27.81	3,360,825	4,897,800	
2001/07		1.00	0.9615	0.9615		120	27.81	3,377,164	4,944,840	
2002/01		1.00	1.0301	1.0301		120	27.81	3,394,754	4,995,720	
2002/07	24,298	1.00	0.8337	0.8337		120	27.54	3,433,224	5,037,360	
2003/01	3,753	1.00	1.3271	1.3271		120	24.36	3,436,977	5,104,200	
2003/07	56,072	1.00	1.1664	1.1664		120	24.36	3,493,049	5,163,720	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2004/01		1.00	1.1103	1.1103		120	24.36	3,493,049	5,221,080	
2004/07		1.00	0.8378	0.8378		120	24.36	3,493,049	5,264,880	
2005/01		1.00	0.8595	0.8595		120	24.36	3,493,049	5,310,120	
2005/07		1.00	0.7364	0.7364		120	24.36	3,493,049	5,349,240	
2006/01		1.00	0.9068	0.9068		120	23.25	3,493,049	5,397,720	
2006/07		1.00	0.8133	0.8133		120	23.25	3,493,049	5,441,640	
2007/01	7,196	1.00	1.0133	1.0133		120	23.25	3,500,245	5,496,720	
2007/07	20,608	1.00	1.1050	1.1050		120	23.25	3,520,853	5,557,440	
2008/01		1.00	0.8556	0.8556		120	23.25	3,520,853	5,604,960	
2008/07		1.00	0.6104	0.6104		120	23.25	3,520,853	5,639,160	
2009/01		1.00	1.3268	1.3268		120	23.25	3,520,853	5,714,040	
2009/07		0.95	0.6841	0.6841		120	21.99	3,520,853	5,753,160	
2010/01		0.95	0.8643	0.8643		120	21.99	3,520,853	5,802,840	
2010/07		0.90	0.7107	0.7107		120	21.99	3,520,853	5,844,120	
2011/01		0.90	0.9198	0.9198		120	24.15	3,520,853	5,897,880	
2011/07		0.85	0.9028	0.9028		120	25.02	3,533,144	5,951,160	
2012/01		0.85	0.3865	0.3865		120	25.02	3,538,424	5,974,200	
2012/07		0.80	0.9417	0.9417		120	25.02	3,550,551	6,030,480	
2013/01		0.80	0.4901	0.4901		120	31.31	3,558,476	6,060,000	
2013/07		0.75	0.6196	0.6196		120	31.31	3,567,890	6,097,560	
2014/01		0.75	0.8564	0.8564		120	35.32	3,582,607	6,149,760	
2014/07		0.70	1.2383	1.2383		120	35.32	3,602,549	6,225,960	
2015/01		0.70	0.7571	0.7571		120	27.22	3,611,999	6,273,120	
2015/09		0.65	1.5736	1.5736		120	27.22	3,630,283	6,371,880	
2016/09	407,872	0.60	1.9890	1.9890		120	34.93	4,065,670	6,498,600	

Message Code:

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Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0122340-00 - 2016/09

236.96

Citrus Hills Health & Rehabilitation Center

Type of Cost Report: Cost Settled Interim CHOW Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
124 W NORVELL BRYANT HWY	7/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
HERNANDO, FL 34442	Days in CR 184	Maximum: 22,080	Standard: 366
County: Citrus [9]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 19,765	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 3,795	Inflation
Current Class North Large	Initial CR? False	Medicaid: 10,222	FY Index: 1.35002422
Class at 1/94: North Large	Medicaid Utilization	51.71768%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	89.51540%	Cost: 1.06928041
Open Date: 05/10/2001	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 05/10/2001	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23500000
Entered Medicaid 07/12/2001	Low Occupancy Adjustment Factor:	113.20746%	DC Sem Index: 1.30450000
Med # Active Date: 07/01/2014	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05627530
Previous Med # 228711			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	547,939	1,000,778	509,520	446,497	2,115	2,506,849	
1a	Audit Adjustments							
2	Cost Per Diem	53.6039	97.9043	49.8454	43.6800	0.2069	245.2405	
3	Cost Per Diem Inflated	57.3176	103.4139	53.2987				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	57.3176	103.4139	53.2987	43.6800	0.2069	257.9171	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	57.1268		53.1213				
7	Provider Target Rate	60.3047		56.0763				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation	49.6855		54.2946				
10b	Base for line 10a	47.0672		51.4335				
11	Lesser of 5,7,8,10, 10a	49.6855	101.4900	53.2987	13.6500	0.2069	218.3311	
12/13	Medicaid Adjustment Rate		0.1961	0.1030				
14	Prospective Per Diem 11	49.6855	101.6861	53.4017	13.6500	0.2069	218.6302	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

Rate Semester 09/01/2016 through 08/31/2017

0 122340-00 - 2016/09

236.96

Citrus Hills Health & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	07/12/2001	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	6,800,000.00		Total Amount	Per Diem
RS to Start Calcs:	2001/01	Type:	Variable	80% Capital(1):	4,691,422	8.3783
Indexed Asset Value	5,864,277	<60% of Base:	False	20% ROE(2):	1,172,855	0.6569
FRVS Base Asset:	0	Interest Rate:	3.6300%	Insurance Cost(3):	33,980	1.7192
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	57,538	2.9111
ROE Factor	0.022080	Amortization Rate:	3.6300%	Home Office(3):	15,384	0.7783
		Interest Only:	False	Replacement(3&4):	58,532	0.0000
		Yearly Payment:	330,274	Total FRVS PD:		14.4438

(1) 80% Capital (\$4,691,422) amortized at 3.6300 % for 20 years Principal & Interest of \$330,274 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$8.3783

(2) 20% ROE (\$1,172,855) times the ROE factor (0.022080) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6569

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	40,292
Comparison Date: 07/01/2000	Current RS PBS:	54,155
Comparison Bed 120	Effective PBS Limitation	4,835,040

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	49.6855	49.6855	2.2542	47.4313
Direct Care	101.6861	101.6861	4.6134	97.0727
Indirect Care	53.4017	53.4017	2.4228	50.9789
Property	13.6500	14.4438	0.6553	13.7885
ROE	0.2069	0.1824	0.0083	0.1741
ROE Adjustment	-0.1824	-0.1824	-0.0083	-0.1741
Quality Assess-Medicaid Share				19.5098
Supplemental Rate				8.1814
Totals	218.4478	219.2171	9.9457	236.9626

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid FRVS Property Reimbursement Rate
 Rate Semester 9/1/2016 through 8/31/2017 Based on Cost Report: 12/31/2014

0 122340-00 - 2016/09

236.96

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07	7,967,549	0.00	0.9615	0.9615		120	40.29	4,835,040	4,835,040	1
2002/01		0.10	1.0301	1.0301		120	40.29	4,838,688	4,995,720	
2002/07		0.10	0.8337	0.8337		120	40.29	4,841,644	5,037,360	
2003/01		0.20	1.3271	1.3271		120	40.29	4,851,057	5,104,200	
2003/07		0.20	1.1664	1.1664		120	40.29	4,859,348	5,163,720	
2004/01		0.30	1.1103	1.1103		120	53.24	4,875,017	5,221,080	
2004/07		0.30	0.8378	0.8378		120	53.24	4,886,876	5,264,880	
2005/01		0.40	0.8595	0.8595		120	53.83	4,903,320	5,310,120	
2005/07		0.40	0.7364	0.7364		120	53.83	4,917,458	5,349,240	
2006/01		0.50	0.9068	0.9068		120	58.22	4,939,754	5,397,720	
2006/07		0.50	0.8133	0.8133		120	58.22	4,959,844	5,441,640	
2007/01		0.60	1.0133	1.0133		120	58.64	4,990,000	5,496,720	
2007/07		0.60	1.1050	1.1050		120	61.74	5,023,084	5,557,440	
2008/01		0.70	0.8556	0.8556		120	61.74	5,053,167	5,604,960	
2008/07		0.70	0.6104	0.6104		120	61.74	5,074,759	5,639,160	
2009/01		0.80	1.3268	1.3268		120	59.95	5,128,622	5,714,040	
2009/07		0.80	0.6841	0.6841		120	59.95	5,156,691	5,753,160	
2010/01		0.90	0.8643	0.8643		120	63.76	5,196,805	5,802,840	
2010/07		0.90	0.7107	0.7107		120	63.76	5,230,044	5,844,120	
2011/01		1.00	0.9198	0.9198		120	61.61	5,278,150	5,897,880	
2011/07		1.00	0.9028	0.9028		120	63.01	5,325,801	5,951,160	
2012/01		1.00	0.3865	0.3865		120	63.01	5,346,385	5,974,200	
2012/07		1.00	0.9417	0.9417		120	63.01	5,396,732	6,030,480	
2013/01		1.00	0.4901	0.4901		120	58.65	5,423,181	6,060,000	
2013/07	25,533	1.00	0.6196	0.6196		120	58.90	5,482,316	6,097,560	
2014/01		1.00	0.8564	0.8564		120	58.90	5,529,267	6,149,760	
2014/07	38,910	1.00	1.2383	1.2383		120	51.72	5,632,563	6,225,960	
2015/01		1.00	0.7571	0.7571		120	51.72	5,672,664	6,273,120	
2015/09		1.00	1.5736	1.5736		120	51.72	5,756,606	6,371,880	
2016/09		1.00	1.9890	1.9890		120	51.72	5,864,277	6,498,600	

Message Code:

1 Per Bed Standard Limitation



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0122341-00 - 2016/09

237.50

Woodland Grove Health & Rehabilitation Center

Type of Cost Report: Cost Settled Interim CHOW Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
4325 SOUTHPOINT BOULEVAR	7/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
JACKSONVILLE, FL 32216	Days in CR 184	Maximum: 22,080	Standard: 366
County: Duval [16]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 20,320	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 2,778	Inflation
Current Class North Large	Initial CR? False	Medicaid: 12,394	FY Index: 1.35002422
Class at 1/94: North Large	Medicaid Utilization	60.99409%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	92.02899%	Cost: 1.06928041
Open Date: 01/08/2004	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/08/2004	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23500000
Entered Medicaid 02/20/2004	Low Occupancy Adjustment Factor:	116.38632%	DC Sem Index: 1.30450000
Med # Active Date: 07/01/2014	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05627530
Previous Med # 266281			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	666,366	1,181,577	604,982	590,202	4,159	3,047,286	
1a	Audit Adjustments							
2	Cost Per Diem	53.7652	95.3346	48.8125	47.6200	0.3356	245.8679	
3	Cost Per Diem Inflated	57.4901	100.6996	52.1943				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	57.4901	100.6996	52.1943	47.6200	0.3356	258.3396	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	57.2988		52.0206				
7	Provider Target Rate	60.4862		54.9144				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation	46.9752		55.2598				
10b	Base for line 10a	44.4998		52.3478				
11	Lesser of 5,7,8,10, 10a	46.9752	100.6996	52.1943	13.6500	0.3356	213.8547	
12/13	Medicaid Adjustment Rate		1.2455	0.6456				
14	Prospective Per Diem 11	46.9752	101.9451	52.8399	13.6500	0.3356	215.7458	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

Rate Semester 09/01/2016 through 08/31/2017

0 122341-00 - 2016/09

237.50

Woodland Grove Health & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	02/20/2004	Amount:	7,500,000.00		Total Amount	Per Diem
RS to Start Calcs:	2004/01	Type:	Variable	80% Capital(1):	4,804,037	9.8462
Indexed Asset Value	6,005,046	<60% of Base:	False	20% ROE(2):	1,201,009	0.6727
FRVS Base Asset:	5,163,720	Interest Rate:	5.2400%	Insurance Cost(3):	40,212	1.9789
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	63,253	3.1128
ROE Factor	0.022080	Amortization Rate:	5.2400%	Home Office(3):	15,428	0.7593
		Interest Only:	False	Replacement(3&4):	49,677	0.0000
		Yearly Payment:	388,139	Total FRVS PD:		16.3699

(1) 80% Capital (\$4,804,037) amortized at 5.2400 % for 20 years Principal & Interest of \$388,139 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.8462

(2) 20% ROE (\$1,201,009) times the ROE factor (0.022080) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6727

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	43,031
Comparison Date: 07/01/2003	Current RS PBS:	54,155
Comparison Bed 120	Effective PBS Limitation	5,163,720

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	46.9752	46.9752	2.1312	44.8440
Direct Care	101.9451	101.9451	4.6252	97.3199
Indirect Care	52.8399	52.8399	2.3973	50.4426
Property	13.6500	16.3699	0.7427	15.6272
ROE	0.3356	0.3133	0.0142	0.2991
ROE Adjustment	-0.3133	-0.3133	-0.0142	-0.2991
Quality Assess-Medicaid Share				21.0821
Supplemental Rate				8.1814
Totals	215.4325	218.1301	9.8964	237.4972

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid FRVS Property Reimbursement Rate
 Rate Semester 9/1/2016 through 8/31/2017 Based on Cost Report: 12/31/2014

0 122341-00 - 2016/09

237.50

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2004/01	9,046,928	0.00	1.1103	1.1103		120	44.81	5,163,720	5,163,720	1
2004/07		0.10	0.8378	0.8378		120	44.81	5,167,245	5,264,880	
2005/01		0.10	0.8595	0.8595		120	44.81	5,170,866	5,310,120	
2005/07		0.20	0.7364	0.7364		120	44.81	5,177,072	5,349,240	
2006/01		0.20	0.9068	0.9068		120	44.81	5,184,723	5,397,720	
2006/07		0.30	0.8133	0.8133		120	44.81	5,195,030	5,441,640	
2007/01		0.30	1.0133	1.0133		120	57.13	5,210,823	5,496,720	
2007/07		0.40	1.1050	1.1050		120	57.13	5,233,855	5,557,440	
2008/01		0.40	0.8556	0.8556		120	64.48	5,251,765	5,604,960	
2008/07		0.50	0.6104	0.6104		120	64.48	5,267,793	5,639,160	
2009/01		0.50	1.3268	1.3268		120	57.16	5,302,740	5,714,040	
2009/07		0.60	0.6841	0.6841		120	57.16	5,324,508	5,753,160	
2010/01		0.60	0.8643	0.8643		120	52.74	5,350,986	5,802,840	
2010/07		0.70	0.7107	0.7107		120	52.74	5,376,513	5,844,120	
2011/01		0.70	0.9198	0.9198		120	56.06	5,411,132	5,897,880	
2011/07		0.80	0.9028	0.9028		120	56.06	5,450,211	5,951,160	
2012/01		0.80	0.3865	0.3865		120	57.29	5,467,063	5,974,200	
2012/07		0.90	0.9417	0.9417		120	57.29	5,513,396	6,030,480	
2013/01		0.90	0.4901	0.4901		120	59.76	5,537,716	6,060,000	
2013/07		1.00	0.6196	0.6196		120	59.76	5,572,028	6,097,560	
2014/01	25,573	1.00	0.8564	0.8564		120	58.52	5,645,320	6,149,760	
2014/07	37,935	1.00	1.2383	1.2383		120	60.99	5,753,161	6,225,960	
2015/01		1.00	0.7571	0.7571		120	60.99	5,796,718	6,273,120	
2015/09		1.00	1.5736	1.5736		120	60.99	5,887,935	6,371,880	
2016/09		1.00	1.9890	1.9890		120	60.99	6,005,046	6,498,600	

Message Code:

1 Per Bed Standard Limitation

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Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0122342-00 - 2016/09

236.79

The Gardens Health & Rehabilitation Center

Type of Cost Report: Cost Settled Interim CHOW Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1704 HUNTINGTON VILLAGE C DAYTONA BEACH, FL 32114	7/1/2014-12/31/2014	Number of Beds: 108	Superior: 0
County: Volusia [64]	Days in CR 184	Maximum: 19,872	Standard: 366
Region: North Area: 4	First Used : 2014/07	Max Annualized: 39,420	Conditional: 0
Control: Proprietary : Corporation	Last Used: 2016/09	Total Patient: 17,922	Total: 366
Current Class North Large	Unaudited	Medicare: 4,209	Inflation
Class at 1/94: North Large	Initial CR? False	Medicaid: 9,917	FY Index: 1.35002422
Operating Ex > 18 months	Medicaid Utilization	55.33423%	Semester Index: 1.44355445
Open Date: 06/29/1998	Occupancy:	90.18720%	Cost: 1.06928041
Acquired Date: 06/29/1998	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Entered Medicaid 06/29/1998	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23500000
Med # Active Date: 07/01/2014	Low Occupancy Adjustment Factor:	114.05706%	DC Sem Index: 1.30450000
Previous Med # 282553	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05627530
			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	586,118	942,367	512,434	407,291	3,184	2,451,394	
1a	Audit Adjustments							
2	Cost Per Diem	59.1023	95.0254	51.6723	41.0700	0.3211	247.1911	
3	Cost Per Diem Inflated	63.1969	100.3730	55.2522				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	63.1969	100.3730	55.2522	41.0700	0.3211	260.2132	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	62.9866		55.0683				
7	Provider Target Rate	66.4904		58.1316				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation	48.4488		55.2084				
10b	Base for line 10a	45.8957		52.2991				
11	Lesser of 5,7,8,10, 10a	48.4488	100.3730	55.2084	13.6500	0.3211	218.0013	
12/13	Medicaid Adjustment Rate		0.6023	0.3313				
14	Prospective Per Diem 11	48.4488	100.9753	55.5397	13.6500	0.3211	218.9349	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

Rate Semester 09/01/2016 through 08/31/2017

0 122342-00 - 2016/09

236.79

The Gardens Health & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 06/29/1998		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	8,748,560.00		Total Amount	Per Diem
RS to Start Calcs:	1998/01	Type:	Variable	80% Capital(1):	4,352,286	9.5530
Indexed Asset Value	5,440,357	<60% of Base:	False	20% ROE(2):	1,088,071	0.6772
FRVS Base Asset:	2,246,700	Interest Rate:	4.7996%	Insurance Cost(3):	29,526	1.6475
Occup Adj Factor	0.9000	Chase Rate:	5.2997%	Taxes Cost(3):	39,944	2.2288
ROE Factor	0.022080	Amortization Rate:	4.7996%	Home Office(3):	12,462	0.6953
		Interest Only:	False	Replacement(3&4):	11,297	0.0000
		Yearly Payment:	338,922	Total FRVS PD:		14.8018

(1) 80% Capital (\$4,352,286) amortized at 4.7996 % for 20 years Principal & Interest of \$338,922 divided by annual available days (39420) divided by Occup. Adj. (0.90) = \$9.5530

(2) 20% ROE (\$1,088,071) times the ROE factor (0.022080) divided by annual available days (39420) divided by Occup. Adj. (0.90) = \$0.6772

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1997	Current RS PBS:	37,445
Comparison Bed	60	Effective PBS Limitation	54,155
			2,246,700

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	48.4488	48.4488	2.1981	46.2507
Direct Care	100.9753	100.9753	4.5812	96.3941
Indirect Care	55.5397	55.5397	2.5198	53.0199
Property	13.6500	14.8018	0.6716	14.1302
ROE	0.3211	0.3111	0.0141	0.2970
ROE Adjustment	-0.3111	-0.3111	-0.0141	-0.2970
Quality Assess-Medicaid Share				18.8162
Supplemental Rate				8.1814
Totals	218.6238	219.7656	9.9707	236.7925

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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236.79

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/01	7,632,691	0.00	1.1663	1.1663		60	69.77	2,246,700	2,246,700	1
1998/07		0.10	1.0794	1.0794		60	69.77	2,249,124	2,297,460	
1999/01		0.10	1.4499	1.4499		60	69.77	2,252,385	2,330,760	
1999/07		0.20	1.2299	1.2299		60	69.77	2,257,926	2,359,440	
2000/01		0.20	1.3356	1.3356		60	69.77	2,257,926	2,390,940	5
2000/07		0.30	1.1129	1.1129		60	69.77	2,271,516	2,417,520	
2001/01		0.30	1.2976	1.2976		60	69.77	2,271,516	2,448,900	5
2001/07		0.40	0.9615	0.9615		60	68.12	2,289,129	2,472,420	
2002/01		0.40	1.0301	1.0301		60	61.94	2,298,560	2,497,860	
2002/07		0.50	0.8337	0.8337		60	61.94	2,308,143	2,518,680	
2003/01		0.50	1.3271	1.3271		60	52.95	2,322,889	2,552,100	
2003/07		0.60	1.1664	1.1664		60	52.95	2,338,539	2,581,860	
2004/01		0.60	1.1103	1.1103		60	55.90	2,354,118	2,610,540	
2004/07		0.70	0.8378	0.8378		60	55.90	2,367,925	2,632,440	
2005/01		0.70	0.8595	0.8595		60	55.90	2,382,173	2,655,060	
2005/07		0.80	0.7364	0.7364		60	55.90	2,396,206	2,674,620	
2006/01		0.80	0.9068	0.9068		60	55.90	2,413,588	2,698,860	
2006/07		0.90	0.8133	0.8133		60	55.90	2,431,255	2,720,820	
2007/01		0.90	1.0133	1.0133		60	55.90	2,453,428	2,748,360	
2007/07		1.00	1.1050	1.1050		60	49.12	2,477,640	2,778,720	
2008/01		1.00	0.8556	0.8556		60	56.00	2,498,839	2,802,480	
2008/07		1.00	0.6104	0.6104		60	56.00	2,514,092	2,819,580	
2009/01		1.00	1.3268	1.3268		60	56.00	2,547,449	2,857,020	
2009/07		1.00	0.6841	0.6841		60	55.70	2,564,876	2,876,580	
2010/01		1.00	0.8643	0.8643		60	55.70	2,587,044	2,901,420	
2010/07	2,241,984	1.00	0.7107	0.7107		108	41.62	4,842,941	5,259,708	
2011/01		1.00	0.9198	0.9198		108	41.62	4,876,650	5,308,092	
2011/07		1.00	0.9028	0.9028		108	58.14	4,920,676	5,356,044	
2012/01		1.00	0.3865	0.3865		108	58.14	4,939,694	5,376,780	
2012/07	40,493	1.00	0.9417	0.9417		108	50.47	5,022,873	5,427,432	



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236.79

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/01		1.00	0.4901	0.4901		108	50.47	5,045,463	5,454,000	
2013/07		1.00	0.6196	0.6196		108	49.74	5,073,735	5,487,804	
2014/01		1.00	0.8564	0.8564		108	52.59	5,115,283	5,534,784	
2014/07	33,533	1.00	1.2383	1.2383		108	55.33	5,212,159	5,603,364	
2015/01		1.00	0.7571	0.7571		108	55.33	5,251,620	5,645,808	
2015/09		1.00	1.5736	1.5736		108	55.33	5,334,259	5,734,692	
2016/09		1.00	1.9890	1.9890		108	55.33	5,440,357	5,848,740	

Message Code:

- 1 Per Bed Standard Limitation
- 5 Uncorrected Licensure Deficiency

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID: 122342123120140701201404302015111729



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0122343-00 - 2016/09

233.67

Isle Health & Rehabilitation Center

Type of Cost Report: Cost Settled Interim CHOW Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1125 FLEMING PLANTATION B ORANGE PARK, FL 32003	7/1/2014-12/31/2014	Number of Beds: 108	Superior: 0
County: Clay [10]	Days in CR 184	Maximum: 19,872	Standard: 366
Region: North Area: 4	First Used : 2014/07	Max Annualized: 39,420	Conditional: 0
Control: Proprietary : Corporation	Last Used: 2016/09	Total Patient: 17,540	Total: 366
Current Class North Large	Unaudited	Medicare: 4,348	Inflation
Class at 1/94: North Large	Initial CR? False	Medicaid: 9,376	FY Index: 1.35002422
Operating Ex > 18 months	Medicaid Utilization	53.45496%	Semester Index: 1.44355445
Open Date: 01/19/2005	Occupancy:	88.26490%	Cost: 1.06928041
Acquired Date: 01/19/2005	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Entered Medicaid 03/11/2005	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23500000
Med # Active Date: 07/01/2014	Low Occupancy Adjustment Factor:	111.62599%	DC Sem Index: 1.30450000
Previous Med # 284785	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05627530
			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	553,278	891,884	460,444	482,395	3,036	2,391,037	
1a	Audit Adjustments							
2	Cost Per Diem	59.0100	95.1241	49.1088	51.4500	0.3238	255.0167	
3	Cost Per Diem Inflated	63.0982	100.4772	52.5111				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	63.0982	100.4772	52.5111	51.4500	0.3238	267.8603	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	62.8883		52.3363				
7	Provider Target Rate	66.3867		55.2477				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation	47.5908		54.5277				
10b	Base for line 10a	45.0829		51.6543				
11	Lesser of 5,7,8,10, 10a	47.5908	100.4772	52.5111	13.6500	0.3238	214.5529	
12/13	Medicaid Adjustment Rate		0.3905	0.2041				
14	Prospective Per Diem 11	47.5908	100.8677	52.7152	13.6500	0.3238	215.1475	
15	Inflated Usual & Customary Charge	Usual and Customary Limitations not applied after 7/1/2002.						0.00



Florida Agency for Health Care Administration

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Isle Health & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 03/11/2005		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	7,687,000.00		Total Amount	Per Diem
RS to Start Calcs:	2005/01	Type:	Variable	80% Capital(1):	4,338,066	9.8791
Indexed Asset Value	5,422,583	<60% of Base:	False	20% ROE(2):	1,084,517	0.6750
FRVS Base Asset:	4,738,392	Interest Rate:	5.2400%	Insurance Cost(3):	40,747	2.3231
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	50,514	2.8799
ROE Factor	0.022080	Amortization Rate:	5.2400%	Home Office(3):	14,213	0.8103
		Interest Only:	False	Replacement(3&4):	33,001	0.0000
		Yearly Payment:	350,491	Total FRVS PD:		16.5674

(1) 80% Capital (\$4,338,066) amortized at 5.2400 % for 20 years Principal & Interest of \$350,491 divided by annual available days (39420) divided by Occup. Adj. (0.90) = \$9.8791

(2) 20% ROE (\$1,084,517) times the ROE factor (0.022080) divided by annual available days (39420) divided by Occup. Adj. (0.90) = \$0.6750

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	43,874
Comparison Date: 07/01/2004	Current RS PBS:	54,155
Comparison Bed 108	Effective PBS Limitation	4,738,392

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	47.5908	47.5908	2.1592	45.4316
Direct Care	100.8677	100.8677	4.5763	96.2914
Indirect Care	52.7152	52.7152	2.3917	50.3235
Property	13.6500	16.5674	0.7517	15.8157
ROE	0.3238	0.3033	0.0138	0.2895
ROE Adjustment	-0.3033	-0.3033	-0.0138	-0.2895
Quality Assess-Medicaid Share				17.6243
Supplemental Rate				8.1814
Totals	214.8442	217.7411	9.8789	233.6679

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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233.67

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2005/01	8,976,432	0.00	0.8595	0.8595		108	50.38	4,738,392	4,738,392	1
2005/07		0.10	0.7364	0.7364		108	50.38	4,741,587	4,814,316	
2006/01		0.10	0.9068	0.9068		108	50.38	4,745,526	4,857,948	
2006/07		0.20	0.8133	0.8133		108	50.38	4,752,598	4,897,476	
2007/01		0.20	1.0133	1.0133		108	50.38	4,761,422	4,947,048	
2007/07		0.30	1.1050	1.1050		108	62.64	4,777,206	5,001,696	
2008/01		0.30	0.8556	0.8556		108	62.64	4,789,469	5,044,464	
2008/07		0.40	0.6104	0.6104		108	62.85	4,801,165	5,075,244	
2009/01		0.40	1.3268	1.3268		108	62.85	4,826,645	5,142,636	
2009/07		0.50	0.6841	0.6841		108	67.19	4,843,157	5,177,844	
2010/01		0.50	0.8643	0.8643		108	67.19	4,864,089	5,222,556	
2010/07		0.60	0.7107	0.7107		108	66.14	4,884,829	5,259,708	
2011/01		0.60	0.9198	0.9198		108	66.14	4,911,788	5,308,092	
2011/07		0.70	0.9028	0.9028		108	63.44	4,942,831	5,356,044	
2012/01		0.70	0.3865	0.3865		108	63.44	4,956,206	5,376,780	
2012/07		0.80	0.9417	0.9417		108	61.36	4,993,546	5,427,432	
2013/01		0.80	0.4901	0.4901		108	61.36	5,013,126	5,454,000	
2013/07		0.90	0.6196	0.6196		108	58.37	5,041,079	5,487,804	
2014/01	25,573	0.90	0.8564	0.8564		108	58.27	5,105,509	5,534,784	
2014/07	34,409	1.00	1.2383	1.2383		108	53.45	5,201,358	5,603,364	
2015/01		1.00	0.7571	0.7571		108	53.45	5,239,628	5,645,808	
2015/09		1.00	1.5736	1.5736		108	53.45	5,319,755	5,734,692	
2016/09		1.00	1.9890	1.9890		108	53.45	5,422,583	5,848,740	

Message Code:

1 Per Bed Standard Limitation

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Florida Agency for Health Care Administration
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235.74

Riverwood Health & Rehabilitation Center

Type of Cost Report: Cost Settled Interim CHOW Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
808 S COLLEY RD	7/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
STARKE, FL 32091	Days in CR 184	Maximum: 22,080	Standard: 366
County: Bradford [4]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 20,316	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 2,148	Inflation
Current Class North Large	Initial CR? False	Medicaid: 13,914	FY Index: 1.35002422
Class at 1/94: North Large	Medicaid Utilization	68.48789%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	92.01087%	Cost: 1.06928041
Open Date: 02/01/1981	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 02/01/1981	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23500000
Entered Medicaid 05/01/1983	Low Occupancy Adjustment Factor:	116.36340%	DC Sem Index: 1.30450000
Med # Active Date: 07/01/2014	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05627530
Previous Med # 251739			PS Target: 1.05562807

Rate Calculations								
Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	680,257	1,322,879	639,748	514,261		3,157,145	
1a	Audit Adjustments							
2	Cost Per Diem	48.8901	95.0754	45.9787	36.9600		226.9042	
3	Cost Per Diem Inflated	52.2772	100.4258	49.1641				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	52.2772	100.4258	49.1641	36.9600		238.8271	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	52.1033		50.2482				
7	Provider Target Rate	55.0017		53.0434				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation	45.1052		53.6453				
10b	Base for line 10a	42.7283		50.8184				
11	Lesser of 5,7,8,10, 10a	45.1052	100.4258	49.1641	13.6500		208.3451	
12/13	Medicaid Adjustment Rate		2.0887	1.0226				
14	Prospective Per Diem 11	45.1052	102.5145	50.1867	13.6500		211.4564	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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235.74

Riverwood Health & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 06/30/1992		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,500,000.00		Total Amount	Per Diem
RS to Start Calcs:	1981/01	Type:	Fixed	80% Capital(1):	4,449,254	16.0226
Indexed Asset Value	5,561,567	<60% of Base:	False	20% ROE(2):	1,112,313	0.6230
FRVS Base Asset:	3,086,185	Interest Rate:	13.1600%	Insurance Cost(3):	19,497	0.9597
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	14,189	0.6984
ROE Factor	0.022080	Amortization Rate:	13.1600%	Home Office(3):	13,982	0.6882
		Interest Only:	False	Replacement(3&4):	75,895	0.0000
		Yearly Payment:	631,612	Total FRVS PD:		18.9919

(1) 80% Capital (\$4,449,254) amortized at 13.1600 % for 20 years Principal & Interest of \$631,612 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$16.0226

(2) 20% ROE (\$1,112,313) times the ROE factor (0.022080) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6230

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	120	Effective PBS Limitation	54,155
			3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	45.1052	45.1052	2.0464	43.0588
Direct Care	102.5145	102.5145	4.6510	97.8635
Indirect Care	50.1867	50.1867	2.2769	47.9098
Property	13.6500	18.9919	0.8617	18.1302
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.6007
Supplemental Rate				8.1814
Totals	211.4564	216.7983	9.8360	235.7444

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
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235.74

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1981/01	1,048,819	0.00	3.8241	3.0000	0.8241	49		1,048,819	1,153,460	
1981/07		0.10	3.4129	3.0000	0.4129	49		1,048,819	1,183,301	
1982/01		0.10	3.0888	3.0000	0.0888	49		1,048,819	1,215,004	
1982/07		0.20	2.3865	2.3865		49		1,048,819	1,242,885	
1983/04		0.20	2.6288	2.6288		49		1,048,819	1,275,568	
1983/07		0.30	3.9578	3.0000	0.9578	49	89.00	1,058,258	1,326,038	
1984/01		0.30	2.2530	2.2530		49	89.00	1,065,411	1,343,237	
1984/07	1,697,232	0.40	1.9179	1.9179		120	89.00	2,770,817	3,352,680	
1985/01	289,561	0.40	1.1471	1.1471		120	100.00	3,073,091	3,391,080	
1985/10		0.50	0.8522	0.8522		120	88.91	3,086,185	3,420,000	
1986/01		0.50	0.8299	0.8299		120	88.91	3,098,993	3,448,440	
1986/07		0.60	0.2974	0.2974		120	88.91	3,104,522	3,441,840	
1987/01	46,071	0.60	1.0091	1.0091		120	83.85	3,169,391	3,503,400	
1987/07		0.70	0.9007	0.9007		120	85.63	3,189,374	3,530,760	
1988/01		0.70	0.9007	0.9007		120	85.63	3,209,483	3,559,440	
1988/07		0.80	0.5899	0.5899		120	85.63	3,224,629	3,557,520	
1989/01		0.80	0.5899	0.5899		120	89.04	3,239,846	3,578,520	
1989/07		0.90	0.5899	0.5899		120	88.95	3,257,046	3,602,760	
1990/01		0.90	0.5899	0.5899		120	88.95	3,274,338	3,620,880	
1990/07		1.00	0.5899	0.5899		120	94.10	3,293,653	3,642,240	
1991/01		1.00	0.5899	0.5899		120	94.10	3,313,082	3,663,600	
1991/07		1.00	1.4932	1.4932		120	87.57	3,362,553	3,718,320	
1992/01		1.00	2.0117	2.0117		120	80.21	3,430,197	3,793,080	
1992/07		1.00	1.8152	1.8152		120	80.21	3,492,462	3,861,960	
1993/01		1.00	1.7710	1.7710		120	80.21	3,554,314	3,930,360	
1993/07		1.00	1.5329	1.5329		120	80.21	3,608,798	3,990,600	
1994/01		1.00	1.6983	1.6983		120	80.21	3,670,086	4,058,400	
1994/07		1.00	1.5991	1.5991		120	80.21	3,728,774	4,123,320	
1995/01		1.00	1.5812	1.5812		120	80.21	3,787,733	4,188,480	
1995/07		1.00	1.5250	1.5250		120	77.26	3,845,496	4,252,320	



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235.74

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1996/01		1.00	1.7228	1.7228		120	77.26	3,911,746	4,325,640	
1996/07		1.00	1.3294	1.3294		120	85.38	3,963,749	4,383,120	
1997/01		1.00	1.4109	1.4109		120	85.38	4,019,674	4,444,920	
1997/07		1.00	1.0917	1.0917		120	85.38	4,019,674	4,493,400	5
1998/01		1.00	1.1663	1.1663		120	85.38	4,110,950	4,545,840	
1998/07		1.00	1.0794	1.0794		120	85.38	4,155,324	4,594,920	
1999/01		1.00	1.4499	1.4499		120	85.38	4,215,572	4,661,520	
1999/07		1.00	1.2299	1.2299		120	85.38	4,267,419	4,718,880	
2000/01		1.00	1.3356	1.3356		120	85.38	4,324,415	4,781,880	
2000/07		1.00	1.1129	1.1129		120	85.38	4,372,541	4,835,040	
2001/01		1.00	1.2976	1.2976		120	85.38	4,429,279	4,897,800	
2001/07	228,794	0.95	0.9615	0.9615		120	76.25	4,698,530	4,944,840	
2002/01		0.95	1.0301	1.0301		120	76.25	4,744,510	4,995,720	
2002/07		0.90	0.8337	0.8337		120	76.25	4,780,108	5,037,360	
2003/01		0.90	1.3271	1.3271		120	76.25	4,837,202	5,104,200	
2003/07		0.85	1.1664	1.1664		120	76.25	4,885,158	5,163,720	
2004/01		0.85	1.1103	1.1103		120	79.20	4,931,264	5,221,080	
2004/07		0.80	0.8378	0.8378		120	79.20	4,964,313	5,264,880	
2005/01		0.80	0.8595	0.8595		120	78.84	4,998,448	5,310,120	
2005/07		0.75	0.7364	0.7364		120	78.84	5,026,054	5,349,240	
2006/01		0.75	0.9068	0.9068		120	76.92	5,060,236	5,397,720	
2006/07		0.70	0.8133	0.8133		120	76.92	5,089,044	5,441,640	
2007/01		0.70	1.0133	1.0133		120	77.97	5,125,141	5,496,720	
2007/07		0.65	1.1050	1.1050		120	77.97	5,161,955	5,557,440	
2008/01		0.65	0.8556	0.8556		120	78.48	5,190,661	5,604,960	
2008/07		0.60	0.6104	0.6104		120	78.48	5,209,669	5,639,160	
2009/01		0.60	1.3268	1.3268		120	76.91	5,251,143	5,714,040	
2009/07		0.55	0.6841	0.6841		120	76.91	5,270,903	5,753,160	
2010/01		0.55	0.8643	0.8643		120	74.38	5,295,961	5,802,840	
2010/07		0.50	0.7107	0.7107		120	74.38	5,314,783	5,844,120	



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235.74

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2011/01		0.50	0.9198	0.9198		120	73.03	5,339,226	5,897,880	
2011/07		0.45	0.9028	0.9028		120	73.03	5,360,919	5,951,160	
2012/01		0.45	0.3865	0.3865		120	78.84	5,370,242	5,974,200	
2012/07		0.40	0.9417	0.9417		120	78.84	5,390,472	6,030,480	
2013/01		0.40	0.4901	0.4901		120	79.56	5,401,037	6,060,000	
2013/07	25,533	0.35	0.6196	0.6196		120	77.47	5,438,285	6,097,560	
2014/01		0.35	0.8564	0.8564		120	77.47	5,454,584	6,149,760	
2014/07	30,473	0.30	1.2383	1.2383		120	68.49	5,505,321	6,225,960	
2015/01		0.30	0.7571	0.7571		120	68.49	5,517,824	6,273,120	
2015/09		0.25	1.5736	1.5736		120	68.49	5,539,531	6,371,880	
2016/09		0.20	1.9890	1.9890		120	68.49	5,561,567	6,498,600	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

ID: 122344123120140701201404142015142115



Florida Agency for Health Care Administration
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0122346-00 - 2016/09

227.57

Terrace Health & Rehabilitation Center

Type of Cost Report: Cost Settled Interim CHOW Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
7207 SW 24TH AVE	7/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
GAINESVILLE, FL 32607	Days in CR 184	Maximum: 22,080	Standard: 366
County: Alachua [1]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 21,330	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 6,952	Inflation
Current Class North Large	Initial CR? False	Medicaid: 10,264	FY Index: 1.35002422
Class at 1/94: North Large	Medicaid Utilization	48.12002%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	96.60326%	Cost: 1.06928041
Open Date: 05/06/2002	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 05/06/2002	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23500000
Entered Medicaid 06/27/2002	Low Occupancy Adjustment Factor:	122.17126%	DC Sem Index: 1.30450000
Med # Active Date: 07/01/2014	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05627530
Previous Med # 255572			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	505,088	979,527	488,429	461,983	3,488	2,438,515	
1a	Audit Adjustments							
2	Cost Per Diem	49.2097	95.4333	47.5866	45.0100	0.3398	237.5794	
3	Cost Per Diem Inflated	52.6190	100.8038	50.8834				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	52.6190	100.8038	50.8834	45.0100	0.3398	249.6560	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	52.4439		50.7141				
7	Provider Target Rate	55.3613		53.5352				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation	48.5144		54.7468				
10b	Base for line 10a	45.9579		51.8618				
11	Lesser of 5,7,8,10, 10a	48.5144	100.8038	50.8834	13.6500	0.3398	214.1914	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	48.5144	100.8038	50.8834	13.6500	0.3398	214.1914	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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227.57

Terrace Health & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 06/27/2002		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	6,800,000.00		Total Amount	Per Diem
RS to Start Calcs:	2002/01	Type:	Variable	80% Capital(1):	4,747,062	9.7295
Indexed Asset Value	5,933,827	<60% of Base:	False	20% ROE(2):	1,186,765	0.6647
FRVS Base Asset:	4,944,840	Interest Rate:	5.2400%	Insurance Cost(3):	36,001	1.6878
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	53,816	2.5230
ROE Factor	0.022080	Amortization Rate:	5.2400%	Home Office(3):	16,937	0.7940
		Interest Only:	False	Replacement(3&4):	30,428	0.0000
		Yearly Payment:	383,536	Total FRVS PD:		15.3990

(1) 80% Capital (\$4,747,062) amortized at 5.2400 % for 20 years Principal & Interest of \$383,536 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.7295

(2) 20% ROE (\$1,186,765) times the ROE factor (0.022080) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6647

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/2001	Current RS PBS:	41,207
Comparison Bed	120	Effective PBS Limitation	54,155
			4,944,840

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	48.5144	48.5144	2.2011	46.3133
Direct Care	100.8038	100.8038	4.5734	96.2304
Indirect Care	50.8834	50.8834	2.3086	48.5748
Property	13.6500	15.3990	0.6986	14.7004
ROE	0.3398	0.3248	0.0147	0.3101
ROE Adjustment	-0.3248	-0.3248	-0.0147	-0.3101
Quality Assess-Medicaid Share				13.5702
Supplemental Rate				8.1814
Totals	213.8666	215.6006	9.7817	227.5705

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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227.57

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2002/01	8,016,391	0.00	1.0301	1.0301		120	43.66	4,944,840	4,944,840	1
2002/07	18,159	0.10	0.8337	0.8337		120	43.66	4,966,273	5,037,360	
2003/01		0.10	1.3271	1.3271		120	43.66	4,971,504	5,104,200	
2003/07		0.20	1.1664	1.1664		120	43.66	4,980,711	5,163,720	
2004/01		0.20	1.1103	1.1103		120	43.66	4,989,492	5,221,080	
2004/07		0.30	0.8378	0.8378		120	43.66	4,999,445	5,264,880	
2005/01	23,619	0.30	0.8595	0.8595		120	51.54	5,035,146	5,310,120	
2005/07		0.40	0.7364	0.7364		120	51.54	5,049,046	5,349,240	
2006/01		0.40	0.9068	0.9068		120	62.38	5,067,359	5,397,720	
2006/07		0.50	0.8133	0.8133		120	62.38	5,087,968	5,441,640	
2007/01		0.50	1.0133	1.0133		120	57.30	5,113,749	5,496,720	
2007/07		0.60	1.1050	1.1050		120	57.30	5,147,653	5,557,440	
2008/01		0.60	0.8556	0.8556		120	53.71	5,173,461	5,604,960	
2008/07		0.70	0.6104	0.6104		120	57.00	5,195,567	5,639,160	
2009/01		0.70	1.3268	1.3268		120	57.00	5,243,823	5,714,040	
2009/07		0.80	0.6841	0.6841		120	57.00	5,272,522	5,753,160	
2010/01		0.80	0.8643	0.8643		120	56.57	5,308,976	5,802,840	
2010/07		0.90	0.7107	0.7107		120	56.57	5,342,932	5,844,120	
2011/01		0.90	0.9198	0.9198		120	47.54	5,381,162	5,897,880	
2011/07		1.00	0.9028	0.9028		120	47.54	5,423,154	5,951,160	
2012/01		1.00	0.3865	0.3865		120	46.26	5,440,784	5,974,200	
2012/07		1.00	0.9417	0.9417		120	46.26	5,483,878	6,030,480	
2013/01		1.00	0.4901	0.4901		120	55.37	5,510,754	6,060,000	
2013/07	25,533	1.00	0.6196	0.6196		120	55.97	5,570,432	6,097,560	
2014/01		1.00	0.8564	0.8564		120	55.97	5,618,137	6,149,760	
2014/07	36,264	1.00	1.2383	1.2383		120	48.12	5,715,268	6,225,960	
2015/01		1.00	0.7571	0.7571		120	48.12	5,753,126	6,273,120	
2015/09		1.00	1.5736	1.5736		120	48.12	5,832,333	6,371,880	
2016/09		1.00	1.9890	1.9890		120	48.12	5,933,827	6,498,600	

Message Code:

1 Per Bed Standard Limitation



Florida Agency for Health Care Administration
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231.94

Villa Health & Rehabilitation Center

Type of Cost Report: Cost Settled Interim CHOW Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
120 CHIPOLA AVE	7/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
DELAND, FL 32720	Days in CR 184	Maximum: 22,080	Standard: 366
County: Volusia [64]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 20,554	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 3,806	Inflation
Current Class North Large	Initial CR? False	Medicaid: 12,320	FY Index: 1.35002422
Class at 1/94: North Large	Medicaid Utilization	59.93967%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	93.08877%	Cost: 1.06928041
Open Date: 09/27/1996	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 09/27/1996	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23500000
Entered Medicaid 09/27/1996	Low Occupancy Adjustment Factor:	117.72659%	DC Sem Index: 1.30450000
Med # Active Date: 07/01/2014	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05627530
Previous Med # 212636			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	618,979	1,172,128	580,767	488,981	5,139	2,865,994
1a	Audit Adjustments						
2	Cost Per Diem	50.2418	95.1403	47.1402	39.6900	0.4171	232.6294
3	Cost Per Diem Inflated	53.7226	100.4943	50.4061			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	53.7226	100.4943	50.4061	39.6900	0.4171	244.7301
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	53.5438		50.2482			
7	Provider Target Rate	56.5223		53.0434			
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500		
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675			
10	Target Rate Class Ceiling	55.9464		66.1467			
10a	New Provider Target Limitation	48.1747		54.2299			
10b	Base for line 10a	45.6361		51.3722			
11	Lesser of 5,7,8,10, 10a	48.1747	100.4943	50.4061	13.6500	0.4171	213.1422
12/13	Medicaid Adjustment Rate		1.1237	0.5636			
14	Prospective Per Diem 11	48.1747	101.6180	50.9697	13.6500	0.4171	214.8295
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



Florida Agency for Health Care Administration

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231.94

Villa Health & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 09/27/1996		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	4,750,000.00		Total Amount	Per Diem
RS to Start Calcs:	1996/07	Type:	Variable	80% Capital(1):	4,662,724	8.3271
Indexed Asset Value	5,828,405	<60% of Base:	False	20% ROE(2):	1,165,681	0.6529
FRVS Base Asset:	4,325,640	Interest Rate:	3.6300%	Insurance Cost(3):	31,365	1.5260
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	34,274	1.6675
ROE Factor	0.022080	Amortization Rate:	3.6300%	Home Office(3):	15,131	0.7362
		Interest Only:	False	Replacement(3&4):	5,217	0.0000
		Yearly Payment:	328,253	Total FRVS PD:		12.9097

(1) 80% Capital (\$4,662,724) amortized at 3.6300 % for 20 years Principal & Interest of \$328,253 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$8.3271

(2) 20% ROE (\$1,165,681) times the ROE factor (0.022080) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6529

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	01/01/1996	Current RS PBS:	36,047
Comparison Bed	120	Effective PBS Limitation	54,155
			4,325,640

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	48.1747	48.1747	2.1857	45.9890
Direct Care	101.6180	101.6180	4.6104	97.0076
Indirect Care	50.9697	50.9697	2.3125	48.6572
Property	13.6500	12.9097	0.5857	12.3240
ROE	0.4171	0.4062	0.0184	0.3878
ROE Adjustment	-0.4062	-0.4062	-0.0184	-0.3878
Quality Assess-Medicaid Share				19.7837
Supplemental Rate				8.1814
Totals	214.4233	213.6721	9.6943	231.9429

Medicaid Trend Adjustment



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231.94

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1996/07	5,740,391	0.00	1.3294	1.3294		120	44.94	4,325,640	4,325,640	1
1997/01		0.10	1.4109	1.4109		120	44.94	4,330,627	4,444,920	
1997/07		0.10	1.0917	1.0917		120	44.94	4,334,491	4,493,400	
1998/01		0.20	1.1663	1.1663		120	44.94	4,342,754	4,545,840	
1998/07		0.20	1.0794	1.0794		120	44.94	4,350,415	4,594,920	
1999/01		0.30	1.4499	1.4499		120	44.94	4,365,878	4,661,520	
1999/07		0.30	1.2299	1.2299		120	54.66	4,381,889	4,718,880	
2000/01		0.40	1.3356	1.3356		120	54.66	4,405,152	4,781,880	
2000/07		0.40	1.1129	1.1129		120	62.40	4,424,764	4,835,040	
2001/01		0.50	1.2976	1.2976		120	62.40	4,453,472	4,897,800	
2001/07		0.50	0.9615	0.9615		120	59.45	4,474,884	4,944,840	
2002/01		0.60	1.0301	1.0301		120	59.45	4,502,543	4,995,720	
2002/07		0.60	0.8337	0.8337		120	63.31	4,525,065	5,037,360	
2003/01		0.70	1.3271	1.3271		120	63.31	4,567,103	5,104,200	
2003/07		0.70	1.1664	1.1664		120	62.61	4,604,393	5,163,720	
2004/01		0.80	1.1103	1.1103		120	62.61	4,645,289	5,221,080	
2004/07		0.80	0.8378	0.8378		120	61.72	4,676,422	5,264,880	
2005/01		0.90	0.8595	0.8595		120	61.72	4,712,599	5,310,120	
2005/07		0.90	0.7364	0.7364		120	61.72	4,743,834	5,349,240	
2006/01		1.00	0.9068	0.9068		120	55.88	4,786,851	5,397,720	
2006/07		1.00	0.8133	0.8133		120	55.88	4,825,782	5,441,640	
2007/01		1.00	1.0133	1.0133		120	58.43	4,874,682	5,496,720	
2007/07		1.00	1.1050	1.1050		120	58.43	4,928,547	5,557,440	
2008/01		1.00	0.8556	0.8556		120	61.21	4,970,716	5,604,960	
2008/07		1.00	0.6104	0.6104		120	61.21	5,001,057	5,639,160	
2009/01		1.00	1.3268	1.3268		120	61.67	5,067,411	5,714,040	
2009/07		1.00	0.6841	0.6841		120	61.67	5,102,077	5,753,160	
2010/01		1.00	0.8643	0.8643		120	63.73	5,146,174	5,802,840	
2010/07		1.00	0.7107	0.7107		120	63.73	5,182,748	5,844,120	
2011/01		1.00	0.9198	0.9198		120	65.29	5,230,419	5,897,880	



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0 122347-00 - 2016/09

231.94

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2011/07		1.00	0.9028	0.9028		120	65.29	5,277,639	5,951,160	
2012/01		1.00	0.3865	0.3865		120	60.30	5,298,037	5,974,200	
2012/07		1.00	0.9417	0.9417		120	60.30	5,347,929	6,030,480	
2013/01		1.00	0.4901	0.4901		120	61.19	5,374,139	6,060,000	
2013/07		1.00	0.6196	0.6196		120	61.19	5,407,437	6,097,560	
2014/01	25,573	1.00	0.8564	0.8564		120	62.35	5,479,319	6,149,760	
2014/07	36,760	1.00	1.2383	1.2383		120	59.94	5,583,929	6,225,960	
2015/01		1.00	0.7571	0.7571		120	59.94	5,583,929	6,273,120	5
2015/09		1.00	1.5736	1.5736		120	59.94	5,714,739	6,371,880	
2016/09		1.00	1.9890	1.9890		120	59.94	5,828,405	6,498,600	

Message Code:

- | |
|---|
| 1 Per Bed Standard Limitation
5 Uncorrected Licensure Deficiency |
|---|

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

ID: 122347123120140701201404152015090317



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0128848-00 - 2016/09

210.12

Bay Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1336 ST ANDREWS BLVD	3/1/2015-2/29/2016	Number of Beds: 160	Superior: 0
PANAMA CITY, FL 32405	Days in CR 366	Maximum: 58,560	Standard: 366
County: Bay [3]	First Used : 2016/09	Max Annualized: 58,400	Conditional: 0
Region: North Area: 2	Last Used: 2016/09	Total Patient: 44,552	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 5,117	Inflation
Current Class North Large	Initial CR? False	Medicaid: 36,545	FY Index: 1.38327652
Class at 1/94: North Large	Medicaid Utilization	82.02774%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	76.07923%	Cost: 1.04357620
Open Date: 08/01/1972	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 08/01/1972	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25683112
Entered Medicaid 08/01/1972	Low Occupancy Adjustment Factor:	96.21513%	DC Sem Index: 1.30450000
Med # Active Date: 04/01/2009	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03792783
Previous Med # 212989			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,421,978	2,777,445	1,874,689	762,694		6,836,806	
1a	Audit Adjustments							
2	Cost Per Diem	38.9103	76.0007	51.2981	20.8700		187.0791	
3	Cost Per Diem Inflated	40.6059	78.8832	53.5335				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	40.6059	78.8832	53.5335	20.8700		193.8926	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	46.3216		56.7094				
7	Provider Target Rate	48.8984		59.8640				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	40.6059	78.8832	53.5335	13.6500		186.6726	
12/13	Medicaid Adjustment Rate		2.8423	1.9289				
14	Prospective Per Diem 11	40.6059	81.7255	55.4624	13.6500		191.4438	
15	Inflated Usual & Customary Charge		Usual and Customary Limitations not applied after 7/1/2002.					0.00



Florida Agency for Health Care Administration

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Computation of Nursing Home Medicaid Reimbursement Rate

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Bay Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 10/01/1985		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	7,375,000.00		Total Amount	Per Diem
RS to Start Calcs:	1972/07	Type:	Variable	80% Capital(1):	3,520,617	8.5719
Indexed Asset Value	4,400,771	<60% of Base:	False	20% ROE(2):	880,154	0.3436
FRVS Base Asset:	2,287,922	Interest Rate:	11.5000%	Insurance Cost(3):	94,567	2.1226
Occup Adj Factor	0.9000	Chase Rate:	9.5000%	Taxes Cost(3):	10,840	0.2433
ROE Factor	0.020520	Amortization Rate:	11.5000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	22,247	0.0000
		Yearly Payment:	450,539	Total FRVS PD:		11.2814

(1) 80% Capital (\$3,520,617) amortized at 11.5000 % for 20 years Principal & Interest of \$450,539 divided by annual available days (58400) divided by Occup. Adj. (0.90) = \$8.5719

(2) 20% ROE (\$880,154) times the ROE factor (0.020520) divided by annual available days (58400) divided by Occup. Adj. (0.90) = \$0.3436

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	160	Effective PBS Limitation	54,155
			4,560,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	40.6059	40.6059	1.8423	38.7636
Direct Care	81.7255	81.7255	3.7078	78.0177
Indirect Care	55.4624	55.4624	2.5163	52.9461
Property	13.6500	11.2814	0.5118	10.7696
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.4429
Supplemental Rate				8.1814
Totals	191.4438	189.0752	8.5782	210.1213

Medicaid Trend Adjustment



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210.12

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1972/07	1,021,072	0.00	4.9326	3.0000	1.9326	160	100.00	1,021,072	1,791,200	
1973/01	335,424	0.10	7.0835	3.0000	4.0835	160	100.00	1,359,559	1,883,520	
1973/07		0.10	9.7399	3.0000	6.7399	160	100.00	1,363,638	1,990,080	
1974/01		0.20	11.9670	3.0000	8.9670	160	100.00	1,371,820	2,094,080	
1974/07		0.20	12.0707	3.0000	9.0707	160	100.00	1,380,051	2,159,040	
1975/01		0.30	12.1612	3.0000	9.1612	160	100.00	1,392,471	2,225,760	
1975/07		0.30	13.2246	3.0000	10.2246	160	100.00	1,405,003	2,316,320	
1976/01		0.40	14.2691	3.0000	11.2691	160	100.00	1,421,863	2,409,920	
1976/07		0.40	14.7543	3.0000	11.7543	160	100.00	1,438,925	2,493,920	
1977/01		0.50	15.5049	3.0000	12.5049	160	100.00	1,460,509	2,587,520	
1977/07		0.50	17.5625	3.0000	14.5625	160	100.00	1,482,417	2,718,240	
1978/01		0.60	19.3022	3.0000	16.3022	160	100.00	1,509,101	2,847,200	
1978/07		0.60	21.8416	3.0000	18.8416	160	100.00	1,536,265	3,004,800	
1979/01		0.70	23.9689	3.0000	20.9689	160	100.00	1,568,527	3,158,880	
1979/07		0.70	25.1671	3.0000	22.1671	160	100.00	1,601,466	3,291,520	
1980/01		0.80	28.3328	3.0000	25.3328	160	93.08	1,639,901	3,494,560	
1980/07		0.80	29.1435	3.0000	26.1435	160	93.08	1,679,259	3,627,680	
1981/01		0.90	29.9675	3.0000	26.9675	160	94.11	1,724,599	3,766,400	
1981/07		0.90	29.5563	3.0000	26.5563	160	94.11	1,771,163	3,863,840	
1982/01		1.00	29.2323	3.0000	26.2323	160	88.02	1,824,298	3,967,360	
1982/07		1.00	28.5300	3.0000	25.5300	160	88.02	1,879,027	4,058,400	
1983/04		1.00	28.1588	3.0000	25.1588	160	92.91	1,935,398	4,165,120	
1983/07		1.00	29.1166	3.0000	26.1166	160	92.91	1,993,460	4,329,920	
1984/01		1.00	27.4118	3.0000	24.4118	160	93.26	2,053,264	4,386,080	
1984/07		1.00	26.3297	3.0000	23.3297	160	93.26	2,114,862	4,470,240	
1985/01		1.00	24.4768	3.0000	21.4768	160	93.25	2,178,308	4,521,440	
1985/10	44,265	1.00	22.3290	3.0000	19.3290	160	93.25	2,287,922	4,560,000	
1986/01		1.00	20.1589	3.0000	17.1589	160	95.91	2,356,560	4,597,920	
1986/07		1.00	17.4563	3.0000	14.4563	160	95.91	2,427,257	4,589,120	
1987/01		1.00	15.4654	3.0000	12.4654	160	94.06	2,500,075	4,671,200	



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210.12

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1987/07		1.00	13.3661	3.0000	10.3661	160	94.06	2,575,077	4,707,680	
1988/01		1.00	11.2668	3.0000	8.2668	160	94.06	2,652,329	4,745,920	
1988/07		1.00	8.8567	3.0000	5.8567	160	91.88	2,731,899	4,743,360	
1989/01		1.00	6.4466	3.0000	3.4466	160	91.09	2,813,856	4,771,360	
1989/07		1.00	4.0365	3.0000	1.0365	160	91.09	2,898,272	4,803,680	
1990/01		1.00	1.6264	1.6264		160	81.82	2,945,409	4,827,840	
1990/07		1.00	0.5899	0.5899		160	81.82	2,962,784	4,856,320	
1991/01		1.00	0.5899	0.5899		160	81.82	2,980,261	4,884,800	
1991/07		1.00	1.4932	1.4932		160	83.88	3,024,762	4,957,760	
1992/01	46,904	1.00	2.0117	2.0117		160	87.82	3,132,515	5,057,440	
1992/07		1.00	1.8152	1.8152		160	87.82	3,189,376	5,149,280	
1993/01		0.95	1.7710	1.7710		160	87.82	3,243,037	5,240,480	
1993/07		0.95	1.5329	1.5329		160	79.45	3,290,265	5,320,800	
1994/01		0.90	1.6983	1.6983		160	79.45	3,340,557	5,411,200	
1994/07		0.90	1.5991	1.5991		160	79.45	3,388,634	5,497,760	
1995/01		0.85	1.5812	1.5812		160	79.45	3,434,177	5,584,640	
1995/07		0.85	1.5250	1.5250		160	79.45	3,478,694	5,669,760	
1996/01		0.80	1.7228	1.7228		160	79.45	3,478,694	5,767,520	5
1996/07		0.80	1.3294	1.3294		160	78.33	3,564,143	5,844,160	
1997/01		0.75	1.4109	1.4109		160	78.33	3,601,859	5,926,560	
1997/07		0.75	1.0917	1.0917		160	78.33	3,631,351	5,991,200	
1998/01		0.70	1.1663	1.1663		160	78.33	3,660,997	6,061,120	
1998/07		0.70	1.0794	1.0794		160	78.33	3,688,659	6,126,560	
1999/01		0.65	1.4499	1.4499		160	80.25	3,723,421	6,215,360	
1999/07		0.65	1.2299	1.2299		160	80.25	3,753,186	6,291,840	
2000/01		0.60	1.3356	1.3356		160	85.58	3,783,264	6,375,840	
2000/07		0.60	1.1129	1.1129		160	85.58	3,808,525	6,446,720	
2001/01	33,978	0.55	1.2976	1.2976		160	80.12	3,869,684	6,530,400	
2001/07		0.55	0.9615	0.9615		160	80.12	3,890,147	6,593,120	
2002/01		0.50	1.0301	1.0301		160	83.81	3,910,185	6,660,960	



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210.12

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2002/07		0.50	0.8337	0.8337		160	83.81	3,926,487	6,716,480	
2003/01		0.45	1.3271	1.3271		160	82.31	3,949,936	6,805,600	
2003/07		0.45	1.1664	1.1664		160	82.31	3,970,669	6,884,960	
2004/01	23,530	0.40	1.1103	1.1103		160	78.15	4,011,833	6,961,440	
2004/07		0.40	0.8378	0.8378		160	78.15	4,025,277	7,019,840	
2005/01		0.35	0.8595	0.8595		160	74.33	4,037,385	7,080,160	
2005/07		0.35	0.7364	0.7364		160	74.33	4,047,789	7,132,320	
2006/01		0.30	0.9068	0.9068		160	78.56	4,047,789	7,196,960	5
2006/07		0.30	0.8133	0.8133		160	78.56	4,068,702	7,255,520	
2007/01		0.25	1.0133	1.0133		160	83.23	4,079,008	7,328,960	
2007/07		0.25	1.1050	1.1050		160	83.23	4,090,278	7,409,920	
2008/01		0.20	0.8556	0.8556		160	76.72	4,097,276	7,473,280	
2008/07		0.20	0.6104	0.6104		160	76.72	4,102,279	7,518,880	
2009/01		0.15	1.3268	1.3268		160	76.72	4,110,443	7,618,720	
2009/07		0.15	0.6841	0.6841		160	77.70	4,114,660	7,670,880	
2010/01	47,577	0.10	0.8643	0.8643		160	80.95	4,165,792	7,737,120	
2010/07		0.10	0.7107	0.7107		160	80.95	4,168,754	7,792,160	
2011/01		0.05	0.9198	0.9198		160	80.22	4,170,672	7,863,840	
2011/07		0.05	0.9028	0.9028		160	80.22	4,172,553	7,934,880	
2012/01		0.00	0.3865	0.3865		160	80.22	4,172,553	7,965,600	
2012/07	42,262	0.00	0.9417	0.9417		160	77.27	4,214,815	8,040,640	
2013/01		0.00	0.4901	0.4901		160	77.27	4,214,815	8,080,000	
2013/07	132,158	0.00	0.6196	0.6196		160	75.61	4,346,973	8,130,080	
2014/01		0.00	0.8564	0.8564		160	77.53	4,346,973	8,199,680	
2014/07		0.00	1.2383	1.2383		160	77.53	4,346,973	8,301,280	
2015/01	53,798	0.00	0.7571	0.7571		160	82.03	4,400,771	8,364,160	
2015/09		0.00	1.5736	1.5736		160	81.68	4,400,771	8,495,840	
2016/09		0.00	1.9890	1.9890		160	82.03	4,400,771	8,664,800	

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
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0129312-00 - 2016/09

207.05

The Pavilion for Health Care

Type of Cost Report: Interim New Facility Type of Cost: Estimated Type of Rate: Interim

Type of Ownership: Nonprofit : Other CHOW Status based on this Cost Report: New Provider

Provider Information	Cost Report	Patient Days	Ratings Days
ONE PAVILION PLACE	8/1/2014-7/31/2015	Number of Beds: 40	Superior: 0
PENNEY FARMS, FL 32079	Days in CR 365	Maximum: 14,600	Standard: 366
County: Clay [10]	First Used : 2014/07	Max Annualized: 14,600	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 13,227	Total: 366
Control: Nonprofit : Other	Unaudited	Medicare: 2,181	Inflation
Current Class North Small	Initial CR? True	Medicaid: 1,594	FY Index: 1.36305434
Class at 1/94: North Small	Medicaid Utilization	12.05111%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	90.59589%	Cost: 1.00000000
Open Date: 09/12/1972	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 09/12/1972	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24199678
Entered Medicaid 08/15/2014	Low Occupancy Adjustment Factor:	114.57392%	DC Sem Index: 1.30450000
Med # Active Date: 08/15/2014	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.00000000
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	82,665	144,264	100,398	27,018		354,345	
1a	Audit Adjustments							
2	Cost Per Diem	51.8601	90.5044	62.9849	16.9498		222.2992	
3	Cost Per Diem Inflated	51.8601	90.5044	62.9849				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	51.8601	90.5044	62.9849	16.9498		222.2992	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base							
7	Provider Target Rate							
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	62.6595	100.8980	75.9871	13.6500			
9	Prior Semester: Class Ceiling Target Base	57.6324		70.0507				
10	Target Rate Class Ceiling	59.8766		72.7784				
10a	New Provider Target Limitation	58.8684		69.7209				
10b	Base for line 10a	55.7662		66.0468				
11	Lesser of 5,7,8,10, 10a	51.8601	90.5044	62.9849	13.6500		218.9994	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	51.8601	90.5044	62.9849	13.6500		218.9994	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

Rate Semester 09/01/2016 through 08/31/2017

0 129312-00 - 2016/09

207.05

The Pavilion for Health Care

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	08/15/2014	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	6,250,000.00		Total Amount	Per Diem
RS to Start Calcs:	1972/07	Type:	Variable	80% Capital(1):	341,408	2.2178
Indexed Asset Value	426,760	<60% of Base:	False	20% ROE(2):	85,352	0.1374
FRVS Base Asset:	0	Interest Rate:	5.9110%	Insurance Cost(3):	8,100	0.6124
Occup Adj Factor	0.9000	Chase Rate:	4.1754%	Taxes Cost(3):	0	0.0000
ROE Factor	0.021150	Amortization Rate:	5.9110%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	29,142	Total FRVS PD:		2.9676

(1) 80% Capital (\$341,408) amortized at 5.9110 % for 20 years Principal & Interest of \$29,142 divided by annual available days (14600) divided by Occup. Adj. (0.90) = \$2.2178

(2) 20% ROE (\$85,352) times the ROE factor (0.021150) divided by annual available days (14600) divided by Occup. Adj. (0.90) = \$0.1374

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	10,669
Comparison Date: 01/01/1972	Current RS PBS:	54,155
Comparison Bed 40	Effective PBS Limitation	426,760

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	51.8601	51.8601	2.3529	49.5072
Direct Care	90.5044	90.5044	4.1061	86.3983
Indirect Care	62.9849	62.9849	2.8576	60.1273
Property	13.6500	2.9676	0.1346	2.8330
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	218.9994	208.3170	9.4512	207.0472

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid FRVS Property Reimbursement Rate
 Rate Semester 9/1/2016 through 8/31/2017 Based on Cost Report: 7/31/2015

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207.05

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2014/07	6,487,628	0.00	1.2383	1.2383		40	12.05	426,760	426,760	1
2015/01		0.10	0.7571	0.7571		40	12.05	426,760	2,091,040	
2015/09		0.10	1.5736	1.5736		40	12.05	426,760	2,123,960	
2016/09		0.20	1.9890	1.9890		40	12.05	426,760	2,166,200	

Message Code:

1 Per Bed Standard Limitation

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID:



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0130817-00 - 2016/09

246.51

Oak View Rehabilitation Center

Type of Cost Report: Cost Settled Interim CHOW Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: Non-Related Party (NRP) CHOW

Provider Information	Cost Report	Patient Days	Ratings Days
833 KINGSLEY AVE	9/1/2014-2/28/2015	Number of Beds: 120	Superior: 0
ORANGE PARK, FL 32073	Days in CR 181	Maximum: 21,720	Standard: 366
County: Clay [10]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 20,856	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 1,385	Inflation
Current Class North Large	Initial CR? False	Medicaid: 14,561	FY Index: 1.35644350
Class at 1/94: North Large	Medicaid Utilization	69.81684%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	96.02210%	Cost: 1.06422011
Open Date: 07/01/1987	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/01/1987	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23833109
Entered Medicaid 11/03/1987	Low Occupancy Adjustment Factor:	121.43629%	DC Sem Index: 1.30450000
Med # Active Date: 09/01/2014	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05343394
Previous Med # 223883			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	652,529	1,400,469	829,861	281,173		3,164,032	
1a	Audit Adjustments							
2	Cost Per Diem	44.8135	96.1795	56.9920	19.3100		217.2950	
3	Cost Per Diem Inflated	47.6914	101.3187	60.6520				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	47.6914	101.3187	60.6520	19.3100		228.9721	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	47.5630		60.4887				
7	Provider Target Rate	50.2088		63.8536				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation	52.3765		59.2349				
10b	Base for line 10a	49.6164		56.1134				
11	Lesser of 5,7,8,10, 10a	47.6914	101.3187	59.2349	13.6500		221.8950	
12/13	Medicaid Adjustment Rate		2.2588	1.3206				
14	Prospective Per Diem 11	47.6914	103.5775	60.5555	13.6500		225.4744	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration
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246.51

Oak View Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

FRVS Status as of this Semester		Mortgage Information		Calculation of FRVS Per Diem		
Began FRVS:	11/03/1987	Amount:	0.00		Total Amount	Per Diem
Year of Phase-In/Full:		Type:	None	80% Capital(1):	4,609,224	10.1419
RS to Start Calcs:	1987/07	<60% of Base:	True	20% ROE(2):	1,152,306	0.6030
Indexed Asset Value	5,761,530	Interest Rate:	8.7500%	Insurance Cost(3):	32,231	1.5454
FRVS Base Asset:	3,503,400	Chase Rate:	8.7500%	Taxes Cost(3):	21,679	1.0395
Occup Adj Factor	0.9000	Amortization Rate:	8.7500%	Home Office(3):	0	0.0000
ROE Factor	0.020630	Interest Only:	True	Replacement(3&4):	76,950	0.0000
		Yearly Payment:	399,794	Total FRVS PD:		13.3298

(1) 80% Capital (\$4,609,224) amortized at 8.7500 % for 20 years Interest of \$399,794 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$10.1419

(2) 20% ROE (\$1,152,306) times the ROE factor (0.020630) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6030

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	01/01/1987	Current RS PBS:	54,155
Comparison Bed	120	Effective PBS Limitation	3,503,400

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	47.6914	47.6914	2.1637	45.5277
Direct Care	103.5775	103.5775	4.6993	98.8782
Indirect Care	60.5555	60.5555	2.7474	57.8081
Property	13.6500	13.3298	0.6048	12.7250
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				23.3935
Supplemental Rate				8.1814
Totals	225.4744	225.1542	10.2152	246.5139

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid FRVS Property Reimbursement Rate
 Rate Semester 9/1/2016 through 8/31/2017 Based on Cost Report: 2/28/2015

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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1987/07	4,336,009	0.00	0.9007	0.9007		120	62.87	3,503,400	3,503,400	1
1988/01		0.10	0.9007	0.9007		120	62.87	3,506,557	3,559,440	
1988/07		0.10	0.5899	0.5899		120	62.87	3,508,626	3,557,520	
1989/01		0.20	0.5899	0.5899		120	62.87	3,512,766	3,578,520	
1989/07		0.20	0.5899	0.5899		120	62.87	3,516,911	3,602,760	
1990/01		0.30	0.5899	0.5899		120	62.87	3,523,136	3,620,880	
1990/07		0.30	0.5899	0.5899		120	56.95	3,529,372	3,642,240	
1991/01		0.40	0.5899	0.5899		120	56.95	3,537,701	3,663,600	
1991/07		0.40	1.4932	1.4932		120	55.42	3,558,832	3,718,320	
1992/01		0.50	2.0117	2.0117		120	72.13	3,594,630	3,793,080	
1992/07		0.50	1.8152	1.8152		120	72.13	3,627,255	3,861,960	
1993/01		0.60	1.7710	1.7710		120	76.54	3,665,798	3,930,360	
1993/07		0.60	1.5329	1.5329		120	76.54	3,699,512	3,990,600	
1994/01		0.70	1.6983	1.6983		120	72.93	3,743,492	4,058,400	
1994/07		0.70	1.5991	1.5991		120	72.93	3,785,397	4,123,320	
1995/01	47,357	0.80	1.5812	1.5812		120	68.45	3,880,639	4,188,480	
1995/07		0.80	1.5250	1.5250		120	68.45	3,927,983	4,252,320	
1996/01		0.90	1.7228	1.7228		120	71.55	3,988,886	4,325,640	
1996/07		0.90	1.3294	1.3294		120	71.55	4,036,613	4,383,120	
1997/01		1.00	1.4109	1.4109		120	74.38	4,093,566	4,444,920	
1997/07		1.00	1.0917	1.0917		120	74.38	4,138,255	4,493,400	
1998/01		1.00	1.1663	1.1663		120	74.38	4,186,519	4,545,840	
1998/07		1.00	1.0794	1.0794		120	65.41	4,231,708	4,594,920	
1999/01	10,966	1.00	1.4499	1.4499		120	65.41	4,304,030	4,661,520	
1999/07		1.00	1.2299	1.2299		120	65.41	4,356,965	4,718,880	
2000/01		1.00	1.3356	1.3356		120	70.10	4,415,157	4,781,880	
2000/07		1.00	1.1129	1.1129		120	70.10	4,464,293	4,835,040	
2001/01		1.00	1.2976	1.2976		120	70.10	4,464,293	4,897,800	5
2001/07		1.00	0.9615	0.9615		120	70.10	4,565,703	4,944,840	
2002/01		1.00	1.0301	1.0301		120	70.10	4,612,734	4,995,720	



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246.51

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2002/07		1.00	0.8337	0.8337		120	74.19	4,651,190	5,037,360	
2003/01		1.00	1.3271	1.3271		120	74.19	4,712,916	5,104,200	
2003/07		1.00	1.1664	1.1664		120	78.47	4,767,887	5,163,720	
2004/01		1.00	1.1103	1.1103		120	78.47	4,820,825	5,221,080	
2004/07		1.00	0.8378	0.8378		120	79.89	4,861,214	5,264,880	
2005/01		1.00	0.8595	0.8595		120	79.89	4,902,996	5,310,120	
2005/07		1.00	0.7364	0.7364		120	79.26	4,939,102	5,349,240	
2006/01		1.00	0.9068	0.9068		120	79.26	4,983,890	5,397,720	
2006/07		1.00	0.8133	0.8133		120	75.64	5,024,424	5,441,640	
2007/01		1.00	1.0133	1.0133		120	75.03	5,075,336	5,496,720	
2007/07		1.00	1.1050	1.1050		120	75.03	5,131,418	5,557,440	
2008/01		0.95	0.8556	0.8556		120	75.03	5,173,126	5,604,960	
2008/07		0.95	0.6104	0.6104		120	77.65	5,203,125	5,639,160	
2009/01		0.90	1.3268	1.3268		120	77.65	5,265,256	5,714,040	
2009/07		0.90	0.6841	0.6841		120	76.33	5,297,674	5,753,160	
2010/01		0.85	0.8643	0.8643		120	76.33	5,336,596	5,802,840	
2010/07		0.85	0.7107	0.7107		120	74.18	5,368,834	5,844,120	
2011/01		0.80	0.9198	0.9198		120	74.18	5,408,338	5,897,880	
2011/07		0.80	0.9028	0.9028		120	73.29	5,408,338	5,951,160	5
2012/01		0.75	0.3865	0.3865		120	78.28	5,463,189	5,974,200	
2012/07		0.75	0.9417	0.9417		120	78.28	5,501,776	6,030,480	
2013/01		0.70	0.4901	0.4901		120	78.28	5,520,653	6,060,000	
2013/07		0.70	0.6196	0.6196		120	71.96	5,544,596	6,097,560	
2014/01		0.65	0.8564	0.8564		120	73.14	5,575,463	6,149,760	
2014/07		0.65	1.2383	1.2383		120	69.82	5,620,340	6,225,960	
2015/01		0.60	0.7571	0.7571		120	69.82	5,645,873	6,273,120	
2015/09		0.60	1.5736	1.5736		120	69.82	5,699,181	6,371,880	
2016/09		0.55	1.9890	1.9890		120	69.82	5,761,530	6,498,600	

Message Code:

- | |
|------------------------------------|
| 1 Per Bed Standard Limitation |
| 5 Uncorrected Licensure Deficiency |



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
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214.45

North Dade Nursing and Rehabilitation Center

Type of Cost Report: Interim Change of Ownership - Budget Type of Cost: Estimated Type of Rate: Interim

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: Non-Related Party (NRP) CHOW

Provider Information	Cost Report	Patient Days	Ratings Days
1255 NE 135TH STREET	9/1/2014-8/31/2015	Number of Beds: 245	Superior: 0
NORTH MIAMI, FL 33161	Days in CR 365	Maximum: 89,425	Standard: 366
County: Dade [13]	First Used : 2014/07	Max Annualized: 89,425	Conditional: 0
Region: South Area: 11	Last Used: 2016/09	Total Patient: 55,498	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 12,775	Inflation
Current Class South Large	Initial CR? False	Medicaid: 38,163	FY Index: 1.36645256
Class at 1/94: South Large	Medicaid Utilization	68.76464%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	62.06094%	Cost: 1.00000000
Open Date: 12/01/1983	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 12/01/1983	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24399678
Entered Medicaid 12/01/1983	Low Occupancy Adjustment Factor:	78.48662%	DC Sem Index: 1.30450000
Med # Active Date: 09/01/2014	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.00000000
Previous Med # 005388			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,837,806	3,641,938	2,246,813	772,419		8,498,976
1a	Audit Adjustments						
2	Cost Per Diem	48.1567	95.4311	58.8741	20.2400		222.7019
3	Cost Per Diem Inflated	48.1567	95.4311	58.8741			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	48.1567	95.4311	58.8741	20.2400		222.7019
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base						
7	Provider Target Rate						
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500		
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181			
10	Target Rate Class Ceiling	62.2421		70.3550			
10a	New Provider Target Limitation	58.2104		67.9933			
10b	Base for line 10a	55.1429		64.4103			
11	Lesser of 5,7,8,10, 10a	48.1567	95.4311	58.8741	13.6500		216.1119
12/13	Medicaid Adjustment Rate						
14	Prospective Per Diem 11	48.1567	95.4311	58.8741	13.6500		216.1119
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



Florida Agency for Health Care Administration

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North Dade Nursing and Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 02/01/1998		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	11,438,000.00		Total Amount	Per Diem
RS to Start Calcs:	1983/07	Type:	Variable	80% Capital(1):	7,900,729	6.8344
Indexed Asset Value	9,875,911	<60% of Base:	False	20% ROE(2):	1,975,182	0.5291
FRVS Base Asset:	5,509,033	Interest Rate:	3.5041%	Insurance Cost(3):	53,395	0.9621
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	70,141	1.2638
ROE Factor	0.021560	Amortization Rate:	3.5041%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	550,052	Total FRVS PD:		9.5894

(1) 80% Capital (\$7,900,729) amortized at 3.5041 % for 20 years Principal & Interest of \$550,052 divided by annual available days (89425) divided by Occup. Adj. (0.90) = \$6.8344

(2) 20% ROE (\$1,975,182) times the ROE factor (0.021560) divided by annual available days (89425) divided by Occup. Adj. (0.90) = \$0.5291

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 245	Effective PBS Limitation	6,982,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	48.1567	48.1567	2.1848	45.9719
Direct Care	95.4311	95.4311	4.3297	91.1014
Indirect Care	58.8741	58.8741	2.6711	56.2030
Property	13.6500	9.5894	0.4351	9.1543
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				3.8367
Supplemental Rate				8.1814
Totals	216.1119	212.0513	9.6207	214.4487

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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 Rate Semester 9/1/2016 through 8/31/2017 Based on Cost Report: 8/31/2015

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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1983/07	5,464,260	0.00	3.9578	3.0000	0.9578	245	90.36	5,464,260	6,630,190	
1984/01		0.10	2.2530	2.2530		245	90.36	5,476,571	6,716,185	
1984/07		0.10	1.9179	1.9179		245	90.36	5,487,075	6,845,055	
1985/01		0.20	1.1471	1.1471		245	90.36	5,499,662	6,923,455	
1985/10		0.20	0.8522	0.8522		245	90.36	5,509,033	6,982,500	
1986/01		0.30	0.8299	0.8299		245	91.18	5,522,750	7,040,565	
1986/07		0.30	0.2974	0.2974		245	91.18	5,527,676	7,027,090	
1987/01		0.40	1.0091	1.0091		245	91.18	5,549,986	7,152,775	
1987/07		0.40	0.9007	0.9007		245	90.16	5,569,983	7,208,635	
1988/01		0.50	0.9007	0.9007		245	90.16	5,595,070	7,267,190	
1988/07		0.50	0.5899	0.5899		245	85.93	5,611,575	7,263,270	
1989/01		0.60	0.5899	0.5899		245	85.93	5,631,434	7,306,145	
1989/07		0.60	0.5899	0.5899		245	85.93	5,651,364	7,355,635	
1990/01		0.70	0.5899	0.5899		245	85.93	5,674,698	7,392,630	
1990/07		0.70	0.5899	0.5899		245	85.93	5,698,129	7,436,240	
1991/01		0.80	0.5899	0.5899		245	85.93	5,725,018	7,479,850	
1991/07	243,570	0.80	1.4932	1.4932		245	82.53	5,968,588	7,591,570	5
1992/01		0.90	2.0117	2.0117		245	82.53	6,146,279	7,744,205	
1992/07	68,648	0.90	1.8152	1.8152		245	87.00	6,315,339	7,884,835	
1993/01		1.00	1.7710	1.7710		245	87.00	6,427,184	8,024,485	
1993/07		1.00	1.5329	1.5329		245	88.78	6,525,706	8,147,475	
1994/01		1.00	1.6983	1.6983		245	88.78	6,525,706	8,285,900	5
1994/07		1.00	1.5991	1.5991		245	89.39	6,742,657	8,418,445	
1995/01		1.00	1.5812	1.5812		245	89.39	6,849,272	8,551,480	
1995/07		1.00	1.5250	1.5250		245	89.66	6,953,723	8,681,820	
1996/01		1.00	1.7228	1.7228		245	89.66	7,073,522	8,831,515	
1996/07		1.00	1.3294	1.3294		245	88.91	7,167,557	8,948,870	
1997/01		1.00	1.4109	1.4109		245	88.91	7,268,684	9,075,045	
1997/07		1.00	1.0917	1.0917		245	90.48	7,348,036	9,174,025	
1998/01		1.00	1.1663	1.1663		245	89.43	7,348,036	9,281,090	5



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/07		1.00	1.0794	1.0794		245	89.43	7,433,736	9,381,295	5
1999/01		1.00	1.4499	1.4499		245	89.43	7,622,921	9,517,270	
1999/07		1.00	1.2299	1.2299		245	89.43	7,716,675	9,634,380	
2000/01		1.00	1.3356	1.3356		245	89.43	7,819,739	9,763,005	
2000/07		1.00	1.1129	1.1129		245	89.43	7,906,765	9,871,540	
2001/01		1.00	1.2976	1.2976		245	89.13	8,009,363	9,999,675	
2001/07	31,941	1.00	0.9615	0.9615		245	89.13	8,118,314	10,095,715	
2002/01		1.00	1.0301	1.0301		245	89.13	8,201,941	10,199,595	
2002/07		1.00	0.8337	0.8337		245	89.13	8,270,321	10,284,610	
2003/01		1.00	1.3271	1.3271		245	89.13	8,380,076	10,421,075	
2003/07		1.00	1.1664	1.1664		245	86.37	8,477,821	10,542,595	
2004/01		0.95	1.1103	1.1103		245	86.37	8,567,245	10,659,705	
2004/07		0.95	0.8378	0.8378		245	84.13	8,635,432	10,749,130	
2005/01		0.90	0.8595	0.8595		245	84.13	8,702,236	10,841,495	
2005/07		0.90	0.7364	0.7364		245	85.77	8,759,914	10,921,365	
2006/01		0.85	0.9068	0.9068		245	85.77	8,827,435	11,020,345	
2006/07		0.85	0.8133	0.8133		245	83.50	8,888,459	11,110,015	
2007/01		0.80	1.0133	1.0133		245	83.50	8,960,509	11,222,470	
2007/07		0.80	1.1050	1.1050		245	86.55	9,039,720	11,346,440	
2008/01		0.75	0.8556	0.8556		245	86.55	9,097,728	11,443,460	
2008/07		0.75	0.6104	0.6104		245	83.42	9,097,728	11,513,285	5
2009/01		0.70	1.3268	1.3268		245	83.42	9,224,264	11,666,165	
2009/07		0.70	0.6841	0.6841		245	83.42	9,268,439	11,746,035	
2010/01		0.65	0.8643	0.8643		245	83.42	9,320,509	11,847,465	
2010/07		0.65	0.7107	0.7107		245	83.42	9,363,570	11,931,745	
2011/01		0.60	0.9198	0.9198		245	83.42	9,415,248	12,041,505	
2011/07		0.60	0.9028	0.9028		245	83.42	9,466,250	12,150,285	
2012/01		0.55	0.3865	0.3865		245	85.99	9,486,375	12,197,325	
2012/07		0.55	0.9417	0.9417		245	85.99	9,535,505	12,312,230	
2013/01	37,318	0.50	0.4901	0.4901		245	86.45	9,596,195	12,372,500	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/07		0.50	0.6196	0.6196		245	86.45	9,625,924	12,449,185	
2014/01		0.45	0.8564	0.8564		245	89.36	9,663,022	12,555,760	
2014/07		0.45	1.2383	1.2383		245	68.76	9,716,864	12,711,335	
2015/01		0.40	0.7571	0.7571		245	68.76	9,746,287	12,807,620	
2015/09		0.40	1.5736	1.5736		245	68.76	9,807,630	13,009,255	
2016/09		0.35	1.9890	1.9890		245	68.76	9,875,911	13,267,975	

Message Code:

5 Uncorrected Licensure Deficiency

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Fountain Manor Health & Rehabilitation Center

Type of Cost Report: Interim Change of Ownership - Budget Type of Cost: Estimated Type of Rate: Interim

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: Non-Related Party (NRP) CHOW

Provider Information	Cost Report	Patient Days	Ratings Days
390 NE 135TH ST	9/1/2014-8/31/2015	Number of Beds: 146	Superior: 0
NORTH MIAMI, FL 33161-3967	Days in CR 365	Maximum: 53,290	Standard: 366
County: Dade [13]	First Used : 2014/07	Max Annualized: 53,290	Conditional: 0
Region: South Area: 11	Last Used: 2016/09	Total Patient: 47,833	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 3,652	Inflation
Current Class South Large	Initial CR? False	Medicaid: 41,700	FY Index: 1.36645256
Class at 1/94: South Large	Medicaid Utilization	87.17831%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	89.75980%	Cost: 1.00000000
Open Date: 07/01/1983	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/01/1983	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24399678
Entered Medicaid 07/01/1984	Low Occupancy Adjustment Factor:	113.51654%	DC Sem Index: 1.30450000
Med # Active Date: 09/01/2014	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.00000000
Previous Med # 005523			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,900,811	3,899,704	1,855,274	736,839		8,392,628
1a	Audit Adjustments						
2	Cost Per Diem	45.5830	93.5181	44.4910	17.6700		201.2621
3	Cost Per Diem Inflated	45.5830	93.5181	44.4910			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	45.5830	93.5181	44.4910	17.6700		201.2621
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base						
7	Provider Target Rate						
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500		
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181			
10	Target Rate Class Ceiling	62.2421		70.3550			
10a	New Provider Target Limitation	59.4068		62.8032			
10b	Base for line 10a	56.2763		59.4937			
11	Lesser of 5,7,8,10, 10a	45.5830	93.5181	44.4910	13.6500		197.2421
12/13	Medicaid Adjustment Rate						
14	Prospective Per Diem 11	45.5830	93.5181	44.4910	13.6500		197.2421
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



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Fountain Manor Health & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	02/01/1998	Amount:	4,100,000.00		Total Amount	Per Diem
RS to Start Calcs:	1983/07	Type:	Fixed	80% Capital(1):	5,722,514	15.2691
Indexed Asset Value	7,153,142	<60% of Base:	False	20% ROE(2):	1,430,628	0.6309
FRVS Base Asset:	4,161,000	Interest Rate:	11.5000%	Insurance Cost(3):	29,611	0.6190
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	35,733	0.7470
ROE Factor	0.021150	Amortization Rate:	11.5000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	732,319	Total FRVS PD:		17.2660

(1) 80% Capital (\$5,722,514) amortized at 11.5000 % for 20 years Principal & Interest of \$732,319 divided by annual available days (53290) divided by Occup. Adj. (0.90) = \$15.2691

(2) 20% ROE (\$1,430,628) times the ROE factor (0.021150) divided by annual available days (53290) divided by Occup. Adj. (0.90) = \$0.6309

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	146	Effective PBS Limitation	54,155
			4,161,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	45.5830	45.5830	2.0681	43.5149
Direct Care	93.5181	93.5181	4.2429	89.2752
Indirect Care	44.4910	44.4910	2.0185	42.4725
Property	13.6500	17.2660	0.7833	16.4827
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.4856
Supplemental Rate				8.1814
Totals	197.2421	200.8581	9.1128	220.4123

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1983/07	5,668,582	0.00	3.9578	3.0000	0.9578	146		5,668,582	3,951,052	
1984/01		0.10	2.2530	2.2530		146		5,668,582	4,002,298	
1984/07	227,126	0.10	1.9179	1.9179		146	29.00	5,901,441	4,079,094	
1985/01		0.20	1.1471	1.1471		146	29.00	5,908,579	4,125,814	
1985/10		0.20	0.8522	0.8522		146	29.00	4,161,000	4,161,000	1
1986/01		0.30	0.8299	0.8299		146	29.00	4,166,463	4,195,602	
1986/07		0.30	0.2974	0.2974		146	29.00	4,168,423	4,187,572	
1987/01		0.40	1.0091	1.0091		146	29.00	4,177,294	4,262,470	
1987/07		0.40	0.9007	0.9007		146	50.35	4,191,072	4,295,758	
1988/01		0.50	0.9007	0.9007		146	50.35	4,208,353	4,330,652	
1988/07		0.50	0.5899	0.5899		146	77.13	4,220,768	4,328,316	
1989/01		0.60	0.5899	0.5899		146	77.13	4,235,705	4,353,866	
1989/07		0.60	0.5899	0.5899		146	77.13	4,250,695	4,383,358	
1990/01		0.70	0.5899	0.5899		146	77.13	4,268,246	4,405,404	
1990/07		0.70	0.5899	0.5899		146	77.13	4,285,870	4,431,392	
1991/01		0.80	0.5899	0.5899		146	77.13	4,306,095	4,457,380	
1991/07		0.80	1.4932	1.4932		146	87.28	4,357,536	4,523,956	
1992/01		0.90	2.0117	2.0117		146	87.28	4,436,429	4,614,914	
1992/07		0.90	1.8152	1.8152		146	89.72	4,508,907	4,698,718	
1993/01		1.00	1.7710	1.7710		146	89.72	4,588,760	4,781,938	
1993/07		1.00	1.5329	1.5329		146	89.74	4,659,101	4,855,230	
1994/01		1.00	1.6983	1.6983		146	89.74	4,738,227	4,937,720	
1994/07		1.00	1.5991	1.5991		146	89.80	4,813,996	5,016,706	
1995/01		1.00	1.5812	1.5812		146	89.80	4,890,115	5,095,984	
1995/07		1.00	1.5250	1.5250		146	88.86	4,964,689	5,173,656	
1996/01		1.00	1.7228	1.7228		146	88.86	5,050,221	5,262,862	
1996/07		1.00	1.3294	1.3294		146	88.95	5,117,359	5,332,796	
1997/01		1.00	1.4109	1.4109		146	88.95	5,189,560	5,407,986	
1997/07	87,850	1.00	1.0917	1.0917		146	92.42	5,334,064	5,466,970	
1998/01		1.00	1.1663	1.1663		146	88.14	5,334,064	5,530,772	5



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/07		1.00	1.0794	1.0794		146	88.14	5,396,275	5,590,486	5
1999/01		1.00	1.4499	1.4499		146	88.14	5,454,522	5,671,516	5
1999/07		1.00	1.2299	1.2299		146	88.14	5,533,607	5,741,304	5
2000/01		1.00	1.3356	1.3356		146	88.14	5,601,665	5,817,954	5
2000/07		1.00	1.1129	1.1129		146	88.14	5,676,481	5,882,632	5
2001/01		1.00	1.2976	1.2976		146	88.62	5,739,655	5,958,990	5
2001/07		1.00	0.9615	0.9615		146	88.62	5,870,036	6,016,222	
2002/01		1.00	1.0301	1.0301		146	88.62	5,930,503	6,078,126	
2002/07		1.00	0.8337	0.8337		146	88.62	5,979,946	6,128,788	
2003/01		1.00	1.3271	1.3271		146	88.62	6,059,306	6,210,110	
2003/07		1.00	1.1664	1.1664		146	88.75	6,129,982	6,282,526	
2004/01		0.95	1.1103	1.1103		146	88.75	6,194,641	6,352,314	
2004/07		0.95	0.8378	0.8378		146	88.28	6,243,944	6,405,604	
2005/01		0.90	0.8595	0.8595		146	88.28	6,292,247	6,460,646	
2005/07		0.90	0.7364	0.7364		146	92.70	6,333,952	6,508,242	
2006/01		0.85	0.9068	0.9068		146	92.70	6,382,774	6,567,226	
2006/07		0.85	0.8133	0.8133		146	91.84	6,426,898	6,620,662	
2007/01		0.80	1.0133	1.0133		146	91.84	6,478,994	6,687,676	
2007/07		0.80	1.1050	1.1050		146	89.54	6,536,268	6,761,552	
2008/01		0.75	0.8556	0.8556		146	89.54	6,578,211	6,819,368	
2008/07		0.75	0.6104	0.6104		146	94.57	6,608,326	6,860,978	
2009/01		0.70	1.3268	1.3268		146	94.57	6,608,326	6,952,082	5
2009/07		0.70	0.6841	0.6841		146	94.57	6,701,645	6,999,678	
2010/01		0.65	0.8643	0.8643		146	94.57	6,739,295	7,060,122	
2010/07		0.65	0.7107	0.7107		146	94.57	6,770,431	7,110,346	
2011/01		0.60	0.9198	0.9198		146	94.57	6,807,797	7,175,754	
2011/07		0.60	0.9028	0.9028		146	94.57	6,844,675	7,240,578	
2012/01		0.55	0.3865	0.3865		146	90.80	6,859,227	7,268,610	
2012/07	38,798	0.55	0.9417	0.9417		146	90.77	6,933,549	7,337,084	
2013/01		0.50	0.4901	0.4901		146	90.77	6,950,543	7,373,000	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/07		0.50	0.6196	0.6196		146	90.77	6,972,076	7,418,698	
2014/01		0.45	0.8564	0.8564		146	89.80	6,998,946	7,482,208	
2014/07		0.45	1.2383	1.2383		146	87.18	7,037,944	7,574,918	
2015/01		0.40	0.7571	0.7571		146	87.18	7,059,255	7,632,296	
2015/09		0.40	1.5736	1.5736		146	87.18	7,103,686	7,752,454	
2016/09		0.35	1.9890	1.9890		146	87.18	7,153,142	7,906,630	

Message Code:

- | |
|---|
| 1 Per Bed Standard Limitation
5 Uncorrected Licensure Deficiency |
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198.51

Emerald Coast Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
114 THIRD STREET SE	8/1/2014-1/31/2015	Number of Beds: 120	Superior: 0
FORT WALTON BEACH, FL 32	Days in CR 184	Maximum: 22,080	Standard: 366
County: Okaloosa [46]	First Used : 2015/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 1	Last Used: 2016/09	Total Patient: 17,394	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 2,084	Inflation
Current Class North Large	Initial CR? False	Medicaid: 14,023	FY Index: 1.35323005
Class at 1/94: North Large	Medicaid Utilization	80.61975%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	78.77717%	Cost: 1.06674726
Open Date: 09/01/1973	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 09/01/1973	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23666442
Entered Medicaid 09/01/1973	Low Occupancy Adjustment Factor:	99.62714%	DC Sem Index: 1.30450000
Med # Active Date: 04/01/2009	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05485367
Previous Med # 212903			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	541,230	989,305	616,908	272,467		2,419,910	
1a	Audit Adjustments							
2	Cost Per Diem	38.5959	70.5487	43.9926	19.4300		172.5672	
3	Cost Per Diem Inflated	41.1721	74.4186	46.9290				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	41.1721	74.4186	46.9290	19.4300		181.9497	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	47.8867		58.3154				
7	Provider Target Rate	50.5505		61.5594				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	41.1721	74.4186	46.9290	13.6500		176.1697	
12/13	Medicaid Adjustment Rate		2.5635	1.6166				
14	Prospective Per Diem 11	41.1721	76.9821	48.5456	13.6500		180.3498	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Emerald Coast Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	5,708,333.00		Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Variable	80% Capital(1):	2,100,997	6.8206
RS to Start Calcs:	1973/07	<60% of Base:	False	20% ROE(2):	525,249	0.2915
Indexed Asset Value	2,626,246	Interest Rate:	11.5000%	Insurance Cost(3):	38,007	2.1851
FRVS Base Asset:	1,330,721	Chase Rate:	9.5000%	Taxes Cost(3):	6,299	0.3621
Occup Adj Factor	0.9000	Amortization Rate:	11.5000%	Home Office(3):	0	0.0000
ROE Factor	0.021880	Interest Only:	False	Replacement(3&4):	5,139	0.0000
		Yearly Payment:	268,868	Total FRVS PD:		9.6593

- (1) 80% Capital (\$2,100,997) amortized at 11.5000 % for 20 years Principal & Interest of \$268,868 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$6.8206
 (2) 20% ROE (\$525,249) times the ROE factor (0.021880) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.2915
 (3) Pass-throughs: Cost divided by Total Patient Days
 (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	28,500
Comparison Date:	07/01/1985	Current RS PBS:	54,155
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	41.1721	41.1721	1.8680	39.3041
Direct Care	76.9821	76.9821	3.4926	73.4895
Indirect Care	48.5456	48.5456	2.2025	46.3431
Property	13.6500	9.6593	0.4382	9.2211
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.9737
Supplemental Rate				8.1814
Totals	180.3498	176.3591	8.0013	198.5129

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1973/07	831,030	0.00	5.6564	3.0000	2.6564	120	100.00	831,030	1,492,560	
1974/01		0.10	7.8836	3.0000	4.8836	120	100.00	833,523	1,570,560	
1974/07		0.10	7.9873	3.0000	4.9873	120	100.00	836,024	1,619,280	
1975/01		0.20	8.0777	3.0000	5.0777	120	100.00	841,040	1,669,320	
1975/07		0.20	9.1411	3.0000	6.1411	120	100.00	846,086	1,737,240	
1976/01		0.30	10.1856	3.0000	7.1856	120	100.00	853,701	1,807,440	
1976/07		0.30	10.6709	3.0000	7.6709	120	100.00	861,384	1,870,440	
1977/01		0.40	11.4215	3.0000	8.4215	120	100.00	871,721	1,940,640	
1977/07		0.40	13.4790	3.0000	10.4790	120	100.00	882,182	2,038,680	
1978/01		0.50	15.2187	3.0000	12.2187	120	100.00	895,415	2,135,400	
1978/07		0.50	17.7582	3.0000	14.7582	120	100.00	908,846	2,253,600	
1979/01		0.60	19.8854	3.0000	16.8854	120	100.00	925,205	2,369,160	
1979/07		0.60	21.0836	3.0000	18.0836	120	100.00	941,859	2,468,640	
1980/01		0.70	24.2494	3.0000	21.2494	120	82.81	961,638	2,620,920	
1980/07		0.70	25.0600	3.0000	22.0600	120	82.81	981,832	2,720,760	
1981/01		0.80	25.8840	3.0000	22.8840	120	83.84	1,005,396	2,824,800	
1981/07		0.80	25.4728	3.0000	22.4728	120	83.84	1,029,526	2,897,880	
1982/01		0.90	25.1488	3.0000	22.1488	120	83.31	1,057,323	2,975,520	
1982/07		0.90	24.4465	3.0000	21.4465	120	83.31	1,085,871	3,043,800	
1983/04		1.00	24.0753	3.0000	21.0753	120	83.80	1,118,447	3,123,840	
1983/07		1.00	25.0331	3.0000	22.0331	120	83.80	1,152,000	3,247,440	
1984/01		1.00	23.3283	3.0000	20.3283	120	81.92	1,186,560	3,289,560	
1984/07		1.00	22.2462	3.0000	19.2462	120	81.92	1,222,157	3,352,680	
1985/01		1.00	20.3933	3.0000	17.3933	120	81.92	1,258,822	3,391,080	
1985/10	34,134	1.00	18.2455	3.0000	15.2455	120	81.92	1,330,721	3,420,000	
1986/01		1.00	16.0754	3.0000	13.0754	120	80.81	1,370,643	3,448,440	
1986/07		1.00	13.3728	3.0000	10.3728	120	80.81	1,411,762	3,441,840	
1987/01		1.00	11.3819	3.0000	8.3819	120	78.86	1,454,115	3,503,400	
1987/07		1.00	9.2826	3.0000	6.2826	120	78.86	1,497,738	3,530,760	
1988/01		1.00	7.1833	3.0000	4.1833	120	78.86	1,542,670	3,559,440	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1988/07		1.00	4.7732	3.0000	1.7732	120	81.17	1,588,950	3,557,520	
1989/01		1.00	2.3631	2.3631		120	81.48	1,626,498	3,578,520	
1989/07		1.00	0.5899	0.5899		120	81.48	1,636,093	3,602,760	
1990/01		1.00	0.5899	0.5899		120	73.04	1,645,744	3,620,880	
1990/07		1.00	0.5899	0.5899		120	73.04	1,655,452	3,642,240	
1991/01		1.00	0.5899	0.5899		120	73.04	1,665,218	3,663,600	
1991/07		1.00	1.4932	1.4932		120	75.61	1,665,218	3,718,320	5
1992/01		1.00	2.0117	2.0117		120	78.37	1,724,082	3,793,080	
1992/07		1.00	1.8152	1.8152		120	78.37	1,755,378	3,861,960	
1993/01		1.00	1.7710	1.7710		120	78.37	1,786,466	3,930,360	
1993/07	(14,728)	1.00	1.5329	1.5329		119	74.72	1,771,738	3,957,345	5
1994/01		0.95	1.6983	1.6983		119	74.72	1,799,123	4,024,580	5
1994/07		0.95	1.5991	1.5991		119	74.72	1,855,921	4,088,959	
1995/01		0.90	1.5812	1.5812		119	74.72	1,882,333	4,153,576	
1995/07		0.90	1.5250	1.5250		119	74.72	1,908,168	4,216,884	
1996/01		0.85	1.7228	1.7228		119	74.72	1,936,111	4,289,593	
1996/07	1,797	0.85	1.3294	1.3294		119	71.82	1,959,786	4,346,594	
1997/01	73,531	0.80	1.4109	1.4109		119	71.82	2,055,437	4,407,879	
1997/07	7,334	0.80	1.0917	1.0917		119	71.82	2,080,723	4,455,955	
1998/01		0.75	1.1663	1.1663		119	71.82	2,098,923	4,507,958	
1998/07		0.75	1.0794	1.0794		119	71.82	2,115,916	4,556,629	
1999/01		0.70	1.4499	1.4499		119	71.82	2,137,390	4,622,674	
1999/07	23,281	0.70	1.2299	1.2299		119	74.61	2,179,072	4,679,556	
2000/01		0.65	1.3356	1.3356		119	74.61	2,197,989	4,742,031	
2000/07	27,545	0.65	1.1129	1.1129		119	72.09	2,241,434	4,794,748	
2001/01		0.60	1.2976	1.2976		119	72.09	2,258,886	4,856,985	
2001/07		0.60	0.9615	0.9615		119	71.55	2,271,918	4,903,633	
2002/01		0.55	1.0301	1.0301		120	73.60	2,284,791	4,995,720	
2002/07		0.55	0.8337	0.8337		120	73.60	2,295,267	5,037,360	
2003/01		0.50	1.3271	1.3271		120	70.31	2,310,498	5,104,200	



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2003/07		0.50	1.1664	1.1664		120	70.31	2,323,973	5,163,720	
2004/01	71,423	0.45	1.1103	1.1103		120	71.04	2,407,007	5,221,080	
2004/07		0.45	0.8378	0.8378		120	71.04	2,416,081	5,264,880	
2005/01		0.40	0.8595	0.8595		120	68.29	2,424,387	5,310,120	
2005/07		0.40	0.7364	0.7364		120	68.29	2,431,529	5,349,240	
2006/01		0.35	0.9068	0.9068		120	68.29	2,439,247	5,397,720	
2006/07		0.35	0.8133	0.8133		120	74.86	2,446,192	5,441,640	
2007/01		0.30	1.0133	1.0133		120	74.86	2,453,628	5,496,720	
2007/07		0.30	1.1050	1.1050		120	72.44	2,461,762	5,557,440	
2008/01		0.25	0.8556	0.8556		120	72.44	2,467,028	5,604,960	
2008/07		0.25	0.6104	0.6104		120	66.39	2,470,793	5,639,160	
2009/01		0.20	1.3268	1.3268		120	68.68	2,477,350	5,714,040	
2009/07		0.20	0.6841	0.6841		120	68.68	2,480,739	5,753,160	
2010/01		0.15	0.8643	0.8643		120	68.68	2,483,954	5,802,840	
2010/07	45,789	0.15	0.7107	0.7107		120	66.07	2,532,391	5,844,120	
2011/01		0.10	0.9198	0.9198		120	63.91	2,534,721	5,897,880	
2011/07		0.10	0.9028	0.9028		120	63.91	2,537,010	5,951,160	
2012/01		0.05	0.3865	0.3865		120	63.91	2,537,500	5,974,200	
2012/07		0.05	0.9417	0.9417		120	69.03	2,538,695	6,030,480	
2013/01		0.00	0.4901	0.4901		120	69.03	2,538,695	6,060,000	
2013/07	87,551	0.00	0.6196	0.6196		120	77.09	2,626,246	6,097,560	
2014/01		0.00	0.8564	0.8564		120	77.09	2,626,246	6,149,760	
2014/07		0.00	1.2383	1.2383		120	73.62	2,626,246	6,225,960	
2015/01		0.00	0.7571	0.7571		120	77.60	2,626,246	6,273,120	
2015/09		0.00	1.5736	1.5736		120	80.62	2,626,246	6,371,880	
2016/09		0.00	1.9890	1.9890		120	80.62	2,626,246	6,498,600	

Message Code:

5 Uncorrected Licensure Deficiency



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Egret Cove Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
550 62ND ST S	2/1/2015-1/31/2016	Number of Beds: 120	Superior: 0
SAINT PETERSBURG, FL 33707	Days in CR 365	Maximum: 43,800	Standard: 366
County: Pinellas [52]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 36,657	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 3,351	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 32,027	FY Index: 1.38133246
Class at 1/94: North Large	Medicaid Utilization	87.36940%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	83.69178%	Cost: 1.04504491
Open Date: 07/01/1971	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/01/1971	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25516446
Entered Medicaid 07/01/1971	Low Occupancy Adjustment Factor:	105.84250%	DC Sem Index: 1.30450000
Med # Active Date: 04/01/2009	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03930604
Previous Med # 212890			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,482,837	2,584,381	1,586,556	655,272		6,309,046
1a	Audit Adjustments						
2	Cost Per Diem	46.2996	80.6938	49.5381	20.4600		196.9915
3	Cost Per Diem Inflated	48.3852	83.8656	51.7695			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	48.3852	83.8656	51.7695	20.4600		204.4803
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	49.1364		59.1057			
7	Provider Target Rate	51.8698		62.3936			
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500		
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292			
10	Target Rate Class Ceiling	59.0945		68.1848			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	48.3852	83.8656	51.7695	13.6500		197.6703
12/13	Medicaid Adjustment Rate		3.5258	2.1764			
14	Prospective Per Diem 11	48.3852	87.3914	53.9459	13.6500		203.3725
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



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Egret Cove Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 10/01/1985		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	5,166,667.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Variable	80% Capital(1):	2,102,531	6.1765
Indexed Asset Value	2,628,164	<60% of Base:	False	20% ROE(2):	525,633	0.2708
FRVS Base Asset:	1,389,485	Interest Rate:	10.0000%	Insurance Cost(3):	69,308	1.8907
Occup Adj Factor	0.9000	Chase Rate:	8.0000%	Taxes Cost(3):	28,691	0.7827
ROE Factor	0.020310	Amortization Rate:	10.0000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	33,497	0.0000
		Yearly Payment:	243,479	Total FRVS PD:		9.1207

(1) 80% Capital (\$2,102,531) amortized at 10.0000 % for 20 years Principal & Interest of \$243,479 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$6.1765

(2) 20% ROE (\$525,633) times the ROE factor (0.020310) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.2708

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	120	Effective PBS Limitation	54,155
			3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	48.3852	48.3852	2.1952	46.1900
Direct Care	87.3914	87.3914	3.9649	83.4265
Indirect Care	53.9459	53.9459	2.4475	51.4984
Property	13.6500	9.1207	0.4138	8.7069
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.2627
Supplemental Rate				8.1814
Totals	203.3725	198.8432	9.0214	220.2659

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	1,027,501	0.00				120	100.00	1,027,501	1,231,320	
1972/01		0.10	3.9787	3.0000	0.9787	120	100.00	1,027,501	1,280,280	4
1972/07		0.10	5.9113	3.0000	2.9113	120	100.00	1,027,501	1,343,400	4
1973/01		0.20	8.0622	3.0000	5.0622	120	100.00	1,033,666	1,412,640	
1973/07		0.20	10.7186	3.0000	7.7186	120	100.00	1,039,868	1,492,560	
1974/01		0.30	12.9457	3.0000	9.9457	120	100.00	1,049,227	1,570,560	
1974/07		0.30	13.0494	3.0000	10.0494	120	100.00	1,058,670	1,619,280	
1975/01		0.40	13.1399	3.0000	10.1399	120	100.00	1,071,374	1,669,320	
1975/07		0.40	14.2033	3.0000	11.2033	120	100.00	1,084,230	1,737,240	
1976/01		0.50	15.2478	3.0000	12.2478	120	100.00	1,100,493	1,807,440	
1976/07		0.50	15.7330	3.0000	12.7330	120	100.00	1,117,000	1,870,440	
1977/01		0.60	16.4836	3.0000	13.4836	120	100.00	1,137,106	1,940,640	
1977/07		0.60	18.5412	3.0000	15.5412	120	100.00	1,157,574	2,038,680	
1978/01		0.70	20.2809	3.0000	17.2809	120	100.00	1,181,883	2,135,400	
1978/07		0.70	22.8203	3.0000	19.8203	120	100.00	1,206,703	2,253,600	
1979/01		0.80	24.9476	3.0000	21.9476	120	100.00	1,235,664	2,369,160	
1979/07		0.80	26.1458	3.0000	23.1458	120	100.00	1,265,320	2,468,640	
1980/01		0.90	29.3115	3.0000	26.3115	120	37.45	1,288,582	2,620,920	
1980/07		0.90	30.1222	3.0000	27.1222	120	37.45	1,312,272	2,720,760	
1981/01		1.00	30.9462	3.0000	27.9462	120	26.53	1,331,262	2,824,800	
1981/07		1.00	30.5350	3.0000	27.5350	120	26.53	1,350,527	2,897,880	
1982/01		1.00	30.2110	3.0000	27.2110	120	24.27	1,350,527	2,975,520	
1982/07		1.00	29.5087	3.0000	26.5087	120	24.27	1,350,527	3,043,800	
1983/04		1.00	29.1375	3.0000	26.1375	120	23.19	1,350,527	3,123,840	
1983/07		1.00	30.0953	3.0000	27.0953	120	23.19	1,350,527	3,247,440	
1984/01		1.00	28.3905	3.0000	25.3905	120	19.87	1,350,527	3,289,560	
1984/07		1.00	27.3084	3.0000	24.3084	120	19.87	1,350,527	3,352,680	
1985/01		1.00	25.4555	3.0000	22.4555	120	19.86	1,350,527	3,391,080	
1985/10	38,958	1.00	23.3077	3.0000	20.3077	120	19.86	1,389,485	3,420,000	
1986/01		1.00	21.1376	3.0000	18.1376	120	17.62	1,389,485	3,448,440	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	120	17.62	1,389,485	3,441,840	
1987/01		1.00	16.4441	3.0000	13.4441	120	21.29	1,389,485	3,503,400	
1987/07		1.00	14.3448	3.0000	11.3448	120	21.29	1,389,485	3,530,760	
1988/01		1.00	12.2455	3.0000	9.2455	120	21.29	1,389,485	3,559,440	
1988/07		1.00	9.8354	3.0000	6.8354	120	25.14	1,408,539	3,557,520	
1989/01		1.00	7.4253	3.0000	4.4253	120	31.06	1,432,402	3,578,520	
1989/07		1.00	5.0152	3.0000	2.0152	120	31.06	1,456,669	3,602,760	
1990/01		1.00	2.6051	2.6051		120	34.50	1,480,473	3,620,880	
1990/07		1.00	0.5899	0.5899		120	34.50	1,485,951	3,642,240	
1991/01		1.00	0.5899	0.5899		120	34.50	1,491,449	3,663,600	
1991/07		1.00	1.4932	1.4932		120	39.89	1,507,601	3,718,320	
1992/01		0.95	2.0117	2.0117		120	41.99	1,529,597	3,793,080	
1992/07		0.95	1.8152	1.8152		120	41.99	1,549,734	3,861,960	
1993/01		0.90	1.7710	1.7710		120	41.99	1,568,592	3,930,360	
1993/07	35,482	0.90	1.5329	1.5329		120	38.65	1,619,281	3,990,600	
1994/01		0.85	1.6983	1.6983		120	38.65	1,635,708	4,058,400	
1994/07		0.85	1.5991	1.5991		120	38.65	1,651,331	4,123,320	
1995/01		0.80	1.5812	1.5812		120	38.65	1,666,011	4,188,480	
1995/07		0.80	1.5250	1.5250		120	38.65	1,680,294	4,252,320	
1996/01		0.75	1.7228	1.7228		120	38.65	1,695,551	4,325,640	
1996/07	35,525	0.75	1.3294	1.3294		120	46.74	1,731,076	4,383,120	5
1997/01	10,986	0.70	1.4109	1.4109		120	46.74	1,771,078	4,444,920	
1997/07		0.70	1.0917	1.0917		120	46.74	1,782,580	4,493,400	
1998/01		0.65	1.1663	1.1663		120	46.74	1,794,064	4,545,840	
1998/07		0.65	1.0794	1.0794		120	46.74	1,804,761	4,594,920	
1999/01		0.60	1.4499	1.4499		120	46.74	1,818,103	4,661,520	
1999/07	18,386	0.60	1.2299	1.2299		120	55.12	1,849,905	4,718,880	
2000/01		0.55	1.3356	1.3356		120	55.12	1,863,494	4,781,880	
2000/07		0.55	1.1129	1.1129		120	53.50	1,874,589	4,835,040	
2001/01		0.50	1.2976	1.2976		120	53.50	1,886,420	4,897,800	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		0.50	0.9615	0.9615		120	54.87	1,895,468	4,944,840	
2002/01		0.45	1.0301	1.0301		120	61.01	1,904,253	4,995,720	
2002/07		0.45	0.8337	0.8337		120	61.01	1,911,398	5,037,360	
2003/01		0.40	1.3271	1.3271		120	66.22	1,921,544	5,104,200	
2003/07		0.40	1.1664	1.1664		120	66.22	1,930,510	5,163,720	
2004/01		0.35	1.1103	1.1103		120	65.85	1,938,012	5,221,080	
2004/07		0.35	0.8378	0.8378		120	65.85	1,943,694	5,264,880	
2005/01		0.30	0.8595	0.8595		120	67.40	1,948,707	5,310,120	
2005/07		0.30	0.7364	0.7364		120	67.40	1,953,012	5,349,240	
2006/01		0.25	0.9068	0.9068		120	67.87	1,957,439	5,397,720	
2006/07		0.25	0.8133	0.8133		120	67.87	1,961,418	5,441,640	
2007/01		0.20	1.0133	1.0133		120	67.87	1,965,394	5,496,720	
2007/07		0.20	1.1050	1.1050		120	68.30	1,969,738	5,557,440	
2008/01		0.15	0.8556	0.8556		120	68.30	1,972,265	5,604,960	
2008/07		0.15	0.6104	0.6104		120	69.55	1,974,072	5,639,160	
2009/01	51,514	0.10	1.3268	1.3268		120	73.86	2,028,206	5,714,040	
2009/07		0.10	0.6841	0.6841		120	73.86	2,029,593	5,753,160	
2010/01		0.05	0.8643	0.8643		120	73.86	2,030,470	5,802,840	
2010/07		0.05	0.7107	0.7107		120	76.43	2,031,191	5,844,120	
2011/01		0.00	0.9198	0.9198		120	75.42	2,031,191	5,897,880	
2011/07		0.00	0.9028	0.9028		120	75.42	2,031,191	5,951,160	
2012/01		0.00	0.3865	0.3865		120	75.42	2,031,191	5,974,200	
2012/07	206,708	0.00	0.9417	0.9417		120	77.64	2,237,899	6,030,480	
2013/01		0.00	0.4901	0.4901		120	77.64	2,237,899	6,060,000	
2013/07		0.00	0.6196	0.6196		120	80.42	2,237,899	6,097,560	
2014/01	73,688	0.00	0.8564	0.8564		120	82.87	2,311,587	6,149,760	
2014/07		0.00	1.2383	1.2383		120	82.87	2,311,587	6,225,960	
2015/01		0.00	0.7571	0.7571		120	82.87	2,311,587	6,273,120	
2015/09		0.00	1.5736	1.5736		120	84.66	2,311,587	6,371,880	
2016/09	316,577	0.00	1.9890	1.9890		120	87.37	2,628,164	6,498,600	

Message Code:

4 Index Cost Limitation



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Ft Lauderdale Health and Rehabilitation Center

Type of Cost Report: Interim Change of Ownership - Budget Type of Cost: Estimated Type of Rate: Interim

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: Non-Related Party (NRP) CHOW

Provider Information	Cost Report	Patient Days	Ratings Days
2000 EAST COMMERCIAL BLV FORT LAUDERDALE, FL 33308	10/1/2014-9/30/2015	Number of Beds: 169	Superior: 0
County: Broward [6]	Days in CR 365	Maximum: 61,685	Standard: 366
Region: South Area: 10	First Used : 2014/07	Max Annualized: 61,685	Conditional: 0
Control: Proprietary : Corporation	Last Used: 2016/09	Total Patient: 50,979	Total: 366
Current Class South Large	Unaudited	Medicare: 9,054	Inflation
Class at 1/94: South Large	Initial CR? False	Medicaid: 26,678	FY Index: 1.36985926
Operating Ex > 18 months	Medicaid Utilization	52.33135%	Semester Index: 1.44355445
Open Date: 10/03/1984	Occupancy:	82.64408%	Cost: 1.00000000
Acquired Date: 10/03/1984	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Entered Medicaid 10/03/1984	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24600000
Med # Active Date: 10/01/2014	Low Occupancy Adjustment Factor:	104.51750%	DC Sem Index: 1.30450000
Previous Med # 321303	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.00000000
			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,519,526	2,741,274	1,770,428	930,529		6,961,757	
1a	Audit Adjustments							
2	Cost Per Diem	56.9580	102.7541	66.3628	34.8800		260.9549	
3	Cost Per Diem Inflated	56.9580	102.7541	66.3628				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	56.9580	102.7541	66.3628	34.8800		260.9549	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base							
7	Provider Target Rate							
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation	60.0175		70.2465				
10b	Base for line 10a	56.8548		66.5447				
11	Lesser of 5,7,8,10, 10a	56.9580	102.7541	66.3628	13.6500		239.7249	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	56.9580	102.7541	66.3628	13.6500		239.7249	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Ft Lauderdale Health and Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	07/01/2007	Amount:	6,000,000.00		Total Amount	Per Diem
RS to Start Calcs:	1984/07	Type:	Fixed	80% Capital(1):	4,812,672	9.4716
Indexed Asset Value	6,015,840	<60% of Base:	False	20% ROE(2):	1,203,168	0.4673
FRVS Base Asset:	1,978,789	Interest Rate:	9.1670%	Insurance Cost(3):	85,100	1.6693
Occup Adj Factor	0.9000	Chase Rate:	9.5000%	Taxes Cost(3):	132,900	2.6070
ROE Factor	0.021560	Amortization Rate:	9.1670%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	525,829	Total FRVS PD:		14.2152

(1) 80% Capital (\$4,812,672) amortized at 9.1670 % for 20 years Principal & Interest of \$525,829 divided by annual available days (61685) divided by Occup. Adj. (0.90) = \$9.4716

(2) 20% ROE (\$1,203,168) times the ROE factor (0.021560) divided by annual available days (61685) divided by Occup. Adj. (0.90) = \$0.4673

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 253	Effective PBS Limitation	7,210,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	56.9580	56.9580	2.5842	54.3738
Direct Care	102.7541	102.7541	4.6619	98.0922
Indirect Care	66.3628	66.3628	3.0108	63.3520
Property	13.6500	14.2152	0.6449	13.5703
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				17.5835
Supplemental Rate				8.1814
Totals	239.7249	240.2901	10.9018	255.1532

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1984/07	1,974,840	0.00	1.9179	1.9179		253	71.10	1,974,840	7,068,567	
1985/01		0.10	1.1471	1.1471		253	71.10	1,977,105	7,149,527	
1985/10		0.10	0.8522	0.8522		253	71.10	1,978,789	7,210,500	
1986/01		0.20	0.8299	0.8299		253	71.10	1,982,074	7,270,461	
1986/07		0.20	0.2974	0.2974		253	71.10	1,983,253	7,256,546	
1987/01		0.30	1.0091	1.0091		253	71.10	1,989,256	7,386,335	
1987/07		0.30	0.9007	0.9007		253	75.26	1,994,631	7,444,019	
1988/01		0.40	0.9007	0.9007		253	75.26	2,001,818	7,504,486	
1988/07		0.40	0.5899	0.5899		253	75.26	2,006,542	7,500,438	
1989/01	70,466	0.50	0.5899	0.5899		253	72.02	2,082,927	7,544,713	
1989/07		0.50	0.5899	0.5899		253	75.69	2,089,072	7,595,819	
1990/01		0.60	0.5899	0.5899		253	75.69	2,096,465	7,634,022	
1990/07		0.60	0.5899	0.5899		253	72.49	2,103,884	7,679,056	
1991/01		0.70	0.5899	0.5899		253	72.49	2,112,571	7,724,090	
1991/07		0.70	1.4932	1.4932		253	80.45	2,134,652	7,839,458	
1992/01		0.80	2.0117	2.0117		253	80.45	2,169,007	7,997,077	
1992/07		0.80	1.8152	1.8152		253	79.10	2,200,505	8,142,299	
1993/01		0.90	1.7710	1.7710		253	79.10	2,235,579	8,286,509	
1993/07		0.90	1.5329	1.5329		253	80.01	2,266,421	8,413,515	
1994/01		1.00	1.6983	1.6983		253	80.01	2,304,912	8,556,460	
1994/07	78,625	1.00	1.5991	1.5991		253	79.13	2,420,395	8,693,333	
1995/01		1.00	1.5812	1.5812		253	79.13	2,458,666	8,830,712	
1995/07	1,656,174	1.00	1.5250	1.5250		253	82.73	4,152,335	8,965,308	
1996/01		1.00	1.7228	1.7228		253	82.73	4,223,871	9,119,891	
1996/07		1.00	1.3294	1.3294		253	86.78	4,280,023	9,241,078	
1997/01		1.00	1.4109	1.4109		253	86.78	4,340,410	9,371,373	
1997/07		1.00	1.0917	1.0917		253	84.09	4,387,794	9,473,585	
1998/01		1.00	1.1663	1.1663		253	84.09	4,438,969	9,584,146	
1998/07		1.00	1.0794	1.0794		253	84.09	4,486,883	9,687,623	
1999/01	14,453	1.00	1.4499	1.4499		169	85.24	4,566,391	6,564,974	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1999/07		1.00	1.2299	1.2299		169	85.24	4,622,553	6,645,756	
2000/01		1.00	1.3356	1.3356		169	85.24	4,684,292	6,734,481	
2000/07		1.00	1.1129	1.1129		169	76.00	4,736,423	6,809,348	
2001/01		1.00	1.2976	1.2976		169	76.00	4,797,883	6,897,735	
2001/07		1.00	0.9615	0.9615		169	76.00	4,844,015	6,963,983	
2002/01		1.00	1.0301	1.0301		169	76.00	4,893,913	7,035,639	
2002/07		1.00	0.8337	0.8337		169	76.00	4,934,714	7,094,282	
2003/01		1.00	1.3271	1.3271		169	71.99	5,000,203	7,188,415	
2003/07		1.00	1.1664	1.1664		169	71.99	5,058,525	7,272,239	
2004/01		1.00	1.1103	1.1103		169	75.21	5,114,690	7,353,021	
2004/07		1.00	0.8378	0.8378		169	75.21	5,157,541	7,414,706	
2005/01		0.95	0.8595	0.8595		169	71.19	5,199,652	7,478,419	
2005/07		0.95	0.7364	0.7364		169	71.19	5,236,029	7,533,513	
2006/01		0.90	0.9068	0.9068		169	67.59	5,278,760	7,601,789	
2006/07		0.90	0.8133	0.8133		169	67.59	5,317,401	7,663,643	
2007/01		0.85	1.0133	1.0133		169	67.59	5,363,200	7,741,214	
2007/07	64,444	0.85	1.1050	1.1050		169	52.06	5,475,328	7,826,728	
2008/01		0.80	0.8556	0.8556		169	52.06	5,510,803	7,893,652	
2008/07		0.80	0.6104	0.6104		169	52.06	5,536,274	7,941,817	
2009/01		0.75	1.3268	1.3268		169	52.06	5,588,421	8,047,273	
2009/07		0.75	0.6841	0.6841		169	52.06	5,615,562	8,102,367	
2010/01		0.70	0.8643	0.8643		169	53.67	5,648,715	8,172,333	
2010/07		0.70	0.7107	0.7107		169	51.90	5,675,233	8,230,469	
2011/01		0.65	0.9198	0.9198		169	51.90	5,707,253	8,306,181	
2011/07		0.65	0.9028	0.9028		169	53.21	5,739,653	8,381,217	
2012/01		0.60	0.3865	0.3865		169	53.21	5,752,530	8,413,665	
2012/07		0.60	0.9417	0.9417		169	53.21	5,783,974	8,492,926	
2013/01	32,419	0.55	0.4901	0.4901		169	54.97	5,831,978	8,534,500	
2013/07		0.55	0.6196	0.6196		169	54.97	5,851,843	8,587,397	
2014/01		0.50	0.8564	0.8564		169	58.14	5,876,901	8,660,912	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2014/07		0.50	1.2383	1.2383		169	52.33	5,911,524	8,768,227	
2015/01		0.45	0.7571	0.7571		169	52.33	5,930,687	8,834,644	
2015/09		0.45	1.5736	1.5736		169	52.33	5,970,644	8,973,731	
2016/09		0.40	1.9890	1.9890		169	52.33	6,015,840	9,152,195	

Message Code:

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID:



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0135581-00 - 2016/09

239.46

The Manor at Blue Water Bay

Type of Cost Report: Cost Settled Interim CHOW Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1500 NORTH WHITE POINT RO NICEVILLE , FL 32578	1/1/2015-6/30/2015	Number of Beds: 120	Superior: 0
County: Okaloosa [46]	Days in CR 181	Maximum: 21,720	Standard: 366
Region: North Area: 1	First Used : 2015/01	Max Annualized: 43,800	Conditional: 0
Control: Proprietary : Corporation	Last Used: 2016/09	Total Patient: 20,336	Total: 366
Current Class North Large	Unaudited	Medicare: 8,021	Inflation
Class at 1/94: North Large	Initial CR? False	Medicaid: 8,315	FY Index: 1.36985926
Operating Ex > 18 months	Medicaid Utilization	40.88808%	Semester Index: 1.44355445
Open Date: 01/08/1993	Occupancy:	93.62799%	Cost: 1.05379764
Acquired Date: 01/08/1993	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Entered Medicaid 02/02/1993	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24600000
Med # Active Date: 01/01/2015	Low Occupancy Adjustment Factor:	118.40853%	DC Sem Index: 1.30450000
Previous Med # 226041	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04695024
			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	421,890	730,707	580,561	275,809		2,008,967	
1a	Audit Adjustments							
2	Cost Per Diem	50.7384	87.8782	69.8209	33.1701		241.6076	
3	Cost Per Diem Inflated	53.4680	92.0041	73.5771				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	53.4680	92.0041	73.5771	33.1701		252.2193	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	53.3196		73.3729				
7	Provider Target Rate	56.2857		77.4545				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation	53.9158		65.1395				
10b	Base for line 10a	51.0746		61.7069				
11	Lesser of 5,7,8,10, 10a	53.4680	92.0041	65.1395	13.6500		224.2616	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	53.4680	92.0041	65.1395	13.6500		224.2616	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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The Manor at Blue Water Bay

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 02/02/1993		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	6,500,000.00		Total Amount	Per Diem
RS to Start Calcs:	1993/01	Type:	Variable	80% Capital(1):	4,728,158	10.7312
Indexed Asset Value	5,910,198	<60% of Base:	False	20% ROE(2):	1,182,040	0.5748
FRVS Base Asset:	1,930,980	Interest Rate:	7.6400%	Insurance Cost(3):	48,246	2.3724
Occup Adj Factor	0.9000	Chase Rate:	4.5000%	Taxes Cost(3):	24,550	1.2072
ROE Factor	0.019170	Amortization Rate:	6.5000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	423,023	Total FRVS PD:		14.8856

(1) 80% Capital (\$4,728,158) amortized at 6.5000 % for 20 years Principal & Interest of \$423,023 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$10.7312

(2) 20% ROE (\$1,182,040) times the ROE factor (0.019170) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5748

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	08/01/1992	Current RS PBS:	32,183
Comparison Bed	60	Effective PBS Limitation	54,155
			1,930,980

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	53.4680	53.4680	2.4258	51.0422
Direct Care	92.0041	92.0041	4.1742	87.8299
Indirect Care	65.1395	65.1395	2.9553	62.1842
Property	13.6500	14.8856	0.6754	14.2102
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				16.0144
Supplemental Rate				8.1814
Totals	224.2616	225.4972	10.2307	239.4623

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid FRVS Property Reimbursement Rate
 Rate Semester 9/1/2016 through 8/31/2017 Based on Cost Report: 6/30/2015

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239.46

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1993/01	2,959,984	0.00	1.7710	1.7710		60	61.70	1,930,980	1,930,980	1
1993/07		0.10	1.5329	1.5329		60	61.70	1,933,940	1,995,300	
1994/01		0.10	1.6983	1.6983		60	61.70	1,937,224	2,029,200	
1994/07		0.20	1.5991	1.5991		60	61.70	1,943,419	2,061,660	
1995/01		0.20	1.5812	1.5812		60	61.70	1,949,564	2,094,240	
1995/07		0.30	1.5250	1.5250		60	61.70	1,958,483	2,126,160	
1996/01	16,141	0.30	1.7228	1.7228		60	59.72	1,984,745	2,162,820	
1996/07		0.40	1.3294	1.3294		60	59.72	1,995,300	2,191,560	
1997/01	19,519	0.40	1.4109	1.4109		60	59.20	2,026,080	2,222,460	
1997/07		0.50	1.0917	1.0917		60	59.20	2,037,140	2,246,700	
1998/01	10,837	0.50	1.1663	1.1663		60	57.75	2,059,858	2,272,920	
1998/07	10,632	0.60	1.0794	1.0794		60	58.52	2,083,830	2,297,460	
1999/01		0.60	1.4499	1.4499		60	58.52	2,101,957	2,330,760	
1999/07	2,272,920	0.70	1.2299	1.2299		120	56.44	4,392,973	4,718,880	
2000/01		0.70	1.3356	1.3356		120	56.44	4,434,043	4,781,880	
2000/07		0.80	1.1129	1.1129		120	56.44	4,473,519	4,835,040	
2001/01		0.80	1.2976	1.2976		120	62.05	4,519,959	4,897,800	
2001/07		0.90	0.9615	0.9615		120	62.05	4,559,075	4,944,840	
2002/01		0.90	1.0301	1.0301		120	62.05	4,601,342	4,995,720	
2002/07		1.00	0.8337	0.8337		120	62.05	4,639,703	5,037,360	
2003/01	27,385	1.00	1.3271	1.3271		120	59.66	4,728,661	5,104,200	
2003/07		1.00	1.1664	1.1664		120	59.66	4,783,816	5,163,720	
2004/01		1.00	1.1103	1.1103		120	57.66	4,836,931	5,221,080	
2004/07		1.00	0.8378	0.8378		120	57.66	4,877,455	5,264,880	
2005/01		1.00	0.8595	0.8595		120	54.72	4,919,163	5,310,120	
2005/07		1.00	0.7364	0.7364		120	54.72	4,955,203	5,349,240	
2006/01	35,398	1.00	0.9068	0.9068		120	45.91	5,028,108	5,397,720	
2006/07		1.00	0.8133	0.8133		120	45.91	5,062,243	5,441,640	
2007/01	35,831	1.00	1.0133	1.0133		120	46.55	5,141,489	5,496,720	
2007/07		1.00	1.1050	1.1050		120	46.55	5,189,574	5,557,440	



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239.46

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2008/01		1.00	0.8556	0.8556		120	49.53	5,229,560	5,604,960	
2008/07		1.00	0.6104	0.6104		120	49.53	5,258,307	5,639,160	
2009/01		1.00	1.3268	1.3268		120	49.53	5,321,136	5,714,040	
2009/07		1.00	0.6841	0.6841		120	42.29	5,349,126	5,753,160	
2010/01		1.00	0.8643	0.8643		120	42.29	5,384,675	5,802,840	
2010/07		1.00	0.7107	0.7107		120	41.98	5,413,885	5,844,120	
2011/01		1.00	0.9198	0.9198		120	41.98	5,451,894	5,897,880	
2011/07		1.00	0.9028	0.9028		120	46.72	5,493,704	5,951,160	
2012/01		1.00	0.3865	0.3865		120	46.72	5,511,741	5,974,200	
2012/07		1.00	0.9417	0.9417		120	48.61	5,557,615	6,030,480	
2013/01		1.00	0.4901	0.4901		120	48.61	5,581,688	6,060,000	
2013/07		0.95	0.6196	0.6196		120	43.39	5,607,607	6,097,560	
2014/01		0.95	0.8564	0.8564		120	45.24	5,645,134	6,149,760	
2014/07		0.90	1.2383	1.2383		120	45.24	5,696,884	6,225,960	
2015/01	57,840	0.90	0.7571	0.7571		120	40.89	5,783,584	6,273,120	
2015/09		0.85	1.5736	1.5736		120	40.89	5,841,099	6,371,880	
2016/09		0.80	1.9890	1.9890		120	40.89	5,910,198	6,498,600	

Message Code:

1 Per Bed Standard Limitation

2Z0S4

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Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0135647-00 - 2016/09

243.17

Lake Bennett Health and Rehabilitation

Type of Cost Report: Cost Settled Interim CHOW Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: Non-Related Party (NRP) CHOW

Provider Information	Cost Report	Patient Days	Ratings Days
1091 KELTON AVE	1/1/2015-6/30/2015	Number of Beds: 120	Superior: 0
OCOEE, FL 34761	Days in CR 181	Maximum: 21,720	Standard: 366
County: Orange [48]	First Used : 2015/01	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 7	Last Used: 2016/09	Total Patient: 20,610	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 6,205	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 9,822	FY Index: 1.36985926
Class at 1/94: North Large	Medicaid Utilization	47.65648%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.88950%	Cost: 1.05379764
Open Date: 07/06/1997	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 09/08/1997	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24600000
Entered Medicaid 09/08/1997	Low Occupancy Adjustment Factor:	120.00392%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2015	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04695024
Previous Med # 017301			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	684,685	838,445	743,698	424,703		2,691,531
1a	Audit Adjustments						
2	Cost Per Diem	69.7093	85.3640	75.7176	43.2400		274.0309
3	Cost Per Diem Inflated	73.4595	89.3719	79.7910			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	73.4595	89.3719	79.7910	43.2400		285.8624
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	73.2556		79.5696			
7	Provider Target Rate	77.3307		83.9959			
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500		
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292			
10	Target Rate Class Ceiling	59.0945		68.1848			
10a	New Provider Target Limitation	57.0883		67.9677			
10b	Base for line 10a	54.0799		64.3860			
11	Lesser of 5,7,8,10, 10a	56.8063	89.3719	67.9677	13.6500		227.7959
12/13	Medicaid Adjustment Rate						
14	Prospective Per Diem 11	56.8063	89.3719	67.9677	13.6500		227.7959
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

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243.17

Lake Bennett Health and Rehabilitation

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 09/08/1997		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	6,000,000.00		Total Amount	Per Diem
RS to Start Calcs:	1997/07	Type:	Fixed	80% Capital(1):	4,593,487	10.8412
Indexed Asset Value	5,741,859	<60% of Base:	False	20% ROE(2):	1,148,372	0.5585
FRVS Base Asset:	4,407,879	Interest Rate:	7.9000%	Insurance Cost(3):	38,602	1.8730
Occup Adj Factor	0.9000	Chase Rate:	4.0000%	Taxes Cost(3):	37,025	1.7965
ROE Factor	0.019170	Amortization Rate:	7.0000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	427,359	Total FRVS PD:		15.0692

(1) 80% Capital (\$4,593,487) amortized at 7.0000 % for 20 years Principal & Interest of \$427,359 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$10.8412

(2) 20% ROE (\$1,148,372) times the ROE factor (0.019170) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5585

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	37,041
Comparison Date: 01/01/1997	Current RS PBS:	54,155
Comparison Bed 119	Effective PBS Limitation	4,407,879

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	56.8063	56.8063	2.5773	54.2290
Direct Care	89.3719	89.3719	4.0548	85.3171
Indirect Care	67.9677	67.9677	3.0837	64.8840
Property	13.6500	15.0692	0.6837	14.3855
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				16.1697
Supplemental Rate				8.1814
Totals	227.7959	229.2151	10.3995	243.1667

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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243.17

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/07	7,257,345	0.00	1.0917	1.0917		119	75.67	4,407,879	4,407,879	1
1998/01		0.10	1.1663	1.1663		119	75.67	4,413,019	4,507,958	
1998/07		0.10	1.0794	1.0794		119	75.67	4,417,781	4,556,629	
1999/01		0.20	1.4499	1.4499		119	75.67	4,417,781	4,622,674	5
1999/07		0.20	1.2299	1.2299		119	75.67	4,441,492	4,679,556	
2000/01		0.30	1.3356	1.3356		119	75.67	4,459,289	4,742,031	
2000/07		0.30	1.1129	1.1129		119	75.67	4,474,179	4,794,748	
2001/01		0.40	1.2976	1.2976		119	78.77	4,497,400	4,856,985	
2001/07		0.40	0.9615	0.9615		119	78.77	4,514,697	4,903,633	
2002/01		0.50	1.0301	1.0301		119	80.72	4,514,697	4,954,089	5
2002/07		0.50	0.8337	0.8337		119	87.83	4,556,871	4,995,382	
2003/01		0.60	1.3271	1.3271		119	87.83	4,556,871	5,061,665	5
2003/07		0.60	1.1664	1.1664		119	83.29	4,625,300	5,120,689	
2004/01		0.70	1.1103	1.1103		120	80.50	4,661,248	5,221,080	
2004/07		0.70	0.8378	0.8378		120	80.50	4,688,586	5,264,880	
2005/01		0.80	0.8595	0.8595		120	80.50	4,720,825	5,310,120	
2005/07		0.80	0.7364	0.7364		120	80.50	4,748,635	5,349,240	
2006/01		0.90	0.9068	0.9068		120	80.50	4,787,389	5,397,720	
2006/07		0.90	0.8133	0.8133		120	80.50	4,822,433	5,441,640	
2007/01		1.00	1.0133	1.0133		120	54.72	4,871,050	5,496,720	
2007/07		1.00	1.1050	1.1050		120	54.72	4,924,601	5,557,440	
2008/01		1.00	0.8556	0.8556		120	54.72	4,966,521	5,604,960	
2008/07		1.00	0.6104	0.6104		120	54.72	4,996,682	5,639,160	
2009/01		1.00	1.3268	1.3268		120	54.72	5,062,640	5,714,040	
2009/07		1.00	0.6841	0.6841		120	53.41	5,096,272	5,753,160	
2010/01		1.00	0.8643	0.8643		120	53.94	5,139,470	5,802,840	
2010/07		1.00	0.7107	0.7107		120	53.94	5,175,292	5,844,120	
2011/01		1.00	0.9198	0.9198		120	53.94	5,221,977	5,897,880	
2011/07		1.00	0.9028	0.9028		120	53.94	5,268,212	5,951,160	
2012/01		1.00	0.3865	0.3865		120	53.94	5,288,181	5,974,200	



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243.17

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/07		1.00	0.9417	0.9417		120	54.72	5,337,726	6,030,480	
2013/01		1.00	0.4901	0.4901		120	54.72	5,363,753	6,060,000	
2013/07		1.00	0.6196	0.6196		120	58.75	5,396,987	6,097,560	
2014/01		1.00	0.8564	0.8564		120	53.12	5,441,627	6,149,760	
2014/07		1.00	1.2383	1.2383		120	53.12	5,506,707	6,225,960	
2015/01	25,803	1.00	0.7571	0.7571		120	47.66	5,568,637	6,273,120	
2015/09		1.00	1.5736	1.5736		120	47.66	5,644,571	6,371,880	
2016/09		1.00	1.9890	1.9890		120	47.66	5,741,859	6,498,600	

Message Code:

- | |
|---|
| 1 Per Bed Standard Limitation
5 Uncorrected Licensure Deficiency |
|---|

2Z0S4

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Florida Agency for Health Care Administration
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 Rate Semester 09/01/2016 through 08/31/2017

0140643-00 - 2016/09

216.87

Clearwater Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1270 TURNER ST	9/1/2014-2/28/2015	Number of Beds: 120	Superior: 0
CLEARWATER, FL 33756	Days in CR 181	Maximum: 21,720	Standard: 366
County: Pinellas [52]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 18,068	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 1,830	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 16,114	FY Index: 1.35644350
Class at 1/94: North Large	Medicaid Utilization	89.18530%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	83.18600%	Cost: 1.06422011
Open Date: 03/01/1972	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1974	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23833109
Entered Medicaid 01/01/1974	Low Occupancy Adjustment Factor:	105.20285%	DC Sem Index: 1.30450000
Med # Active Date: 04/01/2009	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05343394
Previous Med # 212911			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	654,041	1,354,962	725,093	324,053		3,058,149	
1a	Audit Adjustments							
2	Cost Per Diem	40.5884	84.0860	44.9977	20.1100		189.7821	
3	Cost Per Diem Inflated	43.1950	88.5790	47.8875				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	43.1950	88.5790	47.8875	20.1100		199.7715	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	49.4446		59.3047				
7	Provider Target Rate	52.1951		62.6037				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500			
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292				
10	Target Rate Class Ceiling	59.0945		68.1848				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	43.1950	88.5790	47.8875	13.6500		193.3115	
12/13	Medicaid Adjustment Rate		3.9049	2.1110				
14	Prospective Per Diem 11	43.1950	92.4839	49.9985	13.6500		199.3274	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Clearwater Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 10/01/1985		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	5,416,667.00		Total Amount	Per Diem
RS to Start Calcs:	1974/01	Type:	Variable	80% Capital(1):	1,996,738	5.8658
Indexed Asset Value	2,495,922	<60% of Base:	False	20% ROE(2):	499,184	0.2612
FRVS Base Asset:	1,302,829	Interest Rate:	10.0000%	Insurance Cost(3):	43,174	2.3895
Occup Adj Factor	0.9000	Chase Rate:	8.0000%	Taxes Cost(3):	15,187	0.8405
ROE Factor	0.020630	Amortization Rate:	10.0000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	231,228	Total FRVS PD:		9.3570

- (1) 80% Capital (\$1,996,738) amortized at 10.0000 % for 20 years Principal & Interest of \$231,228 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$5.8658
 (2) 20% ROE (\$499,184) times the ROE factor (0.020630) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.2612
 (3) Pass-throughs: Cost divided by Total Patient Days
 (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	43.1950	43.1950	1.9597	41.2353
Direct Care	92.4839	92.4839	4.1959	88.2880
Indirect Care	49.9985	49.9985	2.2684	47.7301
Property	13.6500	9.3570	0.4245	8.9325
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.5063
Supplemental Rate				8.1814
Totals	199.3274	195.0344	8.8485	216.8736

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1972/01	813,235	0.00	3.9787	3.0000	0.9787	120	100.00	813,235	1,280,280	
1972/07		0.00	5.9113	3.0000	2.9113	120	100.00	813,235	1,343,400	
1973/01		0.00	8.0622	3.0000	5.0622	120	100.00	813,235	1,412,640	
1973/07		0.00	10.7186	3.0000	7.7186	120	100.00	813,235	1,492,560	
1974/01		0.00	12.9457	3.0000	9.9457	120	100.00	813,235	1,570,560	
1974/07		0.10	13.0494	3.0000	10.0494	120	100.00	815,675	1,619,280	
1975/01		0.10	13.1399	3.0000	10.1399	120	100.00	818,122	1,669,320	
1975/07		0.20	14.2033	3.0000	11.2033	120	100.00	823,031	1,737,240	
1976/01		0.20	15.2478	3.0000	12.2478	120	100.00	827,969	1,807,440	
1976/07		0.30	15.7330	3.0000	12.7330	120	100.00	835,421	1,870,440	
1977/01		0.30	16.4836	3.0000	13.4836	120	100.00	842,940	1,940,640	
1977/07		0.40	18.5412	3.0000	15.5412	120	100.00	853,055	2,038,680	
1978/01		0.40	20.2809	3.0000	17.2809	120	100.00	863,292	2,135,400	
1978/07		0.50	22.8203	3.0000	19.8203	120	100.00	876,241	2,253,600	
1979/01		0.50	24.9476	3.0000	21.9476	120	100.00	889,385	2,369,160	
1979/07		0.60	26.1458	3.0000	23.1458	120	100.00	905,394	2,468,640	
1980/01		0.60	29.3115	3.0000	26.3115	120	74.82	921,691	2,620,920	
1980/07		0.70	30.1222	3.0000	27.1222	120	74.82	941,047	2,720,760	
1981/01		0.70	30.9462	3.0000	27.9462	120	72.15	960,809	2,824,800	
1981/07		0.80	30.5350	3.0000	27.5350	120	72.15	983,868	2,897,880	
1982/01		0.80	30.2110	3.0000	27.2110	120	67.71	1,007,481	2,975,520	
1982/07		0.90	29.5087	3.0000	26.5087	120	67.71	1,034,683	3,043,800	
1983/04		0.90	29.1375	3.0000	26.1375	120	57.39	1,062,619	3,123,840	
1983/07		1.00	30.0953	3.0000	27.0953	120	57.39	1,094,498	3,247,440	
1984/01		1.00	28.3905	3.0000	25.3905	120	53.01	1,126,145	3,289,560	
1984/07		1.00	27.3084	3.0000	24.3084	120	53.01	1,158,707	3,352,680	
1985/01		1.00	25.4555	3.0000	22.4555	120	53.00	1,192,204	3,391,080	
1985/10	76,159	1.00	23.3077	3.0000	20.3077	120	53.00	1,302,829	3,420,000	
1986/01		1.00	21.1376	3.0000	18.1376	120	50.05	1,338,396	3,448,440	
1986/07		1.00	18.4350	3.0000	15.4350	120	50.05	1,374,934	3,441,840	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1987/01		1.00	16.4441	3.0000	13.4441	120	50.89	1,413,100	3,503,400	
1987/07		1.00	14.3448	3.0000	11.3448	120	50.89	1,452,325	3,530,760	
1988/01		1.00	12.2455	3.0000	9.2455	120	50.89	1,492,639	3,559,440	
1988/07		1.00	9.8354	3.0000	6.8354	120	53.66	1,536,327	3,557,520	
1989/01		1.00	7.4253	3.0000	4.4253	120	61.20	1,582,417	3,578,520	
1989/07		1.00	5.0152	3.0000	2.0152	120	61.20	1,629,890	3,602,760	
1990/01		1.00	2.6051	2.6051		120	63.49	1,672,350	3,620,880	
1990/07		1.00	0.5899	0.5899		120	63.49	1,682,215	3,642,240	
1991/01		1.00	0.5899	0.5899		120	63.49	1,692,138	3,663,600	
1991/07	13,152	1.00	1.4932	1.4932		120	69.49	1,730,557	3,718,320	
1992/01		1.00	2.0117	2.0117		120	72.16	1,765,371	3,793,080	
1992/07		1.00	1.8152	1.8152		120	76.16	1,797,416	3,861,960	
1993/01		1.00	1.7710	1.7710		120	72.16	1,829,248	3,930,360	
1993/07	(16,175)	1.00	1.5329	1.5329		119	68.54	1,841,114	3,957,345	
1994/01		1.00	1.6983	1.6983		119	68.54	1,872,382	4,024,580	
1994/07		0.95	1.5991	1.5991		119	68.54	1,900,825	4,088,959	
1995/01		0.95	1.5812	1.5812		119	68.54	1,929,377	4,153,576	
1995/07		0.90	1.5250	1.5250		119	68.54	1,955,858	4,216,884	
1996/01		0.90	1.7228	1.7228		119	68.54	1,986,184	4,289,593	
1996/07	16,646	0.85	1.3294	1.3294		120	68.21	2,025,274	4,383,120	
1997/01		0.85	1.4109	1.4109		120	68.21	2,049,563	4,444,920	
1997/07		0.80	1.0917	1.0917		120	68.21	2,067,464	4,493,400	
1998/01		0.80	1.1663	1.1663		120	68.21	2,086,753	4,545,840	
1998/07		0.75	1.0794	1.0794		120	68.21	2,103,647	4,594,920	
1999/01	33,483	0.75	1.4499	1.4499		120	63.84	2,160,005	4,661,520	
1999/07		0.70	1.2299	1.2299		120	63.84	2,178,600	4,718,880	
2000/01		0.70	1.3356	1.3356		120	65.14	2,198,968	4,781,880	
2000/07		0.65	1.1129	1.1129		120	65.14	2,214,875	4,835,040	
2001/01		0.65	1.2976	1.2976		120	69.93	2,233,555	4,897,800	
2001/07		0.60	0.9615	0.9615		120	69.93	2,246,440	4,944,840	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2002/01		0.60	1.0301	1.0301		120	79.58	2,260,325	4,995,720	
2002/07		0.55	0.8337	0.8337		120	79.58	2,270,689	5,037,360	
2003/01		0.55	1.3271	1.3271		120	83.25	2,270,689	5,104,200	5
2003/07		0.50	1.1664	1.1664		120	83.25	2,300,602	5,163,720	
2004/01		0.50	1.1103	1.1103		120	81.01	2,313,375	5,221,080	
2004/07		0.45	0.8378	0.8378		120	81.01	2,322,096	5,264,880	
2005/01		0.45	0.8595	0.8595		120	83.78	2,331,078	5,310,120	
2005/07		0.40	0.7364	0.7364		120	83.78	2,337,945	5,349,240	
2006/01		0.40	0.9068	0.9068		120	83.78	2,346,425	5,397,720	
2006/07		0.35	0.8133	0.8133		120	76.93	2,353,105	5,441,640	
2007/01		0.35	1.0133	1.0133		120	76.93	2,361,451	5,496,720	
2007/07		0.30	1.1050	1.1050		120	78.15	2,369,279	5,557,440	
2008/01		0.30	0.8556	0.8556		120	80.03	2,375,361	5,604,960	
2008/07		0.25	0.6104	0.6104		120	80.03	2,378,986	5,639,160	
2009/01		0.25	1.3268	1.3268		120	78.88	2,386,877	5,714,040	
2009/07		0.20	0.6841	0.6841		120	78.88	2,390,142	5,753,160	
2010/01		0.20	0.8643	0.8643		120	83.46	2,394,275	5,802,840	
2010/07		0.15	0.7107	0.7107		120	83.46	2,396,827	5,844,120	
2011/01		0.15	0.9198	0.9198		120	86.18	2,400,135	5,897,880	
2011/07		0.10	0.9028	0.9028		120	86.18	2,402,302	5,951,160	
2012/01		0.10	0.3865	0.3865		120	86.18	2,403,232	5,974,200	
2012/07		0.05	0.9417	0.9417		120	85.87	2,404,364	6,030,480	
2013/01		0.05	0.4901	0.4901		120	85.87	2,404,953	6,060,000	
2013/07	66,734	0.00	0.6196	0.6196		120	86.88	2,471,687	6,097,560	
2014/01	24,235	0.00	0.8564	0.8564		120	87.86	2,495,922	6,149,760	
2014/07		0.00	1.2383	1.2383		120	87.86	2,495,922	6,225,960	
2015/01		0.00	0.7571	0.7571		120	86.92	2,495,922	6,273,120	
2015/09		0.00	1.5736	1.5736		120	86.92	2,495,922	6,371,880	
2016/09		0.00	1.9890	1.9890		120	89.19	2,495,922	6,498,600	

Message Code:

5 Uncorrected Licensure Deficiency



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200.08

Bartow Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
2055 E GEORGIA ST	3/1/2015-2/29/2016	Number of Beds: 120	Superior: 0
BARTOW, FL 33830	Days in CR 366	Maximum: 43,920	Standard: 366
County: Polk [53]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 39,264	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 4,384	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 29,841	FY Index: 1.38327652
Class at 1/94: South Large	Medicaid Utilization	76.00092%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	89.39891%	Cost: 1.04357620
Open Date: 11/01/1972	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 11/01/1972	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25683112
Entered Medicaid 11/01/1972	Low Occupancy Adjustment Factor:	113.06014%	DC Sem Index: 1.30450000
Med # Active Date: 04/01/2009	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03792783
Previous Med # 212997			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,136,720	2,251,260	1,412,322	565,487		5,365,789
1a	Audit Adjustments						
2	Cost Per Diem	38.0926	75.4418	47.3282	18.9500		179.8126
3	Cost Per Diem Inflated	39.7525	78.3031	49.3906			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	39.7525	78.3031	49.3906	18.9500		186.3962
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	50.3315		59.0692			
7	Provider Target Rate	53.1313		62.3551			
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500		
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292			
10	Target Rate Class Ceiling	59.0945		68.1848			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	39.7525	78.3031	49.3906	13.6500		181.0962
12/13	Medicaid Adjustment Rate		2.2904	1.4447			
14	Prospective Per Diem 11	39.7525	80.5935	50.8353	13.6500		184.8313
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



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Bartow Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	4,833,333.00		Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Variable	80% Capital(1):	2,053,149	6.6653
RS to Start Calcs:	1972/07	<60% of Base:	False	20% ROE(2):	513,287	0.2672
Indexed Asset Value	2,566,436	Interest Rate:	11.5000%	Insurance Cost(3):	68,154	1.7358
FRVS Base Asset:	1,301,763	Chase Rate:	9.5000%	Taxes Cost(3):	20,746	0.5284
Occup Adj Factor	0.9000	Amortization Rate:	11.5000%	Home Office(3):	0	0.0000
ROE Factor	0.020520	Interest Only:	False	Replacement(3&4):	24,847	0.0000
		Yearly Payment:	262,745	Total FRVS PD:		9.1967

(1) 80% Capital (\$2,053,149) amortized at 11.5000 % for 20 years Principal & Interest of \$262,745 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$6.6653

(2) 20% ROE (\$513,287) times the ROE factor (0.020520) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.2672

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	39.7525	39.7525	1.8036	37.9489
Direct Care	80.5935	80.5935	3.6565	76.9370
Indirect Care	50.8353	50.8353	2.3064	48.5289
Property	13.6500	9.1967	0.4172	8.7795
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.7043
Supplemental Rate				8.1814
Totals	184.8313	180.3780	8.1837	200.0800

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1972/07	774,471	0.00	4.9326	3.0000	1.9326	120	100.00	774,471	1,343,400	
1973/01		0.10	7.0835	3.0000	4.0835	120	100.00	776,794	1,412,640	
1973/07		0.10	9.7399	3.0000	6.7399	120	100.00	779,124	1,492,560	
1974/01		0.20	11.9670	3.0000	8.9670	120	100.00	783,799	1,570,560	
1974/07		0.20	12.0707	3.0000	9.0707	120	100.00	788,502	1,619,280	
1975/01		0.30	12.1612	3.0000	9.1612	120	100.00	795,599	1,669,320	
1975/07		0.30	13.2246	3.0000	10.2246	120	100.00	802,759	1,737,240	
1976/01		0.40	14.2691	3.0000	11.2691	120	100.00	812,392	1,807,440	
1976/07		0.40	14.7543	3.0000	11.7543	120	100.00	822,141	1,870,440	
1977/01		0.50	15.5049	3.0000	12.5049	120	100.00	834,473	1,940,640	
1977/07		0.50	17.5625	3.0000	14.5625	120	100.00	846,990	2,038,680	
1978/01		0.60	19.3022	3.0000	16.3022	120	100.00	862,236	2,135,400	
1978/07		0.60	21.8416	3.0000	18.8416	120	100.00	877,756	2,253,600	
1979/01		0.70	23.9689	3.0000	20.9689	120	100.00	896,189	2,369,160	
1979/07		0.70	25.1671	3.0000	22.1671	120	100.00	915,009	2,468,640	
1980/01		0.80	28.3328	3.0000	25.3328	120	84.29	936,969	2,620,920	
1980/07		0.80	29.1435	3.0000	26.1435	120	84.29	959,456	2,720,760	
1981/01		0.90	29.9675	3.0000	26.9675	120	85.07	985,361	2,824,800	
1981/07		0.90	29.5563	3.0000	26.5563	120	85.07	1,011,966	2,897,880	
1982/01		1.00	29.2323	3.0000	26.2323	120	81.18	1,042,325	2,975,520	
1982/07		1.00	28.5300	3.0000	25.5300	120	81.18	1,073,595	3,043,800	
1983/04		1.00	28.1588	3.0000	25.1588	120	74.78	1,105,803	3,123,840	
1983/07		1.00	29.1166	3.0000	26.1166	120	74.78	1,138,977	3,247,440	
1984/01		1.00	27.4118	3.0000	24.4118	120	69.66	1,173,146	3,289,560	
1984/07		1.00	26.3297	3.0000	23.3297	120	69.66	1,208,340	3,352,680	
1985/01		1.00	24.4768	3.0000	21.4768	120	69.68	1,244,590	3,391,080	
1985/10	19,835	1.00	22.3290	3.0000	19.3290	120	69.68	1,301,763	3,420,000	
1986/01		1.00	20.1589	3.0000	17.1589	120	66.80	1,340,816	3,448,440	
1986/07		1.00	17.4563	3.0000	14.4563	120	66.80	1,381,040	3,441,840	
1987/01		1.00	15.4654	3.0000	12.4654	120	68.60	1,422,471	3,503,400	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1987/07		1.00	13.3661	3.0000	10.3661	120	68.60	1,465,145	3,530,760	
1988/01		1.00	11.2668	3.0000	8.2668	120	68.60	1,509,099	3,559,440	
1988/07		1.00	8.8567	3.0000	5.8567	120	77.84	1,554,372	3,557,520	
1989/01		1.00	6.4466	3.0000	3.4466	120	80.90	1,601,003	3,578,520	
1989/07		1.00	4.0365	3.0000	1.0365	120	80.90	1,649,033	3,602,760	
1990/01		1.00	1.6264	1.6264		120	80.75	1,649,033	3,620,880	5
1990/07		1.00	0.5899	0.5899		120	80.75	1,675,853	3,642,240	5
1991/01		1.00	0.5899	0.5899		120	80.75	1,695,683	3,663,600	
1991/07	19,155	1.00	1.4932	1.4932		120	84.55	1,740,158	3,718,320	
1992/01		1.00	2.0117	2.0117		120	87.81	1,775,165	3,793,080	
1992/07		1.00	1.8152	1.8152		120	87.81	1,807,388	3,861,960	
1993/01		0.95	1.7710	1.7710		120	87.81	1,837,797	3,930,360	
1993/07	17,735	0.95	1.5329	1.5329		120	84.21	1,882,296	3,990,600	
1994/01		0.90	1.6983	1.6983		120	84.21	1,911,067	4,058,400	
1994/07		0.90	1.5991	1.5991		120	84.21	1,938,571	4,123,320	
1995/01		0.85	1.5812	1.5812		120	84.21	1,964,625	4,188,480	
1995/07		0.85	1.5250	1.5250		120	84.21	1,990,092	4,252,320	
1996/01		0.80	1.7228	1.7228		120	84.21	2,017,519	4,325,640	
1996/07	22,618	0.80	1.3294	1.3294		120	76.60	2,061,593	4,383,120	
1997/01		0.75	1.4109	1.4109		120	76.60	2,083,409	4,444,920	
1997/07		0.75	1.0917	1.0917		120	76.60	2,100,468	4,493,400	
1998/01		0.70	1.1663	1.1663		120	76.60	2,117,616	4,545,840	
1998/07		0.70	1.0794	1.0794		120	76.60	2,133,617	4,594,920	
1999/01	21,105	0.65	1.4499	1.4499		120	79.03	2,174,829	4,661,520	
1999/07		0.65	1.2299	1.2299		120	79.03	2,192,215	4,718,880	
2000/01		0.60	1.3356	1.3356		120	80.83	2,209,783	4,781,880	
2000/07		0.60	1.1129	1.1129		120	80.83	2,224,538	4,835,040	
2001/01		0.55	1.2976	1.2976		120	80.79	2,240,415	4,897,800	
2001/07		0.55	0.9615	0.9615		120	80.79	2,252,262	4,944,840	
2002/01		0.50	1.0301	1.0301		120	78.29	2,263,863	4,995,720	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2002/07		0.50	0.8337	0.8337		120	78.29	2,273,301	5,037,360	
2003/01		0.45	1.3271	1.3271		120	77.86	2,286,877	5,104,200	
2003/07		0.45	1.1664	1.1664		120	77.86	2,298,881	5,163,720	
2004/01	52,832	0.40	1.1103	1.1103		120	76.11	2,361,922	5,221,080	
2004/07		0.40	0.8378	0.8378		120	76.11	2,369,837	5,264,880	
2005/01		0.35	0.8595	0.8595		120	74.45	2,376,965	5,310,120	
2005/07		0.35	0.7364	0.7364		120	74.45	2,383,090	5,349,240	
2006/01		0.30	0.9068	0.9068		120	74.45	2,389,572	5,397,720	
2006/07		0.30	0.8133	0.8133		120	70.16	2,395,403	5,441,640	
2007/01		0.25	1.0133	1.0133		120	70.16	2,401,471	5,496,720	
2007/07		0.25	1.1050	1.1050		120	68.78	2,408,106	5,557,440	
2008/01		0.20	0.8556	0.8556		120	68.78	2,412,226	5,604,960	
2008/07		0.20	0.6104	0.6104		120	74.28	2,415,171	5,639,160	
2009/01		0.15	1.3268	1.3268		120	74.28	2,419,977	5,714,040	
2009/07		0.15	0.6841	0.6841		120	78.86	2,422,460	5,753,160	
2010/01		0.10	0.8643	0.8643		120	79.71	2,424,553	5,802,840	
2010/07		0.10	0.7107	0.7107		120	79.71	2,426,277	5,844,120	
2011/01		0.05	0.9198	0.9198		120	75.97	2,427,393	5,897,880	
2011/07		0.05	0.9028	0.9028		120	75.97	2,428,488	5,951,160	
2012/01	27,138	0.00	0.3865	0.3865		120	81.21	2,455,626	5,974,200	
2012/07		0.00	0.9417	0.9417		120	81.21	2,455,626	6,030,480	
2013/01		0.00	0.4901	0.4901		120	81.21	2,455,626	6,060,000	
2013/07	31,803	0.00	0.6196	0.6196		120	75.59	2,487,429	6,097,560	
2014/01		0.00	0.8564	0.8564		120	75.59	2,487,429	6,149,760	
2014/07	79,007	0.00	1.2383	1.2383		120	76.87	2,566,436	6,225,960	
2015/01		0.00	0.7571	0.7571		120	76.87	2,566,436	6,273,120	
2015/09		0.00	1.5736	1.5736		120	73.88	2,566,436	6,371,880	
2016/09		0.00	1.9890	1.9890		120	76.00	2,566,436	6,498,600	

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5 Uncorrected Licensure Deficiency



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Lanier Terrace

Type of Cost Report: Interim Change of Ownership - Budget Type of Cost: Estimated Type of Rate: Interim

Type of Ownership: Proprietary : Partnership CHOW Status based on this Cost Report: Non-Related Party (NRP) CHOW

Provider Information	Cost Report	Patient Days	Ratings Days
12740 LANIER ROAD	1/1/2015-12/31/2015	Number of Beds: 120	Superior: 0
JACKSONVILLE, FL 32226-1704	Days in CR 365	Maximum: 43,800	Standard: 366
County: Duval [16]	First Used : 2015/01	Max Annualized: 43,800	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 40,658	Total: 366
Control: Proprietary : Partnership	Unaudited	Medicare: 5,559	Inflation
Current Class North Large	Initial CR? False	Medicaid: 30,881	FY Index: 1.37939113
Class at 1/94: North Large	Medicaid Utilization	75.95307%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	92.82648%	Cost: 1.00000000
Open Date: 07/01/1984	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/01/1984	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 08/15/1984	Low Occupancy Adjustment Factor:	117.39488%	DC Sem Index: 1.30450000
Med # Active Date: 03/16/2015	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.00000000
Previous Med # 268003			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,403,218	2,451,366	1,370,516	866,830		6,091,930	
1a	Audit Adjustments							
2	Cost Per Diem	45.4395	79.3810	44.3806	28.0700		197.2711	
3	Cost Per Diem Inflated	45.4395	79.3810	44.3806				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	45.4395	79.3810	44.3806	28.0700		197.2711	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base							
7	Provider Target Rate							
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation	50.0975		62.5971				
10b	Base for line 10a	47.4575		59.2984				
11	Lesser of 5,7,8,10, 10a	45.4395	79.3810	44.3806	13.6500		182.8511	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	45.4395	79.3810	44.3806	13.6500		182.8511	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	08/01/2001	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	560,000.00		Total Amount	Per Diem
RS to Start Calcs:	1984/07	Type:	Fixed	80% Capital(1):	4,037,390	11.8605
Indexed Asset Value	5,046,737	<60% of Base:	False	20% ROE(2):	1,009,347	0.5147
FRVS Base Asset:	623,247	Interest Rate:	10.0000%	Insurance Cost(3):	62,987	1.5492
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	58,226	1.4321
ROE Factor	0.020100	Amortization Rate:	10.0000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	467,540	Total FRVS PD:		15.3565

(1) 80% Capital (\$4,037,390) amortized at 10.0000 % for 20 years Principal & Interest of \$467,540 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$11.8605

(2) 20% ROE (\$1,009,347) times the ROE factor (0.020100) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5147

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 55	Effective PBS Limitation	1,567,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	45.4395	45.4395	2.0616	43.3779
Direct Care	79.3810	79.3810	3.6015	75.7795
Indirect Care	44.3806	44.3806	2.0135	42.3671
Property	13.6500	15.3565	0.6967	14.6598
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.5021
Supplemental Rate				8.1814
Totals	182.8511	184.5576	8.3733	204.8678

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1984/07	622,003	0.00	1.9179	1.9179		55	91.56	622,003	1,536,645	
1985/01		0.10	1.1471	1.1471		55	91.56	622,716	1,554,245	
1985/10		0.10	0.8522	0.8522		55	91.56	623,247	1,567,500	
1986/01		0.20	0.8299	0.8299		55	91.56	624,282	1,580,535	
1986/07		0.20	0.2974	0.2974		55	91.56	624,653	1,577,510	
1987/01		0.30	1.0091	1.0091		55	89.19	626,544	1,605,725	
1987/07		0.30	0.9007	0.9007		55	89.19	628,237	1,618,265	
1988/01		0.40	0.9007	0.9007		55	89.19	630,501	1,631,410	
1988/07		0.40	0.5899	0.5899		55	92.53	631,989	1,630,530	
1989/01		0.50	0.5899	0.5899		55	92.53	633,853	1,640,155	
1989/07	83,440	0.50	0.5899	0.5899		55	95.74	719,163	1,651,265	
1990/01		0.60	0.5899	0.5899		55	95.74	721,708	1,659,570	
1990/07	1,838,802	0.60	0.5899	0.5899		116	91.15	2,563,064	3,520,832	
1991/01		0.70	0.5899	0.5899		116	91.15	2,573,647	3,541,480	
1991/07	298,293	0.70	1.4932	1.4932		120	92.18	2,898,840	3,718,320	
1992/01		0.80	2.0117	2.0117		120	92.18	2,945,494	3,793,080	
1992/07		0.80	1.8152	1.8152		120	83.52	2,988,268	3,861,960	
1993/01		0.90	1.7710	1.7710		120	83.52	3,035,898	3,930,360	
1993/07		0.90	1.5329	1.5329		120	81.73	3,077,781	3,990,600	
1994/01		1.00	1.6983	1.6983		120	81.73	3,130,051	4,058,400	
1994/07		1.00	1.5991	1.5991		120	82.58	3,180,104	4,123,320	
1995/01		1.00	1.5812	1.5812		120	82.58	3,230,388	4,188,480	
1995/07		1.00	1.5250	1.5250		120	80.06	3,279,651	4,252,320	
1996/01		1.00	1.7228	1.7228		120	80.06	3,336,153	4,325,640	
1996/07	41,522	1.00	1.3294	1.3294		120	78.60	3,422,026	4,383,120	
1997/01		1.00	1.4109	1.4109		120	78.60	3,422,026	4,444,920	5
1997/07		1.00	1.0917	1.0917		120	80.62	3,508,192	4,493,400	
1998/01		1.00	1.1663	1.1663		120	80.62	3,549,108	4,545,840	
1998/07		1.00	1.0794	1.0794		120	79.47	3,587,417	4,594,920	
1999/01		1.00	1.4499	1.4499		120	79.47	3,639,431	4,661,520	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1999/07		1.00	1.2299	1.2299		120	79.47	3,684,192	4,718,880	
2000/01	24,914	1.00	1.3356	1.3356		120	83.78	3,758,312	4,781,880	
2000/07		1.00	1.1129	1.1129		120	81.17	3,800,138	4,835,040	
2001/01		1.00	1.2976	1.2976		120	81.17	3,849,449	4,897,800	
2001/07		1.00	0.9615	0.9615		120	75.40	3,886,461	4,944,840	
2002/01	28,100	1.00	1.0301	1.0301		120	75.40	3,954,595	4,995,720	
2002/07	1,444	1.00	0.8337	0.8337		120	75.40	3,989,008	5,037,360	
2003/01		1.00	1.3271	1.3271		120	75.40	4,041,946	5,104,200	
2003/07		1.00	1.1664	1.1664		120	73.99	4,041,946	5,163,720	5
2004/01		1.00	1.1103	1.1103		120	73.99	4,134,492	5,221,080	
2004/07		1.00	0.8378	0.8378		120	73.99	4,169,131	5,264,880	
2005/01		0.95	0.8595	0.8595		120	73.99	4,203,172	5,310,120	
2005/07		0.95	0.7364	0.7364		120	73.99	4,232,577	5,349,240	
2006/01		0.90	0.9068	0.9068		120	73.44	4,267,119	5,397,720	
2006/07		0.90	0.8133	0.8133		120	73.44	4,298,354	5,441,640	
2007/01		0.85	1.0133	1.0133		120	73.44	4,335,376	5,496,720	
2007/07		0.85	1.1050	1.1050		120	73.46	4,376,098	5,557,440	
2008/01		0.80	0.8556	0.8556		120	73.46	4,406,052	5,604,960	
2008/07		0.80	0.6104	0.6104		120	68.40	4,427,567	5,639,160	
2009/01		0.75	1.3268	1.3268		120	68.40	4,471,626	5,714,040	
2009/07	17,843	0.75	0.6841	0.6841		120	73.00	4,512,413	5,753,160	
2010/01		0.70	0.8643	0.8643		120	73.00	4,539,713	5,802,840	
2010/07	17,832	0.70	0.7107	0.7107		120	73.57	4,580,130	5,844,120	
2011/01		0.65	0.9198	0.9198		120	78.34	4,607,515	5,897,880	
2011/07		0.65	0.9028	0.9028		120	78.34	4,634,552	5,951,160	
2012/01	102,750	0.60	0.3865	0.3865		120	78.15	4,748,050	5,974,200	
2012/07		0.60	0.9417	0.9417		120	78.15	4,774,876	6,030,480	
2013/01		0.55	0.4901	0.4901		120	78.15	4,787,749	6,060,000	
2013/07		0.55	0.6196	0.6196		120	78.15	4,804,066	6,097,560	
2014/01	99,688	0.50	0.8564	0.8564		120	76.13	4,924,325	6,149,760	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2014/07		0.50	1.2383	1.2383		120	78.95	4,954,816	6,225,960	
2015/01		0.45	0.7571	0.7571		120	75.95	4,971,697	6,273,120	
2015/09		0.45	1.5736	1.5736		120	75.95	5,006,902	6,371,880	
2016/09		0.40	1.9890	1.9890		120	75.95	5,046,737	6,498,600	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

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Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0143762-00 - 2016/09

226.79

Boca Ciega Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1414 59TH ST S	3/1/2015-2/29/2016	Number of Beds: 120	Superior: 0
GULFPORT, FL 33707	Days in CR 366	Maximum: 43,920	Standard: 366
County: Pinellas [52]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 36,082	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 4,339	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 29,665	FY Index: 1.38327652
Class at 1/94: North Large	Medicaid Utilization	82.21551%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	82.15392%	Cost: 1.04357620
Open Date: 02/01/1973	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 02/01/1973	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25683112
Entered Medicaid 02/01/1973	Low Occupancy Adjustment Factor:	103.89761%	DC Sem Index: 1.30450000
Med # Active Date: 04/01/2009	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03792783
Previous Med # 213004			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,523,432	2,624,803	1,392,015	566,898		6,107,148	
1a	Audit Adjustments							
2	Cost Per Diem	51.3545	88.4815	46.9245	19.1100		205.8705	
3	Cost Per Diem Inflated	53.5923	91.8374	48.9693				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	53.5923	91.8374	48.9693	19.1100		213.5090	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	48.8637		59.0692				
7	Provider Target Rate	51.5819		62.3551				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500			
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292				
10	Target Rate Class Ceiling	59.0945		68.1848				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	51.5819	91.8374	48.9693	13.6500		206.0386	
12/13	Medicaid Adjustment Rate		3.3284	1.7748				
14	Prospective Per Diem 11	51.5819	95.1658	50.7441	13.6500		211.1418	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Boca Ciega Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	10/01/1985	Amount:	2,583,333.00		Total Amount	Per Diem
RS to Start Calcs:	1973/01	Type:	Variable	80% Capital(1):	2,052,699	6.0301
Indexed Asset Value	2,565,874	<60% of Base:	False	20% ROE(2):	513,175	0.2671
FRVS Base Asset:	1,377,951	Interest Rate:	10.0000%	Insurance Cost(3):	65,298	1.8097
Occup Adj Factor	0.9000	Chase Rate:	8.0000%	Taxes Cost(3):	25,447	0.7053
ROE Factor	0.020520	Amortization Rate:	10.0000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	40,946	0.0000
		Yearly Payment:	237,708	Total FRVS PD:		8.8122

(1) 80% Capital (\$2,052,699) amortized at 10.0000 % for 20 years Principal & Interest of \$237,708 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$6.0301

(2) 20% ROE (\$513,175) times the ROE factor (0.020520) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.2671

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	120	Effective PBS Limitation	54,155
			3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	51.5819	51.5819	2.3402	49.2417
Direct Care	95.1658	95.1658	4.3176	90.8482
Indirect Care	50.7441	50.7441	2.3022	48.4419
Property	13.6500	8.8122	0.3998	8.4124
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.6642
Supplemental Rate				8.1814
Totals	211.1418	206.3040	9.3598	226.7898

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1973/01	889,930	0.00	5.1509	3.0000	2.1509	120	100.00	889,930	1,412,640	
1973/07		0.10	7.8073	3.0000	4.8073	120	100.00	892,600	1,492,560	
1974/01		0.10	10.0344	3.0000	7.0344	120	100.00	895,278	1,570,560	
1974/07		0.20	10.1381	3.0000	7.1381	120	100.00	900,650	1,619,280	
1975/01		0.20	10.2286	3.0000	7.2286	120	100.00	906,054	1,669,320	
1975/07		0.30	11.2920	3.0000	8.2920	120	100.00	914,208	1,737,240	
1976/01		0.30	12.3365	3.0000	9.3365	120	100.00	922,436	1,807,440	
1976/07		0.40	12.8217	3.0000	9.8217	120	100.00	933,505	1,870,440	
1977/01		0.40	13.5723	3.0000	10.5723	120	100.00	944,707	1,940,640	
1977/07		0.50	15.6299	3.0000	12.6299	120	100.00	958,878	2,038,680	
1978/01		0.50	17.3696	3.0000	14.3696	120	100.00	973,261	2,135,400	
1978/07		0.60	19.9090	3.0000	16.9090	120	100.00	990,780	2,253,600	
1979/01		0.60	22.0363	3.0000	19.0363	120	100.00	1,008,614	2,369,160	
1979/07		0.70	23.2345	3.0000	20.2345	120	100.00	1,029,795	2,468,640	
1980/01		0.70	26.4002	3.0000	23.4002	120	65.28	1,051,421	2,620,920	
1980/07		0.80	27.2109	3.0000	24.2109	120	65.28	1,076,655	2,720,760	
1981/01		0.80	28.0349	3.0000	25.0349	120	60.28	1,102,495	2,824,800	
1981/07		0.90	27.6237	3.0000	24.6237	120	60.28	1,132,262	2,897,880	
1982/01		0.90	27.2997	3.0000	24.2997	120	51.73	1,161,015	2,975,520	
1982/07		1.00	26.5974	3.0000	23.5974	120	51.73	1,193,775	3,043,800	
1983/04		1.00	26.2262	3.0000	23.2262	120	44.77	1,222,927	3,123,840	
1983/07		1.00	27.1840	3.0000	24.1840	120	44.77	1,252,791	3,247,440	
1984/01		1.00	25.4792	3.0000	22.4792	120	36.32	1,277,610	3,289,560	
1984/07		1.00	24.3971	3.0000	21.3971	120	36.32	1,302,921	3,352,680	
1985/01		1.00	22.5442	3.0000	19.5442	120	38.91	1,330,574	3,391,080	
1985/10	21,024	1.00	20.3964	3.0000	17.3964	120	36.31	1,377,951	3,420,000	
1986/01		1.00	18.2263	3.0000	15.2263	120	38.90	1,407,189	3,448,440	
1986/07		1.00	15.5237	3.0000	12.5237	120	38.90	1,437,047	3,441,840	
1987/01		1.00	13.5328	3.0000	10.5328	120	38.34	1,467,100	3,503,400	
1987/07		1.00	11.4335	3.0000	8.4335	120	38.34	1,497,781	3,530,760	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1988/01		1.00	9.3342	3.0000	6.3342	120	38.34	1,529,104	3,559,440	
1988/07		1.00	6.9241	3.0000	3.9241	120	44.56	1,566,270	3,557,520	
1989/01		1.00	4.5140	3.0000	1.5140	120	54.23	1,612,600	3,578,520	
1989/07		1.00	2.1039	2.1039		120	54.23	1,646,053	3,602,760	
1990/01		1.00	0.5899	0.5899		120	56.89	1,655,763	3,620,880	
1990/07		1.00	0.5899	0.5899		120	56.89	1,665,530	3,642,240	
1991/01		1.00	0.5899	0.5899		120	56.89	1,675,355	3,663,600	
1991/07		1.00	1.4932	1.4932		120	60.47	1,700,371	3,718,320	
1992/01	17,585	1.00	2.0117	2.0117		120	70.17	1,752,162	3,793,080	
1992/07		1.00	1.8152	1.8152		120	70.17	1,783,967	3,861,960	
1993/01		1.00	1.7710	1.7710		120	70.17	1,815,561	3,930,360	
1993/07	24,069	0.95	1.5329	1.5329		120	68.85	1,866,070	3,990,600	
1994/01		0.95	1.6983	1.6983		120	68.85	1,896,177	4,058,400	
1994/07		0.90	1.5991	1.5991		120	68.85	1,923,467	4,123,320	
1995/01		0.90	1.5812	1.5812		120	68.85	1,950,840	4,188,480	
1995/07		0.85	1.5250	1.5250		120	68.85	1,976,129	4,252,320	
1996/01		0.85	1.7228	1.7228		120	68.85	1,976,129	4,325,640	5
1996/07	12,956	0.80	1.3294	1.3294		120	75.76	2,039,347	4,383,120	
1997/01		0.80	1.4109	1.4109		120	75.76	2,062,365	4,444,920	
1997/07		0.75	1.0917	1.0917		120	75.76	2,079,252	4,493,400	
1998/01		0.75	1.1663	1.1663		120	75.76	2,097,439	4,545,840	
1998/07		0.70	1.0794	1.0794		120	75.76	2,113,287	4,594,920	
1999/01	24,001	0.70	1.4499	1.4499		120	75.85	2,137,288	4,661,520	5
1999/07		0.65	1.2299	1.2299		120	75.85	2,175,993	4,718,880	
2000/01	21,158	0.65	1.3356	1.3356		120	74.94	2,216,041	4,781,880	
2000/07		0.60	1.1129	1.1129		120	74.94	2,230,838	4,835,040	
2001/01		0.60	1.2976	1.2976		120	73.48	2,248,207	4,897,800	
2001/07		0.55	0.9615	0.9615		120	73.48	2,260,096	4,944,840	
2002/01	40,094	0.55	1.0301	1.0301		120	79.65	2,312,996	4,995,720	
2002/07		0.50	0.8337	0.8337		120	79.65	2,322,639	5,037,360	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2003/01		0.50	1.3271	1.3271		120	81.56	2,338,052	5,104,200	
2003/07		0.45	1.1664	1.1664		120	81.56	2,350,324	5,163,720	
2004/01	19,744	0.45	1.1103	1.1103		120	84.12	2,381,810	5,221,080	
2004/07		0.40	0.8378	0.8378		120	84.12	2,389,791	5,264,880	
2005/01		0.40	0.8595	0.8595		120	84.12	2,398,007	5,310,120	
2005/07		0.35	0.7364	0.7364		120	81.61	2,404,187	5,349,240	
2006/01		0.35	0.9068	0.9068		120	81.61	2,411,818	5,397,720	
2006/07		0.30	0.8133	0.8133		120	76.55	2,417,703	5,441,640	
2007/01		0.30	1.0133	1.0133		120	76.55	2,425,053	5,496,720	
2007/07		0.25	1.1050	1.1050		120	75.37	2,431,753	5,557,440	
2008/01		0.25	0.8556	0.8556		120	72.33	2,436,955	5,604,960	
2008/07		0.20	0.6104	0.6104		120	72.33	2,439,931	5,639,160	
2009/01		0.20	1.3268	1.3268		120	75.15	2,446,407	5,714,040	
2009/07		0.15	0.6841	0.6841		120	75.15	2,448,917	5,753,160	
2010/01		0.15	0.8643	0.8643		120	86.71	2,452,091	5,802,840	
2010/07		0.10	0.7107	0.7107		120	86.71	2,453,834	5,844,120	
2011/01		0.10	0.9198	0.9198		120	86.71	2,456,092	5,897,880	
2011/07		0.05	0.9028	0.9028		120	86.96	2,457,200	5,951,160	
2012/01		0.05	0.3865	0.3865		120	86.96	2,457,674	5,974,200	
2012/07		0.00	0.9417	0.9417		120	88.57	2,457,674	6,030,480	
2013/01		0.00	0.4901	0.4901		120	88.57	2,457,674	6,060,000	
2013/07	63,845	0.00	0.6196	0.6196		120	78.23	2,521,519	6,097,560	
2014/01		0.00	0.8564	0.8564		120	78.23	2,521,519	6,149,760	
2014/07	44,355	0.00	1.2383	1.2383		120	74.90	2,565,874	6,225,960	
2015/01		0.00	0.7571	0.7571		120	81.93	2,565,874	6,273,120	
2015/09		0.00	1.5736	1.5736		120	81.93	2,565,874	6,371,880	
2016/09		0.00	1.9890	1.9890		120	82.22	2,565,874	6,498,600	

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
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 Rate Semester 09/01/2016 through 08/31/2017

0146222-00 - 2016/09

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The Floridean Nursing and Rehabilitation Center

Type of Cost Report: Interim Change of Ownership - Budget Type of Cost: Estimated Type of Rate: Interim

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: Non-Related Party (NRP) CHOW

Provider Information	Cost Report	Patient Days	Ratings Days
47 NW 32ND PLACE	2/1/2015-1/31/2016	Number of Beds: 90	Superior: 0
MIAMI, FL 33125	Days in CR 365	Maximum: 32,850	Standard: 366
County: Dade [13]	First Used : 2015/01	Max Annualized: 32,850	Conditional: 0
Region: South Area: 11	Last Used: 2016/09	Total Patient: 31,766	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 16,206	Inflation
Current Class South Small	Initial CR? False	Medicaid: 11,870	FY Index: 1.38133246
Class at 1/94: South Small	Medicaid Utilization	37.36700%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	96.70015%	Cost: 1.00000000
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25516446
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	122.29380%	DC Sem Index: 1.30450000
Med # Active Date: 02/01/2015	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.00000000
Previous Med # 200425			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	724,370	1,106,381	942,352	609,406		3,382,509	
1a	Audit Adjustments							
2	Cost Per Diem	61.0253	93.2082	79.3894	51.3400		284.9629	
3	Cost Per Diem Inflated	61.0253	93.2082	79.3894				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	61.0253	93.2082	79.3894	51.3400		284.9629	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base							
7	Provider Target Rate							
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	71.0408	115.1428	97.4246	13.6500			
9	Prior Semester: Class Ceiling Target Base	72.3589		85.0807				
10	Target Rate Class Ceiling	75.1765		88.3937				
10a	New Provider Target Limitation	68.6858		86.6818				
10b	Base for line 10a	65.0663		82.1140				
11	Lesser of 5,7,8,10, 10a	61.0253	93.2082	79.3894	13.6500		247.2729	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	61.0253	93.2082	79.3894	13.6500		247.2729	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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The Floridean Nursing and Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	04/01/1997	Amount:	12,000,000.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Variable	80% Capital(1):	3,028,128	8.1936
Indexed Asset Value	3,785,160	<60% of Base:	False	20% ROE(2):	757,032	0.5147
FRVS Base Asset:	88,069	Interest Rate:	5.1209%	Insurance Cost(3):	96,200	3.0284
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	81,010	2.5502
ROE Factor	0.020100	Amortization Rate:	5.1209%	Home Office(3):	50,000	1.5740
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	242,245	Total FRVS PD:		15.8609

(1) 80% Capital (\$3,028,128) amortized at 5.1209 % for 20 years Principal & Interest of \$242,245 divided by annual available days (32850) divided by Occup. Adj. (0.90) = \$8.1936

(2) 20% ROE (\$757,032) times the ROE factor (0.020100) divided by annual available days (32850) divided by Occup. Adj. (0.90) = \$0.5147

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	47	Effective PBS Limitation	54,155
			1,339,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	61.0253	61.0253	2.7687	58.2566
Direct Care	93.2082	93.2082	4.2288	88.9794
Indirect Care	79.3894	79.3894	3.6019	75.7875
Property	13.6500	15.8609	0.7196	15.1413
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				11.0284
Supplemental Rate				8.1814
Totals	247.2729	249.4838	11.3190	257.3746

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	56,653	0.00				47	100.00	56,653	482,267	
1972/01		0.10	3.9787	3.0000	0.9787	47	100.00	56,823	501,443	
1972/07		0.10	5.9113	3.0000	2.9113	47	100.00	56,993	526,165	
1973/01		0.20	8.0622	3.0000	5.0622	47	100.00	57,335	553,284	
1973/07		0.20	10.7186	3.0000	7.7186	47	100.00	57,679	584,586	
1974/01		0.30	12.9457	3.0000	9.9457	47	100.00	58,198	615,136	
1974/07		0.30	13.0494	3.0000	10.0494	47	100.00	58,722	634,218	
1975/01		0.40	13.1399	3.0000	10.1399	47	100.00	59,427	653,817	
1975/07		0.40	14.2033	3.0000	11.2033	47	100.00	60,140	680,419	
1976/01		0.50	15.2478	3.0000	12.2478	47	100.00	61,042	707,914	
1976/07		0.50	15.7330	3.0000	12.7330	47	100.00	61,958	732,589	
1977/01		0.60	16.4836	3.0000	13.4836	47	100.00	63,073	760,084	
1977/07		0.60	18.5412	3.0000	15.5412	47	100.00	64,208	798,483	
1978/01		0.70	20.2809	3.0000	17.2809	47	100.00	65,556	836,365	
1978/07		0.70	22.8203	3.0000	19.8203	47	100.00	66,933	882,660	
1979/01		0.80	24.9476	3.0000	21.9476	47	100.00	68,539	927,921	
1979/07		0.80	26.1458	3.0000	23.1458	47	100.00	70,184	966,884	
1980/01		0.90	29.3115	3.0000	26.3115	47	44.07	71,702	1,026,527	
1980/07		0.90	30.1222	3.0000	27.1222	47	44.07	73,253	1,065,631	
1981/01		1.00	30.9462	3.0000	27.9462	47	36.86	74,726	1,106,380	
1981/07		1.00	30.5350	3.0000	27.5350	47	36.86	76,228	1,135,003	
1982/01		1.00	30.2110	3.0000	27.2110	47	34.96	77,682	1,165,412	
1982/07		1.00	29.5087	3.0000	26.5087	47	34.96	79,163	1,192,155	
1983/04		1.00	29.1375	3.0000	26.1375	47	33.37	80,604	1,223,504	
1983/07		1.00	30.0953	3.0000	27.0953	47	33.37	82,071	1,271,914	
1984/01		1.00	28.3905	3.0000	25.3905	47	32.36	83,520	1,288,411	
1984/07		1.00	27.3084	3.0000	24.3084	52	32.36	84,994	1,452,828	
1985/01		1.00	25.4555	3.0000	22.4555	52	33.37	86,541	1,469,468	
1985/10		1.00	23.3077	3.0000	20.3077	52	32.36	88,069	1,482,000	
1986/01		1.00	21.1376	3.0000	18.1376	52	32.36	89,623	1,494,324	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	51	35.88	91,377	1,462,782	
1987/01		1.00	16.4441	3.0000	13.4441	51	35.88	93,165	1,488,945	
1987/07		1.00	14.3448	3.0000	11.3448	51	31.65	94,773	1,500,573	
1988/01		1.00	12.2455	3.0000	9.2455	51	31.65	96,409	1,512,762	
1988/07		1.00	9.8354	3.0000	6.8354	52	29.85	97,979	1,541,592	
1989/01		1.00	7.4253	3.0000	4.4253	52	29.85	99,574	1,550,692	
1989/07		1.00	5.0152	3.0000	2.0152	47	31.79	101,301	1,411,081	
1990/01		1.00	2.6051	2.6051		47	31.79	102,826	1,418,178	
1990/07	1,368,795	1.00	0.5899	0.5899		47	32.94	1,471,984	1,426,544	
1991/01		1.00	0.5899	0.5899		47	32.94	1,477,184	1,434,910	
1991/07		1.00	1.4932	1.4932		52	27.99	1,488,409	1,611,272	
1992/01		0.95	2.0117	2.0117		52	27.99	1,502,885	1,643,668	
1992/07	164,061	0.95	1.8152	1.8152		52	27.58	1,679,942	1,673,516	
1993/01		0.90	1.7710	1.7710		52	27.58	1,693,369	1,703,156	
1993/07		0.90	1.5329	1.5329		52	31.85	1,706,898	1,729,260	
1994/01		0.85	1.6983	1.6983		52	31.85	1,721,167	1,758,640	
1994/07		0.85	1.5991	1.5991		60	33.06	1,735,229	2,061,660	
1995/01		0.80	1.5812	1.5812		60	33.06	1,748,423	2,094,240	
1995/07		0.80	1.5250	1.5250		60	32.73	1,761,117	2,126,160	
1996/01		0.75	1.7228	1.7228		60	32.73	1,774,659	2,162,820	
1996/07		0.75	1.3294	1.3294		60	32.65	1,785,163	2,191,560	
1997/01		0.70	1.4109	1.4109		60	32.65	1,795,629	2,222,460	
1997/07		0.70	1.0917	1.0917		60	31.62	1,803,518	2,246,700	
1998/01		0.65	1.1663	1.1663		60	31.62	1,811,378	2,272,920	
1998/07	16,644	0.65	1.0794	1.0794		60	34.95	1,836,098	2,297,460	
1999/01		0.60	1.4499	1.4499		60	34.95	1,846,248	2,330,760	
1999/07	30,038	0.60	1.2299	1.2299		60	47.61	1,888,079	2,359,440	
2000/01		0.55	1.3356	1.3356		60	47.61	1,900,085	2,390,940	
2000/07		0.55	1.1129	1.1129		60	45.07	1,909,616	2,417,520	
2001/01		0.50	1.2976	1.2976		60	45.07	1,919,769	2,448,900	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		0.50	0.9615	0.9615		60	42.27	1,926,863	2,472,420	
2002/01		0.45	1.0301	1.0301		60	45.32	1,934,222	2,497,860	
2002/07		0.45	0.8337	0.8337		60	45.32	1,940,202	2,518,680	
2003/01	307,211	0.40	1.3271	1.3271		60	51.25	2,257,009	2,552,100	
2003/07		0.40	1.1664	1.1664		60	51.25	2,266,822	2,581,860	
2004/01		0.35	1.1103	1.1103		60	51.21	2,275,024	2,610,540	
2004/07		0.35	0.8378	0.8378		60	51.21	2,281,235	2,632,440	
2005/01	12,701	0.30	0.8595	0.8595		60	44.06	2,298,649	2,655,060	
2005/07		0.30	0.7364	0.7364		60	44.06	2,302,717	2,674,620	
2006/01		0.25	0.9068	0.9068		60	44.06	2,306,899	2,698,860	
2006/07		0.25	0.8133	0.8133		60	37.60	2,310,105	2,720,820	
2007/01		0.20	1.0133	1.0133		60	33.07	2,312,921	2,748,360	
2007/07		0.20	1.1050	1.1050		60	33.07	2,315,994	2,778,720	
2008/01		0.15	0.8556	0.8556		60	33.07	2,317,781	2,802,480	
2008/07		0.15	0.6104	0.6104		60	30.76	2,318,968	2,819,580	
2009/01		0.10	1.3268	1.3268		60	30.76	2,320,689	2,857,020	
2009/07		0.10	0.6841	0.6841		60	33.48	2,321,655	2,876,580	
2010/01		0.05	0.8643	0.8643		60	33.48	2,322,266	2,901,420	
2010/07	1,401,240	0.05	0.7107	0.7107		90	29.33	3,723,946	4,383,090	
2011/01		0.00	0.9198	0.9198		90	29.33	3,723,946	4,423,410	
2011/07	21,621	0.00	0.9028	0.9028		90	29.42	3,745,567	4,463,370	
2012/01		0.00	0.3865	0.3865		90	28.61	3,745,567	4,480,650	
2012/07		0.00	0.9417	0.9417		90	30.43	3,745,567	4,522,860	
2013/01		0.00	0.4901	0.4901		90	30.43	3,745,567	4,545,000	
2013/07		0.00	0.6196	0.6196		90	30.43	3,745,567	4,573,170	
2014/01		0.00	0.8564	0.8564		90	30.42	3,745,567	4,612,320	
2014/07	39,593	0.00	1.2383	1.2383		90	37.36	3,785,160	4,669,470	
2015/01		0.00	0.7571	0.7571		90	37.37	3,785,160	4,704,840	
2015/09		0.00	1.5736	1.5736		90	37.37	3,785,160	4,778,910	
2016/09		0.00	1.9890	1.9890		90	37.37	3,785,160	4,873,950	

Message Code:



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Bay Vue Nursing and Rehabilitation Center

Type of Cost Report: Interim Change of Ownership - Budget Type of Cost: Estimated Type of Rate: Interim

Type of Ownership: Proprietary : Partnership

CHOW Status based on this Cost Report: Non-Related Party (NRP) CHOW

Provider Information	Cost Report	Patient Days	Ratings Days
105 15TH ST E	5/1/2015-4/30/2016	Number of Beds: 110	Superior: 0
BRADENTON, FL 34208	Days in CR 366	Maximum: 40,260	Standard: 366
County: Manatee [41]	First Used : 2015/01	Max Annualized: 40,150	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 31,429	Total: 366
Control: Proprietary : Partnership	Unaudited	Medicare: 4,986	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 23,270	FY Index: 1.38791825
Class at 1/94: North Large	Medicaid Utilization	74.03990%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	78.06508%	Cost: 1.00000000
Open Date: 12/01/1972	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 12/01/1972	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.26049683
Entered Medicaid 12/01/1972	Low Occupancy Adjustment Factor:	98.72658%	DC Sem Index: 1.30450000
Med # Active Date: 06/12/2015	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.00000000
Previous Med # 116763			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,410,327	2,076,844	1,437,174	917,303		5,841,648
1a	Audit Adjustments						
2	Cost Per Diem	60.6071	89.2498	61.7608	39.4200		251.0377
3	Cost Per Diem Inflated	60.6071	89.2498	61.7608			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	60.6071	89.2498	61.7608	39.4200		251.0377
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base						
7	Provider Target Rate						
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500		
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292			
10	Target Rate Class Ceiling	59.0945		68.1848			
10a	New Provider Target Limitation	59.8291		69.2243			
10b	Base for line 10a	56.6763		65.5764			
11	Lesser of 5,7,8,10, 10a	56.8063	89.2498	61.7608	13.6500		221.4669
12/13	Medicaid Adjustment Rate						
14	Prospective Per Diem 11	56.8063	89.2498	61.7608	13.6500		221.4669
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



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Bay Vue Nursing and Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 07/01/1992		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	11,880,000.00		Total Amount	Per Diem
RS to Start Calcs:	1972/07	Type:	Variable	80% Capital(1):	3,822,093	8.5529
Indexed Asset Value	4,777,616	<60% of Base:	False	20% ROE(2):	955,523	0.5400
FRVS Base Asset:	912,347	Interest Rate:	7.5203%	Insurance Cost(3):	95,590	3.0415
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	36,000	1.1454
ROE Factor	0.020420	Amortization Rate:	5.2500%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	309,059	Total FRVS PD:		13.2798

(1) 80% Capital (\$3,822,093) amortized at 5.2500 % for 20 years Principal & Interest of \$309,059 divided by annual available days (40150) divided by Occup. Adj. (0.90) = \$8.5529

(2) 20% ROE (\$955,523) times the ROE factor (0.020420) divided by annual available days (40150) divided by Occup. Adj. (0.90) = \$0.5400

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 110	Effective PBS Limitation	3,135,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	56.8063	56.8063	2.5773	54.2290
Direct Care	89.2498	89.2498	4.0492	85.2006
Indirect Care	61.7608	61.7608	2.8021	58.9587
Property	13.6500	13.2798	0.6025	12.6773
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.0296
Supplemental Rate				8.1814
Totals	221.4669	221.0967	10.0311	239.2766

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1972/07	550,000	0.00	4.9326	3.0000	1.9326	110	100.00	550,000	1,231,450	
1973/01		0.10	7.0835	3.0000	4.0835	110	100.00	551,650	1,294,920	
1973/07		0.10	9.7399	3.0000	6.7399	110	100.00	553,305	1,368,180	
1974/01		0.20	11.9670	3.0000	8.9670	110	100.00	556,625	1,439,680	
1974/07		0.20	12.0707	3.0000	9.0707	110	100.00	559,965	1,484,340	
1975/01	1,222	0.30	12.1612	3.0000	9.1612	110	100.00	566,227	1,530,210	
1975/07		0.30	13.2246	3.0000	10.2246	110	100.00	571,323	1,592,470	
1976/01		0.40	14.2691	3.0000	11.2691	110	100.00	578,179	1,656,820	
1976/07		0.40	14.7543	3.0000	11.7543	110	100.00	585,117	1,714,570	
1977/01		0.50	15.5049	3.0000	12.5049	110	100.00	593,894	1,778,920	
1977/07		0.50	17.5625	3.0000	14.5625	110	100.00	602,802	1,868,790	
1978/01		0.60	19.3022	3.0000	16.3022	110	100.00	613,652	1,957,450	
1978/07		0.60	21.8416	3.0000	18.8416	110	100.00	624,698	2,065,800	
1979/01		0.70	23.9689	3.0000	20.9689	110	100.00	637,817	2,171,730	
1979/07		0.70	25.1671	3.0000	22.1671	110	100.00	651,211	2,262,920	
1980/01		0.80	28.3328	3.0000	25.3328	110	55.00	666,840	2,402,510	
1980/07		0.80	29.1435	3.0000	26.1435	110	55.00	682,844	2,494,030	
1981/01		0.90	29.9675	3.0000	26.9675	110	55.00	701,281	2,589,400	
1981/07		0.90	29.5563	3.0000	26.5563	110	55.00	720,216	2,656,390	
1982/01		1.00	29.2323	3.0000	26.2323	110	55.00	741,822	2,727,560	
1982/07		1.00	28.5300	3.0000	25.5300	110	55.00	764,077	2,790,150	
1983/04		1.00	28.1588	3.0000	25.1588	110	55.00	786,999	2,863,520	
1983/07		1.00	29.1166	3.0000	26.1166	110	55.00	810,609	2,976,820	
1984/01		1.00	27.4118	3.0000	24.4118	110	55.00	834,927	3,015,430	
1984/07		1.00	26.3297	3.0000	23.3297	110	55.00	859,975	3,073,290	
1985/01		1.00	24.4768	3.0000	21.4768	110	55.00	885,774	3,108,490	
1985/10		1.00	22.3290	3.0000	19.3290	110	67.00	912,347	3,135,000	
1986/01		1.00	20.1589	3.0000	17.1589	110	67.00	939,717	3,161,070	
1986/07		1.00	17.4563	3.0000	14.4563	110	67.00	967,909	3,155,020	
1987/01		1.00	15.4654	3.0000	12.4654	110	69.00	996,946	3,211,450	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1987/07		1.00	13.3661	3.0000	10.3661	110	68.30	1,026,854	3,236,530	
1988/01		1.00	11.2668	3.0000	8.2668	110	74.20	1,057,660	3,262,820	
1988/07		1.00	8.8567	3.0000	5.8567	110	74.20	1,089,390	3,261,060	
1989/01		1.00	6.4466	3.0000	3.4466	110	80.34	1,122,072	3,280,310	
1989/07		1.00	4.0365	3.0000	1.0365	110	80.34	1,155,734	3,302,530	
1990/01		1.00	1.6264	1.6264		110	72.81	1,174,531	3,319,140	
1990/07		1.00	0.5899	0.5899		110	72.81	1,181,460	3,338,720	
1991/01		1.00	0.5899	0.5899		110	73.47	1,181,460	3,358,300	5
1991/07		1.00	1.4932	1.4932		110	73.47	1,188,429	3,408,460	5
1992/01		1.00	2.0117	2.0117		110	81.28	1,206,175	3,476,990	5
1992/07	23,229	1.00	1.8152	1.8152		110	81.28	1,253,669	3,540,130	5
1993/01		0.95	1.7710	1.7710		110	81.28	1,297,473	3,602,830	
1993/07		0.95	1.5329	1.5329		110	81.28	1,316,368	3,658,050	
1994/01		0.90	1.6983	1.6983		110	81.28	1,336,489	3,720,200	
1994/07		0.90	1.5991	1.5991		110	81.28	1,355,724	3,779,710	
1995/01		0.85	1.5812	1.5812		110	82.45	1,373,945	3,839,440	
1995/07		0.85	1.5250	1.5250		110	82.45	1,391,755	3,897,960	
1996/01		0.80	1.7228	1.7228		110	89.45	1,410,936	3,965,170	
1996/07	2,820,617	0.80	1.3294	1.3294		110	85.17	4,246,558	4,017,860	6
1997/01		0.75	1.4109	1.4109		110	85.17	4,246,558	4,074,510	3
1997/07		0.75	1.0917	1.0917		110	76.39	4,246,558	4,118,950	3
1998/01		0.70	1.1663	1.1663		110	76.39	4,246,558	4,167,020	3
1998/07		0.70	1.0794	1.0794		110	76.93	4,246,558	4,212,010	3
1999/01		0.65	1.4499	1.4499		110	76.93	4,273,060	4,273,060	8
1999/07		0.65	1.2299	1.2299		110	76.93	4,307,219	4,325,640	
2000/01		0.60	1.3356	1.3356		110	79.73	4,341,737	4,383,390	
2000/07		0.60	1.1129	1.1129		110	79.73	4,370,727	4,432,120	
2001/01		0.55	1.2976	1.2976		110	67.47	4,401,921	4,489,650	
2001/07		0.55	0.9615	0.9615		110	64.10	4,425,198	4,532,770	
2002/01	12,124	0.50	1.0301	1.0301		110	63.09	4,460,116	4,579,410	



Florida Agency for Health Care Administration
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0 147672-00 - 2016/09

239.28

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2002/07		0.50	0.8337	0.8337		110	63.09	4,478,710	4,617,580	
2003/01		0.45	1.3271	1.3271		110	70.53	4,505,457	4,678,850	
2003/07	22,760	0.45	1.1664	1.1664		110	70.53	4,551,866	4,733,410	
2004/01	8,091	0.40	1.1103	1.1103		110	70.53	4,580,172	4,785,990	
2004/07		0.40	0.8378	0.8378		110	70.53	4,595,520	4,826,140	
2005/01		0.35	0.8595	0.8595		110	70.53	4,609,343	4,867,610	
2005/07		0.35	0.7364	0.7364		110	70.53	4,621,221	4,903,470	
2006/01		0.30	0.9068	0.9068		110	70.53	4,633,791	4,947,910	
2006/07		0.30	0.8133	0.8133		110	67.74	4,645,097	4,988,170	
2007/01		0.25	1.0133	1.0133		110	67.74	4,656,863	5,038,660	
2007/07		0.25	1.1050	1.1050		110	74.67	4,669,730	5,094,320	
2008/01		0.20	0.8556	0.8556		110	74.67	4,677,720	5,137,880	
2008/07		0.20	0.6104	0.6104		110	74.98	4,683,431	5,169,230	
2009/01		0.15	1.3268	1.3268		110	74.98	4,692,751	5,237,870	
2009/07		0.15	0.6841	0.6841		110	67.83	4,697,566	5,273,730	
2010/01		0.10	0.8643	0.8643		110	67.83	4,701,625	5,319,270	
2010/07		0.10	0.7107	0.7107		110	58.71	4,704,968	5,357,110	
2011/01		0.05	0.9198	0.9198		110	58.71	4,707,132	5,406,390	
2011/07		0.05	0.9028	0.9028		110	67.38	4,709,255	5,455,230	
2012/01		0.00	0.3865	0.3865		110	67.38	4,709,255	5,476,350	
2012/07		0.00	0.9417	0.9417		110	67.38	4,709,255	5,527,940	
2013/01		0.00	0.4901	0.4901		110	69.17	4,709,255	5,555,000	
2013/07	68,361	0.00	0.6196	0.6196		110	70.00	4,777,616	5,589,430	
2014/01		0.00	0.8564	0.8564		110	68.48	4,777,616	5,637,280	
2014/07		0.00	1.2383	1.2383		110	68.48	4,777,616	5,707,130	
2015/01		0.00	0.7571	0.7571		110	74.04	4,777,616	5,750,360	
2015/09		0.00	1.5736	1.5736		110	74.04	4,777,616	5,840,890	
2016/09		0.00	1.9890	1.9890		110	74.04	4,777,616	5,957,050	

Message Code:

- | | |
|---|---|
| 3 | Index Cost Limitation - January 1996 |
| 5 | Uncorrected Licensure Deficiency |
| 6 | Not Limited to Current Per Bed Standard |
| 8 | Limited to Current RS Per Bed Standard |



Florida Agency for Health Care Administration
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258.65

Excel Care Center

Type of Cost Report: Interim Change of Ownership - Budget Type of Cost: Estimated Type of Rate: Interim

Type of Ownership: Proprietary : Corporation		CHOW Status based on this Cost Report: Non-Related Party (NRP) CHOW			
Provider Information	Cost Report	Patient Days		Ratings Days	
2811 CAMPUS HILL DR	6/1/2015-5/31/2016	Number of Beds:	120	Superior:	0
TAMPA, FL 33612	Days in CR 366	Maximum:	43,920	Standard:	366
County: Hillsborough [29]	First Used : 2015/01	Max Annualized:	43,800	Conditional:	0
Region: Central Area: 6	Last Used: 2016/09	Total Patient:	40,992	Total:	366
Control: Proprietary : Corporation	Unaudited	Medicare:	14,700	Inflation	
Current Class Central Large	Initial CR? False	Medicaid:	24,924	FY Index:	1.39061842
Class at 1/94: North Large	Medicaid Utilization		60.80211%	Semester Index:	1.44355445
Operating Ex > 18 months	Occupancy:		93.33333%	Cost:	1.00000000
Open Date: 04/01/1995	Statewide Low Occupancy Threshold:		79.07200%	Target:	1.03893965
Acquired Date: 04/01/1995	Medicaid Low Occupancy Threshold:		41.01610%	DC FY Index:	1.26249683
Entered Medicaid 05/15/1995	Low Occupancy Adjustment Factor:		118.03588%	DC Sem Index:	1.30450000
Med # Active Date: 06/01/2015	Weighted Low Occ Adjustment Factor:		100.00000%	DC Inflation:	1.00000000
Previous Med # 324116				PS Target:	1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,394,407	2,506,323	1,637,263	1,166,692		6,704,685
1a	Audit Adjustments						
2	Cost Per Diem	55.9464	100.5586	65.6902	46.8100		269.0052
3	Cost Per Diem Inflated	55.9464	100.5586	65.6902			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	55.9464	100.5586	65.6902	46.8100		269.0052
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base						
7	Provider Target Rate						
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500		
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292			
10	Target Rate Class Ceiling	59.0945		68.1848			
10a	New Provider Target Limitation	59.8291		70.2172			
10b	Base for line 10a	56.6763		66.5170			
11	Lesser of 5,7,8,10, 10a	55.9464	100.5586	65.6902	13.6500		235.8452
12/13	Medicaid Adjustment Rate						
14	Prospective Per Diem 11	55.9464	100.5586	65.6902	13.6500		235.8452
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



Florida Agency for Health Care Administration

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Excel Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 05/15/1995		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	4,950,000.00		Total Amount	Per Diem
RS to Start Calcs:	1995/01	Type:	Fixed	80% Capital(1):	4,846,856	16.5179
Indexed Asset Value	6,058,570	<60% of Base:	False	20% ROE(2):	1,211,714	0.6277
FRVS Base Asset:	4,123,320	Interest Rate:	12.2636%	Insurance Cost(3):	192,600	4.6985
Occup Adj Factor	0.9000	Chase Rate:	9.5000%	Taxes Cost(3):	99,200	2.4200
ROE Factor	0.020420	Amortization Rate:	12.2636%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	651,137	Total FRVS PD:		24.2641

(1) 80% Capital (\$4,846,856) amortized at 12.2636 % for 20 years Principal & Interest of \$651,137 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$16.5179

(2) 20% ROE (\$1,211,714) times the ROE factor (0.020420) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6277

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1994	Current RS PBS:	34,361
Comparison Bed	120	Effective PBS Limitation	54,155
			4,123,320

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	55.9464	55.9464	2.5383	53.4081
Direct Care	100.5586	100.5586	4.5623	95.9963
Indirect Care	65.6902	65.6902	2.9803	62.7099
Property	13.6500	24.2641	1.1009	23.1632
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				15.1893
Supplemental Rate				8.1814
Totals	235.8452	246.4593	11.1818	258.6482

Medicaid Trend Adjustment



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 Rate Semester 9/1/2016 through 8/31/2017 Based on Cost Report: 5/31/2016

0 147958-00 - 2016/09

258.65

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1995/01	6,328,182	0.00	1.5812	1.5812		120	37.37	4,123,320	4,123,320	1
1995/07	14,571	0.10	1.5250	1.5250		120	37.37	4,142,163	4,252,320	
1996/01	17,148	0.10	1.7228	1.7228		120	37.37	4,164,160	4,325,640	
1996/07		0.20	1.3294	1.3294		120	36.60	4,171,528	4,383,120	
1997/01		0.20	1.4109	1.4109		120	36.60	4,179,362	4,444,920	
1997/07		0.30	1.0917	1.0917		120	36.60	4,188,470	4,493,400	
1998/01	85,247	0.30	1.1663	1.1663		120	39.88	4,284,344	4,545,840	
1998/07		0.40	1.0794	1.0794		120	39.88	4,297,758	4,594,920	
1999/01	118,184	0.40	1.4499	1.4499		120	53.31	4,440,103	4,661,520	
1999/07		0.50	1.2299	1.2299		120	53.31	4,440,103	4,718,880	5
2000/01		0.50	1.3356	1.3356		120	60.05	4,496,399	4,781,880	
2000/07		0.60	1.1129	1.1129		120	56.26	4,526,421	4,835,040	
2001/01		0.60	1.2976	1.2976		120	56.26	4,561,664	4,897,800	
2001/07		0.70	0.9615	0.9615		120	56.26	4,592,369	4,944,840	
2002/01		0.70	1.0301	1.0301		120	56.26	4,625,485	4,995,720	
2002/07		0.80	0.8337	0.8337		120	56.26	4,656,337	5,037,360	
2003/01		0.80	1.3271	1.3271		120	53.68	4,704,587	5,104,200	
2003/07		0.90	1.1664	1.1664		120	53.68	4,752,790	5,163,720	
2004/01		0.90	1.1103	1.1103		120	56.45	4,800,285	5,221,080	
2004/07		1.00	0.8378	0.8378		120	56.45	4,840,502	5,264,880	
2005/01		1.00	0.8595	0.8595		120	57.98	4,882,106	5,310,120	
2005/07		1.00	0.7364	0.7364		120	57.98	4,918,058	5,349,240	
2006/01		1.00	0.9068	0.9068		120	57.98	4,962,655	5,397,720	
2006/07		1.00	0.8133	0.8133		120	58.73	5,003,016	5,441,640	
2007/01		1.00	1.0133	1.0133		120	58.73	5,053,712	5,496,720	
2007/07	7,895	1.00	1.1050	1.1050		120	58.99	5,117,451	5,557,440	
2008/01	932	1.00	0.8556	0.8556		120	58.99	5,162,168	5,604,960	
2008/07		1.00	0.6104	0.6104		120	58.99	5,193,678	5,639,160	
2009/01		1.00	1.3268	1.3268		120	58.99	5,262,588	5,714,040	
2009/07		1.00	0.6841	0.6841		120	58.99	5,298,589	5,753,160	



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258.65

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2010/01	32,807	1.00	0.8643	0.8643		120	55.72	5,377,192	5,802,840	
2010/07		1.00	0.7107	0.7107		120	59.77	5,415,408	5,844,120	
2011/01		1.00	0.9198	0.9198		120	59.77	5,465,219	5,897,880	
2011/07		1.00	0.9028	0.9028		120	61.67	5,514,559	5,951,160	
2012/01		1.00	0.3865	0.3865		120	61.67	5,535,873	5,974,200	
2012/07		1.00	0.9417	0.9417		120	61.67	5,588,004	6,030,480	
2013/01		1.00	0.4901	0.4901		120	54.20	5,614,992	6,060,000	
2013/07		1.00	0.6196	0.6196		120	54.20	5,649,276	6,097,560	
2014/01	51,445	1.00	0.8564	0.8564		120	55.69	5,749,101	6,149,760	
2014/07		1.00	1.2383	1.2383		120	60.80	5,820,292	6,225,960	
2015/01		1.00	0.7571	0.7571		120	60.80	5,864,357	6,273,120	
2015/09		0.95	1.5736	1.5736		120	60.80	5,952,023	6,371,880	
2016/09		0.90	1.9890	1.9890		120	60.80	6,058,570	6,498,600	

Message Code:

- | |
|---|
| 1 Per Bed Standard Limitation
5 Uncorrected Licensure Deficiency |
|---|

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID:



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0148040-00 - 2016/09

225.99

The Terrace at Hobe Sound

Type of Cost Report: Interim Change of Ownership - Budget Type of Cost: Estimated Type of Rate: Interim

Type of Ownership: Proprietary : Partnership

CHOW Status based on this Cost Report: Non-Related Party (NRP) CHOW

Provider Information	Cost Report	Patient Days	Ratings Days
9555 SE FEDERAL HWY	7/1/2015-6/30/2016	Number of Beds: 120	Superior: 0
HOBE SOUND, FL 33455	Days in CR 366	Maximum: 43,920	Standard: 366
County: Martin [43]	First Used : 2015/01	Max Annualized: 43,800	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 41,328	Total: 366
Control: Proprietary : Partnership	Unaudited	Medicare: 8,831	Inflation
Current Class South Large	Initial CR? False	Medicaid: 25,079	FY Index: 1.39332384
Class at 1/94: South Large	Medicaid Utilization	60.68283%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.09836%	Cost: 1.00000000
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.26450000
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	119.00339%	DC Sem Index: 1.30450000
Med # Active Date: 07/01/2015	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.00000000
Previous Med # 201545			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,129,078	2,502,640	1,263,356	636,505		5,531,579
1a	Audit Adjustments						
2	Cost Per Diem	45.0209	99.7903	50.3751	25.3800		220.5663
3	Cost Per Diem Inflated	45.0209	99.7903	50.3751			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	45.0209	99.7903	50.3751	25.3800		220.5663
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base						
7	Provider Target Rate						
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500		
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181			
10	Target Rate Class Ceiling	62.2421		70.3550			
10a	New Provider Target Limitation	52.7014		64.7496			
10b	Base for line 10a	49.9242		61.3375			
11	Lesser of 5,7,8,10, 10a	45.0209	99.7903	50.3751	13.6500		208.8363
12/13	Medicaid Adjustment Rate						
14	Prospective Per Diem 11	45.0209	99.7903	50.3751	13.6500		208.8363
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

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225.99

The Terrace at Hobe Sound

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	10/01/1985	Amount:	12,000,000.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Variable	80% Capital(1):	3,750,726	7.1854
Indexed Asset Value	4,688,408	<60% of Base:	False	20% ROE(2):	937,682	0.4831
FRVS Base Asset:	2,482,470	Interest Rate:	4.4382%	Insurance Cost(3):	80,602	1.9503
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	72,603	1.7568
ROE Factor	0.020310	Amortization Rate:	4.4382%	Home Office(3):	10,192	0.2466
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	283,248	Total FRVS PD:		11.6222

(1) 80% Capital (\$3,750,726) amortized at 4.4382 % for 20 years Principal & Interest of \$283,248 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$7.1854

(2) 20% ROE (\$937,682) times the ROE factor (0.020310) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.4831

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	45.0209	45.0209	2.0426	42.9783
Direct Care	99.7903	99.7903	4.5274	95.2629
Indirect Care	50.3751	50.3751	2.2855	48.0896
Property	13.6500	11.6222	0.5273	11.0949
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.3850
Supplemental Rate				8.1814
Totals	208.8363	206.8085	9.3828	225.9921

Medicaid Trend Adjustment



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0 148040-00 - 2016/09

225.99

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	366,639	0.00				120	100.00	366,639	1,231,320	
1972/01		0.10	3.9787	3.0000	0.9787	120	100.00	367,739	1,280,280	
1972/07		0.10	5.9113	3.0000	2.9113	120	100.00	368,842	1,343,400	
1973/01		0.20	8.0622	3.0000	5.0622	120	100.00	371,055	1,412,640	
1973/07		0.20	10.7186	3.0000	7.7186	120	100.00	373,281	1,492,560	
1974/01		0.30	12.9457	3.0000	9.9457	120	100.00	376,641	1,570,560	
1974/07		0.30	13.0494	3.0000	10.0494	120	100.00	380,031	1,619,280	
1975/01		0.40	13.1399	3.0000	10.1399	120	100.00	384,591	1,669,320	
1975/07		0.40	14.2033	3.0000	11.2033	120	100.00	389,206	1,737,240	
1976/01		0.50	15.2478	3.0000	12.2478	120	100.00	395,044	1,807,440	
1976/07		0.50	15.7330	3.0000	12.7330	120	100.00	400,970	1,870,440	
1977/01		0.60	16.4836	3.0000	13.4836	120	100.00	408,187	1,940,640	
1977/07		0.60	18.5412	3.0000	15.5412	120	100.00	415,534	2,038,680	
1978/01		0.70	20.2809	3.0000	17.2809	120	100.00	424,260	2,135,400	
1978/07		0.70	22.8203	3.0000	19.8203	120	100.00	433,169	2,253,600	
1979/01		0.80	24.9476	3.0000	21.9476	120	100.00	443,565	2,369,160	
1979/07		0.80	26.1458	3.0000	23.1458	120	100.00	454,211	2,468,640	
1980/01	1,337,699	0.90	29.3115	3.0000	26.3115	120	63.09	1,804,174	2,620,920	
1980/07		0.90	30.1222	3.0000	27.1222	120	63.09	1,852,887	2,720,760	
1981/01		1.00	30.9462	3.0000	27.9462	120	64.76	1,908,474	2,824,800	
1981/07		1.00	30.5350	3.0000	27.5350	120	64.76	1,965,728	2,897,880	
1982/01	3,753	1.00	30.2110	3.0000	27.2110	120	64.76	2,028,453	2,975,520	
1982/07		1.00	29.5087	3.0000	26.5087	120	100.00	2,089,307	3,043,800	
1983/04		1.00	29.1375	3.0000	26.1375	120	100.00	2,151,986	3,123,840	
1983/07		1.00	30.0953	3.0000	27.0953	120	69.24	2,216,546	3,247,440	
1984/01		1.00	28.3905	3.0000	25.3905	120	97.75	2,283,042	3,289,560	
1984/07		1.00	27.3084	3.0000	24.3084	120	97.75	2,351,533	3,352,680	
1985/01		1.00	25.4555	3.0000	22.4555	120	50.35	2,416,115	3,391,080	
1985/10		1.00	23.3077	3.0000	20.3077	120	50.35	2,482,470	3,420,000	
1986/01		1.00	21.1376	3.0000	18.1376	120	42.54	2,540,072	3,448,440	



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225.99

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	120	42.54	2,599,011	3,441,840	
1987/01		1.00	16.4441	3.0000	13.4441	120	45.67	2,663,755	3,503,400	
1987/07		1.00	14.3448	3.0000	11.3448	120	45.67	2,730,112	3,530,760	
1988/01	52,002	1.00	12.2455	3.0000	9.2455	120	36.75	2,836,840	3,559,440	
1988/07	130,933	1.00	9.8354	3.0000	6.8354	120	32.08	3,017,413	3,557,520	
1989/01		1.00	7.4253	3.0000	4.4253	120	32.08	3,070,212	3,578,520	
1989/07	87,337	1.00	5.0152	3.0000	2.0152	120	37.31	3,220,031	3,602,760	
1990/01		1.00	2.6051	2.6051		120	37.31	3,276,936	3,620,880	
1990/07		1.00	0.5899	0.5899		120	37.31	3,290,049	3,642,240	
1991/01		1.00	0.5899	0.5899		120	36.43	3,302,904	3,663,600	
1991/07		1.00	1.4932	1.4932		120	36.43	3,335,571	3,718,320	
1992/01		0.95	2.0117	2.0117		120	39.66	3,381,538	3,793,080	
1992/07		0.95	1.8152	1.8152		120	39.74	3,423,671	3,861,960	
1993/01		0.90	1.7710	1.7710		120	39.74	3,463,100	3,930,360	
1993/07		0.90	1.5329	1.5329		120	39.74	3,497,621	3,990,600	
1994/01		0.85	1.6983	1.6983		120	42.47	3,536,610	4,058,400	
1994/07	33,381	0.85	1.5991	1.5991		120	41.73	3,606,463	4,123,320	
1995/01		0.80	1.5812	1.5812		120	41.73	3,641,077	4,188,480	
1995/07		0.80	1.5250	1.5250		120	40.47	3,673,763	4,252,320	
1996/01		0.75	1.7228	1.7228		120	40.47	3,708,691	4,325,640	
1996/07		0.75	1.3294	1.3294		120	40.47	3,735,901	4,383,120	
1997/01	48,900	0.70	1.4109	1.4109		120	47.61	3,816,739	4,444,920	
1997/07		0.70	1.0917	1.0917		120	47.61	3,841,987	4,493,400	
1998/01	201,972	0.65	1.1663	1.1663		120	45.62	4,068,118	4,545,840	
1998/07		0.65	1.0794	1.0794		120	45.62	4,091,792	4,594,920	
1999/01	30,950	0.60	1.4499	1.4499		120	47.85	4,153,709	4,661,520	
1999/07		0.60	1.2299	1.2299		120	47.85	4,180,375	4,718,880	
2000/01		0.55	1.3356	1.3356		120	52.38	4,209,621	4,781,880	
2000/07		0.55	1.1129	1.1129		120	52.74	4,234,329	4,835,040	
2001/01		0.50	1.2976	1.2976		120	52.74	4,260,672	4,897,800	



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225.99

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		0.50	0.9615	0.9615		120	51.73	4,260,672	4,944,840	5
2002/01		0.45	1.0301	1.0301		120	51.73	4,298,597	4,995,720	
2002/07		0.45	0.8337	0.8337		120	51.73	4,313,766	5,037,360	
2003/01		0.40	1.3271	1.3271		120	48.68	4,334,032	5,104,200	
2003/07		0.40	1.1664	1.1664		120	54.07	4,353,913	5,163,720	
2004/01		0.35	1.1103	1.1103		120	54.07	4,370,546	5,221,080	
2004/07		0.35	0.8378	0.8378		120	54.07	4,383,144	5,264,880	
2005/01		0.30	0.8595	0.8595		120	58.63	4,394,448	5,310,120	
2005/07		0.30	0.7364	0.7364		120	59.73	4,404,155	5,349,240	
2006/01		0.25	0.9068	0.9068		120	59.73	4,414,139	5,397,720	
2006/07		0.25	0.8133	0.8133		120	59.73	4,423,113	5,441,640	
2007/01		0.20	1.0133	1.0133		120	61.62	4,432,079	5,496,720	
2007/07		0.20	1.1050	1.1050		120	61.62	4,441,874	5,557,440	
2008/01		0.15	0.8556	0.8556		120	64.86	4,447,573	5,604,960	
2008/07		0.15	0.6104	0.6104		120	64.86	4,451,647	5,639,160	
2009/01		0.10	1.3268	1.3268		120	62.37	4,457,554	5,714,040	
2009/07		0.10	0.6841	0.6841		120	62.37	4,460,603	5,753,160	
2010/01		0.05	0.8643	0.8643		120	60.58	4,462,530	5,802,840	
2010/07		0.05	0.7107	0.7107		120	65.92	4,464,114	5,844,120	
2011/01		0.00	0.9198	0.9198		120	65.92	4,464,114	5,897,880	
2011/07		0.00	0.9028	0.9028		120	65.92	4,464,114	5,951,160	
2012/01	64,130	0.00	0.3865	0.3865		120	68.46	4,528,244	5,974,200	
2012/07		0.00	0.9417	0.9417		120	68.46	4,528,244	6,030,480	
2013/01		0.00	0.4901	0.4901		120	69.36	4,528,244	6,060,000	
2013/07	160,164	0.00	0.6196	0.6196		120	66.61	4,688,408	6,097,560	
2014/01		0.00	0.8564	0.8564		120	66.61	4,688,408	6,149,760	
2014/07		0.00	1.2383	1.2383		120	64.90	4,688,408	6,225,960	
2015/01		0.00	0.7571	0.7571		120	60.68	4,688,408	6,273,120	
2015/09		0.00	1.5736	1.5736		120	60.68	4,688,408	6,371,880	
2016/09		0.00	1.9890	1.9890		120	60.68	4,688,408	6,498,600	

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
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251.59

Glades West Rehabilitation and Nursing Center

Type of Cost Report: Interim New Facility Type of Cost: Estimated Type of Rate: Interim

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: New Provider

Provider Information	Cost Report	Patient Days	Ratings Days
15955 BASS CREEK ROAD	3/1/2015-2/29/2016	Number of Beds: 120	Superior: 0
PEMBROKE PINES, FL 33027	Days in CR 366	Maximum: 43,920	Standard: 366
County: Broward [6]	First Used : 2015/01	Max Annualized: 43,800	Conditional: 0
Region: South Area: 10	Last Used: 2016/09	Total Patient: 25,707	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 11,507	Inflation
Current Class South Large	Initial CR? True	Medicaid: 12,933	FY Index: 1.38327652
Class at 1/94: South Large	Medicaid Utilization	50.30925%	Semester Index: 1.44355445
Operating Ex <= 18 months	Occupancy:	58.53142%	Cost: 1.00000000
Open Date: 07/14/2015	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 10/21/2014	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25683112
Entered Medicaid 07/20/2015	Low Occupancy Adjustment Factor:	74.02294%	DC Sem Index: 1.30450000
Med # Active Date: 07/20/2015	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.00000000
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	738,604	1,298,939	830,451	1,128,534		3,996,528
1a	Audit Adjustments						
2	Cost Per Diem	57.1100	100.4360	64.2118	87.2600		309.0178
3	Cost Per Diem Inflated	57.1100	100.4360	64.2118			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	57.1100	100.4360	64.2118	87.2600		309.0178
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base						
7	Provider Target Rate						
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	18.6230		
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181			
10	Target Rate Class Ceiling	62.2421		70.3550			
10a	New Provider Target Limitation	59.7836		68.0328			
10b	Base for line 10a	56.6332		64.4477			
11	Lesser of 5,7,8,10, 10a	57.1100	100.4360	64.2118	18.6230		240.3808
12/13	Medicaid Adjustment Rate						
14	Prospective Per Diem 11	57.1100	100.4360	64.2118	18.6230		240.3808
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



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Glades West Rehabilitation and Nursing Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 07/20/2015		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	14,100,000.00		Total Amount	Per Diem
RS to Start Calcs:	2014/07	Type:	Variable	80% Capital(1):	4,944,819	9.2211
Indexed Asset Value	6,181,024	<60% of Base:	False	20% ROE(2):	1,236,205	0.6338
FRVS Base Asset:	0	Interest Rate:	4.1250%	Insurance Cost(3):	246,300	9.5810
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	197,000	7.6633
ROE Factor	0.020210	Amortization Rate:	4.1250%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	363,496	Total FRVS PD:		27.0992

(1) 80% Capital (\$4,944,819) amortized at 4.1250 % for 20 years Principal & Interest of \$363,496 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.2211

(2) 20% ROE (\$1,236,205) times the ROE factor (0.020210) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6338

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	01/01/2014	Current RS PBS:	51,248
Comparison Bed	120	Effective PBS Limitation	54,155
			6,149,760

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	57.1100	57.1100	2.5911	54.5189
Direct Care	100.4360	100.4360	4.5567	95.8793
Indirect Care	64.2118	64.2118	2.9133	61.2985
Property	18.6230	27.0992	1.2295	25.8697
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				5.8414
Supplemental Rate				8.1814
Totals	240.3808	248.8570	11.2906	251.5892

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2015/01	21,542,009	0.00	0.7571	0.7571		120	50.31	6,149,760	6,149,760	1
2015/09		0.10	1.5736	1.5736		120	50.31	6,158,614	6,371,880	
2016/09		0.20	1.9890	1.9890		120	50.31	6,181,024	6,498,600	

Message Code:

1 Per Bed Standard Limitation

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID:



Florida Agency for Health Care Administration
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 Rate Semester 09/01/2016 through 08/31/2017

0155062-00 - 2016/09

274.99

Pines Nursing Home

Type of Cost Report: Interim Change of Ownership - Budget Type of Cost: Estimated Type of Rate: Interim

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: Non-Related Party (NRP) CHOW

Provider Information	Cost Report	Patient Days	Ratings Days
301 NE 141 STREET	10/1/2015-9/30/2016	Number of Beds: 46	Superior: 0
MIAMI, FL 33161	Days in CR 366	Maximum: 16,836	Standard: 366
County: Dade [13]	First Used : 2015/09	Max Annualized: 16,790	Conditional: 0
Region: South Area: 11	Last Used: 2016/09	Total Patient: 16,042	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 2,137	Inflation
Current Class South Small	Initial CR? False	Medicaid: 12,824	FY Index: 1.40448992
Class at 1/94: South Small	Medicaid Utilization	79.94016%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	95.28392%	Cost: 1.00000000
Open Date: 01/01/1978	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1978	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.27250000
Entered Medicaid 01/01/1978	Low Occupancy Adjustment Factor:	120.50273%	DC Sem Index: 1.30450000
Med # Active Date: 09/18/2015	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.00000000
Previous Med # 200620			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	836,638	1,423,334	921,071	330,731		3,511,774	
1a	Audit Adjustments							
2	Cost Per Diem	65.2400	110.9899	71.8240	25.7900		273.8439	
3	Cost Per Diem Inflated	65.2400	110.9899	71.8240				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	65.2400	110.9899	71.8240	25.7900		273.8439	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base							
7	Provider Target Rate							
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	71.0408	115.1428	97.4246	13.6500			
9	Prior Semester: Class Ceiling Target Base	72.3589		85.0807				
10	Target Rate Class Ceiling	75.1765		88.3937				
10a	New Provider Target Limitation	68.8264		75.6287				
10b	Base for line 10a	65.1995		71.6433				
11	Lesser of 5,7,8,10, 10a	65.2400	110.9899	71.8240	13.6500		261.7039	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	65.2400	110.9899	71.8240	13.6500		261.7039	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Pines Nursing Home

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 10/01/1985		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,555,000.00		Total Amount	Per Diem
RS to Start Calcs:	1978/01	Type:	Fixed	80% Capital(1):	753,890	4.3760
Indexed Asset Value	942,363	<60% of Base:	False	20% ROE(2):	188,473	0.2521
FRVS Base Asset:	533,635	Interest Rate:	8.5000%	Insurance Cost(3):	16,100	1.0036
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	7,700	0.4800
ROE Factor	0.020210	Amortization Rate:	6.2500%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	66,125	Total FRVS PD:		6.1117

(1) 80% Capital (\$753,890) amortized at 6.2500 % for 20 years Principal & Interest of \$66,125 divided by annual available days (16790) divided by Occup. Adj. (0.90) = \$4.3760

(2) 20% ROE (\$188,473) times the ROE factor (0.020210) divided by annual available days (16790) divided by Occup. Adj. (0.90) = \$0.2521

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 46	Effective PBS Limitation	1,311,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	65.2400	65.2400	2.9599	62.2801
Direct Care	110.9899	110.9899	5.0356	105.9543
Indirect Care	71.8240	71.8240	3.2586	68.5654
Property	13.6500	6.1117	0.2773	5.8344
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				24.1710
Supplemental Rate				8.1814
Totals	261.7039	254.1656	11.5314	274.9866

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1978/01	443,824	0.00	4.7397	3.0000	1.7397	46	100.00	443,824	818,570	
1978/07		0.10	7.2791	3.0000	4.2791	46	100.00	445,155	863,880	
1979/01		0.10	9.4064	3.0000	6.4064	46	100.00	446,490	908,178	
1979/07		0.20	10.6046	3.0000	7.6046	46	100.00	449,169	946,312	
1980/01		0.20	13.7703	3.0000	10.7703	46	40.75	451,166	1,004,686	
1980/07		0.30	14.5810	3.0000	11.5810	46	40.75	454,174	1,042,958	
1981/01		0.30	15.4050	3.0000	12.4050	46	48.85	457,805	1,082,840	
1981/07		0.40	14.9938	3.0000	11.9938	46	48.85	462,684	1,110,854	
1982/01		0.40	14.6698	3.0000	11.6698	46	55.49	468,236	1,140,616	
1982/07		0.50	13.9675	3.0000	10.9675	46	95.20	475,260	1,166,790	
1983/04		0.50	13.5963	3.0000	10.5963	46	95.20	482,389	1,197,472	
1983/07		0.60	14.5541	3.0000	11.5541	46	55.05	491,072	1,244,852	
1984/01		0.60	12.8493	3.0000	9.8493	46	58.35	499,911	1,260,998	
1984/07		0.70	11.7672	3.0000	8.7672	46	100.00	510,409	1,285,194	
1985/01		0.70	9.9143	3.0000	6.9143	46	100.00	521,128	1,299,914	
1985/10		0.80	7.7665	3.0000	4.7665	46	100.00	533,635	1,311,000	
1986/01		0.80	5.5964	3.0000	2.5964	46	56.07	546,442	1,321,902	
1986/07		0.90	2.8938	2.8938		46	100.00	560,674	1,319,372	
1987/01		0.90	1.0091	1.0091		46	100.00	565,766	1,342,970	
1987/07		1.00	0.9007	0.9007		46	70.37	570,862	1,353,458	
1988/01		1.00	0.9007	0.9007		46	70.37	576,004	1,364,452	
1988/07		1.00	0.5899	0.5899		46	75.81	579,402	1,363,716	
1989/01		1.00	0.5899	0.5899		46	75.81	582,820	1,371,766	
1989/07		1.00	0.5899	0.5899		46	82.65	586,258	1,381,058	
1990/01		1.00	0.5899	0.5899		46	82.65	586,258	1,388,004	5
1990/07		1.00	0.5899	0.5899		46	84.34	589,716	1,396,192	5
1991/01		1.00	0.5899	0.5899		46	84.34	596,694	1,404,380	
1991/07		1.00	1.4932	1.4932		46	83.95	605,604	1,425,356	
1992/01		1.00	2.0117	2.0117		46	83.95	617,787	1,454,014	
1992/07		1.00	1.8152	1.8152		46	85.70	629,001	1,480,418	



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274.99

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1993/01		1.00	1.7710	1.7710		46	85.70	640,141	1,506,638	
1993/07		1.00	1.5329	1.5329		46	92.15	649,954	1,529,730	
1994/01		1.00	1.6983	1.6983		46	92.15	660,992	1,555,720	
1994/07		1.00	1.5991	1.5991		46	89.38	671,562	1,580,606	
1995/01		1.00	1.5812	1.5812		46	89.38	682,181	1,605,584	
1995/07		1.00	1.5250	1.5250		46	89.84	692,584	1,630,056	
1996/01		1.00	1.7228	1.7228		46	89.84	704,516	1,658,162	
1996/07		1.00	1.3294	1.3294		46	88.14	713,882	1,680,196	
1997/01		1.00	1.4109	1.4109		46	88.14	723,954	1,703,886	
1997/07		1.00	1.0917	1.0917		46	95.16	731,857	1,722,470	
1998/01		1.00	1.1663	1.1663		46	95.16	740,393	1,742,572	
1998/07		0.95	1.0794	1.0794		46	95.72	747,985	1,761,386	
1999/01		0.95	1.4499	1.4499		46	95.72	758,288	1,786,916	
1999/07		0.90	1.2299	1.2299		46	96.94	766,681	1,808,904	
2000/01		0.90	1.3356	1.3356		46	96.94	775,897	1,833,054	
2000/07		0.85	1.1129	1.1129		46	90.24	783,237	1,853,432	
2001/01		0.85	1.2976	1.2976		46	90.24	791,876	1,877,490	
2001/07		0.80	0.9615	0.9615		46	79.41	797,967	1,895,522	
2002/01		0.80	1.0301	1.0301		46	79.41	804,543	1,915,026	
2002/07		0.75	0.8337	0.8337		46	79.41	809,574	1,930,988	
2003/01		0.75	1.3271	1.3271		46	82.05	817,632	1,956,610	
2003/07		0.70	1.1664	1.1664		46	80.32	824,308	1,979,426	
2004/01		0.70	1.1103	1.1103		46	80.32	830,715	2,001,414	
2004/07		0.65	0.8378	0.8378		46	78.98	835,239	2,018,204	
2005/01		0.65	0.8595	0.8595		46	78.98	839,905	2,035,546	
2005/07		0.60	0.7364	0.7364		46	78.68	843,616	2,050,542	
2006/01		0.60	0.9068	0.9068		46	78.68	848,206	2,069,126	
2006/07		0.55	0.8133	0.8133		46	85.82	852,000	2,085,962	
2007/01		0.55	1.0133	1.0133		46	85.82	856,748	2,107,076	
2007/07	13,200	0.50	1.1050	1.1050		46	85.42	874,682	2,130,352	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2008/01		0.50	0.8556	0.8556		46	85.42	878,424	2,148,568	
2008/07		0.45	0.6104	0.6104		46	85.42	880,837	2,161,678	
2009/01		0.45	1.3268	1.3268		46	81.81	886,096	2,190,382	
2009/07		0.40	0.6841	0.6841		46	81.81	888,520	2,205,378	
2010/01	13,801	0.40	0.8643	0.8643		46	85.11	905,393	2,224,422	
2010/07		0.35	0.7107	0.7107		46	85.11	907,645	2,240,246	
2011/01		0.35	0.9198	0.9198		46	89.77	910,567	2,260,854	
2011/07		0.30	0.9028	0.9028		46	89.77	913,033	2,281,278	
2012/01	16,952	0.30	0.3865	0.3865		46	82.05	931,044	2,290,110	
2012/07		0.25	0.9417	0.9417		46	81.04	933,236	2,311,684	
2013/01		0.25	0.4901	0.4901		46	81.04	934,379	2,323,000	
2013/07		0.20	0.6196	0.6196		46	81.04	935,537	2,337,398	
2014/01		0.20	0.8564	0.8564		46	88.42	937,140	2,357,408	
2014/07		0.15	1.2383	1.2383		46	88.42	938,880	2,386,618	
2015/01		0.15	0.7571	0.7571		46	89.14	939,947	2,404,696	
2015/09		0.10	1.5736	1.5736		46	79.94	941,426	2,442,554	
2016/09		0.05	1.9890	1.9890		46	79.94	942,363	2,491,130	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID:



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

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220.55

Northbrook Health and Rehabilitation Center

Type of Cost Report: Interim Change of Ownership - Budget Type of Cost: Estimated Type of Rate: Interim

Type of Ownership: Proprietary : Partnership

CHOW Status based on this Cost Report: Non-Related Party (NRP) CHOW

Provider Information	Cost Report	Patient Days	Ratings Days
575 LAMAR AVE	11/1/2015-10/31/2016	Number of Beds: 120	Superior: 0
BROOKSVILLE, FL 34601	Days in CR 366	Maximum: 43,920	Standard: 366
County: Hernando [27]	First Used : 2015/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 34,404	Total: 366
Control: Proprietary : Partnership	Unaudited	Medicare: 4,969	Inflation
Current Class North Large	Initial CR? False	Medicaid: 24,467	FY Index: 1.40740718
Class at 1/94: North Large	Medicaid Utilization	71.11673%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	78.33333%	Cost: 1.00000000
Open Date: 01/01/1988	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1988	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.27482907
Entered Medicaid 01/01/1988	Low Occupancy Adjustment Factor:	99.06583%	DC Sem Index: 1.30450000
Med # Active Date: 11/01/2015	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.00000000
Previous Med # 325295			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,082,495	2,222,975	1,279,629	820,134		5,405,233
1a	Audit Adjustments						
2	Cost Per Diem	44.2431	90.8561	52.3002	33.5200		220.9194
3	Cost Per Diem Inflated	44.2431	90.8561	52.3002			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	44.2431	90.8561	52.3002	33.5200		220.9194
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base						
7	Provider Target Rate						
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500		
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675			
10	Target Rate Class Ceiling	55.9464		66.1467			
10a	New Provider Target Limitation	55.9091		59.4863			
10b	Base for line 10a	52.9629		56.3516			
11	Lesser of 5,7,8,10, 10a	44.2431	90.8561	52.3002	13.6500		201.0494
12/13	Medicaid Adjustment Rate						
14	Prospective Per Diem 11	44.2431	90.8561	52.3002	13.6500		201.0494
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



Florida Agency for Health Care Administration

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Northbrook Health and Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/01/1988	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	13,950,000.00		Total Amount	Per Diem
RS to Start Calcs:	1988/01	Type:	Variable	80% Capital(1):	4,818,326	9.8837
Indexed Asset Value	6,022,908	<60% of Base:	False	20% ROE(2):	1,204,582	0.6176
FRVS Base Asset:	3,530,760	Interest Rate:	6.7084%	Insurance Cost(3):	50,400	1.4649
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	86,436	2.5124
ROE Factor	0.020210	Amortization Rate:	5.2500%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	389,616	Total FRVS PD:		14.4786

(1) 80% Capital (\$4,818,326) amortized at 5.2500 % for 20 years Principal & Interest of \$389,616 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.8837

(2) 20% ROE (\$1,204,582) times the ROE factor (0.020210) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6176

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	29,423
Comparison Date: 07/01/1987	Current RS PBS:	54,155
Comparison Bed 120	Effective PBS Limitation	3,530,760

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	44.2431	44.2431	2.0073	42.2358
Direct Care	90.8561	90.8561	4.1221	86.7340
Indirect Care	52.3002	52.3002	2.3728	49.9274
Property	13.6500	14.4786	0.6569	13.8217
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.6523
Supplemental Rate				8.1814
Totals	201.0494	201.8780	9.1591	220.5526

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1988/01	3,559,822	0.00	0.9007	0.9007		120	48.24	3,530,760	3,530,760	1
1988/07		0.10	0.5899	0.5899		120	48.24	3,532,587	3,557,520	
1989/01		0.10	0.5899	0.5899		120	48.24	3,534,415	3,578,520	
1989/07		0.20	0.5899	0.5899		120	48.24	3,538,073	3,602,760	
1990/01		0.20	0.5899	0.5899		120	48.24	3,541,735	3,620,880	
1990/07		0.30	0.5899	0.5899		120	48.24	3,547,233	3,642,240	
1991/01		0.30	0.5899	0.5899		120	48.24	3,552,740	3,663,600	
1991/07		0.40	1.4932	1.4932		120	51.55	3,572,629	3,718,320	
1992/01		0.40	2.0117	2.0117		120	61.27	3,601,378	3,793,080	
1992/07		0.50	1.8152	1.8152		120	61.27	3,634,064	3,861,960	
1993/01		0.50	1.7710	1.7710		120	61.27	3,666,244	3,930,360	
1993/07		0.60	1.5329	1.5329		120	59.61	3,699,962	3,990,600	
1994/01		0.60	1.6983	1.6983		120	59.61	3,737,665	4,058,400	
1994/07	22,085	0.70	1.5991	1.5991		120	61.76	3,801,589	4,123,320	
1995/01		0.70	1.5812	1.5812		120	61.76	3,843,665	4,188,480	
1995/07	107,419	0.80	1.5250	1.5250		120	72.65	3,997,977	4,252,320	
1996/01		0.80	1.7228	1.7228		120	72.65	4,053,077	4,325,640	
1996/07	27,065	0.90	1.3294	1.3294		120	68.56	4,128,637	4,383,120	
1997/01		0.90	1.4109	1.4109		120	68.56	4,181,062	4,444,920	
1997/07		1.00	1.0917	1.0917		120	71.84	4,226,707	4,493,400	
1998/01		1.00	1.1663	1.1663		120	71.84	4,276,003	4,545,840	
1998/07	18,011	1.00	1.0794	1.0794		120	74.57	4,340,169	4,594,920	
1999/01		1.00	1.4499	1.4499		120	74.57	4,403,097	4,661,520	
1999/07	42,323	1.00	1.2299	1.2299		120	75.75	4,499,574	4,718,880	
2000/01		1.00	1.3356	1.3356		120	75.75	4,559,670	4,781,880	
2000/07		1.00	1.1129	1.1129		120	72.05	4,610,415	4,835,040	
2001/01		1.00	1.2976	1.2976		120	64.57	4,670,240	4,897,800	
2001/07		1.00	0.9615	0.9615		120	64.57	4,715,144	4,944,840	
2002/01		1.00	1.0301	1.0301		120	61.81	4,763,715	4,995,720	
2002/07		1.00	0.8337	0.8337		120	61.81	4,803,430	5,037,360	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2003/01		1.00	1.3271	1.3271		120	61.81	4,867,176	5,104,200	
2003/07	19,864	1.00	1.1664	1.1664		120	58.63	4,943,811	5,163,720	
2004/01		1.00	1.1103	1.1103		120	58.63	4,998,702	5,221,080	
2004/07		1.00	0.8378	0.8378		120	58.63	5,040,581	5,264,880	
2005/01		1.00	0.8595	0.8595		120	61.06	5,083,905	5,310,120	
2005/07		1.00	0.7364	0.7364		120	61.06	5,121,343	5,349,240	
2006/01	25,540	1.00	0.9068	0.9068		120	60.78	5,193,323	5,397,720	
2006/07		1.00	0.8133	0.8133		120	60.78	5,235,560	5,441,640	
2007/01		1.00	1.0133	1.0133		120	64.53	5,288,612	5,496,720	
2007/07		1.00	1.1050	1.1050		120	64.53	5,347,051	5,557,440	
2008/01		1.00	0.8556	0.8556		120	60.41	5,392,800	5,604,960	
2008/07		0.95	0.6104	0.6104		120	60.41	5,424,073	5,639,160	
2009/01		0.95	1.3268	1.3268		120	60.41	5,492,443	5,714,040	
2009/07		0.90	0.6841	0.6841		120	65.53	5,526,260	5,753,160	
2010/01		0.90	0.8643	0.8643		120	63.43	5,569,249	5,802,840	
2010/07		0.85	0.7107	0.7107		120	63.43	5,602,893	5,844,120	
2011/01		0.85	0.9198	0.9198		120	64.49	5,646,696	5,897,880	
2011/07		0.80	0.9028	0.9028		120	64.49	5,687,476	5,951,160	
2012/01		0.80	0.3865	0.3865		120	64.49	5,705,062	5,974,200	
2012/07		0.75	0.9417	0.9417		120	69.72	5,745,357	6,030,480	
2013/01		0.75	0.4901	0.4901		120	69.72	5,766,477	6,060,000	
2013/07		0.70	0.6196	0.6196		120	71.45	5,791,486	6,097,560	
2014/01		0.70	0.8564	0.8564		120	71.78	5,826,206	6,149,760	
2014/07		0.65	1.2383	1.2383		120	71.78	5,873,101	6,225,960	
2015/01		0.65	0.7571	0.7571		120	72.26	5,902,003	6,273,120	
2015/09		0.60	1.5736	1.5736		120	71.12	5,957,730	6,371,880	
2016/09		0.55	1.9890	1.9890		120	71.12	6,022,908	6,498,600	

Message Code:

1 Per Bed Standard Limitation



Florida Agency for Health Care Administration
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The Villages Rehabilitation and Nursing Center

Type of Cost Report: Interim Change of Ownership - Budget Type of Cost: Estimated Type of Rate: Interim

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: Non-Related Party (NRP) CHOW

Provider Information	Cost Report	Patient Days	Ratings Days
900 HIGHWAY 466	8/1/2015-7/31/2016	Number of Beds: 120	Superior: 0
LADY LAKE, FL 32159	Days in CR 366	Maximum: 43,920	Standard: 366
County: Lake [35]	First Used : 2015/01	Max Annualized: 43,800	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 41,724	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 30,199	Inflation
Current Class North Large	Initial CR? False	Medicaid: 10,296	FY Index: 1.39703597
Class at 1/94: North Large	Medicaid Utilization	24.67645%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	95.00000%	Cost: 1.00000000
Open Date: 03/11/2013	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 10/11/2011	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.26716106
Entered Medicaid 03/11/2013	Low Occupancy Adjustment Factor:	120.14367%	DC Sem Index: 1.30450000
Med # Active Date: 08/01/2015	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.00000000
Previous Med # 081046			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	539,202	1,030,883	635,862	777,966		2,983,913	
1a	Audit Adjustments							
2	Cost Per Diem	52.3700	100.1246	61.7582	75.5600		289.8128	
3	Cost Per Diem Inflated	52.3700	100.1246	61.7582				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	52.3700	100.1246	61.7582	75.5600		289.8128	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base							
7	Provider Target Rate							
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation	56.1172		66.6215				
10b	Base for line 10a	53.1600		63.1108				
11	Lesser of 5,7,8,10, 10a	52.3700	100.1246	61.7582	13.6500		227.9028	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	52.3700	100.1246	61.7582	13.6500		227.9028	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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The Villages Rehabilitation and Nursing Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	03/11/2013	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	12,000,000.00		Total Amount	Per Diem
RS to Start Calcs:	2011/07	Type:	Variable	80% Capital(1):	4,877,460	10.0050
Indexed Asset Value	6,096,825	<60% of Base:	False	20% ROE(2):	1,219,365	0.6316
FRVS Base Asset:	0	Interest Rate:	5.5000%	Insurance Cost(3):	108,000	2.5884
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	82,100	1.9677
ROE Factor	0.020420	Amortization Rate:	5.2500%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	394,398	Total FRVS PD:		15.1927

(1) 80% Capital (\$4,877,460) amortized at 5.2500 % for 20 years Principal & Interest of \$394,398 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$10.0050

(2) 20% ROE (\$1,219,365) times the ROE factor (0.020420) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6316

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	50,254
Comparison Date: 07/01/2012	Current RS PBS:	54,155
Comparison Bed 120	Effective PBS Limitation	6,030,480

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	52.3700	52.3700	2.3760	49.9940
Direct Care	100.1246	100.1246	4.5426	95.5820
Indirect Care	61.7582	61.7582	2.8019	58.9563
Property	13.6500	15.1927	0.6893	14.5034
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				5.3095
Supplemental Rate				8.1814
Totals	227.9028	229.4455	10.4098	232.5266

Medicaid Trend Adjustment



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0 158851-00 - 2016/09
232.53

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/01	17,328,020	0.00	0.4901	0.4901		120	24.68	6,030,480	6,030,480	1
2013/07	47,714	0.10	0.6196	0.6196		120	24.68	6,078,194	6,097,560	
2014/01		0.10	0.8564	0.8564		120	24.68	6,078,194	6,149,760	
2014/07	18,631	0.20	1.2383	1.2383		120	24.68	6,096,825	6,225,960	
2015/01		0.20	0.7571	0.7571		120	24.68	6,096,825	6,273,120	
2015/09		0.30	1.5736	1.5736		120	24.68	6,096,825	6,371,880	
2016/09		0.40	1.9890	1.9890		120	24.68	6,096,825	6,498,600	

Message Code:

1 Per Bed Standard Limitation

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID:



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0162218-00 - 2016/09

251.82

Solaris Healthcare Bayonet Point

Type of Cost Report: Interim Change of Ownership - Budget Type of Cost: Estimated Type of Rate: Interim

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: Non-Related Party (NRP) CHOW

Provider Information	Cost Report	Patient Days	Ratings Days
7210 BEACON WOODS DR	1/1/2016-12/31/2016	Number of Beds: 180	Superior: 0
HUDSON, FL 34667-1974	Days in CR 366	Maximum: 65,880	Standard: 366
County: Pasco [51]	First Used : 2015/09	Max Annualized: 65,700	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 59,243	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 12,989	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 32,811	FY Index: 1.41325988
Class at 1/94: North Large	Medicaid Utilization	55.38376%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	89.92562%	Cost: 1.00000000
Open Date: 07/01/1986	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/01/1986	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.27950000
Entered Medicaid 07/17/1986	Low Occupancy Adjustment Factor:	113.72625%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2016	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.00000000
Previous Med # 030546			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,768,777	3,345,623	2,076,313	1,140,182		8,330,895	
1a	Audit Adjustments							
2	Cost Per Diem	53.9080	101.9665	63.2810	34.7500		253.9055	
3	Cost Per Diem Inflated	53.9080	101.9665	63.2810				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	53.9080	101.9665	63.2810	34.7500		253.9055	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base							
7	Provider Target Rate							
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500			
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292				
10	Target Rate Class Ceiling	59.0945		68.1848				
10a	New Provider Target Limitation	53.7890		66.3704				
10b	Base for line 10a	50.9545		62.8729				
11	Lesser of 5,7,8,10, 10a	53.7890	101.9665	63.2810	13.6500		232.6865	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	53.7890	101.9665	63.2810	13.6500		232.6865	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

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Solaris Healthcare Bayonet Point

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/2000	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	6,437,087.00		Total Amount	Per Diem
RS to Start Calcs:	1986/07	Type:	Fixed	80% Capital(1):	7,459,785	13.1093
Indexed Asset Value	9,324,731	<60% of Base:	False	20% ROE(2):	1,864,946	0.6339
FRVS Base Asset:	3,242,820	Interest Rate:	8.4700%	Insurance Cost(3):	131,400	2.2180
Occup Adj Factor	0.9000	Chase Rate:	8.7500%	Taxes Cost(3):	102,200	1.7251
ROE Factor	0.020100	Amortization Rate:	8.4700%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	775,154	Total FRVS PD:		17.6863

(1) 80% Capital (\$7,459,785) amortized at 8.4700 % for 20 years Principal & Interest of \$775,154 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$13.1093

(2) 20% ROE (\$1,864,946) times the ROE factor (0.020100) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.6339

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,737
Comparison Date: 01/01/1986	Current RS PBS:	54,155
Comparison Bed 180	Effective PBS Limitation	5,172,660

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	53.7890	53.7890	2.4404	51.3486
Direct Care	101.9665	101.9665	4.6262	97.3403
Indirect Care	63.2810	63.2810	2.8710	60.4100
Property	13.6500	17.6863	0.8024	16.8839
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				17.6603
Supplemental Rate				8.1814
Totals	232.6865	236.7228	10.7400	251.8245

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07	3,242,820	0.00	0.2974	0.2974		120	42.23	3,242,820	3,441,840	
1987/01		0.10	1.0091	1.0091		120	42.23	3,245,332	3,503,400	
1987/07		0.10	0.9007	0.9007		120	42.23	3,247,577	3,530,760	
1988/01		0.20	0.9007	0.9007		120	42.23	3,252,068	3,559,440	
1988/07		0.20	0.5899	0.5899		120	42.23	3,255,014	3,557,520	
1989/01	53,049	0.30	0.5899	0.5899		120	42.23	3,312,487	3,578,520	
1989/07		0.30	0.5899	0.5899		120	61.65	3,318,350	3,602,760	
1990/01		0.40	0.5899	0.5899		120	59.68	3,326,181	3,620,880	
1990/07		0.40	0.5899	0.5899		120	59.68	3,334,031	3,642,240	
1991/01		0.50	0.5899	0.5899		120	59.68	3,343,866	3,663,600	
1991/07		0.50	1.4932	1.4932		120	59.68	3,368,831	3,718,320	
1992/01		0.60	2.0117	2.0117		120	59.68	3,409,493	3,793,080	
1992/07		0.60	1.8152	1.8152		120	59.68	3,446,626	3,861,960	
1993/01	93,221	0.70	1.7710	1.7710		120	57.51	3,582,575	3,930,360	
1993/07		0.70	1.5329	1.5329		120	57.51	3,621,016	3,990,600	
1994/01		0.80	1.6983	1.6983		120	51.38	3,666,973	4,058,400	
1994/07		0.80	1.5991	1.5991		120	51.38	3,710,797	4,123,320	
1995/01	48,973	0.90	1.5812	1.5812		120	46.86	3,804,763	4,188,480	
1995/07		0.90	1.5250	1.5250		120	46.86	3,849,255	4,252,320	
1996/01	4,376,201	1.00	1.7228	1.7228		180	44.91	8,279,605	6,488,460	
1996/07		1.00	1.3294	1.3294		180	44.91	8,279,605	6,574,680	3
1997/01	41,004	1.00	1.4109	1.4109		180	43.59	8,279,605	6,667,380	3
1997/07		1.00	1.0917	1.0917		180	43.59	8,279,605	6,740,100	3
1998/01	66,009	1.00	1.1663	1.1663		180	44.02	8,279,605	6,818,760	3
1998/07		1.00	1.0794	1.0794		180	44.02	8,279,605	6,892,380	3
1999/01	73,870	1.00	1.4499	1.4499		180	44.45	8,279,605	6,992,280	3
1999/07		1.00	1.2299	1.2299		180	44.45	8,279,605	7,078,320	3
2000/01		1.00	1.3356	1.3356		180	44.94	8,279,605	7,172,820	3
2000/07		1.00	1.1129	1.1129		180	44.55	8,279,605	7,252,560	3
2001/01		1.00	1.2976	1.2976		180	44.55	8,279,605	7,346,700	3



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251.82

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		1.00	0.9615	0.9615		180	44.55	8,279,605	7,417,260	3
2002/01		1.00	1.0301	1.0301		180	44.55	8,279,605	7,493,580	3
2002/07		1.00	0.8337	0.8337		180	44.55	8,279,605	7,556,040	3
2003/01		1.00	1.3271	1.3271		180	44.55	8,279,605	7,656,300	3
2003/07		1.00	1.1664	1.1664		180	52.88	8,279,605	7,745,580	3
2004/01		1.00	1.1103	1.1103		180	52.88	8,279,605	7,831,620	3
2004/07		1.00	0.8378	0.8378		180	51.56	8,279,605	7,897,320	3
2005/01		1.00	0.8595	0.8595		180	51.56	8,279,605	7,965,180	3
2005/07		1.00	0.7364	0.7364		180	53.16	8,279,605	8,023,860	3
2006/01		1.00	0.9068	0.9068		180	53.16	8,279,605	8,096,580	3
2006/07		1.00	0.8133	0.8133		180	50.96	8,279,605	8,162,460	3
2007/01		0.95	1.0133	1.0133		180	50.96	8,279,605	8,245,080	3
2007/07		0.95	1.1050	1.1050		180	53.17	8,336,160	8,336,160	8
2008/01		0.90	0.8556	0.8556		180	53.17	8,398,213	8,407,440	
2008/07		0.90	0.6104	0.6104		180	52.85	8,442,549	8,458,740	
2009/01		0.85	1.3268	1.3268		180	52.85	8,534,042	8,571,060	
2009/07	30,008	0.85	0.6841	0.6841		180	48.85	8,608,126	8,629,740	
2010/01		0.80	0.8643	0.8643		180	48.85	8,660,988	8,704,260	
2010/07		0.80	0.7107	0.7107		180	49.19	8,705,032	8,766,180	
2011/01		0.75	0.9198	0.9198		180	56.20	8,765,088	8,846,820	
2011/07		0.75	0.9028	0.9028		180	56.20	8,824,436	8,926,740	
2012/01		0.70	0.3865	0.3865		180	56.20	8,848,315	8,961,300	
2012/07		0.70	0.9417	0.9417		180	56.20	8,906,643	9,045,720	
2013/01		0.65	0.4901	0.4901		180	56.20	8,935,020	9,090,000	
2013/07	31,242	0.65	0.6196	0.6196		180	60.71	9,002,243	9,146,340	
2014/01		0.60	0.8564	0.8564		180	60.71	9,048,497	9,224,640	
2014/07		0.60	1.2383	1.2383		180	55.39	9,115,727	9,338,940	
2015/01		0.55	0.7571	0.7571		180	55.39	9,153,685	9,409,680	
2015/09		0.55	1.5736	1.5736		180	55.38	9,232,910	9,557,820	
2016/09		0.50	1.9890	1.9890		180	55.38	9,324,731	9,747,900	

Message Code:

3 Index Cost Limitation - January 1996



Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

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257.91

Solaris Healthcare Charlotte Harbor

Type of Cost Report: Interim Change of Ownership - Budget Type of Cost: Estimated Type of Rate: Interim

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: Non-Related Party (NRP) CHOW

Provider Information	Cost Report	Patient Days	Ratings Days
4000 KINGS HWY	1/1/2016-12/31/2016	Number of Beds: 180	Superior: 0
PORT CHARLOTTE, FL 33980	Days in CR 366	Maximum: 65,880	Standard: 366
County: Charlotte [8]	First Used : 2015/09	Max Annualized: 65,700	Conditional: 0
Region: South Area: 8	Last Used: 2016/09	Total Patient: 61,826	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 17,484	Inflation
Current Class South Large	Initial CR? False	Medicaid: 30,927	FY Index: 1.41325988
Class at 1/94: South Large	Medicaid Utilization	50.02264%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	93.84639%	Cost: 1.00000000
Open Date: 04/25/1994	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 04/25/1994	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.27950000
Entered Medicaid 06/02/1994	Low Occupancy Adjustment Factor:	118.68473%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2016	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.00000000
Previous Med # 030540			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,794,663	3,217,057	2,048,490	983,479		8,043,689
1a	Audit Adjustments						
2	Cost Per Diem	58.0290	104.0210	66.2363	31.8000		260.0863
3	Cost Per Diem Inflated	58.0290	104.0210	66.2363			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	58.0290	104.0210	66.2363	31.8000		260.0863
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base						
7	Provider Target Rate						
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500		
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181			
10	Target Rate Class Ceiling	62.2421		70.3550			
10a	New Provider Target Limitation	60.6527		69.8484			
10b	Base for line 10a	57.4565		66.1676			
11	Lesser of 5,7,8,10, 10a	58.0290	104.0210	66.2363	13.6500		241.9363
12/13	Medicaid Adjustment Rate						
14	Prospective Per Diem 11	58.0290	104.0210	66.2363	13.6500		241.9363
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



Florida Agency for Health Care Administration

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Solaris Healthcare Charlotte Harbor

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	06/02/1994	Amount:	11,057,639.00		Total Amount	Per Diem
RS to Start Calcs:	1994/01	Type:	Variable	80% Capital(1):	6,731,049	11.4259
Indexed Asset Value	8,413,811	<60% of Base:	False	20% ROE(2):	1,682,762	0.5720
FRVS Base Asset:	5,985,900	Interest Rate:	8.0000%	Insurance Cost(3):	84,000	1.3587
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	81,800	1.3231
ROE Factor	0.020100	Amortization Rate:	8.0000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	675,614	Total FRVS PD:		14.6797

(1) 80% Capital (\$6,731,049) amortized at 8.0000 % for 20 years Principal & Interest of \$675,614 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$11.4259

(2) 20% ROE (\$1,682,762) times the ROE factor (0.020100) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.5720

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1993	Current RS PBS:	33,255
Comparison Bed	180	Effective PBS Limitation	54,155
			5,985,900

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.0290	58.0290	2.6327	55.3963
Direct Care	104.0210	104.0210	4.7194	99.3016
Indirect Care	66.2363	66.2363	3.0051	63.2312
Property	13.6500	14.6797	0.6660	14.0137
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				17.7822
Supplemental Rate				8.1814
Totals	241.9363	242.9660	11.0232	257.9064

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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 Rate Semester 9/1/2016 through 8/31/2017 Based on Cost Report: 12/31/2016

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257.91

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1994/01	11,402,537	0.00	1.6983	1.6983		180	44.00	5,985,900	5,985,900	1
1994/07		0.10	1.5991	1.5991		180	44.00	5,993,557	6,184,980	
1995/01		0.10	1.5812	1.5812		180	44.00	6,001,138	6,282,720	
1995/07		0.20	1.5250	1.5250		180	44.00	6,015,781	6,378,480	
1996/01		0.20	1.7228	1.7228		180	44.00	6,032,365	6,488,460	
1996/07		0.30	1.3294	1.3294		180	44.00	6,051,611	6,574,680	
1997/01		0.30	1.4109	1.4109		180	44.00	6,072,104	6,667,380	
1997/07	31,936	0.40	1.0917	1.0917		180	60.81	6,130,557	6,740,100	
1998/01		0.40	1.1663	1.1663		180	60.81	6,159,156	6,818,760	
1998/07	49,949	0.50	1.0794	1.0794		180	65.61	6,242,346	6,892,380	
1999/01		0.50	1.4499	1.4499		180	65.61	6,287,603	6,992,280	1
1999/07		0.60	1.2299	1.2299		180	73.41	6,333,999	7,078,320	
2000/01		0.60	1.3356	1.3356		180	73.41	6,384,760	7,172,820	
2000/07		0.70	1.1129	1.1129		180	68.22	6,434,497	7,252,560	
2001/01		0.70	1.2976	1.2976		180	68.22	6,492,942	7,346,700	
2001/07		0.80	0.9615	0.9615		180	68.22	6,542,886	7,417,260	
2002/01		0.80	1.0301	1.0301		180	68.22	6,596,806	7,493,580	
2002/07		0.90	0.8337	0.8337		180	68.22	6,646,302	7,556,040	
2003/01		0.90	1.3271	1.3271		180	68.22	6,725,685	7,656,300	
2003/07	30,092	1.00	1.1664	1.1664		180	65.72	6,834,225	7,745,580	
2004/01		1.00	1.1103	1.1103		180	64.62	6,910,105	7,831,620	
2004/07		1.00	0.8378	0.8378		180	64.62	6,967,998	7,897,320	
2005/01		1.00	0.8595	0.8595		180	64.62	7,027,888	7,965,180	
2005/07		1.00	0.7364	0.7364		180	60.08	7,079,641	8,023,860	
2006/01		1.00	0.9068	0.9068		180	60.08	7,143,839	8,096,580	
2006/07		1.00	0.8133	0.8133		180	56.00	7,201,940	8,162,460	
2007/01		1.00	1.0133	1.0133		180	56.00	7,274,917	8,245,080	
2007/07		1.00	1.1050	1.1050		180	52.94	7,352,294	8,336,160	
2008/01		1.00	0.8556	0.8556		180	50.45	7,409,996	8,407,440	
2008/07		1.00	0.6104	0.6104		180	50.45	7,451,485	8,458,740	



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257.91

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2009/01		1.00	1.3268	1.3268		180	44.02	7,530,614	8,571,060	
2009/07		1.00	0.6841	0.6841		180	44.02	7,571,846	8,629,740	
2010/01		1.00	0.8643	0.8643		180	44.02	7,571,846	8,704,260	5
2010/07		1.00	0.7107	0.7107		180	47.20	7,670,726	8,766,180	
2011/01		1.00	0.9198	0.9198		180	46.24	7,730,044	8,846,820	
2011/07		1.00	0.9028	0.9028		180	46.24	7,788,716	8,926,740	
2012/01		1.00	0.3865	0.3865		180	46.24	7,814,025	8,961,300	
2012/07		1.00	0.9417	0.9417		180	46.24	7,875,890	9,045,720	
2013/01		1.00	0.4901	0.4901		180	46.24	7,908,342	9,090,000	
2013/07	31,079	1.00	0.6196	0.6196		180	47.98	7,982,167	9,146,340	
2014/01		1.00	0.8564	0.8564		180	47.98	8,041,801	9,224,640	
2014/07		0.95	1.2383	1.2383		180	50.03	8,127,856	9,338,940	
2015/01		0.95	0.7571	0.7571		180	50.03	8,181,029	9,409,680	
2015/09		0.90	1.5736	1.5736		180	50.02	8,286,398	9,557,820	
2016/09		0.85	1.9890	1.9890		180	50.02	8,413,811	9,747,900	

Message Code:

- | |
|------------------------------------|
| 1 Per Bed Standard Limitation |
| 5 Uncorrected Licensure Deficiency |

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

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Florida Agency for Health Care Administration
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260.78

Solaris Healthcare Coconut Creek

Type of Cost Report: Interim Change of Ownership - Budget Type of Cost: Estimated Type of Rate: Interim

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: Non-Related Party (NRP) CHOW

Provider Information	Cost Report	Patient Days	Ratings Days
4125 WEST SAMPLE RD	1/1/2016-12/31/2016	Number of Beds: 120	Superior: 0
COCONUT CREEK, FL 33073	Days in CR 366	Maximum: 43,920	Standard: 366
County: Broward [6]	First Used : 2015/09	Max Annualized: 43,800	Conditional: 0
Region: South Area: 10	Last Used: 2016/09	Total Patient: 42,644	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 13,057	Inflation
Current Class South Large	Initial CR? False	Medicaid: 18,870	FY Index: 1.41325988
Class at 1/94: South Large	Medicaid Utilization	44.25007%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	97.09472%	Cost: 1.00000000
Open Date: 12/09/1997	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 12/09/1997	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.27950000
Entered Medicaid 12/09/1997	Low Occupancy Adjustment Factor:	122.79280%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2016	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.00000000
Previous Med # 030537			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,153,921	1,954,039	1,290,509	775,557		5,174,026
1a	Audit Adjustments						
2	Cost Per Diem	61.1511	103.5527	68.3895	41.1000		274.1933
3	Cost Per Diem Inflated	61.1511	103.5527	68.3895			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	61.1511	103.5527	68.3895	41.1000		274.1933
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base						
7	Provider Target Rate						
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500		
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181			
10	Target Rate Class Ceiling	62.2421		70.3550			
10a	New Provider Target Limitation	60.1643		71.4851			
10b	Base for line 10a	56.9938		67.7181			
11	Lesser of 5,7,8,10, 10a	58.7902	103.5527	68.3895	13.6500		244.3824
12/13	Medicaid Adjustment Rate						
14	Prospective Per Diem 11	58.7902	103.5527	68.3895	13.6500		244.3824
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



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Solaris Healthcare Coconut Creek

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 12/09/1997		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1997/07	Type:	None	80% Capital(1):	4,419,433	9.4439
Indexed Asset Value	5,524,291	<60% of Base:	True	20% ROE(2):	1,104,858	0.5634
FRVS Base Asset:	4,444,920	Interest Rate:	8.5000%	Insurance Cost(3):	77,800	1.8244
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	199,900	4.6876
ROE Factor	0.020100	Amortization Rate:	8.5000%	Home Office(3):	0	0.0000
		Interest Only:	True	Replacement(3&4):	0	0.0000
		Yearly Payment:	372,278	Total FRVS PD:		16.5193

(1) 80% Capital (\$4,419,433) amortized at 8.5000 % for 20 years Interest of \$372,278 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.4439

(2) 20% ROE (\$1,104,858) times the ROE factor (0.020100) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5634

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	01/01/1997	Current RS PBS:	37,041
Comparison Bed	120	Effective PBS Limitation	54,155
			4,444,920

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.7902	58.7902	2.6673	56.1229
Direct Care	103.5527	103.5527	4.6981	98.8546
Indirect Care	68.3895	68.3895	3.1028	65.2867
Property	13.6500	16.5193	0.7495	15.7698
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				16.5616
Supplemental Rate				8.1814
Totals	244.3824	247.2517	11.2177	260.7770

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/07	12,588,956	0.00	1.0917	1.0917		120	14.24	4,444,920	4,444,920	1
1998/01		0.10	1.1663	1.1663		120	14.24	4,444,920	4,545,840	
1998/07		0.10	1.0794	1.0794		120	14.24	4,444,920	4,594,920	
1999/01		0.20	1.4499	1.4499		120	14.24	4,444,920	4,661,520	
1999/07		0.20	1.2299	1.2299		120	14.24	4,444,920	4,718,880	
2000/01		0.30	1.3356	1.3356		120	14.24	4,444,920	4,781,880	
2000/07		0.30	1.1129	1.1129		120	48.32	4,457,959	4,835,040	
2001/01		0.40	1.2976	1.2976		120	48.32	4,478,286	4,897,800	
2001/07		0.40	0.9615	0.9615		120	48.32	4,493,418	4,944,840	
2002/01		0.50	1.0301	1.0301		120	48.32	4,513,752	4,995,720	
2002/07		0.50	0.8337	0.8337		120	48.32	4,530,284	5,037,360	
2003/01		0.60	1.3271	1.3271		120	48.32	4,561,977	5,104,200	
2003/07		0.60	1.1664	1.1664		120	44.21	4,587,639	5,163,720	
2004/01		0.70	1.1103	1.1103		120	44.21	4,616,299	5,221,080	
2004/07		0.70	0.8378	0.8378		120	43.16	4,637,545	5,264,880	
2005/01		0.80	0.8595	0.8595		120	43.16	4,662,568	5,310,120	
2005/07		0.80	0.7364	0.7364		120	43.16	4,684,122	5,349,240	
2006/01		0.90	0.9068	0.9068		120	47.58	4,717,192	5,397,720	
2006/07		0.90	0.8133	0.8133		120	47.58	4,747,063	5,441,640	
2007/01	20,253	1.00	1.0133	1.0133		120	44.02	4,805,815	5,496,720	
2007/07		1.00	1.1050	1.1050		120	39.28	4,843,741	5,557,440	
2008/01		1.00	0.8556	0.8556		120	39.28	4,873,339	5,604,960	
2008/07		1.00	0.6104	0.6104		120	39.98	4,894,962	5,639,160	
2009/01		1.00	1.3268	1.3268		120	39.98	4,942,172	5,714,040	
2009/07		1.00	0.6841	0.6841		120	39.98	4,966,748	5,753,160	
2010/01		1.00	0.8643	0.8643		120	34.23	4,993,465	5,802,840	
2010/07		1.00	0.7107	0.7107		120	34.23	5,015,552	5,844,120	
2011/01		1.00	0.9198	0.9198		120	41.55	5,050,403	5,897,880	
2011/07		1.00	0.9028	0.9028		120	41.55	5,084,848	5,951,160	
2012/01		1.00	0.3865	0.3865		120	41.55	5,099,695	5,974,200	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/07		1.00	0.9417	0.9417		120	41.55	5,135,975	6,030,480	
2013/01		1.00	0.4901	0.4901		120	41.55	5,154,991	6,060,000	
2013/07	33,665	1.00	0.6196	0.6196		120	46.14	5,215,451	6,097,560	
2014/01		1.00	0.8564	0.8564		120	46.14	5,252,921	6,149,760	
2014/07	32,315	1.00	1.2383	1.2383		120	43.59	5,336,789	6,225,960	
2015/01		1.00	0.7571	0.7571		120	44.26	5,369,304	6,273,120	
2015/09		1.00	1.5736	1.5736		120	44.25	5,437,281	6,371,880	
2016/09		1.00	1.9890	1.9890		120	44.25	5,524,291	6,498,600	

Message Code:

1 Per Bed Standard Limitation

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249.14

Solaris Healthcare Daytona

Type of Cost Report: Interim Change of Ownership - Budget Type of Cost: Estimated Type of Rate: Interim

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: Non-Related Party (NRP) CHOW

Provider Information	Cost Report	Patient Days	Ratings Days
550 NATIONAL HEALTHCARE	1/1/2016-12/31/2016	Number of Beds: 73	Superior: 0
DAYTONA BEACH, FL 32114	Days in CR 366	Maximum: 26,718	Standard: 366
County: Volusia [64]	First Used : 2015/09	Max Annualized: 26,645	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 24,432	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 10,017	Inflation
Current Class North Small	Initial CR? False	Medicaid: 7,932	FY Index: 1.41325988
Class at 1/94: North Small	Medicaid Utilization	32.46562%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	91.44397%	Cost: 1.00000000
Open Date: 07/11/1996	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/11/1996	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.27950000
Entered Medicaid 07/11/1996	Low Occupancy Adjustment Factor:	115.64646%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2016	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.00000000
Previous Med # 030535			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	488,318	786,707	547,766	261,280		2,084,071	
1a	Audit Adjustments							
2	Cost Per Diem	61.5630	99.1814	69.0577	32.9400		262.7421	
3	Cost Per Diem Inflated	61.5630	99.1814	69.0577				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	61.5630	99.1814	69.0577	32.9400		262.7421	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base							
7	Provider Target Rate							
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	62.6595	100.8980	75.9871	13.6500			
9	Prior Semester: Class Ceiling Target Base	57.6324		70.0507				
10	Target Rate Class Ceiling	59.8766		72.7784				
10a	New Provider Target Limitation	60.8216		72.5367				
10b	Base for line 10a	57.6165		68.7143				
11	Lesser of 5,7,8,10, 10a	59.8766	99.1814	69.0577	13.6500		241.7657	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	59.8766	99.1814	69.0577	13.6500		241.7657	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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Solaris Healthcare Daytona

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 07/11/1996		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1996/07	Type:	None	80% Capital(1):	2,096,070	7.1443
Indexed Asset Value	2,620,087	<60% of Base:	True	20% ROE(2):	524,017	0.4392
FRVS Base Asset:	2,162,820	Interest Rate:	8.2500%	Insurance Cost(3):	41,700	1.7068
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	63,000	2.5786
ROE Factor	0.020100	Amortization Rate:	8.2500%	Home Office(3):	0	0.0000
		Interest Only:	True	Replacement(3&4):	0	0.0000
		Yearly Payment:	171,324	Total FRVS PD:		11.8689

(1) 80% Capital (\$2,096,070) amortized at 8.2500 % for 20 years Interest of \$171,324 divided by annual available days (26645) divided by Occup. Adj. (0.90) = \$7.1443

(2) 20% ROE (\$524,017) times the ROE factor (0.020100) divided by annual available days (26645) divided by Occup. Adj. (0.90) = \$0.4392

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	01/01/1996	Current RS PBS:	36,047
Comparison Bed	60	Effective PBS Limitation	54,155
			2,162,820

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	59.8766	59.8766	2.7166	57.1600
Direct Care	99.1814	99.1814	4.4998	94.6816
Indirect Care	69.0577	69.0577	3.1331	65.9246
Property	13.6500	11.8689	0.5385	11.3304
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				11.8577
Supplemental Rate				8.1814
Totals	241.7657	239.9846	10.8880	249.1357

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1996/07	7,380,823	0.00	1.3294	1.3294		60	46.99	2,162,820	2,162,820	1
1997/01		0.10	1.4109	1.4109		60	46.99	2,165,427	2,222,460	
1997/07		0.10	1.0917	1.0917		60	46.99	2,167,447	2,246,700	
1998/01		0.20	1.1663	1.1663		60	46.99	2,171,767	2,272,920	
1998/07		0.20	1.0794	1.0794		60	46.99	2,175,773	2,297,460	
1999/01		0.30	1.4499	1.4499		60	46.99	2,183,859	2,330,760	
1999/07		0.30	1.2299	1.2299		60	59.05	2,191,917	2,359,440	
2000/01		0.40	1.3356	1.3356		60	54.63	2,203,547	2,390,940	
2000/07		0.40	1.1129	1.1129		60	36.21	2,210,006	2,417,520	
2001/01		0.50	1.2976	1.2976		60	36.21	2,219,446	2,448,900	
2001/07		0.50	0.9615	0.9615		60	36.21	2,226,471	2,472,420	
2002/01		0.60	1.0301	1.0301		60	36.21	2,235,531	2,497,860	
2002/07		0.60	0.8337	0.8337		60	36.21	2,242,893	2,518,680	
2003/01		0.70	1.3271	1.3271		60	37.69	2,257,172	2,552,100	
2003/07		0.70	1.1664	1.1664		60	37.69	2,269,801	2,581,860	
2004/01	93,812	0.80	1.1103	1.1103		73	32.59	2,375,559	3,176,157	
2004/07		0.80	0.8378	0.8378		73	32.59	2,384,993	3,202,802	
2005/01		0.90	0.8595	0.8595		73	32.47	2,395,885	3,230,323	
2005/07		0.90	0.7364	0.7364		73	32.47	2,405,260	3,254,121	
2006/01		1.00	0.9068	0.9068		73	28.64	2,416,618	3,283,613	
2006/07		1.00	0.8133	0.8133		73	28.64	2,426,853	3,310,331	
2007/01		1.00	1.0133	1.0133		73	28.64	2,439,658	3,343,838	
2007/07		1.00	1.1050	1.1050		73	27.82	2,453,294	3,380,776	
2008/01		1.00	0.8556	0.8556		73	23.53	2,453,294	3,409,684	
2008/07		1.00	0.6104	0.6104		73	23.53	2,453,294	3,430,489	
2009/01		1.00	1.3268	1.3268		73	22.43	2,453,294	3,476,041	
2009/07		1.00	0.6841	0.6841		73	22.43	2,453,294	3,499,839	
2010/01		1.00	0.8643	0.8643		73	22.43	2,453,294	3,530,061	
2010/07		1.00	0.7107	0.7107		73	20.18	2,453,294	3,555,173	
2011/01		1.00	0.9198	0.9198		73	25.12	2,463,600	3,587,877	



Florida Agency for Health Care Administration
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 Rate Semester 9/1/2016 through 8/31/2017 Based on Cost Report: 12/31/2016

0 162221-00 - 2016/09

249.14

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2011/07		1.00	0.9028	0.9028		73	25.12	2,473,758	3,620,289	
2012/01		1.00	0.3865	0.3865		73	25.12	2,478,125	3,634,305	
2012/07		1.00	0.9417	0.9417		73	25.12	2,488,783	3,668,542	
2013/01		1.00	0.4901	0.4901		73	25.12	2,494,354	3,686,500	
2013/07	25,223	1.00	0.6196	0.6196		73	27.10	2,527,192	3,709,349	
2014/01		1.00	0.8564	0.8564		73	28.22	2,538,297	3,741,104	
2014/07		1.00	1.2383	1.2383		73	28.22	2,554,424	3,787,459	
2015/01		1.00	0.7571	0.7571		73	32.47	2,565,841	3,816,148	
2015/09		1.00	1.5736	1.5736		73	32.47	2,589,678	3,876,227	
2016/09		1.00	1.9890	1.9890		73	32.47	2,620,087	3,953,315	

Message Code:

1 Per Bed Standard Limitation

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID:



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0162222-00 - 2016/09

253.35

Solaris Healthcare Imperial

Type of Cost Report: Interim Change of Ownership - Budget Type of Cost: Estimated Type of Rate: Interim

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: Non-Related Party (NRP) CHOW

Provider Information	Cost Report	Patient Days	Ratings Days
900 IMPERIAL GOLF COURSE	1/1/2016-12/31/2016	Number of Beds: 113	Superior: 0
NAPLES, FL 34110	Days in CR 366	Maximum: 41,358	Standard: 366
County: Collier [11]	First Used : 2015/09	Max Annualized: 41,245	Conditional: 0
Region: South Area: 8	Last Used: 2016/09	Total Patient: 37,144	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 14,858	Inflation
Current Class South Large	Initial CR? False	Medicaid: 16,608	FY Index: 1.41325988
Class at 1/94: South Large	Medicaid Utilization	44.71247%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	89.81092%	Cost: 1.00000000
Open Date: 06/01/1991	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 06/01/1991	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.27950000
Entered Medicaid 06/01/1991	Low Occupancy Adjustment Factor:	113.58119%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2016	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.00000000
Previous Med # 030530			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	949,852	1,716,691	1,110,590	683,419		4,460,552	
1a	Audit Adjustments							
2	Cost Per Diem	57.1924	103.3653	66.8708	41.1500		268.5785	
3	Cost Per Diem Inflated	57.1924	103.3653	66.8708				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	57.1924	103.3653	66.8708	41.1500		268.5785	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base							
7	Provider Target Rate							
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation	59.9712		70.1980				
10b	Base for line 10a	56.8109		66.4988				
11	Lesser of 5,7,8,10, 10a	57.1924	103.3653	66.8708	13.6500		241.0785	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	57.1924	103.3653	66.8708	13.6500		241.0785	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

Rate Semester 09/01/2016 through 08/31/2017

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253.35

Solaris Healthcare Imperial

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	06/01/1991	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	4,464,928.00		Total Amount	Per Diem
RS to Start Calcs:	1991/01	Type:	Variable	80% Capital(1):	3,660,318	10.0578
Indexed Asset Value	4,575,398	<60% of Base:	False	20% ROE(2):	915,080	0.4955
FRVS Base Asset:	1,821,120	Interest Rate:	8.2640%	Insurance Cost(3):	84,800	2.2830
Occup Adj Factor	0.9000	Chase Rate:	6.2170%	Taxes Cost(3):	43,800	1.1792
ROE Factor	0.020100	Amortization Rate:	8.2170%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	373,351	Total FRVS PD:		14.0155

(1) 80% Capital (\$3,660,318) amortized at 8.2170 % for 20 years Principal & Interest of \$373,351 divided by annual available days (41245) divided by Occup. Adj. (0.90) = \$10.0578

(2) 20% ROE (\$915,080) times the ROE factor (0.020100) divided by annual available days (41245) divided by Occup. Adj. (0.90) = \$0.4955

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	30,352
Comparison Date: 07/01/1990	Current RS PBS:	54,155
Comparison Bed 60	Effective PBS Limitation	1,821,120

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	57.1924	57.1924	2.5948	54.5976
Direct Care	103.3653	103.3653	4.6896	98.6757
Indirect Care	66.8708	66.8708	3.0339	63.8369
Property	13.6500	14.0155	0.6359	13.3796
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				14.6750
Supplemental Rate				8.1814
Totals	241.0785	241.4440	10.9542	253.3462

Medicaid Trend Adjustment



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253.35

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1991/01	3,798,960	0.00	0.5899	0.5899		60	36.78	1,821,120	1,821,120	1
1991/07		0.10	1.4932	1.4932		60	36.78	1,822,938	1,859,160	
1992/01		0.10	2.0117	2.0117		60	36.78	1,825,391	1,896,540	
1992/07		0.20	1.8152	1.8152		60	36.78	1,829,822	1,930,980	
1993/01		0.20	1.7710	1.7710		60	36.78	1,834,156	1,965,180	
1993/07		0.30	1.5329	1.5329		60	36.78	1,839,797	1,995,300	
1994/01		0.30	1.6983	1.6983		60	49.10	1,848,165	2,029,200	
1994/07	63,639	0.40	1.5991	1.5991		60	49.10	1,922,357	2,061,660	
1995/01		0.40	1.5812	1.5812		60	49.10	1,933,212	2,094,240	
1995/07		0.50	1.5250	1.5250		60	49.10	1,946,371	2,126,160	
1996/01		0.50	1.7228	1.7228		60	49.10	1,961,339	2,162,820	
1996/07		0.60	1.3294	1.3294		60	49.10	1,975,305	2,191,560	
1997/01	38,502	0.60	1.4109	1.4109		60	48.37	2,028,512	2,222,460	
1997/07		0.70	1.0917	1.0917		60	48.37	2,042,145	2,246,700	
1998/01	18,995	0.70	1.1663	1.1663		60	41.77	2,073,802	2,272,920	
1998/07		0.80	1.0794	1.0794		60	41.77	2,087,402	2,297,460	
1999/01		0.80	1.4499	1.4499		60	42.45	2,106,089	2,330,760	
1999/07		0.90	1.2299	1.2299		60	42.45	2,124,082	2,359,440	
2000/01	908,525	0.90	1.3356	1.3356		90	38.38	3,050,423	3,586,410	
2000/07		1.00	1.1129	1.1129		113	59.12	3,084,371	4,552,996	
2001/01	419,492	1.00	1.2976	1.2976		113	59.12	3,543,886	4,612,095	
2001/07		1.00	0.9615	0.9615		113	59.12	3,577,960	4,656,391	
2002/01		1.00	1.0301	1.0301		113	59.12	3,614,817	4,704,303	
2002/07		1.00	0.8337	0.8337		113	59.12	3,614,817	4,743,514	5
2003/01		1.00	1.3271	1.3271		113	59.12	3,693,326	4,806,455	
2003/07	25,942	1.00	1.1664	1.1664		113	57.45	3,762,347	4,862,503	
2004/01		1.00	1.1103	1.1103		113	57.45	3,804,120	4,916,517	
2004/07		1.00	0.8378	0.8378		113	57.45	3,835,991	4,957,762	
2005/01		1.00	0.8595	0.8595		113	59.01	3,868,961	5,000,363	
2005/07		1.00	0.7364	0.7364		113	59.01	3,897,452	5,037,201	



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253.35

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2006/01		1.00	0.9068	0.9068		113	58.61	3,932,794	5,082,853	
2006/07		1.00	0.8133	0.8133		113	58.61	3,964,779	5,124,211	
2007/01		1.00	1.0133	1.0133		113	52.48	4,003,113	5,176,078	
2007/07		1.00	1.1050	1.1050		113	52.48	4,045,321	5,233,256	
2008/01		1.00	0.8556	0.8556		113	49.10	4,076,220	5,278,004	
2008/07		1.00	0.6104	0.6104		113	49.10	4,098,432	5,310,209	
2009/01		1.00	1.3268	1.3268		113	43.34	4,141,282	5,380,721	
2009/07		1.00	0.6841	0.6841		113	43.34	4,163,606	5,417,559	
2010/01		1.00	0.8643	0.8643		113	47.45	4,194,652	5,464,341	
2010/07		1.00	0.7107	0.7107		113	51.05	4,222,322	5,503,213	
2011/01		1.00	0.9198	0.9198		113	41.37	4,251,534	5,553,837	
2011/07		0.95	0.9028	0.9028		113	41.37	4,278,963	5,604,009	
2012/01		0.95	0.3865	0.3865		113	41.37	4,290,782	5,625,705	
2012/07		0.90	0.9417	0.9417		113	41.37	4,318,135	5,678,702	
2013/01		0.90	0.4901	0.4901		113	41.37	4,332,462	5,706,500	
2013/07	22,154	0.85	0.6196	0.6196		113	43.35	4,372,602	5,741,869	
2014/01		0.85	0.8564	0.8564		113	43.35	4,397,688	5,791,024	
2014/07		0.80	1.2383	1.2383		113	44.71	4,433,101	5,862,779	
2015/01		0.80	0.7571	0.7571		113	44.71	4,454,929	5,907,188	
2015/09	26,524	0.75	1.5736	1.5736		113	44.71	4,524,193	6,000,187	
2016/09		0.70	1.9890	1.9890		113	44.71	4,575,398	6,119,515	

Message Code:

- | |
|------------------------------------|
| 1 Per Bed Standard Limitation |
| 5 Uncorrected Licensure Deficiency |

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID:



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0162224-00 - 2016/09

245.76

Solaris Healthcare Lake City

Type of Cost Report: Interim Change of Ownership - Budget Type of Cost: Estimated Type of Rate: Interim

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: Non-Related Party (NRP) CHOW

Provider Information	Cost Report	Patient Days	Ratings Days
560 SW MCFARLANE AVE	1/1/2016-12/31/2016	Number of Beds: 120	Superior: 0
LAKE CITY, FL 32025	Days in CR 366	Maximum: 43,920	Standard: 366
County: Columbia [12]	First Used : 2015/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 41,173	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 15,378	Inflation
Current Class North Large	Initial CR? False	Medicaid: 21,497	FY Index: 1.41325988
Class at 1/94: North Large	Medicaid Utilization	52.21140%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	93.74545%	Cost: 1.00000000
Open Date: 05/26/1992	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 05/26/1992	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.27950000
Entered Medicaid 05/26/1992	Low Occupancy Adjustment Factor:	118.55707%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2016	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.00000000
Previous Med # 030527			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,135,601	2,156,852	1,338,594	746,806		5,377,853	
1a	Audit Adjustments							
2	Cost Per Diem	52.8260	100.3327	62.2689	34.7400		250.1676	
3	Cost Per Diem Inflated	52.8260	100.3327	62.2689				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	52.8260	100.3327	62.2689	34.7400		250.1676	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base							
7	Provider Target Rate							
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation	55.5594		65.6140				
10b	Base for line 10a	52.6316		62.1564				
11	Lesser of 5,7,8,10, 10a	52.8260	100.3327	62.2689	13.6500		229.0776	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	52.8260	100.3327	62.2689	13.6500		229.0776	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

Rate Semester 09/01/2016 through 08/31/2017

0 162224-00 - 2016/09

245.76

Solaris Healthcare Lake City

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 05/01/1999		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	5,815,265.00		Total Amount	Per Diem
RS to Start Calcs:	1992/01	Type:	Fixed	80% Capital(1):	4,599,801	14.2157
Indexed Asset Value	5,749,751	<60% of Base:	False	20% ROE(2):	1,149,950	0.5864
FRVS Base Asset:	1,859,160	Interest Rate:	10.7500%	Insurance Cost(3):	51,200	1.2435
Occup Adj Factor	0.9000	Chase Rate:	7.7500%	Taxes Cost(3):	79,300	1.9260
ROE Factor	0.020100	Amortization Rate:	10.7500%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	560,382	Total FRVS PD:		17.9716

(1) 80% Capital (\$4,599,801) amortized at 10.7500 % for 20 years Principal & Interest of \$560,382 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$14.2157

(2) 20% ROE (\$1,149,950) times the ROE factor (0.020100) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5864

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1991	Current RS PBS:	54,155
Comparison Bed	60	Effective PBS Limitation	1,859,160

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	52.8260	52.8260	2.3967	50.4293
Direct Care	100.3327	100.3327	4.5520	95.7807
Indirect Care	62.2689	62.2689	2.8251	59.4438
Property	13.6500	17.9716	0.8154	17.1562
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				14.7697
Supplemental Rate				8.1814
Totals	229.0776	233.3992	10.5892	245.7611

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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245.76

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1992/01	2,622,574	0.00	2.0117	2.0117		60	74.33	1,859,160	1,859,160	1
1992/07		0.10	1.8152	1.8152		60	74.33	1,862,534	1,930,980	
1993/01		0.10	1.7710	1.7710		60	74.33	1,865,833	1,965,180	
1993/07		0.20	1.5329	1.5329		60	74.33	1,871,554	1,995,300	
1994/01		0.20	1.6983	1.6983		60	74.33	1,877,912	2,029,200	
1994/07		0.30	1.5991	1.5991		60	74.33	1,886,920	2,061,660	
1995/01		0.30	1.5812	1.5812		60	74.33	1,895,872	2,094,240	
1995/07	2,066,436	0.40	1.5250	1.5250		120	79.45	3,973,873	4,252,320	
1996/01		0.40	1.7228	1.7228		120	72.93	4,001,257	4,325,640	
1996/07		0.50	1.3294	1.3294		120	72.93	4,027,853	4,383,120	
1997/01		0.50	1.4109	1.4109		120	72.93	4,056,270	4,444,920	
1997/07		0.60	1.0917	1.0917		120	70.52	4,082,839	4,493,400	
1998/01		0.60	1.1663	1.1663		120	70.52	4,111,411	4,545,840	
1998/07		0.70	1.0794	1.0794		120	71.82	4,142,477	4,594,920	
1999/01		0.70	1.4499	1.4499		120	71.65	4,184,519	4,661,520	
1999/07		0.80	1.2299	1.2299		120	71.65	4,225,690	4,718,880	
2000/01		0.80	1.3356	1.3356		120	71.65	4,270,841	4,781,880	
2000/07		0.90	1.1129	1.1129		120	65.40	4,313,618	4,835,040	
2001/01		0.90	1.2976	1.2976		120	65.40	4,363,992	4,897,800	
2001/07		1.00	0.9615	0.9615		120	65.40	4,405,952	4,944,840	
2002/01		1.00	1.0301	1.0301		120	65.40	4,451,338	4,995,720	
2002/07		1.00	0.8337	0.8337		120	65.40	4,488,449	5,037,360	
2003/01	26,421	1.00	1.3271	1.3271		120	59.01	4,574,436	5,104,200	
2003/07		1.00	1.1664	1.1664		120	59.01	4,627,792	5,163,720	
2004/01		1.00	1.1103	1.1103		120	57.05	4,679,174	5,221,080	
2004/07		1.00	0.8378	0.8378		120	57.05	4,718,376	5,264,880	
2005/01		1.00	0.8595	0.8595		120	57.05	4,758,930	5,310,120	
2005/07		1.00	0.7364	0.7364		120	62.85	4,793,975	5,349,240	
2006/01		1.00	0.9068	0.9068		120	62.85	4,837,447	5,397,720	
2006/07		1.00	0.8133	0.8133		120	66.87	4,876,790	5,441,640	



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0 162224-00 - 2016/09

245.76

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2007/01		1.00	1.0133	1.0133		120	66.87	4,926,207	5,496,720	
2007/07		1.00	1.1050	1.1050		120	65.38	4,980,642	5,557,440	
2008/01		1.00	0.8556	0.8556		120	65.38	5,023,256	5,604,960	
2008/07		1.00	0.6104	0.6104		120	66.92	5,053,918	5,639,160	
2009/01		1.00	1.3268	1.3268		120	63.93	5,120,973	5,714,040	
2009/07		1.00	0.6841	0.6841		120	63.93	5,156,006	5,753,160	
2010/01		1.00	0.8643	0.8643		120	63.93	5,200,569	5,802,840	
2010/07		1.00	0.7107	0.7107		120	67.41	5,237,529	5,844,120	
2011/01		1.00	0.9198	0.9198		120	52.75	5,283,733	5,897,880	
2011/07		1.00	0.9028	0.9028		120	52.75	5,329,483	5,951,160	
2012/01		1.00	0.3865	0.3865		120	52.75	5,349,239	5,974,200	
2012/07		0.95	0.9417	0.9417		120	52.75	5,395,136	6,030,480	
2013/01		0.95	0.4901	0.4901		120	52.75	5,419,228	6,060,000	
2013/07	22,108	0.90	0.6196	0.6196		120	51.63	5,469,702	6,097,560	
2014/01		0.90	0.8564	0.8564		120	54.24	5,511,280	6,149,760	
2014/07		0.85	1.2383	1.2383		120	54.24	5,568,490	6,225,960	
2015/01		0.85	0.7571	0.7571		120	52.22	5,602,512	6,273,120	
2015/09		0.80	1.5736	1.5736		120	52.21	5,669,464	6,371,880	
2016/09		0.75	1.9890	1.9890		120	52.21	5,749,751	6,498,600	

Message Code:

1 Per Bed Standard Limitation

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID:



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0162225-00 - 2016/09

251.88

Solaris Healthcare Merritt Island

Type of Cost Report: Interim Change of Ownership - Budget Type of Cost: Estimated Type of Rate: Interim

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: Non-Related Party (NRP) CHOW

Provider Information	Cost Report	Patient Days	Ratings Days
500 CROCKETT BLVD	1/1/2016-12/31/2016	Number of Beds: 180	Superior: 0
MERRITT ISLAND, FL 32953	Days in CR 366	Maximum: 65,880	Standard: 366
County: Brevard [5]	First Used : 2015/09	Max Annualized: 65,700	Conditional: 0
Region: Central Area: 7	Last Used: 2016/09	Total Patient: 61,700	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 16,382	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 28,324	FY Index: 1.41325988
Class at 1/94: North Large	Medicaid Utilization	45.90600%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	93.65513%	Cost: 1.00000000
Open Date: 06/01/1990	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 06/01/1990	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.27950000
Entered Medicaid 08/01/1990	Low Occupancy Adjustment Factor:	118.44285%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2016	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.00000000
Previous Med # 030491			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,538,964	2,897,219	1,872,814	930,727		7,239,724
1a	Audit Adjustments						
2	Cost Per Diem	54.3343	102.2885	66.1211	32.8600		255.6039
3	Cost Per Diem Inflated	54.3343	102.2885	66.1211			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	54.3343	102.2885	66.1211	32.8600		255.6039
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base						
7	Provider Target Rate						
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500		
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292			
10	Target Rate Class Ceiling	59.0945		68.1848			
10a	New Provider Target Limitation	57.0126		69.1510			
10b	Base for line 10a	54.0082		65.5070			
11	Lesser of 5,7,8,10, 10a	54.3343	102.2885	66.1211	13.6500		236.3939
12/13	Medicaid Adjustment Rate						
14	Prospective Per Diem 11	54.3343	102.2885	66.1211	13.6500		236.3939
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



Florida Agency for Health Care Administration

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251.88

Solaris Healthcare Merritt Island

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	08/01/1990	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	6,886,699.00		Total Amount	Per Diem
RS to Start Calcs:	1990/01	Type:	Variable	80% Capital(1):	6,648,875	10.8455
Indexed Asset Value	8,311,094	<60% of Base:	False	20% ROE(2):	1,662,219	0.5709
FRVS Base Asset:	3,602,760	Interest Rate:	7.4700%	Insurance Cost(3):	133,000	2.1556
Occup Adj Factor	0.9000	Chase Rate:	8.8800%	Taxes Cost(3):	69,300	1.1232
ROE Factor	0.020310	Amortization Rate:	7.4700%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	641,292	Total FRVS PD:		14.6952

(1) 80% Capital (\$6,648,875) amortized at 7.4700 % for 20 years Principal & Interest of \$641,292 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$10.8455

(2) 20% ROE (\$1,662,219) times the ROE factor (0.020310) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.5709

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	30,023
Comparison Date: 07/01/1989	Current RS PBS:	54,155
Comparison Bed 120	Effective PBS Limitation	3,602,760

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.3343	54.3343	2.4651	51.8692
Direct Care	102.2885	102.2885	4.6408	97.6477
Indirect Care	66.1211	66.1211	2.9999	63.1212
Property	13.6500	14.6952	0.6667	14.0285
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				17.0328
Supplemental Rate				8.1814
Totals	236.3939	237.4391	10.7725	251.8808

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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251.88

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1990/01	4,927,188	0.00	0.5899	0.5899		120		3,602,760	3,602,760	1
1990/07		0.10	0.5899	0.5899		120	59.27	3,604,886	3,642,240	
1991/01		0.10	0.5899	0.5899		120	59.27	3,607,013	3,663,600	
1991/07		0.20	1.4932	1.4932		120	59.27	3,617,784	3,718,320	
1992/01		0.20	2.0117	2.0117		120	59.27	3,632,338	3,793,080	
1992/07		0.30	1.8152	1.8152		120	59.27	3,652,120	3,861,960	
1993/01		0.30	1.7710	1.7710		120	59.27	3,671,524	3,930,360	
1993/07		0.40	1.5329	1.5329		120	61.83	3,694,038	3,990,600	
1994/01	40,954	0.40	1.6983	1.6983		120	57.67	3,760,086	4,058,400	
1994/07		0.50	1.5991	1.5991		120	57.67	3,790,152	4,123,320	
1995/01		0.50	1.5812	1.5812		120	57.67	3,820,117	4,188,480	
1995/07	29,624	0.60	1.5250	1.5250		120	57.86	3,884,695	4,252,320	
1996/01		0.60	1.7228	1.7228		120	55.19	3,924,851	4,325,640	
1996/07		0.70	1.3294	1.3294		120	55.19	3,961,376	4,383,120	
1997/01		0.70	1.4109	1.4109		120	55.19	4,000,499	4,444,920	
1997/07	27,818	0.80	1.0917	1.0917		120	52.10	4,061,415	4,493,400	
1998/01		0.80	1.1663	1.1663		120	52.10	4,097,310	4,545,840	
1998/07	18,429	0.90	1.0794	1.0794		120	50.97	4,152,628	4,594,920	
1999/01		0.90	1.4499	1.4499		120	50.97	4,202,845	4,661,520	
1999/07	2,222,460	1.00	1.2299	1.2299		180	46.04	6,468,575	7,078,320	
2000/01		1.00	1.3356	1.3356		180	46.04	6,540,895	7,172,820	
2000/07		1.00	1.1129	1.1129		180	51.47	6,609,017	7,252,560	
2001/01		1.00	1.2976	1.2976		180	51.47	6,689,271	7,346,700	
2001/07		1.00	0.9615	0.9615		180	51.47	6,749,460	7,417,260	
2002/01		1.00	1.0301	1.0301		180	51.47	6,814,524	7,493,580	
2002/07		1.00	0.8337	0.8337		180	51.47	6,867,690	7,556,040	
2003/01		1.00	1.3271	1.3271		180	51.47	6,952,982	7,656,300	
2003/07		1.00	1.1664	1.1664		180	48.81	7,024,954	7,745,580	
2004/01		1.00	1.1103	1.1103		180	48.81	7,094,174	7,831,620	
2004/07		1.00	0.8378	0.8378		180	50.88	7,149,157	7,897,320	



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251.88

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2005/01		1.00	0.8595	0.8595		180	50.88	7,206,001	7,965,180	
2005/07		1.00	0.7364	0.7364		180	42.29	7,246,803	8,023,860	
2006/01		1.00	0.9068	0.9068		180	42.29	7,297,331	8,096,580	
2006/07		1.00	0.8133	0.8133		180	42.29	7,342,965	8,162,460	
2007/01		1.00	1.0133	1.0133		180	41.44	7,399,027	8,245,080	
2007/07		1.00	1.1050	1.1050		180	43.58	7,463,810	8,336,160	
2008/01		1.00	0.8556	0.8556		180	43.58	7,514,411	8,407,440	
2008/07		1.00	0.6104	0.6104		180	46.40	7,553,107	8,458,740	
2009/01		1.00	1.3268	1.3268		180	46.40	7,637,652	8,571,060	
2009/07		1.00	0.6841	0.6841		180	46.40	7,681,731	8,629,740	
2010/01		1.00	0.8643	0.8643		180	40.49	7,730,608	8,704,260	
2010/07		0.95	0.7107	0.7107		180	40.49	7,769,035	8,766,180	
2011/01		0.95	0.9198	0.9198		180	42.92	7,822,011	8,846,820	
2011/07		0.90	0.9028	0.9028		180	42.92	7,871,606	8,926,740	
2012/01		0.90	0.3865	0.3865		180	42.92	7,892,977	8,961,300	
2012/07		0.85	0.9417	0.9417		180	42.92	7,942,277	9,045,720	
2013/01		0.85	0.4901	0.4901		180	42.92	7,968,097	9,090,000	
2013/07		0.80	0.6196	0.6196		180	45.80	8,000,988	9,146,340	
2014/01		0.80	0.8564	0.8564		180	45.80	8,046,634	9,224,640	
2014/07		0.75	1.2383	1.2383		180	45.91	8,109,012	9,338,940	
2015/01		0.75	0.7571	0.7571		180	45.91	8,147,445	9,409,680	
2015/09		0.70	1.5736	1.5736		180	45.91	8,222,357	9,557,820	
2016/09		0.65	1.9890	1.9890		180	45.91	8,311,094	9,747,900	

Message Code:

1 Per Bed Standard Limitation

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

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Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0162226-00 - 2016/09

288.54

Solaris Senior Living North Naples

Type of Cost Report: Interim Change of Ownership - Budget Type of Cost: Estimated Type of Rate: Interim

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: Non-Related Party (NRP) CHOW

Provider Information	Cost Report	Patient Days	Ratings Days
10949 PARNU STREET	1/1/2016-12/31/2016	Number of Beds: 60	Superior: 0
NAPLES, FL 34109	Days in CR 366	Maximum: 21,960	Standard: 366
County: Collier [11]	First Used : 2015/09	Max Annualized: 21,900	Conditional: 0
Region: South Area: 8	Last Used: 2016/09	Total Patient: 19,041	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 6,649	Inflation
Current Class South Small	Initial CR? False	Medicaid: 7,515	FY Index: 1.41325988
Class at 1/94: South Small	Medicaid Utilization	39.46746%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	86.70765%	Cost: 1.00000000
Open Date: 02/01/1993	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 06/09/1994	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.27950000
Entered Medicaid 06/09/1994	Low Occupancy Adjustment Factor:	109.65658%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2016	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.00000000
Previous Med # 030552			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	499,384	834,974	624,950	113,702		2,073,010
1a	Audit Adjustments						
2	Cost Per Diem	66.4516	111.1077	83.1603	15.1300		275.8496
3	Cost Per Diem Inflated	66.4516	111.1077	83.1603			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	66.4516	111.1077	83.1603	15.1300		275.8496
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base						
7	Provider Target Rate						
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	71.0408	115.1428	97.4246	13.6500		
9	Prior Semester: Class Ceiling Target Base	72.3589		85.0807			
10	Target Rate Class Ceiling	75.1765		88.3937			
10a	New Provider Target Limitation	67.3874		87.5541			
10b	Base for line 10a	63.8363		82.9403			
11	Lesser of 5,7,8,10, 10a	66.4516	111.1077	83.1603	13.6500		274.3696
12/13	Medicaid Adjustment Rate						
14	Prospective Per Diem 11	66.4516	111.1077	83.1603	13.6500		274.3696
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



Florida Agency for Health Care Administration

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288.54

Solaris Senior Living North Naples

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 06/09/1994		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	4,375,800.00		Total Amount	Per Diem
RS to Start Calcs:	1994/01	Type:	Variable	80% Capital(1):	2,275,633	10.0865
Indexed Asset Value	2,844,541	<60% of Base:	False	20% ROE(2):	568,908	0.5862
FRVS Base Asset:	1,930,980	Interest Rate:	6.2000%	Insurance Cost(3):	34,800	1.8276
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	34,400	1.8066
ROE Factor	0.020310	Amortization Rate:	6.2000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	198,804	Total FRVS PD:		14.3069

(1) 80% Capital (\$2,275,633) amortized at 6.2000 % for 20 years Principal & Interest of \$198,804 divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$10.0865

(2) 20% ROE (\$568,908) times the ROE factor (0.020310) divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$0.5862

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	08/01/1992	Current RS PBS:	32,183
Comparison Bed	60	Effective PBS Limitation	54,155
			1,930,980

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	66.4516	66.4516	3.0149	63.4367
Direct Care	111.1077	111.1077	5.0409	106.0668
Indirect Care	83.1603	83.1603	3.7729	79.3874
Property	13.6500	14.3069	0.6491	13.6578
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				17.8108
Supplemental Rate				8.1814
Totals	274.3696	275.0265	12.4778	288.5409

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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288.54

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1994/01	4,974,593	0.00	1.6983	1.6983		60	10.05	1,930,980	1,930,980	1
1994/07		0.10	1.5991	1.5991		60	10.05	1,930,980	2,061,660	
1995/01		0.10	1.5812	1.5812		60	10.05	1,930,980	2,094,240	
1995/07		0.20	1.5250	1.5250		60	10.05	1,930,980	2,126,160	
1996/01		0.20	1.7228	1.7228		60	10.05	1,930,980	2,162,820	
1996/07	209,222	0.30	1.3294	1.3294		60	33.72	2,144,923	2,191,560	
1997/01		0.30	1.4109	1.4109		60	33.72	2,150,490	2,222,460	
1997/07		0.40	1.0917	1.0917		60	33.72	2,156,248	2,246,700	
1998/01		0.40	1.1663	1.1663		60	33.72	2,162,415	2,272,920	
1998/07		0.50	1.0794	1.0794		60	33.72	2,169,570	2,297,460	
1999/01		0.50	1.4499	1.4499		60	33.72	2,179,214	2,330,760	1
1999/07		0.60	1.2299	1.2299		60	37.73	2,179,214	2,359,440	5
2000/01		0.60	1.3356	1.3356		60	37.73	2,202,286	2,390,940	
2000/07		0.70	1.1129	1.1129		60	52.45	2,218,646	2,417,520	
2001/01		0.70	1.2976	1.2976		60	52.45	2,237,864	2,448,900	
2001/07		0.80	0.9615	0.9615		60	52.45	2,254,280	2,472,420	
2002/01		0.80	1.0301	1.0301		60	52.45	2,271,996	2,497,860	
2002/07		0.90	0.8337	0.8337		60	52.45	2,288,252	2,518,680	
2003/01		0.90	1.3271	1.3271		60	52.45	2,314,316	2,552,100	
2003/07		1.00	1.1664	1.1664		60	52.45	2,340,059	2,581,860	
2004/01	13,780	1.00	1.1103	1.1103		60	51.38	2,378,111	2,610,540	
2004/07		1.00	0.8378	0.8378		60	51.38	2,396,723	2,632,440	
2005/01		1.00	0.8595	0.8595		60	55.90	2,417,323	2,655,060	
2005/07		1.00	0.7364	0.7364		60	55.90	2,435,124	2,674,620	
2006/01		1.00	0.9068	0.9068		60	55.07	2,457,206	2,698,860	
2006/07		1.00	0.8133	0.8133		60	55.07	2,477,190	2,720,820	
2007/01		1.00	1.0133	1.0133		60	45.67	2,498,033	2,748,360	
2007/07		1.00	1.1050	1.1050		60	45.67	2,520,954	2,778,720	
2008/01		1.00	0.8556	0.8556		60	45.67	2,538,864	2,802,480	
2008/07		1.00	0.6104	0.6104		60	37.58	2,549,453	2,819,580	



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288.54

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2009/01		1.00	1.3268	1.3268		60	41.40	2,574,915	2,857,020	
2009/07		1.00	0.6841	0.6841		60	41.40	2,588,174	2,876,580	
2010/01		1.00	0.8643	0.8643		60	45.71	2,606,765	2,901,420	
2010/07		1.00	0.7107	0.7107		60	41.99	2,620,909	2,922,060	
2011/01		1.00	0.9198	0.9198		60	41.95	2,639,296	2,948,940	
2011/07		1.00	0.9028	0.9028		60	41.95	2,657,470	2,975,580	
2012/01		1.00	0.3865	0.3865		60	41.95	2,665,304	2,987,100	
2012/07		1.00	0.9417	0.9417		60	41.95	2,684,448	3,015,240	
2013/01		1.00	0.4901	0.4901		60	41.95	2,694,483	3,030,000	
2013/07	21,345	1.00	0.6196	0.6196		60	38.65	2,727,560	3,048,780	
2014/01		1.00	0.8564	0.8564		60	38.65	2,743,975	3,074,880	
2014/07		0.95	1.2383	1.2383		60	40.73	2,767,880	3,112,980	
2015/01		0.95	0.7571	0.7571		60	39.47	2,767,880	3,136,560	5
2015/09		0.90	1.5736	1.5736		60	39.47	2,810,442	3,185,940	
2016/09		0.85	1.9890	1.9890		60	39.47	2,844,541	3,249,300	

Message Code:

- | |
|------------------------------------|
| 1 Per Bed Standard Limitation |
| 5 Uncorrected Licensure Deficiency |

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID:



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0162228-00 - 2016/09

256.07

Solaris Healthcare Parkway

Type of Cost Report: Interim Change of Ownership - Budget Type of Cost: Estimated Type of Rate: Interim

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: Non-Related Party (NRP) CHOW

Provider Information	Cost Report	Patient Days	Ratings Days
800 SE CENTRAL PKWY	1/1/2016-12/31/2016	Number of Beds: 177	Superior: 0
STUART, FL 34994	Days in CR 366	Maximum: 64,782	Standard: 366
County: Martin [43]	First Used : 2015/09	Max Annualized: 64,605	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 61,148	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 14,025	Inflation
Current Class South Large	Initial CR? False	Medicaid: 29,915	FY Index: 1.41325988
Class at 1/94: South Large	Medicaid Utilization	48.92229%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.39042%	Cost: 1.00000000
Open Date: 10/10/1989	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 10/10/1989	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.27950000
Entered Medicaid 03/22/1990	Low Occupancy Adjustment Factor:	119.37275%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2016	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.00000000
Previous Med # 030490			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,683,522	3,093,992	1,996,631	963,263		7,737,408	
1a	Audit Adjustments							
2	Cost Per Diem	56.2769	103.4261	66.7435	32.2000		258.6465	
3	Cost Per Diem Inflated	56.2769	103.4261	66.7435				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	56.2769	103.4261	66.7435	32.2000		258.6465	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base							
7	Provider Target Rate							
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation	59.1222		69.9111				
10b	Base for line 10a	56.0067		66.2270				
11	Lesser of 5,7,8,10, 10a	56.2769	103.4261	66.7435	13.6500		240.0965	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	56.2769	103.4261	66.7435	13.6500		240.0965	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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256.07

Solaris Healthcare Parkway

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 03/22/1990		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	10,937,005.00		Total Amount	Per Diem
RS to Start Calcs:	1989/07	Type:	Variable	80% Capital(1):	5,331,582	8.7169
Indexed Asset Value	6,664,477	<60% of Base:	False	20% ROE(2):	1,332,895	0.4656
FRVS Base Asset:	3,101,384	Interest Rate:	7.2800%	Insurance Cost(3):	126,100	2.0622
Occup Adj Factor	0.9000	Chase Rate:	9.5000%	Taxes Cost(3):	142,900	2.3370
ROE Factor	0.020310	Amortization Rate:	7.2800%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	506,838	Total FRVS PD:		13.5817

(1) 80% Capital (\$5,331,582) amortized at 7.2800 % for 20 years Principal & Interest of \$506,838 divided by annual available days (64605) divided by Occup. Adj. (0.90) = \$8.7169

(2) 20% ROE (\$1,332,895) times the ROE factor (0.020310) divided by annual available days (64605) divided by Occup. Adj. (0.90) = \$0.4656

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	29,821
Comparison Date: 01/01/1989	Current RS PBS:	54,155
Comparison Bed 104	Effective PBS Limitation	3,101,384

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	56.2769	56.2769	2.5533	53.7236
Direct Care	103.4261	103.4261	4.6924	98.7337
Indirect Care	66.7435	66.7435	3.0281	63.7154
Property	13.6500	13.5817	0.6162	12.9655
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.7469
Supplemental Rate				8.1814
Totals	240.0965	240.0282	10.8900	256.0665

Medicaid Trend Adjustment



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256.07

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1989/07	5,018,379	0.00	0.5899	0.5899		104	11.28	3,101,384	3,101,384	1
1990/01		0.10	0.5899	0.5899		104	11.28	3,101,384	3,138,096	
1990/07		0.10	0.5899	0.5899		104	11.28	3,101,384	3,156,608	
1991/01		0.20	0.5899	0.5899		104	11.28	3,101,384	3,175,120	
1991/07		0.20	1.4932	1.4932		104	11.28	3,101,384	3,222,544	
1992/01		0.30	2.0117	2.0117		104	11.28	3,101,384	3,287,336	
1992/07		0.30	1.8152	1.8152		104	24.87	3,101,384	3,347,032	
1993/01		0.40	1.7710	1.7710		104	24.87	3,101,384	3,406,312	
1993/07		0.40	1.5329	1.5329		104	26.88	3,110,678	3,458,520	
1994/01		0.50	1.6983	1.6983		104	26.88	3,123,588	3,517,280	
1994/07	23,064	0.50	1.5991	1.5991		104	24.12	3,146,652	3,573,544	
1995/01		0.60	1.5812	1.5812		104	24.12	3,146,652	3,630,016	
1995/07	106,281	0.60	1.5250	1.5250		118	22.64	3,252,933	4,181,448	
1996/01		0.70	1.7228	1.7228		118	23.84	3,252,933	4,253,546	
1996/07		0.70	1.3294	1.3294		118	23.84	3,252,933	4,310,068	
1997/01		0.80	1.4109	1.4109		118	23.84	3,252,933	4,370,838	
1997/07	19,011	0.80	1.0917	1.0917		118	26.82	3,285,798	4,418,510	
1998/01		0.90	1.1663	1.1663		118	26.82	3,302,617	4,470,076	
1998/07	28,552	0.90	1.0794	1.0794		106	29.93	3,348,629	4,058,846	
1999/01		1.00	1.4499	1.4499		106	29.93	3,375,050	4,117,676	
1999/07		1.00	1.2299	1.2299		106	25.52	3,394,311	4,168,344	
2000/01		1.00	1.3356	1.3356		106	25.52	3,415,346	4,223,994	
2000/07	1,799,677	1.00	1.1129	1.1129		177	41.15	5,243,461	7,131,684	
2001/01		1.00	1.2976	1.2976		177	41.15	5,294,367	7,224,255	
2001/07		1.00	0.9615	0.9615		177	41.15	5,332,453	7,293,639	
2002/01		1.00	1.0301	1.0301		177	41.15	5,373,550	7,368,687	
2002/07		1.00	0.8337	0.8337		177	41.15	5,407,068	7,430,106	
2003/01		1.00	1.3271	1.3271		177	41.15	5,460,755	7,528,695	
2003/07		1.00	1.1664	1.1664		177	51.56	5,520,465	7,616,487	
2004/01		1.00	1.1103	1.1103		177	51.56	5,577,925	7,701,093	



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256.07

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2004/07		1.00	0.8378	0.8378		177	53.08	5,623,025	7,765,698	
2005/01		1.00	0.8595	0.8595		177	53.08	5,669,668	7,832,427	
2005/07		1.00	0.7364	0.7364		177	53.08	5,709,962	7,890,129	
2006/01		1.00	0.9068	0.9068		177	49.32	5,756,393	7,961,637	
2006/07		1.00	0.8133	0.8133		177	49.32	5,798,375	8,026,419	
2007/01		1.00	1.0133	1.0133		177	48.26	5,849,930	8,107,662	
2007/07		1.00	1.1050	1.1050		177	48.26	5,906,650	8,197,224	
2008/01		1.00	0.8556	0.8556		177	51.53	5,953,999	8,267,316	
2008/07		1.00	0.6104	0.6104		177	51.53	5,988,049	8,317,761	
2009/01		1.00	1.3268	1.3268		177	53.04	6,064,667	8,428,209	
2009/07		1.00	0.6841	0.6841		177	53.04	6,104,677	8,485,911	
2010/01		0.95	0.8643	0.8643		177	53.00	6,152,980	8,559,189	
2010/07		0.95	0.7107	0.7107		177	57.87	6,194,525	8,620,077	
2011/01		0.90	0.9198	0.9198		177	44.45	6,235,967	8,699,373	
2011/07		0.90	0.9028	0.9028		177	44.45	6,276,915	8,777,961	
2012/01		0.85	0.3865	0.3865		177	44.45	6,293,579	8,811,945	
2012/07		0.85	0.9417	0.9417		177	44.45	6,334,290	8,894,958	
2013/01		0.80	0.4901	0.4901		177	44.45	6,354,363	8,938,500	
2013/07		0.80	0.6196	0.6196		177	47.01	6,381,286	8,993,901	
2014/01		0.75	0.8564	0.8564		177	47.01	6,416,319	9,070,896	
2014/07	26,250	0.75	1.2383	1.2383		177	47.62	6,494,162	9,183,291	
2015/01		0.70	0.7571	0.7571		177	48.93	6,524,782	9,252,852	
2015/09		0.70	1.5736	1.5736		177	48.92	6,588,708	9,398,523	
2016/09		0.65	1.9890	1.9890		177	48.92	6,664,477	9,585,435	

Message Code:

1 Per Bed Standard Limitation

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Report Calculated: 6/30/2016 8:16:40 AM

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Florida Agency for Health Care Administration
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247.51

Solaris Healthcare Pensacola

Type of Cost Report: Interim Change of Ownership - Budget Type of Cost: Estimated Type of Rate: Interim

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: Non-Related Party (NRP) CHOW

Provider Information	Cost Report	Patient Days	Ratings Days
8475 UNIVERSITY PARKWAY	1/1/2016-12/31/2016	Number of Beds: 180	Superior: 0
PENSACOLA, FL 32514	Days in CR 366	Maximum: 65,880	Standard: 366
County: Escambia [17]	First Used : 2015/09	Max Annualized: 65,700	Conditional: 0
Region: North Area: 1	Last Used: 2016/09	Total Patient: 59,604	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 15,239	Inflation
Current Class North Large	Initial CR? False	Medicaid: 31,704	FY Index: 1.41325988
Class at 1/94: North Large	Medicaid Utilization	53.19106%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	90.47359%	Cost: 1.00000000
Open Date: 05/28/1987	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 05/28/1987	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.27950000
Entered Medicaid 05/28/1987	Low Occupancy Adjustment Factor:	114.41925%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2016	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.00000000
Previous Med # 030487			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,683,461	3,198,483	1,910,285	770,724		7,562,953	
1a	Audit Adjustments							
2	Cost Per Diem	53.0993	100.8858	60.2538	24.3100		238.5489	
3	Cost Per Diem Inflated	53.0993	100.8858	60.2538				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	53.0993	100.8858	60.2538	24.3100		238.5489	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base							
7	Provider Target Rate							
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation	55.4744		63.2218				
10b	Base for line 10a	52.5511		59.8902				
11	Lesser of 5,7,8,10, 10a	53.0993	100.8858	60.2538	13.6500		227.8889	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	53.0993	100.8858	60.2538	13.6500		227.8889	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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247.51

Solaris Healthcare Pensacola

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 05/28/1987		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	8,086,035.00		Total Amount	Per Diem
RS to Start Calcs:	1987/01	Type:	Fixed	80% Capital(1):	7,432,938	15.3143
Indexed Asset Value	9,291,173	<60% of Base:	False	20% ROE(2):	1,858,235	0.6317
FRVS Base Asset:	3,441,840	Interest Rate:	10.7500%	Insurance Cost(3):	68,400	1.1476
Occup Adj Factor	0.9000	Chase Rate:	7.7500%	Taxes Cost(3):	55,700	0.9345
ROE Factor	0.020100	Amortization Rate:	10.7500%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	905,536	Total FRVS PD:		18.0281

(1) 80% Capital (\$7,432,938) amortized at 10.7500 % for 20 years Principal & Interest of \$905,536 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$15.3143

(2) 20% ROE (\$1,858,235) times the ROE factor (0.020100) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.6317

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1986	Current RS PBS:	28,682
Comparison Bed	120	Effective PBS Limitation	54,155
			3,441,840

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	53.0993	53.0993	2.4091	50.6902
Direct Care	100.8858	100.8858	4.5771	96.3087
Indirect Care	60.2538	60.2538	2.7337	57.5201
Property	13.6500	18.0281	0.8179	17.2102
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				17.5959
Supplemental Rate				8.1814
Totals	227.8889	232.2670	10.5378	247.5065

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1987/01	4,274,199	0.00	1.0091	1.0091		120	67.20	3,441,840	3,441,840	1
1987/07		0.10	0.9007	0.9007		120	67.20	3,444,941	3,530,760	
1988/01		0.10	0.9007	0.9007		120	67.20	3,448,045	3,559,440	
1988/07		0.20	0.5899	0.5899		120	67.20	3,452,114	3,557,520	
1989/01		0.20	0.5899	0.5899		120	67.20	3,456,187	3,578,520	
1989/07		0.30	0.5899	0.5899		120	67.20	3,462,304	3,602,760	
1990/01		0.30	0.5899	0.5899		120	67.20	3,468,432	3,620,880	
1990/07		0.40	0.5899	0.5899		120	67.20	3,476,617	3,642,240	
1991/01		0.40	0.5899	0.5899		120	71.21	3,484,822	3,663,600	
1991/07		0.50	1.4932	1.4932		120	75.23	3,510,840	3,718,320	
1992/01		0.50	2.0117	2.0117		120	75.23	3,546,156	3,793,080	
1992/07		0.60	1.8152	1.8152		120	76.57	3,584,777	3,861,960	
1993/01		0.60	1.7710	1.7710		120	76.57	3,622,869	3,930,360	
1993/07	42,638	0.70	1.5329	1.5329		120	78.54	3,704,380	3,990,600	
1994/01		0.70	1.6983	1.6983		120	78.54	3,748,418	4,058,400	
1994/07	25,240	0.80	1.5991	1.5991		120	74.09	3,821,612	4,123,320	
1995/01		0.80	1.5812	1.5812		120	74.09	3,869,955	4,188,480	
1995/07	39,036	0.90	1.5250	1.5250		120	70.73	3,962,106	4,252,320	
1996/01		0.90	1.7228	1.7228		120	70.73	4,023,538	4,325,640	
1996/07	28,795	1.00	1.3294	1.3294		120	70.94	4,105,822	4,383,120	
1997/01		1.00	1.4109	1.4109		120	70.94	4,163,751	4,444,920	
1997/07	3,257,106	1.00	1.0917	1.0917		180	70.33	7,466,313	6,740,100	6
1998/01		1.00	1.1663	1.1663		180	70.33	7,466,313	6,818,760	3
1998/07		1.00	1.0794	1.0794		180	64.26	7,466,313	6,892,380	3
1999/01		1.00	1.4499	1.4499		180	73.50	7,466,313	6,992,280	3
1999/07		1.00	1.2299	1.2299		180	73.50	7,466,313	7,078,320	3
2000/01		1.00	1.3356	1.3356		180	73.50	7,466,313	7,172,820	3
2000/07		1.00	1.1129	1.1129		180	71.54	7,466,313	7,252,560	3
2001/01		1.00	1.2976	1.2976		180	71.54	7,466,313	7,346,700	3
2001/07		1.00	0.9615	0.9615		180	71.54	7,466,313	7,417,260	3



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0 162230-00 - 2016/09

247.51

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2002/01		1.00	1.0301	1.0301		180	71.54	7,493,580	7,493,580	8
2002/07		1.00	0.8337	0.8337		180	71.54	7,556,040	7,556,040	8
2003/01		1.00	1.3271	1.3271		180	65.49	7,656,300	7,656,300	8
2003/07		1.00	1.1664	1.1664		180	65.49	7,745,580	7,745,580	8
2004/01		1.00	1.1103	1.1103		180	65.49	7,831,579	7,831,620	
2004/07		1.00	0.8378	0.8378		180	58.58	7,897,192	7,897,320	
2005/01		1.00	0.8595	0.8595		180	58.58	7,965,068	7,965,180	
2005/07		1.00	0.7364	0.7364		180	52.22	8,020,758	8,023,860	
2006/01		1.00	0.9068	0.9068		180	55.04	8,093,490	8,096,580	
2006/07		1.00	0.8133	0.8133		180	55.04	8,159,314	8,162,460	
2007/01		1.00	1.0133	1.0133		180	55.04	8,241,992	8,245,080	
2007/07		0.95	1.1050	1.1050		180	56.19	8,328,516	8,336,160	
2008/01		0.95	0.8556	0.8556		180	56.19	8,396,210	8,407,440	
2008/07		0.90	0.6104	0.6104		180	56.32	8,442,339	8,458,740	
2009/01		0.90	1.3268	1.3268		180	56.32	8,543,149	8,571,060	
2009/07		0.85	0.6841	0.6841		180	54.92	8,592,755	8,629,740	
2010/01		0.85	0.8643	0.8643		180	54.92	8,655,794	8,704,260	
2010/07		0.80	0.7107	0.7107		180	55.61	8,705,011	8,766,180	
2011/01		0.80	0.9198	0.9198		180	55.84	8,769,062	8,846,820	
2011/07		0.75	0.9028	0.9028		180	55.84	8,828,437	8,926,740	
2012/01		0.75	0.3865	0.3865		180	55.84	8,854,031	8,961,300	
2012/07		0.70	0.9417	0.9417		180	55.84	8,912,397	9,045,720	
2013/01		0.70	0.4901	0.4901		180	55.84	8,942,975	9,090,000	
2013/07		0.65	0.6196	0.6196		180	50.35	8,975,944	9,146,340	
2014/01		0.65	0.8564	0.8564		180	50.35	9,021,688	9,224,640	
2014/07		0.60	1.2383	1.2383		180	53.06	9,086,355	9,338,940	
2015/01		0.60	0.7571	0.7571		180	53.19	9,126,276	9,409,680	
2015/09		0.55	1.5736	1.5736		180	53.19	9,202,664	9,557,820	
2016/09		0.50	1.9890	1.9890		180	53.19	9,291,173	9,747,900	

Message Code:

- | | |
|---|---|
| 1 | Per Bed Standard Limitation |
| 3 | Index Cost Limitation - January 1996 |
| 6 | Not Limited to Current Per Bed Standard |



Florida Agency for Health Care Administration
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250.52

Solaris Healthcare Plant City

Type of Cost Report: Interim Change of Ownership - Budget Type of Cost: Estimated Type of Rate: Interim

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: Non-Related Party (NRP) CHOW

Provider Information	Cost Report	Patient Days	Ratings Days
701 N WILDER RD	1/1/2016-12/31/2016	Number of Beds: 180	Superior: 0
PLANT CITY, FL 33566-7547	Days in CR 366	Maximum: 65,880	Standard: 366
County: Hillsborough [29]	First Used : 2015/09	Max Annualized: 65,700	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 62,864	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 10,442	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 40,682	FY Index: 1.41325988
Class at 1/94: North Large	Medicaid Utilization	64.71430%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	95.42198%	Cost: 1.00000000
Open Date: 09/01/1985	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 09/01/1985	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.27950000
Entered Medicaid 09/27/1985	Low Occupancy Adjustment Factor:	120.67733%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2016	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.00000000
Previous Med # 030484			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,226,878	4,138,934	2,559,207	1,263,990		10,189,009	
1a	Audit Adjustments							
2	Cost Per Diem	54.7387	101.7387	62.9076	31.0700		250.4550	
3	Cost Per Diem Inflated	54.7387	101.7387	62.9076				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	54.7387	101.7387	62.9076	31.0700		250.4550	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base							
7	Provider Target Rate							
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500			
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292				
10	Target Rate Class Ceiling	59.0945		68.1848				
10a	New Provider Target Limitation	56.9143		66.0581				
10b	Base for line 10a	53.9151		62.5771				
11	Lesser of 5,7,8,10, 10a	54.7387	101.7387	62.9076	13.6500		233.0350	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	54.7387	101.7387	62.9076	13.6500		233.0350	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Solaris Healthcare Plant City

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 10/01/2000		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	4,050,000.00		Total Amount	Per Diem
RS to Start Calcs:	1985/10	Type:	Variable	80% Capital(1):	6,982,847	9.4308
Indexed Asset Value	8,728,559	<60% of Base:	False	20% ROE(2):	1,745,712	0.5934
FRVS Base Asset:	3,420,000	Interest Rate:	5.1000%	Insurance Cost(3):	117,900	1.8755
Occup Adj Factor	0.9000	Chase Rate:	6.0000%	Taxes Cost(3):	135,100	2.1491
ROE Factor	0.020100	Amortization Rate:	5.1000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	557,644	Total FRVS PD:		14.0488

(1) 80% Capital (\$6,982,847) amortized at 5.1000 % for 20 years Principal & Interest of \$557,644 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$9.4308

(2) 20% ROE (\$1,745,712) times the ROE factor (0.020100) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.5934

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.7387	54.7387	2.4835	52.2552
Direct Care	101.7387	101.7387	4.6158	97.1229
Indirect Care	62.9076	62.9076	2.8541	60.0535
Property	13.6500	14.0488	0.6374	13.4114
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.4918
Supplemental Rate				8.1814
Totals	233.0350	233.4338	10.5908	250.5162

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1985/10	4,351,908	0.00	0.8522	0.8522		120	64.53	3,420,000	3,420,000	1
1986/01		0.10	0.8299	0.8299		120	64.53	3,422,839	3,448,440	
1986/07		0.10	0.2974	0.2974		120	64.53	3,423,856	3,441,840	
1987/01		0.20	1.0091	1.0091		120	64.53	3,430,765	3,503,400	
1987/07		0.20	0.9007	0.9007		120	64.53	3,436,944	3,530,760	
1988/01		0.30	0.9007	0.9007		120	69.83	3,446,231	3,559,440	
1988/07		0.30	0.5899	0.5899		120	69.83	3,452,331	3,557,520	
1989/01		0.40	0.5899	0.5899		120	69.87	3,460,479	3,578,520	
1989/07		0.40	0.5899	0.5899		120	73.50	3,468,646	3,602,760	
1990/01		0.50	0.5899	0.5899		120	73.50	3,478,879	3,620,880	
1990/07		0.50	0.5899	0.5899		120	73.50	3,489,142	3,642,240	
1991/01		0.60	0.5899	0.5899		120	75.20	3,501,490	3,663,600	
1991/07		0.60	1.4932	1.4932		120	75.20	3,532,860	3,718,320	
1992/01		0.70	2.0117	2.0117		120	75.20	3,582,610	3,793,080	
1992/07		0.70	1.8152	1.8152		120	75.20	3,628,131	3,861,960	
1993/01		0.80	1.7710	1.7710		120	75.20	3,679,534	3,930,360	
1993/07	19,474	0.80	1.5329	1.5329		120	75.10	3,744,130	3,990,600	
1994/01		0.90	1.6983	1.6983		120	75.10	3,801,359	4,058,400	
1994/07		0.90	1.5991	1.5991		120	75.10	3,856,068	4,123,320	
1995/01	66,798	1.00	1.5812	1.5812		120	72.00	3,983,838	4,188,480	
1995/07		1.00	1.5250	1.5250		120	72.00	4,044,592	4,252,320	
1996/01	39,887	1.00	1.7228	1.7228		120	68.50	4,154,159	4,325,640	
1996/07		1.00	1.3294	1.3294		120	68.50	4,209,384	4,383,120	
1997/01	3,818,688	1.00	1.4109	1.4109		171	63.18	6,334,011	6,334,011	8
1997/07		1.00	1.0917	1.0917		171	63.18	6,403,095	6,403,095	8
1998/01		1.00	1.1663	1.1663		171	62.33	6,477,774	6,477,822	
1998/07		1.00	1.0794	1.0794		171	62.33	6,547,695	6,547,761	
1999/01	38,579	1.00	1.4499	1.4499		171	66.90	6,642,666	6,642,666	8
1999/07		1.00	1.2299	1.2299		171	66.90	6,724,364	6,724,404	
2000/01		1.00	1.3356	1.3356		171	62.80	6,814,175	6,814,179	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2000/07		1.00	1.1129	1.1129		180	68.43	6,890,010	7,252,560	
2001/01		1.00	1.2976	1.2976		180	68.43	6,979,415	7,346,700	
2001/07		1.00	0.9615	0.9615		180	68.43	7,046,522	7,417,260	
2002/01		1.00	1.0301	1.0301		180	68.43	7,119,108	7,493,580	
2002/07		1.00	0.8337	0.8337		180	68.43	7,178,460	7,556,040	
2003/01		1.00	1.3271	1.3271		180	77.38	7,273,725	7,656,300	
2003/07		1.00	1.1664	1.1664		180	77.38	7,358,566	7,745,580	
2004/01		1.00	1.1103	1.1103		180	77.38	7,440,268	7,831,620	
2004/07		1.00	0.8378	0.8378		180	74.38	7,502,603	7,897,320	
2005/01		1.00	0.8595	0.8595		180	74.38	7,567,088	7,965,180	
2005/07		1.00	0.7364	0.7364		180	75.39	7,622,812	8,023,860	
2006/01		0.95	0.9068	0.9068		180	75.39	7,688,483	8,096,580	
2006/07		0.95	0.8133	0.8133		180	72.68	7,747,884	8,162,460	
2007/01		0.90	1.0133	1.0133		180	72.68	7,818,545	8,245,080	
2007/07		0.90	1.1050	1.1050		180	69.33	7,896,300	8,336,160	
2008/01		0.85	0.8556	0.8556		180	69.33	7,953,730	8,407,440	
2008/07		0.85	0.6104	0.6104		180	64.66	7,994,994	8,458,740	
2009/01		0.80	1.3268	1.3268		180	64.66	8,079,853	8,571,060	
2009/07		0.80	0.6841	0.6841		180	64.10	8,124,074	8,629,740	
2010/01		0.75	0.8643	0.8643		180	64.10	8,176,734	8,704,260	
2010/07		0.75	0.7107	0.7107		180	61.99	8,220,316	8,766,180	
2011/01		0.70	0.9198	0.9198		180	65.38	8,273,247	8,846,820	
2011/07		0.70	0.9028	0.9028		180	65.38	8,325,534	8,926,740	
2012/01		0.65	0.3865	0.3865		180	65.38	8,346,448	8,961,300	
2012/07		0.65	0.9417	0.9417		180	65.38	8,397,537	9,045,720	
2013/01		0.60	0.4901	0.4901		180	65.38	8,422,234	9,090,000	
2013/07		0.60	0.6196	0.6196		180	66.28	8,453,548	9,146,340	
2014/01		0.55	0.8564	0.8564		180	64.71	8,493,364	9,224,640	
2014/07		0.55	1.2383	1.2383		180	64.71	8,551,212	9,338,940	
2015/01		0.50	0.7571	0.7571		180	64.71	8,583,587	9,409,680	



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250.52

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2015/09		0.50	1.5736	1.5736		180	64.71	8,651,123	9,557,820	
2016/09		0.45	1.9890	1.9890		180	64.71	8,728,559	9,747,900	

Message Code:

- 1 Per Bed Standard Limitation
- 8 Limited to Current RS Per Bed Standard

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID:



Florida Agency for Health Care Administration
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248.12

Solaris Healthcare Windermere

Type of Cost Report: Interim Change of Ownership - Budget Type of Cost: Estimated Type of Rate: Interim

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: Non-Related Party (NRP) CHOW

Provider Information	Cost Report	Patient Days	Ratings Days
4875 CASON COVE DRIVE	1/1/2016-12/31/2016	Number of Beds: 120	Superior: 0
ORLANDO, FL 32811	Days in CR 366	Maximum: 43,920	Standard: 366
County: Orange [48]	First Used : 2015/09	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 7	Last Used: 2016/09	Total Patient: 41,291	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 15,044	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 15,613	FY Index: 1.41325988
Class at 1/94: North Large	Medicaid Utilization	37.81211%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.01412%	Cost: 1.00000000
Open Date: 04/04/1997	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 04/04/1997	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.27950000
Entered Medicaid 05/20/1997	Low Occupancy Adjustment Factor:	118.89685%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2016	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.00000000
Previous Med # 030479			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	962,174	1,590,037	1,002,869	568,782		4,123,862
1a	Audit Adjustments						
2	Cost Per Diem	61.6265	101.8406	64.2329	36.4300		264.1300
3	Cost Per Diem Inflated	61.6265	101.8406	64.2329			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	61.6265	101.8406	64.2329	36.4300		264.1300
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base						
7	Provider Target Rate						
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500		
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292			
10	Target Rate Class Ceiling	59.0945		68.1848			
10a	New Provider Target Limitation	58.9687		67.6293			
10b	Base for line 10a	55.8612		64.0655			
11	Lesser of 5,7,8,10, 10a	56.8063	101.8406	64.2329	13.6500		236.5298
12/13	Medicaid Adjustment Rate						
14	Prospective Per Diem 11	56.8063	101.8406	64.2329	13.6500		236.5298
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



Florida Agency for Health Care Administration

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Solaris Healthcare Windermere

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	05/20/1997	Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1997/01	Type:	None	80% Capital(1):	4,473,531	9.5595
Indexed Asset Value	5,591,914	<60% of Base:	True	20% ROE(2):	1,118,383	0.5703
FRVS Base Asset:	4,383,120	Interest Rate:	8.5000%	Insurance Cost(3):	59,700	1.4458
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	94,700	2.2935
ROE Factor	0.020100	Amortization Rate:	8.5000%	Home Office(3):	0	0.0000
		Interest Only:	True	Replacement(3&4):	0	0.0000
		Yearly Payment:	376,835	Total FRVS PD:		13.8691

(1) 80% Capital (\$4,473,531) amortized at 8.5000 % for 20 years Interest of \$376,835 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.5595

(2) 20% ROE (\$1,118,383) times the ROE factor (0.020100) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5703

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1996	Current RS PBS:	54,155
Comparison Bed	120	Effective PBS Limitation	4,383,120

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	56.8063	56.8063	2.5773	54.2290
Direct Care	101.8406	101.8406	4.6205	97.2201
Indirect Care	64.2329	64.2329	2.9142	61.3187
Property	13.6500	13.8691	0.6292	13.2399
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				13.9313
Supplemental Rate				8.1814
Totals	236.5298	236.7489	10.7412	248.1204

Medicaid Trend Adjustment



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248.12

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/01	9,886,001	0.00	1.4109	1.4109		120	52.09	4,383,120	4,383,120	1
1997/07	18,051	0.10	1.0917	1.0917		120	52.09	4,405,704	4,493,400	
1998/01	7,568	0.10	1.1663	1.1663		120	52.09	4,418,137	4,545,840	
1998/07		0.20	1.0794	1.0794		120	52.09	4,427,171	4,594,920	
1999/01		0.20	1.4499	1.4499		120	52.09	4,439,331	4,661,520	
1999/07		0.30	1.2299	1.2299		120	52.09	4,454,845	4,718,880	
2000/01		0.30	1.3356	1.3356		120	70.51	4,472,696	4,781,880	
2000/07		0.40	1.1129	1.1129		120	70.96	4,492,608	4,835,040	
2001/01		0.40	1.2976	1.2976		120	70.96	4,515,925	4,897,800	
2001/07		0.50	0.9615	0.9615		120	70.96	4,537,638	4,944,840	
2002/01		0.50	1.0301	1.0301		120	70.96	4,561,011	4,995,720	
2002/07		0.60	0.8337	0.8337		120	70.96	4,583,825	5,037,360	
2003/01		0.60	1.3271	1.3271		120	64.18	4,620,326	5,104,200	
2003/07		0.70	1.1664	1.1664		120	64.18	4,658,051	5,163,720	
2004/01		0.70	1.1103	1.1103		120	64.18	4,694,253	5,221,080	
2004/07		0.80	0.8378	0.8378		120	64.63	4,725,714	5,264,880	
2005/01		0.80	0.8595	0.8595		120	64.63	4,758,208	5,310,120	
2005/07		0.90	0.7364	0.7364		120	65.74	4,789,745	5,349,240	
2006/01		0.90	0.9068	0.9068		120	65.74	4,828,834	5,397,720	
2006/07		1.00	0.8133	0.8133		120	60.65	4,868,107	5,441,640	
2007/01		1.00	1.0133	1.0133		120	60.65	4,917,436	5,496,720	
2007/07		1.00	1.1050	1.1050		120	45.65	4,962,536	5,557,440	
2008/01		1.00	0.8556	0.8556		120	42.60	4,995,423	5,604,960	
2008/07		1.00	0.6104	0.6104		120	42.60	5,019,040	5,639,160	
2009/01		1.00	1.3268	1.3268		120	42.60	5,070,619	5,714,040	
2009/07		1.00	0.6841	0.6841		120	44.82	5,098,887	5,753,160	
2010/01		1.00	0.8643	0.8643		120	44.82	5,134,800	5,802,840	
2010/07		1.00	0.7107	0.7107		120	42.16	5,162,774	5,844,120	
2011/01		1.00	0.9198	0.9198		120	40.20	5,197,483	5,897,880	
2011/07		1.00	0.9028	0.9028		120	40.20	5,231,779	5,951,160	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01		1.00	0.3865	0.3865		120	40.20	5,246,559	5,974,200	
2012/07		1.00	0.9417	0.9417		120	40.20	5,282,671	6,030,480	
2013/01		1.00	0.4901	0.4901		120	40.20	5,301,595	6,060,000	
2013/07	27,487	1.00	0.6196	0.6196		120	37.93	5,351,736	6,097,560	
2014/01		1.00	0.8564	0.8564		120	37.93	5,383,344	6,149,760	
2014/07		1.00	1.2383	1.2383		120	37.82	5,429,183	6,225,960	
2015/01		1.00	0.7571	0.7571		120	37.82	5,457,448	6,273,120	
2015/09		1.00	1.5736	1.5736		120	37.81	5,516,485	6,371,880	
2016/09		1.00	1.9890	1.9890		120	37.81	5,591,914	6,498,600	

Message Code:

1 Per Bed Standard Limitation

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

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Florida Agency for Health Care Administration
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258.12

Fort Myers Rehabilitation and Nursing Center

Type of Cost Report: Interim Change of Ownership - Budget Type of Cost: Estimated Type of Rate: Interim

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: Non-Related Party (NRP) CHOW

Provider Information	Cost Report	Patient Days	Ratings Days
7173 CYPRESS DRIVE SW	1/1/2016-12/31/2016	Number of Beds: 120	Superior: 0
FORT MYERS, FL 33907-2994	Days in CR 366	Maximum: 43,920	Standard: 366
County: Lee [36]	First Used : 2015/09	Max Annualized: 43,800	Conditional: 0
Region: South Area: 8	Last Used: 2016/09	Total Patient: 40,988	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 4,722	Inflation
Current Class South Large	Initial CR? False	Medicaid: 32,017	FY Index: 1.41325988
Class at 1/94: South Large	Medicaid Utilization	78.11311%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	93.32423%	Cost: 1.00000000
Open Date: 01/01/1983	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1983	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.27950000
Entered Medicaid 01/01/1983	Low Occupancy Adjustment Factor:	118.02437%	DC Sem Index: 1.30450000
Med # Active Date: 12/31/2015	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.00000000
Previous Med # 318787			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,966,215	3,410,028	2,105,191	932,015		8,413,449	
1a	Audit Adjustments							
2	Cost Per Diem	61.4116	106.5068	65.7523	29.1100		262.7807	
3	Cost Per Diem Inflated	61.4116	106.5068	65.7523				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	61.4116	106.5068	65.7523	29.1100		262.7807	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base							
7	Provider Target Rate							
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation	62.0281		66.4550				
10b	Base for line 10a	58.7594		62.9530				
11	Lesser of 5,7,8,10, 10a	58.7902	104.3884	65.7523	13.6500		242.5809	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	58.7902	104.3884	65.7523	13.6500		242.5809	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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Fort Myers Rehabilitation and Nursing Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	01/01/1987	Amount:	8,600,000.00		Total Amount	Per Diem
RS to Start Calcs:	1982/07	Type:	Variable	80% Capital(1):	4,062,050	8.5060
Indexed Asset Value	5,077,562	<60% of Base:	False	20% ROE(2):	1,015,512	0.5178
FRVS Base Asset:	2,886,169	Interest Rate:	7.6534%	Insurance Cost(3):	54,300	1.3248
Occup Adj Factor	0.9000	Chase Rate:	3.5000%	Taxes Cost(3):	57,200	1.3955
ROE Factor	0.020100	Amortization Rate:	5.5000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	335,308	Total FRVS PD:		11.7441

(1) 80% Capital (\$4,062,050) amortized at 5.5000 % for 20 years Principal & Interest of \$335,308 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$8.5060

(2) 20% ROE (\$1,015,512) times the ROE factor (0.020100) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5178

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.7902	58.7902	2.6673	56.1229
Direct Care	104.3884	104.3884	4.7360	99.6524
Indirect Care	65.7523	65.7523	2.9831	62.7692
Property	13.6500	11.7441	0.5328	11.2113
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.1872
Supplemental Rate				8.1814
Totals	242.5809	240.6750	10.9192	258.1244

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1983/04	2,828,141	0.00	2.6288	2.6288		120	77.89	2,828,141	3,123,840	
1983/07	12,434	0.10	3.9578	3.0000	0.9578	120	77.89	2,849,059	3,247,440	
1984/01	1,453	0.10	2.2530	2.2530		120	78.83	2,856,931	3,289,560	
1984/07	1,609	0.20	1.9179	1.9179		120	78.83	2,869,499	3,352,680	
1985/01	2,726	0.20	1.1471	1.1471		120	82.15	2,878,808	3,391,080	
1985/10		0.30	0.8522	0.8522		120	82.15	2,886,169	3,420,000	
1986/01		0.30	0.8299	0.8299		120	57.50	2,893,356	3,448,440	
1986/07		0.40	0.2974	0.2974		120	57.50	2,896,799	3,441,840	
1987/01		0.40	1.0091	1.0091		120	57.50	2,908,490	3,503,400	
1987/07		0.50	0.9007	0.9007		120	57.50	2,921,590	3,530,760	
1988/01		0.50	0.9007	0.9007		120	57.50	2,934,749	3,559,440	
1988/07		0.60	0.5899	0.5899		120	57.50	2,945,135	3,557,520	
1989/01		0.60	0.5899	0.5899		120	59.19	2,955,558	3,578,520	
1989/07		0.70	0.5899	0.5899		120	59.19	2,967,761	3,602,760	
1990/01		0.70	0.5899	0.5899		120	54.26	2,979,850	3,620,880	
1990/07		0.80	0.5899	0.5899		120	54.26	2,993,723	3,642,240	
1991/01		0.80	0.5899	0.5899		120	53.44	3,007,450	3,663,600	
1991/07		0.90	1.4932	1.4932		120	53.44	3,046,721	3,718,320	
1992/01		0.90	2.0117	2.0117		120	52.98	3,099,856	3,793,080	
1992/07		1.00	1.8152	1.8152		120	52.98	3,154,058	3,861,960	
1993/01		1.00	1.7710	1.7710		120	56.79	3,209,916	3,930,360	
1993/07		1.00	1.5329	1.5329		120	56.79	3,259,121	3,990,600	
1994/01		1.00	1.6983	1.6983		120	56.79	3,314,471	4,058,400	
1994/07	23,797	1.00	1.5991	1.5991		120	56.79	3,391,270	4,123,320	
1995/01		1.00	1.5812	1.5812		120	56.79	3,444,893	4,188,480	
1995/07		1.00	1.5250	1.5250		120	56.79	3,497,428	4,252,320	
1996/01	36,148	1.00	1.7228	1.7228		120	57.30	3,593,830	4,325,640	
1996/07		1.00	1.3294	1.3294		120	57.30	3,593,830	4,383,120	5
1997/01		1.00	1.4109	1.4109		120	57.49	3,692,985	4,444,920	
1997/07		1.00	1.0917	1.0917		120	57.49	3,692,985	4,493,400	5



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/01		1.00	1.1663	1.1663		120	56.20	3,776,842	4,545,840	
1998/07		1.00	1.0794	1.0794		120	56.20	3,817,609	4,594,920	
1999/01	19,994	1.00	1.4499	1.4499		120	58.83	3,892,955	4,661,520	
1999/07		1.00	1.2299	1.2299		120	58.83	3,892,955	4,718,880	5
2000/01	37,363	1.00	1.3356	1.3356		120	67.17	4,030,831	4,781,880	
2000/07		1.00	1.1129	1.1129		120	67.17	4,075,690	4,835,040	
2001/01	25,215	1.00	1.2976	1.2976		120	73.78	4,153,791	4,897,800	
2001/07		1.00	0.9615	0.9615		120	79.48	4,193,730	4,944,840	
2002/01		1.00	1.0301	1.0301		120	79.48	4,193,730	4,995,720	5
2002/07		1.00	0.8337	0.8337		120	79.48	4,272,253	5,037,360	
2003/01		1.00	1.3271	1.3271		120	79.48	4,272,253	5,104,200	5
2003/07		0.95	1.1664	1.1664		120	79.48	4,328,950	5,163,720	5
2004/01		0.95	1.1103	1.1103		120	79.48	4,423,087	5,221,080	
2004/07		0.90	0.8378	0.8378		120	78.29	4,456,437	5,264,880	
2005/01		0.90	0.8595	0.8595		120	78.29	4,490,912	5,310,120	
2005/07		0.85	0.7364	0.7364		120	79.48	4,519,021	5,349,240	
2006/01		0.85	0.9068	0.9068		120	79.48	4,553,854	5,397,720	
2006/07		0.80	0.8133	0.8133		120	77.12	4,583,481	5,441,640	
2007/01	15,608	0.80	1.0133	1.0133		120	75.55	4,636,243	5,496,720	
2007/07	2,900	0.75	1.1050	1.1050		120	75.55	4,677,568	5,557,440	
2008/01	9,848	0.75	0.8556	0.8556		120	75.55	4,717,432	5,604,960	
2008/07		0.70	0.6104	0.6104		120	75.55	4,737,590	5,639,160	
2009/01		0.70	1.3268	1.3268		120	75.55	4,781,593	5,714,040	
2009/07		0.65	0.6841	0.6841		120	75.55	4,802,857	5,753,160	
2010/01		0.65	0.8643	0.8643		120	75.55	4,829,839	5,802,840	
2010/07		0.60	0.7107	0.7107		120	69.88	4,850,433	5,844,120	
2011/01		0.60	0.9198	0.9198		120	72.58	4,877,203	5,897,880	
2011/07		0.55	0.9028	0.9028		120	72.58	4,901,418	5,951,160	
2012/01		0.55	0.3865	0.3865		120	72.58	4,911,838	5,974,200	
2012/07		0.50	0.9417	0.9417		120	70.56	4,934,968	6,030,480	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/01		0.50	0.4901	0.4901		120	70.56	4,947,064	6,060,000	
2013/07		0.45	0.6196	0.6196		120	73.08	4,960,856	6,097,560	
2014/01		0.45	0.8564	0.8564		120	78.10	4,979,975	6,149,760	
2014/07		0.40	1.2383	1.2383		120	78.10	5,004,641	6,225,960	
2015/01		0.40	0.7571	0.7571		120	78.10	5,019,795	6,273,120	
2015/09		0.35	1.5736	1.5736		120	78.11	5,047,444	6,371,880	
2016/09		0.30	1.9890	1.9890		120	78.11	5,077,562	6,498,600	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

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242.39

Bon Secours Maria Manor Nursing Care Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : Church CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
10300 4TH ST N	9/1/2014-8/31/2015	Number of Beds: 274	Superior: 0
SAINT PETERSBURG, FL 33716	Days in CR 365	Maximum: 100,010	Standard: 366
County: Pinellas [52]	First Used : 2016/09	Max Annualized: 100,010	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 92,821	Total: 366
Control: Nonprofit : Church	Unaudited	Medicare: 9,338	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 65,116	FY Index: 1.36645256
Class at 1/94: North Large	Medicaid Utilization	70.15223%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	92.81172%	Cost: 1.05642486
Open Date: 01/01/1975	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1975	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24399678
Entered Medicaid 01/01/1975	Low Occupancy Adjustment Factor:	117.37621%	DC Sem Index: 1.30450000
Med # Active Date: 12/15/1988	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04863615
Previous Med # 204501			PS Target: 1.05562807

Rate Calculations								
Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	3,735,283	5,948,362	4,170,731	500,091		14,354,467	
1a	Audit Adjustments							
2	Cost Per Diem	57.3635	91.3502	64.0508	7.6800		220.4445	
3	Cost Per Diem Inflated	60.6002	95.7931	67.6649				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	60.6002	95.7931	67.6649	7.6800		231.7382	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	64.4227		65.3375				
7	Provider Target Rate	68.0064		68.9721				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500			
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292				
10	Target Rate Class Ceiling	59.0945		68.1848				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	56.8063	95.7931	67.6649	7.6800		227.9443	
12/13	Medicaid Adjustment Rate		2.1718	1.5340				
14	Prospective Per Diem 11	56.8063	97.9649	69.1989	7.6800		231.6501	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Bon Secours Maria Manor Nursing Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	10/01/1985	Amount:	1,646,500.00		Total Amount	Per Diem
RS to Start Calcs:	1975/01	Type:	Fixed	80% Capital(1):	10,562,587	14.5899
Indexed Asset Value	13,203,234	<60% of Base:	True	20% ROE(2):	2,640,647	0.5991
FRVS Base Asset:	4,922,814	Interest Rate:	7.5000%	Insurance Cost(3):	44,177	0.4759
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.020420	Amortization Rate:	12.5000%	Home Office(3):	136,471	1.4703
		Interest Only:	True	Replacement(3&4):	148,648	0.0000
		Yearly Payment:	1,313,219	Total FRVS PD:		17.1352

(1) 80% Capital (\$10,562,587) amortized at 12.5000 % for 20 years Interest of \$1,313,219 divided by annual available days (100010) divided by Occup. Adj. (0.90) = \$14.5899

(2) 20% ROE (\$2,640,647) times the ROE factor (0.020420) divided by annual available days (100010) divided by Occup. Adj. (0.90) = \$0.5991

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	274	Effective PBS Limitation	54,155
			7,809,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	56.8063	56.8063	2.5773	54.2290
Direct Care	97.9649	97.9649	4.4446	93.5203
Indirect Care	69.1989	69.1989	3.1395	66.0594
Property	7.6800	17.1352	0.7774	16.3578
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				4.0432
Supplemental Rate				8.1814
Totals	231.6501	241.1053	10.9388	242.3911

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1975/01	3,506,432	0.00	3.0905	3.0000	0.0905	274	100.00	3,506,432	3,811,614	
1975/07		0.10	4.1539	3.0000	1.1539	274	100.00	3,516,951	3,966,698	
1976/01		0.10	5.1984	3.0000	2.1984	274	100.00	3,527,502	4,126,988	
1976/07		0.20	5.6836	3.0000	2.6836	274	100.00	3,548,667	4,270,838	
1977/01		0.20	6.4342	3.0000	3.4342	274	100.00	3,569,959	4,431,128	
1977/07		0.30	8.4918	3.0000	5.4918	274	100.00	3,602,089	4,654,986	
1978/01		0.30	10.2315	3.0000	7.2315	274	100.00	3,634,508	4,875,830	
1978/07		0.40	12.7709	3.0000	9.7709	274	100.00	3,678,122	5,145,720	
1979/01		0.40	14.8982	3.0000	11.8982	274	100.00	3,722,259	5,409,582	
1979/07		0.50	16.0964	3.0000	13.0964	274	100.00	3,778,093	5,636,728	
1980/01		0.50	19.2621	3.0000	16.2621	274	46.71	3,826,222	5,984,434	
1980/07		0.60	20.0727	3.0000	17.0727	274	46.71	3,884,713	6,212,402	
1981/01		0.60	20.8968	3.0000	17.8968	274	47.96	3,945,687	6,449,960	
1981/07		0.70	20.4856	3.0000	17.4856	274	47.96	4,017,940	6,616,826	
1982/01		0.70	20.1616	3.0000	17.1616	274	51.81	4,097,423	6,794,104	
1982/07		0.80	19.4593	3.0000	16.4593	274	51.81	4,190,058	6,950,010	
1983/04		0.80	19.0881	3.0000	16.0881	274	55.65	4,290,619	7,132,768	
1983/07		0.90	20.0459	3.0000	17.0459	274	55.65	4,406,466	7,414,988	
1984/01		0.90	18.3411	3.0000	15.3411	274	52.21	4,519,405	7,511,162	
1984/07	18,430	1.00	17.2590	3.0000	14.2590	274	52.21	4,666,539	7,655,286	
1985/01		1.00	15.4061	3.0000	12.4061	274	47.14	4,786,528	7,742,966	
1985/10		1.00	13.2583	3.0000	10.2583	274	52.20	4,922,814	7,809,000	
1986/01		1.00	11.0882	3.0000	8.0882	274	47.14	4,922,814	7,873,938	5
1986/07		1.00	8.3856	3.0000	5.3856	274	47.14	5,049,393	7,858,868	5
1987/01		1.00	6.3947	3.0000	3.3947	274	46.16	5,309,631	7,999,430	
1987/07		1.00	4.2954	3.0000	1.2954	274	46.16	5,443,318	8,061,902	
1988/01		1.00	2.1961	2.1961		274	46.74	5,544,906	8,127,388	
1988/07		1.00	0.5899	0.5899		274	55.64	5,577,615	8,123,004	
1989/01		1.00	0.5899	0.5899		274	55.64	5,610,517	8,170,954	
1989/07		1.00	0.5899	0.5899		274	55.64	5,643,613	8,226,302	



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1990/01		1.00	0.5899	0.5899		274	55.64	5,676,905	8,267,676	
1990/07	1,883,360	1.00	0.5899	0.5899		274	55.64	7,593,753	8,316,448	
1991/01		1.00	0.5899	0.5899		274	55.64	7,593,753	8,365,220	5
1991/07		1.00	1.4932	1.4932		274	60.27	7,638,549	8,490,164	5
1992/01		1.00	2.0117	2.0117		274	60.27	7,908,567	8,660,866	
1992/07		1.00	1.8152	1.8152		274	58.67	8,052,123	8,818,142	
1993/01		1.00	1.7710	1.7710		274	58.67	8,194,726	8,974,322	
1993/07		1.00	1.5329	1.5329		274	57.17	8,320,343	9,111,870	
1994/01		1.00	1.6983	1.6983		274	57.17	8,461,647	9,266,680	
1994/07	80,379	1.00	1.5991	1.5991		274	56.34	8,677,336	9,414,914	
1995/01		1.00	1.5812	1.5812		274	56.34	8,814,542	9,563,696	
1995/07	114,870	0.95	1.5250	1.5250		274	60.31	9,057,117	9,709,464	
1996/01		0.95	1.7228	1.7228		274	60.31	9,205,355	9,876,878	
1996/07	270,703	0.90	1.3294	1.3294		274	65.53	9,586,200	10,008,124	
1997/01		0.90	1.4109	1.4109		274	65.53	9,707,926	10,149,234	
1997/07		0.85	1.0917	1.0917		274	61.74	9,798,006	10,259,930	
1998/01		0.85	1.1663	1.1663		274	61.74	9,895,143	10,379,668	
1998/07		0.80	1.0794	1.0794		274	62.86	9,980,588	10,491,734	
1999/01		0.80	1.4499	1.4499		274	62.86	10,096,353	10,643,804	
1999/07		0.75	1.2299	1.2299		274	62.86	10,189,482	10,774,776	
2000/01		0.75	1.3356	1.3356		274	62.86	10,291,550	10,918,626	
2000/07		0.70	1.1129	1.1129		274	58.85	10,371,721	11,040,008	
2001/01		0.70	1.2976	1.2976		274	58.85	10,465,927	11,183,310	
2001/07	76,416	0.65	0.9615	0.9615		274	56.97	10,607,755	11,290,718	
2002/01		0.65	1.0301	1.0301		274	56.97	10,678,785	11,406,894	
2002/07	89,108	0.60	0.8337	0.8337		274	62.99	10,821,308	11,501,972	
2003/01		0.60	1.3271	1.3271		274	62.78	10,907,478	11,654,590	
2003/07		0.55	1.1664	1.1664		274	62.78	10,977,449	11,790,494	
2004/01		0.55	1.1103	1.1103		274	61.70	11,044,488	11,921,466	
2004/07		0.50	0.8378	0.8378		274	61.70	11,090,753	12,021,476	



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2005/01	145,789	0.50	0.8595	0.8595		274	61.25	11,284,210	12,124,774	
2005/07		0.45	0.7364	0.7364		274	61.25	11,321,606	12,214,098	
2006/01		0.45	0.9068	0.9068		274	61.25	11,367,809	12,324,794	
2006/07	67,726	0.40	0.8133	0.8133		274	62.81	11,472,514	12,425,078	
2007/01		0.40	1.0133	1.0133		274	62.81	11,519,012	12,550,844	
2007/07	164,669	0.35	1.1050	1.1050		274	62.72	11,728,237	12,689,488	
2008/01		0.35	0.8556	0.8556		274	62.72	11,763,363	12,797,992	
2008/07	70,268	0.30	0.6104	0.6104		274	59.97	11,855,170	12,876,082	
2009/01		0.30	1.3268	1.3268		274	62.89	11,902,354	13,047,058	
2009/07		0.25	0.6841	0.6841		274	62.89	11,922,707	13,136,382	
2010/01		0.25	0.8643	0.8643		274	62.89	11,922,707	13,249,818	5
2010/07		0.20	0.7107	0.7107		274	63.75	11,965,451	13,344,074	
2011/01		0.20	0.9198	0.9198		274	63.75	11,987,467	13,466,826	
2011/07		0.15	0.9028	0.9028		274	71.09	12,003,698	13,588,482	
2012/01		0.15	0.3865	0.3865		274	71.09	12,010,660	13,641,090	
2012/07	287,178	0.10	0.9417	0.9417		274	72.37	12,309,152	13,769,596	
2013/01		0.10	0.4901	0.4901		274	72.37	12,315,183	13,837,000	
2013/07	41,299	0.05	0.6196	0.6196		274	72.00	12,360,300	13,922,762	
2014/01		0.05	0.8564	0.8564		274	72.00	12,365,590	14,041,952	
2014/07		0.00	1.2383	1.2383		274	67.90	12,365,590	14,215,942	
2015/01		0.00	0.7571	0.7571		274	67.90	12,365,590	14,323,624	
2015/09	559,557	0.00	1.5736	1.5736		274	72.54	12,925,147	14,549,126	
2016/09	278,087	0.00	1.9890	1.9890		274	70.15	13,203,234	14,838,470	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

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Westminster Oaks

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : Other CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
4449 MEANDERING WAY	4/1/2014-3/31/2015	Number of Beds: 120	Superior: 0
TALLAHASSEE, FL 32308	Days in CR 365	Maximum: 43,800	Standard: 366
County: Leon [37]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 2	Last Used: 2016/09	Total Patient: 42,347	Total: 366
Control: Nonprofit : Other	Unaudited	Medicare: 3,133	Inflation
Current Class North Large	Initial CR? False	Medicaid: 14,735	FY Index: 1.35002422
Class at 1/94: North Large	Medicaid Utilization	34.79585%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	96.68265%	Cost: 1.06928041
Open Date: 04/01/1983	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 04/01/1983	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23500000
Entered Medicaid 10/21/1988	Low Occupancy Adjustment Factor:	122.27166%	DC Sem Index: 1.30450000
Med # Active Date: 10/21/1988	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05627530
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	822,135	1,147,326	889,348	429,231		3,288,040	
1a	Audit Adjustments							
2	Cost Per Diem	55.7947	77.8640	60.3562	29.1300		223.1449	
3	Cost Per Diem Inflated	59.6602	82.2458	64.5377				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	59.6602	82.2458	64.5377	29.1300		235.5737	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	60.2855		86.2288				
7	Provider Target Rate	63.6391		91.0255				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	54.8223	82.2458	64.5377	13.6500		215.2558	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	54.8223	82.2458	64.5377	13.6500		215.2558	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Westminster Oaks

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 10/21/1988		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	1,558,322.00		Total Amount	Per Diem
RS to Start Calcs:	1983/04	Type:	Fixed	80% Capital(1):	3,927,525	10.7571
Indexed Asset Value	4,909,406	<60% of Base:	False	20% ROE(2):	981,881	0.5370
FRVS Base Asset:	1,521,900	Interest Rate:	9.0000%	Insurance Cost(3):	85,383	2.0163
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.021560	Amortization Rate:	9.0000%	Home Office(3):	23,629	0.5580
		Interest Only:	False	Replacement(3&4):	304,442	0.0000
		Yearly Payment:	424,044	Total FRVS PD:		13.8684

(1) 80% Capital (\$3,927,525) amortized at 9.0000 % for 20 years Principal & Interest of \$424,044 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$10.7571

(2) 20% ROE (\$981,881) times the ROE factor (0.021560) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5370

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1982	Current RS PBS:	25,365
Comparison Bed	60	Effective PBS Limitation	54,155
			1,521,900

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.8223	54.8223	2.4873	52.3350
Direct Care	82.2458	82.2458	3.7315	78.5143
Indirect Care	64.5377	64.5377	2.9280	61.6097
Property	13.6500	13.8684	0.6292	13.2392
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	215.2558	215.4742	9.7760	213.8796

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1983/04	1,521,900	0.00	2.6288	2.6288		60		1,521,900	1,561,920	
1983/07		0.10	3.9578	3.0000	0.9578	60		1,521,900	1,623,720	
1984/01		0.10	2.2530	2.2530		60		1,521,900	1,644,780	
1984/07		0.20	1.9179	1.9179		60		1,521,900	1,676,340	
1985/01		0.20	1.1471	1.1471		60		1,521,900	1,695,540	
1985/10		0.30	0.8522	0.8522		60		1,521,900	1,710,000	
1986/01		0.30	0.8299	0.8299		60		1,521,900	1,724,220	
1986/07		0.40	0.2974	0.2974		60		1,521,900	1,720,920	
1987/01		0.40	1.0091	1.0091		60		1,521,900	1,751,700	
1987/07		0.50	0.9007	0.9007		60		1,521,900	1,765,380	
1988/01		0.50	0.9007	0.9007		60		1,521,900	1,779,720	
1988/07		0.60	0.5899	0.5899		60	2.30	1,521,900	1,778,760	
1989/01		0.60	0.5899	0.5899		60	2.30	1,521,900	1,789,260	
1989/07		0.70	0.5899	0.5899		60	2.30	1,521,900	1,801,380	
1990/01		0.70	0.5899	0.5899		60	2.30	1,521,900	1,810,440	
1990/07		0.80	0.5899	0.5899		60	2.30	1,521,900	1,821,120	
1991/01		0.80	0.5899	0.5899		60	2.30	1,521,900	1,831,800	
1991/07		0.90	1.4932	1.4932		60	2.30	1,521,900	1,859,160	
1992/01		0.90	2.0117	2.0117		60	6.89	1,521,900	1,896,540	
1992/07		1.00	1.8152	1.8152		60	6.89	1,521,900	1,930,980	
1993/01		1.00	1.7710	1.7710		60	6.88	1,521,900	1,965,180	
1993/07		1.00	1.5329	1.5329		60	6.88	1,521,900	1,995,300	
1994/01		1.00	1.6983	1.6983		60	5.56	1,521,900	2,029,200	
1994/07		1.00	1.5991	1.5991		60	5.56	1,521,900	2,061,660	
1995/01		1.00	1.5812	1.5812		60	9.35	1,521,900	2,094,240	
1995/07		1.00	1.5250	1.5250		60	9.35	1,521,900	2,126,160	
1996/01		1.00	1.7228	1.7228		60	9.35	1,521,900	2,162,820	
1996/07		1.00	1.3294	1.3294		60	9.35	1,521,900	2,191,560	
1997/01		1.00	1.4109	1.4109		60	7.52	1,521,900	2,222,460	
1997/07		1.00	1.0917	1.0917		60	7.52	1,521,900	2,246,700	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/01	2,560,824	1.00	1.1663	1.1663		120	7.91	4,082,724	4,545,840	
1998/07		1.00	1.0794	1.0794		120	7.91	4,082,724	4,594,920	
1999/01		1.00	1.4499	1.4499		120	11.96	4,082,724	4,661,520	
1999/07		1.00	1.2299	1.2299		120	11.96	4,082,724	4,718,880	
2000/01	53,314	1.00	1.3356	1.3356		120	16.69	4,136,038	4,781,880	
2000/07		1.00	1.1129	1.1129		120	16.69	4,136,038	4,835,040	
2001/01		1.00	1.2976	1.2976		120	15.97	4,136,038	4,897,800	
2001/07		1.00	0.9615	0.9615		120	15.97	4,136,038	4,944,840	
2002/01		1.00	1.0301	1.0301		120	17.77	4,136,038	4,995,720	
2002/07		1.00	0.8337	0.8337		120	17.77	4,136,038	5,037,360	
2003/01		1.00	1.3271	1.3271		120	19.70	4,136,038	5,104,200	
2003/07		0.95	1.1664	1.1664		120	19.70	4,136,038	5,163,720	
2004/01	40,123	0.95	1.1103	1.1103		120	20.51	4,176,161	5,221,080	
2004/07		0.90	0.8378	0.8378		120	20.51	4,176,161	5,264,880	
2005/01	26,891	0.90	0.8595	0.8595		120	21.55	4,203,052	5,310,120	
2005/07		0.85	0.7364	0.7364		120	21.55	4,203,052	5,349,240	
2006/01	241,151	0.85	0.9068	0.9068		120	29.29	4,461,456	5,397,720	
2006/07		0.80	0.8133	0.8133		120	29.29	4,476,914	5,441,640	
2007/01	33,663	0.80	1.0133	1.0133		120	29.46	4,530,015	5,496,720	
2007/07		0.75	1.1050	1.1050		120	29.46	4,550,125	5,557,440	
2008/01	41,416	0.75	0.8556	0.8556		120	30.27	4,607,611	5,604,960	
2008/07		0.70	0.6104	0.6104		120	30.27	4,618,447	5,639,160	
2009/01	70,038	0.70	1.3268	1.3268		120	26.81	4,709,395	5,714,040	
2009/07		0.65	0.6841	0.6841		120	26.81	4,719,604	5,753,160	
2010/01		0.65	0.8643	0.8643		120	23.73	4,719,604	5,802,840	
2010/07		0.60	0.7107	0.7107		120	23.73	4,719,604	5,844,120	
2011/01	62,231	0.60	0.9198	0.9198		120	29.59	4,795,849	5,897,880	
2011/07		0.55	0.9028	0.9028		120	29.59	4,808,660	5,951,160	
2012/01		0.55	0.3865	0.3865		120	32.81	4,814,759	5,974,200	
2012/07		0.50	0.9417	0.9417		120	32.81	4,828,284	6,030,480	



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213.88

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/01		0.50	0.4901	0.4901		120	32.98	4,835,380	6,060,000	
2013/07		0.45	0.6196	0.6196		120	32.98	4,843,464	6,097,560	
2014/01		0.45	0.8564	0.8564		120	31.80	4,854,257	6,149,760	
2014/07		0.40	1.2383	1.2383		120	31.80	4,868,158	6,225,960	
2015/01		0.40	0.7571	0.7571		120	30.12	4,876,231	6,273,120	
2015/09		0.35	1.5736	1.5736		120	30.12	4,890,940	6,371,880	
2016/09		0.30	1.9890	1.9890		120	34.80	4,909,406	6,498,600	

Message Code:

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

ID: 200409033120150401201409152015090727



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 Rate Semester 09/01/2016 through 08/31/2017

0200506-00 - 2016/09

252.23

Miami Jewish Health Systems

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
5200 NE 2ND AVENUE	7/1/2014-6/30/2015	Number of Beds: 438	Superior: 0
MIAMI, FL 33137	Days in CR 365	Maximum: 159,870	Standard: 366
County: Dade [13]	First Used : 2016/09	Max Annualized: 159,870	Conditional: 0
Region: South Area: 11	Last Used: 2016/09	Total Patient: 143,713	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 15,703	Inflation
Current Class South Large	Initial CR? False	Medicaid: 99,002	FY Index: 1.35966457
Class at 1/94: South Large	Medicaid Utilization	68.88869%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	89.89366%	Cost: 1.06169895
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24000000
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	113.68583%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/1970	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05201613
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	6,258,577	11,462,853	7,621,003	1,552,351	59,600	26,954,384	
1a	Audit Adjustments							
2	Cost Per Diem	63.2167	115.7841	76.9783	15.6800	0.6020	272.2611	
3	Cost Per Diem Inflated	67.1171	121.8067	81.7278				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	67.1171	121.8067	81.7278	15.6800	0.6020	286.9336	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	116.9371		86.6884				
7	Provider Target Rate	123.4421		91.5107				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	58.7902	104.3884	70.3550	13.6500	0.6020	247.7856	
12/13	Medicaid Adjustment Rate		2.2182	1.4950				
14	Prospective Per Diem 11	58.7902	106.6066	71.8500	13.6500	0.6020	251.4988	
15	Inflated Usual & Customary Charge		Usual and Customary Limitations not applied after 7/1/2002.					0.00



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Miami Jewish Health Systems

FRVS

FRVS Status as of this Semester

On Payback FRV

Began FRVS:	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	Amount:	9,999,999.00		Total Amount	Per Diem
RS to Start Calcs:	Type:	Fixed	80% Capital(1):	21,080,964	13.0475
Indexed Asset Value	<60% of Base:	False	20% ROE(2):	5,270,241	0.7556
FRVS Base Asset:	Interest Rate:	6.4410%	Insurance Cost(3):	12,105	0.0842
Occup Adj Factor	Chase Rate:	13.0000%	Taxes Cost(3):	2,465	0.0172
ROE Factor	Amortization Rate:	6.4410%	Home Office(3):	0	0.0000
	Interest Only:	False	Replacement(3&4):	862,641	0.0000
	Yearly Payment:	1,877,311	Total FRVS PD:		13.9045

(1) 80% Capital (\$21,080,964) amortized at 6.4410 % for 20 years Principal & Interest of \$1,877,311 divided by annual available days (159870) divided by Occup. Adj. (0.90) = \$13.0475

(2) 20% ROE (\$5,270,241) times the ROE factor (0.020630) divided by annual available days (159870) divided by Occup. Adj. (0.90) = \$0.7556

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 332	Effective PBS Limitation	9,462,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.7902	58.7902	2.6673	56.1229
Direct Care	106.6066	106.6066	4.8367	101.7699
Indirect Care	71.8500	71.8500	3.2598	68.5902
Property	13.6500	13.9045	0.6193	13.0307
ROE	0.6020		0.0273	0.5747
ROE Adjustment				
Quality Assess-Medicaid Share				3.9561
Supplemental Rate				8.1814
Totals	251.4988	251.1513	11.4104	252.2259

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	2,580,387	0.00				332	100.00	2,580,387	3,406,652	
1972/01		0.10	3.9787	3.0000	0.9787	332	100.00	2,588,128	3,542,108	
1972/07		0.10	5.9113	3.0000	2.9113	332	100.00	2,595,892	3,716,740	
1973/01		0.20	8.0622	3.0000	5.0622	332	100.00	2,611,467	3,908,304	
1973/07		0.20	10.7186	3.0000	7.7186	332	100.00	2,627,136	4,129,416	
1974/01		0.30	12.9457	3.0000	9.9457	332	100.00	2,650,780	4,345,216	
1974/07		0.30	13.0494	3.0000	10.0494	332	100.00	2,674,637	4,480,008	
1975/01		0.40	13.1399	3.0000	10.1399	332	100.00	2,706,733	4,618,452	
1975/07		0.40	14.2033	3.0000	11.2033	332	100.00	2,739,214	4,806,364	
1976/01		0.50	15.2478	3.0000	12.2478	332	100.00	2,780,302	5,000,584	
1976/07		0.50	15.7330	3.0000	12.7330	332	100.00	2,822,007	5,174,884	
1977/01	3,181,051	0.60	16.4836	3.0000	13.4836	332	100.00	6,053,854	5,369,104	
1977/07		0.60	18.5412	3.0000	15.5412	332	100.00	6,162,823	5,640,348	
1978/01		0.70	20.2809	3.0000	17.2809	332	100.00	6,292,242	5,907,940	
1978/07		0.70	22.8203	3.0000	19.8203	332	100.00	6,424,379	6,234,960	
1979/01		0.80	24.9476	3.0000	21.9476	332	100.00	6,578,564	6,554,676	
1979/07		0.80	26.1458	3.0000	23.1458	332	100.00	6,736,450	6,829,904	
1980/01	396,847	0.90	29.3115	3.0000	26.3115	332	51.84	7,304,731	7,251,212	
1980/07		0.90	30.1222	3.0000	27.1222	332	51.84	7,490,627	7,527,436	
1981/01		1.00	30.9462	3.0000	27.9462	332	52.10	7,703,497	7,815,280	
1981/07		1.00	30.5350	3.0000	27.5350	332	52.10	7,922,416	8,017,468	
1982/01		1.00	30.2110	3.0000	27.2110	332	51.87	8,146,563	8,232,272	
1982/07		1.00	29.5087	3.0000	26.5087	332	98.70	8,390,960	8,421,180	
1983/04		1.00	29.1375	3.0000	26.1375	332	98.70	8,642,689	8,642,624	
1983/07		1.00	30.0953	3.0000	27.0953	332	54.76	8,900,838	8,984,584	
1984/01		1.00	28.3905	3.0000	25.3905	332	54.76	9,166,698	9,101,116	
1984/07		1.00	27.3084	3.0000	24.3084	332	54.76	9,440,499	9,275,748	
1985/01		1.00	25.4555	3.0000	22.4555	332	54.76	9,722,478	9,381,988	
1985/10		1.00	23.3077	3.0000	20.3077	332	59.92	9,462,000	9,462,000	1
1986/01	3,477,000	1.00	21.1376	3.0000	18.1376	454	61.65	13,222,860	13,046,598	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	454	61.65	13,619,546	13,021,628	
1987/01		1.00	16.4441	3.0000	13.4441	454	59.35	14,028,132	13,254,530	
1987/07		1.00	14.3448	3.0000	11.3448	454	59.35	14,448,976	13,358,042	
1988/01	309,929	1.00	12.2455	3.0000	9.2455	454	56.94	15,192,374	13,466,548	
1988/07		1.00	9.8354	3.0000	6.8354	454	56.94	15,648,145	13,459,284	
1989/01	4,605,047	1.00	7.4253	3.0000	4.4253	454	63.42	20,722,636	13,538,734	
1989/07		1.00	5.0152	3.0000	2.0152	454	63.42	21,344,315	13,630,442	
1990/01		1.00	2.6051	2.6051		454	60.36	21,900,356	13,698,996	
1990/07		1.00	0.5899	0.5899		454	60.36	22,029,546	13,779,808	
1991/01	64,497	1.00	0.5899	0.5899		454	60.20	22,223,995	13,860,620	
1991/07		1.00	1.4932	1.4932		454	60.20	22,555,844	14,067,644	
1992/01		0.95	2.0117	2.0117		454	60.20	22,986,909	14,350,486	
1992/07	274,397	0.95	1.8152	1.8152		454	62.00	23,657,692	14,611,082	
1993/01	135,449	0.90	1.7710	1.7710		454	62.95	24,170,221	14,869,862	
1993/07		0.90	1.5329	1.5329		454	62.95	24,503,673	15,097,770	
1994/01		0.85	1.6983	1.6983		454	62.95	24,857,408	15,354,280	
1994/07	185,173	0.85	1.5991	1.5991		454	67.14	25,380,443	15,599,894	
1995/01		0.80	1.5812	1.5812		462	66.95	25,701,506	16,125,648	
1995/07		0.80	1.5250	1.5250		462	66.95	26,015,064	16,371,432	
1996/01		0.75	1.7228	1.7228		462	65.87	26,351,205	16,653,714	
1996/07		0.75	1.3294	1.3294		462	65.87	26,351,205	16,875,012	3
1997/01		0.70	1.4109	1.4109		462	67.15	26,351,205	17,112,942	3
1997/07		0.70	1.0917	1.0917		462	67.15	26,351,205	17,299,590	3
1998/01		0.65	1.1663	1.1663		462	67.68	26,351,205	17,501,484	3
1998/07		0.65	1.0794	1.0794		462	67.68	26,351,205	17,690,442	3
1999/01		0.60	1.4499	1.4499		462	67.17	26,351,205	17,946,852	3
1999/07		0.60	1.2299	1.2299		462	67.17	26,351,205	18,167,688	3
2000/01		0.55	1.3356	1.3356		462	69.90	26,351,205	18,410,238	3
2000/07		0.55	1.1129	1.1129		462	69.90	26,351,205	18,614,904	3
2001/01		0.50	1.2976	1.2976		462	71.58	26,351,205	18,856,530	3



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		0.50	0.9615	0.9615		462	71.58	26,351,205	19,037,634	3
2002/01		0.45	1.0301	1.0301		462	72.47	26,351,205	19,233,522	3
2002/07		0.45	0.8337	0.8337		462	72.47	26,351,205	19,393,836	3
2003/01		0.40	1.3271	1.3271		462	72.50	26,351,205	19,651,170	3
2003/07		0.40	1.1664	1.1664		462	72.50	26,351,205	19,880,322	3
2004/01		0.35	1.1103	1.1103		462	72.50	26,351,205	20,101,158	3
2004/07		0.35	0.8378	0.8378		462	72.91	26,351,205	20,269,788	3
2005/01		0.30	0.8595	0.8595		462	72.91	26,351,205	20,443,962	3
2005/07		0.30	0.7364	0.7364		462	69.65	26,351,205	20,594,574	3
2006/01		0.25	0.9068	0.9068		462	68.06	26,351,205	20,781,222	3
2006/07		0.25	0.8133	0.8133		462	68.06	26,351,205	20,950,314	3
2007/01		0.20	1.0133	1.0133		462	68.06	26,351,205	21,162,372	3
2007/07		0.20	1.1050	1.1050		462	66.45	26,351,205	21,396,144	3
2008/01		0.15	0.8556	0.8556		462	59.44	26,351,205	21,579,096	3
2008/07		0.15	0.6104	0.6104		462	59.44	26,351,205	21,710,766	3
2009/01		0.10	1.3268	1.3268		462	59.44	26,351,205	21,999,054	3
2009/07		0.10	0.6841	0.6841		462	57.61	26,351,205	22,149,666	3
2010/01		0.05	0.8643	0.8643		462	57.61	26,351,205	22,340,934	3
2010/07	90,814	0.05	0.7107	0.7107		462	59.25	26,351,205	22,499,862	3
2011/01		0.00	0.9198	0.9198		462	59.25	26,351,205	22,706,838	3
2011/07		0.00	0.9028	0.9028		462	59.54	26,351,205	22,911,966	3
2012/01		0.00	0.3865	0.3865		462	59.54	26,351,205	23,000,670	3
2012/07		0.00	0.9417	0.9417		462	57.91	26,351,205	23,217,348	3
2013/01		0.00	0.4901	0.4901		462	61.18	26,351,205	23,331,000	3
2013/07		0.00	0.6196	0.6196		462	61.18	26,351,205	23,475,606	3
2014/01		0.00	0.8564	0.8564		462	63.03	26,351,205	23,676,576	3
2014/07		0.00	1.2383	1.2383		462	63.03	26,351,205	23,969,946	3
2015/01	88,743	0.00	0.7571	0.7571		438	67.73	26,351,205	22,896,888	3
2015/09		0.00	1.5736	1.5736		438	67.73	26,351,205	23,257,362	3
2016/09	629,872	0.00	1.9890	1.9890		438	68.89	26,351,205	23,719,890	3

Message Code:

1 Per Bed Standard Limitation



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Cross Care Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : Church CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
5888 BLANDING BLVD	1/1/2013-12/31/2013	Number of Beds: 120	Superior: 0
JACKSONVILLE, FL 32244	Days in CR 365	Maximum: 43,800	Standard: 366
County: Duval [16]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 42,341	Total: 366
Control: Nonprofit : Church	Unaudited	Medicare: 2,375	Inflation
Current Class North Large	Initial CR? False	Medicaid: 26,559	FY Index: 1.31456505
Class at 1/94: North Large	Medicaid Utilization	62.72644%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	96.66895%	Cost: 1.09812325
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.21500000
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	122.25434%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/1970	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.07366255
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,061,917	2,679,387	1,286,528	234,782		5,262,614	
1a	Audit Adjustments							
2	Cost Per Diem	39.9833	100.8843	48.4404	8.8400		198.1480	
3	Cost Per Diem Inflated	43.9066	108.3157	53.1935				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	43.9066	108.3157	53.1935	8.8400		214.2558	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	46.3216		56.7094				
7	Provider Target Rate	48.8984		59.8640				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	43.9066	101.4900	53.1935	8.8400		207.4301	
12/13	Medicaid Adjustment Rate		1.4531	0.7616				
14	Prospective Per Diem 11	43.9066	102.9431	53.9551	8.8400		209.6448	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Cross Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 10/01/1985		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,750,000.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	4,593,486	11.6961
Indexed Asset Value	5,741,857	<60% of Base:	False	20% ROE(2):	1,148,371	0.5462
FRVS Base Asset:	1,411,227	Interest Rate:	8.0000%	Insurance Cost(3):	25,386	0.5996
Occup Adj Factor	0.9000	Chase Rate:	6.5000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.018750	Amortization Rate:	8.0000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	1,790,158	0.0000
		Yearly Payment:	461,061	Total FRVS PD:		12.8419

(1) 80% Capital (\$4,593,486) amortized at 8.0000 % for 20 years Principal & Interest of \$461,061 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$11.6961

(2) 20% ROE (\$1,148,371) times the ROE factor (0.018750) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5462

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 60	Effective PBS Limitation	1,710,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	43.9066	43.9066	1.9920	41.9146
Direct Care	102.9431	102.9431	4.6705	98.2726
Indirect Care	53.9551	53.9551	2.4479	51.5072
Property	8.8400	12.8419	0.5826	12.2593
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.4265
Supplemental Rate				8.1814
Totals	209.6448	213.6467	9.6930	231.5616

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	789,752	0.00				60	100.00	789,752	615,660	
1972/01		0.10	3.9787	3.0000	0.9787	60	100.00	792,121	640,140	
1972/07		0.10	5.9113	3.0000	2.9113	60	100.00	794,497	671,700	
1973/01		0.20	8.0622	3.0000	5.0622	60	100.00	799,264	706,320	
1973/07	18,000	0.20	10.7186	3.0000	7.7186	60	100.00	822,060	746,280	
1974/01		0.30	12.9457	3.0000	9.9457	60	100.00	829,459	785,280	
1974/07	3,470	0.30	13.0494	3.0000	10.0494	60	100.00	840,394	809,640	
1975/01		0.40	13.1399	3.0000	10.1399	60	100.00	850,479	834,660	
1975/07		0.40	14.2033	3.0000	11.2033	60	100.00	860,685	868,620	
1976/01		0.50	15.2478	3.0000	12.2478	60	100.00	873,595	903,720	
1976/07	5,887	0.50	15.7330	3.0000	12.7330	60	100.00	892,586	935,220	
1977/01	3,162	0.60	16.4836	3.0000	13.4836	60	100.00	911,815	970,320	
1977/07	230	0.60	18.5412	3.0000	15.5412	60	100.00	928,458	1,019,340	
1978/01	565	0.70	20.2809	3.0000	17.2809	60	100.00	948,521	1,067,700	
1978/07	1,000	0.70	22.8203	3.0000	19.8203	60	100.00	969,440	1,126,800	
1979/01		0.80	24.9476	3.0000	21.9476	60	100.00	992,707	1,184,580	
1979/07		0.80	26.1458	3.0000	23.1458	60	100.00	1,016,532	1,234,320	
1980/01		0.90	29.3115	3.0000	26.3115	60	40.03	1,036,508	1,310,460	
1980/07		0.90	30.1222	3.0000	27.1222	60	40.03	1,056,877	1,360,380	
1981/01		1.00	30.9462	3.0000	27.9462	60	44.02	1,082,254	1,412,400	
1981/07	3,290	1.00	30.5350	3.0000	27.5350	60	44.02	1,111,530	1,448,940	
1982/01	5,500	1.00	30.2110	3.0000	27.2110	60	50.39	1,147,581	1,487,760	
1982/07		1.00	29.5087	3.0000	26.5087	57	100.00	1,182,008	1,445,805	
1983/04	14,455	1.00	29.1375	3.0000	26.1375	57	100.00	1,231,923	1,483,824	
1983/07		1.00	30.0953	3.0000	27.0953	60	49.34	1,265,077	1,623,720	
1984/01	875	1.00	28.3905	3.0000	25.3905	60	51.63	1,301,579	1,644,780	
1984/07		1.00	27.3084	3.0000	24.3084	60	49.34	1,336,608	1,676,340	
1985/01		1.00	25.4555	3.0000	22.4555	60	49.34	1,372,580	1,695,540	
1985/10		1.00	23.3077	3.0000	20.3077	60	51.62	1,411,227	1,710,000	
1986/01		1.00	21.1376	3.0000	18.1376	60	51.62	1,450,962	1,724,220	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	60	49.11	1,489,829	1,720,920	
1987/01		1.00	16.4441	3.0000	13.4441	60	49.11	1,529,737	1,751,700	
1987/07		1.00	14.3448	3.0000	11.3448	60	43.61	1,566,125	1,765,380	
1988/01		1.00	12.2455	3.0000	9.2455	60	43.61	1,603,379	1,779,720	
1988/07		1.00	9.8354	3.0000	6.8354	60	41.90	1,640,023	1,778,760	
1989/01		1.00	7.4253	3.0000	4.4253	60	41.90	1,677,505	1,789,260	
1989/07		1.00	5.0152	3.0000	2.0152	60	39.29	1,713,455	1,801,380	
1990/01		1.00	2.6051	2.6051		60	39.29	1,745,342	1,810,440	
1990/07	13,790	1.00	0.5899	0.5899		60	42.26	1,767,043	1,821,120	
1991/01		1.00	0.5899	0.5899		60	42.26	1,775,052	1,831,800	
1991/07	17,620	1.00	1.4932	1.4932		120	40.66	1,812,266	3,718,320	
1992/01	1,953,547	0.95	2.0117	2.0117		120	40.66	3,791,417	3,793,080	
1992/07		0.95	1.8152	1.8152		120	45.09	3,845,016	3,861,960	
1993/01		0.90	1.7710	1.7710		120	45.09	3,895,259	3,930,360	
1993/07		0.90	1.5329	1.5329		120	69.07	3,948,998	3,990,600	
1994/01		0.85	1.6983	1.6983		120	69.07	4,006,006	4,058,400	
1994/07	19,311	0.85	1.5991	1.5991		120	60.08	4,079,767	4,123,320	
1995/01		0.80	1.5812	1.5812		120	60.08	4,131,376	4,188,480	
1995/07	34,580	0.80	1.5250	1.5250		120	60.62	4,216,359	4,252,320	
1996/01		0.75	1.7228	1.7228		120	60.62	4,270,839	4,325,640	
1996/07	64,172	0.75	1.3294	1.3294		120	57.30	4,377,596	4,383,120	
1997/01		0.70	1.4109	1.4109		120	57.30	4,420,829	4,444,920	
1997/07	46,038	0.70	1.0917	1.0917		120	57.52	4,493,400	4,493,400	8
1998/01		0.65	1.1663	1.1663		120	57.52	4,527,464	4,545,840	
1998/07	99,850	0.65	1.0794	1.0794		120	64.70	4,594,920	4,594,920	8
1999/01		0.60	1.4499	1.4499		120	64.70	4,634,891	4,661,520	
1999/07	36,859	0.60	1.2299	1.2299		120	60.82	4,705,951	4,718,880	
2000/01		0.55	1.3356	1.3356		120	60.82	4,740,521	4,781,880	
2000/07	77,159	0.55	1.1129	1.1129		120	58.72	4,835,040	4,835,040	8
2001/01		0.50	1.2976	1.2976		120	58.72	4,866,410	4,897,800	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07	208,509	0.50	0.9615	0.9615		120	55.11	4,944,840	4,944,840	8
2002/01		0.45	1.0301	1.0301		120	55.11	4,967,759	4,995,720	
2002/07	205,215	0.45	0.8337	0.8337		120	59.24	5,037,360	5,037,360	8
2003/01		0.40	1.3271	1.3271		120	59.24	5,064,098	5,104,200	
2003/07	134,021	0.40	1.1664	1.1664		120	62.32	5,163,720	5,163,720	8
2004/01		0.35	1.1103	1.1103		120	62.32	5,183,786	5,221,080	
2004/07	36,993	0.35	0.8378	0.8378		120	60.53	5,235,978	5,264,880	
2005/01		0.30	0.8595	0.8595		120	60.53	5,249,482	5,310,120	
2005/07	56,550	0.30	0.7364	0.7364		120	54.80	5,317,586	5,349,240	
2006/01		0.25	0.9068	0.9068		120	54.80	5,329,597	5,397,720	
2006/07		0.25	0.8133	0.8133		120	54.80	5,340,393	5,441,640	
2007/01	45,803	0.20	1.0133	1.0133		120	54.43	5,396,909	5,496,720	
2007/07	113,960	0.20	1.1050	1.1050		120	55.22	5,522,796	5,557,440	
2008/01		0.15	0.8556	0.8556		120	55.22	5,529,882	5,604,960	
2008/07	37,485	0.15	0.6104	0.6104		120	54.03	5,572,343	5,639,160	
2009/01		0.10	1.3268	1.3268		120	54.03	5,579,607	5,714,040	
2009/07		0.10	0.6841	0.6841		120	54.03	5,583,356	5,753,160	
2010/01	26,242	0.05	0.8643	0.8643		120	54.11	5,611,971	5,802,840	
2010/07	40,527	0.05	0.7107	0.7107		120	64.28	5,654,490	5,844,120	
2011/01		0.00	0.9198	0.9198		120	64.28	5,654,490	5,897,880	
2011/07	21,123	0.00	0.9028	0.9028		120	61.47	5,675,613	5,951,160	
2012/01		0.00	0.3865	0.3865		120	61.47	5,675,613	5,974,200	
2012/07	44,528	0.00	0.9417	0.9417		120	62.10	5,720,141	6,030,480	
2013/01		0.00	0.4901	0.4901		120	62.10	5,720,141	6,060,000	
2013/07	21,716	0.00	0.6196	0.6196		120	63.64	5,741,857	6,097,560	
2014/01		0.00	0.8564	0.8564		120	63.64	5,741,857	6,149,760	
2014/07		0.00	1.2383	1.2383		120	62.73	5,741,857	6,225,960	
2015/01		0.00	0.7571	0.7571		120	62.73	5,741,857	6,273,120	
2015/09		0.00	1.5736	1.5736		120	62.73	5,741,857	6,371,880	
2016/09		0.00	1.9890	1.9890		120	62.73	5,741,857	6,498,600	

Message Code:

8 Limited to Current RS Per Bed Standard



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River Garden Hebrew Home For The Aged

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
11401 OLD SAINT AUGUSTINE JACKSONVILLE, FL 32258-1402	1/1/2014-12/31/2014	Number of Beds: 180	Superior: 366
County: Duval [16]	Days in CR 365	Maximum: 65,700	Standard: 0
Region: North Area: 4	First Used : 2015/09	Max Annualized: 65,700	Conditional: 0
Control: Nonprofit : 501(c)(3) Organization	Last Used: 2016/09	Total Patient: 62,297	Total: 366
Current Class North Large	Unaudited	Medicare: 12,340	Inflation
Class at 1/94: North Large	Initial CR? False	Medicaid: 36,315	FY Index: 1.34193004
Operating Ex > 18 months	Medicaid Utilization	58.29334%	Semester Index: 1.44355445
Open Date: 01/01/1970	Occupancy:	94.82040%	Cost: 1.07573004
Acquired Date: 01/01/1970	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Entered Medicaid 01/01/1970	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Med # Active Date: 01/01/1970	Low Occupancy Adjustment Factor:	119.91653%	DC Sem Index: 1.30450000
Previous Med #	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
			PS Target: 1.05562807

Rate Calculations								
Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,206,263	3,922,704	2,359,095	535,646		9,023,708	
1a	Audit Adjustments							
2	Cost Per Diem	60.7535	108.0188	64.9620	14.7500		248.4843	
3	Cost Per Diem Inflated	65.3544	114.6546	69.8816				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	65.3544	114.6546	69.8816	14.7500		264.6406	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	78.6472		77.3998				
7	Provider Target Rate	83.0222		81.7054				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	54.8223	101.4900	66.1467	13.6500		236.1090	
12/13	Medicaid Adjustment Rate		0.9469	0.6171				
14	Prospective Per Diem 11	54.8223	102.4369	66.7638	13.6500		237.6730	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 09/01/2016 through 08/31/2017

River Garden Hebrew Home For The Aged

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	10/01/1985	Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	None	80% Capital(1):	7,471,174	15.7090
Indexed Asset Value	9,338,968	<60% of Base:	True	20% ROE(2):	1,867,794	0.7174
FRVS Base Asset:	5,372,016	Interest Rate:	12.5000%	Insurance Cost(3):	167,301	2.6855
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.022710	Amortization Rate:	12.5000%	Home Office(3):	15,173	0.2436
		Interest Only:	True	Replacement(3&4):	412,796	0.0000
		Yearly Payment:	928,872	Total FRVS PD:		19.3555

(1) 80% Capital (\$7,471,174) amortized at 12.5000 % for 20 years Interest of \$928,872 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$15.7090

(2) 20% ROE (\$1,867,794) times the ROE factor (0.022710) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.7174

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	192	Effective PBS Limitation	54,155
			5,472,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.8223	54.8223	2.4873	52.3350
Direct Care	102.4369	102.4369	4.6475	97.7894
Indirect Care	66.7638	66.7638	3.0290	63.7348
Property	13.6500	19.3555	0.8781	18.4774
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.8001
Supplemental Rate				8.1814
Totals	237.6730	243.3785	11.0419	260.3181

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	2,867,949	0.00				192	100.00	2,867,949	1,970,112	
1972/01		0.10	3.9787	3.0000	0.9787	192	100.00	2,876,553	2,048,448	
1972/07		0.10	5.9113	3.0000	2.9113	192	100.00	2,885,183	2,149,440	
1973/01		0.20	8.0622	3.0000	5.0622	192	100.00	2,902,494	2,260,224	
1973/07		0.20	10.7186	3.0000	7.7186	192	100.00	2,919,909	2,388,096	
1974/01		0.30	12.9457	3.0000	9.9457	192	100.00	2,946,188	2,512,896	
1974/07		0.30	13.0494	3.0000	10.0494	192	100.00	2,972,704	2,590,848	
1975/01		0.40	13.1399	3.0000	10.1399	192	100.00	3,008,376	2,670,912	
1975/07		0.40	14.2033	3.0000	11.2033	192	100.00	3,044,477	2,779,584	
1976/01		0.50	15.2478	3.0000	12.2478	192	100.00	3,090,144	2,891,904	
1976/07		0.50	15.7330	3.0000	12.7330	192	100.00	3,136,496	2,992,704	
1977/01	70,700	0.60	16.4836	3.0000	13.4836	192	100.00	3,263,653	3,105,024	
1977/07		0.60	18.5412	3.0000	15.5412	192	100.00	3,322,399	3,261,888	
1978/01		0.70	20.2809	3.0000	17.2809	192	100.00	3,392,169	3,416,640	
1978/07		0.70	22.8203	3.0000	19.8203	192	100.00	3,463,405	3,605,760	
1979/01		0.80	24.9476	3.0000	21.9476	192	100.00	3,546,527	3,790,656	
1979/07		0.80	26.1458	3.0000	23.1458	192	100.00	3,631,644	3,949,824	
1980/01		0.90	29.3115	3.0000	26.3115	192	56.51	3,729,698	4,193,472	
1980/07		0.90	30.1222	3.0000	27.1222	192	56.51	3,830,400	4,353,216	
1981/01		1.00	30.9462	3.0000	27.9462	192	56.33	3,945,312	4,519,680	
1981/07		1.00	30.5350	3.0000	27.5350	192	56.33	4,063,671	4,636,608	
1982/01		1.00	30.2110	3.0000	27.2110	192	55.12	4,185,581	4,760,832	
1982/07		1.00	29.5087	3.0000	26.5087	192	55.12	4,311,148	4,870,080	
1983/04	195,626	1.00	29.1375	3.0000	26.1375	192	55.12	4,636,108	4,998,144	
1983/07		1.00	30.0953	3.0000	27.0953	192	55.12	4,775,191	5,195,904	
1984/01		1.00	28.3905	3.0000	25.3905	192	55.12	4,918,447	5,263,296	
1984/07		1.00	27.3084	3.0000	24.3084	192	54.90	5,065,732	5,364,288	
1985/01		1.00	25.4555	3.0000	22.4555	192	54.90	5,217,428	5,425,728	
1985/10		1.00	23.3077	3.0000	20.3077	192	54.32	5,372,016	5,472,000	
1986/01		1.00	21.1376	3.0000	18.1376	192	54.32	5,531,184	5,517,504	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	192	53.24	5,691,810	5,506,944	
1987/01		1.00	16.4441	3.0000	13.4441	192	53.24	5,857,100	5,605,440	
1987/07		1.00	14.3448	3.0000	11.3448	192	53.85	6,029,139	5,649,216	
1988/01		1.00	12.2455	3.0000	9.2455	192	53.85	6,206,231	5,695,104	
1988/07	45,014	1.00	9.8354	3.0000	6.8354	192	54.41	6,435,435	5,692,032	
1989/01		1.00	7.4253	3.0000	4.4253	192	54.41	6,626,427	5,725,632	
1989/07	62,070	1.00	5.0152	3.0000	2.0152	192	51.60	6,875,001	5,764,416	
1990/01		1.00	2.6051	2.6051		192	51.60	7,043,030	5,793,408	
1990/07		1.00	0.5899	0.5899		192	51.60	7,082,008	5,827,584	
1991/01		1.00	0.5899	0.5899		192	50.18	7,120,124	5,861,760	
1991/07		1.00	1.4932	1.4932		192	57.36	7,226,442	5,949,312	
1992/01		0.95	2.0117	2.0117		192	57.36	7,364,547	6,068,928	
1992/07		0.95	1.8152	1.8152		180	63.88	7,491,541	5,792,940	
1993/01		0.90	1.7710	1.7710		180	63.88	7,610,949	5,895,540	
1993/07		0.90	1.5329	1.5329		192	65.27	7,715,950	6,384,960	
1994/01		0.85	1.6983	1.6983		192	65.27	7,827,337	6,493,440	
1994/07		0.85	1.5991	1.5991		192	64.98	7,933,726	6,597,312	
1995/01		0.80	1.5812	1.5812		192	64.98	8,034,088	6,701,568	
1995/07		0.80	1.5250	1.5250		192	65.59	8,132,104	6,803,712	
1996/01		0.75	1.7228	1.7228		192	65.59	8,237,179	6,921,024	
1996/07		0.75	1.3294	1.3294		192	64.87	8,237,179	7,012,992	3
1997/01		0.70	1.4109	1.4109		192	64.87	8,237,179	7,111,872	3
1997/07		0.70	1.0917	1.0917		192	63.30	8,237,179	7,189,440	3
1998/01		0.65	1.1663	1.1663		192	63.30	8,237,179	7,273,344	3
1998/07		0.65	1.0794	1.0794		192	65.12	8,237,179	7,351,872	3
1999/01		0.60	1.4499	1.4499		192	65.12	8,237,179	7,458,432	3
1999/07		0.60	1.2299	1.2299		192	59.90	8,237,179	7,550,208	3
2000/01		0.55	1.3356	1.3356		192	59.90	8,237,179	7,651,008	3
2000/07	53,821	0.55	1.1129	1.1129		180	60.37	8,237,179	7,252,560	3
2001/01		0.50	1.2976	1.2976		180	60.37	8,237,179	7,346,700	3



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2001/07		0.50	0.9615	0.9615		180	61.07	8,237,179	7,417,260	3
2002/01	23,835	0.45	1.0301	1.0301		180	60.84	8,237,179	7,493,580	3
2002/07		0.45	0.8337	0.8337		180	60.84	8,237,179	7,556,040	3
2003/01		0.40	1.3271	1.3271		180	62.80	8,237,179	7,656,300	3
2003/07		0.40	1.1664	1.1664		180	62.80	8,237,179	7,745,580	3
2004/01	64,421	0.35	1.1103	1.1103		180	63.71	8,237,179	7,831,620	3
2004/07		0.35	0.8378	0.8378		180	63.71	8,237,179	7,897,320	3
2005/01	120,520	0.30	0.8595	0.8595		180	59.91	8,237,179	7,965,180	3
2005/07		0.30	0.7364	0.7364		180	59.91	8,237,179	8,023,860	3
2006/01		0.25	0.9068	0.9068		180	59.91	8,237,179	8,096,580	3
2006/07		0.25	0.8133	0.8133		180	59.91	8,237,179	8,162,460	3
2007/01		0.20	1.0133	1.0133		180	54.49	8,245,080	8,245,080	8
2007/07		0.20	1.1050	1.1050		180	54.49	8,263,133	8,336,160	
2008/01	52,903	0.15	0.8556	0.8556		180	54.28	8,326,499	8,407,440	
2008/07	74,438	0.15	0.6104	0.6104		180	53.43	8,408,346	8,458,740	
2009/01		0.10	1.3268	1.3268		180	53.43	8,419,185	8,571,060	
2009/07	83,751	0.10	0.6841	0.6841		180	54.02	8,508,592	8,629,740	
2010/01		0.05	0.8643	0.8643		180	54.02	8,512,202	8,704,260	
2010/07		0.05	0.7107	0.7107		180	54.02	8,515,170	8,766,180	
2011/01	44,852	0.00	0.9198	0.9198		180	52.97	8,560,022	8,846,820	
2011/07		0.00	0.9028	0.9028		180	52.97	8,560,022	8,926,740	
2012/01	95,633	0.00	0.3865	0.3865		180	52.13	8,655,655	8,961,300	
2012/07		0.00	0.9417	0.9417		180	52.13	8,655,655	9,045,720	
2013/01	39,991	0.00	0.4901	0.4901		180	50.33	8,695,646	9,090,000	
2013/07	3,644,095	0.00	0.6196	0.6196		180	56.63	9,146,340	9,146,340	8
2014/01		0.00	0.8564	0.8564		180	56.63	9,146,340	9,224,640	
2014/07	35,253	0.00	1.2383	1.2383		180	58.55	9,181,593	9,338,940	
2015/01		0.00	0.7571	0.7571		180	58.55	9,181,593	9,409,680	
2015/09	157,375	0.00	1.5736	1.5736		180	58.29	9,338,968	9,557,820	
2016/09		0.00	1.9890	1.9890		180	58.29	9,338,968	9,747,900	

Message Code:

3 Index Cost Limitation - January 1996



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Avante Villa At Jacksonville Beach Inc

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1504 SEABREEZE AVE	1/1/2015-12/31/2015	Number of Beds: 165	Superior: 0
JACKSONVILLE BEACH, FL 32	Days in CR 365	Maximum: 60,225	Standard: 366
County: Duval [16]	First Used : 2016/09	Max Annualized: 60,225	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 45,739	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 6,367	Inflation
Current Class North Large	Initial CR? False	Medicaid: 32,441	FY Index: 1.37939113
Class at 1/94: North Large	Medicaid Utilization	70.92634%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	75.94687%	Cost: 1.04651568
Open Date: 07/01/1974	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/01/1974	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 10/01/1980	Low Occupancy Adjustment Factor:	96.04774%	DC Sem Index: 1.30450000
Med # Active Date: 07/01/1989	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 205982			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,435,107	2,823,705	2,033,737	236,819		6,529,368	
1a	Audit Adjustments							
2	Cost Per Diem	44.2374	87.0412	62.6903	7.3000		201.2689	
3	Cost Per Diem Inflated	46.2951	90.5826	65.6064				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	46.2951	90.5826	65.6064	7.3000		209.7841	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	55.9394		75.4021				
7	Provider Target Rate	59.0512		79.5966				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	46.2951	90.5826	65.6064	7.3000		209.7841	
12/13	Medicaid Adjustment Rate		2.1325	1.5445				
14	Prospective Per Diem 11	46.2951	92.7151	67.1509	7.3000		213.4611	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Avante Villa At Jacksonville Beach Inc

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 07/01/1989		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	806,723.00		Total Amount	Per Diem
RS to Start Calcs:	1974/07	Type:	Fixed	80% Capital(1):	4,110,842	9.4293
Indexed Asset Value	5,138,552	<60% of Base:	True	20% ROE(2):	1,027,710	0.3832
FRVS Base Asset:	1,747,238	Interest Rate:	13.5000%	Insurance Cost(3):	48,713	1.0650
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	104,554	2.2859
ROE Factor	0.020210	Amortization Rate:	12.5000%	Home Office(3):	43,492	0.9509
		Interest Only:	True	Replacement(3&4):	640,233	0.0000
		Yearly Payment:	511,090	Total FRVS PD:		14.1143

(1) 80% Capital (\$4,110,842) amortized at 12.5000 % for 20 years Interest of \$511,090 divided by annual available days (60225) divided by Occup. Adj. (0.90) = \$9.4293

(2) 20% ROE (\$1,027,710) times the ROE factor (0.020210) divided by annual available days (60225) divided by Occup. Adj. (0.90) = \$0.3832

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	120	Effective PBS Limitation	54,155
			3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	46.2951	46.2951	2.1004	44.1947
Direct Care	92.7151	92.7151	4.2064	88.5087
Indirect Care	67.1509	67.1509	3.0466	64.1043
Property	7.3000	14.1143	0.6404	13.4739
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.7372
Supplemental Rate				8.1814
Totals	213.4611	220.2754	9.9938	237.2002

Medicaid Trend Adjustment



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1974/07	1,099,454	0.00	3.1037	3.0000	0.1037	120	100.00	1,099,454	1,619,280	
1975/01		0.10	3.1942	3.0000	0.1942	120	100.00	1,102,752	1,669,320	
1975/07		0.10	4.2576	3.0000	1.2576	120	100.00	1,106,060	1,737,240	
1976/01		0.20	5.3020	3.0000	2.3020	120	100.00	1,112,696	1,807,440	
1976/07		0.20	5.7873	3.0000	2.7873	120	100.00	1,119,372	1,870,440	
1977/01		0.30	6.5379	3.0000	3.5379	120	100.00	1,129,446	1,940,640	
1977/07		0.30	8.5955	3.0000	5.5955	120	100.00	1,139,611	2,038,680	
1978/01		0.40	10.3352	3.0000	7.3352	120	100.00	1,153,286	2,135,400	
1978/07		0.40	12.8746	3.0000	9.8746	120	100.00	1,167,125	2,253,600	
1979/01		0.50	15.0018	3.0000	12.0018	120	100.00	1,184,632	2,369,160	
1979/07		0.50	16.2001	3.0000	13.2001	120	100.00	1,202,401	2,468,640	
1980/01		0.60	19.3658	3.0000	16.3658	120	55.00	1,224,044	2,620,920	
1980/07	41,248	0.60	20.1764	3.0000	17.1764	120	55.00	1,287,325	2,720,760	
1981/01	1,405	0.70	21.0005	3.0000	18.0005	120	73.12	1,315,764	2,824,800	
1981/07		0.70	20.5893	3.0000	17.5893	120	73.12	1,343,395	2,897,880	
1982/01	19,032	0.80	20.2653	3.0000	17.2653	120	74.23	1,394,668	2,975,520	
1982/07	422	0.80	19.5629	3.0000	16.5629	120	74.23	1,428,562	3,043,800	
1983/04	630	0.90	19.1918	3.0000	16.1918	120	71.78	1,467,763	3,123,840	
1983/07	7,063	0.90	20.1496	3.0000	17.1496	120	71.78	1,514,456	3,247,440	
1984/01	31,231	1.00	18.4448	3.0000	15.4448	120	73.77	1,591,121	3,289,560	
1984/07	139	1.00	17.3627	3.0000	14.3627	120	73.77	1,638,994	3,352,680	
1985/01	8,184	1.00	15.5098	3.0000	12.5098	120	70.97	1,696,348	3,391,080	
1985/10		1.00	13.3620	3.0000	10.3620	120	70.97	1,747,238	3,420,000	
1986/01		1.00	11.1919	3.0000	8.1919	120	70.97	1,799,655	3,448,440	
1986/07		1.00	8.4893	3.0000	5.4893	120	70.97	1,853,645	3,441,840	
1987/01	14,349	1.00	6.4984	3.0000	3.4984	120	68.00	1,923,603	3,503,400	
1987/07		1.00	4.3991	3.0000	1.3991	120	68.00	1,981,311	3,530,760	
1988/01		1.00	2.2998	2.2998		120	66.39	2,026,877	3,559,440	
1988/07		1.00	0.5899	0.5899		120	66.39	2,038,834	3,557,520	
1989/01		1.00	0.5899	0.5899		120	76.31	2,050,861	3,578,520	



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1989/07	19,831	1.00	0.5899	0.5899		120	69.19	2,082,790	3,602,760	
1990/01		1.00	0.5899	0.5899		120	69.19	2,095,076	3,620,880	
1990/07		1.00	0.5899	0.5899		120	69.19	2,107,435	3,642,240	
1991/01		1.00	0.5899	0.5899		120	69.19	2,119,867	3,663,600	
1991/07		1.00	1.4932	1.4932		120	69.19	2,151,521	3,718,320	
1992/01		1.00	2.0117	2.0117		120	69.19	2,194,803	3,793,080	
1992/07		1.00	1.8152	1.8152		120	69.19	2,234,643	3,861,960	
1993/01		1.00	1.7710	1.7710		120	73.85	2,274,219	3,930,360	
1993/07		1.00	1.5329	1.5329		120	73.85	2,309,081	3,990,600	
1994/01		1.00	1.6983	1.6983		120	78.03	2,348,296	4,058,400	
1994/07		1.00	1.5991	1.5991		120	78.03	2,385,848	4,123,320	
1995/01	1,496,475	0.95	1.5812	1.5812		165	69.35	3,918,161	5,759,160	
1995/07		0.95	1.5250	1.5250		165	69.35	3,974,927	5,846,940	
1996/01	45,828	0.90	1.7228	1.7228		165	64.47	4,082,386	5,947,755	
1996/07		0.90	1.3294	1.3294		165	64.47	4,082,386	6,026,790	5
1997/01	101,693	0.85	1.4109	1.4109		165	68.18	4,232,925	6,111,765	5
1997/07		0.85	1.0917	1.0917		165	68.18	4,322,208	6,178,425	
1998/01	37,515	0.80	1.1663	1.1663		165	71.66	4,400,049	6,250,530	
1998/07		0.80	1.0794	1.0794		165	71.66	4,438,043	6,318,015	
1999/01		0.75	1.4499	1.4499		165	69.17	4,486,302	6,409,590	
1999/07		0.75	1.2299	1.2299		165	69.17	4,527,684	6,488,460	
2000/01	28,542	0.70	1.3356	1.3356		165	70.78	4,598,555	6,575,085	
2000/07		0.70	1.1129	1.1129		165	70.78	4,634,378	6,648,180	
2001/01		0.65	1.2976	1.2976		165	68.20	4,673,464	6,734,475	
2001/07		0.65	0.9615	0.9615		165	68.20	4,702,673	6,799,155	
2002/01		0.60	1.0301	1.0301		165	64.09	4,731,740	6,869,115	
2002/07		0.60	0.8337	0.8337		165	64.09	4,755,408	6,926,370	
2003/01	27,083	0.55	1.3271	1.3271		165	60.08	4,817,201	7,018,275	
2003/07		0.55	1.1664	1.1664		165	60.08	4,848,103	7,100,115	
2004/01		0.50	1.1103	1.1103		165	52.64	4,873,865	7,178,985	



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0 200913-00 - 2016/09

237.20

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2004/07		0.50	0.8378	0.8378		165	52.64	4,893,406	7,239,210	
2005/01		0.45	0.8595	0.8595		165	48.40	4,910,062	7,301,415	
2005/07		0.45	0.7364	0.7364		165	48.40	4,924,381	7,355,205	
2006/01		0.40	0.9068	0.9068		165	48.63	4,940,173	7,421,865	
2006/07		0.40	0.8133	0.8133		165	48.63	4,954,382	7,482,255	
2007/01		0.35	1.0133	1.0133		165	50.56	4,970,537	7,557,990	
2007/07		0.35	1.1050	1.1050		165	50.56	4,988,211	7,641,480	
2008/01		0.30	0.8556	0.8556		165	51.96	5,000,308	7,706,820	
2008/07		0.30	0.6104	0.6104		165	51.96	5,008,958	7,753,845	
2009/01		0.25	1.3268	1.3268		165	49.40	5,023,881	7,856,805	
2009/07		0.25	0.6841	0.6841		165	49.40	5,031,597	7,910,595	
2010/01		0.20	0.8643	0.8643		165	53.35	5,040,036	7,978,905	
2010/07		0.20	0.7107	0.7107		165	53.35	5,046,983	8,035,665	
2011/01		0.15	0.9198	0.9198		165	55.82	5,053,948	8,109,585	
2011/07		0.15	0.9028	0.9028		165	55.82	5,060,791	8,182,845	
2012/01	26,173	0.10	0.3865	0.3865		165	64.30	5,088,923	8,214,525	
2012/07		0.10	0.9417	0.9417		165	64.30	5,093,717	8,291,910	
2013/01	41,995	0.05	0.4901	0.4901		165	72.53	5,136,960	8,332,500	
2013/07		0.05	0.6196	0.6196		165	72.53	5,138,552	8,384,145	
2014/01		0.00	0.8564	0.8564		165	67.81	5,138,552	8,455,920	
2014/07		0.00	1.2383	1.2383		165	67.81	5,138,552	8,560,695	
2015/01		0.00	0.7571	0.7571		165	69.24	5,138,552	8,625,540	
2015/09		0.00	1.5736	1.5736		165	62.01	5,138,552	8,761,335	
2016/09		0.00	1.9890	1.9890		165	70.93	5,138,552	8,935,575	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

ID: 200913123120150101201504152016095352



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0200956-00 - 2016/09

252.72

Comprehensive Healthcare of Clearwater

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
2055 PALMETTO ST	9/1/2013-8/31/2014	Number of Beds: 150	Superior: 0
CLEARWATER, FL 33765	Days in CR 365	Maximum: 54,750	Standard: 366
County: Pinellas [52]	First Used : 2015/09	Max Annualized: 54,750	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 47,264	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 10,824	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 32,570	FY Index: 1.33029981
Class at 1/94: North Large	Medicaid Utilization	68.91080%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	86.32694%	Cost: 1.08513467
Open Date: 04/01/1983	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 04/01/1983	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22466610
Entered Medicaid 12/01/1983	Low Occupancy Adjustment Factor:	109.17511%	DC Sem Index: 1.30450000
Med # Active Date: 12/01/1988	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06518830
Previous Med # 207616			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,654,380	3,134,426	1,585,816	778,423		7,153,045	
1a	Audit Adjustments							
2	Cost Per Diem	50.7946	96.2366	48.6895	23.9000		219.6207	
3	Cost Per Diem Inflated	55.1190	102.5101	52.8347				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	55.1190	102.5101	52.8347	23.9000		234.3638	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	53.0272		68.7420				
7	Provider Target Rate	55.9770		72.5660				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500			
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292				
10	Target Rate Class Ceiling	59.0945		68.1848				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	55.1190	102.5101	52.8347	13.6500		224.1138	
12/13	Medicaid Adjustment Rate		2.1809	1.1240				
14	Prospective Per Diem 11	55.1190	104.6910	53.9587	13.6500		227.4187	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

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252.72

Comprehensive Healthcare of Clearwater

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 02/01/1996		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	4,000,000.00		Total Amount	Per Diem
RS to Start Calcs:	1983/04	Type:	Fixed	80% Capital(1):	6,360,290	18.5344
Indexed Asset Value	7,950,363	<60% of Base:	False	20% ROE(2):	1,590,073	0.7428
FRVS Base Asset:	3,420,000	Interest Rate:	13.3500%	Insurance Cost(3):	56,213	1.1893
Occup Adj Factor	0.9000	Chase Rate:	11.5000%	Taxes Cost(3):	96,550	2.0428
ROE Factor	0.023020	Amortization Rate:	13.3500%	Home Office(3):	24,367	0.5156
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	913,285	Total FRVS PD:		23.0249

(1) 80% Capital (\$6,360,290) amortized at 13.3500 % for 20 years Principal & Interest of \$913,285 divided by annual available days (54750) divided by Occup. Adj. (0.90) = \$18.5344

(2) 20% ROE (\$1,590,073) times the ROE factor (0.023020) divided by annual available days (54750) divided by Occup. Adj. (0.90) = \$0.7428

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	120	Effective PBS Limitation	54,155
			3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	55.1190	55.1190	2.5007	52.6183
Direct Care	104.6910	104.6910	4.7498	99.9412
Indirect Care	53.9587	53.9587	2.4481	51.5106
Property	13.6500	23.0249	1.0446	21.9803
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.4902
Supplemental Rate				8.1814
Totals	227.4187	236.7936	10.7432	252.7220

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1983/04	3,895,565	0.00	2.6288	2.6288		120		3,895,565	3,123,840	
1983/07		0.10	3.9578	3.0000	0.9578	120	55.00	3,907,252	3,247,440	
1984/01		0.10	2.2530	2.2530		120	71.08	3,916,055	3,289,560	
1984/07		0.20	1.9179	1.9179		120	71.08	3,931,077	3,352,680	
1985/01		0.20	1.1471	1.1471		120	55.00	3,940,095	3,391,080	
1985/10		0.30	0.8522	0.8522		120	55.00	3,420,000	3,420,000	1
1986/01		0.30	0.8299	0.8299		120	55.00	3,428,516	3,448,440	
1986/07		0.40	0.2974	0.2974		120	55.00	3,432,596	3,441,840	
1987/01		0.40	1.0091	1.0091		120	73.52	3,446,450	3,503,400	
1987/07		0.50	0.9007	0.9007		120	74.58	3,461,973	3,530,760	
1988/01		0.50	0.9007	0.9007		120	74.58	3,477,566	3,559,440	
1988/07		0.60	0.5899	0.5899		120	78.77	3,489,873	3,557,520	
1989/01	12,002	0.60	0.5899	0.5899		120	78.77	3,514,226	3,578,520	
1989/07		0.70	0.5899	0.5899		120	78.77	3,528,736	3,602,760	
1990/01		0.70	0.5899	0.5899		120	78.77	3,543,306	3,620,880	
1990/07		0.80	0.5899	0.5899		120	78.77	3,543,306	3,642,240	5
1991/01		0.80	0.5899	0.5899		120	78.77	3,560,027	3,663,600	5
1991/07	905,220	0.90	1.4932	1.4932		150	84.05	4,530,116	4,647,900	
1992/01		0.90	2.0117	2.0117		150	84.05	4,612,134	4,741,350	
1992/07	235,771	1.00	1.8152	1.8152		150	76.17	4,931,624	4,827,450	
1993/01		1.00	1.7710	1.7710		150	76.17	5,018,963	4,912,950	
1993/07		1.00	1.5329	1.5329		150	76.17	5,095,899	4,988,250	
1994/01		1.00	1.6983	1.6983		150	74.03	5,182,443	5,073,000	
1994/07		1.00	1.5991	1.5991		150	67.03	5,265,315	5,154,150	
1995/01		1.00	1.5812	1.5812		150	67.03	5,348,570	5,235,600	
1995/07		1.00	1.5250	1.5250		150	56.80	5,430,136	5,315,400	
1996/01		1.00	1.7228	1.7228		150	56.80	5,523,686	5,407,050	
1996/07		1.00	1.3294	1.3294		150	56.80	5,523,686	5,478,900	3
1997/01	649,594	1.00	1.4109	1.4109		150	60.56	5,556,150	5,556,150	8
1997/07		1.00	1.0917	1.0917		150	59.73	5,616,750	5,616,750	8



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/01		1.00	1.1663	1.1663		150	59.73	5,682,258	5,682,300	
1998/07	35,574	1.00	1.0794	1.0794		150	57.15	5,743,650	5,743,650	8
1999/01		1.00	1.4499	1.4499		150	57.15	5,826,900	5,826,900	8
1999/07		1.00	1.2299	1.2299		150	60.98	5,898,565	5,898,600	
2000/01		1.00	1.3356	1.3356		150	60.98	5,977,346	5,977,350	
2000/07	61,922	1.00	1.1129	1.1129		150	59.41	6,043,800	6,043,800	8
2001/01		1.00	1.2976	1.2976		150	59.41	6,122,224	6,122,250	
2001/07		1.00	0.9615	0.9615		150	60.05	6,181,050	6,181,050	8
2002/01		1.00	1.0301	1.0301		150	61.73	6,244,650	6,244,650	8
2002/07		1.00	0.8337	0.8337		150	61.73	6,296,700	6,296,700	8
2003/01		1.00	1.3271	1.3271		150	61.56	6,380,250	6,380,250	8
2003/07		0.95	1.1664	1.1664		150	61.56	6,450,950	6,454,650	
2004/01		0.95	1.1103	1.1103		150	62.59	6,518,995	6,526,350	
2004/07		0.90	0.8378	0.8378		150	62.59	6,568,148	6,581,100	
2005/01	24,975	0.90	0.8595	0.8595		150	63.55	6,637,650	6,637,650	8
2005/07		0.85	0.7364	0.7364		150	63.55	6,679,195	6,686,550	
2006/01		0.85	0.9068	0.9068		150	63.55	6,730,678	6,747,150	
2006/07		0.80	0.8133	0.8133		150	72.59	6,774,468	6,802,050	
2007/01		0.80	1.0133	1.0133		150	72.59	6,829,382	6,870,900	
2007/07	51,080	0.75	1.1050	1.1050		150	72.30	6,937,064	6,946,800	
2008/01		0.75	0.8556	0.8556		150	72.30	6,981,579	7,006,200	
2008/07	54,669	0.70	0.6104	0.6104		150	68.81	7,048,950	7,048,950	8
2009/01		0.70	1.3268	1.3268		150	68.81	7,114,421	7,142,550	
2009/07		0.65	0.6841	0.6841		150	70.42	7,146,059	7,191,450	
2010/01		0.65	0.8643	0.8643		150	70.42	7,186,206	7,253,550	
2010/07		0.60	0.7107	0.7107		150	71.69	7,216,848	7,305,150	
2011/01		0.60	0.9198	0.9198		150	71.69	7,256,678	7,372,350	
2011/07		0.55	0.9028	0.9028		150	72.62	7,292,707	7,438,950	
2012/01		0.55	0.3865	0.3865		150	72.62	7,308,211	7,467,750	
2012/07	103,192	0.50	0.9417	0.9417		150	69.35	7,445,817	7,538,100	



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252.72

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/01		0.50	0.4901	0.4901		150	69.35	7,464,067	7,575,000	
2013/07	153,683	0.45	0.6196	0.6196		150	71.53	7,621,950	7,621,950	8
2014/01		0.45	0.8564	0.8564		150	71.53	7,651,325	7,687,200	
2014/07	184,522	0.40	1.2383	1.2383		150	69.42	7,782,450	7,782,450	8
2015/01		0.40	0.7571	0.7571		150	69.42	7,806,015	7,841,400	
2015/09	54,194	0.35	1.5736	1.5736		150	68.91	7,903,205	7,964,850	
2016/09		0.30	1.9890	1.9890		150	68.91	7,950,363	8,123,250	

Message Code:

- | |
|---|
| 1 Per Bed Standard Limitation
3 Index Cost Limitation - January 1996
5 Uncorrected Licensure Deficiency
8 Limited to Current RS Per Bed Standard |
|---|

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Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID: 200956083120140901201304252015110653



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0201006-00 - 2016/09

245.66

Memorial Manor

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Government CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
777 SOUTH DOUGLAS ROAD	5/1/2014-4/30/2015	Number of Beds: 120	Superior: 366
PEMBROKE PINES, FL 33025	Days in CR 365	Maximum: 43,800	Standard: 0
County: Broward [6]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: South Area: 10	Last Used: 2016/09	Total Patient: 41,754	Total: 366
Control: Government	Unaudited	Medicare: 7,413	Inflation
Current Class South Large	Initial CR? False	Medicaid: 16,075	FY Index: 1.35323005
Class at 1/94: South Large	Medicaid Utilization	38.49931%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	95.32877%	Cost: 1.06674726
Open Date: 07/14/1989	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/14/1989	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23666442
Entered Medicaid 07/14/1989	Low Occupancy Adjustment Factor:	120.55945%	DC Sem Index: 1.30450000
Med # Active Date: 07/14/1989	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05485367
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,147,657	1,840,093	1,364,376	258,486		4,610,612	
1a	Audit Adjustments							
2	Cost Per Diem	71.3939	114.4692	84.8756	16.0800		286.8187	
3	Cost Per Diem Inflated	76.1592	120.7483	90.5408				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	76.1592	120.7483	90.5408	16.0800		303.5283	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	92.1099		85.4607				
7	Provider Target Rate	97.2338		90.2147				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	58.7902	104.3884	70.3550	13.6500		247.1836	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	58.7902	104.3884	70.3550	13.6500		247.1836	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

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245.66

Memorial Manor

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 07/14/1989		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1989/07	Type:	None	80% Capital(1):	4,573,294	12.0964
Indexed Asset Value	5,716,618	<60% of Base:	True	20% ROE(2):	1,143,324	0.6134
FRVS Base Asset:	2,534,785	Interest Rate:	10.5000%	Insurance Cost(3):	105,166	2.5187
Occup Adj Factor	0.9000	Chase Rate:	10.5000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.021150	Amortization Rate:	10.5000%	Home Office(3):	0	0.0000
		Interest Only:	True	Replacement(3&4):	70,745	0.0000
		Yearly Payment:	476,840	Total FRVS PD:		15.2285

(1) 80% Capital (\$4,573,294) amortized at 10.5000 % for 20 years Interest of \$476,840 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$12.0964

(2) 20% ROE (\$1,143,324) times the ROE factor (0.021150) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6134

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	01/01/1989	Current RS PBS:	29,821
Comparison Bed	85	Effective PBS Limitation	54,155
			2,534,785

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.7902	58.7902	2.6673	56.1229
Direct Care	104.3884	104.3884	4.7360	99.6524
Indirect Care	70.3550	70.3550	3.1920	67.1630
Property	13.6500	15.2285	0.6909	14.5376
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	247.1836	248.7621	11.2862	245.6573

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid FRVS Property Reimbursement Rate
 Rate Semester 9/1/2016 through 8/31/2017 Based on Cost Report: 4/30/2015

0 201006-00 - 2016/09

245.66

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1989/07	5,583,468	0.00	0.5899	0.5899		85	48.30	2,534,785	2,534,785	1
1990/01		0.10	0.5899	0.5899		85	48.30	2,536,098	2,564,790	
1990/07		0.10	0.5899	0.5899		85	48.30	2,537,412	2,579,920	
1991/01		0.20	0.5899	0.5899		85	48.30	2,540,041	2,595,050	
1991/07		0.20	1.4932	1.4932		85	48.30	2,546,702	2,633,810	
1992/01		0.30	2.0117	2.0117		85	54.53	2,561,940	2,686,765	
1992/07	53,761	0.30	1.8152	1.8152		85	54.53	2,629,534	2,735,555	
1993/01		0.40	1.7710	1.7710		85	60.64	2,648,162	2,784,005	
1993/07		0.40	1.5329	1.5329		85	60.64	2,664,401	2,826,675	
1994/01		0.50	1.6983	1.6983		85	65.33	2,687,027	2,874,700	
1994/07		0.50	1.5991	1.5991		85	65.33	2,708,512	2,920,685	
1995/01	63,682	0.60	1.5812	1.5812		85	71.39	2,797,890	2,966,840	
1995/07		0.60	1.5250	1.5250		85	71.39	2,823,491	3,012,060	
1996/01		0.70	1.7228	1.7228		85	70.80	2,857,542	3,063,995	
1996/07		0.70	1.3294	1.3294		85	70.80	2,884,134	3,104,710	
1997/01	1,202,635	0.80	1.4109	1.4109		120	63.66	4,119,322	4,444,920	
1997/07		0.80	1.0917	1.0917		120	63.66	4,155,300	4,493,400	
1998/01		0.90	1.1663	1.1663		120	67.20	4,198,918	4,545,840	
1998/07		0.90	1.0794	1.0794		120	67.20	4,239,710	4,594,920	
1999/01		1.00	1.4499	1.4499		120	67.09	4,301,182	4,661,520	
1999/07		1.00	1.2299	1.2299		120	67.09	4,354,082	4,718,880	
2000/01		1.00	1.3356	1.3356		120	67.09	4,412,235	4,781,880	
2000/07		1.00	1.1129	1.1129		120	64.25	4,461,339	4,835,040	
2001/01		1.00	1.2976	1.2976		120	63.65	4,519,229	4,897,800	
2001/07		1.00	0.9615	0.9615		120	63.65	4,562,681	4,944,840	
2002/01		1.00	1.0301	1.0301		120	67.87	4,609,681	4,995,720	
2002/07		1.00	0.8337	0.8337		120	67.87	4,648,112	5,037,360	
2003/01		1.00	1.3271	1.3271		120	61.80	4,709,797	5,104,200	
2003/07		1.00	1.1664	1.1664		120	61.80	4,764,732	5,163,720	
2004/01		1.00	1.1103	1.1103		120	60.26	4,817,635	5,221,080	



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0 201006-00 - 2016/09

245.66

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2004/07		1.00	0.8378	0.8378		120	60.26	4,857,997	5,264,880	
2005/01		1.00	0.8595	0.8595		120	66.39	4,899,751	5,310,120	
2005/07		1.00	0.7364	0.7364		120	66.39	4,935,833	5,349,240	
2006/01		1.00	0.9068	0.9068		120	66.13	4,980,591	5,397,720	
2006/07		1.00	0.8133	0.8133		120	66.13	5,021,098	5,441,640	
2007/01		1.00	1.0133	1.0133		120	62.23	5,071,977	5,496,720	
2007/07		1.00	1.1050	1.1050		120	62.23	5,128,022	5,557,440	
2008/01		1.00	0.8556	0.8556		120	56.72	5,171,897	5,604,960	
2008/07		1.00	0.6104	0.6104		120	56.72	5,203,466	5,639,160	
2009/01		1.00	1.3268	1.3268		120	52.18	5,268,966	5,714,040	
2009/07		1.00	0.6841	0.6841		120	52.18	5,303,163	5,753,160	
2010/01		0.95	0.8643	0.8643		120	47.28	5,340,595	5,802,840	
2010/07		0.95	0.7107	0.7107		120	47.28	5,371,593	5,844,120	
2011/01		0.90	0.9198	0.9198		120	49.30	5,411,451	5,897,880	
2011/07		0.90	0.9028	0.9028		120	49.30	5,450,862	5,951,160	
2012/01		0.85	0.3865	0.3865		120	45.00	5,465,512	5,974,200	
2012/07		0.85	0.9417	0.9417		120	45.00	5,501,304	6,030,480	
2013/01		0.80	0.4901	0.4901		120	40.78	5,517,298	6,060,000	
2013/07		0.80	0.6196	0.6196		120	40.78	5,537,576	6,097,560	
2014/01		0.75	0.8564	0.8564		120	40.85	5,563,993	6,149,760	
2014/07		0.75	1.2383	1.2383		120	40.85	5,602,372	6,225,960	
2015/01		0.70	0.7571	0.7571		120	37.80	5,622,779	6,273,120	
2015/09		0.70	1.5736	1.5736		120	37.80	5,665,345	6,371,880	
2016/09		0.65	1.9890	1.9890		120	38.50	5,716,618	6,498,600	

Message Code:

1 Per Bed Standard Limitation

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

ID: 201006043020150501201411232015143932



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0201120-00 - 2016/09

268.04

Gulf Coast Village

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1333 SANTA BARBARA BLVD	1/1/2015-12/31/2015	Number of Beds: 85	Superior: 0
CAPE CORAL, FL 33991	Days in CR 365	Maximum: 31,025	Standard: 366
County: Lee [36]	First Used : 2016/09	Max Annualized: 31,025	Conditional: 0
Region: South Area: 8	Last Used: 2016/09	Total Patient: 30,077	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 15,600	Inflation
Current Class South Small	Initial CR? False	Medicaid: 8,870	FY Index: 1.37939113
Class at 1/94: South Small	Medicaid Utilization	29.49097%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	96.94440%	Cost: 1.04651568
Open Date: 08/28/1989	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 08/28/1989	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 08/28/1989	Low Occupancy Adjustment Factor:	122.60269%	DC Sem Index: 1.30450000
Med # Active Date: 08/28/1989	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	540,447	925,967	719,335	126,043		2,311,792	
1a	Audit Adjustments							
2	Cost Per Diem	60.9298	104.3931	81.0975	14.2100		260.6304	
3	Cost Per Diem Inflated	63.7640	108.6404	84.8698				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	63.7640	108.6404	84.8698	14.2100		271.4842	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	64.0758		79.1288				
7	Provider Target Rate	67.6402		83.5306				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	71.0408	115.1428	97.4246	13.6500			
9	Prior Semester: Class Ceiling Target Base	72.3589		85.0807				
10	Target Rate Class Ceiling	75.1765		88.3937				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	63.7640	108.6404	83.5306	13.6500		269.5850	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	63.7640	108.6404	83.5306	13.6500		269.5850	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

Rate Semester 09/01/2016 through 08/31/2017

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268.04

Gulf Coast Village

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 08/28/1989		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	6,269,266.00		Total Amount	Per Diem
RS to Start Calcs:	1989/07	Type:	Variable	80% Capital(1):	3,336,426	11.8071
Indexed Asset Value	4,170,533	<60% of Base:	False	20% ROE(2):	834,107	0.6037
FRVS Base Asset:	1,789,260	Interest Rate:	7.7904%	Insurance Cost(3):	67,847	2.2558
Occup Adj Factor	0.9000	Chase Rate:	7.5743%	Taxes Cost(3):	40,578	1.3491
ROE Factor	0.020210	Amortization Rate:	7.7904%	Home Office(3):	7,661	0.2547
		Interest Only:	False	Replacement(3&4):	81,694	0.0000
		Yearly Payment:	329,683	Total FRVS PD:		16.2704

(1) 80% Capital (\$3,336,426) amortized at 7.7904 % for 20 years Principal & Interest of \$329,683 divided by annual available days (31025) divided by Occup. Adj. (0.90) = \$11.8071

(2) 20% ROE (\$834,107) times the ROE factor (0.020210) divided by annual available days (31025) divided by Occup. Adj. (0.90) = \$0.6037

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	01/01/1989	Current RS PBS:	54,155
Comparison Bed	60	Effective PBS Limitation	1,789,260

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	63.7640	63.7640	2.8929	60.8711
Direct Care	108.6404	108.6404	4.9290	103.7114
Indirect Care	83.5306	83.5306	3.7897	79.7409
Property	13.6500	16.2704	0.7382	15.5322
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	269.5850	272.2054	12.3498	268.0370

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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0 201120-00 - 2016/09

268.04

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1989/07	1,993,909	0.00	0.5899	0.5899		60	43.66	1,789,260	1,789,260	1
1990/01		0.10	0.5899	0.5899		60	43.66	1,790,098	1,810,440	
1990/07		0.10	0.5899	0.5899		60	43.66	1,790,936	1,821,120	
1991/01		0.20	0.5899	0.5899		60	43.66	1,792,614	1,831,800	
1991/07		0.20	1.4932	1.4932		60	43.66	1,796,863	1,859,160	
1992/01		0.30	2.0117	2.0117		60	43.66	1,805,471	1,896,540	
1992/07		0.30	1.8152	1.8152		60	43.66	1,813,276	1,930,980	
1993/01		0.40	1.7710	1.7710		60	52.58	1,825,556	1,965,180	
1993/07	10,541	0.40	1.5329	1.5329		60	52.58	1,846,799	1,995,300	
1994/01		0.50	1.6983	1.6983		60	52.58	1,861,792	2,029,200	
1994/07	9,079	0.50	1.5991	1.5991		60	55.42	1,885,758	2,061,660	
1995/01		0.60	1.5812	1.5812		60	55.42	1,903,648	2,094,240	
1995/07	22,387	0.60	1.5250	1.5250		60	52.24	1,942,579	2,126,160	
1996/01		0.70	1.7228	1.7228		60	52.24	1,964,831	2,162,820	
1996/07	60,722	0.70	1.3294	1.3294		60	41.14	2,039,230	2,191,560	
1997/01		0.80	1.4109	1.4109		60	41.14	2,056,447	2,222,460	
1997/07	26,316	0.80	1.0917	1.0917		60	43.33	2,096,913	2,246,700	
1998/01		0.90	1.1663	1.1663		60	43.33	2,114,254	2,272,920	
1998/07	50,291	0.90	1.0794	1.0794		60	45.64	2,181,589	2,297,460	
1999/01		1.00	1.4499	1.4499		60	45.64	2,207,837	2,330,760	
1999/07	978,550	1.00	1.2299	1.2299		85	38.68	3,205,484	3,342,540	
2000/01		1.00	1.3356	1.3356		85	38.68	3,235,593	3,387,165	
2000/07		1.00	1.1129	1.1129		85	43.48	3,264,060	3,424,820	
2001/01		1.00	1.2976	1.2976		85	43.48	3,297,543	3,469,275	
2001/07		1.00	0.9615	0.9615		85	44.06	3,322,942	3,502,595	
2002/01		1.00	1.0301	1.0301		85	44.06	3,350,363	3,538,635	
2002/07		1.00	0.8337	0.8337		85	42.12	3,350,363	3,568,130	5
2003/01		1.00	1.3271	1.3271		85	42.12	3,406,022	3,615,475	
2003/07		1.00	1.1664	1.1664		85	38.15	3,433,579	3,657,635	
2004/01		1.00	1.1103	1.1103		85	38.15	3,460,023	3,698,265	



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268.04

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2004/07		1.00	0.8378	0.8378		85	41.66	3,481,980	3,729,290	
2005/01		1.00	0.8595	0.8595		85	41.66	3,504,649	3,761,335	
2005/07		1.00	0.7364	0.7364		85	41.66	3,524,198	3,789,045	
2006/01		1.00	0.9068	0.9068		85	35.40	3,544,767	3,823,385	
2006/07		1.00	0.8133	0.8133		85	35.40	3,563,323	3,854,495	
2007/01		1.00	1.0133	1.0133		85	36.52	3,587,298	3,893,510	
2007/07		1.00	1.1050	1.1050		85	36.52	3,613,619	3,936,520	
2008/01		1.00	0.8556	0.8556		85	28.46	3,629,618	3,970,180	
2008/07	21,547	1.00	0.6104	0.6104		85	27.96	3,662,428	3,994,405	
2009/01		1.00	1.3268	1.3268		85	27.96	3,687,131	4,047,445	
2009/07		1.00	0.6841	0.6841		85	27.96	3,699,954	4,075,155	
2010/01	33,269	0.95	0.8643	0.8643		85	26.46	3,747,839	4,110,345	
2010/07		0.95	0.7107	0.7107		85	26.46	3,760,013	4,139,585	
2011/01	29,015	0.90	0.9198	0.9198		85	25.67	3,803,555	4,177,665	
2011/07	113,017	0.90	0.9028	0.9028		85	30.32	3,933,608	4,215,405	
2012/01		0.85	0.3865	0.3865		85	30.32	3,940,731	4,231,725	
2012/07	27,229	0.85	0.9417	0.9417		85	26.19	3,982,980	4,271,590	
2013/01		0.80	0.4901	0.4901		85	26.19	3,990,417	4,292,500	
2013/07		0.80	0.6196	0.6196		85	26.19	3,999,836	4,319,105	
2014/01	35,453	0.75	0.8564	0.8564		85	23.25	4,035,289	4,356,080	
2014/07	80,747	0.75	1.2383	1.2383		85	22.42	4,116,036	4,410,055	
2015/01		0.70	0.7571	0.7571		85	22.42	4,116,036	4,443,460	
2015/09		0.70	1.5736	1.5736		85	31.28	4,141,821	4,513,415	
2016/09		0.65	1.9890	1.9890		85	29.49	4,170,533	4,603,175	

Message Code:

- | |
|------------------------------------|
| 1 Per Bed Standard Limitation |
| 5 Uncorrected Licensure Deficiency |



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0201588-00 - 2016/09

230.24

Mary Lee Depugh Nursing Home Association Inc

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : Other CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
550 W MORSE BLVD	1/1/2014-12/31/2014	Number of Beds: 40	Superior: 0
WINTER PARK, FL 32789	Days in CR 365	Maximum: 14,600	Standard: 366
County: Orange [48]	First Used : 2016/09	Max Annualized: 14,600	Conditional: 0
Region: Central Area: 7	Last Used: 2016/09	Total Patient: 13,300	Total: 366
Control: Nonprofit : Other	Unaudited	Medicare: 1,853	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 9,376	FY Index: 1.34193004
Class at 1/94: North Small	Medicaid Utilization	70.49624%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	91.09589%	Cost: 1.07573004
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	115.20626%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/1970	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med #			PS Target: 1.05562807

Rate Calculations								
Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	523,136	729,389	582,598	207,491		2,042,614	
1a	Audit Adjustments							
2	Cost Per Diem	55.7952	77.7932	62.1372	22.1300		217.8556	
3	Cost Per Diem Inflated	60.0206	82.5722	66.8429				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	60.0206	82.5722	66.8429	22.1300		231.5657	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	58.3073		68.7230				
7	Provider Target Rate	61.5508		72.5459				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	66.8502	108.0204	86.7059	13.6500			
9	Prior Semester: Class Ceiling Target Base	64.9876		76.7674				
10	Target Rate Class Ceiling	67.5182		79.7567				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	60.0206	82.5722	66.8429	13.6500		223.0857	
12/13	Medicaid Adjustment Rate		1.9040	1.5413				
14	Prospective Per Diem 11	60.0206	84.4762	68.3842	13.6500		226.5310	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

Rate Semester 09/01/2016 through 08/31/2017

0 201588-00 - 2016/09

230.24

Mary Lee Depugh Nursing Home Association Inc

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	125,000.00	Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	1,559,818 14.7586
Indexed Asset Value	1,949,773	<60% of Base:	True	20% ROE(2):	389,955 0.6740
FRVS Base Asset:	1,037,356	Interest Rate:	9.0000%	Insurance Cost(3):	57,220 4.3023
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	0 0.0000
ROE Factor	0.022710	Amortization Rate:	12.5000%	Home Office(3):	0 0.0000
		Interest Only:	True	Replacement(3&4):	37,952 0.0000
		Yearly Payment:	193,928	Total FRVS PD:	19.7349

(1) 80% Capital (\$1,559,818) amortized at 12.5000 % for 20 years Interest of \$193,928 divided by annual available days (14600) divided by Occup. Adj. (0.90) = \$14.7586

(2) 20% ROE (\$389,955) times the ROE factor (0.022710) divided by annual available days (14600) divided by Occup. Adj. (0.90) = \$0.6740

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 40	Effective PBS Limitation	1,140,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	60.0206	60.0206	2.7231	57.2975
Direct Care	84.4762	84.4762	3.8326	80.6436
Indirect Care	68.3842	68.3842	3.1026	65.2816
Property	13.6500	19.7349	0.8954	18.8395
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	226.5310	232.6159	10.5537	230.2436

Medicaid Trend Adjustment



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230.24

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	40,008	0.00				40	100.00	40,008	410,440	
1972/01		0.10	3.9787	3.0000	0.9787	40	100.00	40,128	426,760	
1972/07		0.10	5.9113	3.0000	2.9113	40	100.00	40,248	447,800	
1973/01		0.20	8.0622	3.0000	5.0622	40	100.00	40,489	470,880	
1973/07		0.20	10.7186	3.0000	7.7186	40	100.00	40,732	497,520	
1974/01		0.30	12.9457	3.0000	9.9457	40	100.00	41,099	523,520	
1974/07		0.30	13.0494	3.0000	10.0494	40	100.00	41,469	539,760	
1975/01		0.40	13.1399	3.0000	10.1399	40	100.00	41,967	556,440	
1975/07		0.40	14.2033	3.0000	11.2033	40	100.00	42,471	579,080	
1976/01	559,581	0.50	15.2478	3.0000	12.2478	40	100.00	602,689	602,480	
1976/07	9,558	0.50	15.7330	3.0000	12.7330	40	100.00	621,287	623,480	
1977/01	5,388	0.60	16.4836	3.0000	13.4836	40	100.00	637,858	646,880	
1977/07	1,648	0.60	18.5412	3.0000	15.5412	40	100.00	650,987	679,560	
1978/01		0.70	20.2809	3.0000	17.2809	40	100.00	664,658	711,800	
1978/07		0.70	22.8203	3.0000	19.8203	40	100.00	678,616	751,200	
1979/01		0.80	24.9476	3.0000	21.9476	40	100.00	694,903	789,720	
1979/07		0.80	26.1458	3.0000	23.1458	40	100.00	711,581	822,880	
1980/01		0.90	29.3115	3.0000	26.3115	40	55.00	730,794	873,640	
1980/07		0.90	30.1222	3.0000	27.1222	40	55.00	750,525	906,920	
1981/01		1.00	30.9462	3.0000	27.9462	40	55.00	773,041	941,600	
1981/07	5,715	1.00	30.5350	3.0000	27.5350	40	55.00	801,947	965,960	
1982/01		1.00	30.2110	3.0000	27.2110	40	93.72	826,005	991,840	
1982/07		1.00	29.5087	3.0000	26.5087	40	100.00	850,785	1,014,600	
1983/04		1.00	29.1375	3.0000	26.1375	40	100.00	876,309	1,041,280	
1983/07		1.00	30.0953	3.0000	27.0953	40	93.93	902,598	1,082,480	
1984/01		1.00	28.3905	3.0000	25.3905	40	88.05	929,676	1,096,520	
1984/07	20,242	1.00	27.3084	3.0000	24.3084	40	93.93	977,808	1,117,560	
1985/01		1.00	25.4555	3.0000	22.4555	40	93.93	1,007,142	1,130,360	
1985/10		1.00	23.3077	3.0000	20.3077	40	88.05	1,037,356	1,140,000	
1986/01		1.00	21.1376	3.0000	18.1376	40	88.05	1,068,477	1,149,480	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	40	80.24	1,100,531	1,147,280	
1987/01		1.00	16.4441	3.0000	13.4441	40	80.24	1,133,547	1,167,800	
1987/07	5,992	1.00	14.3448	3.0000	11.3448	40	79.44	1,173,545	1,176,920	
1988/01		1.00	12.2455	3.0000	9.2455	40	79.44	1,208,751	1,186,480	
1988/07		1.00	9.8354	3.0000	6.8354	40	85.23	1,245,014	1,185,840	
1989/01		1.00	7.4253	3.0000	4.4253	40	85.23	1,282,364	1,192,840	
1989/07		1.00	5.0152	3.0000	2.0152	40	92.64	1,320,835	1,200,920	
1990/01		1.00	2.6051	2.6051		40	92.64	1,355,244	1,206,960	
1990/07		1.00	0.5899	0.5899		40	92.64	1,363,239	1,214,080	
1991/01	90,060	1.00	0.5899	0.5899		40	89.42	1,461,341	1,221,200	
1991/07	6,313	1.00	1.4932	1.4932		40	93.31	1,489,475	1,239,440	
1992/01		0.95	2.0117	2.0117		40	93.31	1,517,940	1,264,360	
1992/07		0.95	1.8152	1.8152		40	92.67	1,544,115	1,287,320	
1993/01		0.90	1.7710	1.7710		40	92.67	1,568,727	1,310,120	
1993/07		0.90	1.5329	1.5329		40	96.98	1,330,200	1,330,200	5
1994/01		0.85	1.6983	1.6983		40	96.98	1,613,328	1,352,800	
1994/07		0.85	1.5991	1.5991		40	98.68	1,635,256	1,374,440	
1995/01		0.80	1.5812	1.5812		40	98.68	1,655,942	1,396,160	
1995/07	56,220	0.80	1.5250	1.5250		40	98.50	1,732,364	1,417,440	
1996/01		0.75	1.7228	1.7228		40	98.50	1,754,748	1,441,880	
1996/07		0.75	1.3294	1.3294		40	97.51	1,754,748	1,461,040	3
1997/01		0.70	1.4109	1.4109		40	97.51	1,754,748	1,481,640	3
1997/07		0.70	1.0917	1.0917		40	95.66	1,754,748	1,497,800	3
1998/01		0.65	1.1663	1.1663		40	95.66	1,754,748	1,515,280	3
1998/07		0.65	1.0794	1.0794		40	96.49	1,754,748	1,531,640	3
1999/01		0.60	1.4499	1.4499		40	96.49	1,754,748	1,553,840	3
1999/07		0.60	1.2299	1.2299		40	97.52	1,754,748	1,572,960	3
2000/01		0.55	1.3356	1.3356		40	97.52	1,754,748	1,593,960	3
2000/07		0.55	1.1129	1.1129		40	98.80	1,754,748	1,611,680	3
2001/01		0.50	1.2976	1.2976		40	98.80	1,754,748	1,632,600	3



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		0.50	0.9615	0.9615		40	97.91	1,754,748	1,648,280	3
2002/01		0.45	1.0301	1.0301		40	97.91	1,754,748	1,665,240	3
2002/07		0.45	0.8337	0.8337		40	97.91	1,754,748	1,679,120	3
2003/01	1,458,420	0.40	1.3271	1.3271		40	94.96	1,754,748	1,701,400	3
2003/07		0.40	1.1664	1.1664		40	94.96	1,754,748	1,721,240	3
2004/01	2,500,000	0.35	1.1103	1.1103		40	89.97	1,754,748	1,740,360	3
2004/07	6,396	0.35	0.8378	0.8378		40	91.26	1,754,960	1,754,960	8
2005/01		0.30	0.8595	0.8595		40	91.26	1,759,486	1,770,040	
2005/07	21,277	0.30	0.7364	0.7364		40	87.94	1,783,080	1,783,080	8
2006/01		0.25	0.9068	0.9068		40	87.94	1,787,122	1,799,240	
2006/07		0.25	0.8133	0.8133		40	87.94	1,790,755	1,813,880	
2007/01		0.20	1.0133	1.0133		40	87.94	1,790,755	1,832,240	5
2007/07		0.20	1.1050	1.1050		40	77.21	1,798,351	1,852,480	
2008/01		0.15	0.8556	0.8556		40	76.10	1,800,658	1,868,320	
2008/07		0.15	0.6104	0.6104		40	76.10	1,802,307	1,879,720	
2009/01		0.10	1.3268	1.3268		40	74.68	1,804,699	1,904,680	
2009/07		0.10	0.6841	0.6841		40	74.68	1,805,933	1,917,720	
2010/01		0.05	0.8643	0.8643		40	73.64	1,806,713	1,934,280	
2010/07		0.05	0.7107	0.7107		40	79.81	1,807,354	1,948,040	
2011/01		0.00	0.9198	0.9198		40	79.81	1,807,354	1,965,960	
2011/07		0.00	0.9028	0.9028		40	79.81	1,807,354	1,983,720	
2012/01	77,743	0.00	0.3865	0.3865		40	66.13	1,885,097	1,991,400	
2012/07	36,290	0.00	0.9417	0.9417		40	70.59	1,921,387	2,010,160	
2013/01		0.00	0.4901	0.4901		40	70.59	1,921,387	2,020,000	
2013/07		0.00	0.6196	0.6196		40	74.92	1,921,387	2,032,520	
2014/01		0.00	0.8564	0.8564		40	74.92	1,921,387	2,049,920	
2014/07	8,435	0.00	1.2383	1.2383		40	73.80	1,929,822	2,075,320	
2015/01		0.00	0.7571	0.7571		40	73.80	1,929,822	2,091,040	
2015/09		0.00	1.5736	1.5736		40	73.80	1,929,822	2,123,960	
2016/09	19,951	0.00	1.9890	1.9890		40	70.50	1,949,773	2,166,200	

Message Code:

3 Index Cost Limitation - January 1996

5 Uncorrected Licensure Deficiency

8 Limited to Current RS Per Bed Standard

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID: 201588123120140101201405222015131722



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

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251.84

Guardian Care Nursing & Rehabilitation Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : Other CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
2500 W CHURCH STREET	7/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
ORLANDO, FL 32805	Days in CR 184	Maximum: 22,080	Standard: 366
County: Orange [48]	First Used : 2015/09	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 7	Last Used: 2016/09	Total Patient: 21,501	Total: 366
Control: Nonprofit : Other	Unaudited	Medicare: 1,738	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 17,925	FY Index: 1.35002422
Class at 1/94: North Large	Medicaid Utilization	83.36822%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	97.37772%	Cost: 1.06928041
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23500000
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	123.15070%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/1970	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05627530
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,020,860	1,483,018	1,111,529	192,873		3,808,280	
1a	Audit Adjustments							
2	Cost Per Diem	56.9517	82.7346	62.0100	10.7600		212.4563	
3	Cost Per Diem Inflated	60.8973	87.3905	66.3061				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	60.8973	87.3905	66.3061	10.7600		225.3539	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	69.5972		64.5489				
7	Provider Target Rate	73.4688		68.1396				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500			
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292				
10	Target Rate Class Ceiling	59.0945		68.1848				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	56.8063	87.3905	66.3061	10.7600		221.2629	
12/13	Medicaid Adjustment Rate		3.2806	2.4891				
14	Prospective Per Diem 11	56.8063	90.6711	68.7952	10.7600		227.0326	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Guardian Care Nursing & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:	10/01/1985	Amount:	0.00	Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	None	80% Capital(1):	4,421,520 13.9451
Indexed Asset Value	5,526,900	<60% of Base:	True	20% ROE(2):	1,105,380 0.6191
FRVS Base Asset:	1,168,156	Interest Rate:	12.5000%	Insurance Cost(3):	38,724 1.8010
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	4,260 0.1981
ROE Factor	0.022080	Amortization Rate:	12.5000%	Home Office(3):	0 0.0000
		Interest Only:	True	Replacement(3&4):	444,981 0.0000
		Yearly Payment:	549,716	Total FRVS PD:	16.5633

(1) 80% Capital (\$4,421,520) amortized at 12.5000 % for 20 years Interest of \$549,716 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$13.9451

(2) 20% ROE (\$1,105,380) times the ROE factor (0.022080) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6191

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	76	Effective PBS Limitation	54,155
			2,166,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	56.8063	56.8063	2.5773	54.2290
Direct Care	90.6711	90.6711	4.1137	86.5574
Indirect Care	68.7952	68.7952	3.1212	65.6740
Property	10.7600	16.5633	0.7515	15.8118
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.3890
Supplemental Rate				8.1814
Totals	227.0326	232.8359	10.5637	251.8426

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	503,390	0.00				76	100.00	503,390	779,836	
1972/01		0.10	3.9787	3.0000	0.9787	76	100.00	504,900	810,844	
1972/07		0.10	5.9113	3.0000	2.9113	76	100.00	506,415	850,820	
1973/01		0.20	8.0622	3.0000	5.0622	76	100.00	509,453	894,672	
1973/07		0.20	10.7186	3.0000	7.7186	76	100.00	512,510	945,288	
1974/01		0.30	12.9457	3.0000	9.9457	76	100.00	517,123	994,688	
1974/07		0.30	13.0494	3.0000	10.0494	76	100.00	521,777	1,025,544	
1975/01		0.40	13.1399	3.0000	10.1399	76	100.00	528,038	1,057,236	
1975/07	268	0.40	14.2033	3.0000	11.2033	76	100.00	534,642	1,100,252	
1976/01		0.50	15.2478	3.0000	12.2478	76	100.00	542,662	1,144,712	
1976/07		0.50	15.7330	3.0000	12.7330	76	100.00	550,802	1,184,612	
1977/01		0.60	16.4836	3.0000	13.4836	76	100.00	560,716	1,229,072	
1977/07		0.60	18.5412	3.0000	15.5412	76	100.00	570,809	1,291,164	
1978/01		0.70	20.2809	3.0000	17.2809	76	100.00	582,796	1,352,420	
1978/07	465	0.70	22.8203	3.0000	19.8203	76	100.00	595,500	1,427,280	
1979/01		0.80	24.9476	3.0000	21.9476	76	100.00	609,792	1,500,468	
1979/07	1,641	0.80	26.1458	3.0000	23.1458	76	100.00	626,068	1,563,472	
1980/01	11,057	0.90	29.3115	3.0000	26.3115	76	99.96	654,029	1,659,916	
1980/07	19,196	0.90	30.1222	3.0000	27.1222	76	99.96	690,884	1,723,148	
1981/01	8,440	1.00	30.9462	3.0000	27.9462	76	98.20	720,051	1,789,040	
1981/07	38,604	1.00	30.5350	3.0000	27.5350	76	98.20	780,257	1,835,324	
1982/01	36,615	1.00	30.2110	3.0000	27.2110	76	97.57	840,280	1,884,496	
1982/07	24,129	1.00	29.5087	3.0000	26.5087	76	100.00	889,617	1,927,740	
1983/04	10,891	1.00	29.1375	3.0000	26.1375	76	100.00	927,197	1,978,432	
1983/07	26,175	1.00	30.0953	3.0000	27.0953	76	100.00	981,188	2,056,712	
1984/01	17,528	1.00	28.3905	3.0000	25.3905	76	100.00	1,028,152	2,083,388	
1984/07	11,778	1.00	27.3084	3.0000	24.3084	76	94.56	1,070,775	2,123,364	
1985/01	20,415	1.00	25.4555	3.0000	22.4555	76	94.56	1,123,313	2,147,684	
1985/10	11,144	1.00	23.3077	3.0000	20.3077	76	95.40	1,168,156	2,166,000	
1986/01		1.00	21.1376	3.0000	18.1376	76	95.40	1,203,201	2,184,012	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07	1,706,852	1.00	18.4350	3.0000	15.4350	120	97.23	2,946,149	3,441,840	
1987/01		1.00	16.4441	3.0000	13.4441	120	97.23	3,034,533	3,503,400	
1987/07		1.00	14.3448	3.0000	11.3448	120	96.89	3,125,569	3,530,760	
1988/01		1.00	12.2455	3.0000	9.2455	120	96.89	3,219,336	3,559,440	
1988/07		1.00	9.8354	3.0000	6.8354	120	96.89	3,315,916	3,557,520	
1989/01	85,097	1.00	7.4253	3.0000	4.4253	120	96.89	3,500,490	3,578,520	
1989/07		1.00	5.0152	3.0000	2.0152	120	96.89	3,605,505	3,602,760	
1990/01		1.00	2.6051	2.6051		120	96.89	3,699,432	3,620,880	
1990/07		1.00	0.5899	0.5899		120	96.89	3,721,255	3,642,240	
1991/01		1.00	0.5899	0.5899		120	97.40	3,743,207	3,663,600	
1991/07		1.00	1.4932	1.4932		120	97.40	3,799,101	3,718,320	
1992/01	48,428	0.95	2.0117	2.0117		120	98.03	3,920,134	3,793,080	
1992/07		0.95	1.8152	1.8152		120	98.03	3,987,733	3,861,960	
1993/01	161,521	0.90	1.7710	1.7710		120	98.57	4,212,814	3,930,360	
1993/07		0.90	1.5329	1.5329		120	98.57	4,270,934	3,990,600	
1994/01	84,367	0.85	1.6983	1.6983		120	100.00	4,416,956	4,058,400	
1994/07		0.85	1.5991	1.5991		120	100.00	4,476,991	4,123,320	
1995/01	32,414	0.80	1.5812	1.5812		120	96.49	4,566,039	4,188,480	
1995/07		0.80	1.5250	1.5250		120	96.49	4,621,745	4,252,320	
1996/01	449,287	0.75	1.7228	1.7228		120	94.04	5,130,750	4,325,640	
1996/07		0.75	1.3294	1.3294		120	94.04	5,130,750	4,383,120	3
1997/01	40,171	0.70	1.4109	1.4109		120	95.45	5,130,750	4,444,920	3
1997/07		0.70	1.0917	1.0917		120	95.45	5,130,750	4,493,400	3
1998/01	36,207	0.65	1.1663	1.1663		120	94.70	5,130,750	4,545,840	3
1998/07		0.65	1.0794	1.0794		120	94.70	5,130,750	4,594,920	3
1999/01		0.60	1.4499	1.4499		120	95.35	5,130,750	4,661,520	3
1999/07		0.60	1.2299	1.2299		120	95.35	5,130,750	4,718,880	3
2000/01	285,142	0.55	1.3356	1.3356		120	94.06	5,130,750	4,781,880	3
2000/07		0.55	1.1129	1.1129		120	94.06	5,130,750	4,835,040	3
2001/01	49,656	0.50	1.2976	1.2976		120	93.02	5,130,750	4,897,800	3



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0 201651-00 - 2016/09

251.84

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		0.50	0.9615	0.9615		120	93.02	5,130,750	4,944,840	3
2002/01	49,917	0.45	1.0301	1.0301		120	96.02	5,130,750	4,995,720	3
2002/07		0.45	0.8337	0.8337		120	96.02	5,130,750	5,037,360	3
2003/01		0.40	1.3271	1.3271		120	93.75	5,130,750	5,104,200	3
2003/07		0.40	1.1664	1.1664		120	93.75	5,154,690	5,163,720	
2004/01		0.35	1.1103	1.1103		120	92.73	5,174,721	5,221,080	
2004/07		0.35	0.8378	0.8378		120	92.73	5,189,893	5,264,880	
2005/01		0.30	0.8595	0.8595		120	92.73	5,203,278	5,310,120	
2005/07		0.30	0.7364	0.7364		120	89.35	5,214,772	5,349,240	
2006/01		0.25	0.9068	0.9068		120	89.35	5,226,594	5,397,720	
2006/07	25,955	0.25	0.8133	0.8133		120	84.84	5,263,175	5,441,640	
2007/01	124,312	0.20	1.0133	1.0133		120	81.60	5,398,155	5,496,720	
2007/07		0.20	1.1050	1.1050		120	81.60	5,410,085	5,557,440	
2008/01		0.15	0.8556	0.8556		120	74.92	5,417,026	5,604,960	
2008/07		0.15	0.6104	0.6104		120	74.92	5,421,988	5,639,160	
2009/01		0.10	1.3268	1.3268		120	78.45	5,429,183	5,714,040	
2009/07		0.10	0.6841	0.6841		120	78.45	5,432,897	5,753,160	
2010/01		0.05	0.8643	0.8643		120	78.45	5,435,244	5,802,840	
2010/07	26,543	0.05	0.7107	0.7107		120	77.22	5,463,717	5,844,120	
2011/01	19,675	0.00	0.9198	0.9198		120	78.40	5,483,392	5,897,880	
2011/07		0.00	0.9028	0.9028		120	78.40	5,483,392	5,951,160	
2012/01		0.00	0.3865	0.3865		120	79.90	5,483,392	5,974,200	
2012/07		0.00	0.9417	0.9417		120	79.90	5,483,392	6,030,480	
2013/01		0.00	0.4901	0.4901		120	79.90	5,483,392	6,060,000	
2013/07		0.00	0.6196	0.6196		120	83.30	5,483,392	6,097,560	
2014/01	43,508	0.00	0.8564	0.8564		120	79.92	5,526,900	6,149,760	
2014/07		0.00	1.2383	1.2383		120	79.92	5,526,900	6,225,960	
2015/01		0.00	0.7571	0.7571		120	79.92	5,526,900	6,273,120	
2015/09		0.00	1.5736	1.5736		120	83.37	5,526,900	6,371,880	
2016/09		0.00	1.9890	1.9890		120	83.37	5,526,900	6,498,600	

Message Code:

3 Index Cost Limitation - January 1996



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
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235.06

Westchester Gardens Rehabilitation & Care Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Partnership

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
3301 N MCMULLEN BOOTH RD	7/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
CLEARWATER, FL 33761	Days in CR 184	Maximum: 22,080	Standard: 366
County: Pinellas [52]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 20,364	Total: 366
Control: Proprietary : Partnership	Unaudited	Medicare: 6,229	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 9,362	FY Index: 1.35002422
Class at 1/94: North Large	Medicaid Utilization	45.97329%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	92.22826%	Cost: 1.06928041
Open Date: 07/01/1989	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/01/1989	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23500000
Entered Medicaid 09/01/1989	Low Occupancy Adjustment Factor:	116.63833%	DC Sem Index: 1.30450000
Med # Active Date: 01/05/1990	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05627530
Previous Med # 201201			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	381,941	848,754	560,844	101,297		1,892,836	
1a	Audit Adjustments							
2	Cost Per Diem	40.7969	90.6595	59.9064	10.8200		202.1828	
3	Cost Per Diem Inflated	43.6233	95.7614	64.0567				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	43.6233	95.7614	64.0567	10.8200		214.2614	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	62.1274		59.0692				
7	Provider Target Rate	65.5834		62.3551				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500			
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292				
10	Target Rate Class Ceiling	59.0945		68.1848				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	43.6233	95.7614	62.3551	10.8200		212.5598	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	43.6233	95.7614	62.3551	10.8200		212.5598	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

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235.06

Westchester Gardens Rehabilitation & Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	09/01/1989	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	4,320,000.00		Total Amount	Per Diem
RS to Start Calcs:	1989/07	Type:	Fixed	80% Capital(1):	5,109,510	16.5873
Indexed Asset Value	6,386,888	<60% of Base:	False	20% ROE(2):	1,277,378	0.7155
FRVS Base Asset:	3,578,520	Interest Rate:	11.5000%	Insurance Cost(3):	29,943	1.4704
Occup Adj Factor	0.9000	Chase Rate:	10.0000%	Taxes Cost(3):	32,623	1.6020
ROE Factor	0.022080	Amortization Rate:	11.5000%	Home Office(3):	15,455	0.7589
		Interest Only:	False	Replacement(3&4):	13,424	0.0000
		Yearly Payment:	653,872	Total FRVS PD:		21.1341

(1) 80% Capital (\$5,109,510) amortized at 11.5000 % for 20 years Principal & Interest of \$653,872 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$16.5873

(2) 20% ROE (\$1,277,378) times the ROE factor (0.022080) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.7155

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	29,821
Comparison Date: 01/01/1989	Current RS PBS:	54,155
Comparison Bed 120	Effective PBS Limitation	3,578,520

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	43.6233	43.6233	1.9792	41.6441
Direct Care	95.7614	95.7614	4.3446	91.4168
Indirect Care	62.3551	62.3551	2.8290	59.5261
Property	10.8200	21.1341	0.9588	20.1753
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				14.1155
Supplemental Rate				8.1814
Totals	212.5598	222.8739	10.1116	235.0592

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1989/07	4,713,700	0.00	0.5899	0.5899		120	55.79	3,578,520	3,578,520	1
1990/01		0.10	0.5899	0.5899		120	55.79	3,580,631	3,620,880	
1990/07		0.10	0.5899	0.5899		120	55.79	3,582,744	3,642,240	
1991/01		0.20	0.5899	0.5899		120	55.79	3,582,744	3,663,600	5
1991/07		0.20	1.4932	1.4932		120	55.79	3,586,972	3,718,320	5
1992/01		0.30	2.0117	2.0117		120	55.79	3,619,395	3,793,080	
1992/07		0.30	1.8152	1.8152		120	55.79	3,639,106	3,861,960	
1993/01	44,711	0.40	1.7710	1.7710		120	74.00	3,709,596	3,930,360	
1993/07		0.40	1.5329	1.5329		120	74.00	3,732,343	3,990,600	
1994/01	38,138	0.50	1.6983	1.6983		120	74.72	3,802,176	4,058,400	
1994/07		0.50	1.5991	1.5991		120	74.72	3,832,578	4,123,320	
1995/01	94,134	0.60	1.5812	1.5812		120	73.00	3,963,072	4,188,480	
1995/07		0.60	1.5250	1.5250		120	73.00	3,999,334	4,252,320	
1996/01	40,083	0.70	1.7228	1.7228		120	64.03	4,087,649	4,325,640	
1996/07		0.70	1.3294	1.3294		120	64.03	4,125,689	4,383,120	
1997/01	37,877	0.80	1.4109	1.4109		120	65.62	4,210,133	4,444,920	
1997/07		0.80	1.0917	1.0917		120	65.62	4,246,904	4,493,400	
1998/01	860,846	0.90	1.1663	1.1663		120	62.67	4,545,840	4,545,840	8
1998/07		0.90	1.0794	1.0794		120	62.67	4,590,003	4,594,920	
1999/01	37,233	1.00	1.4499	1.4499		120	59.92	4,661,520	4,661,520	8
1999/07		1.00	1.2299	1.2299		120	59.92	4,718,852	4,718,880	
2000/01	42,817	1.00	1.3356	1.3356		120	52.68	4,781,880	4,781,880	8
2000/07		1.00	1.1129	1.1129		120	52.68	4,832,853	4,835,040	
2001/01	53,488	1.00	1.2976	1.2976		120	51.26	4,897,800	4,897,800	8
2001/07		1.00	0.9615	0.9615		120	51.26	4,941,690	4,944,840	
2002/01		1.00	1.0301	1.0301		120	45.33	4,983,644	4,995,720	
2002/07		1.00	0.8337	0.8337		120	45.33	5,017,888	5,037,360	
2003/01		1.00	1.3271	1.3271		120	42.01	5,068,752	5,104,200	
2003/07		1.00	1.1664	1.1664		120	42.01	5,113,910	5,163,720	
2004/01		1.00	1.1103	1.1103		120	49.20	5,164,702	5,221,080	



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235.06

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2004/07		1.00	0.8378	0.8378		120	49.20	5,203,409	5,264,880	
2005/01		1.00	0.8595	0.8595		120	49.20	5,243,416	5,310,120	
2005/07		1.00	0.7364	0.7364		120	49.81	5,278,385	5,349,240	
2006/01	25,590	1.00	0.9068	0.9068		120	51.57	5,348,854	5,397,720	
2006/07		1.00	0.8133	0.8133		120	51.57	5,389,643	5,441,640	
2007/01	38,137	1.00	1.0133	1.0133		120	48.47	5,475,909	5,496,720	
2007/07		1.00	1.1050	1.1050		120	48.47	5,529,234	5,557,440	
2008/01		1.00	0.8556	0.8556		120	48.47	5,570,925	5,604,960	
2008/07		1.00	0.6104	0.6104		120	43.61	5,597,888	5,639,160	
2009/01		1.00	1.3268	1.3268		120	43.61	5,656,780	5,714,040	
2009/07		1.00	0.6841	0.6841		120	49.47	5,691,587	5,753,160	
2010/01		0.95	0.8643	0.8643		120	49.47	5,733,622	5,802,840	
2010/07		0.95	0.7107	0.7107		120	51.41	5,769,808	5,844,120	
2011/01	99,087	0.90	0.9198	0.9198		120	50.25	5,897,880	5,897,880	8
2011/07		0.90	0.9028	0.9028		120	50.25	5,941,662	5,951,160	
2012/01		0.85	0.3865	0.3865		120	49.07	5,959,076	5,974,200	
2012/07		0.85	0.9417	0.9417		120	49.07	6,001,630	6,030,480	
2013/01		0.80	0.4901	0.4901		120	49.07	6,022,625	6,060,000	
2013/07	39,633	0.80	0.6196	0.6196		120	52.19	6,090,587	6,097,560	
2014/01	27,744	0.75	0.8564	0.8564		120	56.58	6,149,760	6,149,760	8
2014/07		0.75	1.2383	1.2383		120	56.58	6,206,873	6,225,960	
2015/01		0.70	0.7571	0.7571		120	56.58	6,239,769	6,273,120	
2015/09		0.70	1.5736	1.5736		120	51.01	6,303,514	6,371,880	
2016/09	15,256	0.65	1.9890	1.9890		120	45.97	6,386,888	6,498,600	

Message Code:

- | |
|--|
| 1 Per Bed Standard Limitation |
| 5 Uncorrected Licensure Deficiency |
| 8 Limited to Current RS Per Bed Standard |



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0202533-00 - 2016/09

259.14

The Rohr Home

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Government CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
2120 MARSHALL EDWARDS DR BARTOW, FL 33830	10/1/2014-9/30/2015	Number of Beds: 60	Superior: 366
County: Polk [53]	Days in CR 365	Maximum: 21,900	Standard: 0
Region: Central Area: 6	First Used : 2016/09	Max Annualized: 21,900	Conditional: 0
Control: Government	Last Used: 2016/09	Total Patient: 20,134	Total: 366
Current Class Central Small	Unaudited	Medicare: 2,166	Inflation
Class at 1/94: South Small	Initial CR? False	Medicaid: 15,944	FY Index: 1.36985926
Operating Ex > 18 months	Medicaid Utilization	79.18943%	Semester Index: 1.44355445
Open Date: 01/01/1970	Occupancy:	91.93607%	Cost: 1.05379764
Acquired Date: 01/01/1970	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Entered Medicaid 01/01/1970	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24600000
Med # Active Date: 10/10/1970	Low Occupancy Adjustment Factor:	116.26881%	DC Sem Index: 1.30450000
Previous Med #	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04695024
			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,051,826	1,478,945	873,600	100,288		3,504,659	
1a	Audit Adjustments							
2	Cost Per Diem	65.9700	92.7587	54.7918	6.2900		219.8105	
3	Cost Per Diem Inflated	69.5190	97.1137	57.7395				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	69.5190	97.1137	57.7395	6.2900		230.6622	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	59.9666		72.6920				
7	Provider Target Rate	63.3024		76.7357				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	66.8502	108.0204	86.7059	13.6500			
9	Prior Semester: Class Ceiling Target Base	64.9876		76.7674				
10	Target Rate Class Ceiling	67.5182		79.7567				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	63.3024	97.1137	57.7395	6.2900		224.4456	
12/13	Medicaid Adjustment Rate		3.1890	1.8961				
14	Prospective Per Diem 11	63.3024	100.3027	59.6356	6.2900		229.5307	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

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259.14

The Rohr Home

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	01/01/1989	Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	None	80% Capital(1):	2,599,440	16.3969
Indexed Asset Value	3,249,300	<60% of Base:	True	20% ROE(2):	649,860	0.6733
FRVS Base Asset:	570,712	Interest Rate:	12.5000%	Insurance Cost(3):	0	0.0000
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.020420	Amortization Rate:	12.5000%	Home Office(3):	0	0.0000
		Interest Only:	True	Replacement(3&4):	1,700	0.0000
		Yearly Payment:	323,182	Total FRVS PD:		17.0702

(1) 80% Capital (\$2,599,440) amortized at 12.5000 % for 20 years Interest of \$323,182 divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$16.3969

(2) 20% ROE (\$649,860) times the ROE factor (0.020420) divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$0.6733

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	60	Effective PBS Limitation	54,155
			1,710,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	63.3024	63.3024	2.8720	60.4304
Direct Care	100.3027	100.3027	4.5507	95.7520
Indirect Care	59.6356	59.6356	2.7056	56.9300
Property	6.2900	17.0702	0.7745	16.2957
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.5532
Supplemental Rate				8.1814
Totals	229.5307	240.3109	10.9028	259.1427

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	325,000	0.00				60	100.00	325,000	615,660	
1972/01		0.10	3.9787	3.0000	0.9787	60	100.00	325,975	640,140	
1972/07		0.10	5.9113	3.0000	2.9113	60	100.00	326,953	671,700	
1973/01		0.20	8.0622	3.0000	5.0622	60	100.00	328,915	706,320	
1973/07		0.20	10.7186	3.0000	7.7186	60	100.00	330,888	746,280	
1974/01		0.30	12.9457	3.0000	9.9457	60	100.00	333,866	785,280	
1974/07		0.30	13.0494	3.0000	10.0494	60	100.00	336,871	809,640	
1975/01		0.40	13.1399	3.0000	10.1399	60	100.00	340,913	834,660	
1975/07		0.40	14.2033	3.0000	11.2033	60	100.00	345,004	868,620	
1976/01		0.50	15.2478	3.0000	12.2478	60	100.00	350,179	903,720	
1976/07		0.50	15.7330	3.0000	12.7330	60	100.00	355,432	935,220	
1977/01		0.60	16.4836	3.0000	13.4836	60	100.00	361,830	970,320	
1977/07		0.60	18.5412	3.0000	15.5412	60	100.00	368,343	1,019,340	
1978/01		0.70	20.2809	3.0000	17.2809	60	100.00	376,078	1,067,700	
1978/07		0.70	22.8203	3.0000	19.8203	60	100.00	383,976	1,126,800	
1979/01		0.80	24.9476	3.0000	21.9476	60	100.00	393,191	1,184,580	
1979/07		0.80	26.1458	3.0000	23.1458	60	100.00	402,628	1,234,320	
1980/01		0.90	29.3115	3.0000	26.3115	60	85.29	413,499	1,310,460	
1980/07		0.90	30.1222	3.0000	27.1222	60	85.29	424,663	1,360,380	
1981/01		1.00	30.9462	3.0000	27.9462	60	81.46	437,403	1,412,400	
1981/07		1.00	30.5350	3.0000	27.5350	60	81.46	450,525	1,448,940	
1982/01		1.00	30.2110	3.0000	27.2110	60	80.41	464,041	1,487,760	
1982/07		1.00	29.5087	3.0000	26.5087	60	100.00	477,962	1,521,900	
1983/04		1.00	29.1375	3.0000	26.1375	60	100.00	492,301	1,561,920	
1983/07		1.00	30.0953	3.0000	27.0953	60	77.86	507,070	1,623,720	
1984/01		1.00	28.3905	3.0000	25.3905	60	73.92	522,282	1,644,780	
1984/07		1.00	27.3084	3.0000	24.3084	60	77.86	537,950	1,676,340	
1985/01		1.00	25.4555	3.0000	22.4555	60	77.86	554,089	1,695,540	
1985/10		1.00	23.3077	3.0000	20.3077	60	100.00	570,712	1,710,000	
1986/01		1.00	21.1376	3.0000	18.1376	60	100.00	587,833	1,724,220	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	60	100.00	605,468	1,720,920	
1987/01		1.00	16.4441	3.0000	13.4441	60	100.00	623,632	1,751,700	
1987/07		1.00	14.3448	3.0000	11.3448	60	69.92	642,341	1,765,380	
1988/01		1.00	12.2455	3.0000	9.2455	60	69.92	661,611	1,779,720	
1988/07		1.00	9.8354	3.0000	6.8354	60	74.78	681,459	1,778,760	
1989/01		1.00	7.4253	3.0000	4.4253	60	74.78	701,903	1,789,260	
1989/07		1.00	5.0152	3.0000	2.0152	60	79.68	722,960	1,801,380	
1990/01		1.00	2.6051	2.6051		60	79.68	741,794	1,810,440	
1990/07	10,771	1.00	0.5899	0.5899		60	89.11	756,941	1,821,120	
1991/01		1.00	0.5899	0.5899		60	89.11	761,406	1,831,800	
1991/07		1.00	1.4932	1.4932		60	90.50	772,775	1,859,160	
1992/01		0.95	2.0117	2.0117		60	90.50	787,544	1,896,540	
1992/07		0.95	1.8152	1.8152		60	92.64	801,124	1,930,980	
1993/01		0.90	1.7710	1.7710		60	92.64	813,893	1,965,180	
1993/07		0.90	1.5329	1.5329		60	95.39	825,121	1,995,300	
1994/01		0.85	1.6983	1.6983		60	95.39	837,032	2,029,200	
1994/07		0.85	1.5991	1.5991		60	94.52	848,409	2,061,660	
1995/01		0.80	1.5812	1.5812		60	94.52	859,141	2,094,240	
1995/07		0.80	1.5250	1.5250		60	92.32	859,141	2,126,160	5
1996/01		0.75	1.7228	1.7228		60	92.32	869,623	2,162,820	5
1996/07		0.75	1.3294	1.3294		60	89.85	889,642	2,191,560	
1997/01		0.70	1.4109	1.4109		60	89.85	898,428	2,222,460	
1997/07		0.70	1.0917	1.0917		60	94.15	905,294	2,246,700	
1998/01		0.65	1.1663	1.1663		60	94.15	912,157	2,272,920	
1998/07		0.65	1.0794	1.0794		60	88.25	918,557	2,297,460	
1999/01		0.60	1.4499	1.4499		60	88.25	926,548	2,330,760	
1999/07	27,481	0.60	1.2299	1.2299		60	91.90	960,866	2,359,440	
2000/01		0.55	1.3356	1.3356		60	91.90	967,925	2,390,940	
2000/07		0.55	1.1129	1.1129		60	85.60	973,850	2,417,520	
2001/01		0.50	1.2976	1.2976		60	85.60	980,168	2,448,900	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07	14,572	0.50	0.9615	0.9615		60	82.21	999,453	2,472,420	
2002/01		0.45	1.0301	1.0301		60	82.21	1,004,085	2,497,860	
2002/07	14,625	0.45	0.8337	0.8337		60	81.49	1,022,477	2,518,680	
2003/01		0.40	1.3271	1.3271		60	81.49	1,027,904	2,552,100	
2003/07		0.40	1.1664	1.1664		60	82.69	1,032,700	2,581,860	
2004/01		0.35	1.1103	1.1103		60	82.69	1,036,713	2,610,540	
2004/07		0.35	0.8378	0.8378		60	82.66	1,039,753	2,632,440	
2005/01		0.30	0.8595	0.8595		60	82.66	1,042,435	2,655,060	
2005/07		0.30	0.7364	0.7364		60	81.47	1,044,738	2,674,620	
2006/01		0.25	0.9068	0.9068		60	81.47	1,047,106	2,698,860	
2006/07		0.25	0.8133	0.8133		60	87.68	1,049,235	2,720,820	
2007/01		0.20	1.0133	1.0133		60	87.68	1,051,362	2,748,360	
2007/07	1,533,729	0.20	1.1050	1.1050		60	83.50	2,587,415	2,778,720	
2008/01		0.15	0.8556	0.8556		60	83.50	2,590,735	2,802,480	
2008/07	10,005	0.15	0.6104	0.6104		60	79.82	2,603,113	2,819,580	
2009/01		0.10	1.3268	1.3268		60	79.82	2,606,567	2,857,020	
2009/07		0.10	0.6841	0.6841		60	82.95	2,608,350	2,876,580	
2010/01		0.05	0.8643	0.8643		60	82.95	2,609,477	2,901,420	
2010/07		0.05	0.7107	0.7107		60	76.69	2,610,403	2,922,060	
2011/01		0.00	0.9198	0.9198		60	76.69	2,610,403	2,948,940	
2011/07		0.00	0.9028	0.9028		60	75.18	2,610,403	2,975,580	
2012/01		0.00	0.3865	0.3865		60	75.18	2,610,403	2,987,100	
2012/07		0.00	0.9417	0.9417		60	70.32	2,610,403	3,015,240	
2013/01		0.00	0.4901	0.4901		60	70.32	2,610,403	3,030,000	
2013/07		0.00	0.6196	0.6196		60	70.82	2,610,403	3,048,780	
2014/01		0.00	0.8564	0.8564		60	70.82	2,610,403	3,074,880	
2014/07	13,767	0.00	1.2383	1.2383		60	73.83	2,624,170	3,112,980	
2015/01		0.00	0.7571	0.7571		60	73.83	2,624,170	3,136,560	
2015/09		0.00	1.5736	1.5736		60	76.15	2,624,170	3,185,940	
2016/09	1,304,603	0.00	1.9890	1.9890		60	79.19	3,249,300	3,249,300	8

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid Reimbursement Rate
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Samantha Wilson Care Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
161A MARINE STREET	10/1/2014-9/30/2015	Number of Beds: 120	Superior: 0
SAINT AUGUSTINE, FL 32084	Days in CR 365	Maximum: 43,800	Standard: 366
County: St Johns [55]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 41,502	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 10,785	Inflation
Current Class North Large	Initial CR? False	Medicaid: 16,698	FY Index: 1.36985926
Class at 1/94: North Large	Medicaid Utilization	40.23421%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.75342%	Cost: 1.05379764
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24600000
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	119.83182%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/1970	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04695024
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	831,385	1,624,646	975,130	298,560		3,729,721	
1a	Audit Adjustments							
2	Cost Per Diem	49.7895	97.2958	58.3980	17.8800		223.3633	
3	Cost Per Diem Inflated	52.4681	101.8639	61.5397				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	52.4681	101.8639	61.5397	17.8800		233.7517	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	62.0205		63.3224				
7	Provider Target Rate	65.4706		66.8449				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	52.4681	101.4900	61.5397	13.6500		229.1478	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	52.4681	101.4900	61.5397	13.6500		229.1478	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Samantha Wilson Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	10/01/1985	Amount:	7,079,538.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	4,292,965	10.2105
Indexed Asset Value	5,366,206	<60% of Base:	False	20% ROE(2):	1,073,241	0.5560
FRVS Base Asset:	337,836	Interest Rate:	7.1000%	Insurance Cost(3):	57,663	1.3894
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.020420	Amortization Rate:	7.1000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	341,476	0.0000
		Yearly Payment:	402,498	Total FRVS PD:		12.1559

(1) 80% Capital (\$4,292,965) amortized at 7.1000 % for 20 years Principal & Interest of \$402,498 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$10.2105

(2) 20% ROE (\$1,073,241) times the ROE factor (0.020420) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5560

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	51	Effective PBS Limitation	54,155
			1,453,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	52.4681	52.4681	2.3805	50.0876
Direct Care	101.4900	101.4900	4.6046	96.8854
Indirect Care	61.5397	61.5397	2.7920	58.7477
Property	13.6500	12.1559	0.5515	11.6044
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				16.8961
Supplemental Rate				8.1814
Totals	229.1478	227.6537	10.3286	242.4026

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	197,523	0.00				51	100.00	197,523	523,311	
1972/01		0.10	3.9787	3.0000	0.9787	51	100.00	198,116	544,119	
1972/07		0.10	5.9113	3.0000	2.9113	51	100.00	198,710	570,945	
1973/01		0.20	8.0622	3.0000	5.0622	51	100.00	199,902	600,372	
1973/07		0.20	10.7186	3.0000	7.7186	51	100.00	201,101	634,338	
1974/01		0.30	12.9457	3.0000	9.9457	51	100.00	202,911	667,488	
1974/07		0.30	13.0494	3.0000	10.0494	51	100.00	204,737	688,194	
1975/01		0.40	13.1399	3.0000	10.1399	51	100.00	207,194	709,461	
1975/07		0.40	14.2033	3.0000	11.2033	51	100.00	209,680	738,327	
1976/01		0.50	15.2478	3.0000	12.2478	51	100.00	212,825	768,162	
1976/07		0.50	15.7330	3.0000	12.7330	51	100.00	216,017	794,937	
1977/01		0.60	16.4836	3.0000	13.4836	51	100.00	219,905	824,772	
1977/07		0.60	18.5412	3.0000	15.5412	51	100.00	223,863	866,439	
1978/01		0.70	20.2809	3.0000	17.2809	51	100.00	228,564	907,545	
1978/07		0.70	22.8203	3.0000	19.8203	51	100.00	233,364	957,780	
1979/01		0.80	24.9476	3.0000	21.9476	51	100.00	238,965	1,006,893	
1979/07		0.80	26.1458	3.0000	23.1458	51	100.00	244,700	1,049,172	
1980/01		0.90	29.3115	3.0000	26.3115	51	62.75	251,307	1,113,891	
1980/07		0.90	30.1222	3.0000	27.1222	51	62.75	258,092	1,156,323	
1981/01		1.00	30.9462	3.0000	27.9462	51	56.97	265,835	1,200,540	
1981/07		1.00	30.5350	3.0000	27.5350	51	56.97	273,810	1,231,599	
1982/01		1.00	30.2110	3.0000	27.2110	51	49.40	281,188	1,264,596	
1982/07		1.00	29.5087	3.0000	26.5087	51	49.40	288,765	1,293,615	
1983/04		1.00	29.1375	3.0000	26.1375	51	50.24	296,678	1,327,632	
1983/07		1.00	30.0953	3.0000	27.0953	51	50.24	304,808	1,380,162	
1984/01		1.00	28.3905	3.0000	25.3905	51	43.79	312,088	1,398,063	
1984/07		1.00	27.3084	3.0000	24.3084	51	43.79	319,542	1,424,889	
1985/01		1.00	25.4555	3.0000	22.4555	51	49.44	328,159	1,441,209	
1985/10		1.00	23.3077	3.0000	20.3077	51	54.06	337,836	1,453,500	
1986/01		1.00	21.1376	3.0000	18.1376	51	54.06	347,798	1,465,587	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	51	54.06	358,054	1,462,782	
1987/01		1.00	16.4441	3.0000	13.4441	51	54.06	368,612	1,488,945	
1987/07		1.00	14.3448	3.0000	11.3448	51	49.98	378,661	1,500,573	
1988/01		1.00	12.2455	3.0000	9.2455	51	49.98	388,984	1,512,762	
1988/07		1.00	9.8354	3.0000	6.8354	51	45.85	398,712	1,511,946	
1989/01		1.00	7.4253	3.0000	4.4253	51	45.85	408,683	1,520,871	
1989/07		1.00	5.0152	3.0000	2.0152	51	54.21	420,767	1,531,173	
1990/01		1.00	2.6051	2.6051		51	54.21	431,571	1,538,874	
1990/07	19,237	1.00	0.5899	0.5899		51	55.77	453,354	1,547,952	
1991/01		1.00	0.5899	0.5899		51	55.77	456,028	1,557,030	
1991/07		1.00	1.4932	1.4932		51	65.89	462,837	1,580,286	
1992/01		0.95	2.0117	2.0117		51	65.89	471,682	1,612,059	
1992/07		0.95	1.8152	1.8152		51	66.25	479,816	1,641,333	
1993/01		0.90	1.7710	1.7710		51	66.25	487,464	1,670,403	
1993/07		0.90	1.5329	1.5329		51	72.03	494,189	1,696,005	
1994/01		0.85	1.6983	1.6983		51	72.03	501,323	1,724,820	
1994/07		0.85	1.5991	1.5991		51	73.62	508,137	1,752,411	
1995/01		0.80	1.5812	1.5812		51	73.62	514,565	1,780,104	
1995/07		0.80	1.5250	1.5250		51	69.54	520,843	1,807,236	
1996/01		0.75	1.7228	1.7228		51	69.54	527,573	1,838,397	
1996/07		0.75	1.3294	1.3294		51	76.08	532,833	1,862,826	
1997/01		0.70	1.4109	1.4109		51	76.08	538,095	1,889,091	
1997/07		0.70	1.0917	1.0917		51	82.77	542,207	1,909,695	
1998/01		0.65	1.1663	1.1663		51	82.77	546,317	1,931,982	
1998/07		0.65	1.0794	1.0794		51	73.41	550,150	1,952,841	
1999/01		0.60	1.4499	1.4499		51	73.41	554,936	1,981,146	
1999/07	3,934,369	0.60	1.2299	1.2299		120	71.45	4,493,400	4,718,880	
2000/01		0.55	1.3356	1.3356		120	71.45	4,526,409	4,781,880	
2000/07		0.55	1.1129	1.1129		120	68.12	4,554,115	4,835,040	
2001/01		0.50	1.2976	1.2976		120	68.12	4,583,662	4,897,800	



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0 202606-00 - 2016/09

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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07	147,231	0.50	0.9615	0.9615		120	68.12	4,752,931	4,944,840	
2002/01		0.45	1.0301	1.0301		120	62.59	4,774,961	4,995,720	
2002/07		0.45	0.8337	0.8337		120	62.59	4,792,877	5,037,360	
2003/01		0.40	1.3271	1.3271		120	62.59	4,818,318	5,104,200	
2003/07	20,844	0.40	1.1664	1.1664		120	65.68	4,861,644	5,163,720	
2004/01	125,302	0.35	1.1103	1.1103		120	61.76	5,005,838	5,221,080	
2004/07		0.35	0.8378	0.8378		120	61.76	5,020,515	5,264,880	
2005/01	71,655	0.30	0.8595	0.8595		120	54.34	5,104,963	5,310,120	
2005/07		0.30	0.7364	0.7364		120	54.34	5,116,105	5,349,240	
2006/01	45,153	0.25	0.9068	0.9068		120	47.04	5,171,178	5,397,720	
2006/07		0.25	0.8133	0.8133		120	47.04	5,180,169	5,441,640	
2007/01		0.20	1.0133	1.0133		120	47.04	5,189,150	5,496,720	
2007/07	30,043	0.20	1.1050	1.1050		120	46.84	5,228,960	5,557,440	
2008/01		0.15	0.8556	0.8556		120	46.84	5,234,673	5,604,960	
2008/07		0.15	0.6104	0.6104		120	45.46	5,238,636	5,639,160	
2009/01		0.10	1.3268	1.3268		120	45.46	5,244,382	5,714,040	
2009/07		0.10	0.6841	0.6841		120	46.84	5,247,437	5,753,160	
2010/01		0.05	0.8643	0.8643		120	46.84	5,249,368	5,802,840	
2010/07	27,998	0.05	0.7107	0.7107		120	52.02	5,279,129	5,844,120	
2011/01	40,184	0.00	0.9198	0.9198		120	49.12	5,319,313	5,897,880	
2011/07		0.00	0.9028	0.9028		120	49.12	5,319,313	5,951,160	
2012/01		0.00	0.3865	0.3865		120	49.12	5,319,313	5,974,200	
2012/07	27,834	0.00	0.9417	0.9417		120	54.26	5,347,147	6,030,480	5
2013/01		0.00	0.4901	0.4901		120	54.26	5,347,147	6,060,000	
2013/07		0.00	0.6196	0.6196		120	50.87	5,347,147	6,097,560	
2014/01		0.00	0.8564	0.8564		120	50.87	5,347,147	6,149,760	
2014/07		0.00	1.2383	1.2383		120	40.20	5,347,147	6,225,960	
2015/01		0.00	0.7571	0.7571		120	40.20	5,347,147	6,273,120	
2015/09		0.00	1.5736	1.5736		120	39.97	5,347,147	6,371,880	
2016/09	19,059	0.00	1.9890	1.9890		120	40.23	5,366,206	6,498,600	

Message Code:

5 Uncorrected Licensure Deficiency



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Pines of Sarasota

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : Other CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1501 N ORANGE AVE	8/1/2013-7/31/2014	Number of Beds: 204	Superior: 0
SARASOTA, FL 34236	Days in CR 365	Maximum: 74,460	Standard: 366
County: Sarasota [58]	First Used : 2015/09	Max Annualized: 74,460	Conditional: 0
Region: South Area: 8	Last Used: 2016/09	Total Patient: 68,452	Total: 366
Control: Nonprofit : Other	Unaudited	Medicare: 9,088	Inflation
Current Class South Large	Initial CR? False	Medicaid: 43,496	FY Index: 1.32622051
Class at 1/94: South Large	Medicaid Utilization	63.54234%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	91.93124%	Cost: 1.08847242
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22383277
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	116.26270%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/1970	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06591361
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,538,465	4,677,370	2,961,404	1,004,758		11,181,997	
1a	Audit Adjustments							
2	Cost Per Diem	58.3609	107.5356	68.0845	23.1000		257.0810	
3	Cost Per Diem Inflated	63.5242	114.6237	74.1081				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	63.5242	114.6237	74.1081	23.1000		275.3560	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	68.6168		81.9801				
7	Provider Target Rate	72.4338		86.5405				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	58.7902	104.3884	70.3550	13.6500		247.1836	
12/13	Medicaid Adjustment Rate		1.5904	1.0719				
14	Prospective Per Diem 11	58.7902	105.9788	71.4269	13.6500		249.8459	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Pines of Sarasota

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	10/01/1985	Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	None	80% Capital(1):	8,150,865	15.1219
Indexed Asset Value	10,188,581	<60% of Base:	True	20% ROE(2):	2,037,716	0.6936
FRVS Base Asset:	3,497,793	Interest Rate:	12.5000%	Insurance Cost(3):	105,400	1.5398
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	39,036	0.5703
ROE Factor	0.022810	Amortization Rate:	12.5000%	Home Office(3):	0	0.0000
		Interest Only:	True	Replacement(3&4):	420,534	0.0000
		Yearly Payment:	1,013,376	Total FRVS PD:		17.9256

(1) 80% Capital (\$8,150,865) amortized at 12.5000 % for 20 years Interest of \$1,013,376 divided by annual available days (74460) divided by Occup. Adj. (0.90) = \$15.1219

(2) 20% ROE (\$2,037,716) times the ROE factor (0.022810) divided by annual available days (74460) divided by Occup. Adj. (0.90) = \$0.6936

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	204	Effective PBS Limitation	54,155
			5,814,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.7902	58.7902	2.6673	56.1229
Direct Care	105.9788	105.9788	4.8082	101.1706
Indirect Care	71.4269	71.4269	3.2406	68.1863
Property	13.6500	17.9256	0.8133	17.1123
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.7636
Supplemental Rate				8.1814
Totals	249.8459	254.1215	11.5294	273.5371

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	1,160,003	0.00				204	100.00	1,160,003	2,093,244	
1972/01	29,938	0.10	3.9787	3.0000	0.9787	204	100.00	1,193,421	2,176,476	
1972/07		0.10	5.9113	3.0000	2.9113	204	100.00	1,197,001	2,283,780	
1973/01	148,919	0.20	8.0622	3.0000	5.0622	204	100.00	1,353,102	2,401,488	
1973/07		0.20	10.7186	3.0000	7.7186	204	100.00	1,361,221	2,537,352	
1974/01	35,550	0.30	12.9457	3.0000	9.9457	204	100.00	1,409,022	2,669,952	
1974/07		0.30	13.0494	3.0000	10.0494	204	100.00	1,421,703	2,752,776	
1975/01	40,382	0.40	13.1399	3.0000	10.1399	204	100.00	1,479,145	2,837,844	
1975/07		0.40	14.2033	3.0000	11.2033	204	100.00	1,496,895	2,953,308	
1976/01	112,586	0.50	15.2478	3.0000	12.2478	204	100.00	1,631,934	3,072,648	
1976/07		0.50	15.7330	3.0000	12.7330	204	100.00	1,656,413	3,179,748	
1977/01		0.60	16.4836	3.0000	13.4836	204	100.00	1,686,228	3,299,088	
1977/07		0.60	18.5412	3.0000	15.5412	204	100.00	1,716,580	3,465,756	
1978/01	12,908	0.70	20.2809	3.0000	17.2809	204	100.00	1,765,536	3,630,180	
1978/07		0.70	22.8203	3.0000	19.8203	204	100.00	1,802,612	3,831,120	
1979/01		0.80	24.9476	3.0000	21.9476	204	100.00	1,845,875	4,027,572	
1979/07		0.80	26.1458	3.0000	23.1458	204	100.00	1,890,176	4,196,688	
1980/01	44,631	0.90	29.3115	3.0000	26.3115	204	86.23	1,985,842	4,455,564	
1980/07		0.90	30.1222	3.0000	27.1222	204	86.23	2,039,460	4,625,292	
1981/01	6,635	1.00	30.9462	3.0000	27.9462	204	86.64	2,107,279	4,802,160	
1981/07		1.00	30.5350	3.0000	27.5350	204	86.64	2,170,497	4,926,396	
1982/01	485,258	1.00	30.2110	3.0000	27.2110	204	88.98	2,720,870	5,058,384	
1982/07		1.00	29.5087	3.0000	26.5087	204	100.00	2,802,496	5,174,460	
1983/04	130,657	1.00	29.1375	3.0000	26.1375	204	100.00	3,017,228	5,310,528	
1983/07		1.00	30.0953	3.0000	27.0953	204	89.89	3,107,745	5,520,648	
1984/01		1.00	28.3905	3.0000	25.3905	204	100.00	3,200,977	5,592,252	
1984/07		1.00	27.3084	3.0000	24.3084	204	100.00	3,297,006	5,699,556	
1985/01		1.00	25.4555	3.0000	22.4555	204	100.00	3,395,916	5,764,836	
1985/10		1.00	23.3077	3.0000	20.3077	204	100.00	3,497,793	5,814,000	
1986/01		1.00	21.1376	3.0000	18.1376	204	89.28	3,602,727	5,862,348	



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1986/07		1.00	18.4350	3.0000	15.4350	204	89.28	3,710,809	5,851,128	
1987/01		1.00	16.4441	3.0000	13.4441	204	88.57	3,822,133	5,955,780	
1987/07	21,514	1.00	14.3448	3.0000	11.3448	204	88.57	3,958,311	6,002,292	
1988/01		1.00	12.2455	3.0000	9.2455	204	100.00	4,077,060	6,051,048	
1988/07		1.00	9.8354	3.0000	6.8354	204	100.00	4,199,372	6,047,784	
1989/01		1.00	7.4253	3.0000	4.4253	204	84.63	4,325,353	6,083,484	
1989/07		1.00	5.0152	3.0000	2.0152	204	84.63	4,455,114	6,124,692	
1990/01	41,835	1.00	2.6051	2.6051		204	85.74	4,613,009	6,155,496	
1990/07		1.00	0.5899	0.5899		204	85.74	4,640,221	6,191,808	
1991/01	6,455	1.00	0.5899	0.5899		204	89.25	4,674,049	6,228,120	
1991/07		1.00	1.4932	1.4932		204	89.25	4,743,842	6,321,144	
1992/01	64,217	0.95	2.0117	2.0117		204	90.57	4,898,719	6,448,236	
1992/07		0.95	1.8152	1.8152		204	90.57	4,983,193	6,565,332	
1993/01	1,246,969	0.90	1.7710	1.7710		204	90.47	6,309,589	6,681,612	
1993/07		0.90	1.5329	1.5329		204	90.47	6,396,636	6,784,020	
1994/01	32,717	0.85	1.6983	1.6983		204	88.31	6,521,695	6,899,280	
1994/07		0.85	1.5991	1.5991		204	88.31	6,610,338	7,009,644	
1995/01	38,603	0.80	1.5812	1.5812		204	84.09	6,732,562	7,120,416	
1995/07		0.80	1.5250	1.5250		204	84.09	6,814,699	7,228,944	
1996/01	552,808	0.75	1.7228	1.7228		204	89.57	7,455,560	7,353,588	
1996/07		0.75	1.3294	1.3294		204	89.57	7,455,560	7,451,304	3
1997/01	635,937	0.70	1.4109	1.4109		204	92.31	7,556,364	7,556,364	8
1997/07		0.70	1.0917	1.0917		204	92.31	7,614,110	7,638,780	
1998/01	50,078	0.65	1.1663	1.1663		204	90.79	7,721,911	7,727,928	
1998/07		0.65	1.0794	1.0794		204	90.79	7,776,088	7,811,364	
1999/01	96,658	0.60	1.4499	1.4499		204	88.04	7,924,584	7,924,584	8
1999/07		0.60	1.2299	1.2299		204	88.04	7,983,060	8,022,096	
2000/01		0.55	1.3356	1.3356		204	88.04	8,041,704	8,129,196	
2000/07	505,618	0.55	1.1129	1.1129		204	85.34	8,219,568	8,219,568	8
2001/01		0.50	1.2976	1.2976		204	85.34	8,272,897	8,326,260	



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2001/07	53,891	0.50	0.9615	0.9615		204	88.76	8,366,564	8,406,228	
2002/01		0.45	1.0301	1.0301		204	87.75	8,405,343	8,492,724	
2002/07		0.45	0.8337	0.8337		204	87.75	8,436,880	8,563,512	
2003/01	53,501	0.40	1.3271	1.3271		204	85.03	8,535,164	8,677,140	
2003/07		0.40	1.1664	1.1664		204	85.03	8,574,989	8,778,324	
2004/01	78,090	0.35	1.1103	1.1103		204	81.03	8,686,401	8,875,836	
2004/07		0.35	0.8378	0.8378		204	81.03	8,711,870	8,950,296	
2005/01		0.30	0.8595	0.8595		204	81.03	8,734,338	9,027,204	
2005/07	31,224	0.30	0.7364	0.7364		204	79.87	8,784,856	9,093,708	
2006/01		0.25	0.9068	0.9068		204	79.87	8,804,771	9,176,124	
2006/07		0.25	0.8133	0.8133		204	74.35	8,822,671	9,250,788	
2007/01	41,033	0.20	1.0133	1.0133		204	72.79	8,881,588	9,344,424	
2007/07		0.20	1.1050	1.1050		204	72.79	8,901,216	9,447,648	
2008/01	1,939,134	0.15	0.8556	0.8556		204	69.75	9,528,432	9,528,432	8
2008/07		0.15	0.6104	0.6104		204	69.75	9,537,160	9,586,572	
2009/01		0.10	1.3268	1.3268		204	69.75	9,549,816	9,713,868	
2009/07	296,281	0.10	0.6841	0.6841		204	66.14	9,780,372	9,780,372	8
2010/01	205,737	0.05	0.8643	0.8643		204	68.29	9,864,828	9,864,828	8
2010/07		0.05	0.7107	0.7107		204	68.29	9,868,330	9,935,004	
2011/01		0.00	0.9198	0.9198		204	68.29	9,868,330	10,026,396	
2011/07	59,202	0.00	0.9028	0.9028		204	69.82	9,927,532	10,116,972	
2012/01		0.00	0.3865	0.3865		204	69.82	9,927,532	10,156,140	
2012/07	169,276	0.00	0.9417	0.9417		204	69.86	10,096,808	10,251,816	
2013/01		0.00	0.4901	0.4901		204	69.86	10,096,808	10,302,000	
2013/07	38,342	0.00	0.6196	0.6196		204	69.95	10,135,150	10,365,852	
2014/01		0.00	0.8564	0.8564		204	69.95	10,135,150	10,454,592	
2014/07		0.00	1.2383	1.2383		204	69.73	10,135,150	10,584,132	
2015/01		0.00	0.7571	0.7571		204	69.73	10,135,150	10,664,304	
2015/09	53,431	0.00	1.5736	1.5736		204	63.54	10,188,581	10,832,196	
2016/09		0.00	1.9890	1.9890		204	63.54	10,188,581	11,047,620	

Message Code:

3 Index Cost Limitation - January 1996



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 Office of Medicaid Cost Reimbursement Planning and Finance
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290.01

Sunnyside Nursing Home

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : Other CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
5201 BAHIA VISTA STREET	7/1/2014-12/31/2014	Number of Beds: 60	Superior: 366
SARASOTA, FL 34232	Days in CR 184	Maximum: 11,040	Standard: 0
County: Sarasota [58]	First Used : 2015/09	Max Annualized: 21,900	Conditional: 0
Region: South Area: 8	Last Used: 2016/09	Total Patient: 9,844	Total: 366
Control: Nonprofit : Other	Unaudited	Medicare: 1,665	Inflation
Current Class South Small	Initial CR? False	Medicaid: 4,640	FY Index: 1.35002422
Class at 1/94: South Small	Medicaid Utilization	47.13531%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	89.16667%	Cost: 1.06928041
Open Date: 08/01/1977	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 08/01/1977	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23500000
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	112.76643%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/1970	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05627530
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	367,070	553,947	314,661	57,165		1,292,843	
1a	Audit Adjustments							
2	Cost Per Diem	79.1099	119.3851	67.8149	12.3200		278.6299	
3	Cost Per Diem Inflated	84.5907	126.1035	72.5131				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	84.5907	126.1035	72.5131	12.3200		295.5273	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	89.0418		75.4475				
7	Provider Target Rate	93.9950		79.6445				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	71.0408	115.1428	97.4246	13.6500			
9	Prior Semester: Class Ceiling Target Base	72.3589		85.0807				
10	Target Rate Class Ceiling	75.1765		88.3937				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	71.0408	115.1428	72.5131	12.3200		271.0167	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	71.0408	115.1428	72.5131	12.3200		271.0167	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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Sunnyside Nursing Home

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	10/01/1985	Amount:	2,418,670.00		Total Amount	Per Diem
RS to Start Calcs:	1977/07	Type:	Fixed	80% Capital(1):	2,314,650	11.7873
Indexed Asset Value	2,893,312	<60% of Base:	False	20% ROE(2):	578,662	0.6482
FRVS Base Asset:	706,660	Interest Rate:	8.0000%	Insurance Cost(3):	26,814	2.7239
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.022080	Amortization Rate:	8.0000%	Home Office(3):	4,602	0.4675
		Interest Only:	False	Replacement(3&4):	117,972	0.0000
		Yearly Payment:	232,328	Total FRVS PD:		15.6269

(1) 80% Capital (\$2,314,650) amortized at 8.0000 % for 20 years Principal & Interest of \$232,328 divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$11.7873

(2) 20% ROE (\$578,662) times the ROE factor (0.022080) divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$0.6482

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 60	Effective PBS Limitation	1,710,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	71.0408	71.0408	3.2231	67.8177
Direct Care	115.1428	115.1428	5.2240	109.9188
Indirect Care	72.5131	72.5131	3.2899	69.2232
Property	12.3200	15.6269	0.7090	14.9179
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.9541
Supplemental Rate				8.1814
Totals	271.0167	274.3236	12.4460	290.0131

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1977/07	571,336	0.00	5.0576	3.0000	2.0576	60	100.00	571,336	1,019,340	
1978/01	66,200	0.10	6.7973	3.0000	3.7973	60	100.00	639,250	1,067,700	
1978/07		0.10	9.3367	3.0000	6.3367	60	100.00	641,168	1,126,800	
1979/01		0.20	11.4640	3.0000	8.4640	60	100.00	645,015	1,184,580	
1979/07		0.20	12.6622	3.0000	9.6622	60	100.00	648,885	1,234,320	
1980/01		0.30	15.8279	3.0000	12.8279	60	29.92	652,062	1,310,460	
1980/07		0.30	16.6385	3.0000	13.6385	60	29.92	655,254	1,360,380	
1981/01		0.40	17.4626	3.0000	14.4626	60	29.15	659,421	1,412,400	
1981/07		0.40	17.0514	3.0000	14.0514	60	29.15	663,615	1,448,940	
1982/01		0.50	16.7274	3.0000	13.7274	60	23.97	663,615	1,487,760	
1982/07		0.50	16.0251	3.0000	13.0251	60	23.97	663,615	1,521,900	
1983/04		0.60	15.6539	3.0000	12.6539	60	25.80	669,218	1,561,920	
1983/07		0.60	16.6117	3.0000	13.6117	60	25.80	674,869	1,623,720	
1984/01		0.70	14.9069	3.0000	11.9069	60	28.97	682,334	1,644,780	
1984/07		0.70	13.8248	3.0000	10.8248	60	28.97	689,881	1,676,340	
1985/01		0.80	11.9719	3.0000	8.9719	60	27.70	698,220	1,695,540	
1985/10		0.80	9.8241	3.0000	6.8241	60	27.70	706,660	1,710,000	
1986/01		0.90	7.6540	3.0000	4.6540	60	27.70	716,269	1,724,220	
1986/07		0.90	4.9514	3.0000	1.9514	60	27.70	726,009	1,720,920	
1987/01		1.00	2.9605	2.9605		60	23.62	726,009	1,751,700	
1987/07	7,499	1.00	0.9007	0.9007		60	23.62	733,508	1,765,380	
1988/01		1.00	0.9007	0.9007		60	31.76	737,323	1,779,720	
1988/07	6,380	1.00	0.5899	0.5899		60	31.76	746,215	1,778,760	
1989/01		1.00	0.5899	0.5899		60	34.73	748,995	1,789,260	
1989/07		1.00	0.5899	0.5899		60	34.73	751,785	1,801,380	
1990/01		1.00	0.5899	0.5899		60	32.44	754,401	1,810,440	
1990/07		1.00	0.5899	0.5899		60	32.44	757,026	1,821,120	
1991/01		1.00	0.5899	0.5899		60	32.44	759,660	1,831,800	
1991/07	85,534	1.00	1.4932	1.4932		60	35.40	852,495	1,859,160	
1992/01	993,311	1.00	2.0117	2.0117		60	42.83	1,859,161	1,896,540	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1992/07		1.00	1.8152	1.8152		60	42.83	1,885,441	1,930,980	
1993/01		1.00	1.7710	1.7710		60	46.20	1,913,490	1,965,180	
1993/07		1.00	1.5329	1.5329		60	46.20	1,913,490	1,995,300	5
1994/01		1.00	1.6983	1.6983		60	46.20	1,938,129	2,029,200	5
1994/07		1.00	1.5991	1.5991		60	45.56	1,991,817	2,061,660	
1995/01		1.00	1.5812	1.5812		60	41.70	2,015,696	2,094,240	
1995/07		1.00	1.5250	1.5250		60	41.70	2,039,002	2,126,160	
1996/01		1.00	1.7228	1.7228		60	44.35	2,067,328	2,162,820	
1996/07		1.00	1.3294	1.3294		60	44.35	2,089,489	2,191,560	
1997/01		1.00	1.4109	1.4109		60	51.83	2,117,270	2,222,460	
1997/07		1.00	1.0917	1.0917		60	51.83	2,139,052	2,246,700	
1998/01	22,496	0.95	1.1663	1.1663		60	48.00	2,182,232	2,272,920	
1998/07		0.95	1.0794	1.0794		60	48.00	2,201,761	2,297,460	
1999/01		0.90	1.4499	1.4499		60	44.79	2,225,158	2,330,760	
1999/07		0.90	1.2299	1.2299		60	44.79	2,245,216	2,359,440	
2000/01	32,970	0.85	1.3356	1.3356		60	48.49	2,300,659	2,390,940	
2000/07		0.85	1.1129	1.1129		60	48.49	2,319,847	2,417,520	
2001/01		0.80	1.2976	1.2976		60	47.60	2,340,689	2,448,900	
2001/07		0.80	0.9615	0.9615		60	47.60	2,356,271	2,472,420	
2002/01	10,798	0.75	1.0301	1.0301		60	50.05	2,383,635	2,497,860	
2002/07		0.75	0.8337	0.8337		60	50.05	2,397,198	2,518,680	
2003/01		0.70	1.3271	1.3271		60	49.60	2,417,281	2,552,100	
2003/07		0.70	1.1664	1.1664		60	49.60	2,435,080	2,581,860	
2004/01		0.65	1.1103	1.1103		60	48.37	2,450,536	2,610,540	
2004/07		0.65	0.8378	0.8378		60	48.37	2,462,273	2,632,440	
2005/01	19,858	0.60	0.8595	0.8595		60	49.67	2,493,598	2,655,060	
2005/07		0.60	0.7364	0.7364		60	49.67	2,503,547	2,674,620	
2006/01		0.55	0.9068	0.9068		60	48.90	2,514,647	2,698,860	
2006/07		0.55	0.8133	0.8133		60	48.90	2,524,648	2,720,820	
2007/01	13,481	0.50	1.0133	1.0133		60	42.58	2,548,033	2,748,360	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2007/07		0.50	1.1050	1.1050		60	42.58	2,558,932	2,778,720	
2008/01		0.45	0.8556	0.8556		60	37.26	2,565,606	2,802,480	
2008/07		0.45	0.6104	0.6104		60	37.26	2,570,381	2,819,580	
2009/01	15,050	0.40	1.3268	1.3268		60	32.59	2,593,514	2,857,020	
2009/07		0.40	0.6841	0.6841		60	32.59	2,597,719	2,876,580	
2010/01	90,528	0.35	0.8643	0.8643		60	36.94	2,693,525	2,901,420	
2010/07		0.35	0.7107	0.7107		60	36.94	2,698,024	2,922,060	
2011/01	40,350	0.30	0.9198	0.9198		60	42.63	2,744,144	2,948,940	
2011/07		0.30	0.9028	0.9028		60	42.63	2,749,904	2,975,580	
2012/01		0.25	0.3865	0.3865		60	42.63	2,751,963	2,987,100	
2012/07	46,817	0.25	0.9417	0.9417		60	48.96	2,804,547	3,015,240	
2013/01		0.20	0.4901	0.4901		60	48.96	2,806,994	3,030,000	
2013/07	14,902	0.20	0.6196	0.6196		60	42.33	2,824,573	3,048,780	
2014/01		0.15	0.8564	0.8564		60	42.33	2,827,366	3,074,880	
2014/07		0.15	1.2383	1.2383		60	49.03	2,832,047	3,112,980	
2015/01	47,888	0.10	0.7571	0.7571		60	46.39	2,881,743	3,136,560	
2015/09	5,216	0.10	1.5736	1.5736		60	47.14	2,890,847	3,185,940	
2016/09		0.05	1.9890	1.9890		60	47.14	2,893,312	3,249,300	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

ID: 202711123120140701201404222015133250



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Center for Health Care of The Alliance Community

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : Church CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
130 W ARMSTRONG AVENUE	1/1/2015-12/31/2015	Number of Beds: 130	Superior: 0
County: Volusia [64]	Days in CR 365	Maximum: 47,450	Standard: 366
Region: North Area: 4	First Used : 2016/09	Max Annualized: 47,450	Conditional: 0
Control: Nonprofit : Church	Last Used: 2016/09	Total Patient: 41,770	Total: 366
Current Class North Large	Unaudited	Medicare: 4,583	Inflation
Class at 1/94: North Large	Initial CR? False	Medicaid: 27,353	FY Index: 1.37939113
Operating Ex > 18 months	Medicaid Utilization	65.48480%	Semester Index: 1.44355445
Open Date: 08/01/1971	Occupancy:	88.02950%	Cost: 1.04651568
Acquired Date: 08/01/1971	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Entered Medicaid 08/01/1971	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Med # Active Date: 08/01/1971	Low Occupancy Adjustment Factor:	111.32828%	DC Sem Index: 1.30450000
Previous Med #	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,333,273	2,123,998	1,453,057	324,954		5,235,282	
1a	Audit Adjustments							
2	Cost Per Diem	48.7432	77.6514	53.1224	11.8800		191.3970	
3	Cost Per Diem Inflated	51.0105	80.8107	55.5934				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	51.0105	80.8107	55.5934	11.8800		199.2946	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	50.3991		59.4684				
7	Provider Target Rate	53.2027		62.7765				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	51.0105	80.8107	55.5934	11.8800		199.2946	
12/13	Medicaid Adjustment Rate		1.4078	0.9685				
14	Prospective Per Diem 11	51.0105	82.2185	56.5619	11.8800		201.6709	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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Center for Health Care of The Alliance Community

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	10/01/1985	Amount:	11,015,000.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	4,386,897	8.4310
Indexed Asset Value	5,483,621	<60% of Base:	False	20% ROE(2):	1,096,724	0.5190
FRVS Base Asset:	458,153	Interest Rate:	5.4300%	Insurance Cost(3):	69,192	1.6565
Occup Adj Factor	0.9000	Chase Rate:	7.7500%	Taxes Cost(3):	9,145	0.2189
ROE Factor	0.020210	Amortization Rate:	5.4300%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	54,867	0.0000
		Yearly Payment:	360,045	Total FRVS PD:		10.8254

(1) 80% Capital (\$4,386,897) amortized at 5.4300 % for 20 years Principal & Interest of \$360,045 divided by annual available days (47450) divided by Occup. Adj. (0.90) = \$8.4310

(2) 20% ROE (\$1,096,724) times the ROE factor (0.020210) divided by annual available days (47450) divided by Occup. Adj. (0.90) = \$0.5190

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 60	Effective PBS Limitation	1,710,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	51.0105	51.0105	2.3143	48.6962
Direct Care	82.2185	82.2185	3.7302	78.4883
Indirect Care	56.5619	56.5619	2.5662	53.9957
Property	11.8800	10.8254	0.4911	10.3343
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	201.6709	200.6163	9.1018	199.6959

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	244,475	0.00				60	100.00	244,475	615,660	
1972/01		0.10	3.9787	3.0000	0.9787	60	100.00	245,208	640,140	
1972/07		0.10	5.9113	3.0000	2.9113	60	100.00	245,944	671,700	
1973/01		0.20	8.0622	3.0000	5.0622	60	100.00	247,420	706,320	
1973/07	20,728	0.20	10.7186	3.0000	7.7186	60	100.00	269,633	746,280	
1974/01		0.30	12.9457	3.0000	9.9457	60	100.00	272,060	785,280	
1974/07		0.30	13.0494	3.0000	10.0494	60	100.00	274,509	809,640	
1975/01		0.40	13.1399	3.0000	10.1399	60	100.00	277,803	834,660	
1975/07		0.40	14.2033	3.0000	11.2033	60	100.00	281,137	868,620	
1976/01		0.50	15.2478	3.0000	12.2478	60	100.00	285,354	903,720	
1976/07		0.50	15.7330	3.0000	12.7330	60	100.00	289,634	935,220	
1977/01		0.60	16.4836	3.0000	13.4836	60	100.00	294,847	970,320	
1977/07		0.60	18.5412	3.0000	15.5412	60	100.00	300,154	1,019,340	
1978/01		0.70	20.2809	3.0000	17.2809	60	100.00	306,457	1,067,700	
1978/07		0.70	22.8203	3.0000	19.8203	60	100.00	312,893	1,126,800	
1979/01		0.80	24.9476	3.0000	21.9476	60	100.00	320,402	1,184,580	
1979/07		0.80	26.1458	3.0000	23.1458	60	100.00	328,092	1,234,320	
1980/01		0.90	29.3115	3.0000	26.3115	60	55.21	336,950	1,310,460	
1980/07		0.90	30.1222	3.0000	27.1222	60	55.21	346,048	1,360,380	
1981/01		1.00	30.9462	3.0000	27.9462	60	55.42	356,429	1,412,400	
1981/07		1.00	30.5350	3.0000	27.5350	60	55.42	367,122	1,448,940	
1982/01		1.00	30.2110	3.0000	27.2110	60	57.43	378,136	1,487,760	
1982/07		1.00	29.5087	3.0000	26.5087	60	57.43	389,480	1,521,900	
1983/04		1.00	29.1375	3.0000	26.1375	60	51.41	400,402	1,561,920	
1983/07		1.00	30.0953	3.0000	27.0953	60	51.41	411,630	1,623,720	
1984/01	209	1.00	28.3905	3.0000	25.3905	60	48.36	422,697	1,644,780	
1984/07		1.00	27.3084	3.0000	24.3084	60	48.36	433,847	1,676,340	
1985/01	368	1.00	25.4555	3.0000	22.4555	60	51.41	446,381	1,695,540	
1985/10		1.00	23.3077	3.0000	20.3077	60	48.35	458,153	1,710,000	
1986/01		1.00	21.1376	3.0000	18.1376	60	48.35	470,236	1,724,220	



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199.70

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	60	48.05	482,560	1,720,920	
1987/01		1.00	16.4441	3.0000	13.4441	60	48.05	495,207	1,751,700	
1987/07		1.00	14.3448	3.0000	11.3448	60	53.99	509,790	1,765,380	
1988/01		1.00	12.2455	3.0000	9.2455	60	53.99	524,803	1,779,720	
1988/07		1.00	9.8354	3.0000	6.8354	60	49.04	538,841	1,778,760	
1989/01		1.00	7.4253	3.0000	4.4253	60	49.04	553,255	1,789,260	
1989/07		1.00	5.0152	3.0000	2.0152	60	42.71	566,144	1,801,380	
1990/01		1.00	2.6051	2.6051		60	42.71	577,597	1,810,440	
1990/07		1.00	0.5899	0.5899		60	41.74	580,183	1,821,120	
1991/01		1.00	0.5899	0.5899		60	41.74	582,780	1,831,800	
1991/07	49,010	1.00	1.4932	1.4932		60	48.01	639,386	1,859,160	
1992/01		0.95	2.0117	2.0117		60	48.01	650,052	1,896,540	
1992/07		0.95	1.8152	1.8152		60	49.97	660,236	1,930,980	
1993/01		0.90	1.7710	1.7710		60	49.97	669,797	1,965,180	
1993/07		0.90	1.5329	1.5329		60	50.94	678,355	1,995,300	
1994/01		0.85	1.6983	1.6983		60	50.94	687,425	2,029,200	
1994/07		0.85	1.5991	1.5991		60	54.00	696,599	2,061,660	
1995/01		0.80	1.5812	1.5812		60	54.00	705,251	2,094,240	
1995/07		0.80	1.5250	1.5250		60	55.32	713,855	2,126,160	
1996/01		0.75	1.7228	1.7228		60	55.32	723,079	2,162,820	
1996/07	14,128	0.75	1.3294	1.3294		60	60.45	744,417	2,191,560	
1997/01	2,779,127	0.70	1.4109	1.4109		130	59.05	3,530,896	4,815,330	
1997/07		0.70	1.0917	1.0917		130	59.05	3,557,879	4,867,850	
1998/01	1,135,972	0.65	1.1663	1.1663		130	54.04	4,720,352	4,924,660	
1998/07	44,782	0.65	1.0794	1.0794		130	59.01	4,765,134	4,977,830	5
1999/01		0.60	1.4499	1.4499		130	59.01	4,839,992	5,049,980	
1999/07	38,448	0.60	1.2299	1.2299		130	61.91	4,878,440	5,112,120	5
2000/01		0.55	1.3356	1.3356		130	61.91	4,950,253	5,180,370	
2000/07	41,086	0.55	1.1129	1.1129		130	62.65	5,021,639	5,237,960	
2001/01		0.50	1.2976	1.2976		130	62.65	5,054,219	5,305,950	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07	30,960	0.50	0.9615	0.9615		130	64.13	5,109,480	5,356,910	
2002/01		0.45	1.0301	1.0301		130	64.13	5,133,162	5,412,030	
2002/07		0.45	0.8337	0.8337		130	66.77	5,152,422	5,457,140	
2003/01		0.40	1.3271	1.3271		130	66.77	5,179,771	5,529,550	
2003/07	32,183	0.40	1.1664	1.1664		130	69.86	5,236,123	5,594,030	
2004/01		0.35	1.1103	1.1103		130	69.86	5,256,471	5,656,170	
2004/07		0.35	0.8378	0.8378		130	59.52	5,271,883	5,703,620	
2005/01		0.30	0.8595	0.8595		130	59.52	5,285,479	5,752,630	
2005/07		0.30	0.7364	0.7364		130	59.52	5,297,155	5,795,010	
2006/01		0.25	0.9068	0.9068		130	57.79	5,309,164	5,847,530	
2006/07		0.25	0.8133	0.8133		130	57.79	5,319,958	5,895,110	
2007/01		0.20	1.0133	1.0133		130	57.79	5,330,742	5,954,780	
2007/07		0.20	1.1050	1.1050		130	54.87	5,342,495	6,020,560	
2008/01	57,009	0.15	0.8556	0.8556		130	48.73	5,405,577	6,072,040	
2008/07		0.15	0.6104	0.6104		130	48.73	5,409,964	6,109,090	
2009/01		0.10	1.3268	1.3268		130	48.73	5,416,325	6,190,210	
2009/07	32,580	0.10	0.6841	0.6841		130	54.92	5,452,604	6,232,590	
2010/01		0.05	0.8643	0.8643		130	54.92	5,454,956	6,286,410	
2010/07		0.05	0.7107	0.7107		130	55.96	5,456,893	6,331,130	
2011/01		0.00	0.9198	0.9198		130	59.45	5,456,893	6,389,370	
2011/07		0.00	0.9028	0.9028		130	59.45	5,456,893	6,447,090	
2012/01		0.00	0.3865	0.3865		130	59.45	5,456,893	6,472,050	
2012/07	26,728	0.00	0.9417	0.9417		130	59.27	5,483,621	6,533,020	
2013/01		0.00	0.4901	0.4901		130	65.37	5,483,621	6,565,000	
2013/07		0.00	0.6196	0.6196		130	65.37	5,483,621	6,605,690	
2014/01		0.00	0.8564	0.8564		130	64.04	5,483,621	6,662,240	
2014/07		0.00	1.2383	1.2383		130	64.04	5,483,621	6,744,790	
2015/01		0.00	0.7571	0.7571		130	64.04	5,483,621	6,795,880	
2015/09		0.00	1.5736	1.5736		130	61.44	5,483,621	6,902,870	
2016/09		0.00	1.9890	1.9890		130	65.48	5,483,621	7,040,150	

Message Code:

5 Uncorrected Licensure Deficiency



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Miracle Hill Nursing And Rehabilitation Centers, Inc.

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1329 ABRAHAM STREET	7/1/2013-6/30/2014	Number of Beds: 120	Superior: 0
TALLAHASSEE, FL 32304	Days in CR 365	Maximum: 43,800	Standard: 366
County: Leon [37]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 2	Last Used: 2016/09	Total Patient: 42,098	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 3,182	Inflation
Current Class North Large	Initial CR? False	Medicaid: 33,669	FY Index: 1.32215372
Class at 1/94: North Large	Medicaid Utilization	79.97767%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	96.11416%	Cost: 1.09182044
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22300000
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	121.55271%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/1970	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06663941
Previous Med #			PS Target: 1.05562807

Rate Calculations								
Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,558,045	2,830,656	1,529,108	491,904		6,409,713	
1a	Audit Adjustments							
2	Cost Per Diem	46.2754	84.0731	45.4159	14.6100		190.3744	
3	Cost Per Diem Inflated	50.5244	89.6757	49.5860				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	50.5244	89.6757	49.5860	14.6100		204.3961	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	50.6704		56.7094				
7	Provider Target Rate	53.4891		59.8640				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	50.5244	89.6757	49.5860	13.6500		203.4361	
12/13	Medicaid Adjustment Rate		3.0243	1.6723				
14	Prospective Per Diem 11	50.5244	92.7000	51.2583	13.6500		208.1327	
15	Inflated Usual & Customary Charge	Usual and Customary Limitations not applied after 7/1/2002.						0.00



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Miracle Hill Nursing And Rehabilitation Centers, Inc.

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	10/01/1985	Amount:	5,759,900.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	4,483,615	13.4073
Indexed Asset Value	5,604,519	<60% of Base:	False	20% ROE(2):	1,120,904	0.6458
FRVS Base Asset:	835,478	Interest Rate:	10.2600%	Insurance Cost(3):	13,410	0.3185
Occup Adj Factor	0.9000	Chase Rate:	8.7400%	Taxes Cost(3):	0	0.0000
ROE Factor	0.022710	Amortization Rate:	10.2600%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	201,689	0.0000
		Yearly Payment:	528,516	Total FRVS PD:		14.3716

(1) 80% Capital (\$4,483,615) amortized at 10.2600 % for 20 years Principal & Interest of \$528,516 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$13.4073

(2) 20% ROE (\$1,120,904) times the ROE factor (0.022710) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6458

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	54,155
Comparison Bed	60	Effective PBS Limitation	1,710,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	50.5244	50.5244	2.2923	48.2321
Direct Care	92.7000	92.7000	4.2058	88.4942
Indirect Care	51.2583	51.2583	2.3256	48.9327
Property	13.6500	14.3716	0.6520	13.7196
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.8071
Supplemental Rate				8.1814
Totals	208.1327	208.8543	9.4757	229.3671

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	409,113	0.00				60	100.00	409,113	615,660	
1972/01		0.10	3.9787	3.0000	0.9787	60	100.00	410,340	640,140	
1972/07		0.10	5.9113	3.0000	2.9113	60	100.00	411,571	671,700	
1973/01	1,975	0.20	8.0622	3.0000	5.0622	60	100.00	416,015	706,320	
1973/07		0.20	10.7186	3.0000	7.7186	60	100.00	418,511	746,280	
1974/01		0.30	12.9457	3.0000	9.9457	60	100.00	422,278	785,280	
1974/07	20,231	0.30	13.0494	3.0000	10.0494	60	100.00	446,310	809,640	
1975/01		0.40	13.1399	3.0000	10.1399	60	100.00	451,666	834,660	
1975/07	6,854	0.40	14.2033	3.0000	11.2033	60	100.00	463,940	868,620	
1976/01	3,715	0.50	15.2478	3.0000	12.2478	60	100.00	474,614	903,720	
1976/07		0.50	15.7330	3.0000	12.7330	60	100.00	481,733	935,220	
1977/01		0.60	16.4836	3.0000	13.4836	60	100.00	490,404	970,320	
1977/07		0.60	18.5412	3.0000	15.5412	60	100.00	499,231	1,019,340	
1978/01	9,176	0.70	20.2809	3.0000	17.2809	60	100.00	518,891	1,067,700	
1978/07		0.70	22.8203	3.0000	19.8203	60	100.00	529,788	1,126,800	
1979/01		0.80	24.9476	3.0000	21.9476	60	100.00	542,503	1,184,580	
1979/07	3,523	0.80	26.1458	3.0000	23.1458	60	100.00	559,046	1,234,320	
1980/01		0.90	29.3115	3.0000	26.3115	60	98.25	574,140	1,310,460	
1980/07	4,163	0.90	30.1222	3.0000	27.1222	60	98.25	593,805	1,360,380	
1981/01	3,519	1.00	30.9462	3.0000	27.9462	60	98.16	615,138	1,412,400	
1981/07		1.00	30.5350	3.0000	27.5350	60	98.16	633,592	1,448,940	
1982/01	5,675	1.00	30.2110	3.0000	27.2110	60	96.05	658,275	1,487,760	
1982/07		1.00	29.5087	3.0000	26.5087	60	100.00	678,023	1,521,900	
1983/04	10,828	1.00	29.1375	3.0000	26.1375	60	100.00	709,192	1,561,920	
1983/07		1.00	30.0953	3.0000	27.0953	60	100.00	730,468	1,623,720	
1984/01	3,388	1.00	28.3905	3.0000	25.3905	60	100.00	755,770	1,644,780	
1984/07		1.00	27.3084	3.0000	24.3084	60	94.97	778,443	1,676,340	
1985/01		1.00	25.4555	3.0000	22.4555	60	94.97	801,796	1,695,540	
1985/10	9,628	1.00	23.3077	3.0000	20.3077	60	98.33	835,478	1,710,000	
1986/01		1.00	21.1376	3.0000	18.1376	60	98.33	860,542	1,724,220	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	60	98.33	886,358	1,720,920	
1987/01		1.00	16.4441	3.0000	13.4441	60	95.83	912,949	1,751,700	
1987/07		1.00	14.3448	3.0000	11.3448	60	95.83	940,337	1,765,380	
1988/01		1.00	12.2455	3.0000	9.2455	60	93.70	968,547	1,779,720	
1988/07		1.00	9.8354	3.0000	6.8354	60	93.70	997,603	1,778,760	
1989/01	9,362	1.00	7.4253	3.0000	4.4253	60	93.78	1,036,893	1,789,260	
1989/07		1.00	5.0152	3.0000	2.0152	60	93.78	1,068,000	1,801,380	
1990/01	50,499	1.00	2.6051	2.6051		60	94.17	1,146,321	1,810,440	
1990/07		1.00	0.5899	0.5899		60	94.17	1,153,083	1,821,120	
1991/01	7,445	1.00	0.5899	0.5899		60	93.41	1,167,330	1,831,800	
1991/07		1.00	1.4932	1.4932		60	93.41	1,184,761	1,859,160	
1992/01	11,397	0.95	2.0117	2.0117		60	93.71	1,218,800	1,896,540	
1992/07		0.95	1.8152	1.8152		60	93.71	1,239,817	1,930,980	
1993/01		0.90	1.7710	1.7710		60	94.99	1,259,578	1,965,180	
1993/07		0.90	1.5329	1.5329		60	94.99	1,276,955	1,995,300	
1994/01		0.85	1.6983	1.6983		60	96.52	1,295,389	2,029,200	
1994/07		0.85	1.5991	1.5991		60	96.52	1,312,996	2,061,660	
1995/01	14,354	0.80	1.5812	1.5812		60	90.13	1,343,959	2,094,240	
1995/07		0.80	1.5250	1.5250		60	90.13	1,360,355	2,126,160	
1996/01		0.75	1.7228	1.7228		60	90.53	1,377,932	2,162,820	
1996/07		0.75	1.3294	1.3294		60	90.53	1,391,671	2,191,560	
1997/01		0.70	1.4109	1.4109		60	93.04	1,405,415	2,222,460	
1997/07		0.70	1.0917	1.0917		60	93.04	1,416,155	2,246,700	
1998/01		0.65	1.1663	1.1663		60	93.91	1,426,891	2,272,920	
1998/07		0.65	1.0794	1.0794		60	93.91	1,436,902	2,297,460	
1999/01	3,927,866	0.60	1.4499	1.4499		120	94.75	4,661,520	4,661,520	8
1999/07	880,680	0.60	1.2299	1.2299		120	94.85	5,576,597	4,718,880	6
2000/01	75,339	0.55	1.3356	1.3356		120	90.93	5,576,597	4,781,880	3
2000/07		0.55	1.1129	1.1129		120	90.93	5,576,597	4,835,040	3
2001/01	251,557	0.50	1.2976	1.2976		120	89.87	5,576,597	4,897,800	3



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0 202941-00 - 2016/09

229.37

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		0.50	0.9615	0.9615		120	89.87	5,576,597	4,944,840	3
2002/01		0.45	1.0301	1.0301		120	90.08	5,576,597	4,995,720	3
2002/07		0.45	0.8337	0.8337		120	90.08	5,576,597	5,037,360	3
2003/01	362,281	0.40	1.3271	1.3271		120	92.03	5,576,597	5,104,200	3
2003/07		0.40	1.1664	1.1664		120	92.03	5,576,597	5,163,720	3
2004/01		0.35	1.1103	1.1103		120	92.97	5,576,597	5,221,080	3
2004/07		0.35	0.8378	0.8378		120	92.97	5,576,597	5,264,880	3
2005/01		0.30	0.8595	0.8595		120	94.70	5,576,597	5,310,120	3
2005/07		0.30	0.7364	0.7364		120	94.70	5,576,597	5,349,240	3
2006/01		0.25	0.9068	0.9068		120	94.70	5,576,597	5,397,720	3
2006/07		0.25	0.8133	0.8133		120	90.76	5,576,597	5,441,640	3
2007/01		0.20	1.0133	1.0133		120	90.76	5,576,597	5,496,720	3
2007/07		0.20	1.1050	1.1050		120	91.08	5,576,597	5,557,440	3
2008/01		0.15	0.8556	0.8556		120	80.33	5,583,752	5,604,960	
2008/07		0.15	0.6104	0.6104		120	80.33	5,588,867	5,639,160	
2009/01		0.10	1.3268	1.3268		120	80.33	5,596,283	5,714,040	
2009/07		0.10	0.6841	0.6841		120	81.74	5,600,111	5,753,160	
2010/01		0.05	0.8643	0.8643		120	81.74	5,602,530	5,802,840	
2010/07		0.05	0.7107	0.7107		120	85.36	5,604,519	5,844,120	
2011/01		0.00	0.9198	0.9198		120	85.36	5,604,519	5,897,880	
2011/07		0.00	0.9028	0.9028		120	86.68	5,604,519	5,951,160	
2012/01		0.00	0.3865	0.3865		120	86.68	5,604,519	5,974,200	
2012/07		0.00	0.9417	0.9417		120	82.03	5,604,519	6,030,480	
2013/01		0.00	0.4901	0.4901		120	82.03	5,604,519	6,060,000	
2013/07		0.00	0.6196	0.6196		120	79.14	5,604,519	6,097,560	
2014/01		0.00	0.8564	0.8564		120	79.14	5,604,519	6,149,760	
2014/07		0.00	1.2383	1.2383		120	81.25	5,604,519	6,225,960	5
2015/01		0.00	0.7571	0.7571		120	81.25	5,604,519	6,273,120	
2015/09		0.00	1.5736	1.5736		120	81.25	5,604,519	6,371,880	
2016/09		0.00	1.9890	1.9890		120	79.98	5,604,519	6,498,600	

Message Code:

3 Index Cost Limitation - January 1996

- 5 Uncorrected Licensure Deficiency
- 6 Not Limited to Current Per Bed Standard
- 8 Limited to Current RS Per Bed Standard

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID: 202941063020140701201308202015174707



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
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0203122-00 - 2016/09

241.27

Avante at Leesburg, Inc.

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
2000 EDGEWOOD AVE	1/1/2015-12/31/2015	Number of Beds: 116	Superior: 0
LEESBURG, FL 34748	Days in CR 365	Maximum: 42,340	Standard: 366
County: Lake [35]	First Used : 2016/09	Max Annualized: 42,340	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 36,169	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 5,777	Inflation
Current Class North Large	Initial CR? False	Medicaid: 26,022	FY Index: 1.37939113
Class at 1/94: North Large	Medicaid Utilization	71.94559%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	85.42513%	Cost: 1.04651568
Open Date: 09/01/1965	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 09/01/1965	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 04/01/1980	Low Occupancy Adjustment Factor:	108.03461%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/1991	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 206016			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,265,143	2,261,740	1,590,617	154,571		5,272,071	
1a	Audit Adjustments							
2	Cost Per Diem	48.6182	86.9165	61.1259	5.9400		202.6006	
3	Cost Per Diem Inflated	50.8797	90.4528	63.9692				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	50.8797	90.4528	63.9692	5.9400		211.2417	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	57.8748		77.2064				
7	Provider Target Rate	61.0943		81.5012				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	50.8797	90.4528	63.9692	5.9400		211.2417	
12/13	Medicaid Adjustment Rate		2.2332	1.5793				
14	Prospective Per Diem 11	50.8797	92.6860	65.5485	5.9400		215.0542	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Avante at Leesburg, Inc.

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	01/01/1991	Amount:	400,000.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	3,324,768	10.8476
Indexed Asset Value	4,155,960	<60% of Base:	True	20% ROE(2):	831,192	0.4408
FRVS Base Asset:	1,850,668	Interest Rate:	6.5000%	Insurance Cost(3):	30,200	0.8350
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	28,588	0.7904
ROE Factor	0.020210	Amortization Rate:	12.5000%	Home Office(3):	38,194	1.0560
		Interest Only:	True	Replacement(3&4):	65,080	0.0000
		Yearly Payment:	413,360	Total FRVS PD:		13.9698

(1) 80% Capital (\$3,324,768) amortized at 12.5000 % for 20 years Interest of \$413,360 divided by annual available days (42340) divided by Occup. Adj. (0.90) = \$10.8476

(2) 20% ROE (\$831,192) times the ROE factor (0.020210) divided by annual available days (42340) divided by Occup. Adj. (0.90) = \$0.4408

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 116	Effective PBS Limitation	3,306,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	50.8797	50.8797	2.3084	48.5713
Direct Care	92.6860	92.6860	4.2051	88.4809
Indirect Care	65.5485	65.5485	2.9739	62.5746
Property	5.9400	13.9698	0.6338	13.3360
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.1209
Supplemental Rate				8.1814
Totals	215.0542	223.0840	10.1212	241.2651

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	946,558	0.00				116	100.00	946,558	1,190,276	
1972/01		0.10	3.9787	3.0000	0.9787	116	100.00	949,398	1,237,604	
1972/07		0.10	5.9113	3.0000	2.9113	116	100.00	952,246	1,298,620	
1973/01		0.20	8.0622	3.0000	5.0622	116	100.00	957,959	1,365,552	
1973/07		0.20	10.7186	3.0000	7.7186	116	100.00	963,707	1,442,808	
1974/01	9,112	0.30	12.9457	3.0000	9.9457	116	100.00	981,492	1,518,208	
1974/07		0.30	13.0494	3.0000	10.0494	116	100.00	990,325	1,565,304	
1975/01		0.40	13.1399	3.0000	10.1399	116	100.00	1,002,209	1,613,676	
1975/07		0.40	14.2033	3.0000	11.2033	116	100.00	1,014,236	1,679,332	
1976/01		0.50	15.2478	3.0000	12.2478	116	100.00	1,029,450	1,747,192	
1976/07	1,471	0.50	15.7330	3.0000	12.7330	116	100.00	1,046,363	1,808,092	
1977/01		0.60	16.4836	3.0000	13.4836	116	100.00	1,065,198	1,875,952	
1977/07		0.60	18.5412	3.0000	15.5412	116	100.00	1,084,372	1,970,724	
1978/01		0.70	20.2809	3.0000	17.2809	116	100.00	1,107,144	2,064,220	
1978/07		0.70	22.8203	3.0000	19.8203	116	100.00	1,130,394	2,178,480	
1979/01		0.80	24.9476	3.0000	21.9476	116	100.00	1,157,523	2,290,188	
1979/07		0.80	26.1458	3.0000	23.1458	116	100.00	1,185,304	2,386,352	
1980/01	29,135	0.90	29.3115	3.0000	26.3115	116	55.00	1,246,442	2,533,556	
1980/07	9,328	0.90	30.1222	3.0000	27.1222	116	55.00	1,289,424	2,630,068	
1981/01	27,511	1.00	30.9462	3.0000	27.9462	116	76.96	1,355,618	2,730,640	
1981/07		1.00	30.5350	3.0000	27.5350	116	76.96	1,396,287	2,801,284	
1982/01	1,111	1.00	30.2110	3.0000	27.2110	116	77.80	1,439,287	2,876,336	
1982/07		1.00	29.5087	3.0000	26.5087	116	77.80	1,482,466	2,942,340	
1983/04	12,710	1.00	29.1375	3.0000	26.1375	116	79.50	1,539,650	3,019,712	
1983/07	4,554	1.00	30.0953	3.0000	27.0953	116	79.50	1,590,394	3,139,192	
1984/01	29,093	1.00	28.3905	3.0000	25.3905	116	81.97	1,667,199	3,179,908	
1984/07	10,834	1.00	27.3084	3.0000	24.3084	116	81.97	1,728,049	3,240,924	
1985/01	16,875	1.00	25.4555	3.0000	22.4555	116	87.92	1,796,765	3,278,044	
1985/10		1.00	23.3077	3.0000	20.3077	116	81.97	1,850,668	3,306,000	
1986/01		1.00	21.1376	3.0000	18.1376	116	87.92	1,906,188	3,333,492	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	116	87.92	1,963,374	3,327,112	
1987/01	15,414	1.00	16.4441	3.0000	13.4441	116	86.86	2,037,689	3,386,620	
1987/07		1.00	14.3448	3.0000	11.3448	116	86.86	2,098,820	3,413,068	
1988/01		1.00	12.2455	3.0000	9.2455	116	86.37	2,161,785	3,440,792	
1988/07		1.00	9.8354	3.0000	6.8354	116	86.37	2,226,639	3,438,936	
1989/01		1.00	7.4253	3.0000	4.4253	116	86.33	2,293,438	3,459,236	
1989/07		1.00	5.0152	3.0000	2.0152	116	86.33	2,362,241	3,482,668	
1990/01		1.00	2.6051	2.6051		116	82.79	2,423,780	3,500,184	
1990/07		1.00	0.5899	0.5899		116	82.79	2,438,078	3,520,832	
1991/01		1.00	0.5899	0.5899		116	85.21	2,452,460	3,541,480	
1991/07		1.00	1.4932	1.4932		116	85.21	2,489,080	3,594,376	
1992/01	43,750	0.95	2.0117	2.0117		116	85.21	2,580,399	3,666,644	
1992/07		0.95	1.8152	1.8152		116	85.21	2,624,895	3,733,228	
1993/01		0.90	1.7710	1.7710		116	85.21	2,666,733	3,799,348	
1993/07		0.90	1.5329	1.5329		116	85.21	2,703,523	3,857,580	
1994/01	25,413	0.85	1.6983	1.6983		116	86.72	2,767,964	3,923,120	
1994/07		0.85	1.5991	1.5991		116	86.72	2,805,586	3,985,876	
1995/01	28,048	0.80	1.5812	1.5812		116	81.48	2,869,125	4,048,864	
1995/07		0.80	1.5250	1.5250		116	81.48	2,904,128	4,110,576	
1996/01		0.75	1.7228	1.7228		116	68.38	2,941,652	4,181,452	
1996/07		0.75	1.3294	1.3294		116	68.38	2,970,983	4,237,016	
1997/01	38,090	0.70	1.4109	1.4109		116	62.97	3,038,414	4,296,756	
1997/07		0.70	1.0917	1.0917		116	62.97	3,061,634	4,343,620	
1998/01	346,586	0.65	1.1663	1.1663		116	56.03	3,431,430	4,394,312	
1998/07		0.65	1.0794	1.0794		116	56.03	3,455,505	4,441,756	
1999/01		0.60	1.4499	1.4499		116	49.50	3,482,558	4,506,136	
1999/07		0.60	1.2299	1.2299		116	49.50	3,505,686	4,561,584	
2000/01	54,994	0.55	1.3356	1.3356		116	51.66	3,584,869	4,622,484	
2000/07		0.55	1.1129	1.1129		116	51.66	3,605,479	4,673,872	
2001/01	55,252	0.50	1.2976	1.2976		116	57.63	3,684,123	4,734,540	



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241.27

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		0.50	0.9615	0.9615		116	57.63	3,701,836	4,780,012	
2002/01	49,797	0.45	1.0301	1.0301		116	51.16	3,767,593	4,829,196	
2002/07		0.45	0.8337	0.8337		116	51.16	3,780,742	4,869,448	
2003/01	23,810	0.40	1.3271	1.3271		116	48.25	3,822,157	4,934,060	
2003/07		0.40	1.1664	1.1664		116	48.25	3,837,802	4,991,596	
2004/01		0.35	1.1103	1.1103		116	46.71	3,850,468	5,047,044	
2004/07		0.35	0.8378	0.8378		116	46.71	3,860,056	5,089,384	
2005/01		0.30	0.8595	0.8595		116	42.57	3,867,761	5,133,116	
2005/07		0.30	0.7364	0.7364		116	42.57	3,874,374	5,170,932	
2006/01		0.25	0.9068	0.9068		116	40.96	3,880,915	5,217,796	
2006/07		0.25	0.8133	0.8133		116	40.96	3,886,791	5,260,252	
2007/01		0.20	1.0133	1.0133		116	46.06	3,893,389	5,313,496	
2007/07		0.20	1.1050	1.1050		116	46.06	3,900,595	5,372,192	
2008/01		0.15	0.8556	0.8556		116	42.60	3,904,471	5,418,128	
2008/07		0.15	0.6104	0.6104		116	42.60	3,907,241	5,451,188	
2009/01		0.10	1.3268	1.3268		116	37.14	3,910,742	5,523,572	
2009/07		0.10	0.6841	0.6841		116	37.14	3,912,548	5,561,388	
2010/01	47,860	0.05	0.8643	0.8643		116	46.98	3,961,852	5,609,412	
2010/07		0.05	0.7107	0.7107		116	46.98	3,963,053	5,649,316	
2011/01		0.00	0.9198	0.9198		116	53.62	3,963,053	5,701,284	
2011/07		0.00	0.9028	0.9028		116	53.62	3,963,053	5,752,788	
2012/01		0.00	0.3865	0.3865		116	63.12	3,963,053	5,775,060	
2012/07		0.00	0.9417	0.9417		116	63.12	3,963,053	5,829,464	
2013/01	33,985	0.00	0.4901	0.4901		116	70.38	3,997,038	5,858,000	
2013/07		0.00	0.6196	0.6196		116	70.38	3,997,038	5,894,308	
2014/01		0.00	0.8564	0.8564		116	69.30	3,997,038	5,944,768	
2014/07		0.00	1.2383	1.2383		116	69.30	3,997,038	6,018,428	
2015/01	158,922	0.00	0.7571	0.7571		116	69.35	4,155,960	6,064,016	
2015/09		0.00	1.5736	1.5736		116	69.35	4,155,960	6,159,484	
2016/09		0.00	1.9890	1.9890		116	71.95	4,155,960	6,281,980	

Message Code:



Florida Agency for Health Care Administration
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0203165-00 - 2016/09

269.10

Villa Maria Nursing Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : Church CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1050 NE 125TH STREET	10/1/2014-9/30/2015	Number of Beds: 212	Superior: 0
NORTH MIAMI, FL 33161	Days in CR 365	Maximum: 77,380	Standard: 366
County: Dade [13]	First Used : 2016/09	Max Annualized: 77,380	Conditional: 0
Region: South Area: 11	Last Used: 2016/09	Total Patient: 70,777	Total: 366
Control: Nonprofit : Church	Unaudited	Medicare: 4,865	Inflation
Current Class South Large	Initial CR? False	Medicaid: 51,614	FY Index: 1.36985926
Class at 1/94: South Large	Medicaid Utilization	72.92482%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	91.46679%	Cost: 1.05379764
Open Date: 12/01/1970	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 12/01/1970	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24600000
Entered Medicaid 12/01/1970	Low Occupancy Adjustment Factor:	115.67532%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/1970	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04695024
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,820,673	5,078,552	3,352,036	1,043,119	24,839	12,319,219	
1a	Audit Adjustments							
2	Cost Per Diem	54.6494	98.3949	64.9443	20.2100	0.4812	238.6798	
3	Cost Per Diem Inflated	57.5894	103.0146	68.4382				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	57.5894	103.0146	68.4382	20.2100	0.4812	249.7334	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	67.0951		90.3648				
7	Provider Target Rate	70.8275		95.3916				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	57.5894	103.0146	68.4382	13.6500	0.4812	243.1734	
12/13	Medicaid Adjustment Rate		2.6568	1.7651				
14	Prospective Per Diem 11	57.5894	105.6714	70.2033	13.6500	0.4812	247.5953	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

Rate Semester 09/01/2016 through 08/31/2017

0 203165-00 - 2016/09

269.10

Villa Maria Nursing Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	07/01/2010	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	6,375,000.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	8,803,410	14.1594
Indexed Asset Value	11,004,262	<60% of Base:	False	20% ROE(2):	2,200,852	0.6453
FRVS Base Asset:	5,676,585	Interest Rate:	9.5200%	Insurance Cost(3):	155,261	2.1937
Occup Adj Factor	0.9000	Chase Rate:	9.5000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.020420	Amortization Rate:	9.5200%	Home Office(3):	71,133	1.0050
		Interest Only:	False	Replacement(3&4):	482,920	0.0000
		Yearly Payment:	986,092	Total FRVS PD:		18.0034

(1) 80% Capital (\$8,803,410) amortized at 9.5200 % for 20 years Principal & Interest of \$986,092 divided by annual available days (77380) divided by Occup. Adj. (0.90) = \$14.1594

(2) 20% ROE (\$2,200,852) times the ROE factor (0.020420) divided by annual available days (77380) divided by Occup. Adj. (0.90) = \$0.6453

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 212	Effective PBS Limitation	6,042,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	57.5894	57.5894	2.6128	54.9766
Direct Care	105.6714	105.6714	4.7943	100.8771
Indirect Care	70.2033	70.2033	3.1851	67.0182
Property	13.6500	18.0034	0.8168	17.1866
ROE	0.4812	0.6498	0.0295	0.6203
ROE Adjustment	-0.4812	-0.6498	-0.0295	-0.6203
Quality Assess-Medicaid Share				20.8621
Supplemental Rate				8.1814
Totals	247.1141	251.4675	11.4090	269.1020

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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0 203165-00 - 2016/09

269.10

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	2,805,652	0.00				212	100.00	2,805,652	2,175,332	
1972/01	10,187	0.10	3.9787	3.0000	0.9787	212	100.00	2,824,256	2,261,828	
1972/07		0.10	5.9113	3.0000	2.9113	212	100.00	2,832,729	2,373,340	
1973/01	36,301	0.20	8.0622	3.0000	5.0622	212	100.00	2,886,026	2,495,664	
1973/07		0.20	10.7186	3.0000	7.7186	212	100.00	2,903,342	2,636,856	
1974/01	10,605	0.30	12.9457	3.0000	9.9457	212	100.00	2,940,077	2,774,656	
1974/07		0.30	13.0494	3.0000	10.0494	212	100.00	2,966,538	2,860,728	
1975/01	35,304	0.40	13.1399	3.0000	10.1399	212	100.00	3,037,440	2,949,132	
1975/07		0.40	14.2033	3.0000	11.2033	212	100.00	3,073,889	3,069,124	
1976/01		0.50	15.2478	3.0000	12.2478	212	100.00	3,119,997	3,193,144	
1976/07		0.50	15.7330	3.0000	12.7330	212	100.00	3,166,797	3,304,444	
1977/01		0.60	16.4836	3.0000	13.4836	212	100.00	3,223,799	3,428,464	
1977/07		0.60	18.5412	3.0000	15.5412	212	100.00	3,281,827	3,601,668	
1978/01	2,929	0.70	20.2809	3.0000	17.2809	212	100.00	3,353,674	3,772,540	
1978/07		0.70	22.8203	3.0000	19.8203	212	100.00	3,424,101	3,981,360	
1979/01	21,226	0.80	24.9476	3.0000	21.9476	212	100.00	3,527,505	4,185,516	
1979/07		0.80	26.1458	3.0000	23.1458	212	100.00	3,612,165	4,361,264	
1980/01		0.90	29.3115	3.0000	26.3115	212	12.10	3,612,165	4,630,292	
1980/07		0.90	30.1222	3.0000	27.1222	212	12.10	3,612,165	4,806,676	
1981/01	5,000	1.00	30.9462	3.0000	27.9462	212	12.10	3,617,165	4,990,480	
1981/07		1.00	30.5350	3.0000	27.5350	212	12.10	3,617,165	5,119,588	
1982/01	1,148,021	1.00	30.2110	3.0000	27.2110	212	12.10	4,765,186	5,256,752	
1982/07		1.00	29.5087	3.0000	26.5087	272	67.37	4,908,142	6,899,280	
1983/04	285,914	1.00	29.1375	3.0000	26.1375	272	67.37	5,341,300	7,080,704	
1983/07		1.00	30.0953	3.0000	27.0953	272	67.37	5,501,539	7,360,864	
1984/01		1.00	28.3905	3.0000	25.3905	272	67.37	5,666,585	7,456,336	
1984/07		1.00	27.3084	3.0000	24.3084	272	12.48	5,666,585	7,599,408	
1985/01	10,000	1.00	25.4555	3.0000	22.4555	272	12.48	5,676,585	7,686,448	
1985/10		1.00	23.3077	3.0000	20.3077	212	14.69	5,676,585	6,042,000	
1986/01		1.00	21.1376	3.0000	18.1376	212	14.69	5,676,585	6,092,244	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	212	16.85	5,676,585	6,080,584	
1987/01		1.00	16.4441	3.0000	13.4441	212	16.85	5,676,585	6,189,340	
1987/07		1.00	14.3448	3.0000	11.3448	212	19.25	5,676,585	6,237,676	
1988/01		1.00	12.2455	3.0000	9.2455	212	19.25	5,676,585	6,288,344	
1988/07		1.00	9.8354	3.0000	6.8354	212	19.25	5,676,585	6,284,952	
1989/01	628,306	1.00	7.4253	3.0000	4.4253	212	16.27	6,304,891	6,322,052	
1989/07	446,374	1.00	5.0152	3.0000	2.0152	212	13.47	6,751,265	6,364,876	
1990/01		1.00	2.6051	2.6051		212	13.47	6,751,265	6,396,888	
1990/07	698,348	1.00	0.5899	0.5899		212	12.70	7,449,613	6,434,624	
1991/01		1.00	0.5899	0.5899		212	12.70	7,449,613	6,472,360	
1991/07	383,310	1.00	1.4932	1.4932		212	15.57	7,832,923	6,569,032	
1992/01		0.95	2.0117	2.0117		212	15.57	7,832,923	6,701,108	
1992/07	79,367	0.95	1.8152	1.8152		212	22.00	7,912,290	6,822,796	
1993/01		0.90	1.7710	1.7710		212	22.00	7,912,290	6,943,636	
1993/07		0.90	1.5329	1.5329		212	24.40	7,912,290	7,050,060	
1994/01		0.85	1.6983	1.6983		212	24.40	7,912,290	7,169,840	
1994/07		0.85	1.5991	1.5991		212	30.03	7,971,009	7,284,532	
1995/01		0.80	1.5812	1.5812		212	30.03	8,026,064	7,399,648	
1995/07	82,883	0.80	1.5250	1.5250		212	37.79	8,176,226	7,512,432	
1996/01		0.75	1.7228	1.7228		212	37.79	8,248,814	7,641,964	
1996/07		0.75	1.3294	1.3294		212	46.01	8,248,814	7,743,512	3
1997/01		0.70	1.4109	1.4109		212	46.01	8,248,814	7,852,692	3
1997/07	59,882	0.70	1.0917	1.0917		212	58.45	8,248,814	7,938,340	3
1998/01		0.65	1.1663	1.1663		212	58.45	8,248,814	8,030,984	3
1998/07	37,905	0.65	1.0794	1.0794		212	63.11	8,248,814	8,117,692	3
1999/01		0.60	1.4499	1.4499		212	63.11	8,248,814	8,235,352	3
1999/07	399,818	0.60	1.2299	1.2299		212	66.78	8,336,688	8,336,688	8
2000/01		0.55	1.3356	1.3356		212	66.78	8,397,929	8,447,988	
2000/07	38,061	0.55	1.1129	1.1129		212	71.63	8,487,394	8,541,904	
2001/01		0.50	1.2976	1.2976		212	71.63	8,542,460	8,652,780	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07	360,358	0.50	0.9615	0.9615		212	68.54	8,735,884	8,735,884	8
2002/01		0.45	1.0301	1.0301		212	68.54	8,776,375	8,825,772	
2002/07	109,957	0.45	0.8337	0.8337		212	58.82	8,899,336	8,899,336	8
2003/01		0.40	1.3271	1.3271		212	58.82	8,946,574	9,017,420	
2003/07	76,271	0.40	1.1664	1.1664		212	60.15	9,064,590	9,122,572	
2004/01		0.35	1.1103	1.1103		212	60.15	9,099,815	9,223,908	
2004/07		0.35	0.8378	0.8378		212	59.64	9,126,496	9,301,288	
2005/01		0.30	0.8595	0.8595		212	59.64	9,150,033	9,381,212	
2005/07		0.30	0.7364	0.7364		212	56.63	9,170,245	9,450,324	
2006/01		0.25	0.9068	0.9068		212	56.63	9,191,034	9,535,972	
2006/07		0.25	0.8133	0.8133		212	56.12	9,209,719	9,613,564	
2007/01		0.20	1.0133	1.0133		212	56.12	9,228,387	9,710,872	
2007/07	64,066	0.20	1.1050	1.1050		212	55.49	9,312,848	9,818,144	
2008/01		0.15	0.8556	0.8556		212	55.49	9,324,796	9,902,096	
2008/07	75,029	0.15	0.6104	0.6104		212	58.83	9,408,367	9,962,516	
2009/01		0.10	1.3268	1.3268		212	58.83	9,420,852	10,094,804	
2009/07		0.10	0.6841	0.6841		212	54.47	9,427,234	10,163,916	
2010/01		0.05	0.8643	0.8643		212	54.47	9,431,267	10,251,684	
2010/07	66,387	0.05	0.7107	0.7107		212	54.47	9,500,970	10,324,612	
2011/01		0.00	0.9198	0.9198		212	56.71	9,500,970	10,419,588	
2011/07	77,967	0.00	0.9028	0.9028		212	61.02	9,578,937	10,513,716	
2012/01		0.00	0.3865	0.3865		212	61.02	9,578,937	10,554,420	
2012/07		0.00	0.9417	0.9417		212	66.32	9,578,937	10,653,848	
2013/01		0.00	0.4901	0.4901		212	66.32	9,578,937	10,706,000	
2013/07	375,510	0.00	0.6196	0.6196		212	72.26	9,954,447	10,772,356	
2014/01		0.00	0.8564	0.8564		212	72.26	9,954,447	10,864,576	
2014/07	938,547	0.00	1.2383	1.2383		212	69.55	10,892,994	10,999,196	
2015/01		0.00	0.7571	0.7571		212	69.55	10,892,994	11,082,512	
2015/09	111,268	0.00	1.5736	1.5736		212	76.41	11,004,262	11,256,988	
2016/09		0.00	1.9890	1.9890		212	72.92	11,004,262	11,480,860	

Message Code:

3 Index Cost Limitation - January 1996



Florida Agency for Health Care Administration
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0203203-00 - 2016/09

259.15

Glades Health Care Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
230 SOUTH BARFIELD HIGHW	3/1/2014-2/28/2015	Number of Beds: 120	Superior: 0
PAHOKEE, FL 33476	Days in CR 365	Maximum: 43,800	Standard: 366
County: Palm Beach [50]	First Used : 2015/09	Max Annualized: 43,800	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 31,212	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 2,548	Inflation
Current Class South Large	Initial CR? False	Medicaid: 26,226	FY Index: 1.34732075
Class at 1/94: South Large	Medicaid Utilization	84.02537%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	71.26027%	Cost: 1.07142598
Open Date: 09/01/1984	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 09/01/1984	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23299675
Entered Medicaid 09/01/1984	Low Occupancy Adjustment Factor:	90.12074%	DC Sem Index: 1.30450000
Med # Active Date: 10/15/1990	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05799143
Previous Med # 200158			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,444,809	2,551,430	1,435,390	353,526	2,990	5,788,145	
1a	Audit Adjustments							
2	Cost Per Diem	55.0907	97.2863	54.7316	13.4800	0.1140	220.7026	
3	Cost Per Diem Inflated	59.0256	102.9281	58.6409				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	59.0256	102.9281	58.6409	13.4800	0.1140	234.1886	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	59.7700		68.2092				
7	Provider Target Rate	63.0949		72.0035				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	58.7902	102.9281	58.6409	13.4800	0.1140	233.9532	
12/13	Medicaid Adjustment Rate		3.9399	2.2447				
14	Prospective Per Diem 11	58.7902	106.8680	60.8856	13.4800	0.1140	240.1378	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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259.15

Glades Health Care Center

FRVS

FRVS Status as of this Semester

Not on FRVS

Began FRVS:	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:	Amount:	475,000.00	Total Amount	Per Diem
RS to Start Calcs: 1984/07	Type:	Fixed	80% Capital(1):	2,705,226 6.8115
Indexed Asset Value 3,381,532	<60% of Base:	True	20% ROE(2):	676,306 0.3754
FRVS Base Asset: 1,991,976	Interest Rate:	10.4400%	Insurance Cost(3):	64,264 2.0590
Occup Adj Factor 0.9000	Chase Rate:	10.0000%	Taxes Cost(3):	6,661 0.2134
ROE Factor 0.021880	Amortization Rate:	10.0000%	Home Office(3):	1,332 0.0427
	Interest Only:	True	Replacement(3&4):	93,827 0.0000
	Yearly Payment:	268,508	Total FRVS PD:	9.5020

(1) 80% Capital (\$2,705,226) amortized at 10.0000 % for 20 years Interest of \$268,508 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$6.8115

(2) 20% ROE (\$676,306) times the ROE factor (0.021880) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.3754

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.7902	58.7902	2.6673	56.1229
Direct Care	106.8680	106.8680	4.8485	102.0195
Indirect Care	60.8856	60.8856	2.7623	58.1233
Property	13.4800	9.5020	0.6116	12.8684
ROE	0.1140	0.4571	0.0052	0.1088
ROE Adjustment	-0.1140	-0.4571	-0.0052	-0.1088
Quality Assess-Medicaid Share				21.8328
Supplemental Rate				8.1814
Totals	240.0238	236.0458	10.8897	259.1483

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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 Rate Semester 9/1/2016 through 8/31/2017 Based on Cost Report: 2/28/2015

0 203203-00 - 2016/09

259.15

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1984/07	1,988,000	0.00	1.9179	1.9179		120	70.00	1,988,000	3,352,680	
1985/01		0.10	1.1471	1.1471		120	70.00	1,990,280	3,391,080	
1985/10		0.10	0.8522	0.8522		120	70.00	1,991,976	3,420,000	
1986/01		0.20	0.8299	0.8299		120	70.00	1,995,283	3,448,440	
1986/07		0.20	0.2974	0.2974		120	70.00	1,996,470	3,441,840	
1987/01		0.30	1.0091	1.0091		120	83.89	2,002,513	3,503,400	
1987/07		0.30	0.9007	0.9007		120	83.89	2,007,924	3,530,760	
1988/01		0.40	0.9007	0.9007		120	86.86	2,015,159	3,559,440	
1988/07		0.40	0.5899	0.5899		120	90.56	2,019,915	3,557,520	
1989/01		0.50	0.5899	0.5899		120	90.56	2,025,874	3,578,520	
1989/07		0.50	0.5899	0.5899		120	95.66	2,031,850	3,602,760	
1990/01		0.60	0.5899	0.5899		120	95.66	2,039,041	3,620,880	
1990/07		0.60	0.5899	0.5899		120	90.22	2,046,257	3,642,240	
1991/01		0.70	0.5899	0.5899		120	90.22	2,046,257	3,663,600	5
1991/07		0.70	1.4932	1.4932		120	90.22	2,054,706	3,718,320	5
1992/01		0.80	2.0117	2.0117		120	90.22	2,109,596	3,793,080	
1992/07		0.80	1.8152	1.8152		120	90.22	2,140,232	3,861,960	
1993/01		0.90	1.7710	1.7710		120	90.22	2,174,345	3,930,360	
1993/07		0.90	1.5329	1.5329		120	95.90	2,204,342	3,990,600	
1994/01		1.00	1.6983	1.6983		120	95.90	2,241,778	4,058,400	
1994/07		1.00	1.5991	1.5991		120	95.90	2,277,626	4,123,320	
1995/01		1.00	1.5812	1.5812		120	97.41	2,313,640	4,188,480	
1995/07		1.00	1.5250	1.5250		120	97.41	2,348,923	4,252,320	
1996/01		1.00	1.7228	1.7228		120	96.49	2,389,390	4,325,640	
1996/07		1.00	1.3294	1.3294		120	94.20	2,421,155	4,383,120	
1997/01		1.00	1.4109	1.4109		120	94.20	2,455,315	4,444,920	
1997/07		1.00	1.0917	1.0917		120	88.93	2,482,120	4,493,400	
1998/01		1.00	1.1663	1.1663		120	88.93	2,511,069	4,545,840	
1998/07		1.00	1.0794	1.0794		120	91.88	2,538,173	4,594,920	
1999/01		1.00	1.4499	1.4499		120	91.88	2,574,974	4,661,520	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1999/07		1.00	1.2299	1.2299		120	91.88	2,606,644	4,718,880	
2000/01		1.00	1.3356	1.3356		120	93.34	2,641,458	4,781,880	
2000/07		1.00	1.1129	1.1129		120	93.34	2,670,855	4,835,040	
2001/01		1.00	1.2976	1.2976		120	99.21	2,705,512	4,897,800	
2001/07		1.00	0.9615	0.9615		120	99.21	2,731,525	4,944,840	
2002/01		1.00	1.0301	1.0301		120	96.04	2,759,662	4,995,720	
2002/07		1.00	0.8337	0.8337		120	96.04	2,782,669	5,037,360	
2003/01		1.00	1.3271	1.3271		120	98.29	2,819,598	5,104,200	
2003/07		1.00	1.1664	1.1664		120	98.29	2,852,486	5,163,720	
2004/01	28,728	1.00	1.1103	1.1103		120	89.25	2,912,885	5,221,080	
2004/07		1.00	0.8378	0.8378		120	89.25	2,937,289	5,264,880	
2005/01		0.95	0.8595	0.8595		120	90.36	2,961,272	5,310,120	
2005/07		0.95	0.7364	0.7364		120	90.36	2,981,989	5,349,240	
2006/01		0.90	0.9068	0.9068		120	89.96	3,006,325	5,397,720	
2006/07		0.90	0.8133	0.8133		120	87.78	3,028,331	5,441,640	
2007/01		0.85	1.0133	1.0133		120	87.78	3,054,414	5,496,720	
2007/07		0.85	1.1050	1.1050		120	84.29	3,083,104	5,557,440	
2008/01		0.80	0.8556	0.8556		120	84.29	3,104,208	5,604,960	
2008/07		0.80	0.6104	0.6104		120	84.29	3,119,366	5,639,160	
2009/01		0.75	1.3268	1.3268		120	85.27	3,150,407	5,714,040	
2009/07		0.75	0.6841	0.6841		120	85.27	3,166,572	5,753,160	
2010/01		0.70	0.8643	0.8643		120	86.62	3,185,730	5,802,840	
2010/07		0.70	0.7107	0.7107		120	86.62	3,201,579	5,844,120	
2011/01		0.65	0.9198	0.9198		120	84.40	3,220,721	5,897,880	
2011/07		0.65	0.9028	0.9028		120	84.28	3,239,620	5,951,160	
2012/01		0.60	0.3865	0.3865		120	84.28	3,247,133	5,974,200	
2012/07		0.60	0.9417	0.9417		120	83.55	3,265,479	6,030,480	
2013/01		0.55	0.4901	0.4901		120	83.55	3,274,283	6,060,000	
2013/07		0.55	0.6196	0.6196		120	83.55	3,285,442	6,097,560	
2014/01		0.50	0.8564	0.8564		120	85.30	3,299,510	6,149,760	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2014/07		0.50	1.2383	1.2383		120	83.21	3,319,941	6,225,960	
2015/01		0.45	0.7571	0.7571		120	83.21	3,331,252	6,273,120	
2015/09		0.45	1.5736	1.5736		120	84.03	3,354,841	6,371,880	
2016/09		0.40	1.9890	1.9890		120	84.03	3,381,532	6,498,600	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

ID: 203203022820150301201404272015101317



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Avante at Inverness

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
304 S CITRUS AVE	6/1/2014-12/31/2014	Number of Beds: 104	Superior: 0
INVERNESS, FL 34452	Days in CR 214	Maximum: 22,256	Standard: 366
County: Citrus [9]	First Used : 2015/09	Max Annualized: 37,960	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 17,824	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 1,681	Inflation
Current Class North Large	Initial CR? False	Medicaid: 12,203	FY Index: 1.35002422
Class at 1/94: North Large	Medicaid Utilization	68.46387%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	80.08627%	Cost: 1.06928041
Open Date: 03/01/1968	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 03/01/1968	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23500000
Entered Medicaid 01/01/1981	Low Occupancy Adjustment Factor:	101.28272%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/1991	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05627530
Previous Med # 205991			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	543,785	991,208	657,194	76,635		2,268,822	
1a	Audit Adjustments							
2	Cost Per Diem	44.5616	81.2266	53.8551	6.2800		185.9233	
3	Cost Per Diem Inflated	47.6488	85.7977	57.5862				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	47.6488	85.7977	57.5862	6.2800		197.3127	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	66.4544		69.8284				
7	Provider Target Rate	70.1511		73.7128				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	47.6488	85.7977	57.5862	6.2800		197.3127	
12/13	Medicaid Adjustment Rate		1.7822	1.1962				
14	Prospective Per Diem 11	47.6488	87.5799	58.7824	6.2800		200.2911	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Avante at Inverness

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/01/1991	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	785,000.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	2,637,081	9.5967
Indexed Asset Value	3,296,351	<60% of Base:	True	20% ROE(2):	659,270	0.4272
FRVS Base Asset:	1,729,808	Interest Rate:	9.7500%	Insurance Cost(3):	17,896	1.0040
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	30,554	1.7142
ROE Factor	0.022140	Amortization Rate:	12.5000%	Home Office(3):	13,002	0.7295
		Interest Only:	True	Replacement(3&4):	10,647	0.0000
		Yearly Payment:	327,861	Total FRVS PD:		13.4716

(1) 80% Capital (\$2,637,081) amortized at 12.5000 % for 20 years Interest of \$327,861 divided by annual available days (37960) divided by Occup. Adj. (0.90) = \$9.5967

(2) 20% ROE (\$659,270) times the ROE factor (0.022140) divided by annual available days (37960) divided by Occup. Adj. (0.90) = \$0.4272

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 104	Effective PBS Limitation	2,964,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	47.6488	47.6488	2.1618	45.4870
Direct Care	87.5799	87.5799	3.9735	83.6064
Indirect Care	58.7824	58.7824	2.6669	56.1155
Property	6.2800	13.4716	0.6112	12.8604
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.5907
Supplemental Rate				8.1814
Totals	200.2911	207.4827	9.4134	225.8414

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	879,981	0.00				104	100.00	879,981	1,067,144	
1972/01		0.10	3.9787	3.0000	0.9787	104	100.00	882,621	1,109,576	
1972/07	155	0.10	5.9113	3.0000	2.9113	104	100.00	885,424	1,164,280	
1973/01		0.20	8.0622	3.0000	5.0622	104	100.00	890,737	1,224,288	
1973/07		0.20	10.7186	3.0000	7.7186	104	100.00	896,081	1,293,552	
1974/01		0.30	12.9457	3.0000	9.9457	104	100.00	904,146	1,361,152	
1974/07		0.30	13.0494	3.0000	10.0494	104	100.00	912,283	1,403,376	
1975/01		0.40	13.1399	3.0000	10.1399	104	100.00	923,230	1,446,744	
1975/07		0.40	14.2033	3.0000	11.2033	104	100.00	934,309	1,505,608	
1976/01		0.50	15.2478	3.0000	12.2478	104	100.00	948,324	1,566,448	
1976/07		0.50	15.7330	3.0000	12.7330	104	100.00	962,549	1,621,048	
1977/01		0.60	16.4836	3.0000	13.4836	104	100.00	979,875	1,681,888	
1977/07		0.60	18.5412	3.0000	15.5412	104	100.00	997,513	1,766,856	
1978/01		0.70	20.2809	3.0000	17.2809	104	100.00	1,018,461	1,850,680	
1978/07		0.70	22.8203	3.0000	19.8203	104	100.00	1,039,849	1,953,120	
1979/01		0.80	24.9476	3.0000	21.9476	104	100.00	1,064,805	2,053,272	
1979/07		0.80	26.1458	3.0000	23.1458	104	100.00	1,090,360	2,139,488	
1980/01	71,662	0.90	29.3115	3.0000	26.3115	104		1,162,022	2,271,464	
1980/07		0.90	30.1222	3.0000	27.1222	104		1,162,022	2,357,992	
1981/01	42,358	1.00	30.9462	3.0000	27.9462	104	61.34	1,239,241	2,448,160	
1981/07	20,004	1.00	30.5350	3.0000	27.5350	104	61.34	1,296,422	2,511,496	
1982/01	1,768	1.00	30.2110	3.0000	27.2110	104	60.61	1,337,083	2,578,784	
1982/07	8,170	1.00	29.5087	3.0000	26.5087	104	60.61	1,385,365	2,637,960	
1983/04	1,715	1.00	29.1375	3.0000	26.1375	104	64.59	1,428,641	2,707,328	
1983/07	47,921	1.00	30.0953	3.0000	27.0953	104	64.59	1,519,421	2,814,448	
1984/01		1.00	28.3905	3.0000	25.3905	104	69.84	1,565,004	2,850,952	
1984/07	14,346	1.00	27.3084	3.0000	24.3084	104	69.84	1,626,300	2,905,656	
1985/01		1.00	25.4555	3.0000	22.4555	104	74.78	1,675,089	2,938,936	
1985/10	4,466	1.00	23.3077	3.0000	20.3077	104	69.84	1,729,808	2,964,000	
1986/01		1.00	21.1376	3.0000	18.1376	104	74.78	1,781,702	2,988,648	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	104	74.78	1,835,153	2,982,928	
1987/01	44,867	1.00	16.4441	3.0000	13.4441	104	67.95	1,935,075	3,036,280	
1987/07		1.00	14.3448	3.0000	11.3448	104	71.02	1,993,127	3,059,992	
1988/01	39,810	1.00	12.2455	3.0000	9.2455	104	71.02	2,092,731	3,084,848	
1988/07		1.00	9.8354	3.0000	6.8354	104	71.02	2,155,513	3,083,184	
1989/01		1.00	7.4253	3.0000	4.4253	104	80.14	2,220,178	3,101,384	
1989/07		1.00	5.0152	3.0000	2.0152	104	80.14	2,286,783	3,122,392	
1990/01		1.00	2.6051	2.6051		104	63.75	2,346,356	3,138,096	
1990/07		1.00	0.5899	0.5899		104	63.75	2,360,197	3,156,608	
1991/01		1.00	0.5899	0.5899		104	78.60	2,374,120	3,175,120	
1991/07		1.00	1.4932	1.4932		104	78.60	2,409,570	3,222,544	
1992/01		0.95	2.0117	2.0117		104	78.60	2,455,619	3,287,336	
1992/07		0.95	1.8152	1.8152		104	78.60	2,497,964	3,347,032	
1993/01		0.90	1.7710	1.7710		104	78.60	2,537,779	3,406,312	
1993/07		0.90	1.5329	1.5329		104	78.60	2,572,790	3,458,520	
1994/01		0.85	1.6983	1.6983		104	77.22	2,609,931	3,517,280	
1994/07		0.85	1.5991	1.5991		104	77.22	2,645,405	3,573,544	
1995/01		0.80	1.5812	1.5812		104	69.86	2,678,869	3,630,016	
1995/07		0.80	1.5250	1.5250		104	69.86	2,678,869	3,685,344	5
1996/01		0.75	1.7228	1.7228		104	70.79	2,746,587	3,748,888	
1996/07		0.75	1.3294	1.3294		104	70.79	2,773,973	3,798,704	
1997/01	22,858	0.70	1.4109	1.4109		104	73.15	2,824,227	3,852,264	
1997/07		0.70	1.0917	1.0917		104	73.15	2,845,810	3,894,280	
1998/01		0.65	1.1663	1.1663		104	71.44	2,867,384	3,939,728	
1998/07		0.65	1.0794	1.0794		104	71.44	2,887,502	3,982,264	
1999/01		0.60	1.4499	1.4499		104	61.46	2,912,620	4,039,984	
1999/07		0.60	1.2299	1.2299		104	61.46	2,934,112	4,089,696	
2000/01		0.55	1.3356	1.3356		104	66.35	2,955,666	4,144,296	
2000/07		0.55	1.1129	1.1129		104	66.35	2,973,758	4,190,368	
2001/01	30,945	0.50	1.2976	1.2976		104	69.16	3,023,997	4,244,760	



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2001/07		0.50	0.9615	0.9615		104	69.16	3,038,536	4,285,528	
2002/01	29,719	0.45	1.0301	1.0301		104	68.88	3,082,339	4,329,624	
2002/07		0.45	0.8337	0.8337		104	68.88	3,093,904	4,365,712	
2003/01		0.40	1.3271	1.3271		104	63.54	3,110,326	4,423,640	
2003/07		0.40	1.1664	1.1664		104	63.54	3,124,839	4,475,224	
2004/01		0.35	1.1103	1.1103		104	55.40	3,124,839	4,524,936	5
2004/07		0.35	0.8378	0.8378		104	55.40	3,146,180	4,562,896	
2005/01		0.30	0.8595	0.8595		104	57.18	3,154,294	4,602,104	
2005/07		0.30	0.7364	0.7364		104	57.18	3,161,262	4,636,008	
2006/01		0.25	0.9068	0.9068		104	58.66	3,168,429	4,678,024	
2006/07		0.25	0.8133	0.8133		104	58.66	3,174,870	4,716,088	
2007/01		0.20	1.0133	1.0133		104	57.76	3,181,305	4,763,824	
2007/07		0.20	1.1050	1.1050		104	57.76	3,188,336	4,816,448	
2008/01		0.15	0.8556	0.8556		104	60.04	3,192,427	4,857,632	
2008/07		0.15	0.6104	0.6104		104	60.04	3,195,351	4,887,272	
2009/01		0.10	1.3268	1.3268		104	59.30	3,199,591	4,952,168	
2009/07		0.10	0.6841	0.6841		104	59.30	3,201,780	4,986,072	
2010/01	19,752	0.05	0.8643	0.8643		104	67.20	3,222,915	5,029,128	
2010/07		0.05	0.7107	0.7107		104	67.20	3,224,059	5,064,904	
2011/01		0.00	0.9198	0.9198		104	68.06	3,224,059	5,111,496	
2011/07		0.00	0.9028	0.9028		104	68.06	3,224,059	5,157,672	
2012/01	27,402	0.00	0.3865	0.3865		104	64.29	3,251,461	5,177,640	
2012/07		0.00	0.9417	0.9417		104	64.29	3,251,461	5,226,416	
2013/01	28,699	0.00	0.4901	0.4901		104	62.33	3,280,160	5,252,000	
2013/07		0.00	0.6196	0.6196		104	62.33	3,280,160	5,284,552	
2014/01	16,191	0.00	0.8564	0.8564		104	74.67	3,296,351	5,329,792	
2014/07		0.00	1.2383	1.2383		104	74.67	3,296,351	5,395,832	
2015/01		0.00	0.7571	0.7571		104	74.24	3,296,351	5,436,704	
2015/09		0.00	1.5736	1.5736		104	68.46	3,296,351	5,522,296	
2016/09		0.00	1.9890	1.9890		104	68.46	3,296,351	5,632,120	

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0203238-00 - 2016/09

243.00

Avante at Lake Worth

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
2501 N A ST	1/1/2015-12/31/2015	Number of Beds: 138	Superior: 0
LAKE WORTH, FL 33460-6013	Days in CR 365	Maximum: 50,370	Standard: 366
County: Palm Beach [50]	First Used : 2016/09	Max Annualized: 50,370	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 36,957	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 2,954	Inflation
Current Class South Large	Initial CR? False	Medicaid: 27,245	FY Index: 1.37939113
Class at 1/94: South Large	Medicaid Utilization	73.72081%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	73.37105%	Cost: 1.04651568
Open Date: 06/01/1969	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 06/01/1969	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 12/01/1980	Low Occupancy Adjustment Factor:	92.79018%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/1991	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 206008			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,333,869	2,355,950	1,723,363	238,394		5,651,576	
1a	Audit Adjustments							
2	Cost Per Diem	48.9583	86.4727	63.2543	8.7500		207.4353	
3	Cost Per Diem Inflated	51.2356	89.9909	66.1966				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	51.2356	89.9909	66.1966	8.7500		216.1731	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	88.9062		81.3438				
7	Provider Target Rate	93.8519		85.8688				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	51.2356	89.9909	66.1966	8.7500		216.1731	
12/13	Medicaid Adjustment Rate		2.4015	1.7665				
14	Prospective Per Diem 11	51.2356	92.3924	67.9631	8.7500		220.3411	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Avante at Lake Worth

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 01/01/1991		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	None	80% Capital(1):	3,334,206	9.1442
Indexed Asset Value	4,167,757	<60% of Base:	True	20% ROE(2):	833,551	0.3716
FRVS Base Asset:	2,132,820	Interest Rate:	12.5000%	Insurance Cost(3):	42,272	1.1438
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	121,284	3.2818
ROE Factor	0.020210	Amortization Rate:	12.5000%	Home Office(3):	35,159	0.9513
		Interest Only:	True	Replacement(3&4):	81,889	0.0000
		Yearly Payment:	414,533	Total FRVS PD:		14.8927

(1) 80% Capital (\$3,334,206) amortized at 12.5000 % for 20 years Interest of \$414,533 divided by annual available days (50370) divided by Occup. Adj. (0.90) = \$9.1442

(2) 20% ROE (\$833,551) times the ROE factor (0.020210) divided by annual available days (50370) divided by Occup. Adj. (0.90) = \$0.3716

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 162	Effective PBS Limitation	4,617,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	51.2356	51.2356	2.3245	48.9111
Direct Care	92.3924	92.3924	4.1918	88.2006
Indirect Care	67.9631	67.9631	3.0835	64.8796
Property	8.7500	14.8927	0.6757	14.2170
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.6114
Supplemental Rate				8.1814
Totals	220.3411	226.4838	10.2755	243.0011

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	827,434	0.00				162	100.00	827,434	1,662,282	
1972/01		0.10	3.9787	3.0000	0.9787	162	100.00	829,916	1,728,378	
1972/07		0.10	5.9113	3.0000	2.9113	162	100.00	832,406	1,813,590	
1973/01		0.20	8.0622	3.0000	5.0622	162	100.00	837,400	1,907,064	
1973/07		0.20	10.7186	3.0000	7.7186	162	100.00	842,424	2,014,956	
1974/01		0.30	12.9457	3.0000	9.9457	162	100.00	850,006	2,120,256	
1974/07		0.30	13.0494	3.0000	10.0494	162	100.00	857,656	2,186,028	
1975/01		0.40	13.1399	3.0000	10.1399	162	100.00	867,948	2,253,582	
1975/07		0.40	14.2033	3.0000	11.2033	162	100.00	878,363	2,345,274	
1976/01		0.50	15.2478	3.0000	12.2478	162	100.00	891,538	2,440,044	
1976/07		0.50	15.7330	3.0000	12.7330	162	100.00	904,911	2,525,094	
1977/01		0.60	16.4836	3.0000	13.4836	162	100.00	921,199	2,619,864	
1977/07		0.60	18.5412	3.0000	15.5412	162	100.00	937,781	2,752,218	
1978/01		0.70	20.2809	3.0000	17.2809	162	100.00	957,474	2,882,790	
1978/07		0.70	22.8203	3.0000	19.8203	162	100.00	977,581	3,042,360	
1979/01		0.80	24.9476	3.0000	21.9476	162	100.00	1,001,043	3,198,366	
1979/07		0.80	26.1458	3.0000	23.1458	162	100.00	1,025,068	3,332,664	
1980/01	40,450	0.90	29.3115	3.0000	26.3115	162	55.00	1,093,195	3,538,242	
1980/07	343,245	0.90	30.1222	3.0000	27.1222	162	55.00	1,465,956	3,673,026	
1981/01	5,952	1.00	30.9462	3.0000	27.9462	162	69.24	1,515,887	3,813,480	
1981/07	33,120	1.00	30.5350	3.0000	27.5350	162	69.24	1,594,484	3,912,138	
1982/01	4,165	1.00	30.2110	3.0000	27.2110	162	75.67	1,646,484	4,016,952	
1982/07	1,817	1.00	29.5087	3.0000	26.5087	162	75.67	1,697,696	4,109,130	
1983/04	17,928	1.00	29.1375	3.0000	26.1375	162	81.82	1,766,555	4,217,184	
1983/07	62,383	1.00	30.0953	3.0000	27.0953	162	81.82	1,881,935	4,384,044	
1984/01	12,585	1.00	28.3905	3.0000	25.3905	162	83.76	1,950,978	4,440,906	
1984/07	140	1.00	27.3084	3.0000	24.3084	162	83.76	2,009,647	4,526,118	
1985/01		1.00	25.4555	3.0000	22.4555	162	84.94	2,069,936	4,577,958	
1985/10	786	1.00	23.3077	3.0000	20.3077	162	83.76	2,132,820	4,617,000	
1986/01		1.00	21.1376	3.0000	18.1376	162	84.94	2,196,805	4,655,394	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	162	84.94	2,262,709	4,646,484	
1987/01	41,123	1.00	16.4441	3.0000	13.4441	162	77.00	2,371,713	4,729,590	
1987/07		1.00	14.3448	3.0000	11.3448	162	77.00	2,442,864	4,766,526	
1988/01		1.00	12.2455	3.0000	9.2455	162	80.34	2,516,150	4,805,244	
1988/07		1.00	9.8354	3.0000	6.8354	162	80.34	2,591,635	4,802,652	
1989/01		1.00	7.4253	3.0000	4.4253	162	76.29	2,669,384	4,831,002	
1989/07		1.00	5.0152	3.0000	2.0152	162	76.29	2,749,466	4,863,726	
1990/01		1.00	2.6051	2.6051		162	69.83	2,821,092	4,888,188	
1990/07		1.00	0.5899	0.5899		162	69.83	2,837,734	4,917,024	
1991/01		1.00	0.5899	0.5899		162	83.65	2,837,734	4,945,860	5
1991/07		1.00	1.4932	1.4932		162	83.65	2,854,474	5,019,732	5
1992/01		0.95	2.0117	2.0117		162	83.65	2,897,097	5,120,658	5
1992/07		0.95	1.8152	1.8152		162	83.65	3,003,375	5,213,646	
1993/01		0.90	1.7710	1.7710		162	83.65	3,051,246	5,305,986	
1993/07		0.90	1.5329	1.5329		162	83.65	3,093,341	5,387,310	
1994/01		0.85	1.6983	1.6983		162	85.23	3,137,996	5,478,840	
1994/07		0.85	1.5991	1.5991		162	85.23	3,180,648	5,566,482	
1995/01	31,676	0.80	1.5812	1.5812		162	80.88	3,252,559	5,654,448	
1995/07		0.80	1.5250	1.5250		162	80.88	3,292,240	5,740,632	
1996/01		0.75	1.7228	1.7228		162	81.26	3,334,779	5,839,614	
1996/07		0.75	1.3294	1.3294		162	81.26	3,368,030	5,917,212	
1997/01	92,235	0.70	1.4109	1.4109		162	78.81	3,493,528	6,000,642	
1997/07		0.70	1.0917	1.0917		162	78.81	3,520,226	6,066,090	
1998/01	120,185	0.65	1.1663	1.1663		162	75.38	3,667,098	6,136,884	
1998/07		0.65	1.0794	1.0794		162	75.38	3,692,826	6,203,142	
1999/01		0.60	1.4499	1.4499		162	75.38	3,692,826	6,293,052	5
1999/07		0.60	1.2299	1.2299		162	74.45	3,752,436	6,370,488	
2000/01	28,559	0.55	1.3356	1.3356		162	72.73	3,808,560	6,455,538	
2000/07		0.55	1.1129	1.1129		162	72.73	3,808,560	6,527,304	5
2001/01		0.50	1.2976	1.2976		162	69.01	3,856,733	6,612,030	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		0.50	0.9615	0.9615		162	69.01	3,856,733	6,675,534	5
2002/01		0.45	1.0301	1.0301		162	73.36	3,893,238	6,744,222	
2002/07		0.45	0.8337	0.8337		162	73.36	3,893,238	6,800,436	5
2003/01		0.40	1.3271	1.3271		162	66.15	3,928,588	6,890,670	
2003/07		0.40	1.1664	1.1664		162	66.15	3,946,919	6,971,022	
2004/01		0.35	1.1103	1.1103		162	61.57	3,962,257	7,048,458	
2004/07		0.35	0.8378	0.8378		162	61.57	3,973,874	7,107,588	
2005/01		0.30	0.8595	0.8595		162	64.52	3,984,123	7,168,662	
2005/07		0.30	0.7364	0.7364		162	64.52	3,992,924	7,221,474	
2006/01		0.25	0.9068	0.9068		162	64.32	4,001,976	7,286,922	
2006/07		0.25	0.8133	0.8133		162	64.32	4,010,112	7,346,214	
2007/01		0.20	1.0133	1.0133		138	67.60	4,018,240	6,321,228	
2007/07		0.20	1.1050	1.1050		138	67.60	4,027,120	6,391,056	
2008/01		0.15	0.8556	0.8556		138	68.06	4,032,287	6,445,704	
2008/07		0.15	0.6104	0.6104		138	68.06	4,035,981	6,485,034	
2009/01		0.10	1.3268	1.3268		138	71.12	4,041,337	6,571,146	
2009/07		0.10	0.6841	0.6841		138	71.12	4,044,101	6,616,134	
2010/01		0.05	0.8643	0.8643		138	73.09	4,045,848	6,673,266	
2010/07		0.05	0.7107	0.7107		138	73.09	4,047,284	6,720,738	
2011/01	48,994	0.00	0.9198	0.9198		138	78.34	4,096,278	6,782,562	
2011/07		0.00	0.9028	0.9028		138	78.34	4,096,278	6,843,834	
2012/01	32,146	0.00	0.3865	0.3865		138	79.76	4,128,424	6,870,330	
2012/07		0.00	0.9417	0.9417		138	79.76	4,128,424	6,935,052	
2013/01	39,333	0.00	0.4901	0.4901		138	77.11	4,167,757	6,969,000	
2013/07		0.00	0.6196	0.6196		138	77.11	4,167,757	7,012,194	
2014/01		0.00	0.8564	0.8564		138	76.55	4,167,757	7,072,224	
2014/07		0.00	1.2383	1.2383		138	76.55	4,167,757	7,159,854	
2015/01		0.00	0.7571	0.7571		138	77.14	4,167,757	7,214,088	
2015/09		0.00	1.5736	1.5736		138	77.14	4,167,757	7,327,662	
2016/09		0.00	1.9890	1.9890		138	73.72	4,167,757	7,473,390	

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
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264.68

The Palace at Kendall Nursing and Rehab Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Partnership CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
11215 SW 84TH STREET	8/1/2014-1/31/2015	Number of Beds: 180	Superior: 0
MIAMI, FL 33173	Days in CR 184	Maximum: 33,120	Standard: 366
County: Dade [13]	First Used : 2015/09	Max Annualized: 65,700	Conditional: 0
Region: South Area: 11	Last Used: 2016/09	Total Patient: 31,803	Total: 366
Control: Proprietary : Partnership	Unaudited	Medicare: 6,730	Inflation
Current Class South Large	Initial CR? False	Medicaid: 15,671	FY Index: 1.35323005
Class at 1/94: South Large	Medicaid Utilization	49.27523%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	96.02355%	Cost: 1.06674726
Open Date: 03/18/1991	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 03/18/1991	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23666442
Entered Medicaid 03/18/1991	Low Occupancy Adjustment Factor:	121.43812%	DC Sem Index: 1.30450000
Med # Active Date: 03/18/1991	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05485367
Previous Med #			PS Target: 1.05562807

Rate Calculations								
Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	873,847	1,536,747	1,019,217	343,665		3,773,476	
1a	Audit Adjustments							
2	Cost Per Diem	55.7620	98.0631	65.0384	21.9300		240.7935	
3	Cost Per Diem Inflated	59.4840	103.4422	69.3795				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	59.4840	103.4422	69.3795	21.9300		254.2357	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	66.7242		72.2969				
7	Provider Target Rate	70.4359		76.3186				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	58.7902	103.4422	69.3795	13.6500		245.2619	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	58.7902	103.4422	69.3795	13.6500		245.2619	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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The Palace at Kendall Nursing and Rehab Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	03/18/1991	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	8,488,615.00		Total Amount	Per Diem
RS to Start Calcs:	1991/01	Type:	Fixed	80% Capital(1):	7,315,212	13.5967
Indexed Asset Value	9,144,015	<60% of Base:	False	20% ROE(2):	1,828,803	0.6767
FRVS Base Asset:	5,463,360	Interest Rate:	9.2500%	Insurance Cost(3):	80,910	2.5441
Occup Adj Factor	0.9000	Chase Rate:	10.5000%	Taxes Cost(3):	57,090	1.7951
ROE Factor	0.021880	Amortization Rate:	9.2500%	Home Office(3):	59,362	1.8666
		Interest Only:	False	Replacement(3&4):	150,097	0.0000
		Yearly Payment:	803,971	Total FRVS PD:		20.4792

(1) 80% Capital (\$7,315,212) amortized at 9.2500 % for 20 years Principal & Interest of \$803,971 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$13.5967

(2) 20% ROE (\$1,828,803) times the ROE factor (0.021880) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.6767

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	30,352
Comparison Date: 07/01/1990	Current RS PBS:	54,155
Comparison Bed 180	Effective PBS Limitation	5,463,360

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.7902	58.7902	2.6673	56.1229
Direct Care	103.4422	103.4422	4.6931	98.7491
Indirect Care	69.3795	69.3795	3.1477	66.2318
Property	13.6500	20.4792	0.9291	19.5501
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				15.8440
Supplemental Rate				8.1814
Totals	245.2619	252.0911	11.4372	264.6793

Medicaid Trend Adjustment



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264.68

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1991/01	7,496,289	0.00	0.5899	0.5899		180	73.00	5,463,360	5,463,360	1
1991/07		0.10	1.4932	1.4932		180	73.00	5,471,517	5,577,480	
1992/01		0.10	2.0117	2.0117		180	73.00	5,482,526	5,689,620	
1992/07		0.20	1.8152	1.8152		180	73.00	5,502,428	5,792,940	
1993/01		0.20	1.7710	1.7710		180	73.00	5,521,918	5,895,540	
1993/07		0.30	1.5329	1.5329		180	73.00	5,547,313	5,985,900	
1994/01		0.30	1.6983	1.6983		180	73.00	5,575,577	6,087,600	
1994/07		0.40	1.5991	1.5991		180	66.40	5,611,238	6,184,980	
1995/01		0.40	1.5812	1.5812		180	66.40	5,646,729	6,282,720	
1995/07	102,500	0.50	1.5250	1.5250		180	54.19	5,749,229	6,378,480	5
1996/01		0.50	1.7228	1.7228		180	54.19	5,791,651	6,488,460	5
1996/07		0.60	1.3294	1.3294		180	59.69	5,887,392	6,574,680	
1997/01		0.60	1.4109	1.4109		180	59.69	5,937,229	6,667,380	
1997/07		0.70	1.0917	1.0917		180	60.37	5,982,601	6,740,100	
1998/01		0.70	1.1663	1.1663		180	53.31	6,029,942	6,818,760	
1998/07		0.80	1.0794	1.0794		180	53.31	6,080,411	6,892,380	
1999/01		0.80	1.4499	1.4499		180	53.31	6,080,411	6,992,280	5
1999/07		0.90	1.2299	1.2299		180	45.84	6,148,771	7,078,320	5
2000/01		0.90	1.3356	1.3356		180	42.15	6,262,660	7,172,820	
2000/07		1.00	1.1129	1.1129		180	42.15	6,316,073	7,252,560	
2001/01		1.00	1.2976	1.2976		180	43.59	6,381,028	7,346,700	
2001/07		1.00	0.9615	0.9615		180	43.59	6,429,654	7,417,260	
2002/01		1.00	1.0301	1.0301		180	44.54	6,483,290	7,493,580	
2002/07		1.00	0.8337	0.8337		180	44.54	6,527,062	7,556,040	
2003/01		1.00	1.3271	1.3271		180	48.57	6,603,556	7,656,300	
2003/07		1.00	1.1664	1.1664		180	48.57	6,671,575	7,745,580	
2004/01	117,848	1.00	1.1103	1.1103		180	48.44	6,854,662	7,831,620	
2004/07		1.00	0.8378	0.8378		180	48.44	6,905,241	7,897,320	
2005/01		1.00	0.8595	0.8595		180	48.44	6,957,513	7,965,180	
2005/07		1.00	0.7364	0.7364		180	50.99	7,005,013	8,023,860	



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0 203327-00 - 2016/09

264.68

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2006/01		1.00	0.9068	0.9068		180	50.99	7,063,903	8,096,580	
2006/07		1.00	0.8133	0.8133		180	50.99	7,117,165	8,162,460	
2007/01		1.00	1.0133	1.0133		180	50.99	7,184,025	8,245,080	
2007/07		1.00	1.1050	1.1050		180	49.61	7,255,629	8,336,160	
2008/01		1.00	0.8556	0.8556		180	49.61	7,311,624	8,407,440	
2008/07	150,239	1.00	0.6104	0.6104		180	49.61	7,502,119	8,458,740	
2009/01	183,481	1.00	1.3268	1.3268		180	47.91	7,772,307	8,571,060	
2009/07		1.00	0.6841	0.6841		180	47.91	7,818,623	8,629,740	
2010/01		1.00	0.8643	0.8643		180	47.91	7,877,488	8,704,260	
2010/07		1.00	0.7107	0.7107		180	49.02	7,927,386	8,766,180	
2011/01		1.00	0.9198	0.9198		180	49.02	7,992,374	8,846,820	
2011/07		0.95	0.9028	0.9028		180	50.36	8,055,141	8,926,740	
2012/01	124,492	0.95	0.3865	0.3865		180	51.06	8,207,093	8,961,300	
2012/07		0.90	0.9417	0.9417		180	51.06	8,271,665	9,045,720	
2013/01		0.90	0.4901	0.4901		180	48.86	8,304,078	9,090,000	
2013/07		0.85	0.6196	0.6196		180	48.86	8,342,933	9,146,340	
2014/01	190,573	0.85	0.8564	0.8564		180	50.54	8,589,310	9,224,640	
2014/07		0.80	1.2383	1.2383		180	50.54	8,667,496	9,338,940	
2015/01		0.80	0.7571	0.7571		180	50.54	8,715,738	9,409,680	
2015/09	223,446	0.75	1.5736	1.5736		180	49.28	9,031,349	9,557,820	
2016/09		0.70	1.9890	1.9890		180	49.28	9,144,015	9,747,900	

Message Code:

- | |
|---|
| 1 Per Bed Standard Limitation
5 Uncorrected Licensure Deficiency |
|---|

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Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

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Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0203335-00 - 2016/09

239.78

TimberRidge Nursing & Rehab Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Partnership

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
9848 SW 110TH ST	1/1/2014-12/31/2014	Number of Beds: 180	Superior: 0
OCALA, FL 34481	Days in CR 365	Maximum: 65,700	Standard: 366
County: Marion [42]	First Used : 2015/09	Max Annualized: 65,700	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 56,780	Total: 366
Control: Proprietary : Partnership	Unaudited	Medicare: 23,672	Inflation
Current Class North Large	Initial CR? False	Medicaid: 27,852	FY Index: 1.34193004
Class at 1/94: North Large	Medicaid Utilization	49.05248%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	86.42314%	Cost: 1.07573004
Open Date: 03/01/1991	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 03/01/1991	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 03/01/1991	Low Occupancy Adjustment Factor:	109.29677%	DC Sem Index: 1.30450000
Med # Active Date: 03/01/1991	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,200,556	2,753,440	1,874,114	373,495		6,201,605	
1a	Audit Adjustments							
2	Cost Per Diem	43.1048	98.8597	67.2883	13.4100		222.6628	
3	Cost Per Diem Inflated	46.3691	104.9329	72.3840				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	46.3691	104.9329	72.3840	13.4100		237.0960	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	57.1644		72.1665				
7	Provider Target Rate	60.3443		76.1810				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	46.3691	101.4900	66.1467	13.4100		227.4158	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	46.3691	101.4900	66.1467	13.4100		227.4158	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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TimberRidge Nursing & Rehab Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 03/01/1991		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	4,695,614.00		Total Amount	Per Diem
RS to Start Calcs:	1991/01	Type:	Variable	80% Capital(1):	6,722,510	9.9401
Indexed Asset Value	8,403,138	<60% of Base:	False	20% ROE(2):	1,680,628	0.6455
FRVS Base Asset:	1,699,712	Interest Rate:	6.2100%	Insurance Cost(3):	60,010	1.0569
Occup Adj Factor	0.9000	Chase Rate:	8.0000%	Taxes Cost(3):	82,578	1.4544
ROE Factor	0.022710	Amortization Rate:	6.2100%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	41,190	0.0000
		Yearly Payment:	587,761	Total FRVS PD:		13.0969

(1) 80% Capital (\$6,722,510) amortized at 6.2100 % for 20 years Principal & Interest of \$587,761 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$9.9401

(2) 20% ROE (\$1,680,628) times the ROE factor (0.022710) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.6455

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	30,352
Comparison Date: 07/01/1990	Current RS PBS:	54,155
Comparison Bed 56	Effective PBS Limitation	1,699,712

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	46.3691	46.3691	2.1037	44.2654
Direct Care	101.4900	101.4900	4.6046	96.8854
Indirect Care	66.1467	66.1467	3.0010	63.1457
Property	13.4100	13.0969	0.5942	12.5027
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				14.8033
Supplemental Rate				8.1814
Totals	227.4158	227.1027	10.3035	239.7839

Medicaid Trend Adjustment



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239.78

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1991/01	3,504,990	0.00	0.5899	0.5899		56	22.55	1,699,712	1,699,712	1
1991/07		0.10	1.4932	1.4932		56	22.55	1,699,712	1,735,216	
1992/01		0.10	2.0117	2.0117		56	22.55	1,699,712	1,770,104	
1992/07		0.20	1.8152	1.8152		56	22.55	1,699,712	1,802,248	
1993/01		0.20	1.7710	1.7710		56	22.55	1,699,712	1,834,168	
1993/07		0.30	1.5329	1.5329		56	22.55	1,699,712	1,862,280	
1994/01		0.30	1.6983	1.6983		56	22.55	1,699,712	1,893,920	
1994/07	1,947,428	0.40	1.5991	1.5991		120	23.10	3,647,140	4,123,320	
1995/01		0.40	1.5812	1.5812		120	23.10	3,647,140	4,188,480	
1995/07	1,037,388	0.50	1.5250	1.5250		150	45.27	4,707,418	5,315,400	
1996/01		0.50	1.7228	1.7228		150	45.27	4,740,794	5,407,050	
1996/07	47,510	0.60	1.3294	1.3294		150	57.80	4,826,117	5,478,900	
1997/01	26,877	0.60	1.4109	1.4109		150	60.76	4,893,847	5,556,150	
1997/07		0.70	1.0917	1.0917		150	60.76	4,931,246	5,616,750	
1998/01		0.70	1.1663	1.1663		150	60.76	4,971,505	5,682,300	
1998/07	58,126	0.80	1.0794	1.0794		150	57.09	5,072,560	5,743,650	
1999/01		0.80	1.4499	1.4499		150	57.09	5,131,397	5,826,900	
1999/07	1,157,354	0.90	1.2299	1.2299		180	57.73	6,345,550	7,078,320	
2000/01		0.90	1.3356	1.3356		180	57.73	6,421,824	7,172,820	
2000/07		1.00	1.1129	1.1129		180	56.03	6,493,292	7,252,560	
2001/01		1.00	1.2976	1.2976		180	56.03	6,577,549	7,346,700	
2001/07	76,230	1.00	0.9615	0.9615		180	52.80	6,714,492	7,417,260	
2002/01		1.00	1.0301	1.0301		180	50.34	6,777,798	7,493,580	
2002/07		1.00	0.8337	0.8337		180	50.34	6,829,517	7,556,040	
2003/01		1.00	1.3271	1.3271		180	45.85	6,905,073	7,656,300	
2003/07		1.00	1.1664	1.1664		180	45.85	6,972,215	7,745,580	
2004/01		1.00	1.1103	1.1103		180	43.73	7,033,765	7,831,620	
2004/07		1.00	0.8378	0.8378		180	43.73	7,080,619	7,897,320	
2005/01		1.00	0.8595	0.8595		180	38.04	7,122,711	7,965,180	
2005/07		1.00	0.7364	0.7364		180	38.04	7,158,988	8,023,860	



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239.78

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2006/01		1.00	0.9068	0.9068		180	42.54	7,209,199	8,096,580	
2006/07		1.00	0.8133	0.8133		180	42.54	7,254,549	8,162,460	
2007/01	75,642	1.00	1.0133	1.0133		180	42.32	7,386,754	8,245,080	
2007/07		1.00	1.1050	1.1050		180	42.32	7,449,560	8,336,160	
2008/01		1.00	0.8556	0.8556		180	42.32	7,498,604	8,407,440	
2008/07	44,290	1.00	0.6104	0.6104		180	39.10	7,575,433	8,458,740	
2009/01		1.00	1.3268	1.3268		180	35.55	7,640,400	8,571,060	
2009/07		1.00	0.6841	0.6841		180	35.55	7,674,184	8,629,740	
2010/01		1.00	0.8643	0.8643		180	35.55	7,717,056	8,704,260	
2010/07		1.00	0.7107	0.7107		180	35.55	7,752,506	8,766,180	
2011/01		1.00	0.9198	0.9198		180	34.14	7,796,769	8,846,820	
2011/07		0.95	0.9028	0.9028		180	44.56	7,850,948	8,926,740	
2012/01		0.95	0.3865	0.3865		180	44.56	7,874,304	8,961,300	
2012/07		0.90	0.9417	0.9417		180	41.89	7,925,132	9,045,720	
2013/01		0.90	0.4901	0.4901		180	41.89	7,951,757	9,090,000	
2013/07		0.85	0.6196	0.6196		180	46.82	7,987,410	9,146,340	
2014/01		0.85	0.8564	0.8564		180	46.82	8,036,903	9,224,640	
2014/07		0.80	1.2383	1.2383		180	46.82	8,104,676	9,338,940	
2015/01	64,941	0.80	0.7571	0.7571		180	49.31	8,213,628	9,409,680	
2015/09		0.75	1.5736	1.5736		180	49.05	8,300,078	9,557,820	
2016/09		0.70	1.9890	1.9890		180	49.05	8,403,138	9,747,900	

Message Code:

1 Per Bed Standard Limitation

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Florida Agency for Health Care Administration
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 Rate Semester 09/01/2016 through 08/31/2017

0203475-00 - 2016/09

229.23

Marianna Health & Rehabilitation

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Government CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
4295 FIFTH AVENUE	10/1/2013-12/31/2014	Number of Beds: 180	Superior: 0
MARIANNA, FL 32446	Days in CR 457	Maximum: 82,260	Standard: 366
County: Jackson [32]	First Used : 2015/09	Max Annualized: 65,700	Conditional: 0
Region: North Area: 2	Last Used: 2016/09	Total Patient: 70,397	Total: 366
Control: Government	Unaudited	Medicare: 5,446	Inflation
Current Class North Large	Initial CR? False	Medicaid: 54,751	FY Index: 1.33941253
Class at 1/94: North Large	Medicaid Utilization	77.77462%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	85.57865%	Cost: 1.07775194
Open Date: 02/01/1971	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 02/01/1971	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22783222
Entered Medicaid 02/01/1971	Low Occupancy Adjustment Factor:	108.22877%	DC Sem Index: 1.30450000
Med # Active Date: 02/01/1971	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06244158
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,432,629	5,245,935	2,091,017	317,556		10,087,137	
1a	Audit Adjustments							
2	Cost Per Diem	44.4308	95.8144	38.1914	5.8000		184.2366	
3	Cost Per Diem Inflated	47.8854	101.7972	41.1609				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	47.8854	101.7972	41.1609	5.8000		196.6435	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	53.1398		56.7094				
7	Provider Target Rate	56.0959		59.8640				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	47.8854	101.4900	41.1609	5.8000		196.3363	
12/13	Medicaid Adjustment Rate		3.1712	1.2861				
14	Prospective Per Diem 11	47.8854	104.6612	42.4470	5.8000		200.7936	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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Marianna Health & Rehabilitation

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	01/01/1989	Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	None	80% Capital(1):	6,079,714	12.7833
Indexed Asset Value	7,599,642	<60% of Base:	True	20% ROE(2):	1,519,928	0.5804
FRVS Base Asset:	4,379,259	Interest Rate:	12.5000%	Insurance Cost(3):	28,297	0.4020
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.022580	Amortization Rate:	12.5000%	Home Office(3):	0	0.0000
		Interest Only:	True	Replacement(3&4):	224,303	0.0000
		Yearly Payment:	755,875	Total FRVS PD:		13.7657

(1) 80% Capital (\$6,079,714) amortized at 12.5000 % for 20 years Interest of \$755,875 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$12.7833

(2) 20% ROE (\$1,519,928) times the ROE factor (0.022580) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.5804

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 180	Effective PBS Limitation	5,130,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	47.8854	47.8854	2.1725	45.7129
Direct Care	104.6612	104.6612	4.7484	99.9128
Indirect Care	42.4470	42.4470	1.9258	40.5212
Property	5.8000	13.7657	0.6245	13.1412
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.7610
Supplemental Rate				8.1814
Totals	200.7936	208.7593	9.4712	229.2305

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	895,163	0.00				180	100.00	895,163	1,846,980	
1972/01		0.10	3.9787	3.0000	0.9787	180	100.00	897,848	1,920,420	
1972/07		0.10	5.9113	3.0000	2.9113	180	100.00	900,542	2,015,100	
1973/01		0.20	8.0622	3.0000	5.0622	180	100.00	905,945	2,118,960	
1973/07		0.20	10.7186	3.0000	7.7186	180	100.00	911,381	2,238,840	
1974/01		0.30	12.9457	3.0000	9.9457	180	100.00	919,583	2,355,840	
1974/07		0.30	13.0494	3.0000	10.0494	180	100.00	927,859	2,428,920	
1975/01	21,068	0.40	13.1399	3.0000	10.1399	180	100.00	960,061	2,503,980	
1975/07		0.40	14.2033	3.0000	11.2033	180	100.00	971,582	2,605,860	
1976/01		0.50	15.2478	3.0000	12.2478	180	100.00	986,156	2,711,160	
1976/07		0.50	15.7330	3.0000	12.7330	180	100.00	1,000,948	2,805,660	
1977/01		0.60	16.4836	3.0000	13.4836	180	100.00	1,018,965	2,910,960	
1977/07		0.60	18.5412	3.0000	15.5412	180	100.00	1,037,306	3,058,020	
1978/01		0.70	20.2809	3.0000	17.2809	180	100.00	1,059,089	3,203,100	
1978/07	31,647	0.70	22.8203	3.0000	19.8203	180	100.00	1,112,977	3,380,400	
1979/01		0.80	24.9476	3.0000	21.9476	180	100.00	1,139,688	3,553,740	
1979/07		0.80	26.1458	3.0000	23.1458	180	100.00	1,167,041	3,702,960	
1980/01		0.90	29.3115	3.0000	26.3115	180	81.60	1,198,551	3,931,380	
1980/07		0.90	30.1222	3.0000	27.1222	180	81.60	1,230,912	4,081,140	
1981/01	102,361	1.00	30.9462	3.0000	27.9462	180	83.45	1,370,200	4,237,200	
1981/07		1.00	30.5350	3.0000	27.5350	180	83.45	1,411,306	4,346,820	
1982/01		1.00	30.2110	3.0000	27.2110	180	79.05	1,453,645	4,463,280	
1982/07		1.00	29.5087	3.0000	26.5087	111	100.00	1,497,254	2,815,515	
1983/04		1.00	29.1375	3.0000	26.1375	111	100.00	1,542,172	2,889,552	
1983/07	40,684	1.00	30.0953	3.0000	27.0953	111	100.00	1,629,121	3,003,882	
1984/01	273,367	1.00	28.3905	3.0000	25.3905	111	100.00	1,951,362	3,042,843	
1984/07	2,117,969	1.00	27.3084	3.0000	24.3084	111	79.05	4,127,872	3,101,229	
1985/01		1.00	25.4555	3.0000	22.4555	111	79.05	4,251,708	3,136,749	
1985/10		1.00	23.3077	3.0000	20.3077	111	79.87	4,379,259	3,163,500	
1986/01		1.00	21.1376	3.0000	18.1376	111	79.87	4,510,637	3,189,807	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	180	100.00	4,645,956	5,162,760	
1987/01		1.00	16.4441	3.0000	13.4441	180	100.00	4,785,335	5,255,100	
1987/07		1.00	14.3448	3.0000	11.3448	180	85.89	4,928,895	5,296,140	
1988/01		1.00	12.2455	3.0000	9.2455	180	85.89	5,076,762	5,339,160	
1988/07		1.00	9.8354	3.0000	6.8354	180	88.37	5,229,065	5,336,280	
1989/01		1.00	7.4253	3.0000	4.4253	180	88.37	5,385,937	5,367,780	
1989/07		1.00	5.0152	3.0000	2.0152	180	88.48	5,547,515	5,404,140	
1990/01		1.00	2.6051	2.6051		180	88.48	5,692,033	5,431,320	
1990/07		1.00	0.5899	0.5899		180	89.74	5,725,610	5,463,360	
1991/01		1.00	0.5899	0.5899		180	89.74	5,759,385	5,495,400	
1991/07		1.00	1.4932	1.4932		180	85.74	5,845,384	5,577,480	
1992/01		0.95	2.0117	2.0117		180	88.14	5,957,095	5,689,620	
1992/07		0.95	1.8152	1.8152		180	88.14	6,059,819	5,792,940	
1993/01		0.90	1.7710	1.7710		180	88.14	6,156,406	5,895,540	
1993/07		0.90	1.5329	1.5329		180	84.82	6,241,340	5,985,900	
1994/01		0.85	1.6983	1.6983		180	84.82	6,331,440	6,087,600	
1994/07		0.85	1.5991	1.5991		180	87.74	6,417,497	6,184,980	
1995/01		0.80	1.5812	1.5812		180	87.74	6,498,678	6,282,720	
1995/07		0.80	1.5250	1.5250		180	89.09	6,577,962	6,378,480	
1996/01		0.75	1.7228	1.7228		180	89.09	6,662,956	6,488,460	
1996/07		0.75	1.3294	1.3294		180	89.04	6,662,956	6,574,680	3
1997/01		0.70	1.4109	1.4109		180	89.04	6,667,380	6,667,380	8
1997/07		0.70	1.0917	1.0917		180	89.53	6,718,332	6,740,100	
1998/01		0.65	1.1663	1.1663		180	89.53	6,769,264	6,818,760	
1998/07		0.65	1.0794	1.0794		180	92.03	6,816,757	6,892,380	
1999/01		0.60	1.4499	1.4499		180	92.03	6,876,056	6,992,280	
1999/07		0.60	1.2299	1.2299		180	88.62	6,926,794	7,078,320	
2000/01		0.55	1.3356	1.3356		180	88.62	6,977,678	7,172,820	
2000/07		0.55	1.1129	1.1129		180	86.41	7,020,388	7,252,560	
2001/01		0.50	1.2976	1.2976		180	86.41	7,065,936	7,346,700	



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2001/07		0.50	0.9615	0.9615		180	85.83	7,099,909	7,417,260	
2002/01		0.45	1.0301	1.0301		180	85.81	7,132,817	7,493,580	
2002/07		0.45	0.8337	0.8337		180	85.81	7,159,579	7,556,040	
2003/01		0.40	1.3271	1.3271		180	85.81	7,159,579	7,656,300	5
2003/07		0.40	1.1664	1.1664		180	82.49	7,231,166	7,745,580	
2004/01		0.35	1.1103	1.1103		180	82.49	7,259,266	7,831,620	
2004/07		0.35	0.8378	0.8378		180	85.11	7,280,550	7,897,320	
2005/01		0.30	0.8595	0.8595		180	85.11	7,299,327	7,965,180	
2005/07		0.30	0.7364	0.7364		180	86.61	7,315,451	8,023,860	
2006/01		0.25	0.9068	0.9068		180	86.61	7,332,035	8,096,580	
2006/07		0.25	0.8133	0.8133		180	85.70	7,346,941	8,162,460	
2007/01		0.20	1.0133	1.0133		180	85.70	7,361,833	8,245,080	
2007/07		0.20	1.1050	1.1050		180	86.76	7,378,103	8,336,160	
2008/01		0.15	0.8556	0.8556		180	86.76	7,387,569	8,407,440	
2008/07		0.15	0.6104	0.6104		180	85.28	7,394,336	8,458,740	
2009/01		0.10	1.3268	1.3268		180	85.28	7,404,148	8,571,060	
2009/07		0.10	0.6841	0.6841		180	85.61	7,409,212	8,629,740	
2010/01		0.05	0.8643	0.8643		180	85.61	7,412,413	8,704,260	
2010/07		0.05	0.7107	0.7107		180	86.62	7,415,044	8,766,180	
2011/01		0.00	0.9198	0.9198		180	86.62	7,415,044	8,846,820	
2011/07		0.00	0.9028	0.9028		180	80.16	7,415,044	8,926,740	
2012/01		0.00	0.3865	0.3865		180	80.16	7,415,044	8,961,300	
2012/07	157,011	0.00	0.9417	0.9417		180	77.77	7,572,055	9,045,720	
2013/01		0.00	0.4901	0.4901		180	77.77	7,572,055	9,090,000	
2013/07		0.00	0.6196	0.6196		180	79.31	7,572,055	9,146,340	
2014/01		0.00	0.8564	0.8564		180	79.31	7,572,055	9,224,640	
2014/07	27,587	0.00	1.2383	1.2383		180	80.24	7,599,642	9,338,940	
2015/01		0.00	0.7571	0.7571		180	80.24	7,599,642	9,409,680	
2015/09		0.00	1.5736	1.5736		180	77.77	7,599,642	9,557,820	
2016/09		0.00	1.9890	1.9890		180	77.77	7,599,642	9,747,900	

Message Code:

3 Index Cost Limitation - January 1996

5 Uncorrected Licensure Deficiency

8 Limited to Current RS Per Bed Standard

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID: 203475123120141001201305142015093835



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The Manor at Carpenter's

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1001 CARPENTERS WAY	1/1/2014-12/31/2014	Number of Beds: 72	Superior: 0
LAKELAND, FL 33809	Days in CR 365	Maximum: 26,280	Standard: 366
County: Polk [53]	First Used : 2015/09	Max Annualized: 26,280	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 22,904	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 6,300	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 4,224	FY Index: 1.34193004
Class at 1/94: South Small	Medicaid Utilization	18.44219%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	87.15373%	Cost: 1.07573004
Open Date: 07/01/1989	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/01/1989	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 06/01/1991	Low Occupancy Adjustment Factor:	110.22072%	DC Sem Index: 1.30450000
Med # Active Date: 06/01/1991	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	227,293	455,207	297,486	98,377		1,078,363	
1a	Audit Adjustments							
2	Cost Per Diem	53.8099	107.7668	70.4276	23.2900		255.2943	
3	Cost Per Diem Inflated	57.8849	114.3871	75.7611				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	57.8849	114.3871	75.7611	23.2900		271.3231	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	70.7605		72.6172				
7	Provider Target Rate	74.6968		76.6568				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	66.8502	108.0204	86.7059	13.6500			
9	Prior Semester: Class Ceiling Target Base	64.9876		76.7674				
10	Target Rate Class Ceiling	67.5182		79.7567				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	57.8849	108.0204	75.7611	13.6500		255.3164	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	57.8849	108.0204	75.7611	13.6500		255.3164	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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The Manor at Carpenter's

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 06/01/1991		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,566,809.00		Total Amount	Per Diem
RS to Start Calcs:	1989/07	Type:	Fixed	80% Capital(1):	2,653,286	12.5480
Indexed Asset Value	3,316,608	<60% of Base:	False	20% ROE(2):	663,322	0.6369
FRVS Base Asset:	1,789,260	Interest Rate:	9.5000%	Insurance Cost(3):	53,918	2.3541
Occup Adj Factor	0.9000	Chase Rate:	11.0000%	Taxes Cost(3):	169	0.0074
ROE Factor	0.022710	Amortization Rate:	9.5000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	110,871	0.0000
		Yearly Payment:	296,785	Total FRVS PD:		15.5464

(1) 80% Capital (\$2,653,286) amortized at 9.5000 % for 20 years Principal & Interest of \$296,785 divided by annual available days (26280) divided by Occup. Adj. (0.90) = \$12.5480

(2) 20% ROE (\$663,322) times the ROE factor (0.022710) divided by annual available days (26280) divided by Occup. Adj. (0.90) = \$0.6369

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	01/01/1989	Current RS PBS:	54,155
Comparison Bed	60	Effective PBS Limitation	1,789,260

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	57.8849	57.8849	2.6262	55.2587
Direct Care	108.0204	108.0204	4.9008	103.1196
Indirect Care	75.7611	75.7611	3.4372	72.3239
Property	13.6500	15.5464	0.7053	14.8411
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	255.3164	257.2128	11.6695	253.7247

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1989/07	3,387,342	0.00	0.5899	0.5899		60		1,789,260	1,789,260	1
1990/01		0.10	0.5899	0.5899		60		1,789,260	1,810,440	
1990/07		0.10	0.5899	0.5899		60		1,789,260	1,821,120	
1991/01		0.20	0.5899	0.5899		60	1.36	1,789,260	1,831,800	
1991/07		0.20	1.4932	1.4932		60	1.36	1,789,260	1,859,160	
1992/01		0.30	2.0117	2.0117		60	1.36	1,789,260	1,896,540	
1992/07		0.30	1.8152	1.8152		60	1.36	1,789,260	1,930,980	
1993/01		0.40	1.7710	1.7710		60	1.36	1,789,260	1,965,180	
1993/07		0.40	1.5329	1.5329		60	1.36	1,789,260	1,995,300	5
1994/01		0.50	1.6983	1.6983		60	1.36	1,789,260	2,029,200	
1994/07	30,428	0.50	1.5991	1.5991		60	17.02	1,819,688	2,061,660	
1995/01		0.60	1.5812	1.5812		60	17.02	1,819,688	2,094,240	
1995/07		0.60	1.5250	1.5250		60	30.03	1,828,779	2,126,160	
1996/01		0.70	1.7228	1.7228		60	30.03	1,840,821	2,162,820	
1996/07		0.70	1.3294	1.3294		60	27.08	1,849,256	2,191,560	
1997/01		0.80	1.4109	1.4109		60	27.08	1,859,533	2,222,460	
1997/07		0.80	1.0917	1.0917		60	20.02	1,859,533	2,246,700	
1998/01		0.90	1.1663	1.1663		60	20.02	1,859,533	2,272,920	
1998/07	34,206	0.90	1.0794	1.0794		60	13.47	1,893,739	2,297,460	
1999/01		1.00	1.4499	1.4499		60	13.47	1,893,739	2,330,760	
1999/07	203,590	1.00	1.2299	1.2299		60	13.90	2,097,329	2,359,440	5
2000/01		1.00	1.3356	1.3356		60	13.90	2,097,329	2,390,940	
2000/07	40,724	1.00	1.1129	1.1129		60	17.66	2,138,053	2,417,520	
2001/01		1.00	1.2976	1.2976		60	17.66	2,138,053	2,448,900	
2001/07	12,240	1.00	0.9615	0.9615		60	18.86	2,150,293	2,472,420	
2002/01		1.00	1.0301	1.0301		60	18.86	2,150,293	2,497,860	
2002/07	125,430	1.00	0.8337	0.8337		60	19.27	2,275,723	2,518,680	
2003/01		1.00	1.3271	1.3271		60	19.27	2,275,723	2,552,100	
2003/07	109,224	1.00	1.1664	1.1664		60	17.55	2,384,947	2,581,860	
2004/01		1.00	1.1103	1.1103		60	17.55	2,384,947	2,610,540	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2004/07	102,602	1.00	0.8378	0.8378		60	18.82	2,487,549	2,632,440	
2005/01		1.00	0.8595	0.8595		60	18.82	2,487,549	2,655,060	
2005/07		1.00	0.7364	0.7364		60	18.82	2,487,549	2,674,620	
2006/01	26,728	1.00	0.9068	0.9068		60	14.91	2,514,277	2,698,860	
2006/07		1.00	0.8133	0.8133		60	14.91	2,514,277	2,720,820	
2007/01	24,303	1.00	1.0133	1.0133		60	18.67	2,538,580	2,748,360	
2007/07	23,853	1.00	1.1050	1.1050		60	19.40	2,562,433	2,778,720	
2008/01		1.00	0.8556	0.8556		60	19.40	2,562,433	2,802,480	
2008/07	640,280	1.00	0.6104	0.6104		72	15.80	3,202,713	3,383,496	
2009/01		1.00	1.3268	1.3268		72	15.80	3,202,713	3,428,424	
2009/07		1.00	0.6841	0.6841		72	15.80	3,202,713	3,451,896	
2010/01	44,946	0.95	0.8643	0.8643		72	18.85	3,247,659	3,481,704	
2010/07		0.95	0.7107	0.7107		72	18.85	3,247,659	3,506,472	
2011/01		0.90	0.9198	0.9198		72	17.35	3,247,659	3,538,728	
2011/07		0.90	0.9028	0.9028		72	17.35	3,247,659	3,570,696	
2012/01		0.85	0.3865	0.3865		72	13.13	3,247,659	3,584,520	
2012/07		0.85	0.9417	0.9417		72	13.93	3,247,659	3,618,288	
2013/01		0.80	0.4901	0.4901		72	13.93	3,247,659	3,636,000	
2013/07		0.80	0.6196	0.6196		72	13.93	3,247,659	3,658,536	
2014/01	34,805	0.75	0.8564	0.8564		72	13.36	3,282,464	3,689,856	
2014/07	34,144	0.75	1.2383	1.2383		72	18.19	3,316,608	3,735,576	
2015/01		0.70	0.7571	0.7571		72	18.19	3,316,608	3,763,872	
2015/09		0.70	1.5736	1.5736		72	18.44	3,316,608	3,823,128	
2016/09		0.65	1.9890	1.9890		72	18.44	3,316,608	3,899,160	

Message Code:

- | |
|------------------------------------|
| 1 Per Bed Standard Limitation |
| 5 Uncorrected Licensure Deficiency |



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0203670-00 - 2016/09

271.98

Jackson Memorial Perdue Medical Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Government CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
19590 OLD CUTLER ROAD	10/1/2014-9/30/2015	Number of Beds: 163	Superior: 0
CUTLER RIDGE, FL 33157	Days in CR 365	Maximum: 59,495	Standard: 336
County: Dade [13]	First Used : 2016/09	Max Annualized: 59,495	Conditional: 30
Region: South Area: 11	Last Used: 2016/09	Total Patient: 51,696	Total: 366
Control: Government	Unaudited	Medicare: 1,821	Inflation
Current Class South Large	Initial CR? False	Medicaid: 33,982	FY Index: 1.36985926
Class at 1/94: South Large	Medicaid Utilization	65.73429%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	86.89134%	Cost: 1.05379764
Open Date: 09/01/1971	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 09/01/1971	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24600000
Entered Medicaid 09/01/1971	Low Occupancy Adjustment Factor:	109.88889%	DC Sem Index: 1.30450000
Med # Active Date: 09/01/1971	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04695024
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,419,326	3,469,716	2,572,915	224,961		8,686,918	
1a	Audit Adjustments							
2	Cost Per Diem	71.1943	102.1045	75.7141	6.6200		255.6329	
3	Cost Per Diem Inflated	75.0244	106.8983	79.7873				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	75.0244	106.8983	79.7873	6.6200		268.3300	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	87.9563		112.3544				
7	Provider Target Rate	92.8491		118.6045				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	58.7902	104.3884	70.3550	6.6200		240.1536	
12/13	Medicaid Adjustment Rate		1.6963	1.1433				
14	Prospective Per Diem 11	58.7902	106.0847	71.4983	6.6200		242.9932	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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Jackson Memorial Perdue Medical Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	None	80% Capital(1):	6,065,247	14.0829
Indexed Asset Value	7,581,559	<60% of Base:	True	20% ROE(2):	1,516,312	0.5783
FRVS Base Asset:	4,645,500	Interest Rate:	12.5000%	Insurance Cost(3):	0	0.0000
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.020420	Amortization Rate:	12.5000%	Home Office(3):	0	0.0000
		Interest Only:	True	Replacement(3&4):	102,420	0.0000
		Yearly Payment:	754,076	Total FRVS PD:		14.6612

(1) 80% Capital (\$6,065,247) amortized at 12.5000 % for 20 years Interest of \$754,076 divided by annual available days (59495) divided by Occup. Adj. (0.90) = \$14.0829

(2) 20% ROE (\$1,516,312) times the ROE factor (0.020420) divided by annual available days (59495) divided by Occup. Adj. (0.90) = \$0.5783

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 163	Effective PBS Limitation	4,645,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.7902	58.7902	2.6673	56.1229
Direct Care	106.0847	106.0847	4.8130	101.2717
Indirect Care	71.4983	71.4983	3.2438	68.2545
Property	6.6200	14.6612	0.6652	13.9960
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				24.1517
Supplemental Rate				8.1814
Totals	242.9932	251.0344	11.3893	271.9782

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	3,308,040	0.00				163	100.00	3,308,040	1,672,543	
1972/01		0.10	3.9787	3.0000	0.9787	163	100.00	3,317,964	1,739,047	
1972/07		0.10	5.9113	3.0000	2.9113	163	100.00	3,327,918	1,824,785	
1973/01		0.20	8.0622	3.0000	5.0622	163	100.00	3,347,886	1,918,836	
1973/07		0.20	10.7186	3.0000	7.7186	163	100.00	3,367,973	2,027,394	
1974/01		0.30	12.9457	3.0000	9.9457	163	100.00	3,398,285	2,133,344	
1974/07		0.30	13.0494	3.0000	10.0494	163	100.00	3,428,870	2,199,522	
1975/01		0.40	13.1399	3.0000	10.1399	163	100.00	3,470,016	2,267,493	
1975/07		0.40	14.2033	3.0000	11.2033	163	100.00	3,511,656	2,359,751	
1976/01		0.50	15.2478	3.0000	12.2478	163	100.00	3,564,331	2,455,106	
1976/07		0.50	15.7330	3.0000	12.7330	163	100.00	3,617,796	2,540,681	
1977/01		0.60	16.4836	3.0000	13.4836	163	100.00	3,682,916	2,636,036	
1977/07		0.60	18.5412	3.0000	15.5412	163	100.00	3,749,208	2,769,207	
1978/01		0.70	20.2809	3.0000	17.2809	163	100.00	3,827,941	2,900,585	
1978/07		0.70	22.8203	3.0000	19.8203	163	100.00	3,908,328	3,061,140	
1979/01		0.80	24.9476	3.0000	21.9476	163	100.00	4,002,128	3,218,109	
1979/07		0.80	26.1458	3.0000	23.1458	163	100.00	4,098,179	3,353,236	
1980/01		0.90	29.3115	3.0000	26.3115	163	81.30	4,208,830	3,560,083	
1980/07		0.90	30.1222	3.0000	27.1222	163	81.30	4,322,468	3,695,699	
1981/01		1.00	30.9462	3.0000	27.9462	163	90.37	4,452,142	3,837,020	
1981/07		1.00	30.5350	3.0000	27.5350	163	90.37	4,585,706	3,936,287	
1982/01		1.00	30.2110	3.0000	27.2110	163	94.77	4,723,277	4,041,748	
1982/07		1.00	29.5087	3.0000	26.5087	163	94.77	4,864,975	4,134,495	
1983/04		1.00	29.1375	3.0000	26.1375	163	93.48	5,010,924	4,243,216	
1983/07		1.00	30.0953	3.0000	27.0953	163	93.48	5,161,252	4,411,106	
1984/01		1.00	28.3905	3.0000	25.3905	163	90.70	5,316,090	4,468,319	
1984/07		1.00	27.3084	3.0000	24.3084	163	90.70	5,475,573	4,554,057	
1985/01		1.00	25.4555	3.0000	22.4555	163	93.48	5,639,840	4,606,217	
1985/10		1.00	23.3077	3.0000	20.3077	163	83.61	4,645,500	4,645,500	1
1986/01		1.00	21.1376	3.0000	18.1376	163	83.61	4,784,865	4,684,131	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	163	83.61	4,928,411	4,675,166	
1987/01		1.00	16.4441	3.0000	13.4441	163	83.61	5,076,263	4,758,785	
1987/07		1.00	14.3448	3.0000	11.3448	163	89.70	5,228,551	4,795,949	
1988/01		1.00	12.2455	3.0000	9.2455	163	89.70	5,385,408	4,834,906	
1988/07		1.00	9.8354	3.0000	6.8354	163	89.70	5,546,970	4,832,298	
1989/01	35,874	1.00	7.4253	3.0000	4.4253	163	91.76	5,749,253	4,860,823	
1989/07	61,369	1.00	5.0152	3.0000	2.0152	163	90.39	5,983,100	4,893,749	
1990/01		1.00	2.6051	2.6051		163	90.39	6,138,966	4,918,362	
1990/07	293,049	1.00	0.5899	0.5899		163	83.46	6,468,229	4,947,376	
1991/01		1.00	0.5899	0.5899		163	83.46	6,506,385	4,976,390	
1991/07		1.00	1.4932	1.4932		163	78.02	6,603,538	5,050,718	
1992/01		0.95	2.0117	2.0117		163	78.02	5,152,267	5,152,267	5
1992/07		0.95	1.8152	1.8152		163	84.39	5,245,829	5,245,829	5
1993/01		0.90	1.7710	1.7710		163	84.39	5,338,739	5,338,739	5
1993/07		0.90	1.5329	1.5329		163	82.52	5,420,565	5,420,565	5
1994/01		0.85	1.6983	1.6983		163	82.52	5,512,660	5,512,660	5
1994/07		0.85	1.5991	1.5991		163	86.07	5,600,843	5,600,843	5
1995/01		0.80	1.5812	1.5812		163	86.07	5,689,352	5,689,352	5
1995/07		0.80	1.5250	1.5250		163	88.37	5,776,068	5,776,068	5
1996/01		0.75	1.7228	1.7228		163	88.37	7,527,152	5,875,661	
1996/07	59,674	0.75	1.3294	1.3294		163	87.80	7,527,152	5,953,738	3
1997/01		0.70	1.4109	1.4109		163	87.80	7,527,152	6,037,683	3
1997/07	117,825	0.70	1.0917	1.0917		163	92.00	7,527,152	6,103,535	3
1998/01		0.65	1.1663	1.1663		163	92.00	7,527,152	6,174,766	3
1998/07		0.65	1.0794	1.0794		163	93.13	7,527,152	6,241,433	3
1999/01		0.60	1.4499	1.4499		163	93.13	7,527,152	6,331,898	3
1999/07	121,707	0.60	1.2299	1.2299		163	91.33	7,527,152	6,409,812	3
2000/01		0.55	1.3356	1.3356		163	91.33	7,527,152	6,495,387	3
2000/07	93,433	0.55	1.1129	1.1129		163	82.53	7,527,152	6,567,596	3
2001/01		0.50	1.2976	1.2976		163	82.53	7,527,152	6,652,845	3



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07	61,580	0.50	0.9615	0.9615		163	81.19	7,527,152	6,716,741	3
2002/01		0.45	1.0301	1.0301		163	81.19	7,527,152	6,785,853	3
2002/07	233,402	0.45	0.8337	0.8337		163	76.41	7,527,152	6,842,414	3
2003/01		0.40	1.3271	1.3271		163	76.41	7,527,152	6,933,205	3
2003/07		0.40	1.1664	1.1664		163	70.79	7,527,152	7,014,053	3
2004/01		0.35	1.1103	1.1103		163	70.79	7,527,152	7,091,967	3
2004/07		0.35	0.8378	0.8378		163	66.50	7,527,152	7,151,462	3
2005/01		0.30	0.8595	0.8595		163	66.50	7,527,152	7,212,913	3
2005/07		0.30	0.7364	0.7364		163	59.79	7,527,152	7,266,051	3
2006/01		0.25	0.9068	0.9068		163	59.79	7,527,152	7,331,903	3
2006/07		0.25	0.8133	0.8133		163	61.57	7,527,152	7,391,561	3
2007/01		0.20	1.0133	1.0133		163	61.57	7,527,152	7,466,378	3
2007/07		0.20	1.1050	1.1050		163	62.47	7,543,787	7,548,856	
2008/01		0.15	0.8556	0.8556		163	62.47	7,553,466	7,613,404	
2008/07		0.15	0.6104	0.6104		163	60.64	7,560,385	7,659,859	
2009/01		0.10	1.3268	1.3268		163	60.64	7,570,418	7,761,571	
2009/07		0.10	0.6841	0.6841		163	62.72	7,575,596	7,814,709	
2010/01		0.05	0.8643	0.8643		163	62.72	7,578,869	7,882,191	
2010/07		0.05	0.7107	0.7107		163	60.72	7,581,559	7,938,263	
2011/01		0.00	0.9198	0.9198		163	60.72	7,581,559	8,011,287	
2011/07		0.00	0.9028	0.9028		163	62.32	7,581,559	8,083,659	
2012/01		0.00	0.3865	0.3865		163	62.32	7,581,559	8,114,955	
2012/07		0.00	0.9417	0.9417		163	69.19	7,581,559	8,191,402	
2013/01		0.00	0.4901	0.4901		163	69.19	7,581,559	8,231,500	
2013/07		0.00	0.6196	0.6196		163	64.52	7,581,559	8,282,519	
2014/01		0.00	0.8564	0.8564		163	64.52	7,581,559	8,353,424	
2014/07		0.00	1.2383	1.2383		163	64.31	7,581,559	8,456,929	
2015/01		0.00	0.7571	0.7571		163	64.31	7,581,559	8,520,988	
2015/09		0.00	1.5736	1.5736		163	62.22	7,581,559	8,655,137	
2016/09		0.00	1.9890	1.9890		163	65.73	7,581,559	8,827,265	

Message Code:

1 Per Bed Standard Limitation

3 Index Cost Limitation - January 1996

5 Uncorrected Licensure Deficiency

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID: 203670093020151001201402242016110508



Florida Agency for Health Care Administration
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231.81

John Knox Village Of Pompano Beach

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
700 S.W. 4th STREET	1/1/2014-12/31/2014	Number of Beds: 177	Superior: 0
POMPANO BEACH, FL 33060	Days in CR 365	Maximum: 64,605	Standard: 366
County: Broward [6]	First Used : 2016/09	Max Annualized: 64,605	Conditional: 0
Region: South Area: 10	Last Used: 2016/09	Total Patient: 52,788	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 6,434	Inflation
Current Class South Large	Initial CR? False	Medicaid: 8,523	FY Index: 1.34193004
Class at 1/94: South Large	Medicaid Utilization	16.14571%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	81.70885%	Cost: 1.07573004
Open Date: 10/01/1976	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 10/01/1976	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 04/01/1972	Low Occupancy Adjustment Factor:	103.33475%	DC Sem Index: 1.30450000
Med # Active Date: 04/01/1972	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	498,374	748,546	713,108	125,288		2,085,316	
1a	Audit Adjustments							
2	Cost Per Diem	58.4740	87.8266	83.6687	14.7000		244.6693	
3	Cost Per Diem Inflated	62.9022	93.2220	90.0049				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	62.9022	93.2220	90.0049	14.7000		260.8291	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	80.4443		76.5084				
7	Provider Target Rate	84.9193		80.7644				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	58.7902	93.2220	70.3550	13.6500		236.0172	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	58.7902	93.2220	70.3550	13.6500		236.0172	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

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John Knox Village Of Pompano Beach

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	01/01/1989	Amount:	1,475,191.00		Total Amount	Per Diem
RS to Start Calcs:	1976/07	Type:	Fixed	80% Capital(1):	3,584,805	6.9616
Indexed Asset Value	4,481,006	<60% of Base:	False	20% ROE(2):	896,201	0.3500
FRVS Base Asset:	2,435,978	Interest Rate:	9.6350%	Insurance Cost(3):	155,934	2.9540
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	85,562	1.6209
ROE Factor	0.022710	Amortization Rate:	9.6350%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	714,423	0.0000
		Yearly Payment:	404,781	Total FRVS PD:		11.8865

(1) 80% Capital (\$3,584,805) amortized at 9.6350 % for 20 years Principal & Interest of \$404,781 divided by annual available days (64605) divided by Occup. Adj. (0.90) = \$6.9616

(2) 20% ROE (\$896,201) times the ROE factor (0.022710) divided by annual available days (64605) divided by Occup. Adj. (0.90) = \$0.3500

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	54,155
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.7902	58.7902	2.6673	56.1229
Direct Care	93.2220	93.2220	4.2294	88.9926
Indirect Care	70.3550	70.3550	3.1920	67.1630
Property	13.6500	11.8865	0.5393	11.3472
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	236.0172	234.2537	10.6280	231.8071

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1976/07	482,744	0.00	3.4853	3.0000	0.4853	120	100.00	482,744	1,870,440	
1977/01		0.10	4.2359	3.0000	1.2359	120	100.00	484,192	1,940,640	
1977/07		0.10	6.2934	3.0000	3.2934	120	100.00	485,645	2,038,680	
1978/01		0.20	8.0331	3.0000	5.0331	120	100.00	488,559	2,135,400	
1978/07		0.20	10.5726	3.0000	7.5726	120	100.00	491,490	2,253,600	
1979/01		0.30	12.6998	3.0000	9.6998	120	100.00	495,913	2,369,160	
1979/07		0.30	13.8980	3.0000	10.8980	120	100.00	500,376	2,468,640	
1980/01		0.40	17.0638	3.0000	14.0638	120	6.20	500,376	2,620,920	
1980/07	1,935,602	0.40	17.8744	3.0000	14.8744	120	6.20	2,435,978	2,720,760	
1981/01		0.50	18.6984	3.0000	15.6984	120	5.34	2,435,978	2,824,800	
1981/07		0.50	18.2872	3.0000	15.2872	120	5.34	2,435,978	2,897,880	
1982/01		0.60	17.9632	3.0000	14.9632	120	4.63	2,435,978	2,975,520	
1982/07		0.60	17.2609	3.0000	14.2609	120	4.63	2,435,978	3,043,800	
1983/04		0.70	16.8897	3.0000	13.8897	120	4.63	2,435,978	3,123,840	
1983/07		0.70	17.8475	3.0000	14.8475	120	6.35	2,435,978	3,247,440	
1984/01		0.80	16.1427	3.0000	13.1427	120	5.77	2,435,978	3,289,560	
1984/07		0.80	15.0606	3.0000	12.0606	120	5.77	2,435,978	3,352,680	
1985/01		0.90	13.2077	3.0000	10.2077	120	6.35	2,435,978	3,391,080	
1985/10		0.90	11.0599	3.0000	8.0599	120	4.46	2,435,978	3,420,000	
1986/01		1.00	8.8898	3.0000	5.8898	120	4.46	2,435,978	3,448,440	
1986/07		1.00	6.1872	3.0000	3.1872	120	4.46	2,435,978	3,441,840	
1987/01		1.00	4.1963	3.0000	1.1963	120	4.46	2,435,978	3,503,400	
1987/07		1.00	2.0970	2.0970		120	4.92	2,435,978	3,530,760	
1988/01		1.00	0.9007	0.9007		120	4.92	2,435,978	3,559,440	
1988/07		1.00	0.5899	0.5899		120	3.80	2,435,978	3,557,520	
1989/01		1.00	0.5899	0.5899		120	3.80	2,435,978	3,578,520	
1989/07	83,405	1.00	0.5899	0.5899		120	4.13	2,519,383	3,602,760	
1990/01		1.00	0.5899	0.5899		120	4.13	2,519,383	3,620,880	
1990/07		1.00	0.5899	0.5899		120	4.13	2,519,383	3,642,240	
1991/01	608,806	1.00	0.5899	0.5899		120	6.26	3,128,189	3,663,600	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1991/07		1.00	1.4932	1.4932		120	7.78	3,128,189	3,718,320	
1992/01		1.00	2.0117	2.0117		120	7.78	3,128,189	3,793,080	
1992/07		1.00	1.8152	1.8152		120	7.68	3,128,189	3,861,960	
1993/01		1.00	1.7710	1.7710		120	7.68	3,128,189	3,930,360	
1993/07		1.00	1.5329	1.5329		120	6.32	3,128,189	3,990,600	
1994/01		1.00	1.6983	1.6983		120	6.32	3,128,189	4,058,400	
1994/07	319,550	1.00	1.5991	1.5991		158	6.73	3,447,739	5,429,038	
1995/01		1.00	1.5812	1.5812		158	6.73	3,447,739	5,514,832	
1995/07		1.00	1.5250	1.5250		158	4.58	3,447,739	5,598,888	
1996/01		1.00	1.7228	1.7228		158	4.58	3,447,739	5,695,426	
1996/07		1.00	1.3294	1.3294		163	4.18	3,447,739	5,953,738	
1997/01		0.95	1.4109	1.4109		163	4.18	3,447,739	6,037,683	
1997/07		0.95	1.0917	1.0917		177	4.11	3,447,739	6,627,765	
1998/01		0.90	1.1663	1.1663		177	4.11	3,447,739	6,705,114	
1998/07	76,028	0.90	1.0794	1.0794		177	4.19	3,523,767	6,777,507	
1999/01		0.85	1.4499	1.4499		177	4.19	3,523,767	6,875,742	
1999/07	77,973	0.85	1.2299	1.2299		177	5.21	3,601,740	6,960,348	
2000/01		0.80	1.3356	1.3356		177	5.21	3,601,740	7,053,273	
2000/07	814,322	0.80	1.1129	1.1129		177	3.91	4,416,062	7,131,684	
2001/01		0.75	1.2976	1.2976		177	3.91	4,416,062	7,224,255	
2001/07		0.75	0.9615	0.9615		177	4.50	4,416,062	7,293,639	
2002/01		0.70	1.0301	1.0301		177	4.50	4,416,062	7,368,687	
2002/07		0.70	0.8337	0.8337		177	7.10	4,416,062	7,430,106	
2003/01		0.65	1.3271	1.3271		177	7.10	4,416,062	7,528,695	
2003/07	28,494	0.65	1.1664	1.1664		177	9.30	4,444,556	7,616,487	
2004/01		0.60	1.1103	1.1103		177	9.30	4,444,556	7,701,093	
2004/07		0.60	0.8378	0.8378		177	9.97	4,444,556	7,765,698	
2005/01		0.55	0.8595	0.8595		177	9.97	4,444,556	7,832,427	
2005/07		0.55	0.7364	0.7364		177	9.18	4,444,556	7,890,129	
2006/01		0.50	0.9068	0.9068		177	9.18	4,444,556	7,961,637	5



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2006/07		0.50	0.8133	0.8133		177	7.55	4,444,556	8,026,419	
2007/01		0.45	1.0133	1.0133		177	7.55	4,444,556	8,107,662	
2007/07		0.45	1.1050	1.1050		177	11.52	4,444,556	8,197,224	
2008/01		0.40	0.8556	0.8556		177	11.52	4,444,556	8,267,316	
2008/07		0.40	0.6104	0.6104		177	11.52	4,444,556	8,317,761	
2009/01	36,450	0.35	1.3268	1.3268		177	12.64	4,481,006	8,428,209	
2009/07		0.35	0.6841	0.6841		177	12.64	4,481,006	8,485,911	
2010/01		0.30	0.8643	0.8643		177	11.34	4,481,006	8,559,189	
2010/07		0.30	0.7107	0.7107		177	11.34	4,481,006	8,620,077	
2011/01		0.25	0.9198	0.9198		177	15.37	4,481,006	8,699,373	
2011/07		0.25	0.9028	0.9028		177	15.37	4,481,006	8,777,961	
2012/01		0.20	0.3865	0.3865		177	11.83	4,481,006	8,811,945	
2012/07		0.20	0.9417	0.9417		177	13.87	4,481,006	8,894,958	
2013/01		0.15	0.4901	0.4901		177	13.87	4,481,006	8,938,500	
2013/07		0.15	0.6196	0.6196		177	13.87	4,481,006	8,993,901	
2014/01		0.10	0.8564	0.8564		177	17.28	4,481,006	9,070,896	
2014/07		0.10	1.2383	1.2383		177	18.47	4,481,006	9,183,291	
2015/01		0.05	0.7571	0.7571		177	18.47	4,481,006	9,252,852	
2015/09		0.05	1.5736	1.5736		177	18.47	4,481,006	9,398,523	
2016/09		0.00	1.9890	1.9890		177	16.15	4,481,006	9,585,435	

Message Code:

5 Uncorrected Licensure Deficiency

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Report Calculated: 6/30/2016 8:16:40 AM

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Westminster Towers And Shores Of Bradenton

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : Other CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1533 4TH AVE W	4/1/2014-3/31/2015	Number of Beds: 120	Superior: 0
BRADENTON, FL 34205	Days in CR 365	Maximum: 43,800	Standard: 366
County: Manatee [41]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 42,245	Total: 366
Control: Nonprofit : Other	Unaudited	Medicare: 5,726	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 17,896	FY Index: 1.35002422
Class at 1/94: North Large	Medicaid Utilization	42.36241%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	96.44977%	Cost: 1.06928041
Open Date: 04/01/1967	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 08/01/1991	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23500000
Entered Medicaid 08/01/1991	Low Occupancy Adjustment Factor:	121.97715%	DC Sem Index: 1.30450000
Med # Active Date: 08/01/1991	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05627530
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	721,482	1,514,313	1,400,813	278,820		3,915,428	
1a	Audit Adjustments							
2	Cost Per Diem	40.3153	84.6174	78.2752	15.5800		218.7879	
3	Cost Per Diem Inflated	43.1084	89.3793	83.6981				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	43.1084	89.3793	83.6981	15.5800		231.7658	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	67.8590		86.1067				
7	Provider Target Rate	71.6339		90.8966				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500			
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292				
10	Target Rate Class Ceiling	59.0945		68.1848				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	43.1084	89.3793	68.1848	13.6500		214.3225	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	43.1084	89.3793	68.1848	13.6500		214.3225	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Westminster Towers And Shores Of Bradenton

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	08/01/1991	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	7,832,462.00		Total Amount	Per Diem
RS to Start Calcs:	1991/07	Type:	Fixed	80% Capital(1):	4,986,276	9.8505
Indexed Asset Value	6,232,845	<60% of Base:	False	20% ROE(2):	1,246,569	0.6818
FRVS Base Asset:	348,874	Interest Rate:	4.8000%	Insurance Cost(3):	38,996	0.9231
Occup Adj Factor	0.9000	Chase Rate:	9.5000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.021560	Amortization Rate:	4.8000%	Home Office(3):	23,026	0.5451
		Interest Only:	False	Replacement(3&4):	166,081	0.0000
		Yearly Payment:	388,306	Total FRVS PD:		12.0005

(1) 80% Capital (\$4,986,276) amortized at 4.8000 % for 20 years Principal & Interest of \$388,306 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.8505

(2) 20% ROE (\$1,246,569) times the ROE factor (0.021560) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6818

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	10,261
Comparison Date: 01/01/1971	Current RS PBS:	54,155
Comparison Bed 34	Effective PBS Limitation	348,874

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	43.1084	43.1084	1.9558	41.1526
Direct Care	89.3793	89.3793	4.0551	85.3242
Indirect Care	68.1848	68.1848	3.0935	65.0913
Property	13.6500	12.0005	0.5445	11.4560
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	214.3225	212.6730	9.6489	211.2055

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1991/07	479,269	0.00	1.4932	1.4932		34	9.64	348,874	348,874	1
1992/01		0.10	2.0117	2.0117		34	9.64	348,874	1,074,706	
1992/07		0.10	1.8152	1.8152		34	9.64	348,874	1,094,222	
1993/01		0.20	1.7710	1.7710		34	9.64	348,874	1,113,602	
1993/07		0.20	1.5329	1.5329		34	9.64	348,874	1,130,670	
1994/01		0.30	1.6983	1.6983		34	17.56	348,874	1,149,880	
1994/07		0.30	1.5991	1.5991		34	17.56	348,874	1,168,274	
1995/01		0.40	1.5812	1.5812		34	18.11	348,874	1,186,736	
1995/07		0.40	1.5250	1.5250		34	18.11	348,874	1,204,824	
1996/01		0.50	1.7228	1.7228		34	24.80	348,874	1,225,598	
1996/07		0.50	1.3294	1.3294		34	24.80	348,874	1,241,884	
1997/01		0.60	1.4109	1.4109		34	22.02	348,874	1,259,394	
1997/07		0.60	1.0917	1.0917		34	22.02	348,874	1,273,130	
1998/01		0.70	1.1663	1.1663		34	21.90	348,874	1,287,988	
1998/07		0.70	1.0794	1.0794		34	21.90	348,874	1,301,894	
1999/01		0.80	1.4499	1.4499		34	21.38	348,874	1,320,764	
1999/07		0.80	1.2299	1.2299		34	21.38	348,874	1,337,016	
2000/01		0.90	1.3356	1.3356		34	20.53	348,874	1,354,866	
2000/07		0.90	1.1129	1.1129		34	20.53	348,874	1,369,928	
2001/01		1.00	1.2976	1.2976		34	26.59	351,063	1,387,710	
2001/07		1.00	0.9615	0.9615		34	26.59	352,695	1,401,038	
2002/01	11,426,773	1.00	1.0301	1.0301		120	25.91	4,995,720	4,995,720	8
2002/07		1.00	0.8337	0.8337		120	25.91	5,015,341	5,037,360	
2003/01	37,810	1.00	1.3271	1.3271		120	30.49	5,090,049	5,104,200	
2003/07		1.00	1.1664	1.1664		120	30.49	5,122,962	5,163,720	
2004/01		1.00	1.1103	1.1103		120	35.23	5,159,396	5,221,080	
2004/07		1.00	0.8378	0.8378		120	35.23	5,187,084	5,264,880	
2005/01	33,467	1.00	0.8595	0.8595		120	38.84	5,252,035	5,310,120	
2005/07		1.00	0.7364	0.7364		120	38.84	5,279,347	5,349,240	
2006/01		1.00	0.9068	0.9068		120	37.35	5,311,857	5,397,720	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2006/07		1.00	0.8133	0.8133		120	37.35	5,341,195	5,441,640	
2007/01		1.00	1.0133	1.0133		120	35.59	5,376,217	5,496,720	
2007/07		1.00	1.1050	1.1050		120	35.59	5,414,659	5,557,440	
2008/01		1.00	0.8556	0.8556		120	37.43	5,446,187	5,604,960	
2008/07		1.00	0.6104	0.6104		120	37.43	5,468,811	5,639,160	
2009/01		1.00	1.3268	1.3268		120	37.12	5,517,783	5,714,040	
2009/07		1.00	0.6841	0.6841		120	37.12	5,543,259	5,753,160	
2010/01	27,437	1.00	0.8643	0.8643		120	43.89	5,608,928	5,802,840	
2010/07		1.00	0.7107	0.7107		120	43.89	5,640,738	5,844,120	
2011/01	53,810	1.00	0.9198	0.9198		120	46.96	5,738,847	5,897,880	
2011/07		1.00	0.9028	0.9028		120	46.96	5,783,084	5,951,160	
2012/01		0.95	0.3865	0.3865		120	44.97	5,800,447	5,974,200	
2012/07		0.95	0.9417	0.9417		120	44.97	5,842,875	6,030,480	
2013/01	83,358	0.90	0.4901	0.4901		120	46.17	5,947,868	6,060,000	
2013/07		0.90	0.6196	0.6196		120	46.17	5,975,709	6,097,560	
2014/01		0.85	0.8564	0.8564		120	48.59	6,014,137	6,149,760	
2014/07		0.85	1.2383	1.2383		120	48.59	6,070,064	6,225,960	
2015/01		0.80	0.7571	0.7571		120	44.55	6,099,845	6,273,120	
2015/09		0.80	1.5736	1.5736		120	44.55	6,162,046	6,371,880	
2016/09		0.75	1.9890	1.9890		120	42.36	6,232,845	6,498,600	

Message Code:

- 1 Per Bed Standard Limitation
- 8 Limited to Current RS Per Bed Standard

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

ID: 203815033120150401201409152015090107



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Lisenby On Lake Caroline

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1400 W 11TH ST	1/1/2014-12/31/2014	Number of Beds: 22	Superior: 0
PANAMA CITY, FL 32401	Days in CR 365	Maximum: 8,030	Standard: 366
County: Bay [3]	First Used : 2016/09	Max Annualized: 8,030	Conditional: 0
Region: North Area: 2	Last Used: 2016/09	Total Patient: 7,940	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 0	Inflation
Current Class North Small	Initial CR? False	Medicaid: 6,034	FY Index: 1.34193004
Class at 1/94: North Small	Medicaid Utilization	75.99496%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	98.87920%	Cost: 1.07573004
Open Date: 01/21/1985	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/21/1985	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 10/08/1991	Low Occupancy Adjustment Factor:	125.04958%	DC Sem Index: 1.30450000
Med # Active Date: 10/08/1991	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	221,568	447,966	211,941	19,611		901,086	
1a	Audit Adjustments							
2	Cost Per Diem	36.7199	74.2403	35.1245	3.2501		149.3348	
3	Cost Per Diem Inflated	39.5007	78.8010	37.7845				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	39.5007	78.8010	37.7845	3.2501		159.3363	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	65.1317		62.4156				
7	Provider Target Rate	68.7549		65.8877				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	62.6595	100.8980	75.9871	13.6500			
9	Prior Semester: Class Ceiling Target Base	57.6324		70.0507				
10	Target Rate Class Ceiling	59.8766		72.7784				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	39.5007	78.8010	37.7845	3.2501		159.3363	
12/13	Medicaid Adjustment Rate		2.3045	1.1050				
14	Prospective Per Diem 11	39.5007	81.1055	38.8895	3.2501		162.7458	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Lisenby On Lake Caroline

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 10/08/1991		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	463,295.00		Total Amount	Per Diem
RS to Start Calcs:	1985/01	Type:	Variable	80% Capital(1):	891,768	13.8991
Indexed Asset Value	1,114,710	<60% of Base:	False	20% ROE(2):	222,942	0.7006
FRVS Base Asset:	290,519	Interest Rate:	9.6000%	Insurance Cost(3):	2,635	0.3319
Occup Adj Factor	0.9000	Chase Rate:	10.2000%	Taxes Cost(3):	24	0.0030
ROE Factor	0.022710	Amortization Rate:	9.6000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	100,449	Total FRVS PD:		14.9346

(1) 80% Capital (\$891,768) amortized at 9.6000 % for 20 years Principal & Interest of \$100,449 divided by annual available days (8030) divided by Occup. Adj. (0.90) = \$13.8991

(2) 20% ROE (\$222,942) times the ROE factor (0.022710) divided by annual available days (8030) divided by Occup. Adj. (0.90) = \$0.7006

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1984	Current RS PBS:	27,939
Comparison Bed	22	Effective PBS Limitation	54,155
			614,658

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	39.5007	39.5007	1.7921	37.7086
Direct Care	81.1055	81.1055	3.6797	77.4258
Indirect Care	38.8895	38.8895	1.7644	37.1251
Property	3.2501	14.9346	0.6776	14.2570
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	162.7458	174.4303	7.9138	174.6979

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1985/01	290,519	0.00	1.1471	1.1471		22		290,519	621,698	
1985/10		0.10	0.8522	0.8522		22		290,519	614,658	
1986/01		0.10	0.8299	0.8299		22		290,519	632,214	
1986/07		0.20	0.2974	0.2974		22		290,519	631,004	
1987/01	7,779	0.20	1.0091	1.0091		22		298,298	642,290	
1987/07		0.30	0.9007	0.9007		22		298,298	647,306	
1988/01		0.30	0.9007	0.9007		22		298,298	652,564	
1988/07		0.40	0.5899	0.5899		22		298,298	652,212	
1989/01		0.40	0.5899	0.5899		22		298,298	656,062	
1989/07		0.50	0.5899	0.5899		22		298,298	660,506	
1990/01		0.50	0.5899	0.5899		22		298,298	663,828	
1990/07		0.60	0.5899	0.5899		22		298,298	667,744	
1991/01		0.60	0.5899	0.5899		22		298,298	671,660	
1991/07	581,121	0.70	1.4932	1.4932		22	85.81	882,537	681,692	
1992/01		0.70	2.0117	2.0117		22	85.81	894,965	695,398	
1992/07		0.80	1.8152	1.8152		22	85.81	907,962	708,026	
1993/01		0.80	1.7710	1.7710		22	85.81	920,826	720,566	
1993/07		0.90	1.5329	1.5329		22	85.81	933,530	731,610	
1994/01		0.90	1.6983	1.6983		22	85.81	947,799	744,040	
1994/07		1.00	1.5991	1.5991		22	80.67	962,955	755,942	
1995/01		1.00	1.5812	1.5812		22	80.67	978,181	767,888	
1995/07	5,067	1.00	1.5250	1.5250		22	76.72	998,165	779,592	
1996/01		1.00	1.7228	1.7228		22	76.72	1,015,361	793,034	
1996/07		1.00	1.3294	1.3294		22	82.31	1,015,361	803,572	3
1997/01		1.00	1.4109	1.4109		22	82.31	1,015,361	814,902	3
1997/07		1.00	1.0917	1.0917		22	71.82	1,015,361	823,790	3
1998/01		1.00	1.1663	1.1663		22	71.82	1,015,361	833,404	3
1998/07		1.00	1.0794	1.0794		22	71.82	1,015,361	842,402	3
1999/01		1.00	1.4499	1.4499		22	70.36	1,015,361	854,612	3
1999/07		1.00	1.2299	1.2299		22	70.36	1,015,361	865,128	3



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2000/01		1.00	1.3356	1.3356		22	68.62	1,015,361	876,678	3
2000/07		1.00	1.1129	1.1129		22	66.55	1,015,361	886,424	3
2001/01		1.00	1.2976	1.2976		22	66.55	1,015,361	897,930	3
2001/07		1.00	0.9615	0.9615		22	66.52	1,015,361	906,554	3
2002/01		1.00	1.0301	1.0301		22	66.52	1,015,361	915,882	3
2002/07		1.00	0.8337	0.8337		22	65.25	1,015,361	923,516	3
2003/01		1.00	1.3271	1.3271		22	65.25	1,015,361	935,770	3
2003/07		1.00	1.1664	1.1664		22	65.25	1,015,361	946,682	3
2004/01		1.00	1.1103	1.1103		22	73.61	1,015,361	957,198	3
2004/07		1.00	0.8378	0.8378		22	73.61	1,015,361	965,228	3
2005/01		1.00	0.8595	0.8595		22	81.35	1,015,361	973,522	3
2005/07		0.95	0.7364	0.7364		22	81.35	1,015,361	980,694	3
2006/01		0.95	0.9068	0.9068		22	78.21	1,015,361	989,582	3
2006/07		0.90	0.8133	0.8133		22	78.21	1,015,361	997,634	3
2007/01		0.90	1.0133	1.0133		22	75.28	1,015,361	1,007,732	3
2007/07		0.85	1.1050	1.1050		22	75.28	1,018,864	1,018,864	8
2008/01		0.85	0.8556	0.8556		22	65.59	1,026,274	1,027,576	
2008/07		0.80	0.6104	0.6104		22	65.59	1,031,285	1,033,846	
2009/01		0.80	1.3268	1.3268		22	39.48	1,039,142	1,047,574	
2009/07		0.75	0.6841	0.6841		22	39.48	1,042,969	1,054,746	
2010/01		0.75	0.8643	0.8643		22	48.81	1,048,969	1,063,854	
2010/07		0.70	0.7107	0.7107		22	48.81	1,053,600	1,071,422	
2011/01		0.70	0.9198	0.9198		22	62.70	1,060,384	1,081,278	
2011/07		0.65	0.9028	0.9028		22	62.70	1,066,606	1,091,046	
2012/01		0.65	0.3865	0.3865		22	61.90	1,069,285	1,095,270	
2012/07		0.60	0.9417	0.9417		22	61.90	1,075,326	1,105,588	
2013/01		0.60	0.4901	0.4901		22	70.64	1,078,489	1,111,000	
2013/07		0.55	0.6196	0.6196		22	70.64	1,082,164	1,117,886	
2014/01		0.55	0.8564	0.8564		22	74.34	1,087,261	1,127,456	
2014/07		0.50	1.2383	1.2383		22	74.34	1,093,993	1,141,426	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2015/01		0.50	0.7571	0.7571		22	79.79	1,098,135	1,150,072	
2015/09		0.45	1.5736	1.5736		22	79.79	1,105,911	1,168,178	
2016/09		0.40	1.9890	1.9890		22	75.99	1,114,710	1,191,410	

Message Code:

- 3 Index Cost Limitation - January 1996
- 8 Limited to Current RS Per Bed Standard

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID: 203980123120140101201405282015081007



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Mease Continuing Care

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
910 NEW YORK AVE	8/1/2013-7/31/2014	Number of Beds: 100	Superior: 366
DUNEDIN, FL 34698-6600	Days in CR 365	Maximum: 36,500	Standard: 0
County: Pinellas [52]	First Used : 2015/09	Max Annualized: 36,500	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 31,119	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 6,473	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 13,042	FY Index: 1.32622051
Class at 1/94: North Small	Medicaid Utilization	41.91009%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	85.25753%	Cost: 1.08847242
Open Date: 04/29/1991	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 04/29/1991	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22383277
Entered Medicaid 01/07/1992	Low Occupancy Adjustment Factor:	107.82266%	DC Sem Index: 1.30450000
Med # Active Date: 01/07/1992	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06591361
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	768,869	1,059,633	845,734	108,379		2,782,615	
1a	Audit Adjustments							
2	Cost Per Diem	58.9533	81.2477	64.8470	8.3100		213.3580	
3	Cost Per Diem Inflated	64.1690	86.6030	70.5842				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	64.1690	86.6030	70.5842	8.3100		229.6662	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	61.0643		80.2351				
7	Provider Target Rate	64.4612		84.6984				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	66.8502	108.0204	86.7059	13.6500			
9	Prior Semester: Class Ceiling Target Base	64.9876		76.7674				
10	Target Rate Class Ceiling	67.5182		79.7567				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	64.1690	86.6030	70.5842	8.3100		229.6662	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	64.1690	86.6030	70.5842	8.3100		229.6662	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Mease Continuing Care

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 01/07/1992		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	4,000,000.00		Total Amount	Per Diem
RS to Start Calcs:	1991/01	Type:	Fixed	80% Capital(1):	3,191,168	8.3516
Indexed Asset Value	3,988,960	<60% of Base:	False	20% ROE(2):	797,792	0.5540
FRVS Base Asset:	3,035,200	Interest Rate:	6.0000%	Insurance Cost(3):	46,629	1.4984
Occup Adj Factor	0.9000	Chase Rate:	10.0000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.022810	Amortization Rate:	6.0000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	68,456	0.0000
		Yearly Payment:	274,350	Total FRVS PD:		10.4040

(1) 80% Capital (\$3,191,168) amortized at 6.0000 % for 20 years Principal & Interest of \$274,350 divided by annual available days (36500) divided by Occup. Adj. (0.90) = \$8.3516

(2) 20% ROE (\$797,792) times the ROE factor (0.022810) divided by annual available days (36500) divided by Occup. Adj. (0.90) = \$0.5540

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	30,352
Comparison Date: 07/01/1990	Current RS PBS:	54,155
Comparison Bed 100	Effective PBS Limitation	3,035,200

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	64.1690	64.1690	2.9113	61.2577
Direct Care	86.6030	86.6030	3.9291	82.6739
Indirect Care	70.5842	70.5842	3.2024	67.3818
Property	8.3100	10.4040	0.4720	9.9320
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	229.6662	231.7602	10.5148	229.4268

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1991/01	4,247,732	0.00	0.5899	0.5899		100		3,035,200	3,035,200	1
1991/07		0.10	1.4932	1.4932		100		3,035,200	3,098,600	
1992/01		0.10	2.0117	2.0117		100	20.72	3,035,200	3,160,900	
1992/07		0.20	1.8152	1.8152		100	20.72	3,035,200	3,218,300	
1993/01		0.20	1.7710	1.7710		100	20.72	3,035,200	3,275,300	
1993/07		0.30	1.5329	1.5329		100	20.72	3,035,200	3,325,500	
1994/01		0.30	1.6983	1.6983		100	20.72	3,035,200	3,382,000	
1994/07		0.40	1.5991	1.5991		100	31.10	3,046,177	3,436,100	
1995/01		0.40	1.5812	1.5812		100	31.10	3,057,072	3,490,400	
1995/07	25,894	0.50	1.5250	1.5250		100	28.13	3,094,888	3,543,600	
1996/01		0.50	1.7228	1.7228		100	28.13	3,094,888	3,604,700	5
1996/07		0.60	1.3294	1.3294		100	32.23	3,108,523	3,652,600	5
1997/01		0.60	1.4109	1.4109		100	32.23	3,138,544	3,704,100	
1997/07		0.70	1.0917	1.0917		100	31.62	3,152,333	3,744,500	
1998/01		0.70	1.1663	1.1663		100	31.62	3,167,129	3,788,200	
1998/07		0.80	1.0794	1.0794		100	33.06	3,183,568	3,829,100	
1999/01		0.80	1.4499	1.4499		100	33.06	3,205,764	3,884,600	
1999/07		0.90	1.2299	1.2299		100	30.34	3,225,339	3,932,400	
2000/01		0.90	1.3356	1.3356		100	30.34	3,246,725	3,984,900	
2000/07		1.00	1.1129	1.1129		100	30.84	3,266,986	4,029,200	
2001/01		1.00	1.2976	1.2976		100	30.84	3,290,757	4,081,500	
2001/07		1.00	0.9615	0.9615		100	33.26	3,309,891	4,120,700	
2002/01		1.00	1.0301	1.0301		100	32.48	3,330,026	4,163,100	
2002/07		1.00	0.8337	0.8337		100	32.48	3,346,421	4,197,800	
2003/01		1.00	1.3271	1.3271		100	39.32	3,378,170	4,253,500	
2003/07		1.00	1.1664	1.1664		100	39.32	3,406,340	4,303,100	
2004/01		1.00	1.1103	1.1103		100	44.50	3,436,940	4,350,900	
2004/07		1.00	0.8378	0.8378		100	44.50	3,460,238	4,387,400	
2005/01		1.00	0.8595	0.8595		100	44.50	3,484,301	4,425,100	
2005/07		1.00	0.7364	0.7364		100	46.08	3,505,798	4,457,700	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2006/01		1.00	0.9068	0.9068		100	46.05	3,532,415	4,498,100	
2006/07		1.00	0.8133	0.8133		100	46.05	3,556,469	4,534,700	
2007/01		1.00	1.0133	1.0133		100	41.40	3,583,596	4,580,600	
2007/07		1.00	1.1050	1.1050		100	41.40	3,613,403	4,631,200	
2008/01		1.00	0.8556	0.8556		100	41.40	3,636,675	4,670,800	
2008/07		1.00	0.6104	0.6104		100	44.89	3,654,793	4,699,300	
2009/01		1.00	1.3268	1.3268		100	44.74	3,694,239	4,761,700	
2009/07		1.00	0.6841	0.6841		100	44.74	3,714,797	4,794,300	
2010/01		1.00	0.8643	0.8643		100	34.34	3,734,843	4,835,700	
2010/07		1.00	0.7107	0.7107		100	34.34	3,751,416	4,870,100	
2011/01		1.00	0.9198	0.9198		100	32.17	3,771,599	4,914,900	
2011/07		0.95	0.9028	0.9028		100	32.17	3,790,520	4,959,300	
2012/01		0.95	0.3865	0.3865		100	32.17	3,798,661	4,978,500	
2012/07		0.90	0.9417	0.9417		100	40.75	3,822,514	5,025,400	
2013/01		0.90	0.4901	0.4901		100	40.75	3,835,007	5,050,000	
2013/07		0.85	0.6196	0.6196		100	38.48	3,849,139	5,081,300	
2014/01		0.85	0.8564	0.8564		100	38.48	3,868,741	5,124,800	
2014/07		0.80	1.2383	1.2383		100	38.34	3,895,456	5,188,300	
2015/01		0.80	0.7571	0.7571		100	38.34	3,911,904	5,227,600	
2015/09		0.75	1.5736	1.5736		100	41.91	3,947,084	5,309,900	
2016/09		0.70	1.9890	1.9890		100	41.91	3,988,960	5,415,500	

Message Code:

- | |
|------------------------------------|
| 1 Per Bed Standard Limitation |
| 5 Uncorrected Licensure Deficiency |

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Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

ID: 204072073120140801201302172015101322



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
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Jackson Memorial Long Term Care Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Government CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
2500 NW 22ND AVE	10/1/2014-9/30/2015	Number of Beds: 180	Superior: 0
MIAMI, FL 33142	Days in CR 365	Maximum: 65,700	Standard: 366
County: Dade [13]	First Used : 2016/09	Max Annualized: 65,700	Conditional: 0
Region: South Area: 11	Last Used: 2016/09	Total Patient: 62,286	Total: 366
Control: Government	Unaudited	Medicare: 2,417	Inflation
Current Class South Large	Initial CR? False	Medicaid: 41,348	FY Index: 1.36985926
Class at 1/94: South Large	Medicaid Utilization	66.38410%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.80365%	Cost: 1.05379764
Open Date: 08/01/1973	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 08/01/1973	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24600000
Entered Medicaid 08/01/1973	Low Occupancy Adjustment Factor:	119.89535%	DC Sem Index: 1.30450000
Med # Active Date: 08/01/1973	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04695024
Previous Med #			PS Target: 1.05562807

Rate Calculations								
Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,426,353	4,919,257	3,130,495	89,725		10,565,830	
1a	Audit Adjustments							
2	Cost Per Diem	58.6813	118.9721	75.7109	2.1700		255.5343	
3	Cost Per Diem Inflated	61.8382	124.5579	79.7840				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	61.8382	124.5579	79.7840	2.1700		268.3501	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	83.2052		105.8552				
7	Provider Target Rate	87.8337		111.7437				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	58.7902	104.3884	70.3550	2.1700		235.7036	
12/13	Medicaid Adjustment Rate		1.9241	1.2968				
14	Prospective Per Diem 11	58.7902	106.3125	71.6518	2.1700		238.9245	
15	Inflated Usual & Customary Charge	Usual and Customary Limitations not applied after 7/1/2002.						0.00



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Jackson Memorial Long Term Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	10/01/1985	Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1973/07	Type:	None	80% Capital(1):	5,816,638	12.2301
Indexed Asset Value	7,270,797	<60% of Base:	True	20% ROE(2):	1,454,159	0.5022
FRVS Base Asset:	3,093,801	Interest Rate:	12.5000%	Insurance Cost(3):	0	0.0000
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.020420	Amortization Rate:	12.5000%	Home Office(3):	0	0.0000
		Interest Only:	True	Replacement(3&4):	17,194	0.0000
		Yearly Payment:	723,168	Total FRVS PD:		12.7323

(1) 80% Capital (\$5,816,638) amortized at 12.5000 % for 20 years Interest of \$723,168 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$12.2301

(2) 20% ROE (\$1,454,159) times the ROE factor (0.020420) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.5022

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	150	Effective PBS Limitation	54,155
			4,275,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.7902	58.7902	2.6673	56.1229
Direct Care	106.3125	106.3125	4.8233	101.4892
Indirect Care	71.6518	71.6518	3.2508	68.4010
Property	2.1700	12.7323	0.5777	12.1546
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	238.9245	249.4868	11.3191	246.3491

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1973/07	1,982,933	0.00	5.6564	3.0000	2.6564	150	100.00	1,982,933	1,865,700	
1974/01		0.10	7.8836	3.0000	4.8836	150	100.00	1,988,882	1,963,200	
1974/07		0.10	7.9873	3.0000	4.9873	150	100.00	1,994,849	2,024,100	
1975/01		0.20	8.0777	3.0000	5.0777	150	100.00	2,006,818	2,086,650	
1975/07		0.20	9.1411	3.0000	6.1411	150	100.00	2,018,859	2,171,550	
1976/01		0.30	10.1856	3.0000	7.1856	150	100.00	2,037,029	2,259,300	
1976/07		0.30	10.6709	3.0000	7.6709	150	100.00	2,055,362	2,338,050	
1977/01		0.40	11.4215	3.0000	8.4215	150	100.00	2,080,026	2,425,800	
1977/07		0.40	13.4790	3.0000	10.4790	150	100.00	2,104,986	2,548,350	
1978/01		0.50	15.2187	3.0000	12.2187	150	100.00	2,136,561	2,669,250	
1978/07		0.50	17.7582	3.0000	14.7582	150	100.00	2,168,609	2,817,000	
1979/01		0.60	19.8854	3.0000	16.8854	150	100.00	2,207,644	2,961,450	
1979/07		0.60	21.0836	3.0000	18.0836	150	100.00	2,247,382	3,085,800	
1980/01		0.70	24.2494	3.0000	21.2494	150	87.72	2,294,577	3,276,150	
1980/07		0.70	25.0600	3.0000	22.0600	150	87.72	2,342,763	3,400,950	
1981/01		0.80	25.8840	3.0000	22.8840	150	83.88	2,398,989	3,531,000	
1981/07		0.80	25.4728	3.0000	22.4728	150	83.88	2,456,565	3,622,350	
1982/01		0.90	25.1488	3.0000	22.1488	150	97.98	2,522,892	3,719,400	
1982/07		0.90	24.4465	3.0000	21.4465	148	97.98	2,591,010	3,754,020	
1983/04		1.00	24.0753	3.0000	21.0753	148	55.00	2,668,740	3,852,736	
1983/07		1.00	25.0331	3.0000	22.0331	150	55.00	2,748,802	4,059,300	
1984/01		1.00	23.3283	3.0000	20.3283	150	95.63	2,831,266	4,111,950	
1984/07		1.00	22.2462	3.0000	19.2462	150	91.87	2,916,204	4,190,850	
1985/01		1.00	20.3933	3.0000	17.3933	150	91.87	3,003,690	4,238,850	
1985/10		1.00	18.2455	3.0000	15.2455	150	95.62	3,093,801	4,275,000	
1986/01		1.00	16.0754	3.0000	13.0754	150	95.62	3,186,615	4,310,550	
1986/07		1.00	13.3728	3.0000	10.3728	150	95.27	3,282,213	4,302,300	
1987/01		1.00	11.3819	3.0000	8.3819	150	95.27	3,380,679	4,379,250	
1987/07		1.00	9.2826	3.0000	6.2826	150	93.42	3,482,099	4,413,450	
1988/01		1.00	7.1833	3.0000	4.1833	150	93.42	3,586,562	4,449,300	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1988/07		1.00	4.7732	3.0000	1.7732	150	94.96	3,694,159	4,446,900	
1989/01		1.00	2.3631	2.3631		150	94.96	3,781,456	4,473,150	
1989/07	19,568	1.00	0.5899	0.5899		150	93.79	3,823,331	4,503,450	
1990/01		1.00	0.5899	0.5899		150	93.79	3,845,885	4,526,100	
1990/07		1.00	0.5899	0.5899		150	79.12	3,868,572	4,552,800	
1991/01		1.00	0.5899	0.5899		150	79.12	3,868,572	4,579,500	5
1991/07		1.00	1.4932	1.4932		150	86.79	3,949,499	4,647,900	
1992/01		1.00	2.0117	2.0117		150	86.79	4,028,951	4,741,350	
1992/07	34,927	1.00	1.8152	1.8152		150	87.43	4,137,012	4,827,450	
1993/01		1.00	1.7710	1.7710		150	87.43	4,210,278	4,912,950	
1993/07		1.00	1.5329	1.5329		150	81.87	4,274,817	4,988,250	
1994/01		0.95	1.6983	1.6983		150	81.87	4,343,787	5,073,000	
1994/07	948,270	0.95	1.5991	1.5991		180	91.43	5,358,043	6,184,980	
1995/01		0.90	1.5812	1.5812		180	91.43	5,434,293	6,282,720	
1995/07		0.90	1.5250	1.5250		180	89.76	5,508,879	6,378,480	
1996/01		0.85	1.7228	1.7228		180	89.76	5,589,551	6,488,460	
1996/07	26,889	0.85	1.3294	1.3294		180	90.94	5,679,602	6,574,680	
1997/01		0.80	1.4109	1.4109		180	90.94	5,743,708	6,667,380	
1997/07	287,481	0.80	1.0917	1.0917		180	91.69	6,081,355	6,740,100	
1998/01		0.75	1.1663	1.1663		180	91.69	6,134,549	6,818,760	
1998/07		0.75	1.0794	1.0794		180	91.90	6,184,214	6,892,380	
1999/01		0.70	1.4499	1.4499		180	91.90	6,246,978	6,992,280	
1999/07		0.70	1.2299	1.2299		180	90.10	6,300,758	7,078,320	
2000/01		0.65	1.3356	1.3356		180	90.10	6,355,455	7,172,820	
2000/07		0.65	1.1129	1.1129		180	86.56	6,401,430	7,252,560	
2001/01		0.60	1.2976	1.2976		180	86.56	6,451,272	7,346,700	
2001/07	279,152	0.60	0.9615	0.9615		180	86.08	6,767,641	7,417,260	
2002/01		0.55	1.0301	1.0301		180	86.08	6,805,986	7,493,580	
2002/07		0.55	0.8337	0.8337		180	87.57	6,837,191	7,556,040	
2003/01		0.50	1.3271	1.3271		180	87.57	6,882,563	7,656,300	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2003/07		0.50	1.1664	1.1664		180	85.65	6,922,702	7,745,580	
2004/01		0.45	1.1103	1.1103		180	85.65	6,957,288	7,831,620	
2004/07		0.45	0.8378	0.8378		180	81.54	6,983,517	7,897,320	
2005/01		0.40	0.8595	0.8595		180	81.54	7,007,526	7,965,180	
2005/07		0.40	0.7364	0.7364		180	69.35	7,028,170	8,023,860	
2006/01		0.35	0.9068	0.9068		180	69.35	7,050,477	8,096,580	
2006/07	64,329	0.35	0.8133	0.8133		180	65.34	7,134,879	8,162,460	
2007/01		0.30	1.0133	1.0133		180	65.34	7,156,569	8,245,080	
2007/07		0.30	1.1050	1.1050		180	65.57	7,180,293	8,336,160	
2008/01		0.25	0.8556	0.8556		180	65.57	7,195,652	8,407,440	
2008/07		0.25	0.6104	0.6104		180	64.29	7,206,633	8,458,740	
2009/01		0.20	1.3268	1.3268		180	64.29	7,225,759	8,571,060	
2009/07		0.20	0.6841	0.6841		180	62.61	7,235,644	8,629,740	
2010/01		0.15	0.8643	0.8643		180	62.61	7,245,021	8,704,260	
2010/07		0.15	0.7107	0.7107		180	62.18	7,252,744	8,766,180	
2011/01		0.10	0.9198	0.9198		180	62.18	7,259,417	8,846,820	
2011/07		0.10	0.9028	0.9028		180	66.33	7,265,972	8,926,740	
2012/01		0.05	0.3865	0.3865		180	66.33	7,267,374	8,961,300	
2012/07		0.05	0.9417	0.9417		180	57.40	7,270,797	9,045,720	
2013/01		0.00	0.4901	0.4901		180	57.40	7,270,797	9,090,000	
2013/07		0.00	0.6196	0.6196		180	59.63	7,270,797	9,146,340	
2014/01		0.00	0.8564	0.8564		180	59.63	7,270,797	9,224,640	
2014/07		0.00	1.2383	1.2383		180	61.46	7,270,797	9,338,940	
2015/01		0.00	0.7571	0.7571		180	61.46	7,270,797	9,409,680	
2015/09		0.00	1.5736	1.5736		180	60.70	7,270,797	9,557,820	
2016/09		0.00	1.9890	1.9890		180	66.38	7,270,797	9,747,900	

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
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Regents Park Nursing & Rehabilitation Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
6363 VERDE TRAIL	3/1/2014-2/28/2015	Number of Beds: 180	Superior: 0
BOCA RATON, FL 33433	Days in CR 365	Maximum: 65,700	Standard: 366
County: Palm Beach [50]	First Used : 2015/09	Max Annualized: 65,700	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 58,117	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 23,686	Inflation
Current Class South Large	Initial CR? False	Medicaid: 25,307	FY Index: 1.34732075
Class at 1/94: South Large	Medicaid Utilization	43.54492%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	88.45814%	Cost: 1.07142598
Open Date: 10/01/1984	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 10/01/1984	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23299675
Entered Medicaid 10/01/1984	Low Occupancy Adjustment Factor:	111.87037%	DC Sem Index: 1.30450000
Med # Active Date: 10/08/1991	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05799143
Previous Med # 208132			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,504,184	2,762,009	1,800,094	415,541		6,481,828	
1a	Audit Adjustments							
2	Cost Per Diem	59.4375	109.1401	71.1303	16.4200		256.1279	
3	Cost Per Diem Inflated	63.6829	115.4693	76.2109				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	63.6829	115.4693	76.2109	16.4200		271.7831	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	64.7315		86.0177				
7	Provider Target Rate	68.3324		90.8027				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	58.7902	104.3884	70.3550	13.6500		247.1836	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	58.7902	104.3884	70.3550	13.6500		247.1836	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

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Regents Park Nursing & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 08/01/1994		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	10,389,951.00		Total Amount	Per Diem
RS to Start Calcs:	1984/07	Type:	Variable	80% Capital(1):	6,579,244	11.7554
Indexed Asset Value	8,224,055	<60% of Base:	False	20% ROE(2):	1,644,811	0.6086
FRVS Base Asset:	3,420,000	Interest Rate:	8.6983%	Insurance Cost(3):	291,956	5.0236
Occup Adj Factor	0.9000	Chase Rate:	7.4506%	Taxes Cost(3):	179,900	3.0955
ROE Factor	0.021880	Amortization Rate:	8.6983%	Home Office(3):	17,376	0.2990
		Interest Only:	False	Replacement(3&4):	15,638	0.0000
		Yearly Payment:	695,096	Total FRVS PD:		20.7821

(1) 80% Capital (\$6,579,244) amortized at 8.6983 % for 20 years Principal & Interest of \$695,096 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$11.7554

(2) 20% ROE (\$1,644,811) times the ROE factor (0.021880) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.6086

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.7902	58.7902	2.6673	56.1229
Direct Care	104.3884	104.3884	4.7360	99.6524
Indirect Care	70.3550	70.3550	3.1920	67.1630
Property	13.6500	20.7821	0.9429	19.8392
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				14.2439
Supplemental Rate				8.1814
Totals	247.1836	254.3157	11.5382	265.2028

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1984/07	6,357,282	0.00	1.9179	1.9179		120	8.65	6,357,282	3,352,680	
1985/01		0.10	1.1471	1.1471		120	8.65	6,357,282	3,391,080	
1985/10		0.10	0.8522	0.8522		120	8.65	3,420,000	3,420,000	1
1986/01		0.20	0.8299	0.8299		120	8.65	3,420,000	3,448,440	
1986/07		0.20	0.2974	0.2974		120	8.65	3,420,000	3,441,840	
1987/01	45,406	0.30	1.0091	1.0091		120	8.65	3,465,406	3,503,400	
1987/07	288,982	0.30	0.9007	0.9007		120	7.82	3,754,388	3,530,760	
1988/01		0.40	0.9007	0.9007		120	12.00	3,754,388	3,559,440	
1988/07		0.40	0.5899	0.5899		120	11.75	3,754,388	3,557,520	
1989/01		0.50	0.5899	0.5899		120	19.02	3,754,388	3,578,520	
1989/07		0.50	0.5899	0.5899		120	18.59	3,754,388	3,602,760	
1990/01		0.60	0.5899	0.5899		120	18.59	3,754,388	3,620,880	
1990/07		0.60	0.5899	0.5899		120	22.75	3,754,388	3,642,240	
1991/01		0.70	0.5899	0.5899		120	23.00	3,754,388	3,663,600	
1991/07		0.70	1.4932	1.4932		120	26.56	3,773,338	3,718,320	
1992/01		0.80	2.0117	2.0117		120	26.56	3,802,664	3,793,080	
1992/07		0.80	1.8152	1.8152		120	26.56	3,829,331	3,861,960	
1993/01		0.90	1.7710	1.7710		120	26.56	3,858,806	3,930,360	
1993/07		0.90	1.5329	1.5329		120	26.56	3,884,514	3,990,600	
1994/01		1.00	1.6983	1.6983		120	26.56	3,916,372	4,058,400	
1994/07		1.00	1.5991	1.5991		120	26.56	3,946,615	4,123,320	
1995/01		1.00	1.5812	1.5812		120	28.81	3,979,303	4,188,480	
1995/07		1.00	1.5250	1.5250		120	28.81	4,011,091	4,252,320	
1996/01		1.00	1.7228	1.7228		120	25.79	4,043,494	4,325,640	
1996/07		1.00	1.3294	1.3294		120	25.79	4,068,700	4,383,120	
1997/01		1.00	1.4109	1.4109		120	20.66	4,068,700	4,444,920	
1997/07		1.00	1.0917	1.0917		120	22.16	4,068,700	4,493,400	
1998/01		1.00	1.1663	1.1663		120	22.16	4,068,700	4,545,840	
1998/07		1.00	1.0794	1.0794		120	21.71	4,068,700	4,594,920	
1999/01		1.00	1.4499	1.4499		120	21.71	4,068,700	4,661,520	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1999/07		1.00	1.2299	1.2299		120	22.93	4,068,700	4,718,880	
2000/01		1.00	1.3356	1.3356		120	22.93	4,068,700	4,781,880	
2000/07	2,291,460	1.00	1.1129	1.1129		180	23.36	6,360,160	7,252,560	
2001/01		1.00	1.2976	1.2976		180	23.36	6,360,160	7,346,700	
2001/07	69,956	1.00	0.9615	0.9615		180	22.60	6,430,116	7,417,260	
2002/01		1.00	1.0301	1.0301		180	22.60	6,430,116	7,493,580	
2002/07		1.00	0.8337	0.8337		180	21.60	6,430,116	7,556,040	
2003/01		1.00	1.3271	1.3271		180	21.60	6,430,116	7,656,300	
2003/07		1.00	1.1664	1.1664		180	21.60	6,430,116	7,745,580	5
2004/01		1.00	1.1103	1.1103		180	33.71	6,473,874	7,831,620	
2004/07	49,692	1.00	0.8378	0.8378		180	38.00	6,561,040	7,897,320	
2005/01		0.95	0.8595	0.8595		180	38.00	6,598,053	7,965,180	
2005/07		0.95	0.7364	0.7364		180	38.00	6,629,945	8,023,860	
2006/01		0.90	0.9068	0.9068		180	39.64	6,668,941	8,096,580	
2006/07	38,161	0.90	0.8133	0.8133		180	40.73	6,743,253	8,162,460	
2007/01		0.85	1.0133	1.0133		180	40.73	6,786,264	8,245,080	
2007/07		0.85	1.1050	1.1050		180	40.73	6,833,469	8,336,160	
2008/01		0.80	0.8556	0.8556		180	45.06	6,871,791	8,407,440	
2008/07		0.80	0.6104	0.6104		180	45.06	6,899,282	8,458,740	
2009/01	744,467	0.75	1.3268	1.3268		180	48.73	7,704,577	8,571,060	
2009/07		0.75	0.6841	0.6841		180	48.73	7,739,603	8,629,740	
2010/01		0.70	0.8643	0.8643		180	49.20	7,781,490	8,704,260	
2010/07		0.70	0.7107	0.7107		180	49.89	7,816,606	8,766,180	
2011/01		0.65	0.9198	0.9198		180	49.89	7,858,999	8,846,820	
2011/07		0.65	0.9028	0.9028		180	49.89	7,900,831	8,926,740	
2012/01	28,690	0.60	0.3865	0.3865		180	46.22	7,944,918	8,961,300	
2012/07		0.60	0.9417	0.9417		180	48.59	7,984,575	9,045,720	
2013/01		0.55	0.4901	0.4901		180	48.59	8,003,593	9,090,000	
2013/07		0.55	0.6196	0.6196		180	47.46	8,027,130	9,146,340	
2014/01		0.50	0.8564	0.8564		180	47.46	8,056,790	9,224,640	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2014/07		0.50	1.2383	1.2383		180	49.85	8,102,006	9,338,940	
2015/01		0.45	0.7571	0.7571		180	49.85	8,127,025	9,409,680	
2015/09		0.45	1.5736	1.5736		180	43.54	8,172,582	9,557,820	
2016/09		0.40	1.9890	1.9890		180	43.54	8,224,055	9,747,900	

Message Code:

- 1 Per Bed Standard Limitation
- 5 Uncorrected Licensure Deficiency

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID: 204170022820150301201404222015143945



Florida Agency for Health Care Administration
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Good Samaritan Society-Daytona

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : Church CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
325 S SEGRAVE STREET	1/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
DAYTONA BEACH, FL 32114	Days in CR 365	Maximum: 43,800	Standard: 366
County: Volusia [64]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 29,079	Total: 366
Control: Nonprofit : Church	Unaudited	Medicare: 1,226	Inflation
Current Class North Large	Initial CR? False	Medicaid: 22,220	FY Index: 1.34193004
Class at 1/94: North Large	Medicaid Utilization	76.41253%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	66.39041%	Cost: 1.07573004
Open Date: 01/01/1975	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1975	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 01/01/1975	Low Occupancy Adjustment Factor:	83.96197%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/1975	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,205,163	2,048,882	1,319,038	285,083		4,858,166
1a	Audit Adjustments						
2	Cost Per Diem	54.2378	92.2089	59.3626	12.8300		218.6393
3	Cost Per Diem Inflated	58.3452	97.8735	63.8581			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	58.3452	97.8735	63.8581	12.8300		232.9068
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	48.8080		56.7094			
7	Provider Target Rate	51.5231		59.8640			
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500		
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675			
10	Target Rate Class Ceiling	55.9464		66.1467			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	51.5231	97.8735	59.8640	12.8300		222.0906
12/13	Medicaid Adjustment Rate		2.9082	1.7788			
14	Prospective Per Diem 11	51.5231	100.7817	61.6428	12.8300		226.7776
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



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Good Samaritan Society-Daytona

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 10/01/1985		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	1,340,000.00		Total Amount	Per Diem
RS to Start Calcs:	1975/01	Type:	Variable	80% Capital(1):	4,844,949	12.7993
Indexed Asset Value	6,056,186	<60% of Base:	False	20% ROE(2):	1,211,237	0.6978
FRVS Base Asset:	2,103,013	Interest Rate:	8.5000%	Insurance Cost(3):	25,783	0.8867
Occup Adj Factor	0.9000	Chase Rate:	9.0000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.022710	Amortization Rate:	8.5000%	Home Office(3):	43,064	1.4809
		Interest Only:	False	Replacement(3&4):	461,987	0.0000
		Yearly Payment:	504,547	Total FRVS PD:		15.8647

(1) 80% Capital (\$4,844,949) amortized at 8.5000 % for 20 years Principal & Interest of \$504,547 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$12.7993

(2) 20% ROE (\$1,211,237) times the ROE factor (0.022710) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6978

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	120	Effective PBS Limitation	54,155
			3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	51.5231	51.5231	2.3376	49.1855
Direct Care	100.7817	100.7817	4.5724	96.2093
Indirect Care	61.6428	61.6428	2.7967	58.8461
Property	12.8300	15.8647	0.7198	15.1449
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.0051
Supplemental Rate				8.1814
Totals	226.7776	229.8123	10.4265	249.5723

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1975/01	710,965	0.00	3.0905	3.0000	0.0905	120	100.00	710,965	1,669,320	
1975/07	3,073	0.10	4.1539	3.0000	1.1539	120	100.00	716,171	1,737,240	
1976/01		0.10	5.1984	3.0000	2.1984	120	100.00	718,320	1,807,440	
1976/07	660,855	0.20	5.6836	3.0000	2.6836	120	100.00	1,383,485	1,870,440	
1977/01	1,359	0.20	6.4342	3.0000	3.4342	120	100.00	1,393,145	1,940,640	
1977/07		0.30	8.4918	3.0000	5.4918	120	100.00	1,405,683	2,038,680	
1978/01		0.30	10.2315	3.0000	7.2315	120	100.00	1,418,334	2,135,400	
1978/07		0.40	12.7709	3.0000	9.7709	120	100.00	1,435,354	2,253,600	
1979/01	109,196	0.40	14.8982	3.0000	11.8982	120	100.00	1,561,774	2,369,160	
1979/07		0.50	16.0964	3.0000	13.0964	120	100.00	1,585,201	2,468,640	
1980/01		0.50	19.2621	3.0000	16.2621	120	69.06	1,608,979	2,620,920	
1980/07		0.60	20.0727	3.0000	17.0727	120	69.06	1,637,941	2,720,760	
1981/01		0.60	20.8968	3.0000	17.8968	120	67.12	1,667,424	2,824,800	
1981/07		0.70	20.4856	3.0000	17.4856	120	67.12	1,702,440	2,897,880	
1982/01		0.70	20.1616	3.0000	17.1616	120	62.81	1,738,191	2,975,520	
1982/07		0.80	19.4593	3.0000	16.4593	120	100.00	1,779,908	3,043,800	
1983/04	2,064	0.80	19.0881	3.0000	16.0881	120	100.00	1,824,690	3,123,840	
1983/07		0.90	20.0459	3.0000	17.0459	120	100.00	1,873,957	3,247,440	
1984/01		0.90	18.3411	3.0000	15.3411	120	100.00	1,924,554	3,289,560	
1984/07		1.00	17.2590	3.0000	14.2590	120	65.03	1,982,291	3,352,680	
1985/01		1.00	15.4061	3.0000	12.4061	120	65.03	2,041,760	3,391,080	
1985/10		1.00	13.2583	3.0000	10.2583	120	68.35	2,103,013	3,420,000	
1986/01		1.00	11.0882	3.0000	8.0882	120	68.35	2,166,103	3,448,440	
1986/07		1.00	8.3856	3.0000	5.3856	120	67.45	2,231,086	3,441,840	
1987/01		1.00	6.3947	3.0000	3.3947	120	67.45	2,298,019	3,503,400	
1987/07		1.00	4.2954	3.0000	1.2954	120	67.45	2,366,960	3,530,760	
1988/01	18,210	1.00	2.1961	2.1961		120	67.45	2,437,151	3,559,440	
1988/07		1.00	0.5899	0.5899		120	68.95	2,451,528	3,557,520	
1989/01		1.00	0.5899	0.5899		120	68.95	2,465,990	3,578,520	
1989/07	43,933	1.00	0.5899	0.5899		120	67.02	2,524,470	3,602,760	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1990/01		1.00	0.5899	0.5899		120	67.02	2,539,362	3,620,880	
1990/07		1.00	0.5899	0.5899		120	66.31	2,554,342	3,642,240	
1991/01		1.00	0.5899	0.5899		120	66.31	2,569,410	3,663,600	
1991/07		1.00	1.4932	1.4932		120	62.36	2,607,776	3,718,320	
1992/01		1.00	2.0117	2.0117		120	62.36	2,660,237	3,793,080	
1992/07		1.00	1.8152	1.8152		120	61.39	2,708,526	3,861,960	
1993/01		1.00	1.7710	1.7710		120	61.39	2,756,494	3,930,360	
1993/07		1.00	1.5329	1.5329		120	59.11	2,798,748	3,990,600	
1994/01		1.00	1.6983	1.6983		120	59.11	2,846,279	4,058,400	
1994/07		1.00	1.5991	1.5991		120	57.14	2,891,794	4,123,320	
1995/01		1.00	1.5812	1.5812		120	57.14	2,937,519	4,188,480	
1995/07	284,043	0.95	1.5250	1.5250		120	63.80	3,264,121	4,252,320	
1996/01		0.95	1.7228	1.7228		120	63.80	3,317,545	4,325,640	
1996/07	45,917	0.90	1.3294	1.3294		120	63.25	3,403,156	4,383,120	
1997/01		0.90	1.4109	1.4109		120	63.25	3,446,369	4,444,920	
1997/07		0.85	1.0917	1.0917		120	64.74	3,478,348	4,493,400	
1998/01		0.85	1.1663	1.1663		120	64.74	3,512,832	4,545,840	
1998/07	53,798	0.80	1.0794	1.0794		120	71.22	3,596,963	4,594,920	
1999/01		0.80	1.4499	1.4499		120	71.22	3,638,684	4,661,520	
1999/07		0.75	1.2299	1.2299		120	71.22	3,672,247	4,718,880	
2000/01	988,950	0.75	1.3356	1.3356		120	67.56	4,697,982	4,781,880	
2000/07	129,405	0.70	1.1129	1.1129		120	71.95	4,835,040	4,835,040	8
2001/01		0.70	1.2976	1.2976		120	71.95	4,878,957	4,897,800	
2001/07	44,295	0.65	0.9615	0.9615		120	70.95	4,944,840	4,944,840	8
2002/01		0.65	1.0301	1.0301		120	70.95	4,977,951	4,995,720	
2002/07	31,272	0.60	0.8337	0.8337		120	75.51	5,034,123	5,037,360	
2003/01		0.60	1.3271	1.3271		120	75.51	5,074,210	5,104,200	
2003/07	45,106	0.55	1.1664	1.1664		120	71.62	5,151,867	5,163,720	
2004/01		0.55	1.1103	1.1103		120	71.62	5,183,329	5,221,080	
2004/07		0.50	0.8378	0.8378		120	80.49	5,205,042	5,264,880	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2005/01		0.50	0.8595	0.8595		120	80.49	5,227,413	5,310,120	
2005/07	99,189	0.45	0.7364	0.7364		120	75.44	5,343,926	5,349,240	
2006/01		0.45	0.9068	0.9068		120	75.44	5,365,735	5,397,720	
2006/07	36,557	0.40	0.8133	0.8133		120	73.64	5,419,747	5,441,640	
2007/01		0.40	1.0133	1.0133		120	73.64	5,441,713	5,496,720	
2007/07	33,047	0.35	1.1050	1.1050		120	67.40	5,495,809	5,557,440	
2008/01		0.35	0.8556	0.8556		120	67.40	5,495,809	5,604,960	5
2008/07	94,910	0.30	0.6104	0.6104		120	61.65	5,617,272	5,639,160	
2009/01		0.30	1.3268	1.3268		120	61.65	5,639,629	5,714,040	
2009/07		0.25	0.6841	0.6841		120	61.65	5,649,273	5,753,160	
2010/01		0.25	0.8643	0.8643		120	62.97	5,661,481	5,802,840	
2010/07		0.20	0.7107	0.7107		120	66.45	5,669,526	5,844,120	
2011/01		0.20	0.9198	0.9198		120	66.45	5,669,526	5,897,880	5
2011/07	28,847	0.15	0.9028	0.9028		120	75.10	5,716,496	5,951,160	
2012/01		0.15	0.3865	0.3865		120	75.10	5,719,812	5,974,200	
2012/07	531,895	0.10	0.9417	0.9417		120	79.89	6,030,480	6,030,480	8
2013/01		0.10	0.4901	0.4901		120	79.89	6,033,435	6,060,000	
2013/07		0.05	0.6196	0.6196		120	79.89	6,035,305	6,097,560	
2014/01		0.05	0.8564	0.8564		120	71.41	6,037,888	6,149,760	
2014/07	18,298	0.00	1.2383	1.2383		120	70.99	6,056,186	6,225,960	
2015/01		0.00	0.7571	0.7571		120	70.99	6,056,186	6,273,120	
2015/09		0.00	1.5736	1.5736		120	70.99	6,056,186	6,371,880	
2016/09		0.00	1.9890	1.9890		120	76.41	6,056,186	6,498,600	

Message Code:

- | | |
|---|--|
| 5 | Uncorrected Licensure Deficiency |
| 8 | Limited to Current RS Per Bed Standard |

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

ID: 204391123120140101201406042015101034



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

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192.64

Fannie E Taylor Home For The Aged Inc

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
3937 SPRING PARK ROAD	9/1/2014-8/31/2015	Number of Beds: 24	Superior: 366
JACKSONVILLE, FL 32207	Days in CR 365	Maximum: 8,760	Standard: 0
County: Duval [16]	First Used : 2016/09	Max Annualized: 8,760	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 8,345	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 312	Inflation
Current Class North Small	Initial CR? False	Medicaid: 5,781	FY Index: 1.36645256
Class at 1/94: North Small	Medicaid Utilization	69.27501%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	95.26256%	Cost: 1.05642486
Open Date: 01/01/1972	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1972	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24399678
Entered Medicaid 02/01/1976	Low Occupancy Adjustment Factor:	120.47572%	DC Sem Index: 1.30450000
Med # Active Date: 02/01/1976	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04863615
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	242,455	466,987	260,755	13,759		983,956	
1a	Audit Adjustments							
2	Cost Per Diem	41.9400	80.7796	45.1055	2.3800		170.2051	
3	Cost Per Diem Inflated	44.3065	84.7084	47.6506				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	44.3065	84.7084	47.6506	2.3800		179.0455	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	60.6419		70.2637				
7	Provider Target Rate	64.0153		74.1723				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	62.6595	100.8980	75.9871	13.6500			
9	Prior Semester: Class Ceiling Target Base	57.6324		70.0507				
10	Target Rate Class Ceiling	59.8766		72.7784				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	44.3065	84.7084	47.6506	2.3800		179.0455	
12/13	Medicaid Adjustment Rate		1.8368	1.0333				
14	Prospective Per Diem 11	44.3065	86.5452	48.6839	2.3800		181.9156	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration
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Rate Semester 09/01/2016 through 08/31/2017

Fannie E Taylor Home For The Aged Inc

FRVS

FRVS Status as of this Semester		On FRVS			
Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	2,857,900.00	Total Amount	Per Diem
RS to Start Calcs:	1972/01	Type:	Fixed	80% Capital(1):	970,176 12.8149
Indexed Asset Value	1,212,720	<60% of Base:	False	20% ROE(2):	242,544 0.6282
FRVS Base Asset:	555,185	Interest Rate:	8.5000%	Insurance Cost(3):	1,090 0.1306
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	0 0.0000
ROE Factor	0.020420	Amortization Rate:	8.5000%	Home Office(3):	950 0.1138
		Interest Only:	False	Replacement(3&4):	286,929 0.0000
		Yearly Payment:	101,033	Total FRVS PD:	13.6875

- (1) 80% Capital (\$970,176) amortized at 8.5000 % for 20 years Principal & Interest of \$101,033 divided by annual available days (8760) divided by Occup. Adj. (0.90) = \$12.8149
- (2) 20% ROE (\$242,544) times the ROE factor (0.020420) divided by annual available days (8760) divided by Occup. Adj. (0.90) = \$0.6282
- (3) Pass-throughs: Cost divided by Total Patient Days
- (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	28,500
Comparison Date:	07/01/1985	Current RS PBS:	54,155
Comparison Bed	24	Effective PBS Limitation	684,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	44.3065	44.3065	2.0102	42.2963
Direct Care	86.5452	86.5452	3.9265	82.6187
Indirect Care	48.6839	48.6839	2.2088	46.4751
Property	2.3800	13.6875	0.6210	13.0665
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	181.9156	193.2231	8.7665	192.6380

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1972/01	325,644	0.00	3.9787	3.0000	0.9787	24	100.00	325,644	256,056	
1972/07		0.10	5.9113	3.0000	2.9113	24	100.00	326,621	268,680	
1973/01		0.10	8.0622	3.0000	5.0622	24	100.00	327,601	282,528	
1973/07		0.20	10.7186	3.0000	7.7186	24	100.00	329,567	298,512	
1974/01		0.20	12.9457	3.0000	9.9457	24	100.00	331,544	314,112	
1974/07		0.30	13.0494	3.0000	10.0494	24	100.00	334,528	323,856	
1975/01		0.30	13.1399	3.0000	10.1399	24	100.00	337,539	333,864	
1975/07		0.40	14.2033	3.0000	11.2033	24	100.00	341,589	347,448	
1976/01		0.40	15.2478	3.0000	12.2478	24	100.00	345,688	361,488	
1976/07		0.50	15.7330	3.0000	12.7330	24	100.00	350,873	374,088	
1977/01		0.50	16.4836	3.0000	13.4836	24	100.00	356,136	388,128	
1977/07		0.60	18.5412	3.0000	15.5412	24	100.00	362,546	407,736	
1978/01		0.60	20.2809	3.0000	17.2809	24	100.00	369,072	427,080	
1978/07		0.70	22.8203	3.0000	19.8203	24	100.00	376,823	450,720	
1979/01		0.70	24.9476	3.0000	21.9476	24	100.00	384,736	473,832	
1979/07		0.80	26.1458	3.0000	23.1458	24	100.00	393,970	493,728	
1980/01		0.80	29.3115	3.0000	26.3115	24	71.96	403,425	524,184	
1980/07		0.90	30.1222	3.0000	27.1222	24	71.96	414,317	544,152	
1981/01		0.90	30.9462	3.0000	27.9462	24	69.04	425,504	564,960	
1981/07		1.00	30.5350	3.0000	27.5350	24	69.04	438,269	579,576	
1982/01		1.00	30.2110	3.0000	27.2110	24	73.74	451,417	595,104	
1982/07		1.00	29.5087	3.0000	26.5087	24	100.00	464,960	608,760	
1983/04		1.00	29.1375	3.0000	26.1375	24	100.00	478,909	624,768	
1983/07		1.00	30.0953	3.0000	27.0953	24	81.37	493,276	649,488	
1984/01		1.00	28.3905	3.0000	25.3905	24	78.36	508,074	657,912	
1984/07		1.00	27.3084	3.0000	24.3084	24	100.00	523,316	670,536	
1985/01		1.00	25.4555	3.0000	22.4555	24	100.00	539,015	678,216	
1985/10		1.00	23.3077	3.0000	20.3077	24	100.00	555,185	684,000	
1986/01		1.00	21.1376	3.0000	18.1376	24	78.36	571,841	689,688	
1986/07		1.00	18.4350	3.0000	15.4350	24	78.36	588,996	688,368	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1987/01		1.00	16.4441	3.0000	13.4441	24	66.00	606,666	700,680	
1987/07		1.00	14.3448	3.0000	11.3448	24	61.35	624,866	706,152	
1988/01		1.00	12.2455	3.0000	9.2455	24	61.35	643,612	711,888	
1988/07	4,008	1.00	9.8354	3.0000	6.8354	24	78.95	666,928	711,504	
1989/01		1.00	7.4253	3.0000	4.4253	24	78.95	686,936	715,704	
1989/07		1.00	5.0152	3.0000	2.0152	24	78.74	707,544	720,552	
1990/01		1.00	2.6051	2.6051		24	78.74	725,976	724,176	
1990/07		1.00	0.5899	0.5899		24	75.05	730,259	728,448	
1991/01		1.00	0.5899	0.5899		24	75.05	734,567	732,720	
1991/07	16,503	1.00	1.4932	1.4932		24	80.21	762,039	743,664	
1992/01		1.00	2.0117	2.0117		24	80.21	777,369	758,616	
1992/07	242,160	0.95	1.8152	1.8152		24	81.63	1,032,934	772,392	
1993/01		0.95	1.7710	1.7710		24	81.63	1,050,313	786,072	
1993/07	7,613	0.90	1.5329	1.5329		24	84.99	1,072,416	798,120	
1994/01		0.90	1.6983	1.6983		24	84.99	1,088,808	811,680	
1994/07		0.85	1.5991	1.5991		24	92.37	1,103,607	824,664	
1995/01		0.85	1.5812	1.5812		24	92.37	1,118,439	837,696	
1995/07	4,483	0.80	1.5250	1.5250		24	87.13	1,136,567	850,464	
1996/01		0.80	1.7228	1.7228		24	87.13	1,152,231	865,128	
1996/07	7,480	0.75	1.3294	1.3294		24	87.09	1,152,231	876,624	3
1997/01		0.75	1.4109	1.4109		24	87.09	1,152,231	888,984	3
1997/07	23,975	0.70	1.0917	1.0917		24	85.46	1,152,231	898,680	3
1998/01		0.70	1.1663	1.1663		24	85.46	1,152,231	909,168	3
1998/07	19,366	0.65	1.0794	1.0794		24	90.73	1,152,231	918,984	3
1999/01		0.65	1.4499	1.4499		24	90.73	1,152,231	932,304	3
1999/07	38,080	0.60	1.2299	1.2299		24	91.63	1,152,231	943,776	3
2000/01		0.60	1.3356	1.3356		24	91.63	1,152,231	956,376	3
2000/07	35,143	0.55	1.1129	1.1129		24	86.34	1,152,231	967,008	3
2001/01		0.55	1.2976	1.2976		24	86.34	1,152,231	979,560	3
2001/07	34,680	0.50	0.9615	0.9615		24	83.75	1,152,231	988,968	3



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2002/01	13,659	0.50	1.0301	1.0301		24	78.36	1,152,231	999,144	3
2002/07		0.45	0.8337	0.8337		24	78.36	1,152,231	1,007,472	3
2003/01	38,864	0.45	1.3271	1.3271		24	69.01	1,152,231	1,020,840	3
2003/07		0.40	1.1664	1.1664		24	69.01	1,152,231	1,032,744	3
2004/01	11,419	0.40	1.1103	1.1103		24	75.85	1,152,231	1,044,216	3
2004/07		0.35	0.8378	0.8378		24	75.85	1,152,231	1,052,976	3
2005/01	13,461	0.35	0.8595	0.8595		24	77.80	1,152,231	1,062,024	3
2005/07		0.30	0.7364	0.7364		24	77.80	1,152,231	1,069,848	3
2006/01		0.30	0.9068	0.9068		24	76.25	1,152,231	1,079,544	3
2006/07		0.25	0.8133	0.8133		24	76.25	1,152,231	1,088,328	3
2007/01		0.25	1.0133	1.0133		24	52.52	1,152,231	1,099,344	3
2007/07		0.20	1.1050	1.1050		24	52.52	1,152,231	1,111,488	3
2008/01		0.20	0.8556	0.8556		24	52.52	1,152,231	1,120,992	3
2008/07	64,846	0.15	0.6104	0.6104		24	67.05	1,152,231	1,127,832	3
2009/01	88,375	0.15	1.3268	1.3268		24	60.20	1,152,231	1,142,808	3
2009/07		0.10	0.6841	0.6841		24	60.20	1,152,231	1,150,632	3
2010/01		0.10	0.8643	0.8643		24	60.20	1,153,227	1,160,568	
2010/07	14,514	0.05	0.7107	0.7107		24	54.87	1,168,149	1,168,824	
2011/01		0.05	0.9198	0.9198		24	54.87	1,168,685	1,179,576	
2011/07	251,736	0.00	0.9028	0.9028		24	74.79	1,190,232	1,190,232	8
2012/01		0.00	0.3865	0.3865		24	74.79	1,190,232	1,194,840	
2012/07	207,682	0.00	0.9417	0.9417		24	56.79	1,206,096	1,206,096	8
2013/01		0.00	0.4901	0.4901		24	56.79	1,206,096	1,212,000	
2013/07		0.00	0.6196	0.6196		24	63.13	1,206,096	1,219,512	
2014/01		0.00	0.8564	0.8564		24	63.13	1,206,096	1,229,952	
2014/07		0.00	1.2383	1.2383		24	64.21	1,206,096	1,245,192	
2015/01		0.00	0.7571	0.7571		24	64.21	1,206,096	1,254,624	
2015/09		0.00	1.5736	1.5736		24	71.47	1,206,096	1,274,376	
2016/09	6,624	0.00	1.9890	1.9890		24	69.28	1,212,720	1,299,720	

Message Code:

- | |
|--|
| 3 Index Cost Limitation - January 1996 |
| 8 Limited to Current RS Per Bed Standard |



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

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218.71

Tri-County Nursing Home

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
7280 SW STATE RD 26	1/1/2015-12/31/2015	Number of Beds: 81	Superior: 0
TRENTON, FL 32693	Days in CR 365	Maximum: 29,565	Standard: 366
County: Gilchrist [21]	First Used : 2016/09	Max Annualized: 29,565	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 27,736	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 5,781	Inflation
Current Class North Small	Initial CR? False	Medicaid: 18,366	FY Index: 1.37939113
Class at 1/94: North Small	Medicaid Utilization	66.21719%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	93.81363%	Cost: 1.04651568
Open Date: 05/18/1992	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 05/18/1992	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 05/18/1992	Low Occupancy Adjustment Factor:	118.64330%	DC Sem Index: 1.30450000
Med # Active Date: 05/18/1992	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,007,136	1,312,280	893,920	413,602		3,626,938	
1a	Audit Adjustments							
2	Cost Per Diem	54.8370	71.4516	48.6725	22.5200		197.4811	
3	Cost Per Diem Inflated	57.3878	74.3587	50.9365				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	57.3878	74.3587	50.9365	22.5200		205.2030	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	52.5379		62.4156				
7	Provider Target Rate	55.4605		65.8877				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	62.6595	100.8980	75.9871	13.6500			
9	Prior Semester: Class Ceiling Target Base	57.6324		70.0507				
10	Target Rate Class Ceiling	59.8766		72.7784				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	55.4605	74.3587	50.9365	13.6500		194.4057	
12/13	Medicaid Adjustment Rate		1.3566	0.9293				
14	Prospective Per Diem 11	55.4605	75.7153	51.8658	13.6500		196.6916	
15	Inflated Usual & Customary Charge	Usual and Customary Limitations not applied after 7/1/2002.						0.00



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

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Tri-County Nursing Home

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 05/18/1992		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,984,646.00		Total Amount	Per Diem
RS to Start Calcs:	1992/01	Type:	Fixed	80% Capital(1):	3,468,022	15.0931
Indexed Asset Value	4,335,028	<60% of Base:	False	20% ROE(2):	867,006	0.6585
FRVS Base Asset:	1,859,160	Interest Rate:	10.0000%	Insurance Cost(3):	51,415	1.8537
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	1,909	0.0688
ROE Factor	0.020210	Amortization Rate:	10.0000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	22,500	0.0000
		Yearly Payment:	401,606	Total FRVS PD:		17.6741

(1) 80% Capital (\$3,468,022) amortized at 10.0000 % for 20 years Principal & Interest of \$401,606 divided by annual available days (29565) divided by Occup. Adj. (0.90) = \$15.0931

(2) 20% ROE (\$867,006) times the ROE factor (0.020210) divided by annual available days (29565) divided by Occup. Adj. (0.90) = \$0.6585

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1991	Current RS PBS:	54,155
Comparison Bed	60	Effective PBS Limitation	1,859,160

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	55.4605	55.4605	2.5162	52.9443
Direct Care	75.7153	75.7153	3.4352	72.2801
Indirect Care	51.8658	51.8658	2.3531	49.5127
Property	13.6500	17.6741	0.8019	16.8722
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.9224
Supplemental Rate				8.1814
Totals	196.6916	200.7157	9.1064	218.7131

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1992/01	3,122,588	0.00	2.0117	2.0117		60	79.08	1,859,160	1,859,160	1
1992/07		0.10	1.8152	1.8152		60	79.08	1,862,534	1,930,980	
1993/01		0.10	1.7710	1.7710		60	79.08	1,865,833	1,965,180	
1993/07		0.20	1.5329	1.5329		60	79.08	1,871,554	1,995,300	
1994/01	43,799	0.20	1.6983	1.6983		60	79.08	1,921,711	2,029,200	
1994/07		0.30	1.5991	1.5991		60	79.08	1,930,929	2,061,660	
1995/01		0.30	1.5812	1.5812		60	79.08	1,940,089	2,094,240	
1995/07		0.40	1.5250	1.5250		60	86.96	1,951,924	2,126,160	
1996/01		0.40	1.7228	1.7228		60	86.96	1,965,375	2,162,820	
1996/07		0.50	1.3294	1.3294		60	89.25	1,978,439	2,191,560	
1997/01		0.50	1.4109	1.4109		60	88.98	1,992,397	2,222,460	
1997/07		0.60	1.0917	1.0917		60	88.98	2,005,447	2,246,700	
1998/01		0.60	1.1663	1.1663		60	88.98	2,019,481	2,272,920	
1998/07		0.70	1.0794	1.0794		60	86.56	2,034,740	2,297,460	
1999/01		0.70	1.4499	1.4499		60	86.56	2,055,391	2,330,760	
1999/07		0.80	1.2299	1.2299		60	82.92	2,075,614	2,359,440	
2000/01		0.80	1.3356	1.3356		60	80.62	2,097,792	2,390,940	
2000/07		0.90	1.1129	1.1129		60	80.62	2,118,803	2,417,520	
2001/01		0.90	1.2976	1.2976		60	80.62	2,143,546	2,448,900	
2001/07	1,205,100	1.00	0.9615	0.9615		81	76.48	3,337,767	3,337,767	8
2002/01		1.00	1.0301	1.0301		81	76.57	3,372,111	3,372,111	8
2002/07		1.00	0.8337	0.8337		81	76.57	3,400,218	3,400,218	8
2003/01		1.00	1.3271	1.3271		81	73.79	3,445,335	3,445,335	8
2003/07		1.00	1.1664	1.1664		81	73.79	3,485,511	3,485,511	8
2004/01		1.00	1.1103	1.1103		81	70.48	3,524,211	3,524,229	
2004/07		1.00	0.8378	0.8378		81	70.48	3,553,737	3,553,794	
2005/01		1.00	0.8595	0.8595		81	70.05	3,584,281	3,584,331	
2005/07		1.00	0.7364	0.7364		81	70.05	3,610,676	3,610,737	
2006/01		1.00	0.9068	0.9068		81	70.05	3,643,418	3,643,461	
2006/07		1.00	0.8133	0.8133		81	69.16	3,673,050	3,673,107	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2007/01		1.00	1.0133	1.0133		81	69.89	3,710,269	3,710,286	
2007/07		1.00	1.1050	1.1050		81	69.89	3,751,267	3,751,272	
2008/01		1.00	0.8556	0.8556		81	69.89	3,783,348	3,783,348	8
2008/07	39,148	1.00	0.6104	0.6104		81	67.14	3,806,433	3,806,433	8
2009/01		1.00	1.3268	1.3268		81	69.11	3,856,937	3,856,977	
2009/07		1.00	0.6841	0.6841		81	69.11	3,883,322	3,883,383	
2010/01		1.00	0.8643	0.8643		81	69.11	3,916,886	3,916,917	
2010/07		1.00	0.7107	0.7107		81	67.46	3,944,723	3,944,781	
2011/01		1.00	0.9198	0.9198		81	67.46	3,981,007	3,981,069	
2011/07		1.00	0.9028	0.9028		81	61.45	4,016,948	4,017,033	
2012/01		1.00	0.3865	0.3865		81	62.27	4,032,474	4,032,585	
2012/07		0.95	0.9417	0.9417		81	62.27	4,068,549	4,070,574	
2013/01		0.95	0.4901	0.4901		81	62.27	4,087,492	4,090,500	
2013/07	743,957	0.90	0.6196	0.6196		81	63.65	4,115,853	4,115,853	8
2014/01		0.90	0.8564	0.8564		81	63.65	4,147,578	4,151,088	
2014/07		0.85	1.2383	1.2383		81	56.06	4,191,235	4,202,523	
2015/01		0.85	0.7571	0.7571		81	58.80	4,218,206	4,234,356	
2015/09		0.80	1.5736	1.5736		81	58.99	4,271,309	4,301,019	
2016/09		0.75	1.9890	1.9890		81	66.22	4,335,028	4,386,555	

Message Code:

- | |
|---|
| 1 Per Bed Standard Limitation
8 Limited to Current RS Per Bed Standard |
|---|

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Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

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Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
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 Rate Semester 09/01/2016 through 08/31/2017

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224.61

Good Samaritan Society-Kissimmee Village

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : Church CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1500 SOUTHGATE DRIVE	2/1/2015-1/31/2016	Number of Beds: 170	Superior: 0
KISSIMMEE, FL 34746	Days in CR 365	Maximum: 62,050	Standard: 366
County: Osceola [49]	First Used : 2016/09	Max Annualized: 62,050	Conditional: 0
Region: Central Area: 7	Last Used: 2016/09	Total Patient: 58,432	Total: 366
Control: Nonprofit : Church	Unaudited	Medicare: 7,362	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 37,408	FY Index: 1.38133246
Class at 1/94: North Large	Medicaid Utilization	64.01972%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.16922%	Cost: 1.04504491
Open Date: 08/01/1979	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 08/01/1979	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25516446
Entered Medicaid 08/01/1979	Low Occupancy Adjustment Factor:	119.09300%	DC Sem Index: 1.30450000
Med # Active Date: 08/01/1979	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03930604
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,755,853	3,077,192	2,007,424	513,986		7,354,455
1a	Audit Adjustments						
2	Cost Per Diem	46.9379	82.2603	53.6630	13.7400		196.6012
3	Cost Per Diem Inflated	49.0522	85.4936	56.0802			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	49.0522	85.4936	56.0802	13.7400		204.3660
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	49.4544		59.0692			
7	Provider Target Rate	52.2055		62.3551			
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500		
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292			
10	Target Rate Class Ceiling	59.0945		68.1848			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	49.0522	85.4936	56.0802	13.6500		204.2760
12/13	Medicaid Adjustment Rate		1.3484	0.8845			
14	Prospective Per Diem 11	49.0522	86.8420	56.9647	13.6500		206.5089
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



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Good Samaritan Society-Kissimmee Village

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,316,177.00		Total Amount	Per Diem
RS to Start Calcs:	1979/07	Type:	Variable	80% Capital(1):	6,612,827	9.1129
Indexed Asset Value	8,266,034	<60% of Base:	False	20% ROE(2):	1,653,207	0.6012
FRVS Base Asset:	3,137,717	Interest Rate:	4.6600%	Insurance Cost(3):	34,330	0.5875
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	582	0.0100
ROE Factor	0.020310	Amortization Rate:	4.6600%	Home Office(3):	78,785	1.3483
		Interest Only:	False	Replacement(3&4):	382,418	0.0000
		Yearly Payment:	508,912	Total FRVS PD:		11.6599

(1) 80% Capital (\$6,612,827) amortized at 4.6600 % for 20 years Principal & Interest of \$508,912 divided by annual available days (62050) divided by Occup. Adj. (0.90) = \$9.1129

(2) 20% ROE (\$1,653,207) times the ROE factor (0.020310) divided by annual available days (62050) divided by Occup. Adj. (0.90) = \$0.6012

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 170	Effective PBS Limitation	4,845,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	49.0522	49.0522	2.2255	46.8267
Direct Care	86.8420	86.8420	3.9400	82.9020
Indirect Care	56.9647	56.9647	2.5845	54.3802
Property	13.6500	11.6599	0.5290	11.1309
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.1934
Supplemental Rate				8.1814
Totals	206.5089	204.5188	9.2790	224.6146

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1979/07	2,235,005	0.00	4.1982	3.0000	1.1982	170	100.00	2,235,005	3,497,240	
1980/01	175,319	0.10	7.3640	3.0000	4.3640	170	52.78	2,416,758	3,712,970	
1980/07		0.10	8.1746	3.0000	5.1746	170	52.78	2,423,716	3,854,410	
1981/01	31,147	0.20	8.9986	3.0000	5.9986	170	61.89	2,469,405	4,001,800	
1981/07		0.20	8.5874	3.0000	5.5874	170	61.89	2,484,221	4,105,330	
1982/01	37,180	0.30	8.2634	3.0000	5.2634	170	65.20	2,543,759	4,215,320	
1982/07		0.30	7.5611	3.0000	4.5611	170	65.20	2,566,653	4,312,050	
1983/04	115,134	0.40	7.1899	3.0000	4.1899	170	65.20	2,712,587	4,425,440	
1983/07		0.40	8.1477	3.0000	5.1477	170	65.20	2,745,138	4,600,540	
1984/01	133,100	0.50	6.4429	3.0000	3.4429	170	65.20	2,919,415	4,660,210	
1984/07		0.50	5.3608	3.0000	2.3608	170	69.89	2,963,206	4,749,630	
1985/01	95,773	0.60	3.5079	3.0000	0.5079	170	69.89	3,112,317	4,804,030	
1985/10		0.60	1.3601	1.3601		170	69.10	3,137,717	4,845,000	
1986/01		0.70	0.8299	0.8299		170	69.10	3,155,944	4,885,290	
1986/07		0.70	0.2974	0.2974		170	68.32	3,162,515	4,875,940	
1987/01	36,720	0.80	1.0091	1.0091		170	68.32	3,224,766	4,963,150	
1987/07		0.80	0.9007	0.9007		170	62.68	3,248,004	5,001,910	
1988/01	44,437	0.90	0.9007	0.9007		170	62.68	3,318,769	5,042,540	
1988/07	448,689	0.90	0.5899	0.5899		170	65.70	3,785,077	5,039,820	
1989/01		1.00	0.5899	0.5899		170	65.70	3,807,405	5,069,570	
1989/07	78,990	1.00	0.5899	0.5899		170	67.39	3,908,855	5,103,910	
1990/01		1.00	0.5899	0.5899		170	67.39	3,931,913	5,129,580	
1990/07		1.00	0.5899	0.5899		170	61.03	3,955,107	5,159,840	
1991/01		1.00	0.5899	0.5899		170	61.03	3,978,438	5,190,100	
1991/07	91,838	1.00	1.4932	1.4932		170	62.68	4,070,276	5,267,620	5
1992/01		1.00	2.0117	2.0117		170	62.68	4,212,759	5,373,530	
1992/07		1.00	1.8152	1.8152		170	66.30	4,289,229	5,471,110	
1993/01		1.00	1.7710	1.7710		170	66.30	4,365,191	5,568,010	
1993/07		1.00	1.5329	1.5329		170	70.24	4,432,105	5,653,350	
1994/01		1.00	1.6983	1.6983		170	70.24	4,507,375	5,749,400	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1994/07	35,982	1.00	1.5991	1.5991		170	69.88	4,615,434	5,841,370	
1995/01		1.00	1.5812	1.5812		170	69.88	4,688,413	5,933,680	
1995/07	72,925	1.00	1.5250	1.5250		170	69.88	4,832,836	6,024,120	
1996/01		1.00	1.7228	1.7228		170	69.88	4,916,096	6,127,990	
1996/07		1.00	1.3294	1.3294		170	66.96	4,981,451	6,209,420	
1997/01		1.00	1.4109	1.4109		170	66.96	5,051,734	6,296,970	
1997/07	96,455	1.00	1.0917	1.0917		170	68.28	5,203,339	6,365,650	
1998/01		1.00	1.1663	1.1663		170	68.28	5,264,026	6,439,940	
1998/07	102,206	1.00	1.0794	1.0794		170	68.44	5,423,052	6,509,470	
1999/01		1.00	1.4499	1.4499		170	68.44	5,501,681	6,603,820	
1999/07	55,962	1.00	1.2299	1.2299		170	63.99	5,625,308	6,685,080	
2000/01		0.95	1.3356	1.3356		170	63.99	5,696,682	6,774,330	
2000/07	75,508	0.95	1.1129	1.1129		170	65.44	5,832,421	6,849,640	
2001/01		0.90	1.2976	1.2976		170	65.44	5,900,532	6,938,550	
2001/07		0.90	0.9615	0.9615		170	60.13	5,951,595	7,005,190	
2002/01	44,253	0.85	1.0301	1.0301		170	57.46	6,047,960	7,077,270	
2002/07		0.85	0.8337	0.8337		170	57.46	6,090,816	7,136,260	
2003/01	120,265	0.80	1.3271	1.3271		170	59.37	6,275,747	7,230,950	
2003/07		0.80	1.1664	1.1664		170	59.37	6,334,306	7,315,270	
2004/01	48,177	0.75	1.1103	1.1103		170	57.08	6,435,229	7,396,530	
2004/07		0.75	0.8378	0.8378		170	57.08	6,475,668	7,458,580	
2005/01	53,214	0.70	0.8595	0.8595		170	67.18	6,567,846	7,522,670	
2005/07		0.70	0.7364	0.7364		170	67.18	6,601,703	7,578,090	
2006/01	50,991	0.65	0.9068	0.9068		170	60.47	6,691,604	7,646,770	
2006/07		0.65	0.8133	0.8133		170	60.47	6,726,976	7,708,990	
2007/01	73,027	0.60	1.0133	1.0133		170	60.51	6,840,903	7,787,020	
2007/07		0.60	1.1050	1.1050		170	60.51	6,886,258	7,873,040	
2008/01	72,301	0.55	0.8556	0.8556		170	59.99	6,990,966	7,940,360	
2008/07		0.55	0.6104	0.6104		170	59.99	7,014,435	7,988,810	
2009/01	33,181	0.50	1.3268	1.3268		170	59.80	7,094,150	8,094,890	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2009/07		0.50	0.6841	0.6841		170	59.80	7,118,419	8,150,310	
2010/01	327,470	0.45	0.8643	0.8643		170	64.28	7,473,573	8,220,690	
2010/07		0.45	0.7107	0.7107		170	64.28	7,497,473	8,279,170	
2011/01	84,031	0.40	0.9198	0.9198		170	61.34	7,609,087	8,355,330	
2011/07		0.40	0.9028	0.9028		170	61.34	7,636,563	8,430,810	
2012/01		0.35	0.3865	0.3865		170	61.34	7,646,895	8,463,450	
2012/07	70,775	0.35	0.9417	0.9417		170	63.65	7,742,874	8,543,180	
2013/01	43,408	0.30	0.4901	0.4901		170	60.68	7,797,664	8,585,000	
2013/07		0.30	0.6196	0.6196		170	60.68	7,812,160	8,638,210	
2014/01		0.25	0.8564	0.8564		170	60.68	7,828,886	8,712,160	
2014/07	157,386	0.25	1.2383	1.2383		170	63.58	8,010,510	8,820,110	
2015/01	29,641	0.20	0.7571	0.7571		170	65.14	8,052,279	8,886,920	
2015/09		0.20	1.5736	1.5736		170	65.14	8,077,620	9,026,830	
2016/09	164,310	0.15	1.9890	1.9890		170	64.02	8,266,034	9,206,350	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

ID: 205303013120160201201504202016132432



Florida Agency for Health Care Administration
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The Village On High Ridge

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1800 SOUTH DRIVE	7/1/2014-6/30/2015	Number of Beds: 60	Superior: 0
LAKE WORTH, FL 33461	Days in CR 365	Maximum: 21,900	Standard: 366
County: Palm Beach [50]	First Used : 2016/09	Max Annualized: 21,900	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 15,843	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 1,289	Inflation
Current Class South Small	Initial CR? False	Medicaid: 7,526	FY Index: 1.35966457
Class at 1/94: South Small	Medicaid Utilization	47.50363%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	72.34247%	Cost: 1.06169895
Open Date: 12/01/1979	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 12/01/1979	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24000000
Entered Medicaid 12/01/1979	Low Occupancy Adjustment Factor:	91.48936%	DC Sem Index: 1.30450000
Med # Active Date: 12/14/1979	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05201613
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	353,544	538,155	441,465	64,347		1,397,511	
1a	Audit Adjustments							
2	Cost Per Diem	46.9763	71.5061	58.6587	8.5500		185.6911	
3	Cost Per Diem Inflated	49.8747	75.2256	62.2779				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	49.8747	75.2256	62.2779	8.5500		195.9282	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	75.1370		75.0306				
7	Provider Target Rate	79.3167		79.2044				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	71.0408	115.1428	97.4246	13.6500			
9	Prior Semester: Class Ceiling Target Base	72.3589		85.0807				
10	Target Rate Class Ceiling	75.1765		88.3937				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	49.8747	75.2256	62.2779	8.5500		195.9282	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	49.8747	75.2256	62.2779	8.5500		195.9282	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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The Village On High Ridge

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 10/01/1985		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1979/07	Type:	None	80% Capital(1):	1,650,993	10.4142
Indexed Asset Value	2,063,741	<60% of Base:	True	20% ROE(2):	412,748	0.4320
FRVS Base Asset:	1,081,568	Interest Rate:	12.5000%	Insurance Cost(3):	37,293	2.3539
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.020630	Amortization Rate:	12.5000%	Home Office(3):	0	0.0000
		Interest Only:	True	Replacement(3&4):	0	0.0000
		Yearly Payment:	205,264	Total FRVS PD:		13.2001

(1) 80% Capital (\$1,650,993) amortized at 12.5000 % for 20 years Interest of \$205,264 divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$10.4142

(2) 20% ROE (\$412,748) times the ROE factor (0.020630) divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$0.4320

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	60	Effective PBS Limitation	54,155
			1,710,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	49.8747	49.8747	2.2628	47.6119
Direct Care	75.2256	75.2256	3.4129	71.8127
Indirect Care	62.2779	62.2779	2.8255	59.4524
Property	8.5500	13.2001	0.5989	12.6012
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				23.2205
Supplemental Rate				8.1814
Totals	195.9282	200.5783	9.1001	222.8801

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1979/07	952,783	0.00	4.1982	3.0000	1.1982	60	100.00	952,783	1,234,320	
1980/01	23,082	0.10	7.3640	3.0000	4.3640	60	2.51	975,865	1,310,460	
1980/07	4,000	0.10	8.1746	3.0000	5.1746	60	2.51	979,865	1,360,380	
1981/01		0.20	8.9986	3.0000	5.9986	60	29.83	983,054	1,412,400	
1981/07		0.20	8.5874	3.0000	5.5874	60	29.83	986,253	1,448,940	
1982/01		0.30	8.2634	3.0000	5.2634	60	29.31	990,983	1,487,760	
1982/07		0.30	7.5611	3.0000	4.5611	60	29.31	995,736	1,521,900	
1983/04	17,600	0.40	7.1899	3.0000	4.1899	60	29.31	1,019,704	1,561,920	
1983/07	8,255	0.40	8.1477	3.0000	5.1477	60	29.31	1,034,480	1,623,720	
1984/01		0.50	6.4429	3.0000	3.4429	60	43.89	1,046,863	1,644,780	
1984/07		0.50	5.3608	3.0000	2.3608	60	43.89	1,059,394	1,676,340	
1985/01		0.60	3.5079	3.0000	0.5079	60	43.89	1,074,611	1,695,540	
1985/10		0.60	1.3601	1.3601		60	43.63	1,081,568	1,710,000	
1986/01		0.70	0.8299	0.8299		60	43.63	1,086,552	1,724,220	
1986/07		0.70	0.2974	0.2974		60	41.03	1,088,240	1,720,920	
1987/01		0.80	1.0091	1.0091		60	45.18	1,095,457	1,751,700	
1987/07		0.80	0.9007	0.9007		60	45.18	1,101,941	1,765,380	
1988/01	31,635	0.90	0.9007	0.9007		60	41.60	1,140,332	1,779,720	
1988/07		0.90	0.5899	0.5899		60	41.60	1,144,911	1,778,760	
1989/01		1.00	0.5899	0.5899		60	41.60	1,150,019	1,789,260	
1989/07	64,576	1.00	0.5899	0.5899		60	49.13	1,220,655	1,801,380	
1990/01		1.00	0.5899	0.5899		60	41.95	1,226,147	1,810,440	
1990/07		1.00	0.5899	0.5899		60	41.95	1,231,664	1,821,120	
1991/01		1.00	0.5899	0.5899		60	39.57	1,236,891	1,831,800	
1991/07		1.00	1.4932	1.4932		60	39.57	1,250,179	1,859,160	
1992/01		1.00	2.0117	2.0117		60	41.40	1,269,110	1,896,540	
1992/07		1.00	1.8152	1.8152		60	41.40	1,286,450	1,930,980	
1993/01		1.00	1.7710	1.7710		60	42.98	1,304,254	1,965,180	
1993/07		1.00	1.5329	1.5329		60	42.98	1,319,878	1,995,300	
1994/01	16,037	1.00	1.6983	1.6983		60	45.29	1,354,373	2,029,200	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1994/07		1.00	1.5991	1.5991		60	45.29	1,372,207	2,061,660	
1995/01		1.00	1.5812	1.5812		60	42.28	1,388,886	2,094,240	
1995/07		1.00	1.5250	1.5250		60	42.28	1,405,168	2,126,160	
1996/01		1.00	1.7228	1.7228		60	43.28	1,424,218	2,162,820	
1996/07		1.00	1.3294	1.3294		60	43.28	1,439,117	2,191,560	
1997/01		1.00	1.4109	1.4109		60	45.51	1,455,918	2,222,460	
1997/07		1.00	1.0917	1.0917		60	45.51	1,469,070	2,246,700	
1998/01	20,622	1.00	1.1663	1.1663		60	47.02	1,504,340	2,272,920	
1998/07		1.00	1.0794	1.0794		60	47.02	1,518,222	2,297,460	
1999/01		1.00	1.4499	1.4499		60	52.51	1,539,238	2,330,760	
1999/07		1.00	1.2299	1.2299		60	52.51	1,557,312	2,359,440	
2000/01		0.95	1.3356	1.3356		60	48.32	1,574,671	2,390,940	
2000/07		0.95	1.1129	1.1129		60	48.32	1,589,298	2,417,520	
2001/01	11,684	0.90	1.2976	1.2976		60	40.95	1,614,801	2,448,900	
2001/07		0.90	0.9615	0.9615		60	40.95	1,625,206	2,472,420	
2002/01		0.85	1.0301	1.0301		60	37.86	1,635,002	2,497,860	
2002/07		0.85	0.8337	0.8337		60	37.86	1,642,977	2,518,680	
2003/01		0.80	1.3271	1.3271		60	35.82	1,654,337	2,552,100	
2003/07		0.80	1.1664	1.1664		60	35.82	1,664,390	2,581,860	
2004/01	24,217	0.75	1.1103	1.1103		60	40.66	1,698,853	2,610,540	
2004/07		0.75	0.8378	0.8378		60	40.66	1,706,745	2,632,440	
2005/01		0.70	0.8595	0.8595		60	44.61	1,715,074	2,655,060	
2005/07		0.70	0.7364	0.7364		60	44.61	1,722,245	2,674,620	
2006/01		0.65	0.9068	0.9068		60	44.61	1,730,478	2,698,860	
2006/07	86,118	0.65	0.8133	0.8133		60	42.37	1,823,643	2,720,820	
2007/01	17,854	0.60	1.0133	1.0133		60	48.26	1,851,226	2,748,360	
2007/07		0.60	1.1050	1.1050		60	48.26	1,861,996	2,778,720	
2008/01		0.55	0.8556	0.8556		60	48.26	1,869,685	2,802,480	
2008/07	85,876	0.55	0.6104	0.6104		60	46.89	1,960,912	2,819,580	
2009/01		0.50	1.3268	1.3268		60	50.36	1,972,823	2,857,020	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2009/07		0.50	0.6841	0.6841		60	50.36	1,979,003	2,876,580	
2010/01		0.45	0.8643	0.8643		60	55.94	1,986,699	2,901,420	
2010/07		0.45	0.7107	0.7107		60	55.94	1,993,052	2,922,060	
2011/01		0.40	0.9198	0.9198		60	55.94	2,000,384	2,948,940	
2011/07	14,689	0.40	0.9028	0.9028		60	56.12	2,022,296	2,975,580	
2012/01		0.35	0.3865	0.3865		60	58.37	2,025,032	2,987,100	
2012/07		0.35	0.9417	0.9417		60	58.37	2,031,707	3,015,240	
2013/01		0.30	0.4901	0.4901		60	58.37	2,034,694	3,030,000	
2013/07		0.30	0.6196	0.6196		60	50.81	2,038,188	3,048,780	
2014/01		0.25	0.8564	0.8564		60	60.49	2,042,552	3,074,880	
2014/07		0.25	1.2383	1.2383		60	60.49	2,048,876	3,112,980	
2015/01		0.20	0.7571	0.7571		60	60.49	2,051,978	3,136,560	
2015/09		0.20	1.5736	1.5736		60	62.36	2,058,436	3,185,940	
2016/09		0.15	1.9890	1.9890		60	47.50	2,063,741	3,249,300	

Message Code:

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282.78

Abbey Delray

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
2105 SW 11TH COURT	1/1/2014-12/31/2014	Number of Beds: 100	Superior: 0
DELRAY BEACH, FL 33445	Days in CR 365	Maximum: 36,500	Standard: 366
County: Palm Beach [50]	First Used : 2016/09	Max Annualized: 36,500	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 33,939	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 6,150	Inflation
Current Class South Small	Initial CR? False	Medicaid: 8,910	FY Index: 1.34193004
Class at 1/94: South Small	Medicaid Utilization	26.25298%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	92.98356%	Cost: 1.07573004
Open Date: 06/01/1978	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 06/01/1978	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 10/01/1980	Low Occupancy Adjustment Factor:	117.59354%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/1980	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	593,495	996,631	898,222	142,025		2,630,373	
1a	Audit Adjustments							
2	Cost Per Diem	66.6100	111.8553	100.8105	15.9400		295.2158	
3	Cost Per Diem Inflated	71.6544	118.7268	108.4449				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	71.6544	118.7268	108.4449	15.9400		314.7661	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	74.3393		79.3357				
7	Provider Target Rate	78.4747		83.7490				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	71.0408	115.1428	97.4246	13.6500			
9	Prior Semester: Class Ceiling Target Base	72.3589		85.0807				
10	Target Rate Class Ceiling	75.1765		88.3937				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	71.0408	115.1428	83.7490	13.6500		283.5826	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	71.0408	115.1428	83.7490	13.6500		283.5826	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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Abbey Delray

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 07/01/1988		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1978/01	Type:	None	80% Capital(1):	3,454,370	13.0738
Indexed Asset Value	4,317,962	<60% of Base:	True	20% ROE(2):	863,592	0.5970
FRVS Base Asset:	1,041,660	Interest Rate:	12.5000%	Insurance Cost(3):	100,238	2.9535
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	30,015	0.8844
ROE Factor	0.022710	Amortization Rate:	12.5000%	Home Office(3):	7,081	0.2086
		Interest Only:	True	Replacement(3&4):	0	0.0000
		Yearly Payment:	429,473	Total FRVS PD:		17.7173

(1) 80% Capital (\$3,454,370) amortized at 12.5000 % for 20 years Interest of \$429,473 divided by annual available days (36500) divided by Occup. Adj. (0.90) = \$13.0738

(2) 20% ROE (\$863,592) times the ROE factor (0.022710) divided by annual available days (36500) divided by Occup. Adj. (0.90) = \$0.5970

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	100	Effective PBS Limitation	54,155
			2,850,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	71.0408	71.0408	3.2231	67.8177
Direct Care	115.1428	115.1428	5.2240	109.9188
Indirect Care	83.7490	83.7490	3.7997	79.9493
Property	13.6500	17.7173	0.8038	16.9135
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	283.5826	287.6499	13.0506	282.7807

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1978/01	582,162	0.00	4.7397	3.0000	1.7397	100	100.00	582,162	1,779,500	
1978/07		0.10	7.2791	3.0000	4.2791	100	100.00	583,908	1,878,000	
1979/01	227,823	0.10	9.4064	3.0000	6.4064	100	100.00	813,483	1,974,300	
1979/07		0.20	10.6046	3.0000	7.6046	100	100.00	818,364	2,057,200	
1980/01		0.20	13.7703	3.0000	10.7703	100	0.44	818,364	2,184,100	
1980/07	218,993	0.30	14.5810	3.0000	11.5810	100	0.44	1,037,357	2,267,300	
1981/01		0.30	15.4050	3.0000	12.4050	100	5.00	1,037,357	2,354,000	
1981/07		0.40	14.9938	3.0000	11.9938	100	5.00	1,037,357	2,414,900	
1982/01		0.40	14.6698	3.0000	11.6698	100	4.48	1,037,357	2,479,600	
1982/07		0.50	13.9675	3.0000	10.9675	100	3.10	1,037,357	2,536,500	
1983/04		0.50	13.5963	3.0000	10.5963	100	3.10	1,037,357	2,603,200	
1983/07		0.60	14.5541	3.0000	11.5541	100	3.10	1,037,357	2,706,200	
1984/01		0.60	12.8493	3.0000	9.8493	100	3.10	1,037,357	2,741,300	
1984/07	4,303	0.70	11.7672	3.0000	8.7672	100	3.10	1,041,660	2,793,900	
1985/01		0.70	9.9143	3.0000	6.9143	100	5.10	1,041,660	2,825,900	
1985/10		0.80	7.7665	3.0000	4.7665	100	5.10	1,041,660	2,850,000	
1986/01		0.80	5.5964	3.0000	2.5964	100	6.50	1,041,660	2,873,700	
1986/07	38,687	0.90	2.8938	2.8938		100	6.50	1,080,347	2,868,200	
1987/01	75,438	0.90	1.0091	1.0091		100	6.99	1,155,785	2,919,500	
1987/07	42,598	1.00	0.9007	0.9007		100	5.29	1,198,383	2,942,300	
1988/01		1.00	0.9007	0.9007		100	5.29	1,198,383	2,966,200	
1988/07		1.00	0.5899	0.5899		100	5.24	1,198,383	2,964,600	
1989/01		1.00	0.5899	0.5899		100	5.24	1,198,383	2,982,100	
1989/07		1.00	0.5899	0.5899		100	3.05	1,198,383	3,002,300	
1990/01		1.00	0.5899	0.5899		100	3.05	1,198,383	3,017,400	
1990/07		1.00	0.5899	0.5899		100	3.05	1,198,383	3,035,200	
1991/01		1.00	0.5899	0.5899		100	3.38	1,198,383	3,053,000	
1991/07	11,390	1.00	1.4932	1.4932		100	4.05	1,209,773	3,098,600	
1992/01		1.00	2.0117	2.0117		100	4.05	1,209,773	3,160,900	
1992/07		1.00	1.8152	1.8152		100	6.35	1,209,773	3,218,300	



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282.78

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1993/01		1.00	1.7710	1.7710		100	6.35	1,209,773	3,275,300	
1993/07		1.00	1.5329	1.5329		100	7.03	1,209,773	3,325,500	
1994/01		1.00	1.6983	1.6983		100	7.03	1,209,773	3,382,000	
1994/07		1.00	1.5991	1.5991		100	8.47	1,209,773	3,436,100	
1995/01		1.00	1.5812	1.5812		100	8.47	1,209,773	3,490,400	
1995/07		1.00	1.5250	1.5250		100	7.28	1,209,773	3,543,600	
1996/01		1.00	1.7228	1.7228		100	7.28	1,209,773	3,604,700	
1996/07		1.00	1.3294	1.3294		100	6.38	1,209,773	3,652,600	
1997/01		1.00	1.4109	1.4109		100	6.38	1,209,773	3,704,100	
1997/07	17,094	1.00	1.0917	1.0917		100	5.99	1,226,867	3,744,500	
1998/01		1.00	1.1663	1.1663		100	5.99	1,226,867	3,788,200	
1998/07		0.95	1.0794	1.0794		100	12.82	1,226,867	3,829,100	
1999/01		0.95	1.4499	1.4499		100	12.82	1,226,867	3,884,600	
1999/07		0.90	1.2299	1.2299		100	12.82	1,226,867	3,932,400	
2000/01		0.90	1.3356	1.3356		100	15.36	1,226,867	3,984,900	
2000/07		0.85	1.1129	1.1129		100	16.13	1,226,867	4,029,200	
2001/01		0.85	1.2976	1.2976		100	16.13	1,226,867	4,081,500	
2001/07		0.80	0.9615	0.9615		100	16.13	1,226,867	4,120,700	
2002/01	2,901,558	0.80	1.0301	1.0301		100	14.29	4,128,425	4,163,100	5
2002/07		0.75	0.8337	0.8337		100	14.29	4,128,425	4,197,800	
2003/01	5,607,722	0.75	1.3271	1.3271		100	10.27	4,253,500	4,253,500	8
2003/07	4,774,173	0.70	1.1664	1.1664		100	13.80	4,303,100	4,303,100	8
2004/01		0.70	1.1103	1.1103		100	13.80	4,303,100	4,350,900	
2004/07		0.65	0.8378	0.8378		100	12.52	4,303,100	4,387,400	
2005/01		0.65	0.8595	0.8595		100	12.52	4,303,100	4,425,100	
2005/07		0.60	0.7364	0.7364		100	12.52	4,303,100	4,457,700	
2006/01		0.60	0.9068	0.9068		100	17.37	4,303,100	4,498,100	
2006/07		0.55	0.8133	0.8133		100	17.37	4,303,100	4,534,700	
2007/01		0.55	1.0133	1.0133		100	18.23	4,303,100	4,580,600	
2007/07		0.50	1.1050	1.1050		100	18.23	4,303,100	4,631,200	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2008/01		0.50	0.8556	0.8556		114	23.98	4,303,100	5,324,712	
2008/07		0.45	0.6104	0.6104		114	23.98	4,303,100	5,357,202	
2009/01		0.45	1.3268	1.3268		114	20.64	4,303,100	5,428,338	
2009/07		0.40	0.6841	0.6841		114	20.64	4,303,100	5,465,502	
2010/01		0.40	0.8643	0.8643		114	23.68	4,303,100	5,512,698	
2010/07		0.35	0.7107	0.7107		114	23.68	4,303,100	5,551,914	
2011/01		0.35	0.9198	0.9198		114	23.75	4,303,100	5,602,986	
2011/07		0.30	0.9028	0.9028		114	23.75	4,303,100	5,653,602	
2012/01		0.30	0.3865	0.3865		114	22.69	4,303,100	5,675,490	
2012/07		0.25	0.9417	0.9417		114	22.69	4,303,100	5,728,956	
2013/01		0.25	0.4901	0.4901		100	26.03	4,305,595	5,050,000	
2013/07		0.20	0.6196	0.6196		100	26.03	4,308,120	5,081,300	
2014/01		0.20	0.8564	0.8564		100	27.85	4,311,857	5,124,800	
2014/07		0.15	1.2383	1.2383		100	27.85	4,315,912	5,188,300	
2015/01		0.15	0.7571	0.7571		100	24.22	4,315,912	5,227,600	
2015/09		0.10	1.5736	1.5736		100	24.22	4,315,912	5,309,900	
2016/09		0.05	1.9890	1.9890		100	26.25	4,317,962	5,415,500	

Message Code:

- | | |
|---|--|
| 5 | Uncorrected Licensure Deficiency |
| 8 | Limited to Current RS Per Bed Standard |

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Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

ID: 205745123120140101201404062016132855



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Commons At Orlando Lutheran Towers

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : Church CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
210 LAKE AVENUE	9/1/2013-8/31/2014	Number of Beds: 135	Superior: 0
ORLANDO, FL 32801	Days in CR 365	Maximum: 49,275	Standard: 366
County: Orange [48]	First Used : 2015/01	Max Annualized: 49,275	Conditional: 0
Region: Central Area: 7	Last Used: 2016/09	Total Patient: 46,635	Total: 366
Control: Nonprofit : Church	Unaudited	Medicare: 11,358	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 24,968	FY Index: 1.33029981
Class at 1/94: North Large	Medicaid Utilization	53.53919%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.64231%	Cost: 1.08513467
Open Date: 06/01/1980	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 06/01/1980	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22466610
Entered Medicaid 10/01/1980	Low Occupancy Adjustment Factor:	119.69131%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/1980	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06518830
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,241,825	1,893,232	1,702,423	472,145		5,309,625
1a	Audit Adjustments						
2	Cost Per Diem	49.7367	75.8263	68.1842	18.9100		212.6572
3	Cost Per Diem Inflated	53.9710	80.7693	73.9890			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	53.9710	80.7693	73.9890	18.9100		227.6393
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	59.6399		69.4459			
7	Provider Target Rate	62.9576		73.3090			
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500		
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292			
10	Target Rate Class Ceiling	59.0945		68.1848			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	53.9710	80.7693	68.1848	13.6500		216.5751
12/13	Medicaid Adjustment Rate		0.3216	0.2715			
14	Prospective Per Diem 11	53.9710	81.0909	68.4563	13.6500		217.1682
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



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Commons At Orlando Lutheran Towers

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 10/01/1985		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,105,000.00		Total Amount	Per Diem
RS to Start Calcs:	1980/01	Type:	Fixed	80% Capital(1):	5,677,183	15.9296
Indexed Asset Value	7,096,479	<60% of Base:	False	20% ROE(2):	1,419,296	0.7367
FRVS Base Asset:	1,710,000	Interest Rate:	11.0700%	Insurance Cost(3):	48,234	1.0343
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	38,580	0.8273
ROE Factor	0.023020	Amortization Rate:	11.0700%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	212,793	0.0000
		Yearly Payment:	706,439	Total FRVS PD:		18.5279

(1) 80% Capital (\$5,677,183) amortized at 11.0700 % for 20 years Principal & Interest of \$706,439 divided by annual available days (49275) divided by Occup. Adj. (0.90) = \$15.9296

(2) 20% ROE (\$1,419,296) times the ROE factor (0.023020) divided by annual available days (49275) divided by Occup. Adj. (0.90) = \$0.7367

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 60	Effective PBS Limitation	1,710,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	53.9710	53.9710	2.4486	51.5224
Direct Care	81.0909	81.0909	3.6791	77.4118
Indirect Care	68.4563	68.4563	3.1058	65.3505
Property	13.6500	18.5279	0.8406	17.6873
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	217.1682	222.0461	10.0741	220.1534

Medicaid Trend Adjustment



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1980/01	1,743,018	0.00	6.1657	3.0000	3.1657	60	6.26	1,743,018	1,310,460	
1980/07	28,322	0.10	6.9764	3.0000	3.9764	60	6.26	1,771,340	1,360,380	
1981/01		0.10	7.8004	3.0000	4.8004	60	4.11	1,771,340	1,412,400	
1981/07		0.20	7.3892	3.0000	4.3892	60	4.11	1,771,340	1,448,940	
1982/01		0.20	7.0652	3.0000	4.0652	60	3.91	1,771,340	1,487,760	
1982/07		0.30	6.3629	3.0000	3.3629	60	3.91	1,771,340	1,521,900	
1983/04		0.30	5.9917	3.0000	2.9917	60	7.60	1,771,340	1,561,920	
1983/07		0.40	6.9495	3.0000	3.9495	60	7.60	1,771,340	1,623,720	
1984/01		0.40	5.2447	3.0000	2.2447	60	90.34	1,792,596	1,644,780	
1984/07		0.50	4.1626	3.0000	1.1626	60	90.34	1,819,485	1,676,340	
1985/01		0.50	2.3097	2.3097		60	7.60	1,819,485	1,695,540	
1985/10		0.60	0.8522	0.8522		60	9.26	1,710,000	1,710,000	1
1986/01		0.60	0.8299	0.8299		60	9.26	1,710,000	1,724,220	
1986/07		0.70	0.2974	0.2974		60	9.44	1,710,000	1,720,920	
1987/01		0.70	1.0091	1.0091		60	9.44	1,710,000	1,751,700	
1987/07		0.80	0.9007	0.9007		60	9.44	1,710,000	1,765,380	
1988/01		0.80	0.9007	0.9007		60	18.38	1,710,000	1,779,720	
1988/07		0.90	0.5899	0.5899		60	18.38	1,710,000	1,778,760	
1989/01		0.90	0.5899	0.5899		60	15.23	1,710,000	1,789,260	
1989/07		1.00	0.5899	0.5899		60	15.23	1,710,000	1,801,380	
1990/01		1.00	0.5899	0.5899		60	19.18	1,710,000	1,810,440	
1990/07	32,397	1.00	0.5899	0.5899		60	19.18	1,742,397	1,821,120	
1991/01	12,882	1.00	0.5899	0.5899		60	18.03	1,755,279	1,831,800	
1991/07		1.00	1.4932	1.4932		60	18.03	1,755,279	1,859,160	
1992/01		1.00	2.0117	2.0117		60	20.37	1,755,279	1,896,540	
1992/07	130,052	1.00	1.8152	1.8152		60	22.10	1,885,331	1,930,980	
1993/01		1.00	1.7710	1.7710		60	22.10	1,885,331	1,965,180	
1993/07		1.00	1.5329	1.5329		60	28.07	1,900,081	1,995,300	
1994/01		1.00	1.6983	1.6983		60	28.07	1,916,550	2,029,200	
1994/07	45,522	1.00	1.5991	1.5991		60	32.70	1,980,293	2,061,660	



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1995/01		1.00	1.5812	1.5812		60	32.70	1,998,910	2,094,240	
1995/07	90,902	1.00	1.5250	1.5250		60	41.53	2,112,830	2,126,160	
1996/01		1.00	1.7228	1.7228		60	41.53	2,140,315	2,162,820	
1996/07	72,892	1.00	1.3294	1.3294		60	36.58	2,191,560	2,191,560	8
1997/01		1.00	1.4109	1.4109		60	36.58	2,212,125	2,222,460	
1997/07	42,947	1.00	1.0917	1.0917		60	29.20	2,246,700	2,246,700	8
1998/01		1.00	1.1663	1.1663		60	29.20	2,260,612	2,272,920	6
1998/07	3,030,701	1.00	1.0794	1.0794		126	27.81	4,824,666	4,824,666	8
1999/01		1.00	1.4499	1.4499		126	27.81	4,860,037	4,894,596	
1999/07	119,532	1.00	1.2299	1.2299		126	31.24	4,954,824	4,954,824	8
2000/01		1.00	1.3356	1.3356		126	31.24	4,992,412	5,020,974	
2000/07	73,942	0.95	1.1129	1.1129		126	53.36	5,076,792	5,076,792	8
2001/01		0.95	1.2976	1.2976		126	53.36	5,137,508	5,142,690	
2001/07	87,158	0.90	0.9615	0.9615		126	56.80	5,192,082	5,192,082	8
2002/01	58,625	0.90	1.0301	1.0301		126	47.67	5,245,506	5,245,506	8
2002/07		0.85	0.8337	0.8337		126	47.67	5,277,722	5,289,228	
2003/01	68,011	0.85	1.3271	1.3271		126	52.32	5,359,410	5,359,410	8
2003/07		0.80	1.1664	1.1664		126	52.32	5,406,982	5,421,906	
2004/01		0.80	1.1103	1.1103		126	52.32	5,452,667	5,482,134	
2004/07	149,000	0.75	0.8378	0.8378		126	34.05	5,528,124	5,528,124	8
2005/01	67,771	0.75	0.8595	0.8595		126	31.43	5,575,626	5,575,626	8
2005/07		0.70	0.7364	0.7364		126	31.43	5,592,051	5,616,702	
2006/01		0.70	0.9068	0.9068		126	31.43	5,612,337	5,667,606	
2006/07	99,496	0.65	0.8133	0.8133		126	37.12	5,713,722	5,713,722	8
2007/01		0.65	1.0133	1.0133		126	37.12	5,713,722	5,771,556	5
2007/07	423,030	0.60	1.1050	1.1050		126	40.09	5,835,312	5,835,312	8
2008/01	705,835	0.60	0.8556	0.8556		126	48.81	5,885,208	5,885,208	8
2008/07		0.55	0.6104	0.6104		126	48.81	5,902,741	5,921,118	
2009/01	54,724	0.55	1.3268	1.3268		126	40.80	5,989,417	5,999,742	
2009/07		0.50	0.6841	0.6841		126	40.80	6,004,617	6,040,818	



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2010/01		0.50	0.8643	0.8643		126	40.80	6,023,869	6,092,982	
2010/07	97,930	0.45	0.7107	0.7107		126	35.60	6,134,268	6,136,326	
2011/01	727,308	0.45	0.9198	0.9198		135	41.86	6,635,115	6,635,115	8
2011/07		0.40	0.9028	0.9028		135	41.86	6,653,350	6,695,055	
2012/01		0.40	0.3865	0.3865		135	41.86	6,661,179	6,720,975	
2012/07	78,360	0.35	0.9417	0.9417		135	48.21	6,758,784	6,784,290	
2013/01		0.35	0.4901	0.4901		135	48.21	6,768,944	6,817,500	
2013/07	44,671	0.30	0.6196	0.6196		135	52.84	6,825,704	6,859,755	
2014/01	45,269	0.30	0.8564	0.8564		135	50.85	6,887,185	6,918,480	
2014/07		0.25	1.2383	1.2383		135	50.85	6,906,899	7,004,205	
2015/01	134,687	0.25	0.7571	0.7571		135	53.54	7,054,314	7,057,260	
2015/09		0.20	1.5736	1.5736		135	53.54	7,075,925	7,168,365	
2016/09		0.15	1.9890	1.9890		135	53.54	7,096,479	7,310,925	

Message Code:

- 1 Per Bed Standard Limitation
- 5 Uncorrected Licensure Deficiency
- 6 Not Limited to Current Per Bed Standard
- 8 Limited to Current RS Per Bed Standard

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID: 205796083120140901201310172014090747



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0205800-00 - 2016/09

256.81

St. John's Nursing Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : Church CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
3075 NW 35TH AVE	10/1/2014-9/30/2015	Number of Beds: 181	Superior: 0
LAUDERDALE LAKES, FL 3331	Days in CR 365	Maximum: 66,065	Standard: 336
County: Broward [6]	First Used : 2016/09	Max Annualized: 66,065	Conditional: 30
Region: South Area: 10	Last Used: 2016/09	Total Patient: 62,793	Total: 366
Control: Nonprofit : Church	Unaudited	Medicare: 5,219	Inflation
Current Class South Large	Initial CR? False	Medicaid: 44,870	FY Index: 1.36985926
Class at 1/94: South Large	Medicaid Utilization	71.45701%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	95.04730%	Cost: 1.05379764
Open Date: 09/01/1980	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 09/01/1980	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24600000
Entered Medicaid 09/01/1980	Low Occupancy Adjustment Factor:	120.20349%	DC Sem Index: 1.30450000
Med # Active Date: 09/12/1980	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04695024
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,709,004	3,976,987	3,606,958	898,746	4,915	11,196,610	
1a	Audit Adjustments							
2	Cost Per Diem	60.3745	88.6335	80.3869	20.0300	0.1095	249.5344	
3	Cost Per Diem Inflated	63.6225	92.7949	84.7115				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	63.6225	92.7949	84.7115	20.0300	0.1095	261.2684	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	62.5004		82.8212				
7	Provider Target Rate	65.9772		87.4284				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	58.7902	92.7949	70.3550	13.6500	0.1095	235.6996	
12/13	Medicaid Adjustment Rate		2.0564	1.5591				
14	Prospective Per Diem 11	58.7902	94.8513	71.9141	13.6500	0.1095	239.3151	
15	Inflated Usual & Customary Charge		Usual and Customary Limitations not applied after 7/1/2002.					0.00



Florida Agency for Health Care Administration

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St. John's Nursing Center

FRVS

FRVS Status as of this Semester

Not on FRVS

Began FRVS:	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:	Amount:	6,150,000.00	Total Amount	Per Diem
RS to Start Calcs:	Type:	Variable	80% Capital(1):	6,875,759 10.2646
Indexed Asset Value	<60% of Base:	False	20% ROE(2):	1,718,940 0.5903
FRVS Base Asset:	Interest Rate:	6.4000%	Insurance Cost(3):	89,287 1.4219
Occup Adj Factor	Chase Rate:	8.2500%	Taxes Cost(3):	0 0.0000
ROE Factor	Amortization Rate:	6.4000%	Home Office(3):	68,985 1.0986
	Interest Only:	False	Replacement(3&4):	216,637 0.0000
	Yearly Payment:	610,318	Total FRVS PD:	13.3754

(1) 80% Capital (\$6,875,759) amortized at 6.4000 % for 20 years Principal & Interest of \$610,318 divided by annual available days (66065) divided by Occup. Adj. (0.90) = \$10.2646

(2) 20% ROE (\$1,718,940) times the ROE factor (0.020420) divided by annual available days (66065) divided by Occup. Adj. (0.90) = \$0.5903

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 160	Effective PBS Limitation	4,560,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.7902	58.7902	2.6673	56.1229
Direct Care	94.8513	94.8513	4.3034	90.5479
Indirect Care	71.9141	71.9141	3.2627	68.6514
Property	13.6500	13.3754	0.6193	13.0307
ROE	0.1095	0.0980	0.0050	0.1045
ROE Adjustment	-0.0980	-0.0980	-0.0044	-0.0936
Quality Assess-Medicaid Share				20.2691
Supplemental Rate				8.1814
Totals	239.2171	238.9310	10.8533	256.8143

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1980/07	5,398,802	0.00	3.8106	3.0000	0.8106	160	13.23	5,398,802	3,627,680	
1981/01		0.10	4.6347	3.0000	1.6347	160	13.23	5,398,802	3,766,400	
1981/07		0.10	4.2235	3.0000	1.2235	160	13.23	5,398,802	3,863,840	
1982/01	47,850	0.20	3.8995	3.0000	0.8995	160	13.23	5,446,652	3,967,360	
1982/07		0.20	3.1971	3.0000	0.1971	160	13.23	5,446,652	4,058,400	
1983/04		0.30	2.8260	2.8260		160	15.36	5,446,652	4,165,120	
1983/07		0.30	3.9578	3.0000	0.9578	160	15.36	5,446,652	4,329,920	
1984/01		0.40	2.2530	2.2530		160	17.99	5,446,652	4,386,080	
1984/07		0.40	1.9179	1.9179		180	15.36	5,446,652	5,029,020	
1985/01		0.50	1.1471	1.1471		180	15.36	5,446,652	5,086,620	
1985/10	734,710	0.50	0.8522	0.8522		180	18.02	4,560,000	4,560,000	1
1986/01		0.60	0.8299	0.8299		180	18.02	4,560,000	5,172,660	
1986/07		0.60	0.2974	0.2974		160	23.28	4,560,000	4,589,120	
1987/01		0.70	1.0091	1.0091		160	23.28	4,560,000	4,671,200	
1987/07		0.70	0.9007	0.9007		160	30.76	4,576,080	4,707,680	
1988/01		0.80	0.9007	0.9007		160	30.76	4,594,522	4,745,920	
1988/07		0.80	0.5899	0.5899		160	47.65	4,613,306	4,743,360	
1989/01		0.90	0.5899	0.5899		160	47.65	4,634,525	4,771,360	
1989/07		0.90	0.5899	0.5899		160	61.19	4,659,130	4,803,680	
1990/01		1.00	0.5899	0.5899		160	61.19	4,686,614	4,827,840	
1990/07		1.00	0.5899	0.5899		160	51.09	4,712,295	4,856,320	
1991/01		1.00	0.5899	0.5899		160	51.09	4,738,117	4,884,800	
1991/07	203,960	1.00	1.4932	1.4932		160	56.77	5,012,827	4,957,760	
1992/01		1.00	2.0117	2.0117		160	56.77	5,113,670	5,057,440	
1992/07	43,145	1.00	1.8152	1.8152		160	62.68	5,249,638	5,149,280	
1993/01		1.00	1.7710	1.7710		160	62.68	5,342,609	5,240,480	
1993/07	34,097	1.00	1.5329	1.5329		160	68.14	5,458,603	5,320,800	
1994/01		1.00	1.6983	1.6983		160	68.14	5,551,306	5,411,200	
1994/07	63,651	1.00	1.5991	1.5991		160	77.30	5,703,728	5,497,760	
1995/01		1.00	1.5812	1.5812		160	77.30	5,793,915	5,584,640	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1995/07		1.00	1.5250	1.5250		160	78.30	5,882,272	5,669,760	
1996/01		1.00	1.7228	1.7228		160	78.30	5,983,612	5,767,520	
1996/07		1.00	1.3294	1.3294		160	73.99	5,983,612	5,844,160	3
1997/01		1.00	1.4109	1.4109		160	73.99	5,983,612	5,926,560	3
1997/07	119,698	1.00	1.0917	1.0917		160	76.20	5,991,200	5,991,200	8
1998/01		1.00	1.1663	1.1663		160	76.20	6,061,075	6,061,120	
1998/07	79,942	1.00	1.0794	1.0794		160	77.15	6,126,560	6,126,560	8
1999/01		1.00	1.4499	1.4499		160	77.15	6,215,360	6,215,360	8
1999/07	77,032	1.00	1.2299	1.2299		160	75.85	6,291,840	6,291,840	8
2000/01		1.00	1.3356	1.3356		160	75.85	6,375,840	6,375,840	8
2000/07	95,258	1.00	1.1129	1.1129		160	74.10	6,446,720	6,446,720	8
2001/01		0.95	1.2976	1.2976		160	74.10	6,526,189	6,530,400	
2001/07	70,644	0.95	0.9615	0.9615		160	72.14	6,593,120	6,593,120	8
2002/01		0.90	1.0301	1.0301		160	72.14	6,654,245	6,660,960	
2002/07	66,729	0.90	0.8337	0.8337		160	70.63	6,716,480	6,716,480	8
2003/01		0.85	1.3271	1.3271		160	70.63	6,792,242	6,805,600	
2003/07	39,249	0.85	1.1664	1.1664		160	70.71	6,884,960	6,884,960	8
2004/01		0.80	1.1103	1.1103		160	70.71	6,946,112	6,961,440	
2004/07		0.80	0.8378	0.8378		160	70.68	6,992,665	7,019,840	
2005/01		0.75	0.8595	0.8595		160	72.40	7,037,740	7,080,160	
2005/07		0.75	0.7364	0.7364		160	72.40	7,076,609	7,132,320	
2006/01		0.70	0.9068	0.9068		160	72.40	7,121,531	7,196,960	
2006/07	101,630	0.70	0.8133	0.8133		160	63.70	7,255,520	7,255,520	8
2007/01		0.65	1.0133	1.0133		160	63.70	7,303,305	7,328,960	
2007/07	258,069	0.65	1.1050	1.1050		181	57.05	7,613,834	8,382,472	
2008/01		0.60	0.8556	0.8556		181	57.05	7,652,923	8,454,148	
2008/07	27,578	0.60	0.6104	0.6104		181	63.92	7,708,526	8,505,733	
2009/01		0.55	1.3268	1.3268		181	63.92	7,764,775	8,618,677	
2009/07	91,463	0.55	0.6841	0.6841		181	63.02	7,885,457	8,677,683	
2010/01		0.50	0.8643	0.8643		181	63.02	7,919,538	8,752,617	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2010/07	48,712	0.50	0.7107	0.7107		181	62.59	7,968,250	8,814,881	5
2011/01		0.45	0.9198	0.9198		181	62.59	8,029,493	8,895,969	
2011/07	113,944	0.45	0.9028	0.9028		181	73.73	8,176,061	8,976,333	
2012/01		0.40	0.3865	0.3865		181	73.73	8,188,701	9,011,085	
2012/07	50,232	0.40	0.9417	0.9417		181	74.36	8,269,780	9,095,974	
2013/01		0.35	0.4901	0.4901		181	74.36	8,283,963	9,140,500	
2013/07		0.35	0.6196	0.6196		181	76.58	8,301,931	9,197,153	
2014/01		0.30	0.8564	0.8564		181	76.58	8,323,259	9,275,888	
2014/07	106,883	0.30	1.2383	1.2383		181	76.40	8,461,063	9,390,823	
2015/01		0.25	0.7571	0.7571		181	76.40	8,477,080	9,461,956	
2015/09	50,216	0.25	1.5736	1.5736		181	72.03	8,560,645	9,610,919	
2016/09		0.20	1.9890	1.9890		181	71.46	8,594,699	9,802,055	

Message Code:

- | |
|---|
| 1 Per Bed Standard Limitation
3 Index Cost Limitation - January 1996
5 Uncorrected Licensure Deficiency
8 Limited to Current RS Per Bed Standard |
|---|

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Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
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274.36

Lourdes-Noreen Mckeen Residence For Geriatric Care, Inc.

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : Church CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
315 S FLAGLER DR	1/1/2014-12/31/2014	Number of Beds: 132	Superior: 0
WEST PALM BEACH, FL 33401	Days in CR 365	Maximum: 48,180	Standard: 366
County: Palm Beach [50]	First Used : 2015/09	Max Annualized: 48,180	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 46,243	Total: 366
Control: Nonprofit : Church	Unaudited	Medicare: 5,775	Inflation
Current Class South Large	Initial CR? False	Medicaid: 27,246	FY Index: 1.34193004
Class at 1/94: South Large	Medicaid Utilization	58.91919%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	95.97966%	Cost: 1.07573004
Open Date: 12/01/1980	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 12/01/1980	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 12/01/1980	Low Occupancy Adjustment Factor:	121.38261%	DC Sem Index: 1.30450000
Med # Active Date: 12/01/1980	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,772,480	3,105,035	2,048,980	868,602		7,795,097
1a	Audit Adjustments						
2	Cost Per Diem	65.0547	113.9630	75.2030	31.8800		286.1007
3	Cost Per Diem Inflated	69.9813	120.9640	80.8981			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	69.9813	120.9640	80.8981	31.8800		303.7234
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	79.9838		67.9967			
7	Provider Target Rate	84.4331		71.7792			
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500		
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181			
10	Target Rate Class Ceiling	62.2421		70.3550			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	58.7902	104.3884	70.3550	13.6500		247.1836
12/13	Medicaid Adjustment Rate		1.0474	0.7059			
14	Prospective Per Diem 11	58.7902	105.4358	71.0609	13.6500		248.9369
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



Florida Agency for Health Care Administration

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Lourdes-Noreen Mckeen Residence For Geriatric Care, Inc.

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	04/01/1993	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,400,000.00		Total Amount	Per Diem
RS to Start Calcs:	1980/07	Type:	Fixed	80% Capital(1):	5,212,071	13.4450
Indexed Asset Value	6,515,089	<60% of Base:	False	20% ROE(2):	1,303,018	0.6824
FRVS Base Asset:	3,420,000	Interest Rate:	9.5000%	Insurance Cost(3):	375,003	8.1094
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.022710	Amortization Rate:	9.5000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	139,856	0.0000
		Yearly Payment:	583,000	Total FRVS PD:		22.2368

(1) 80% Capital (\$5,212,071) amortized at 9.5000 % for 20 years Principal & Interest of \$583,000 divided by annual available days (48180) divided by Occup. Adj. (0.90) = \$13.4450

(2) 20% ROE (\$1,303,018) times the ROE factor (0.022710) divided by annual available days (48180) divided by Occup. Adj. (0.90) = \$0.6824

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.7902	58.7902	2.6673	56.1229
Direct Care	105.4358	105.4358	4.7836	100.6522
Indirect Care	71.0609	71.0609	3.2240	67.8369
Property	13.6500	22.2368	1.0089	21.2279
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.3391
Supplemental Rate				8.1814
Totals	248.9369	257.5237	11.6838	274.3604

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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0 205923-00 - 2016/09

274.36

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1980/07	4,135,620	0.00	3.8106	3.0000	0.8106	120	17.81	4,135,620	2,720,760	
1981/01		0.10	4.6347	3.0000	1.6347	120	17.81	4,135,620	2,824,800	
1981/07	614,546	0.10	4.2235	3.0000	1.2235	120	17.81	4,750,166	2,897,880	
1982/01		0.20	3.8995	3.0000	0.8995	120	17.81	4,750,166	2,975,520	
1982/07		0.20	3.1971	3.0000	0.1971	120	100.00	4,778,667	3,043,800	
1983/04	25,150	0.30	2.8260	2.8260		120	100.00	4,844,331	3,123,840	
1983/07		0.30	3.9578	3.0000	0.9578	120	100.00	4,887,930	3,247,440	
1984/01		0.40	2.2530	2.2530		120	100.00	4,931,980	3,289,560	
1984/07		0.40	1.9179	1.9179		120	17.22	4,931,980	3,352,680	
1985/01		0.50	1.1471	1.1471		120	16.90	4,931,980	3,391,080	
1985/10		0.50	0.8522	0.8522		120	100.00	3,420,000	3,420,000	1
1986/01		0.60	0.8299	0.8299		120	100.00	3,437,028	3,448,440	
1986/07		0.60	0.2974	0.2974		120	100.00	3,443,160	3,441,840	
1987/01		0.70	1.0091	1.0091		120	100.00	3,467,482	3,503,400	
1987/07		0.70	0.9007	0.9007		120	22.23	3,467,482	3,530,760	
1988/01		0.80	0.9007	0.9007		120	22.23	3,467,482	3,559,440	
1988/07		0.80	0.5899	0.5899		120	26.24	3,475,289	3,557,520	
1989/01		0.90	0.5899	0.5899		120	26.24	3,484,091	3,578,520	
1989/07		0.90	0.5899	0.5899		120	25.28	3,492,593	3,602,760	
1990/01		1.00	0.5899	0.5899		120	25.28	3,502,063	3,620,880	
1990/07		1.00	0.5899	0.5899		120	25.28	3,511,558	3,642,240	
1991/01		1.00	0.5899	0.5899		120	30.86	3,523,181	3,663,600	
1991/07		1.00	1.4932	1.4932		120	30.86	3,552,699	3,718,320	
1992/01		1.00	2.0117	2.0117		120	30.34	3,592,124	3,793,080	
1992/07		1.00	1.8152	1.8152		120	31.86	3,629,895	3,861,960	
1993/01		1.00	1.7710	1.7710		120	31.86	3,667,134	3,930,360	
1993/07		1.00	1.5329	1.5329		120	39.16	3,707,158	3,990,600	
1994/01		1.00	1.6983	1.6983		120	39.16	3,751,985	4,058,400	
1994/07		1.00	1.5991	1.5991		120	42.85	3,798,729	4,123,320	
1995/01		1.00	1.5812	1.5812		120	42.85	3,845,525	4,188,480	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1995/07	65,258	1.00	1.5250	1.5250		120	41.84	3,955,395	4,252,320	
1996/01		1.00	1.7228	1.7228		120	41.84	4,007,234	4,325,640	
1996/07	43,771	1.00	1.3294	1.3294		120	47.51	4,097,022	4,383,120	
1997/01		1.00	1.4109	1.4109		120	47.51	4,146,955	4,444,920	
1997/07	133,055	1.00	1.0917	1.0917		120	48.05	4,319,562	4,493,400	
1998/01		1.00	1.1663	1.1663		120	48.05	4,363,575	4,545,840	
1998/07	23,798	1.00	1.0794	1.0794		120	47.98	4,428,462	4,594,920	
1999/01		1.00	1.4499	1.4499		120	47.98	4,484,475	4,661,520	
1999/07	6,175,040	1.00	1.2299	1.2299		120	48.83	4,718,880	4,718,880	8
2000/01		1.00	1.3356	1.3356		120	48.83	4,774,835	4,781,880	
2000/07		1.00	1.1129	1.1129		120	48.83	4,822,013	4,835,040	
2001/01		0.95	1.2976	1.2976		120	41.68	4,867,058	4,897,800	
2001/07		0.95	0.9615	0.9615		132	38.21	4,897,943	5,439,324	
2002/01		0.90	1.0301	1.0301		132	38.21	4,929,490	5,495,292	
2002/07		0.90	0.8337	0.8337		132	43.15	4,958,507	5,541,096	
2003/01		0.85	1.3271	1.3271		132	43.15	5,002,388	5,614,620	
2003/07		0.85	1.1664	1.1664		132	49.84	5,047,329	5,680,092	
2004/01		0.80	1.1103	1.1103		132	49.84	5,087,953	5,743,188	
2004/07	92,907	0.80	0.8378	0.8378		132	51.65	5,212,882	5,791,368	
2005/01		0.75	0.8595	0.8595		132	51.65	5,244,438	5,841,132	
2005/07		0.75	0.7364	0.7364		132	48.35	5,269,901	5,884,164	
2006/01		0.70	0.9068	0.9068		132	48.35	5,299,310	5,937,492	
2006/07		0.70	0.8133	0.8133		132	48.35	5,325,831	5,985,804	
2007/01		0.65	1.0133	1.0133		132	47.24	5,355,958	6,046,392	
2007/07	180,333	0.65	1.1050	1.1050		132	49.73	5,571,077	6,113,184	
2008/01		0.60	0.8556	0.8556		132	49.73	5,596,938	6,165,456	
2008/07		0.60	0.6104	0.6104		132	48.34	5,614,952	6,203,076	
2009/01		0.55	1.3268	1.3268		132	48.34	5,650,963	6,285,444	
2009/07		0.55	0.6841	0.6841		132	53.39	5,671,605	6,328,476	
2010/01		0.50	0.8643	0.8643		132	53.39	5,695,400	6,383,124	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2010/07		0.50	0.7107	0.7107		132	53.89	5,715,233	6,428,532	
2011/01		0.45	0.9198	0.9198		132	53.89	5,738,411	6,487,668	
2011/07		0.45	0.9028	0.9028		132	53.89	5,761,256	6,546,276	
2012/01		0.40	0.3865	0.3865		132	58.53	5,770,163	6,571,620	
2012/07		0.40	0.9417	0.9417		132	64.16	5,791,899	6,633,528	
2013/01		0.35	0.4901	0.4901		132	64.16	5,801,832	6,666,000	
2013/07	68,636	0.35	0.6196	0.6196		132	62.96	5,883,052	6,707,316	
2014/01		0.30	0.8564	0.8564		132	62.96	5,898,166	6,764,736	
2014/07	230,690	0.30	1.2383	1.2383		132	62.24	6,150,768	6,848,556	
2015/01		0.25	0.7571	0.7571		132	62.24	6,162,411	6,900,432	
2015/09	302,621	0.25	1.5736	1.5736		132	58.92	6,489,275	7,009,068	
2016/09		0.20	1.9890	1.9890		132	58.92	6,515,089	7,148,460	

Message Code:

- | |
|---|
| 1 Per Bed Standard Limitation
8 Limited to Current RS Per Bed Standard |
|---|

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Report Printed: 6/30/2016

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Suwannee Valley Nursing Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
427 15TH AVENUE NORTHWEST JASPER, FL 32052-5874	9/1/2014-8/31/2015	Number of Beds: 60	Superior: 0
County: Hamilton [24]	Days in CR 365	Maximum: 21,900	Standard: 366
Region: North Area: 3	First Used : 2016/09	Max Annualized: 21,900	Conditional: 0
Control: Nonprofit : 501(c)(3) Organization	Last Used: 2016/09	Total Patient: 21,573	Total: 366
Current Class North Small	Unaudited	Medicare: 1,891	Inflation
Class at 1/94: North Small	Initial CR? False	Medicaid: 18,848	FY Index: 1.36645256
Operating Ex > 18 months	Medicaid Utilization	87.36847%	Semester Index: 1.44355445
Open Date: 07/01/1969	Occupancy:	98.50685%	Cost: 1.05642486
Acquired Date: 07/01/1969	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Entered Medicaid 07/01/1969	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24399678
Med # Active Date: 07/01/1981	Low Occupancy Adjustment Factor:	124.57868%	DC Sem Index: 1.30450000
Previous Med #	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04863615
			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	972,528	1,711,817	1,086,179	118,365	8,209	3,897,098	
1a	Audit Adjustments							
2	Cost Per Diem	51.5985	90.8222	57.6283	6.2800	0.4355	206.7645	
3	Cost Per Diem Inflated	54.5099	95.2394	60.8800				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	54.5099	95.2394	60.8800	6.2800	0.4355	217.3448	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	70.2976		63.3627				
7	Provider Target Rate	74.2081		66.8874				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	62.6595	100.8980	75.9871	13.6500			
9	Prior Semester: Class Ceiling Target Base	57.6324		70.0507				
10	Target Rate Class Ceiling	59.8766		72.7784				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	54.5099	95.2394	60.8800	6.2800	0.4355	217.3448	
12/13	Medicaid Adjustment Rate		4.0038	2.5594				
14	Prospective Per Diem 11	54.5099	99.2432	63.4394	6.2800	0.4355	223.9080	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Suwannee Valley Nursing Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	10/01/1985	Amount:	237,000.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	2,013,932	12.7036
Indexed Asset Value	2,517,415	<60% of Base:	True	20% ROE(2):	503,483	0.5216
FRVS Base Asset:	463,784	Interest Rate:	8.5000%	Insurance Cost(3):	25,688	1.1907
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.020420	Amortization Rate:	12.5000%	Home Office(3):	0	0.0000
		Interest Only:	True	Replacement(3&4):	59,389	0.0000
		Yearly Payment:	250,387	Total FRVS PD:		14.4159

(1) 80% Capital (\$2,013,932) amortized at 12.5000 % for 20 years Interest of \$250,387 divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$12.7036

(2) 20% ROE (\$503,483) times the ROE factor (0.020420) divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$0.5216

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	60	Effective PBS Limitation	54,155
			1,710,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.5099	54.5099	2.4731	52.0368
Direct Care	99.2432	99.2432	4.5026	94.7406
Indirect Care	63.4394	63.4394	2.8782	60.5612
Property	6.2800	14.4159	0.6540	13.7619
ROE	0.4355	0.3150	0.0143	0.3007
ROE Adjustment	-0.3150	-0.3150	-0.0143	-0.3007
Quality Assess-Medicaid Share				22.5719
Supplemental Rate				8.1814
Totals	223.5930	231.6084	10.5079	251.8538

Medicaid Trend Adjustment



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1972/01	264,900	0.10	3.9787	3.0000	0.9787	60	100.00	264,900	640,140	
1972/07		0.10	5.9113	3.0000	2.9113	60	100.00	265,695	671,700	
1973/01		0.20	8.0622	3.0000	5.0622	60	100.00	267,289	706,320	
1973/07		0.20	10.7186	3.0000	7.7186	60	100.00	268,893	746,280	
1974/01		0.30	12.9457	3.0000	9.9457	60	100.00	271,313	785,280	
1974/07		0.30	13.0494	3.0000	10.0494	60	100.00	273,755	809,640	
1975/01		0.40	13.1399	3.0000	10.1399	60	100.00	277,040	834,660	
1975/07		0.40	14.2033	3.0000	11.2033	60	100.00	280,364	868,620	
1976/01		0.50	15.2478	3.0000	12.2478	60	100.00	284,569	903,720	
1976/07		0.50	15.7330	3.0000	12.7330	60	100.00	288,838	935,220	
1977/01		0.60	16.4836	3.0000	13.4836	60	100.00	294,037	970,320	
1977/07		0.60	18.5412	3.0000	15.5412	60	100.00	299,330	1,019,340	
1978/01		0.70	20.2809	3.0000	17.2809	60	100.00	305,616	1,067,700	
1978/07		0.70	22.8203	3.0000	19.8203	60	100.00	312,034	1,126,800	
1979/01		0.80	24.9476	3.0000	21.9476	60	100.00	319,523	1,184,580	
1979/07		0.80	26.1458	3.0000	23.1458	60	100.00	327,192	1,234,320	
1980/01		0.90	29.3115	3.0000	26.3115	60	55.00	336,026	1,310,460	
1980/07		0.90	30.1222	3.0000	27.1222	60	55.00	345,099	1,360,380	
1981/01		1.00	30.9462	3.0000	27.9462	60	55.00	355,452	1,412,400	
1981/07		1.00	30.5350	3.0000	27.5350	60	55.00	366,116	1,448,940	
1982/01		1.00	30.2110	3.0000	27.2110	60	83.81	377,099	1,487,760	
1982/07		1.00	29.5087	3.0000	26.5087	60	100.00	388,412	1,521,900	
1983/04		1.00	29.1375	3.0000	26.1375	60	100.00	400,064	1,561,920	
1983/07		1.00	30.0953	3.0000	27.0953	60	79.66	412,066	1,623,720	
1984/01		1.00	28.3905	3.0000	25.3905	60	100.00	424,428	1,644,780	
1984/07		1.00	27.3084	3.0000	24.3084	60	100.00	437,161	1,676,340	
1985/01		1.00	25.4555	3.0000	22.4555	60	87.12	450,276	1,695,540	
1985/10		1.00	23.3077	3.0000	20.3077	60	87.12	463,784	1,710,000	
1986/01		1.00	21.1376	3.0000	18.1376	60	84.96	477,698	1,724,220	
1986/07		1.00	18.4350	3.0000	15.4350	60	84.96	492,029	1,720,920	



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1987/01		1.00	16.4441	3.0000	13.4441	60	81.53	506,790	1,751,700	
1987/07		1.00	14.3448	3.0000	11.3448	60	81.53	521,994	1,765,380	
1988/01		1.00	12.2455	3.0000	9.2455	60	81.25	537,654	1,779,720	
1988/07		1.00	9.8354	3.0000	6.8354	60	81.25	553,784	1,778,760	
1989/01		1.00	7.4253	3.0000	4.4253	60	85.47	570,398	1,789,260	
1989/07		1.00	5.0152	3.0000	2.0152	60	85.47	587,510	1,801,380	
1990/01		1.00	2.6051	2.6051		60	86.15	602,815	1,810,440	
1990/07		1.00	0.5899	0.5899		60	86.15	606,371	1,821,120	
1991/01		1.00	0.5899	0.5899		60	87.95	609,948	1,831,800	
1991/07		1.00	1.4932	1.4932		60	87.95	619,056	1,859,160	
1992/01		0.95	2.0117	2.0117		60	88.26	630,887	1,896,540	
1992/07		0.95	1.8152	1.8152		60	88.26	641,766	1,930,980	
1993/01		0.90	1.7710	1.7710		60	85.65	651,995	1,965,180	
1993/07		0.90	1.5329	1.5329		60	85.65	660,990	1,995,300	
1994/01	35,611	0.85	1.6983	1.6983		60	88.80	706,143	2,029,200	
1994/07		0.85	1.5991	1.5991		60	88.80	715,741	2,061,660	
1995/01	22,346	0.80	1.5812	1.5812		60	83.73	747,141	2,094,240	
1995/07		0.80	1.5250	1.5250		60	83.73	756,256	2,126,160	
1996/01	718,393	0.75	1.7228	1.7228		60	85.99	1,484,421	2,162,820	
1996/07		0.75	1.3294	1.3294		60	85.99	1,499,222	2,191,560	
1997/01		0.70	1.4109	1.4109		60	85.99	1,514,028	2,222,460	
1997/07	12,082	0.70	1.0917	1.0917		60	85.55	1,537,680	2,246,700	
1998/01	69,430	0.65	1.1663	1.1663		60	94.21	1,618,767	2,272,920	
1998/07		0.65	1.0794	1.0794		60	94.21	1,630,124	2,297,460	
1999/01	38,307	0.60	1.4499	1.4499		60	89.66	1,682,611	2,330,760	
1999/07		0.60	1.2299	1.2299		60	89.66	1,695,027	2,359,440	
2000/01		0.55	1.3356	1.3356		60	90.44	1,707,479	2,390,940	
2000/07		0.55	1.1129	1.1129		60	90.44	1,717,930	2,417,520	
2001/01	18,439	0.50	1.2976	1.2976		60	92.43	1,747,515	2,448,900	
2001/07		0.50	0.9615	0.9615		60	92.43	1,755,917	2,472,420	



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2002/01		0.45	1.0301	1.0301		60	86.40	1,764,056	2,497,860	
2002/07		0.45	0.8337	0.8337		60	86.40	1,770,675	2,518,680	
2003/01		0.40	1.3271	1.3271		60	85.34	1,780,074	2,552,100	
2003/07		0.40	1.1664	1.1664		60	85.34	1,788,380	2,581,860	
2004/01	12,550	0.35	1.1103	1.1103		60	90.90	1,807,880	2,610,540	
2004/07		0.35	0.8378	0.8378		60	90.90	1,813,181	2,632,440	
2005/01		0.30	0.8595	0.8595		60	90.90	1,817,857	2,655,060	
2005/07		0.30	0.7364	0.7364		60	92.94	1,821,873	2,674,620	
2006/01		0.25	0.9068	0.9068		60	87.52	1,826,003	2,698,860	
2006/07		0.25	0.8133	0.8133		60	87.52	1,829,715	2,720,820	
2007/01		0.20	1.0133	1.0133		60	89.66	1,833,424	2,748,360	
2007/07		0.20	1.1050	1.1050		60	89.66	1,837,476	2,778,720	
2008/01		0.15	0.8556	0.8556		60	89.66	1,839,833	2,802,480	
2008/07		0.15	0.6104	0.6104		60	86.89	1,841,518	2,819,580	
2009/01		0.10	1.3268	1.3268		60	86.89	1,843,962	2,857,020	
2009/07		0.10	0.6841	0.6841		60	86.69	1,845,223	2,876,580	
2010/01		0.05	0.8643	0.8643		60	86.69	1,846,020	2,901,420	
2010/07		0.05	0.7107	0.7107		60	89.26	1,846,675	2,922,060	
2011/01		0.00	0.9198	0.9198		60	89.26	1,846,675	2,948,940	
2011/07	33,070	0.00	0.9028	0.9028		60	88.80	1,879,745	2,975,580	
2012/01		0.00	0.3865	0.3865		60	88.80	1,879,745	2,987,100	
2012/07		0.00	0.9417	0.9417		60	86.09	1,879,745	3,015,240	
2013/01		0.00	0.4901	0.4901		60	86.09	1,879,745	3,030,000	
2013/07		0.00	0.6196	0.6196		60	84.59	1,879,745	3,048,780	
2014/01		0.00	0.8564	0.8564		60	84.59	1,879,745	3,074,880	
2014/07	521,602	0.00	1.2383	1.2383		60	87.07	2,401,347	3,112,980	
2015/01		0.00	0.7571	0.7571		60	87.07	2,401,347	3,136,560	
2015/09		0.00	1.5736	1.5736		60	80.89	2,401,347	3,185,940	
2016/09	116,068	0.00	1.9890	1.9890		60	87.37	2,517,415	3,249,300	

Message Code:



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Morton Plant Rehabilitation Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : Other CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
400 CORBETT ST	1/1/2014-12/31/2014	Number of Beds: 126	Superior: 366
BELLEAIR, FL 33756	Days in CR 365	Maximum: 45,990	Standard: 0
County: Pinellas [52]	First Used : 2016/09	Max Annualized: 45,990	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 42,141	Total: 366
Control: Nonprofit : Other	Unaudited	Medicare: 16,289	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 9,319	FY Index: 1.34193004
Class at 1/94: North Large	Medicaid Utilization	22.11386%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	91.63079%	Cost: 1.07573004
Open Date: 01/01/1983	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1983	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 01/01/1983	Low Occupancy Adjustment Factor:	115.88273%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/1983	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	844,041	1,080,188	1,031,012	156,000		3,111,241	
1a	Audit Adjustments							
2	Cost Per Diem	90.5721	115.9124	110.6355	16.7400		333.8600	
3	Cost Per Diem Inflated	97.4311	123.0331	119.0139				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	97.4311	123.0331	119.0139	16.7400		356.2181	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	103.5956		96.0750				
7	Provider Target Rate	109.3584		101.4195				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500			
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292				
10	Target Rate Class Ceiling	59.0945		68.1848				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	56.8063	102.9392	68.1848	13.6500		241.5803	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	56.8063	102.9392	68.1848	13.6500		241.5803	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Morton Plant Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 10/01/1985		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	570,000.00		Total Amount	Per Diem
RS to Start Calcs:	1982/07	Type:	Fixed	80% Capital(1):	2,065,408	6.2039
Indexed Asset Value	2,581,760	<60% of Base:	True	20% ROE(2):	516,352	0.2833
FRVS Base Asset:	1,906,865	Interest Rate:	9.3400%	Insurance Cost(3):	0	0.0000
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.022710	Amortization Rate:	12.5000%	Home Office(3):	395,002	9.3733
		Interest Only:	True	Replacement(3&4):	31,308	0.0000
		Yearly Payment:	256,787	Total FRVS PD:		15.8605

(1) 80% Capital (\$2,065,408) amortized at 12.5000 % for 20 years Interest of \$256,787 divided by annual available days (45990) divided by Occup. Adj. (0.90) = \$6.2039

(2) 20% ROE (\$516,352) times the ROE factor (0.022710) divided by annual available days (45990) divided by Occup. Adj. (0.90) = \$0.2833

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	124	Effective PBS Limitation	54,155
			3,534,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	56.8063	56.8063	2.5773	54.2290
Direct Care	102.9392	102.9392	4.6703	98.2689
Indirect Care	68.1848	68.1848	3.0935	65.0913
Property	13.6500	15.8605	0.7196	15.1409
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				5.4346
Supplemental Rate				8.1814
Totals	241.5803	243.7908	11.0607	246.3461

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1983/04	1,898,777	0.00	2.6288	2.6288		124	5.27	1,898,777	3,227,968	
1983/07		0.10	3.9578	3.0000	0.9578	124	5.27	1,898,777	3,355,688	
1984/01	8,088	0.10	2.2530	2.2530		124	5.13	1,906,865	3,399,212	
1984/07		0.20	1.9179	1.9179		126	5.27	1,906,865	3,520,314	
1985/01		0.20	1.1471	1.1471		126	5.27	1,906,865	3,560,634	
1985/10		0.30	0.8522	0.8522		124	5.27	1,906,865	3,534,000	
1986/01		0.30	0.8299	0.8299		124	5.27	1,906,865	3,563,388	
1986/07		0.40	0.2974	0.2974		124	4.71	1,906,865	3,556,568	
1987/01		0.40	1.0091	1.0091		124	4.71	1,906,865	3,620,180	
1987/07		0.50	0.9007	0.9007		124	5.94	1,906,865	3,648,452	
1988/01		0.50	0.9007	0.9007		124	5.94	1,906,865	3,678,088	
1988/07		0.60	0.5899	0.5899		124	9.76	1,906,865	3,676,104	
1989/01		0.60	0.5899	0.5899		124	9.76	1,906,865	3,697,804	
1989/07		0.70	0.5899	0.5899		124	11.19	1,906,865	3,722,852	
1990/01		0.70	0.5899	0.5899		124	11.19	1,906,865	3,741,576	
1990/07		0.80	0.5899	0.5899		124	11.73	1,906,865	3,763,648	
1991/01		0.80	0.5899	0.5899		124	11.73	1,906,865	3,785,720	
1991/07		0.90	1.4932	1.4932		124	14.95	1,906,865	3,842,264	
1992/01		0.90	2.0117	2.0117		124	14.95	1,906,865	3,919,516	
1992/07		1.00	1.8152	1.8152		124	15.90	1,906,865	3,990,692	
1993/01		1.00	1.7710	1.7710		124	15.90	1,906,865	4,061,372	
1993/07	69,623	1.00	1.5329	1.5329		124	18.27	1,976,488	4,123,620	
1994/01		1.00	1.6983	1.6983		124	18.27	1,976,488	4,193,680	
1994/07		1.00	1.5991	1.5991		124	19.07	1,976,488	4,260,764	
1995/01		1.00	1.5812	1.5812		124	19.07	1,976,488	4,328,096	
1995/07		1.00	1.5250	1.5250		126	18.68	1,976,488	4,464,936	
1996/01		1.00	1.7228	1.7228		126	18.68	1,976,488	4,541,922	
1996/07		1.00	1.3294	1.3294		126	19.33	1,976,488	4,602,276	
1997/01		1.00	1.4109	1.4109		126	19.33	1,976,488	4,667,166	
1997/07		1.00	1.0917	1.0917		126	20.92	1,976,488	4,718,070	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/01		1.00	1.1663	1.1663		126	20.92	1,976,488	4,773,132	
1998/07		1.00	1.0794	1.0794		126	18.74	1,976,488	4,824,666	
1999/01		1.00	1.4499	1.4499		126	18.74	1,976,488	4,894,596	
1999/07		1.00	1.2299	1.2299		126	11.57	1,976,488	4,954,824	
2000/01		1.00	1.3356	1.3356		126	11.57	1,976,488	5,020,974	
2000/07		1.00	1.1129	1.1129		126	13.75	1,976,488	5,076,792	
2001/01		1.00	1.2976	1.2976		126	13.75	1,976,488	5,142,690	
2001/07		1.00	0.9615	0.9615		126	11.06	1,976,488	5,192,082	
2002/01		1.00	1.0301	1.0301		126	11.06	1,976,488	5,245,506	
2002/07		1.00	0.8337	0.8337		126	7.25	1,976,488	5,289,228	
2003/01		1.00	1.3271	1.3271		126	7.25	1,976,488	5,359,410	
2003/07		0.95	1.1664	1.1664		126	7.25	1,976,488	5,421,906	
2004/01	61,417	0.95	1.1103	1.1103		126	8.61	2,037,905	5,482,134	
2004/07	212,720	0.90	0.8378	0.8378		126	8.64	2,250,625	5,528,124	
2005/01		0.90	0.8595	0.8595		126	8.64	2,250,625	5,575,626	
2005/07	30,851	0.85	0.7364	0.7364		126	9.55	2,281,476	5,616,702	
2006/01		0.85	0.9068	0.9068		126	9.55	2,281,476	5,667,606	
2006/07		0.80	0.8133	0.8133		126	9.55	2,281,476	5,713,722	
2007/01	26,941	0.80	1.0133	1.0133		120	10.42	2,308,417	5,496,720	
2007/07		0.75	1.1050	1.1050		120	10.42	2,308,417	5,557,440	
2008/01	24,943	0.75	0.8556	0.8556		126	11.86	2,333,360	5,885,208	
2008/07		0.70	0.6104	0.6104		126	11.86	2,333,360	5,921,118	
2009/01	49,742	0.70	1.3268	1.3268		126	13.09	2,383,102	5,999,742	
2009/07		0.65	0.6841	0.6841		126	13.09	2,383,102	6,040,818	
2010/01		0.65	0.8643	0.8643		126	13.94	2,383,102	6,092,982	
2010/07		0.60	0.7107	0.7107		126	13.94	2,383,102	6,136,326	
2011/01	54,495	0.60	0.9198	0.9198		126	19.45	2,437,597	6,192,774	
2011/07		0.55	0.9028	0.9028		126	19.45	2,437,597	6,248,718	
2012/01	86,736	0.55	0.3865	0.3865		126	17.95	2,524,333	6,272,910	
2012/07		0.50	0.9417	0.9417		126	17.95	2,524,333	6,332,004	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/01	57,427	0.50	0.4901	0.4901		126	17.95	2,581,760	6,363,000	
2013/07		0.45	0.6196	0.6196		126	17.95	2,581,760	6,402,438	
2014/01		0.45	0.8564	0.8564		126	17.95	2,581,760	6,457,248	
2014/07		0.40	1.2383	1.2383		126	17.95	2,581,760	6,537,258	
2015/01		0.40	0.7571	0.7571		126	21.38	2,581,760	6,586,776	
2015/09		0.35	1.5736	1.5736		126	21.38	2,581,760	6,690,474	
2016/09		0.30	1.9890	1.9890		126	22.11	2,581,760	6,823,530	

Message Code:

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Report Calculated: 6/30/2016 8:16:40 AM

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Willowbrooke Court At St Andrews Estates

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
6152 N VERDE TRAIL	1/1/2014-12/31/2014	Number of Beds: 89	Superior: 0
BOCA RATON, FL 33433	Days in CR 365	Maximum: 32,875	Standard: 366
County: Palm Beach [50]	First Used : 2016/09	Max Annualized: 32,485	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 25,074	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 3,677	Inflation
Current Class South Small	Initial CR? False	Medicaid: 4,620	FY Index: 1.34193004
Class at 1/94: South Small	Medicaid Utilization	18.42546%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	76.27072%	Cost: 1.07573004
Open Date: 12/01/1970	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1982	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 01/01/1982	Low Occupancy Adjustment Factor:	96.45730%	DC Sem Index: 1.30450000
Med # Active Date: 07/01/1986	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	307,265	513,569	399,952	175,652		1,396,438	
1a	Audit Adjustments							
2	Cost Per Diem	66.5076	111.1621	86.5697	38.0199		302.2593	
3	Cost Per Diem Inflated	71.5442	117.9910	93.1256				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	71.5442	117.9910	93.1256	38.0199		320.6807	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	69.1320		94.4407				
7	Provider Target Rate	72.9777		99.6943				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	71.0408	115.1428	97.4246	13.6500			
9	Prior Semester: Class Ceiling Target Base	72.3589		85.0807				
10	Target Rate Class Ceiling	75.1765		88.3937				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	71.0408	115.1428	88.3937	13.6500		288.2273	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	71.0408	115.1428	88.3937	13.6500		288.2273	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Willowbrooke Court At St Andrews Estates

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	10/01/1985	Amount:	2,324,046.00		Total Amount	Per Diem
RS to Start Calcs:	1982/01	Type:	Fixed	80% Capital(1):	3,855,836	15.5356
Indexed Asset Value	4,819,795	<60% of Base:	False	20% ROE(2):	963,959	0.7488
FRVS Base Asset:	3,420,000	Interest Rate:	10.2500%	Insurance Cost(3):	40,342	1.6089
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	94,337	3.7623
ROE Factor	0.022710	Amortization Rate:	10.2500%	Home Office(3):	143,021	5.7040
		Interest Only:	False	Replacement(3&4):	17,728,364	0.0000
		Yearly Payment:	454,207	Total FRVS PD:		27.3596

(1) 80% Capital (\$3,855,836) amortized at 10.2500 % for 20 years Principal & Interest of \$454,207 divided by annual available days (32485) divided by Occup. Adj. (0.90) = \$15.5356

(2) 20% ROE (\$963,959) times the ROE factor (0.022710) divided by annual available days (32485) divided by Occup. Adj. (0.90) = \$0.7488

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	120	Effective PBS Limitation	54,155
			3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	71.0408	71.0408	3.2231	67.8177
Direct Care	115.1428	115.1428	5.2240	109.9188
Indirect Care	88.3937	88.3937	4.0104	84.3833
Property	13.6500	27.3596	1.2413	26.1183
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	288.2273	301.9369	13.6988	296.4195

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1982/01	3,420,000	0.00	2.6760	2.6760		120		3,420,000	2,975,520	
1982/07		0.10	2.2977	2.2977		120		3,420,000	3,043,800	
1983/04		0.10	2.6288	2.6288		120		3,420,000	3,123,840	
1983/07		0.20	3.9578	3.0000	0.9578	120		3,420,000	3,247,440	
1984/01		0.20	2.2530	2.2530		60	85.00	3,435,411	1,644,780	
1984/07		0.30	1.9179	1.9179		60	85.00	3,455,178	1,676,340	
1985/01		0.30	1.1471	1.1471		60	85.00	3,467,067	1,695,540	
1985/10		0.40	0.8522	0.8522		120	2.13	3,420,000	3,420,000	1
1986/01		0.40	0.8299	0.8299		120	2.13	3,420,000	3,448,440	
1986/07		0.50	0.2974	0.2974		120	2.13	3,420,000	3,441,840	
1987/01		0.50	1.0091	1.0091		120	5.22	3,420,000	3,503,400	
1987/07		0.60	0.9007	0.9007		120	5.22	3,420,000	3,530,760	
1988/01		0.60	0.9007	0.9007		120	9.61	3,420,000	3,559,440	
1988/07		0.70	0.5899	0.5899		120	9.61	3,420,000	3,557,520	
1989/01		0.70	0.5899	0.5899		120	8.44	3,420,000	3,578,520	
1989/07		0.80	0.5899	0.5899		120	8.44	3,420,000	3,602,760	
1990/01		0.80	0.5899	0.5899		120	6.70	3,420,000	3,620,880	5
1990/07		0.90	0.5899	0.5899		120	6.70	3,420,000	3,642,240	
1991/01		0.90	0.5899	0.5899		120	5.42	3,420,000	3,663,600	
1991/07		1.00	1.4932	1.4932		120	5.42	3,420,000	3,718,320	
1992/01		1.00	2.0117	2.0117		120	5.42	3,420,000	3,793,080	
1992/07		1.00	1.8152	1.8152		120	4.98	3,420,000	3,861,960	
1993/01		1.00	1.7710	1.7710		120	2.88	3,420,000	3,930,360	
1993/07		1.00	1.5329	1.5329		120	2.88	3,420,000	3,990,600	
1994/01		1.00	1.6983	1.6983		120	2.59	3,420,000	4,058,400	
1994/07		1.00	1.5991	1.5991		120	2.59	3,420,000	4,123,320	
1995/01	73,100	1.00	1.5812	1.5812		120	4.10	3,493,100	4,188,480	
1995/07		1.00	1.5250	1.5250		120	4.10	3,493,100	4,252,320	
1996/01		1.00	1.7228	1.7228		120	5.39	3,493,100	4,325,640	
1996/07		1.00	1.3294	1.3294		120	5.39	3,493,100	4,383,120	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/01		1.00	1.4109	1.4109		120	4.24	3,493,100	4,444,920	
1997/07		1.00	1.0917	1.0917		120	3.01	3,493,100	4,493,400	
1998/01		1.00	1.1663	1.1663		120	3.01	3,493,100	4,545,840	
1998/07		1.00	1.0794	1.0794		120	3.01	3,493,100	4,594,920	
1999/01		1.00	1.4499	1.4499		120	1.02	3,493,100	4,661,520	
1999/07		1.00	1.2299	1.2299		120	1.84	3,493,100	4,718,880	
2000/01		1.00	1.3356	1.3356		120	1.84	3,493,100	4,781,880	
2000/07		1.00	1.1129	1.1129		120	1.84	3,493,100	4,835,040	
2001/01	2,250,678	1.00	1.2976	1.2976		120	1.84	4,897,800	4,897,800	8
2001/07	1,300,632	1.00	0.9615	0.9615		120	3.92	4,944,840	4,944,840	8
2002/01		1.00	1.0301	1.0301		120	3.92	4,944,840	4,995,720	
2002/07		0.95	0.8337	0.8337		120	3.92	4,944,840	5,037,360	
2003/01	289,764	0.95	1.3271	1.3271		120	4.70	5,104,200	5,104,200	8
2003/07		0.90	1.1664	1.1664		120	4.70	5,104,200	5,163,720	
2004/01	63,229	0.90	1.1103	1.1103		119	6.12	5,167,429	5,177,571	
2004/07		0.85	0.8378	0.8378		119	6.12	5,167,429	5,221,006	
2005/01		0.85	0.8595	0.8595		119	9.66	5,167,429	5,265,869	
2005/07		0.80	0.7364	0.7364		119	9.66	5,167,429	5,304,663	
2006/01		0.80	0.9068	0.9068		119	9.67	5,167,429	5,352,739	
2006/07		0.75	0.8133	0.8133		119	9.67	5,167,429	5,396,293	
2007/01		0.75	1.0133	1.0133		119	11.62	5,167,429	5,450,914	
2007/07		0.70	1.1050	1.1050		119	11.62	5,167,429	5,511,128	
2008/01		0.70	0.8556	0.8556		119	14.68	5,167,429	5,558,252	
2008/07		0.65	0.6104	0.6104		119	14.68	5,167,429	5,592,167	
2009/01		0.65	1.3268	1.3268		119	14.90	5,167,429	5,666,423	
2009/07		0.60	0.6841	0.6841		119	14.90	5,167,429	5,705,217	
2010/01		0.60	0.8643	0.8643		119	22.69	5,167,429	5,754,483	
2010/07		0.55	0.7107	0.7107		119	22.69	5,167,429	5,795,419	
2011/01		0.55	0.9198	0.9198		119	22.85	5,167,429	5,848,731	
2011/07		0.50	0.9028	0.9028		119	22.85	5,167,429	5,901,567	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01		0.50	0.3865	0.3865		119	27.50	5,172,423	5,924,415	
2012/07		0.45	0.9417	0.9417		119	27.50	5,183,383	5,980,226	
2013/01		0.45	0.4901	0.4901		119	17.21	5,183,383	6,009,500	
2013/07		0.40	0.6196	0.6196		119	17.21	5,183,383	6,046,747	
2014/01		0.40	0.8564	0.8564		119	18.28	5,183,383	6,098,512	
2014/07		0.35	1.2383	1.2383		119	18.28	5,183,383	6,174,077	
2015/01		0.35	0.7571	0.7571		119	15.90	5,183,383	6,220,844	
2015/09		0.30	1.5736	1.5736		119	15.90	5,183,383	6,318,781	
2016/09		0.25	1.9890	1.9890		89	18.43	4,819,795	4,819,795	8

Message Code:

- | |
|---|
| 1 Per Bed Standard Limitation
5 Uncorrected Licensure Deficiency
8 Limited to Current RS Per Bed Standard |
|---|

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Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

ID: 206521123120140101201405262015144249



Florida Agency for Health Care Administration
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285.05

The Waterford

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
601 UNIVERSE BLVD	1/1/2014-12/31/2014	Number of Beds: 60	Superior: 0
JUNO BEACH, FL 33408	Days in CR 365	Maximum: 21,900	Standard: 366
County: Palm Beach [50]	First Used : 2016/09	Max Annualized: 21,900	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 20,206	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 3,393	Inflation
Current Class South Small	Initial CR? False	Medicaid: 1,827	FY Index: 1.34193004
Class at 1/94: South Small	Medicaid Utilization	9.04187%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	92.26484%	Cost: 1.07573004
Open Date: 04/01/1982	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 04/01/1982	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 04/01/1982	Low Occupancy Adjustment Factor:	116.68459%	DC Sem Index: 1.30450000
Med # Active Date: 04/01/1982	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	146,854	204,613	174,148	11,455		537,070	
1a	Audit Adjustments							
2	Cost Per Diem	80.3799	111.9940	95.3191	6.2698		293.9628	
3	Cost Per Diem Inflated	86.4671	118.8740	102.5376				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	86.4671	118.8740	102.5376	6.2698		314.1485	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	79.7766		111.4895				
7	Provider Target Rate	84.2144		117.6914				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	71.0408	115.1428	97.4246	13.6500			
9	Prior Semester: Class Ceiling Target Base	72.3589		85.0807				
10	Target Rate Class Ceiling	75.1765		88.3937				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	71.0408	115.1428	88.3937	6.2698		280.8471	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	71.0408	115.1428	88.3937	6.2698		280.8471	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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The Waterford

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	01/01/1986	Amount:	1,116,720.00		Total Amount	Per Diem
RS to Start Calcs:	1982/01	Type:	Fixed	80% Capital(1):	1,482,796	8.7538
Indexed Asset Value	1,853,495	<60% of Base:	False	20% ROE(2):	370,699	0.4271
FRVS Base Asset:	1,710,000	Interest Rate:	10.0700%	Insurance Cost(3):	84,972	4.2053
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	38,136	1.8874
ROE Factor	0.022710	Amortization Rate:	10.0700%	Home Office(3):	3,627	0.1795
		Interest Only:	False	Replacement(3&4):	3,278,505	0.0000
		Yearly Payment:	172,538	Total FRVS PD:		15.4531

(1) 80% Capital (\$1,482,796) amortized at 10.0700 % for 20 years Principal & Interest of \$172,538 divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$8.7538

(2) 20% ROE (\$370,699) times the ROE factor (0.022710) divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$0.4271

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	54,155
Comparison Bed	60	Effective PBS Limitation	1,710,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	71.0408	71.0408	3.2231	67.8177
Direct Care	115.1428	115.1428	5.2240	109.9188
Indirect Care	88.3937	88.3937	4.0104	84.3833
Property	6.2698	15.4531	0.7011	14.7520
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	280.8471	290.0304	13.1586	285.0532

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1982/07	1,791,539	0.00	2.2977	2.2977		60	2.42	1,791,539	1,521,900	
1983/04		0.10	2.6288	2.6288		60	5.48	1,791,539	1,561,920	
1983/07	32,251	0.10	3.9578	3.0000	0.9578	60	5.48	1,823,790	1,623,720	
1984/01		0.20	2.2530	2.2530		60	100.00	1,832,008	1,644,780	
1984/07	14,738	0.20	1.9179	1.9179		60	100.00	1,853,774	1,676,340	
1985/01		0.30	1.1471	1.1471		60	72.21	1,860,153	1,695,540	
1985/10	9,112	0.30	0.8522	0.8522		60	72.21	1,710,000	1,710,000	1
1986/01		0.40	0.8299	0.8299		60	11.70	1,710,000	1,724,220	
1986/07		0.40	0.2974	0.2974		60	11.70	1,710,000	1,720,920	
1987/01		0.50	1.0091	1.0091		60	7.28	1,710,000	1,751,700	
1987/07	56,938	0.50	0.9007	0.9007		60	6.76	1,766,938	1,765,380	
1988/01	41,052	0.60	0.9007	0.9007		60	6.76	1,807,990	1,779,720	
1988/07		0.60	0.5899	0.5899		60	5.60	1,807,990	1,778,760	
1989/01		0.70	0.5899	0.5899		60	5.60	1,807,990	1,789,260	
1989/07		0.70	0.5899	0.5899		60	7.38	1,807,990	1,801,380	
1990/01		0.80	0.5899	0.5899		60	7.38	1,807,990	1,810,440	
1990/07		0.80	0.5899	0.5899		60	5.13	1,807,990	1,821,120	
1991/01		0.90	0.5899	0.5899		60	5.13	1,807,990	1,831,800	
1991/07		0.90	1.4932	1.4932		60	3.31	1,807,990	1,859,160	
1992/01		1.00	2.0117	2.0117		60	3.31	1,807,990	1,896,540	
1992/07		1.00	1.8152	1.8152		60	5.37	1,807,990	1,930,980	
1993/01		1.00	1.7710	1.7710		60	5.37	1,807,990	1,965,180	
1993/07		1.00	1.5329	1.5329		60	6.68	1,807,990	1,995,300	
1994/01		1.00	1.6983	1.6983		60	6.68	1,807,990	2,029,200	
1994/07		1.00	1.5991	1.5991		60	4.91	1,807,990	2,061,660	
1995/01		1.00	1.5812	1.5812		60	4.91	1,807,990	2,094,240	
1995/07		1.00	1.5250	1.5250		60	3.73	1,807,990	2,126,160	
1996/01		1.00	1.7228	1.7228		60	3.73	1,807,990	2,162,820	
1996/07	36,711	1.00	1.3294	1.3294		60	4.03	1,844,701	2,191,560	
1997/01		1.00	1.4109	1.4109		60	4.03	1,844,701	2,222,460	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/07		1.00	1.0917	1.0917		60	4.03	1,844,701	2,246,700	
1998/01		1.00	1.1663	1.1663		60	6.59	1,844,701	2,272,920	
1998/07		1.00	1.0794	1.0794		60	6.59	1,844,701	2,297,460	
1999/01		1.00	1.4499	1.4499		60	6.59	1,844,701	2,330,760	5
1999/07		1.00	1.2299	1.2299		60	13.27	1,844,701	2,359,440	
2000/01		1.00	1.3356	1.3356		60	13.27	1,844,701	2,390,940	
2000/07		1.00	1.1129	1.1129		60	11.16	1,844,701	2,417,520	
2001/01		1.00	1.2976	1.2976		60	11.16	1,844,701	2,448,900	
2001/07		1.00	0.9615	0.9615		60	11.84	1,844,701	2,472,420	
2002/01		1.00	1.0301	1.0301		60	11.84	1,844,701	2,497,860	
2002/07		1.00	0.8337	0.8337		60	11.84	1,844,701	2,518,680	
2003/01		0.95	1.3271	1.3271		60	16.36	1,844,701	2,552,100	
2003/07		0.95	1.1664	1.1664		60	14.80	1,844,701	2,581,860	5
2004/01		0.90	1.1103	1.1103		60	14.80	1,844,701	2,610,540	
2004/07		0.90	0.8378	0.8378		60	14.80	1,844,701	2,632,440	
2005/01		0.85	0.8595	0.8595		60	16.66	1,844,701	2,655,060	
2005/07		0.85	0.7364	0.7364		60	16.66	1,844,701	2,674,620	
2006/01		0.80	0.9068	0.9068		60	19.26	1,844,701	2,698,860	
2006/07		0.80	0.8133	0.8133		60	19.26	1,844,701	2,720,820	
2007/01		0.75	1.0133	1.0133		60	22.44	1,844,701	2,748,360	
2007/07		0.75	1.1050	1.1050		60	22.44	1,844,701	2,778,720	
2008/01		0.70	0.8556	0.8556		60	25.52	1,849,827	2,802,480	
2008/07		0.70	0.6104	0.6104		60	25.52	1,853,495	2,819,580	
2009/01		0.65	1.3268	1.3268		60	14.96	1,853,495	2,857,020	
2009/07		0.65	0.6841	0.6841		60	14.96	1,853,495	2,876,580	
2010/01		0.60	0.8643	0.8643		60	16.43	1,853,495	2,901,420	
2010/07		0.60	0.7107	0.7107		60	16.43	1,853,495	2,922,060	
2011/01		0.55	0.9198	0.9198		60	19.20	1,853,495	2,948,940	
2011/07		0.55	0.9028	0.9028		60	19.20	1,853,495	2,975,580	
2012/01		0.50	0.3865	0.3865		60	14.81	1,853,495	2,987,100	5



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285.05

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/07		0.50	0.9417	0.9417		60	14.81	1,853,495	3,015,240	
2013/01		0.45	0.4901	0.4901		60	14.29	1,853,495	3,030,000	
2013/07		0.45	0.6196	0.6196		60	14.29	1,853,495	3,048,780	
2014/01		0.40	0.8564	0.8564		60	9.64	1,853,495	3,074,880	
2014/07		0.40	1.2383	1.2383		60	9.64	1,853,495	3,112,980	
2015/01		0.35	0.7571	0.7571		60	9.52	1,853,495	3,136,560	
2015/09		0.35	1.5736	1.5736		60	9.52	1,853,495	3,185,940	
2016/09		0.30	1.9890	1.9890		60	9.04	1,853,495	3,249,300	

Message Code:

- | |
|------------------------------------|
| 1 Per Bed Standard Limitation |
| 5 Uncorrected Licensure Deficiency |

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274.24

Abbey Delray South

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1717 HOMEWOOD BLVD DELRAY BEACH, FL 33445	1/1/2014-12/31/2014	Number of Beds: 90	Superior: 0
County: Palm Beach [50]	Days in CR 365	Maximum: 32,850	Standard: 366
Region: South Area: 9	First Used : 2016/09	Max Annualized: 32,850	Conditional: 0
Control: Nonprofit : 501(c)(3) Organization	Last Used: 2016/09	Total Patient: 28,465	Total: 366
Current Class South Small	Unaudited	Medicare: 6,787	Inflation
Class at 1/94: South Small	Initial CR? False	Medicaid: 6,476	FY Index: 1.34193004
Operating Ex > 18 months	Medicaid Utilization	22.75075%	Semester Index: 1.44355445
Open Date: 07/01/1982	Occupancy:	86.65145%	Cost: 1.07573004
Acquired Date: 07/01/1982	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Entered Medicaid 07/01/1982	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Med # Active Date: 07/15/1982	Low Occupancy Adjustment Factor:	109.58550%	DC Sem Index: 1.30450000
Previous Med #	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	366,477	767,760	650,725	55,694		1,840,656	
1a	Audit Adjustments							
2	Cost Per Diem	56.5900	118.5547	100.4826	8.6001		284.2274	
3	Cost Per Diem Inflated	60.8756	125.8378	108.0922				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	60.8756	125.8378	108.0922	8.6001		303.4057	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	77.1846		95.5919				
7	Provider Target Rate	81.4782		100.9095				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	71.0408	115.1428	97.4246	13.6500			
9	Prior Semester: Class Ceiling Target Base	72.3589		85.0807				
10	Target Rate Class Ceiling	75.1765		88.3937				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	60.8756	115.1428	88.3937	8.6001		273.0122	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	60.8756	115.1428	88.3937	8.6001		273.0122	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Abbey Delray South

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	04/01/1986	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	1,200,000.00		Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	2,311,842	10.9934
RS to Start Calcs:	1982/07	<60% of Base:	False	20% ROE(2):	577,961	0.4440
Indexed Asset Value	2,889,803	Interest Rate:	13.0000%	Insurance Cost(3):	54,238	1.9054
FRVS Base Asset:	1,710,000	Chase Rate:	13.0000%	Taxes Cost(3):	23,803	0.8362
Occup Adj Factor	0.9000	Amortization Rate:	13.0000%	Home Office(3):	3,226	0.1133
ROE Factor	0.022710	Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	325,020	Total FRVS PD:		14.2923

- (1) 80% Capital (\$2,311,842) amortized at 13.0000 % for 20 years Principal & Interest of \$325,020 divided by annual available days (32850) divided by Occup. Adj. (0.90) = \$10.9934
- (2) 20% ROE (\$577,961) times the ROE factor (0.022710) divided by annual available days (32850) divided by Occup. Adj. (0.90) = \$0.4440
- (3) Pass-throughs: Cost divided by Total Patient Days
- (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 60	Effective PBS Limitation	1,710,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	60.8756	60.8756	2.7619	58.1137
Direct Care	115.1428	115.1428	5.2240	109.9188
Indirect Care	88.3937	88.3937	4.0104	84.3833
Property	8.6001	14.2923	0.6484	13.6439
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	273.0122	278.7044	12.6447	274.2411

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1982/07	1,722,256	0.00	2.2977	2.2977		60	5.60	1,722,256	1,521,900	
1983/04	77,460	0.10	2.6288	2.6288		60	5.60	1,799,716	1,561,920	
1983/07		0.10	3.9578	3.0000	0.9578	60	5.60	1,799,716	1,623,720	
1984/01		0.20	2.2530	2.2530		60	100.00	1,807,826	1,644,780	
1984/07		0.20	1.9179	1.9179		60	100.00	1,814,761	1,676,340	
1985/01		0.30	1.1471	1.1471		60	76.10	1,821,006	1,695,540	
1985/10		0.30	0.8522	0.8522		60	76.10	1,710,000	1,710,000	1
1986/01		0.40	0.8299	0.8299		60	3.43	1,710,000	1,724,220	
1986/07		0.40	0.2974	0.2974		60	3.43	1,710,000	1,720,920	
1987/01		0.50	1.0091	1.0091		60	5.00	1,710,000	1,751,700	
1987/07		0.50	0.9007	0.9007		60	5.78	1,710,000	1,765,380	
1988/01		0.60	0.9007	0.9007		60	5.78	1,710,000	1,779,720	
1988/07		0.60	0.5899	0.5899		60	8.17	1,710,000	1,778,760	
1989/01	20,747	0.70	0.5899	0.5899		60	8.17	1,730,747	1,789,260	
1989/07	21,023	0.70	0.5899	0.5899		60	9.65	1,751,770	1,801,380	
1990/01		0.80	0.5899	0.5899		60	9.65	1,751,770	1,810,440	
1990/07		0.80	0.5899	0.5899		60	5.07	1,751,770	1,821,120	
1991/01		0.90	0.5899	0.5899		60	5.07	1,751,770	1,831,800	
1991/07		0.90	1.4932	1.4932		60	7.26	1,751,770	1,859,160	
1992/01		1.00	2.0117	2.0117		60	7.26	1,751,770	1,896,540	
1992/07		1.00	1.8152	1.8152		60	11.48	1,751,770	1,930,980	
1993/01		1.00	1.7710	1.7710		60	11.48	1,751,770	1,965,180	
1993/07		1.00	1.5329	1.5329		60	9.80	1,751,770	1,995,300	
1994/01		1.00	1.6983	1.6983		60	9.80	1,751,770	2,029,200	
1994/07	999,238	1.00	1.5991	1.5991		90	10.06	2,751,008	3,092,490	
1995/01		1.00	1.5812	1.5812		90	10.06	2,751,008	3,141,360	
1995/07		1.00	1.5250	1.5250		90	17.27	2,751,008	3,189,240	
1996/01		1.00	1.7228	1.7228		90	17.27	2,751,008	3,244,230	
1996/07	31,564	1.00	1.3294	1.3294		90	22.56	2,782,572	3,287,340	
1997/01		1.00	1.4109	1.4109		90	22.56	2,782,572	3,333,690	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/07		1.00	1.0917	1.0917		90	22.04	2,782,572	3,370,050	
1998/01		1.00	1.1663	1.1663		90	22.04	2,782,572	3,409,380	
1998/07		1.00	1.0794	1.0794		90	22.04	2,782,572	3,446,190	
1999/01		1.00	1.4499	1.4499		90	22.04	2,782,572	3,496,140	
1999/07		1.00	1.2299	1.2299		90	16.10	2,782,572	3,539,160	
2000/01		1.00	1.3356	1.3356		90	14.01	2,782,572	3,586,410	
2000/07		1.00	1.1129	1.1129		90	15.31	2,782,572	3,626,280	
2001/01		1.00	1.2976	1.2976		90	15.31	2,782,572	3,673,350	
2001/07	15,750	1.00	0.9615	0.9615		90	19.78	2,798,322	3,708,630	
2002/01		1.00	1.0301	1.0301		90	19.78	2,798,322	3,746,790	
2002/07		1.00	0.8337	0.8337		90	19.78	2,798,322	3,778,020	
2003/01	28,908	0.95	1.3271	1.3271		90	21.33	2,827,230	3,828,150	
2003/07		0.95	1.1664	1.1664		90	21.33	2,827,230	3,872,790	5
2004/01		0.90	1.1103	1.1103		90	26.83	2,841,012	3,915,810	
2004/07		0.90	0.8378	0.8378		90	26.83	2,851,462	3,948,660	
2005/01		0.85	0.8595	0.8595		90	28.00	2,862,068	3,982,590	
2005/07		0.85	0.7364	0.7364		90	28.00	2,871,188	4,011,930	
2006/01		0.80	0.9068	0.9068		90	22.64	2,871,188	4,048,290	
2006/07		0.80	0.8133	0.8133		90	22.64	2,871,188	4,081,230	
2007/01		0.75	1.0133	1.0133		90	21.06	2,871,188	4,122,540	
2007/07		0.75	1.1050	1.1050		90	21.06	2,871,188	4,168,080	
2008/01		0.70	0.8556	0.8556		90	24.78	2,871,188	4,203,720	
2008/07		0.70	0.6104	0.6104		90	24.78	2,871,188	4,229,370	
2009/01		0.65	1.3268	1.3268		90	27.24	2,883,452	4,285,530	
2009/07		0.65	0.6841	0.6841		90	27.24	2,889,803	4,314,870	
2010/01		0.60	0.8643	0.8643		90	22.47	2,889,803	4,352,130	
2010/07		0.60	0.7107	0.7107		90	22.47	2,889,803	4,383,090	
2011/01		0.55	0.9198	0.9198		90	21.89	2,889,803	4,423,410	
2011/07		0.55	0.9028	0.9028		90	21.89	2,889,803	4,463,370	
2012/01		0.50	0.3865	0.3865		90	23.43	2,889,803	4,480,650	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/07		0.50	0.9417	0.9417		90	23.43	2,889,803	4,522,860	
2013/01		0.45	0.4901	0.4901		90	24.78	2,889,803	4,545,000	
2013/07		0.45	0.6196	0.6196		90	24.78	2,889,803	4,573,170	
2014/01		0.40	0.8564	0.8564		90	23.41	2,889,803	4,612,320	
2014/07		0.40	1.2383	1.2383		90	23.41	2,889,803	4,669,470	
2015/01		0.35	0.7571	0.7571		90	22.47	2,889,803	4,704,840	
2015/09		0.35	1.5736	1.5736		90	22.47	2,889,803	4,778,910	
2016/09		0.30	1.9890	1.9890		90	22.75	2,889,803	4,873,950	

Message Code:

- | |
|---|
| 1 Per Bed Standard Limitation
5 Uncorrected Licensure Deficiency |
|---|

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Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

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Joseph L Morse Geriatric Center Inc

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
4847 FRED GLADSTONE DRIVE	6/1/2014-5/31/2015	Number of Beds: 310	Superior: 0
WEST PALM BEACH, FL 33417	Days in CR 365	Maximum: 113,150	Standard: 366
County: Palm Beach [50]	First Used : 2016/09	Max Annualized: 113,150	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 98,994	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 28,070	Inflation
Current Class South Large	Initial CR? False	Medicaid: 47,048	FY Index: 1.35644350
Class at 1/94: South Large	Medicaid Utilization	47.52611%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	87.48917%	Cost: 1.06422011
Open Date: 07/01/1983	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/01/1983	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23833109
Entered Medicaid 07/01/1983	Low Occupancy Adjustment Factor:	110.64494%	DC Sem Index: 1.30450000
Med # Active Date: 07/15/1983	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05343394
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	3,451,474	5,128,774	3,712,013	1,743,128	70,742	14,106,131	
1a	Audit Adjustments							
2	Cost Per Diem	73.3607	109.0115	78.8984	37.0500	1.5036	299.8242	
3	Cost Per Diem Inflated	78.0719	114.8364	83.9653				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	78.0719	114.8364	83.9653	37.0500	1.5036	315.4272	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	83.5495		81.5445				
7	Provider Target Rate	88.1972		86.0807				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	58.7902	104.3884	70.3550	13.6500	1.5036	248.6872	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	58.7902	104.3884	70.3550	13.6500	1.5036	248.6872	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Joseph L Morse Geriatric Center Inc

FRVS

FRVS Status as of this Semester

On Payback FRV

Began FRVS:	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:	Amount:	3,590,000.00	Total Amount	Per Diem
RS to Start Calcs:	Type:	Fixed	80% Capital(1):	13,430,440 15.0103
Indexed Asset Value	<60% of Base:	False	20% ROE(2):	3,357,610 0.6868
FRVS Base Asset:	Interest Rate:	9.7490%	Insurance Cost(3):	175,013 1.7679
Occup Adj Factor	Chase Rate:	13.0000%	Taxes Cost(3):	0 0.0000
ROE Factor	Amortization Rate:	9.7490%	Home Office(3):	15,439 0.1560
	Interest Only:	False	Replacement(3&4):	9,444,402 0.0000
	Yearly Payment:	1,528,574	Total FRVS PD:	17.6210

(1) 80% Capital (\$13,430,440) amortized at 9.7490 % for 20 years Principal & Interest of \$1,528,574 divided by annual available days (113150) divided by Occup. Adj. (0.90) = \$15.0103

(2) 20% ROE (\$3,357,610) times the ROE factor (0.020830) divided by annual available days (113150) divided by Occup. Adj. (0.90) = \$0.6868

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.7902	58.7902	2.6673	56.1229
Direct Care	104.3884	104.3884	4.7360	99.6524
Indirect Care	70.3550	70.3550	3.1920	67.1630
Property	13.6500	17.6210	0.6193	13.0307
ROE	1.5036	0.2676	0.0682	1.4354
ROE Adjustment	-0.2676	-0.2676	-0.0121	-0.2555
Quality Assess-Medicaid Share				3.2720
Supplemental Rate				8.1814
Totals	248.4196	251.1546	11.2707	248.6023

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1983/07	5,896,644	0.00	3.9578	3.0000	0.9578	120	47.57	5,896,644	3,247,440	
1984/01	181,243	0.10	2.2530	2.2530		120	47.57	6,089,377	3,289,560	
1984/07		0.10	1.9179	1.9179		120	47.57	6,099,479	3,352,680	
1985/01		0.20	1.1471	1.1471		120	47.57	6,111,581	3,391,080	
1985/10	152,000	0.20	0.8522	0.8522		120	47.57	3,420,000	3,420,000	1
1986/01		0.30	0.8299	0.8299		120	47.57	3,427,365	3,448,440	
1986/07		0.30	0.2974	0.2974		120	48.81	3,430,078	3,441,840	
1987/01		0.40	1.0091	1.0091		120	48.81	3,442,364	3,503,400	
1987/07		0.40	0.9007	0.9007		120	53.59	3,454,449	3,530,760	
1988/01		0.50	0.9007	0.9007		120	53.59	3,469,609	3,559,440	
1988/07		0.50	0.5899	0.5899		120	55.57	3,479,844	3,557,520	
1989/01		0.60	0.5899	0.5899		120	55.57	3,492,159	3,578,520	
1989/07	31,910	0.60	0.5899	0.5899		120	55.67	3,536,428	3,602,760	
1990/01		0.70	0.5899	0.5899		120	55.67	3,551,030	3,620,880	
1990/07	17,389	0.70	0.5899	0.5899		120	56.28	3,583,081	3,642,240	
1991/01	4,771,360	0.80	0.5899	0.5899		280	62.70	8,371,350	8,548,400	
1991/07		0.80	1.4932	1.4932		280	62.70	8,471,354	8,676,080	
1992/01		0.90	2.0117	2.0117		280	69.13	8,624,728	8,850,520	
1992/07		0.90	1.8152	1.8152		280	69.13	8,765,630	9,011,240	
1993/01		1.00	1.7710	1.7710		280	66.13	8,920,869	9,170,840	
1993/07		1.00	1.5329	1.5329		280	66.13	9,057,617	9,311,400	
1994/01		1.00	1.6983	1.6983		280	68.30	9,211,443	9,469,600	
1994/07		1.00	1.5991	1.5991		280	68.30	9,358,743	9,621,080	
1995/01	121,545	1.00	1.5812	1.5812		280	66.53	9,628,268	9,773,120	
1995/07		1.00	1.5250	1.5250		280	66.53	9,775,099	9,922,080	
1996/01	65,782	1.00	1.7228	1.7228		280	66.29	10,009,286	10,093,160	
1996/07		1.00	1.3294	1.3294		280	66.29	10,142,349	10,227,280	
1997/01	75,283	1.00	1.4109	1.4109		280	68.43	10,360,730	10,371,480	
1997/07		1.00	1.0917	1.0917		280	68.43	10,473,838	10,484,600	
1998/01	151,793	1.00	1.1663	1.1663		280	68.87	10,606,960	10,606,960	8



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/07		1.00	1.0794	1.0794		280	68.87	10,721,452	10,721,480	
1999/01	89,774	1.00	1.4499	1.4499		280	68.09	10,876,880	10,876,880	8
1999/07		1.00	1.2299	1.2299		280	68.09	11,010,655	11,010,720	
2000/01	121,403	1.00	1.3356	1.3356		280	69.53	11,157,720	11,157,720	8
2000/07		1.00	1.1129	1.1129		280	69.53	11,281,760	11,281,760	8
2001/01	69,691	1.00	1.2976	1.2976		280	71.75	11,351,451	11,428,200	5
2001/07		1.00	0.9615	0.9615		280	71.75	11,537,960	11,537,960	8
2002/01	72,804	1.00	1.0301	1.0301		280	72.56	11,656,680	11,656,680	8
2002/07		1.00	0.8337	0.8337		280	72.56	11,753,840	11,753,840	8
2003/01		1.00	1.3271	1.3271		280	74.31	11,909,800	11,909,800	8
2003/07		1.00	1.1664	1.1664		280	74.31	12,048,680	12,048,680	8
2004/01		0.95	1.1103	1.1103		280	76.42	12,175,769	12,182,520	
2004/07		0.95	0.8378	0.8378		280	76.42	12,272,676	12,284,720	
2005/01		0.90	0.8595	0.8595		280	71.38	12,367,617	12,390,280	
2005/07		0.90	0.7364	0.7364		280	71.38	12,449,590	12,481,560	
2006/01	611,000	0.85	0.9068	0.9068		280	67.66	12,594,680	12,594,680	8
2006/07		0.85	0.8133	0.8133		280	67.66	12,681,747	12,697,160	
2007/01		0.80	1.0133	1.0133		280	70.66	12,784,545	12,825,680	
2007/07		0.80	1.1050	1.1050		280	70.66	12,897,560	12,967,360	
2008/01	253,450	0.75	0.8556	0.8556		280	71.46	13,078,240	13,078,240	8
2008/07		0.75	0.6104	0.6104		280	71.46	13,138,112	13,158,040	
2009/01		0.70	1.3268	1.3268		280	67.18	13,260,139	13,332,760	
2009/07		0.70	0.6841	0.6841		280	67.18	13,323,642	13,424,040	
2010/01	158,286	0.65	0.8643	0.8643		280	64.65	13,539,960	13,539,960	8
2010/07		0.65	0.7107	0.7107		280	64.65	13,602,515	13,636,280	
2011/01	206,171	0.60	0.9198	0.9198		280	62.79	13,761,720	13,761,720	8
2011/07		0.60	0.9028	0.9028		280	62.79	13,836,267	13,886,040	
2012/01	579,782	0.55	0.3865	0.3865		280	59.77	13,939,800	13,939,800	8
2012/07		0.55	0.9417	0.9417		280	59.77	14,011,994	14,071,120	
2013/01		0.50	0.4901	0.4901		280	59.77	14,046,337	14,140,000	



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0 207381-00 - 2016/09
248.60

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/07	97,680	0.50	0.6196	0.6196		280	60.30	14,187,533	14,227,640	
2014/01	71,279	0.45	0.8564	0.8564		280	60.75	14,313,491	14,349,440	
2014/07		0.45	1.2383	1.2383		280	60.75	14,393,246	14,527,240	
2015/01	35,604,696	0.40	0.7571	0.7571		310	58.40	16,205,560	16,205,560	8
2015/09		0.40	1.5736	1.5736		310	58.40	16,307,558	16,460,690	
2016/09	725,474	0.35	1.9890	1.9890		310	47.53	16,788,050	16,788,050	8

Message Code:

1 Per Bed Standard Limitation 5 Uncorrected Licensure Deficiency 8 Limited to Current RS Per Bed Standard



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0207446-00 - 2016/09

230.28

Taylor Care Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
6535 CHESTER AVENUE	9/1/2014-8/31/2015	Number of Beds: 120	Superior: 0
JACKSONVILLE, FL 32217	Days in CR 365	Maximum: 43,800	Standard: 366
County: Duval [16]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 35,057	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 5,304	Inflation
Current Class North Large	Initial CR? False	Medicaid: 21,731	FY Index: 1.36645256
Class at 1/94: North Large	Medicaid Utilization	61.98762%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	80.03881%	Cost: 1.05642486
Open Date: 09/01/1983	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 09/01/1983	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24399678
Entered Medicaid 09/01/1983	Low Occupancy Adjustment Factor:	101.22270%	DC Sem Index: 1.30450000
Med # Active Date: 09/22/1983	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04863615
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,344,570	2,099,671	876,665	438,749		4,759,655	
1a	Audit Adjustments							
2	Cost Per Diem	61.8734	96.6210	40.3417	20.1900		219.0261	
3	Cost Per Diem Inflated	65.3646	101.3203	42.6180				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	65.3646	101.3203	42.6180	20.1900		229.4929	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	59.6354		64.8045				
7	Provider Target Rate	62.9528		68.4094				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	54.8223	101.3203	42.6180	13.6500		212.4106	
12/13	Medicaid Adjustment Rate		1.3664	0.5747				
14	Prospective Per Diem 11	54.8223	102.6867	43.1927	13.6500		214.3517	
15	Inflated Usual & Customary Charge	Usual and Customary Limitations not applied after 7/1/2002.						0.00



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

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230.28

Taylor Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 01/01/2004		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,000,000.00		Total Amount	Per Diem
RS to Start Calcs:	1983/07	Type:	Variable	80% Capital(1):	5,123,632	9.0457
Indexed Asset Value	6,404,540	<60% of Base:	False	20% ROE(2):	1,280,908	0.6635
FRVS Base Asset:	2,825,639	Interest Rate:	3.5000%	Insurance Cost(3):	38,137	1.0879
Occup Adj Factor	0.9000	Chase Rate:	6.7500%	Taxes Cost(3):	0	0.0000
ROE Factor	0.020420	Amortization Rate:	3.5000%	Home Office(3):	5,938	0.1694
		Interest Only:	False	Replacement(3&4):	35,201	0.0000
		Yearly Payment:	356,580	Total FRVS PD:		10.9665

(1) 80% Capital (\$5,123,632) amortized at 3.5000 % for 20 years Principal & Interest of \$356,580 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.0457

(2) 20% ROE (\$1,280,908) times the ROE factor (0.020420) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6635

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	120	Effective PBS Limitation	54,155
			3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.8223	54.8223	2.4873	52.3350
Direct Care	102.6867	102.6867	4.6588	98.0279
Indirect Care	43.1927	43.1927	1.9596	41.2331
Property	13.6500	10.9665	0.4975	10.4690
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.0383
Supplemental Rate				8.1814
Totals	214.3517	211.6682	9.6032	230.2847

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1983/07	2,770,112	0.00	3.9578	3.0000	0.9578	120	75.24	2,770,112	3,247,440	
1984/01	32,635	0.10	2.2530	2.2530		120	75.24	2,808,988	3,289,560	
1984/07		0.10	1.9179	1.9179		120	75.28	2,814,376	3,352,680	
1985/01		0.20	1.1471	1.1471		120	75.28	2,820,832	3,391,080	
1985/10		0.20	0.8522	0.8522		120	75.24	2,825,639	3,420,000	
1986/01		0.30	0.8299	0.8299		120	75.24	2,832,675	3,448,440	
1986/07		0.30	0.2974	0.2974		120	75.24	2,835,202	3,441,840	
1987/01		0.40	1.0091	1.0091		120	79.68	2,846,645	3,503,400	
1987/07		0.40	0.9007	0.9007		120	79.85	2,856,901	3,530,760	
1988/01		0.50	0.9007	0.9007		120	79.85	2,869,768	3,559,440	
1988/07		0.50	0.5899	0.5899		120	83.05	2,878,234	3,557,520	
1989/01		0.60	0.5899	0.5899		120	83.05	2,888,420	3,578,520	
1989/07		0.60	0.5899	0.5899		120	81.64	2,898,642	3,602,760	
1990/01		0.70	0.5899	0.5899		120	81.64	2,910,610	3,620,880	
1990/07		0.70	0.5899	0.5899		120	78.85	2,922,628	3,642,240	
1991/01		0.80	0.5899	0.5899		120	78.85	2,936,420	3,663,600	
1991/07		0.80	1.4932	1.4932		120	76.21	2,971,498	3,718,320	
1992/01		0.90	2.0117	2.0117		120	76.21	3,025,297	3,793,080	
1992/07		0.90	1.8152	1.8152		120	74.53	3,074,721	3,861,960	
1993/01		1.00	1.7710	1.7710		120	74.53	3,129,174	3,930,360	
1993/07	24,767	1.00	1.5329	1.5329		120	72.91	3,201,908	3,990,600	
1994/01		1.00	1.6983	1.6983		120	72.91	3,256,286	4,058,400	
1994/07	138,758	1.00	1.5991	1.5991		120	70.01	3,447,115	4,123,320	
1995/01		1.00	1.5812	1.5812		120	70.01	3,501,621	4,188,480	
1995/07	50,178	1.00	1.5250	1.5250		120	66.88	3,605,199	4,252,320	
1996/01		1.00	1.7228	1.7228		120	66.88	3,667,309	4,325,640	
1996/07	45,587	1.00	1.3294	1.3294		120	71.34	3,761,649	4,383,120	
1997/01		1.00	1.4109	1.4109		120	71.34	3,814,722	4,444,920	
1997/07	24,855	1.00	1.0917	1.0917		120	68.90	3,881,222	4,493,400	
1998/01		1.00	1.1663	1.1663		120	68.90	3,926,489	4,545,840	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/07	32,445	1.00	1.0794	1.0794		120	67.08	4,001,317	4,594,920	
1999/01		1.00	1.4499	1.4499		120	67.08	4,059,332	4,661,520	
1999/07	46,800	1.00	1.2299	1.2299		120	64.86	4,156,058	4,718,880	
2000/01		1.00	1.3356	1.3356		120	64.86	4,211,566	4,781,880	
2000/07	41,491	1.00	1.1129	1.1129		120	70.86	4,299,928	4,835,040	
2001/01		1.00	1.2976	1.2976		120	70.86	4,355,724	4,897,800	
2001/07	25,755	1.00	0.9615	0.9615		120	72.64	4,423,359	4,944,840	
2002/01		1.00	1.0301	1.0301		120	75.14	4,468,924	4,995,720	
2002/07		1.00	0.8337	0.8337		120	75.14	4,506,181	5,037,360	
2003/01	59,981	1.00	1.3271	1.3271		120	70.75	4,625,964	5,104,200	
2003/07		1.00	1.1664	1.1664		120	70.75	4,679,921	5,163,720	
2004/01	420,419	0.95	1.1103	1.1103		120	69.83	5,149,704	5,221,080	
2004/07		0.95	0.8378	0.8378		120	69.83	5,190,690	5,264,880	
2005/01		0.90	0.8595	0.8595		120	69.99	5,230,845	5,310,120	
2005/07		0.90	0.7364	0.7364		120	69.99	5,265,515	5,349,240	
2006/01		0.85	0.9068	0.9068		120	68.40	5,306,102	5,397,720	
2006/07		0.85	0.8133	0.8133		120	68.40	5,342,783	5,441,640	
2007/01		0.80	1.0133	1.0133		120	62.12	5,386,092	5,496,720	
2007/07		0.80	1.1050	1.1050		120	62.12	5,433,705	5,557,440	
2008/01		0.75	0.8556	0.8556		120	62.12	5,468,573	5,604,960	
2008/07	22,048	0.75	0.6104	0.6104		120	53.84	5,515,128	5,639,160	
2009/01		0.70	1.3268	1.3268		120	53.84	5,565,272	5,714,040	
2009/07	27,999	0.70	0.6841	0.6841		120	49.71	5,617,360	5,753,160	
2010/01		0.65	0.8643	0.8643		120	58.28	5,648,918	5,802,840	
2010/07		0.65	0.7107	0.7107		120	58.28	5,675,016	5,844,120	
2011/01	171,368	0.60	0.9198	0.9198		120	67.17	5,877,704	5,897,880	
2011/07		0.60	0.9028	0.9028		120	67.17	5,909,544	5,951,160	
2012/01		0.55	0.3865	0.3865		120	67.17	5,922,108	5,974,200	
2012/07	49,468	0.55	0.9417	0.9417		120	52.16	6,000,663	6,030,480	
2013/01	19,582	0.50	0.4901	0.4901		120	51.91	6,034,126	6,060,000	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/07		0.50	0.6196	0.6196		120	51.91	6,051,769	6,097,560	
2014/01		0.45	0.8564	0.8564		120	51.91	6,073,782	6,149,760	
2014/07	45,779	0.45	1.2383	1.2383		120	55.60	6,153,404	6,225,960	
2015/01		0.40	0.7571	0.7571		120	55.60	6,172,037	6,273,120	
2015/09	96,269	0.40	1.5736	1.5736		120	56.00	6,307,153	6,371,880	
2016/09	53,477	0.35	1.9890	1.9890		120	61.99	6,404,540	6,498,600	

Message Code:

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM Report Printed: 6/30/2016 ID: 207446083120150901201404282016123345



Florida Agency for Health Care Administration
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0207497-00 - 2016/09

248.39

Sunrise Health And Rehabilitation Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
4800 N NOB HILL RD	1/1/2015-12/31/2015	Number of Beds: 325	Superior: 0
SUNRISE, FL 33351-4722	Days in CR 365	Maximum: 118,625	Standard: 366
County: Broward [6]	First Used : 2016/09	Max Annualized: 118,625	Conditional: 0
Region: South Area: 10	Last Used: 2016/09	Total Patient: 66,632	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 7,617	Inflation
Current Class South Large	Initial CR? False	Medicaid: 39,020	FY Index: 1.37939113
Class at 1/94: South Large	Medicaid Utilization	58.56045%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	56.17028%	Cost: 1.04651568
Open Date: 06/01/1983	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 06/01/1983	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 10/01/1983	Low Occupancy Adjustment Factor:	71.03688%	DC Sem Index: 1.30450000
Med # Active Date: 10/07/1983	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,203,381	2,856,073	2,399,819	969,647		8,428,920	
1a	Audit Adjustments							
2	Cost Per Diem	56.4680	73.1951	61.5023	24.8500		216.0154	
3	Cost Per Diem Inflated	59.0946	76.1731	64.3631				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	59.0946	76.1731	64.3631	24.8500		224.4808	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	63.0676		73.4018				
7	Provider Target Rate	66.5759		77.4850				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	58.7902	76.1731	64.3631	13.6500		212.9764	
12/13	Medicaid Adjustment Rate		0.7336	0.6198				
14	Prospective Per Diem 11	58.7902	76.9067	64.9829	13.6500		214.3298	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

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Sunrise Health And Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	7,500,000.00		Total Amount	Per Diem
RS to Start Calcs:	1983/04	Type:	Fixed	80% Capital(1):	12,478,600	18.4691
Indexed Asset Value	15,598,250	<60% of Base:	False	20% ROE(2):	3,119,650	0.5905
FRVS Base Asset:	6,689,269	Interest Rate:	16.3270%	Insurance Cost(3):	241,946	3.6311
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	336,800	5.0546
ROE Factor	0.020210	Amortization Rate:	15.0000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	9,179	0.0000
		Yearly Payment:	1,971,803	Total FRVS PD:		27.7453

(1) 80% Capital (\$12,478,600) amortized at 15.0000 % for 20 years Principal & Interest of \$1,971,803 divided by annual available days (118625) divided by Occup. Adj. (0.90) = \$18.4691

(2) 20% ROE (\$3,119,650) times the ROE factor (0.020210) divided by annual available days (118625) divided by Occup. Adj. (0.90) = \$0.5905

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 240	Effective PBS Limitation	6,840,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.7902	58.7902	2.6673	56.1229
Direct Care	76.9067	76.9067	3.4892	73.4175
Indirect Care	64.9829	64.9829	2.9482	62.0347
Property	13.6500	27.7453	1.2588	26.4865
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.1421
Supplemental Rate				8.1814
Totals	214.3298	228.4251	10.3635	248.3851

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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0 207497-00 - 2016/09

248.39

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1983/04	6,524,207	0.00	2.6288	2.6288		240		6,524,207	6,247,680	
1983/07		0.10	3.9578	3.0000	0.9578	240	44.57	6,540,068	6,494,880	
1984/01	45,924	0.10	2.2530	2.2530		240	44.57	6,597,933	6,579,120	
1984/07	44,608	0.20	1.9179	1.9179		240	44.57	6,663,051	6,705,360	
1985/01		0.20	1.1471	1.1471		240	44.57	6,675,437	6,782,160	
1985/10		0.30	0.8522	0.8522		240	44.57	6,689,269	6,840,000	
1986/01		0.30	0.8299	0.8299		240	44.57	6,702,767	6,896,880	
1986/07		0.40	0.2974	0.2974		240	44.57	6,709,231	6,883,680	
1987/01		0.40	1.0091	1.0091		240	52.25	6,734,956	7,006,800	
1987/07		0.50	0.9007	0.9007		240	65.70	6,765,290	7,061,520	
1988/01		0.50	0.9007	0.9007		240	65.70	6,795,761	7,118,880	
1988/07		0.60	0.5899	0.5899		240	65.70	6,819,811	7,115,040	
1989/01		0.60	0.5899	0.5899		240	66.34	6,843,946	7,157,040	
1989/07		0.70	0.5899	0.5899		240	63.09	6,872,205	7,205,520	
1990/01		0.70	0.5899	0.5899		240	63.09	6,900,580	7,241,760	
1990/07		0.80	0.5899	0.5899		240	63.09	6,933,144	7,284,480	
1991/01		0.80	0.5899	0.5899		240	60.69	6,965,862	7,327,200	
1991/07		0.90	1.4932	1.4932		240	60.69	7,059,476	7,436,640	
1992/01	2,595,050	0.90	2.0117	2.0117		325	65.87	9,782,338	10,272,925	
1992/07		1.00	1.8152	1.8152		325	68.83	9,782,338	10,459,475	5
1993/01		1.00	1.7710	1.7710		325	68.83	9,959,907	10,644,725	5
1993/07		1.00	1.5329	1.5329		325	65.69	10,291,676	10,807,875	
1994/01		1.00	1.6983	1.6983		325	65.69	10,466,460	10,991,500	
1994/07		1.00	1.5991	1.5991		325	67.98	10,633,829	11,167,325	
1995/01		1.00	1.5812	1.5812		325	67.98	10,801,971	11,343,800	
1995/07		1.00	1.5250	1.5250		325	67.59	10,966,701	11,516,700	
1996/01		1.00	1.7228	1.7228		325	67.59	11,155,635	11,715,275	
1996/07		1.00	1.3294	1.3294		325	70.72	11,303,938	11,870,950	
1997/01		1.00	1.4109	1.4109		325	70.72	11,463,425	12,038,325	
1997/07		1.00	1.0917	1.0917		325	73.30	11,588,571	12,169,625	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/01		1.00	1.1663	1.1663		325	73.30	11,723,729	12,311,650	
1998/07	47,968	1.00	1.0794	1.0794		325	71.93	11,771,697	12,444,575	5
1999/01		1.00	1.4499	1.4499		325	71.93	12,070,756	12,624,950	
1999/07		1.00	1.2299	1.2299		325	73.99	12,219,214	12,780,300	
2000/01		1.00	1.3356	1.3356		325	73.99	12,382,414	12,950,925	
2000/07		1.00	1.1129	1.1129		325	70.39	12,520,218	13,094,900	
2001/01		1.00	1.2976	1.2976		325	70.39	12,682,680	13,264,875	
2001/07		1.00	0.9615	0.9615		325	62.38	12,804,624	13,392,275	
2002/01		1.00	1.0301	1.0301		325	62.38	12,936,524	13,530,075	
2002/07		1.00	0.8337	0.8337		325	64.82	13,044,376	13,642,850	
2003/01		1.00	1.3271	1.3271		325	64.82	13,217,488	13,823,875	
2003/07		0.95	1.1664	1.1664		325	66.64	13,363,951	13,985,075	
2004/01		0.95	1.1103	1.1103		325	66.64	13,363,951	14,140,425	5
2004/07		0.90	0.8378	0.8378		325	78.51	13,606,741	14,259,050	
2005/01		0.90	0.8595	0.8595		325	78.51	13,606,741	14,381,575	5
2005/07		0.85	0.7364	0.7364		325	62.84	13,797,826	14,487,525	
2006/01		0.85	0.9068	0.9068		325	62.84	13,904,180	14,618,825	
2006/07		0.80	0.8133	0.8133		325	74.22	13,994,641	14,737,775	
2007/01		0.80	1.0133	1.0133		325	74.22	14,108,082	14,886,950	
2007/07		0.75	1.1050	1.1050		325	56.51	14,225,010	15,051,400	
2008/01		0.75	0.8556	0.8556		325	56.51	14,316,292	15,180,100	
2008/07		0.70	0.6104	0.6104		325	56.51	14,377,466	15,272,725	
2009/01		0.70	1.3268	1.3268		325	57.90	14,511,004	15,475,525	
2009/07		0.65	0.6841	0.6841		325	57.90	14,575,534	15,581,475	
2010/01		0.65	0.8643	0.8643		325	60.94	14,657,419	15,716,025	
2010/07		0.60	0.7107	0.7107		325	64.99	14,719,918	15,827,825	
2011/01		0.60	0.9198	0.9198		325	64.99	14,801,157	15,973,425	
2011/07		0.55	0.9028	0.9028		325	64.99	14,801,157	16,117,725	5
2012/01		0.55	0.3865	0.3865		325	63.41	14,906,268	16,180,125	
2012/07		0.50	0.9417	0.9417		325	65.07	14,976,462	16,332,550	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/01		0.50	0.4901	0.4901		325	65.07	15,013,169	16,412,500	
2013/07	184,703	0.45	0.6196	0.6196		325	66.81	15,239,729	16,514,225	
2014/01		0.45	0.8564	0.8564		325	66.81	15,298,463	16,655,600	
2014/07		0.40	1.2383	1.2383		325	66.81	15,374,236	16,861,975	
2015/01		0.40	0.7571	0.7571		325	62.69	15,420,789	16,989,700	
2015/09		0.35	1.5736	1.5736		325	62.69	15,505,727	17,257,175	
2016/09		0.30	1.9890	1.9890		325	58.56	15,598,250	17,600,375	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

ID: 207497123120150101201504282016084929



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Orchard Park Health And Rehabilitation

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
919 OLD WINTER HAVEN RD	9/1/2013-8/31/2014	Number of Beds: 120	Superior: 0
AUBURNDALE, FL 33823-4329	Days in CR 365	Maximum: 43,800	Standard: 366
County: Polk [53]	First Used : 2015/09	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 33,743	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 6,767	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 24,007	FY Index: 1.33029981
Class at 1/94: South Large	Medicaid Utilization	71.14661%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	77.03881%	Cost: 1.08513467
Open Date: 10/14/1983	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 10/14/1983	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22466610
Entered Medicaid 10/14/1983	Low Occupancy Adjustment Factor:	97.42869%	DC Sem Index: 1.30450000
Med # Active Date: 10/14/1983	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06518830
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,022,290	1,847,786	1,121,969	833,523		4,825,568
1a	Audit Adjustments						
2	Cost Per Diem	42.5830	76.9686	46.7351	34.7200		201.0067
3	Cost Per Diem Inflated	46.2083	81.9861	50.7139			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	46.2083	81.9861	50.7139	34.7200		213.6283
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	48.8637		59.0692			
7	Provider Target Rate	51.5819		62.3551			
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500		
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292			
10	Target Rate Class Ceiling	59.0945		68.1848			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	46.2083	81.9861	50.7139	13.6500		192.5583
12/13	Medicaid Adjustment Rate		1.9504	1.2065			
14	Prospective Per Diem 11	46.2083	83.9365	51.9204	13.6500		195.7152
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



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Orchard Park Health And Rehabilitation

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 10/01/1985		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,500,000.00		Total Amount	Per Diem
RS to Start Calcs:	1983/07	Type:	Fixed	80% Capital(1):	5,079,358	19.8994
Indexed Asset Value	6,349,197	<60% of Base:	False	20% ROE(2):	1,269,839	0.7415
FRVS Base Asset:	3,420,000	Interest Rate:	14.5950%	Insurance Cost(3):	44,459	1.3176
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	39,605	1.1737
ROE Factor	0.023020	Amortization Rate:	14.5950%	Home Office(3):	15,993	0.4740
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	784,434	Total FRVS PD:		23.6062

(1) 80% Capital (\$5,079,358) amortized at 14.5950 % for 20 years Principal & Interest of \$784,434 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$19.8994

(2) 20% ROE (\$1,269,839) times the ROE factor (0.023020) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.7415

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	120	Effective PBS Limitation	54,155
			3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	46.2083	46.2083	2.0964	44.1119
Direct Care	83.9365	83.9365	3.8082	80.1283
Indirect Care	51.9204	51.9204	2.3556	49.5648
Property	13.6500	23.6062	1.0710	22.5352
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.4039
Supplemental Rate				8.1814
Totals	195.7152	205.6714	9.3312	225.9255

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1983/07	3,645,386	0.00	3.9578	3.0000	0.9578	120	71.47	3,645,386	3,247,440	
1984/01	9,493	0.10	2.2530	2.2530		120	71.47	3,663,092	3,289,560	
1984/07	3,474	0.10	1.9179	1.9179		120	71.47	3,673,592	3,352,680	
1985/01	13,211	0.20	1.1471	1.1471		120	71.47	3,695,230	3,391,080	
1985/10		0.20	0.8522	0.8522		120	71.47	3,420,000	3,420,000	1
1986/01		0.30	0.8299	0.8299		120	71.47	3,428,516	3,448,440	
1986/07		0.30	0.2974	0.2974		120	73.43	3,431,574	3,441,840	
1987/01		0.40	1.0091	1.0091		120	73.43	3,445,424	3,503,400	
1987/07		0.40	0.9007	0.9007		120	73.43	3,457,838	3,530,760	
1988/01		0.50	0.9007	0.9007		120	73.43	3,473,412	3,559,440	
1988/07		0.50	0.5899	0.5899		120	66.18	3,483,659	3,557,520	
1989/01	25,277	0.60	0.5899	0.5899		120	66.18	3,521,265	3,578,520	
1989/07		0.60	0.5899	0.5899		120	67.80	3,533,727	3,602,760	
1990/01		0.70	0.5899	0.5899		120	67.80	3,548,318	3,620,880	
1990/07	20,797	0.70	0.5899	0.5899		120	69.59	3,583,766	3,642,240	
1991/01		0.80	0.5899	0.5899		120	69.59	3,600,678	3,663,600	
1991/07		0.80	1.4932	1.4932		120	59.10	3,643,692	3,718,320	
1992/01		0.90	2.0117	2.0117		120	59.10	3,709,661	3,793,080	
1992/07	18,297	0.90	1.8152	1.8152		120	62.77	3,788,563	3,861,960	
1993/01		1.00	1.7710	1.7710		120	62.77	3,855,658	3,930,360	
1993/07	27,214	1.00	1.5329	1.5329		120	66.02	3,941,975	3,990,600	
1994/01		1.00	1.6983	1.6983		120	66.02	4,008,922	4,058,400	
1994/07	22,746	1.00	1.5991	1.5991		120	64.68	4,095,775	4,123,320	
1995/01		1.00	1.5812	1.5812		120	64.68	4,160,537	4,188,480	
1995/07		1.00	1.5250	1.5250		120	65.89	4,223,985	4,252,320	
1996/01		1.00	1.7228	1.7228		120	65.89	4,296,756	4,325,640	
1996/07		1.00	1.3294	1.3294		120	65.89	4,353,877	4,383,120	
1997/01	83,973	1.00	1.4109	1.4109		120	66.38	4,444,920	4,444,920	8
1997/07	30,003	1.00	1.0917	1.0917		120	62.64	4,493,400	4,493,400	8
1998/01		1.00	1.1663	1.1663		120	62.64	4,545,807	4,545,840	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/07	24,397	1.00	1.0794	1.0794		120	62.70	4,594,920	4,594,920	8
1999/01		1.00	1.4499	1.4499		120	62.70	4,661,520	4,661,520	8
1999/07		1.00	1.2299	1.2299		120	66.88	4,718,852	4,718,880	
2000/01		1.00	1.3356	1.3356		120	66.88	4,781,877	4,781,880	
2000/07		1.00	1.1129	1.1129		120	72.17	4,835,040	4,835,040	8
2001/01		1.00	1.2976	1.2976		120	72.17	4,897,779	4,897,800	
2001/07		1.00	0.9615	0.9615		120	70.56	4,944,840	4,944,840	8
2002/01		1.00	1.0301	1.0301		120	70.37	4,995,720	4,995,720	8
2002/07		1.00	0.8337	0.8337		120	70.37	5,037,360	5,037,360	8
2003/01		1.00	1.3271	1.3271		120	73.85	5,104,200	5,104,200	8
2003/07		1.00	1.1664	1.1664		120	73.85	5,163,720	5,163,720	8
2004/01		0.95	1.1103	1.1103		120	72.25	5,218,187	5,221,080	
2004/07		0.95	0.8378	0.8378		120	72.25	5,259,719	5,264,880	
2005/01		0.90	0.8595	0.8595		120	69.47	5,300,408	5,310,120	
2005/07		0.90	0.7364	0.7364		120	69.47	5,335,539	5,349,240	
2006/01		0.85	0.9068	0.9068		120	69.47	5,376,665	5,397,720	
2006/07		0.85	0.8133	0.8133		120	76.58	5,413,834	5,441,640	
2007/01		0.80	1.0133	1.0133		120	76.58	5,457,719	5,496,720	
2007/07		0.80	1.1050	1.1050		120	71.18	5,505,965	5,557,440	
2008/01		0.75	0.8556	0.8556		120	71.18	5,541,297	5,604,960	
2008/07	65,410	0.75	0.6104	0.6104		120	66.88	5,632,075	5,639,160	
2009/01		0.70	1.3268	1.3268		120	66.88	5,684,386	5,714,040	
2009/07		0.70	0.6841	0.6841		120	62.62	5,711,609	5,753,160	
2010/01		0.65	0.8643	0.8643		120	62.62	5,743,697	5,802,840	
2010/07		0.65	0.7107	0.7107		120	58.81	5,770,233	5,844,120	
2011/01		0.60	0.9198	0.9198		120	58.81	5,802,079	5,897,880	
2011/07	24,490	0.60	0.9028	0.9028		120	55.85	5,857,999	5,951,160	
2012/01		0.55	0.3865	0.3865		120	55.85	5,870,453	5,974,200	
2012/07	99,570	0.55	0.9417	0.9417		120	61.71	6,000,426	6,030,480	
2013/01		0.50	0.4901	0.4901		120	61.71	6,015,133	6,060,000	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/07	58,098	0.50	0.6196	0.6196		120	68.48	6,091,866	6,097,560	
2014/01		0.45	0.8564	0.8564		120	68.48	6,115,344	6,149,760	
2014/07	55,776	0.45	1.2383	1.2383		120	67.94	6,205,195	6,225,960	
2015/01		0.40	0.7571	0.7571		120	67.94	6,223,984	6,273,120	
2015/09	42,142	0.40	1.5736	1.5736		120	71.15	6,305,300	6,371,880	
2016/09		0.35	1.9890	1.9890		120	71.15	6,349,197	6,498,600	

Message Code:

- | |
|---|
| 1 Per Bed Standard Limitation
8 Limited to Current RS Per Bed Standard |
|---|



Florida Agency for Health Care Administration
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238.31

Lakeside Health Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
2501 N AUSTRALIAN AVENUE	8/1/2013-7/31/2014	Number of Beds: 107	Superior: 0
WEST PALM BEACH, FL 33407	Days in CR 365	Maximum: 39,055	Standard: 366
County: Palm Beach [50]	First Used : 2015/01	Max Annualized: 39,055	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 37,217	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 5,432	Inflation
Current Class South Large	Initial CR? False	Medicaid: 28,888	FY Index: 1.32622051
Class at 1/94: South Large	Medicaid Utilization	77.62044%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	95.29382%	Cost: 1.08847242
Open Date: 01/01/1984	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1984	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22383277
Entered Medicaid 01/01/1984	Low Occupancy Adjustment Factor:	120.51525%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/1984	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06591361
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,347,102	2,441,587	1,452,119	317,190		5,557,998
1a	Audit Adjustments						
2	Cost Per Diem	46.6319	84.5191	50.2672	10.9800		192.3982
3	Cost Per Diem Inflated	50.7575	90.0901	54.7145			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	50.7575	90.0901	54.7145	10.9800		206.5421
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	62.0645		61.4289			
7	Provider Target Rate	65.5170		64.8461			
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500		
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181			
10	Target Rate Class Ceiling	62.2421		70.3550			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	50.7575	90.0901	54.7145	10.9800		206.5421
12/13	Medicaid Adjustment Rate		2.7994	1.7001			
14	Prospective Per Diem 11	50.7575	92.8895	56.4146	10.9800		211.0416
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

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Lakeside Health Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 10/01/1985		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,062,500.00		Total Amount	Per Diem
RS to Start Calcs:	1984/01	Type:	Fixed	80% Capital(1):	4,383,874	14.5671
Indexed Asset Value	5,479,842	<60% of Base:	False	20% ROE(2):	1,095,968	0.7112
FRVS Base Asset:	2,760,297	Interest Rate:	10.1250%	Insurance Cost(3):	17,425	0.4682
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	97,753	2.6266
ROE Factor	0.022810	Amortization Rate:	10.1250%	Home Office(3):	35,201	0.9458
		Interest Only:	False	Replacement(3&4):	220,784	0.0000
		Yearly Payment:	512,028	Total FRVS PD:		19.3189

(1) 80% Capital (\$4,383,874) amortized at 10.1250 % for 20 years Principal & Interest of \$512,028 divided by annual available days (39055) divided by Occup. Adj. (0.90) = \$14.5671

(2) 20% ROE (\$1,095,968) times the ROE factor (0.022810) divided by annual available days (39055) divided by Occup. Adj. (0.90) = \$0.7112

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	97	Effective PBS Limitation	54,155
			2,764,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	50.7575	50.7575	2.3028	48.4547
Direct Care	92.8895	92.8895	4.2144	88.6751
Indirect Care	56.4146	56.4146	2.5595	53.8551
Property	10.9800	19.3189	0.8765	18.4424
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.7032
Supplemental Rate				8.1814
Totals	211.0416	219.3805	9.9532	238.3119

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1984/01	2,750,000	0.00	1.2952	1.2952		97	43.13	2,750,000	2,659,061	
1984/07		0.10	1.9179	1.9179		97	43.13	2,754,136	2,710,083	
1985/01		0.10	1.1471	1.1471		97	43.13	2,756,613	2,741,123	
1985/10		0.20	0.8522	0.8522		97	43.13	2,760,297	2,764,500	
1986/01		0.20	0.8299	0.8299		97	43.13	2,763,890	2,787,489	
1986/07		0.30	0.2974	0.2974		97	43.13	2,765,823	2,782,154	
1987/01		0.30	1.0091	1.0091		97	43.13	2,772,388	2,831,915	
1987/07		0.40	0.9007	0.9007		97	61.92	2,782,377	2,854,031	
1988/01		0.40	0.9007	0.9007		97	61.92	2,792,402	2,877,214	
1988/07		0.50	0.5899	0.5899		97	71.88	2,800,640	2,875,662	
1989/01		0.50	0.5899	0.5899		97	71.88	2,808,902	2,892,637	
1989/07		0.60	0.5899	0.5899		97	71.88	2,818,843	2,912,231	
1990/01		0.60	0.5899	0.5899		97	80.22	2,828,819	2,926,878	
1990/07		0.70	0.5899	0.5899		97	78.89	2,840,499	2,944,144	
1991/01		0.70	0.5899	0.5899		97	78.89	2,840,499	2,961,410	5
1991/07		0.80	1.4932	1.4932		97	82.97	2,886,300	3,005,642	
1992/01		0.80	2.0117	2.0117		97	82.97	2,932,752	3,066,073	
1992/07		0.90	1.8152	1.8152		97	86.61	2,980,664	3,121,751	
1993/01		0.90	1.7710	1.7710		97	86.61	3,028,173	3,177,041	
1993/07		1.00	1.5329	1.5329		97	87.16	3,074,592	3,225,735	
1994/01		1.00	1.6983	1.6983		97	87.16	3,126,808	3,280,540	
1994/07		1.00	1.5991	1.5991		97	87.74	3,176,809	3,333,017	
1995/01		1.00	1.5812	1.5812		97	87.74	3,227,041	3,385,688	
1995/07	16,068	1.00	1.5250	1.5250		97	84.54	3,292,321	3,437,292	
1996/01		1.00	1.7228	1.7228		97	84.54	3,349,041	3,496,559	
1996/07	343,610	1.00	1.3294	1.3294		107	82.33	3,737,173	3,908,282	
1997/01		1.00	1.4109	1.4109		107	82.33	3,789,901	3,963,387	
1997/07	21,635	1.00	1.0917	1.0917		107	75.11	3,852,910	4,006,615	
1998/01		1.00	1.1663	1.1663		107	75.11	3,852,910	4,053,374	5
1998/07		1.00	1.0794	1.0794		107	77.07	3,939,919	4,097,137	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1999/01		1.00	1.4499	1.4499		107	77.07	3,939,919	4,156,522	5
1999/07	60,207	1.00	1.2299	1.2299		107	84.68	4,106,411	4,207,668	
2000/01		1.00	1.3356	1.3356		107	84.68	4,161,256	4,263,843	
2000/07	20,534	1.00	1.1129	1.1129		107	79.56	4,228,101	4,311,244	
2001/01		1.00	1.2976	1.2976		107	79.56	4,282,965	4,367,205	
2001/07	21,752	1.00	0.9615	0.9615		107	71.75	4,345,898	4,409,149	
2002/01	36,246	1.00	1.0301	1.0301		107	77.03	4,426,911	4,454,517	
2002/07		1.00	0.8337	0.8337		107	77.03	4,426,911	4,491,646	5
2003/01		1.00	1.3271	1.3271		107	71.29	4,523,057	4,551,245	
2003/07		1.00	1.1664	1.1664		107	71.29	4,523,057	4,604,317	5
2004/01		1.00	1.1103	1.1103		107	66.60	4,626,619	4,655,463	
2004/07		0.95	0.8378	0.8378		107	66.60	4,663,442	4,694,518	
2005/01	18,158	0.95	0.8595	0.8595		107	64.06	4,719,677	4,734,857	
2005/07		0.90	0.7364	0.7364		107	64.06	4,750,959	4,769,739	
2006/01		0.90	0.9068	0.9068		107	64.06	4,789,732	4,812,967	
2006/07	21,672	0.85	0.8133	0.8133		107	67.15	4,844,515	4,852,129	
2007/01		0.85	1.0133	1.0133		107	67.15	4,886,241	4,901,242	
2007/07	42,267	0.80	1.1050	1.1050		107	69.45	4,955,384	4,955,384	8
2008/01		0.80	0.8556	0.8556		107	69.45	4,989,304	4,997,756	
2008/07	88,020	0.75	0.6104	0.6104		107	65.52	5,028,251	5,028,251	8
2009/01		0.75	1.3268	1.3268		107	65.52	5,078,287	5,095,019	
2009/07	275,858	0.70	0.6841	0.6841		107	71.50	5,129,901	5,129,901	8
2010/01		0.70	0.8643	0.8643		107	77.83	5,160,937	5,174,199	
2010/07		0.65	0.7107	0.7107		107	77.83	5,184,781	5,211,007	
2011/01		0.65	0.9198	0.9198		107	72.05	5,184,781	5,258,943	5
2011/07		0.60	0.9028	0.9028		107	72.05	5,244,035	5,306,451	
2012/01		0.60	0.3865	0.3865		107	72.94	5,256,196	5,326,995	
2012/07		0.55	0.9417	0.9417		107	72.94	5,283,418	5,377,178	
2013/01		0.55	0.4901	0.4901		107	72.94	5,297,662	5,403,500	
2013/07	22,766	0.50	0.6196	0.6196		107	77.16	5,336,840	5,436,991	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2014/01		0.50	0.8564	0.8564		107	77.16	5,359,692	5,483,536	
2014/07		0.45	1.2383	1.2383		107	73.40	5,389,556	5,551,481	
2015/01		0.45	0.7571	0.7571		107	77.62	5,407,918	5,593,532	
2015/09		0.40	1.5736	1.5736		107	77.62	5,441,955	5,681,593	
2016/09		0.35	1.9890	1.9890		107	77.62	5,479,842	5,794,585	

Message Code:

- 5 Uncorrected Licensure Deficiency
- 8 Limited to Current RS Per Bed Standard

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

ID: 207683073120140801201310192014102554



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The Ponce Therapy Care Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1999 OLD MOULTRIE ROAD	8/1/2014-1/31/2015	Number of Beds: 120	Superior: 0
SAINT AUGUSTINE, FL 32086	Days in CR 184	Maximum: 22,080	Standard: 366
County: St Johns [55]	First Used : 2015/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 19,078	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 3,255	Inflation
Current Class North Large	Initial CR? False	Medicaid: 13,740	FY Index: 1.35323005
Class at 1/94: North Large	Medicaid Utilization	72.02013%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	86.40399%	Cost: 1.06674726
Open Date: 05/01/1984	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 05/01/1984	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23666442
Entered Medicaid 05/01/1984	Low Occupancy Adjustment Factor:	109.27255%	DC Sem Index: 1.30450000
Med # Active Date: 05/08/1984	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05485367
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	681,054	1,174,619	756,336	301,593		2,913,602	
1a	Audit Adjustments							
2	Cost Per Diem	49.5672	85.4890	55.0463	21.9500		212.0525	
3	Cost Per Diem Inflated	52.8757	90.1784	58.7205				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	52.8757	90.1784	58.7205	21.9500		223.7246	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	57.3342		62.6396				
7	Provider Target Rate	60.5236		66.1241				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	52.8757	90.1784	58.7205	13.6500		215.4246	
12/13	Medicaid Adjustment Rate		2.2340	1.4547				
14	Prospective Per Diem 11	52.8757	92.4124	60.1752	13.6500		219.1133	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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The Ponce Therapy Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 03/01/2004		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,600,000.00		Total Amount	Per Diem
RS to Start Calcs:	1984/01	Type:	Fixed	80% Capital(1):	4,878,784	16.9973
Indexed Asset Value	6,098,480	<60% of Base:	False	20% ROE(2):	1,219,696	0.6770
FRVS Base Asset:	3,007,294	Interest Rate:	12.6180%	Insurance Cost(3):	71,317	3.7382
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	18,113	0.9494
ROE Factor	0.021880	Amortization Rate:	12.6180%	Home Office(3):	37,269	1.9535
		Interest Only:	False	Replacement(3&4):	57,654	0.0000
		Yearly Payment:	670,034	Total FRVS PD:		24.3154

(1) 80% Capital (\$4,878,784) amortized at 12.6180 % for 20 years Principal & Interest of \$670,034 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$16.9973

(2) 20% ROE (\$1,219,696) times the ROE factor (0.021880) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6770

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	120	Effective PBS Limitation	54,155
			3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	52.8757	52.8757	2.3989	50.4768
Direct Care	92.4124	92.4124	4.1927	88.2197
Indirect Care	60.1752	60.1752	2.7301	57.4451
Property	13.6500	24.3154	1.1032	23.2122
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.5698
Supplemental Rate				8.1814
Totals	219.1133	229.7787	10.4249	248.1050

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1984/01	2,992,997	0.00	1.2952	1.2952		120	77.71	2,992,997	3,289,560	
1984/07		0.10	1.9179	1.9179		120	77.71	2,998,738	3,352,680	
1985/01		0.10	1.1471	1.1471		120	75.01	3,002,178	3,391,080	
1985/10		0.20	0.8522	0.8522		120	77.71	3,007,294	3,420,000	
1986/01		0.20	0.8299	0.8299		120	77.71	3,012,286	3,448,440	
1986/07		0.30	0.2974	0.2974		120	77.71	3,014,973	3,441,840	
1987/01		0.30	1.0091	1.0091		120	77.71	3,024,099	3,503,400	
1987/07		0.40	0.9007	0.9007		120	77.71	3,034,995	3,530,760	
1988/01		0.40	0.9007	0.9007		120	72.15	3,045,930	3,559,440	
1988/07		0.50	0.5899	0.5899		120	76.84	3,054,915	3,557,520	
1989/01		0.50	0.5899	0.5899		120	76.84	3,063,927	3,578,520	
1989/07		0.60	0.5899	0.5899		120	83.91	3,074,770	3,602,760	
1990/01		0.60	0.5899	0.5899		120	83.91	3,085,652	3,620,880	
1990/07		0.70	0.5899	0.5899		120	83.91	3,098,393	3,642,240	
1991/01		0.70	0.5899	0.5899		120	75.83	3,111,186	3,663,600	
1991/07		0.80	1.4932	1.4932		120	70.46	3,148,352	3,718,320	
1992/01		0.80	2.0117	2.0117		120	70.46	3,199,022	3,793,080	
1992/07		0.90	1.8152	1.8152		120	72.35	3,251,284	3,861,960	
1993/01		0.90	1.7710	1.7710		120	72.35	3,303,106	3,930,360	
1993/07		1.00	1.5329	1.5329		120	72.24	3,353,739	3,990,600	
1994/01		1.00	1.6983	1.6983		120	72.24	3,410,696	4,058,400	
1994/07	63,514	1.00	1.5991	1.5991		120	71.95	3,528,750	4,123,320	
1995/01		1.00	1.5812	1.5812		120	71.95	3,584,547	4,188,480	
1995/07		1.00	1.5250	1.5250		120	69.57	3,639,211	4,252,320	
1996/01		1.00	1.7228	1.7228		120	69.57	3,701,907	4,325,640	
1996/07		1.00	1.3294	1.3294		120	63.41	3,751,120	4,383,120	
1997/01		1.00	1.4109	1.4109		120	63.41	3,804,045	4,444,920	
1997/07		1.00	1.0917	1.0917		120	62.96	3,845,574	4,493,400	
1998/01		1.00	1.1663	1.1663		120	62.96	3,890,425	4,545,840	
1998/07		1.00	1.0794	1.0794		120	64.14	3,932,418	4,594,920	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1999/01		1.00	1.4499	1.4499		120	64.14	3,989,434	4,661,520	
1999/07	53,518	1.00	1.2299	1.2299		120	68.95	4,092,018	4,718,880	
2000/01		1.00	1.3356	1.3356		120	68.95	4,146,671	4,781,880	
2000/07		1.00	1.1129	1.1129		120	68.01	4,192,819	4,835,040	
2001/01		1.00	1.2976	1.2976		120	68.01	4,247,225	4,897,800	
2001/07	36,624	1.00	0.9615	0.9615		120	66.83	4,324,686	4,944,840	
2002/01		1.00	1.0301	1.0301		120	63.60	4,369,235	4,995,720	
2002/07		1.00	0.8337	0.8337		120	63.60	4,405,661	5,037,360	
2003/01		1.00	1.3271	1.3271		120	67.48	4,464,129	5,104,200	
2003/07		1.00	1.1664	1.1664		120	67.48	4,516,199	5,163,720	
2004/01	55,848	1.00	1.1103	1.1103		120	66.14	4,622,190	5,221,080	
2004/07		0.95	0.8378	0.8378		120	66.14	4,658,978	5,264,880	
2005/01		0.95	0.8595	0.8595		120	66.14	4,697,019	5,310,120	
2005/07		0.90	0.7364	0.7364		120	64.59	4,728,151	5,349,240	
2006/01	34,820	0.90	0.9068	0.9068		120	59.06	4,801,557	5,397,720	
2006/07		0.85	0.8133	0.8133		120	59.06	4,834,750	5,441,640	
2007/01		0.85	1.0133	1.0133		120	59.06	4,876,392	5,496,720	
2007/07	312,367	0.80	1.1050	1.1050		120	62.31	5,231,866	5,557,440	
2008/01	152,349	0.80	0.8556	0.8556		120	56.24	5,420,027	5,604,960	
2008/07		0.75	0.6104	0.6104		120	56.24	5,444,840	5,639,160	
2009/01	31,581	0.75	1.3268	1.3268		120	58.82	5,530,603	5,714,040	
2009/07		0.70	0.6841	0.6841		120	58.82	5,557,089	5,753,160	
2010/01		0.70	0.8643	0.8643		120	58.82	5,590,709	5,802,840	
2010/07	88,549	0.65	0.7107	0.7107		120	58.24	5,705,087	5,844,120	
2011/01		0.65	0.9198	0.9198		120	56.56	5,739,198	5,897,880	
2011/07		0.60	0.9028	0.9028		120	56.56	5,770,287	5,951,160	
2012/01	50,607	0.60	0.3865	0.3865		120	59.82	5,834,275	5,974,200	
2012/07		0.55	0.9417	0.9417		120	59.82	5,864,491	6,030,480	
2013/01		0.55	0.4901	0.4901		120	59.82	5,880,302	6,060,000	
2013/07		0.50	0.6196	0.6196		120	66.13	5,898,519	6,097,560	



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0 207799-00 - 2016/09

248.11

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2014/01		0.50	0.8564	0.8564		120	66.13	5,923,776	6,149,760	
2014/07	41,218	0.45	1.2383	1.2383		120	69.72	5,998,001	6,225,960	
2015/01		0.45	0.7571	0.7571		120	69.72	6,018,436	6,273,120	
2015/09		0.40	1.5736	1.5736		120	72.02	6,056,316	6,371,880	
2016/09		0.35	1.9890	1.9890		120	72.02	6,098,480	6,498,600	

Message Code:

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Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

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Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid Reimbursement Rate
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259.66

Bernard L Samson Nursing Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
255 59TH ST N	7/1/2015-12/31/2015	Number of Beds: 180	Superior: 0
SAINT PETERSBURG, FL 33710	Days in CR 184	Maximum: 33,120	Standard: 366
County: Pinellas [52]	First Used : 2016/09	Max Annualized: 65,700	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 30,419	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 5,996	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 19,659	FY Index: 1.38522332
Class at 1/94: North Large	Medicaid Utilization	64.62737%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	91.84481%	Cost: 1.04210955
Open Date: 07/01/1985	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/01/1985	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25850000
Entered Medicaid 07/01/1985	Low Occupancy Adjustment Factor:	116.15339%	DC Sem Index: 1.30450000
Med # Active Date: 07/01/1985	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03655145
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,051,677	1,975,591	1,520,932	359,956		4,908,156	
1a	Audit Adjustments							
2	Cost Per Diem	53.4960	100.4930	77.3657	18.3100		249.6647	
3	Cost Per Diem Inflated	55.7487	104.1662	80.6235				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	55.7487	104.1662	80.6235	18.3100		258.8484	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	62.3246		85.0739				
7	Provider Target Rate	65.7916		89.8064				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500			
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292				
10	Target Rate Class Ceiling	59.0945		68.1848				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	55.7487	102.9392	68.1848	13.6500		240.5227	
12/13	Medicaid Adjustment Rate		1.6939	1.1220				
14	Prospective Per Diem 11	55.7487	104.6331	69.3068	13.6500		243.3386	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Bernard L Samson Nursing Center

FRVS

FRVS Status as of this Semester

On Payback FRV

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	10,329,070.00		Total Amount	Per Diem
RS to Start Calcs:	1985/10	Type:	Variable	80% Capital(1):	7,613,010	9.0494
Indexed Asset Value	9,516,262	<60% of Base:	False	20% ROE(2):	1,903,252	0.6840
FRVS Base Asset:	3,420,000	Interest Rate:	3.6118%	Insurance Cost(3):	37,302	1.2263
Occup Adj Factor	0.9000	Chase Rate:	5.2831%	Taxes Cost(3):	0	0.0000
ROE Factor	0.021250	Amortization Rate:	3.6118%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	84,864	0.0000
		Yearly Payment:	535,092	Total FRVS PD:		10.9597

(1) 80% Capital (\$7,613,010) amortized at 3.6118 % for 20 years Principal & Interest of \$535,092 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$9.0494

(2) 20% ROE (\$1,903,252) times the ROE factor (0.021250) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.6840

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	120	Effective PBS Limitation	54,155
			3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	55.7487	55.7487	2.5293	53.2194
Direct Care	104.6331	104.6331	4.7472	99.8859
Indirect Care	69.3068	69.3068	3.1444	66.1624
Property	13.6500	10.9597	0.6193	13.0307
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.1767
Supplemental Rate				8.1814
Totals	243.3386	240.6483	11.0402	259.6565

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1985/10	3,778,447	0.00	0.8522	0.8522		120	34.22	3,420,000	3,420,000	1
1986/01		0.10	0.8299	0.8299		120	34.22	3,421,766	3,448,440	
1986/07		0.10	0.2974	0.2974		120	34.22	3,422,398	3,441,840	
1987/01		0.20	1.0091	1.0091		120	34.22	3,426,695	3,503,400	
1987/07		0.20	0.9007	0.9007		120	34.22	3,430,535	3,530,760	
1988/01		0.30	0.9007	0.9007		120	50.65	3,439,071	3,559,440	
1988/07		0.30	0.5899	0.5899		120	50.65	3,444,677	3,557,520	
1989/01		0.40	0.5899	0.5899		120	52.80	3,452,481	3,578,520	
1989/07		0.40	0.5899	0.5899		120	52.80	3,460,303	3,602,760	
1990/01		0.50	0.5899	0.5899		120	56.39	3,470,511	3,620,880	
1990/07	22,550	0.50	0.5899	0.5899		120	56.39	3,503,299	3,642,240	
1991/01		0.60	0.5899	0.5899		120	55.32	3,515,697	3,663,600	
1991/07		0.60	1.4932	1.4932		120	55.32	3,547,194	3,718,320	
1992/01		0.70	2.0117	2.0117		120	53.90	3,596,147	3,793,080	
1992/07		0.70	1.8152	1.8152		120	53.90	3,640,926	3,861,960	
1993/01	47,536	0.80	1.7710	1.7710		120	62.62	3,740,047	3,930,360	
1993/07		0.80	1.5329	1.5329		120	62.62	3,785,911	3,990,600	
1994/01	44,635	0.90	1.6983	1.6983		120	63.46	3,888,414	4,058,400	
1994/07		0.90	1.5991	1.5991		120	63.46	3,944,376	4,123,320	
1995/01	138,062	1.00	1.5812	1.5812		120	65.32	4,144,806	4,188,480	
1995/07		1.00	1.5250	1.5250		120	65.32	4,208,014	4,252,320	
1996/01	20,844	1.00	1.7228	1.7228		120	63.39	4,301,354	4,325,640	
1996/07		1.00	1.3294	1.3294		120	63.39	4,358,536	4,383,120	
1997/01	90,824	1.00	1.4109	1.4109		120	67.98	4,444,920	4,444,920	8
1997/07		1.00	1.0917	1.0917		120	67.98	4,493,400	4,493,400	8
1998/01	17,671	1.00	1.1663	1.1663		120	69.04	4,545,840	4,545,840	8
1998/07		1.00	1.0794	1.0794		120	69.04	4,594,908	4,594,920	
1999/01	40,690	1.00	1.4499	1.4499		120	69.30	4,661,520	4,661,520	8
1999/07		1.00	1.2299	1.2299		120	69.30	4,718,852	4,718,880	
2000/01	2,357,854	1.00	1.3356	1.3356		180	70.32	7,139,731	7,172,820	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2000/07		1.00	1.1129	1.1129		180	70.32	7,219,189	7,252,560	
2001/01	59,853	1.00	1.2976	1.2976		180	65.75	7,346,700	7,346,700	8
2001/07		1.00	0.9615	0.9615		180	65.75	7,417,260	7,417,260	8
2002/01	31,414	1.00	1.0301	1.0301		180	64.49	7,493,580	7,493,580	8
2002/07		1.00	0.8337	0.8337		180	64.49	7,556,040	7,556,040	8
2003/01	317,463	1.00	1.3271	1.3271		180	66.17	7,656,300	7,656,300	8
2003/07		1.00	1.1664	1.1664		180	66.17	7,745,580	7,745,580	8
2004/01	501,661	1.00	1.1103	1.1103		180	66.09	7,831,620	7,831,620	8
2004/07		1.00	0.8378	0.8378		180	66.09	7,897,233	7,897,320	
2005/01	187,878	1.00	0.8595	0.8595		180	67.28	7,965,180	7,965,180	8
2005/07		1.00	0.7364	0.7364		180	67.28	8,023,836	8,023,860	
2006/01		0.95	0.9068	0.9068		180	67.28	8,092,961	8,096,580	
2006/07		0.95	0.8133	0.8133		180	69.47	8,155,487	8,162,460	
2007/01	53,777	0.90	1.0133	1.0133		180	68.53	8,245,080	8,245,080	8
2007/07		0.90	1.1050	1.1050		180	68.53	8,327,077	8,336,160	
2008/01	89,626	0.85	0.8556	0.8556		180	65.97	8,407,440	8,407,440	8
2008/07		0.85	0.6104	0.6104		180	65.97	8,451,058	8,458,740	
2009/01		0.80	1.3268	1.3268		180	65.97	8,540,758	8,571,060	
2009/07	65,678	0.80	0.6841	0.6841		180	65.25	8,629,740	8,629,740	8
2010/01		0.75	0.8643	0.8643		180	65.25	8,685,678	8,704,260	
2010/07	1,037,906	0.75	0.7107	0.7107		180	68.87	8,766,180	8,766,180	8
2011/01	26,280	0.70	0.9198	0.9198		180	69.97	8,846,820	8,846,820	8
2011/07		0.70	0.9028	0.9028		180	69.97	8,902,732	8,926,740	
2012/01		0.65	0.3865	0.3865		180	69.97	8,925,096	8,961,300	
2012/07		0.65	0.9417	0.9417		180	74.87	8,979,727	9,045,720	
2013/01		0.60	0.4901	0.4901		180	74.87	9,006,136	9,090,000	
2013/07	42,365	0.60	0.6196	0.6196		180	73.37	9,081,986	9,146,340	
2014/01		0.55	0.8564	0.8564		180	73.37	9,124,762	9,224,640	
2014/07		0.55	1.2383	1.2383		180	68.03	9,186,911	9,338,940	
2015/01		0.50	0.7571	0.7571		180	68.03	9,221,693	9,409,680	



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259.66

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2015/09	68,528	0.50	1.5736	1.5736		180	67.12	9,362,777	9,557,820	
2016/09	69,679	0.45	1.9890	1.9890		180	64.63	9,516,262	9,747,900	

Message Code:

- 1 Per Bed Standard Limitation
- 8 Limited to Current RS Per Bed Standard

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID: 208442123120150701201504222016145727



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0208485-00 - 2016/09

250.89

Jupiter Medical Center Pavilion Inc.

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1230 SOUTH OLD DIXIE HWY	10/1/2014-9/30/2015	Number of Beds: 120	Superior: 366
JUPITER, FL 33458-7297	Days in CR 365	Maximum: 43,800	Standard: 0
County: Palm Beach [50]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 17,145	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 10,029	Inflation
Current Class South Large	Initial CR? False	Medicaid: 3,004	FY Index: 1.36985926
Class at 1/94: South Large	Medicaid Utilization	17.52114%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	39.14384%	Cost: 1.05379764
Open Date: 01/01/1974	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 06/01/1976	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24600000
Entered Medicaid 01/01/1974	Low Occupancy Adjustment Factor:	49.50405%	DC Sem Index: 1.30450000
Med # Active Date: 09/05/1984	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04695024
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	227,580	441,813	193,970	52,930		916,293	
1a	Audit Adjustments							
2	Cost Per Diem	75.7590	147.0749	64.5706	17.6198		305.0243	
3	Cost Per Diem Inflated	79.8347	153.9801	68.0443				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	79.8347	153.9801	68.0443	17.6198		319.4789	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	74.0012		77.2866				
7	Provider Target Rate	78.1177		81.5859				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	58.7902	104.3884	68.0443	13.6500		244.8729	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	58.7902	104.3884	68.0443	13.6500		244.8729	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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0 208485-00 - 2016/09

250.89

Rate Semester 09/01/2016 through 08/31/2017

Jupiter Medical Center Pavilion Inc.

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 10/01/1985		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,566,518.00		Total Amount	Per Diem
RS to Start Calcs:	1976/01	Type:	Fixed	80% Capital(1):	4,572,734	9.7730
Indexed Asset Value	5,715,918	<60% of Base:	False	20% ROE(2):	1,143,184	0.5922
FRVS Base Asset:	3,420,000	Interest Rate:	5.7500%	Insurance Cost(3):	53,920	3.1449
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	464	0.0271
ROE Factor	0.020420	Amortization Rate:	5.7500%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	193,317	0.0000
		Yearly Payment:	385,253	Total FRVS PD:		13.5372

(1) 80% Capital (\$4,572,734) amortized at 5.7500 % for 20 years Principal & Interest of \$385,253 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.7730

(2) 20% ROE (\$1,143,184) times the ROE factor (0.020420) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5922

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	120	Effective PBS Limitation	54,155
			3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.7902	58.7902	2.6673	56.1229
Direct Care	104.3884	104.3884	4.7360	99.6524
Indirect Care	68.0443	68.0443	3.0871	64.9572
Property	13.6500	13.5372	0.6142	12.9230
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				9.0524
Supplemental Rate				8.1814
Totals	244.8729	244.7601	11.1046	250.8893

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1976/01	194,226	0.00	4.0445	3.0000	1.0445	120	100.00	194,226	1,807,440	
1976/07		0.10	4.5297	3.0000	1.5297	120	100.00	194,809	1,870,440	
1977/01	3,586,784	0.10	5.2803	3.0000	2.2803	120	100.00	3,782,177	1,940,640	
1977/07		0.20	7.3379	3.0000	4.3379	120	100.00	3,804,870	2,038,680	
1978/01		0.20	9.0776	3.0000	6.0776	120	100.00	3,827,699	2,135,400	
1978/07	43,258	0.30	11.6170	3.0000	8.6170	120	100.00	3,905,406	2,253,600	
1979/01	52,089	0.30	13.7443	3.0000	10.7443	120	100.00	3,992,644	2,369,160	
1979/07		0.40	14.9425	3.0000	11.9425	120	100.00	4,040,556	2,468,640	
1980/01		0.40	18.1082	3.0000	15.1082	120	24.08	4,040,556	2,620,920	
1980/07	22,581	0.50	18.9189	3.0000	15.9189	120	24.08	4,063,137	2,720,760	
1981/01		0.50	19.7429	3.0000	16.7429	120	21.67	4,063,137	2,824,800	
1981/07	4,563	0.60	19.3317	3.0000	16.3317	120	21.67	4,067,700	2,897,880	
1982/01		0.60	19.0077	3.0000	16.0077	120	17.22	4,067,700	2,975,520	
1982/07	35,057	0.70	18.3054	3.0000	15.3054	120	17.22	4,102,757	3,043,800	
1983/04	78,037	0.70	17.9342	3.0000	14.9342	120	17.60	4,180,794	3,123,840	
1983/07		0.80	18.8920	3.0000	15.8920	120	17.60	4,180,794	3,247,440	
1984/01		0.80	17.1872	3.0000	14.1872	120	23.41	4,180,794	3,289,560	
1984/07	2,245	0.90	16.1051	3.0000	13.1051	120	23.41	4,183,039	3,352,680	
1985/01		0.90	14.2522	3.0000	11.2522	120	22.63	4,183,039	3,391,080	
1985/10	4,103	1.00	12.1044	3.0000	9.1044	120	22.63	3,420,000	3,420,000	1
1986/01		1.00	9.9343	3.0000	6.9343	120	22.63	3,420,000	3,448,440	
1986/07		1.00	7.2317	3.0000	4.2317	120	22.63	3,420,000	3,441,840	
1987/01		1.00	5.2408	3.0000	2.2408	120	22.63	3,420,000	3,503,400	
1987/07		1.00	3.1415	3.0000	0.1415	120	22.63	3,420,000	3,530,760	
1988/01		1.00	1.0422	1.0422		120	22.63	3,420,000	3,559,440	
1988/07		1.00	0.5899	0.5899		120	21.30	3,420,000	3,557,520	
1989/01		1.00	0.5899	0.5899		120	21.30	3,420,000	3,578,520	
1989/07		1.00	0.5899	0.5899		120	26.95	3,429,886	3,602,760	
1990/01		1.00	0.5899	0.5899		120	26.95	3,439,800	3,620,880	
1990/07		1.00	0.5899	0.5899		120	34.10	3,452,381	3,642,240	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1991/01		1.00	0.5899	0.5899		120	34.10	3,465,008	3,663,600	
1991/07		1.00	1.4932	1.4932		120	39.09	3,501,781	3,718,320	
1992/01		1.00	2.0117	2.0117		120	39.09	3,551,848	3,793,080	
1992/07		1.00	1.8152	1.8152		120	44.41	3,603,907	3,861,960	
1993/01		1.00	1.7710	1.7710		120	44.41	3,655,443	3,930,360	
1993/07		1.00	1.5329	1.5329		120	46.63	3,702,950	3,990,600	
1994/01		1.00	1.6983	1.6983		120	46.63	3,756,267	4,058,400	
1994/07		1.00	1.5991	1.5991		120	57.22	3,816,333	4,123,320	
1995/01		1.00	1.5812	1.5812		120	57.22	3,876,677	4,188,480	
1995/07		1.00	1.5250	1.5250		120	50.87	3,876,677	4,252,320	5
1996/01		1.00	1.7228	1.7228		120	50.87	3,931,357	4,325,640	5
1996/07		0.95	1.3294	1.3294		120	53.32	4,042,901	4,383,120	
1997/01		0.95	1.4109	1.4109		120	53.32	4,095,437	4,444,920	
1997/07	28,051	0.90	1.0917	1.0917		120	43.24	4,155,122	4,493,400	
1998/01		0.90	1.1663	1.1663		120	43.24	4,189,412	4,545,840	
1998/07		0.85	1.0794	1.0794		120	42.37	4,219,023	4,594,920	
1999/01		0.85	1.4499	1.4499		120	42.37	4,259,078	4,661,520	
1999/07	26,220	0.80	1.2299	1.2299		120	54.77	4,327,028	4,718,880	
2000/01		0.80	1.3356	1.3356		120	54.77	4,373,069	4,781,880	
2000/07		0.75	1.1129	1.1129		120	54.77	4,409,418	4,835,040	
2001/01	18,286	0.75	1.2976	1.2976		120	52.43	4,468,611	4,897,800	
2001/07	763,812	0.70	0.9615	0.9615		120	45.37	4,944,840	4,944,840	8
2002/01		0.70	1.0301	1.0301		120	45.37	4,974,254	4,995,720	
2002/07		0.65	0.8337	0.8337		120	56.70	5,001,209	5,037,360	
2003/01		0.65	1.3271	1.3271		120	56.70	5,044,349	5,104,200	
2003/07		0.60	1.1664	1.1664		120	37.71	5,068,552	5,163,720	
2004/01		0.60	1.1103	1.1103		120	37.71	5,091,704	5,221,080	
2004/07		0.55	0.8378	0.8378		120	45.29	5,111,024	5,264,880	
2005/01		0.55	0.8595	0.8595		120	45.29	5,130,919	5,310,120	
2005/07	88,278	0.50	0.7364	0.7364		120	40.22	5,233,012	5,349,240	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2006/01		0.50	0.9068	0.9068		120	40.22	5,250,363	5,397,720	
2006/07	24,900	0.45	0.8133	0.8133		120	41.47	5,289,752	5,441,640	
2007/01		0.45	1.0133	1.0133		120	41.47	5,307,939	5,496,720	
2007/07	18,347	0.40	1.1050	1.1050		120	41.76	5,344,099	5,557,440	
2008/01		0.40	0.8556	0.8556		120	41.76	5,357,984	5,604,960	
2008/07	20,051	0.35	0.6104	0.6104		120	48.04	5,388,031	5,639,160	
2009/01		0.35	1.3268	1.3268		120	48.04	5,409,887	5,714,040	
2009/07	46,784	0.30	0.6841	0.6841		120	47.21	5,466,200	5,753,160	
2010/01		0.30	0.8643	0.8643		120	47.21	5,478,366	5,802,840	
2010/07		0.25	0.7107	0.7107		120	50.87	5,487,370	5,844,120	
2011/01		0.25	0.9198	0.9198		120	50.87	5,499,043	5,897,880	
2011/07		0.20	0.9028	0.9028		120	46.00	5,507,349	5,951,160	
2012/01		0.20	0.3865	0.3865		120	46.00	5,510,910	5,974,200	
2012/07	32,279	0.15	0.9417	0.9417		120	35.28	5,548,184	6,030,480	
2013/01		0.15	0.4901	0.4901		120	35.28	5,550,800	6,060,000	
2013/07	105,064	0.10	0.6196	0.6196		120	37.13	5,658,187	6,097,560	
2014/01		0.10	0.8564	0.8564		120	37.13	5,661,457	6,149,760	
2014/07		0.05	1.2383	1.2383		120	27.65	5,663,219	6,225,960	
2015/01		0.05	0.7571	0.7571		120	27.65	5,664,298	6,273,120	
2015/09	18,563	0.00	1.5736	1.5736		120	16.85	5,682,861	6,371,880	
2016/09	33,057	0.00	1.9890	1.9890		120	17.52	5,715,918	6,498,600	

Message Code:

- | |
|---|
| 1 Per Bed Standard Limitation
5 Uncorrected Licensure Deficiency
8 Limited to Current RS Per Bed Standard |
|---|

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

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ID: 208485093020151001201403072016093135



Florida Agency for Health Care Administration
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 Rate Semester 09/01/2016 through 08/31/2017

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233.48

Claridge House Nursing & Rehabilitation Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
13900 NE 3RD COURT	3/1/2015-2/29/2016	Number of Beds: 240	Superior: 0
NORTH MIAMI, FL 33161	Days in CR 366	Maximum: 87,840	Standard: 366
County: Dade [13]	First Used : 2016/09	Max Annualized: 87,600	Conditional: 0
Region: South Area: 11	Last Used: 2016/09	Total Patient: 82,648	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 3,268	Inflation
Current Class South Large	Initial CR? False	Medicaid: 66,014	FY Index: 1.38327652
Class at 1/94: South Large	Medicaid Utilization	79.87368%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.08925%	Cost: 1.04357620
Open Date: 08/01/1985	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 08/01/1985	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25683112
Entered Medicaid 08/01/1985	Low Occupancy Adjustment Factor:	118.99187%	DC Sem Index: 1.30450000
Med # Active Date: 08/22/1985	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03792783
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	2,796,991	6,217,908	4,100,171	1,115,637		14,230,707
1a	Audit Adjustments						
2	Cost Per Diem	42.3697	94.1907	62.1106	16.9000		215.5710
3	Cost Per Diem Inflated	44.2160	97.7631	64.8171			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	44.2160	97.7631	64.8171	16.9000		223.6962
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	51.4058		68.8492			
7	Provider Target Rate	54.2654		72.6791			
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500		
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181			
10	Target Rate Class Ceiling	62.2421		70.3550			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	44.2160	97.7631	64.8171	13.6500		220.4462
12/13	Medicaid Adjustment Rate		3.2856	2.1784			
14	Prospective Per Diem 11	44.2160	101.0487	66.9955	13.6500		225.9102
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



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Claridge House Nursing & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	08/01/2002	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,735,600.00		Total Amount	Per Diem
RS to Start Calcs:	1985/10	Type:	Fixed	80% Capital(1):	7,664,310	13.2538
Indexed Asset Value	9,580,387	<60% of Base:	False	20% ROE(2):	1,916,077	0.4987
FRVS Base Asset:	5,041,736	Interest Rate:	12.5000%	Insurance Cost(3):	297,494	3.5995
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	126,311	1.5283
ROE Factor	0.020520	Amortization Rate:	12.5000%	Home Office(3):	42,412	0.5132
		Interest Only:	False	Replacement(3&4):	43,949	0.0000
		Yearly Payment:	1,044,928	Total FRVS PD:		19.3935

(1) 80% Capital (\$7,664,310) amortized at 12.5000 % for 20 years Principal & Interest of \$1,044,928 divided by annual available days (87600) divided by Occup. Adj. (0.90) = \$13.2538

(2) 20% ROE (\$1,916,077) times the ROE factor (0.020520) divided by annual available days (87600) divided by Occup. Adj. (0.90) = \$0.4987

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 240	Effective PBS Limitation	6,840,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	44.2160	44.2160	2.0061	42.2099
Direct Care	101.0487	101.0487	4.5845	96.4642
Indirect Care	66.9955	66.9955	3.0396	63.9559
Property	13.6500	19.3935	0.8799	18.5136
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				4.1504
Supplemental Rate				8.1814
Totals	225.9102	231.6537	10.5101	233.4754

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1985/10	5,041,736	0.00	0.8522	0.8522		240	14.89	5,041,736	6,840,000	
1986/01		0.10	0.8299	0.8299		240	14.89	5,041,736	6,896,880	
1986/07		0.10	0.2974	0.2974		240	14.89	5,041,736	6,883,680	
1987/01		0.20	1.0091	1.0091		240	14.89	5,041,736	7,006,800	
1987/07		0.20	0.9007	0.9007		240	14.89	5,041,736	7,061,520	
1988/01		0.30	0.9007	0.9007		240	14.89	5,041,736	7,118,880	
1988/07		0.30	0.5899	0.5899		240	47.84	5,049,498	7,115,040	
1989/01		0.40	0.5899	0.5899		240	47.84	5,059,863	7,157,040	
1989/07		0.40	0.5899	0.5899		240	58.17	5,071,804	7,205,520	
1990/01		0.50	0.5899	0.5899		240	58.17	5,086,766	7,241,760	
1990/07		0.50	0.5899	0.5899		240	66.62	5,086,766	7,284,480	5
1991/01		0.60	0.5899	0.5899		240	66.62	5,119,827	7,327,200	
1991/07		0.60	1.4932	1.4932		240	69.66	5,119,827	7,436,640	5
1992/01		0.70	2.0117	2.0117		240	69.66	5,238,439	7,586,160	
1992/07		0.70	1.8152	1.8152		240	69.66	5,304,999	7,723,920	
1993/01		0.80	1.7710	1.7710		240	73.20	5,380,160	7,860,720	
1993/07		0.80	1.5329	1.5329		240	73.20	5,446,137	7,981,200	
1994/01		0.90	1.6983	1.6983		240	75.19	5,529,381	8,116,800	
1994/07	57,067	0.90	1.5991	1.5991		240	75.60	5,666,027	8,246,640	
1995/01		1.00	1.5812	1.5812		240	75.60	5,755,618	8,376,960	
1995/07		1.00	1.5250	1.5250		240	75.60	5,843,391	8,504,640	
1996/01		1.00	1.7228	1.7228		240	75.78	5,944,061	8,651,280	
1996/07		1.00	1.3294	1.3294		240	75.78	6,023,081	8,766,240	
1997/01		1.00	1.4109	1.4109		240	71.08	6,108,061	8,889,840	
1997/07		1.00	1.0917	1.0917		240	76.29	6,174,743	8,986,800	
1998/01		1.00	1.1663	1.1663		240	76.29	6,246,759	9,091,680	
1998/07		1.00	1.0794	1.0794		240	76.29	6,314,187	9,189,840	
1999/01		1.00	1.4499	1.4499		240	74.56	6,405,736	9,323,040	
1999/07		1.00	1.2299	1.2299		240	74.56	6,484,520	9,437,760	
2000/01		1.00	1.3356	1.3356		240	71.88	6,571,127	9,563,760	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2000/07		1.00	1.1129	1.1129		240	74.26	6,644,257	9,670,080	
2001/01		1.00	1.2976	1.2976		240	74.26	6,730,473	9,795,600	
2001/07		1.00	0.9615	0.9615		240	78.28	6,795,186	9,889,680	
2002/01		1.00	1.0301	1.0301		240	75.49	6,865,183	9,991,440	
2002/07		1.00	0.8337	0.8337		240	75.49	6,865,183	10,074,720	5
2003/01	800,000	1.00	1.3271	1.3271		240	75.36	7,814,285	10,208,400	
2003/07		1.00	1.1664	1.1664		240	75.36	7,905,431	10,327,440	
2004/01		1.00	1.1103	1.1103		240	72.74	7,993,205	10,442,160	
2004/07		1.00	0.8378	0.8378		240	72.74	8,060,172	10,529,760	
2005/01		1.00	0.8595	0.8595		240	72.35	8,129,449	10,620,240	
2005/07		1.00	0.7364	0.7364		240	72.35	8,189,314	10,698,480	
2006/01		0.95	0.9068	0.9068		240	72.35	8,259,865	10,795,440	
2006/07		0.95	0.8133	0.8133		240	69.45	8,323,681	10,883,280	
2007/01		0.90	1.0133	1.0133		240	69.45	8,399,593	10,993,440	
2007/07		0.90	1.1050	1.1050		240	68.69	8,483,127	11,114,880	
2008/01		0.85	0.8556	0.8556		240	68.69	8,544,825	11,209,920	
2008/07		0.85	0.6104	0.6104		240	70.08	8,589,156	11,278,320	
2009/01	188,053	0.80	1.3268	1.3268		240	72.21	8,868,374	11,428,080	
2009/07		0.80	0.6841	0.6841		240	72.21	8,916,911	11,506,320	
2010/01		0.75	0.8643	0.8643		240	72.21	8,974,710	11,605,680	
2010/07		0.75	0.7107	0.7107		240	73.44	9,022,545	11,688,240	
2011/01		0.70	0.9198	0.9198		240	78.01	9,080,641	11,795,760	
2011/07		0.70	0.9028	0.9028		240	78.01	9,138,031	11,902,320	
2012/01		0.65	0.3865	0.3865		240	78.01	9,160,986	11,948,400	
2012/07		0.65	0.9417	0.9417		240	77.09	9,217,060	12,060,960	
2013/01		0.60	0.4901	0.4901		240	77.09	9,244,167	12,120,000	
2013/07		0.60	0.6196	0.6196		240	78.08	9,278,537	12,195,120	
2014/01		0.55	0.8564	0.8564		240	82.11	9,322,239	12,299,520	
2014/07		0.55	1.2383	1.2383		240	82.11	9,385,733	12,451,920	
2015/01		0.50	0.7571	0.7571		240	82.11	9,421,267	12,546,240	



Florida Agency for Health Care Administration
Office of Medicaid Cost Reimbursement Planning and Finance
Computation of Nursing Home Medicaid FRVS Property Reimbursement Rate
Rate Semester 9/1/2016 through 8/31/2017 Based on Cost Report: 2/29/2016

0 208507-00 - 2016/09

233.48

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2015/09		0.50	1.5736	1.5736		240	79.15	9,495,394	12,743,760	
2016/09		0.45	1.9890	1.9890		240	79.87	9,580,387	12,997,200	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

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ID: 208507022920160301201504192016093602



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0208540-00 - 2016/09

216.97

Westminster Towers

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : Other CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
70 WEST LUCERNE CIRCLE	4/1/2014-3/31/2015	Number of Beds: 120	Superior: 0
ORLANDO, FL 32801	Days in CR 365	Maximum: 43,800	Standard: 366
County: Orange [48]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 7	Last Used: 2016/09	Total Patient: 40,993	Total: 366
Control: Nonprofit : Other	Unaudited	Medicare: 6,263	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 20,926	FY Index: 1.35002422
Class at 1/94: North Large	Medicaid Utilization	51.04774%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	93.59132%	Cost: 1.06928041
Open Date: 02/01/1984	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 02/01/1984	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23500000
Entered Medicaid 07/26/1985	Low Occupancy Adjustment Factor:	118.36215%	DC Sem Index: 1.30450000
Med # Active Date: 07/26/1985	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05627530
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,048,295	1,613,159	1,471,297	396,757		4,529,508	
1a	Audit Adjustments							
2	Cost Per Diem	50.0953	77.0887	70.3095	18.9600		216.4535	
3	Cost Per Diem Inflated	53.5659	81.4269	75.1806				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	53.5659	81.4269	75.1806	18.9600		229.1334	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	55.9898		87.4272				
7	Provider Target Rate	59.1044		92.2906				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500			
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292				
10	Target Rate Class Ceiling	59.0945		68.1848				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	53.5659	81.4269	68.1848	13.6500		216.8276	
12/13	Medicaid Adjustment Rate		0.0960	0.0804				
14	Prospective Per Diem 11	53.5659	81.5229	68.2652	13.6500		217.0040	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

Rate Semester 09/01/2016 through 08/31/2017

0 208540-00 - 2016/09

216.97

Westminster Towers

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	12/01/1999	Amount:	5,075,000.00		Total Amount	Per Diem
RS to Start Calcs:	1984/01	Type:	Fixed	80% Capital(1):	3,885,912	13.0250
Indexed Asset Value	4,857,390	<60% of Base:	False	20% ROE(2):	971,478	0.5313
FRVS Base Asset:	3,420,000	Interest Rate:	12.0000%	Insurance Cost(3):	50,348	1.2282
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.021560	Amortization Rate:	12.0000%	Home Office(3):	23,372	0.5701
		Interest Only:	False	Replacement(3&4):	1,614,051	0.0000
		Yearly Payment:	513,447	Total FRVS PD:		15.3546

(1) 80% Capital (\$3,885,912) amortized at 12.0000 % for 20 years Principal & Interest of \$513,447 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$13.0250

(2) 20% ROE (\$971,478) times the ROE factor (0.021560) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5313

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	120	Effective PBS Limitation	54,155
			3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	53.5659	53.5659	2.4303	51.1356
Direct Care	81.5229	81.5229	3.6987	77.8242
Indirect Care	68.2652	68.2652	3.0972	65.1680
Property	13.6500	15.3546	0.6966	14.6580
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	217.0040	218.7086	9.9228	216.9672

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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0 208540-00 - 2016/09

216.97

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1984/01	4,796,910	0.00	1.2952	1.2952		120		4,796,910	3,289,560	
1984/07		0.10	1.9179	1.9179		120		4,796,910	3,352,680	
1985/01		0.10	1.1471	1.1471		120	2.71	4,796,910	3,391,080	
1985/10		0.20	0.8522	0.8522		120	2.71	3,420,000	3,420,000	1
1986/01		0.20	0.8299	0.8299		120	2.71	3,420,000	3,448,440	
1986/07		0.30	0.2974	0.2974		120	2.71	3,420,000	3,441,840	
1987/01		0.30	1.0091	1.0091		120	2.71	3,420,000	3,503,400	
1987/07		0.40	0.9007	0.9007		120	2.71	3,420,000	3,530,760	
1988/01		0.40	0.9007	0.9007		120	6.74	3,420,000	3,559,440	
1988/07		0.50	0.5899	0.5899		120	6.74	3,420,000	3,557,520	
1989/01		0.50	0.5899	0.5899		120	11.92	3,420,000	3,578,520	
1989/07		0.60	0.5899	0.5899		120	11.92	3,420,000	3,602,760	
1990/01		0.60	0.5899	0.5899		120	13.80	3,420,000	3,620,880	
1990/07		0.70	0.5899	0.5899		120	13.80	3,420,000	3,642,240	
1991/01		0.70	0.5899	0.5899		120	15.79	3,420,000	3,663,600	
1991/07		0.80	1.4932	1.4932		120	15.79	3,420,000	3,718,320	
1992/01		0.80	2.0117	2.0117		120	15.79	3,420,000	3,793,080	
1992/07		0.90	1.8152	1.8152		120	16.06	3,420,000	3,861,960	
1993/01		0.90	1.7710	1.7710		120	19.36	3,420,000	3,930,360	
1993/07		1.00	1.5329	1.5329		120	19.36	3,420,000	3,990,600	
1994/01		1.00	1.6983	1.6983		120	22.56	3,420,000	4,058,400	
1994/07		1.00	1.5991	1.5991		120	22.56	3,420,000	4,123,320	
1995/01	300,000	1.00	1.5812	1.5812		120	20.79	3,720,000	4,188,480	
1995/07		1.00	1.5250	1.5250		120	20.79	3,720,000	4,252,320	
1996/01	28,145	1.00	1.7228	1.7228		120	23.72	3,748,145	4,325,640	
1996/07		1.00	1.3294	1.3294		120	23.72	3,748,145	4,383,120	
1997/01	105,627	1.00	1.4109	1.4109		120	27.76	3,880,463	4,444,920	
1997/07		1.00	1.0917	1.0917		120	27.76	3,880,463	4,493,400	5
1998/01		1.00	1.1663	1.1663		120	26.57	3,923,829	4,545,840	
1998/07		1.00	1.0794	1.0794		120	26.57	3,944,290	4,594,920	



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216.97

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1999/01		1.00	1.4499	1.4499		120	27.67	3,973,061	4,661,520	
1999/07		1.00	1.2299	1.2299		120	27.67	3,997,644	4,718,880	
2000/01		1.00	1.3356	1.3356		120	25.74	4,022,632	4,781,880	
2000/07		1.00	1.1129	1.1129		120	25.74	4,043,583	4,835,040	
2001/01		1.00	1.2976	1.2976		120	25.13	4,067,557	4,897,800	
2001/07		1.00	0.9615	0.9615		120	25.13	4,085,427	4,944,840	
2002/01		1.00	1.0301	1.0301		120	30.24	4,108,566	4,995,720	
2002/07		1.00	0.8337	0.8337		120	30.24	4,127,399	5,037,360	
2003/01		1.00	1.3271	1.3271		120	28.72	4,156,001	5,104,200	
2003/07		1.00	1.1664	1.1664		120	28.72	4,181,314	5,163,720	
2004/01		1.00	1.1103	1.1103		120	29.30	4,206,046	5,221,080	
2004/07		0.95	0.8378	0.8378		120	29.30	4,223,880	5,264,880	
2005/01		0.95	0.8595	0.8595		120	36.75	4,246,924	5,310,120	
2005/07		0.90	0.7364	0.7364		120	36.75	4,265,732	5,349,240	
2006/01		0.90	0.9068	0.9068		120	33.70	4,287,063	5,397,720	
2006/07		0.85	0.8133	0.8133		120	33.70	4,305,222	5,441,640	
2007/01		0.85	1.0133	1.0133		120	38.60	4,331,246	5,496,720	
2007/07		0.80	1.1050	1.1050		120	38.60	4,358,117	5,557,440	
2008/01		0.80	0.8556	0.8556		120	38.87	4,379,200	5,604,960	
2008/07		0.75	0.6104	0.6104		120	38.87	4,393,368	5,639,160	
2009/01	52,959	0.75	1.3268	1.3268		120	41.97	4,479,688	5,714,040	
2009/07		0.70	0.6841	0.6841		120	41.97	4,496,059	5,753,160	
2010/01		0.70	0.8643	0.8643		120	44.46	4,518,047	5,802,840	
2010/07		0.65	0.7107	0.7107		120	44.46	4,534,920	5,844,120	
2011/01		0.65	0.9198	0.9198		120	44.47	4,556,843	5,897,880	
2011/07		0.60	0.9028	0.9028		120	44.47	4,576,801	5,951,160	
2012/01	73,686	0.60	0.3865	0.3865		120	51.96	4,660,514	5,974,200	
2012/07		0.55	0.9417	0.9417		120	51.96	4,683,317	6,030,480	
2013/01		0.55	0.4901	0.4901		120	50.54	4,694,919	6,060,000	
2013/07		0.50	0.6196	0.6196		120	50.54	4,708,284	6,097,560	



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0 208540-00 - 2016/09

216.97

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2014/01	31,084	0.50	0.8564	0.8564		120	54.66	4,759,404	6,149,760	
2014/07		0.45	1.2383	1.2383		120	54.66	4,785,759	6,225,960	
2015/01		0.45	0.7571	0.7571		120	47.82	4,799,936	6,273,120	
2015/09		0.40	1.5736	1.5736		120	47.82	4,826,203	6,371,880	
2016/09		0.35	1.9890	1.9890		120	51.05	4,857,390	6,498,600	

Message Code:

- | | |
|---|----------------------------------|
| 1 | Per Bed Standard Limitation |
| 5 | Uncorrected Licensure Deficiency |

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

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Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0209325-00 - 2016/09

284.50

Courtenay Springs Village

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1100 SOUTH COURTENAY PAR MERRITT IS, FL 32952-3804	10/1/2014-9/30/2015	Number of Beds: 96	Superior: 0
County: Brevard [5]	Days in CR 365	Maximum: 35,040	Standard: 366
Region: Central Area: 7	First Used : 2016/09	Max Annualized: 35,040	Conditional: 0
Control: Nonprofit : 501(c)(3) Organization	Last Used: 2016/09	Total Patient: 26,816	Total: 366
Current Class Central Small	Unaudited	Medicare: 6,923	Inflation
Class at 1/94: North Small	Initial CR? False	Medicaid: 13,048	FY Index: 1.36985926
Operating Ex > 18 months	Medicaid Utilization	48.65752%	Semester Index: 1.44355445
Open Date: 06/01/1984	Occupancy:	76.52968%	Cost: 1.05379764
Acquired Date: 06/01/1984	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Entered Medicaid 06/01/1984	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24600000
Med # Active Date: 11/18/1986	Low Occupancy Adjustment Factor:	96.78480%	DC Sem Index: 1.30450000
Previous Med # 207888	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04695024
			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,028,560	1,297,570	966,960	173,277		3,466,367	
1a	Audit Adjustments							
2	Cost Per Diem	78.8289	99.4459	74.1079	13.2800		265.6627	
3	Cost Per Diem Inflated	83.0697	104.1149	78.0947				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	83.0697	104.1149	78.0947	13.2800		278.5593	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	66.5396		68.7230				
7	Provider Target Rate	70.2411		72.5459				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	66.8502	108.0204	86.7059	13.6500			
9	Prior Semester: Class Ceiling Target Base	64.9876		76.7674				
10	Target Rate Class Ceiling	67.5182		79.7567				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	66.8502	104.1149	72.5459	13.2800		256.7910	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	66.8502	104.1149	72.5459	13.2800		256.7910	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

Rate Semester 09/01/2016 through 08/31/2017

0 209325-00 - 2016/09

284.50

Courtenay Springs Village

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	12/01/1994	Amount:	6,625,000.00		Total Amount	Per Diem
RS to Start Calcs:	1984/01	Type:	Fixed	80% Capital(1):	3,891,745	18.7905
Indexed Asset Value	4,864,681	<60% of Base:	False	20% ROE(2):	972,936	0.6300
FRVS Base Asset:	1,710,000	Interest Rate:	14.3480%	Insurance Cost(3):	117,408	4.3783
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	33,517	1.2499
ROE Factor	0.020420	Amortization Rate:	14.3480%	Home Office(3):	33,496	1.2491
		Interest Only:	False	Replacement(3&4):	210,691	0.0000
		Yearly Payment:	592,576	Total FRVS PD:		26.2978

(1) 80% Capital (\$3,891,745) amortized at 14.3480 % for 20 years Principal & Interest of \$592,576 divided by annual available days (35040) divided by Occup. Adj. (0.90) = \$18.7905

(2) 20% ROE (\$972,936) times the ROE factor (0.020420) divided by annual available days (35040) divided by Occup. Adj. (0.90) = \$0.6300

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	54,155
Comparison Bed	60	Effective PBS Limitation	1,710,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	66.8502	66.8502	3.0330	63.8172
Direct Care	104.1149	104.1149	4.7236	99.3913
Indirect Care	72.5459	72.5459	3.2914	69.2545
Property	13.2800	26.2978	1.1931	25.1047
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.7540
Supplemental Rate				8.1814
Totals	256.7910	269.8088	12.2411	284.5031

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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0 209325-00 - 2016/09

284.50

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1984/01	5,240,380	0.00	1.2952	1.2952		60	74.61	5,240,380	1,644,780	
1984/07		0.10	1.9179	1.9179		60	74.61	5,250,431	1,676,340	
1985/01		0.10	1.1471	1.1471		60	74.61	5,256,453	1,695,540	
1985/10		0.20	0.8522	0.8522		60	74.61	1,710,000	1,710,000	1
1986/01		0.20	0.8299	0.8299		60	74.61	1,712,839	1,724,220	
1986/07	11,474	0.30	0.2974	0.2974		96	78.70	1,725,841	2,753,472	
1987/01	1,032,552	0.30	1.0091	1.0091		96	78.70	2,763,617	2,802,720	
1987/07		0.40	0.9007	0.9007		96	78.70	2,773,574	2,824,608	
1988/01		0.40	0.9007	0.9007		96	78.70	2,783,567	2,847,552	
1988/07		0.50	0.5899	0.5899		96	78.70	2,791,779	2,846,016	
1989/01		0.50	0.5899	0.5899		96	78.70	2,800,015	2,862,816	
1989/07		0.60	0.5899	0.5899		96	65.86	2,809,924	2,882,208	
1990/01		0.60	0.5899	0.5899		96	65.86	2,819,868	2,896,704	
1990/07		0.70	0.5899	0.5899		96	65.86	2,831,511	2,913,792	
1991/01		0.70	0.5899	0.5899		96	64.38	2,843,202	2,930,880	
1991/07		0.80	1.4932	1.4932		96	65.08	2,877,167	2,974,656	
1992/01		0.80	2.0117	2.0117		96	65.08	2,923,472	3,034,464	
1992/07		0.90	1.8152	1.8152		96	60.68	2,971,233	3,089,568	
1993/01		0.90	1.7710	1.7710		96	60.68	3,018,591	3,144,288	
1993/07		1.00	1.5329	1.5329		96	62.10	3,064,863	3,192,480	
1994/01		1.00	1.6983	1.6983		96	62.10	3,116,914	3,246,720	
1994/07		1.00	1.5991	1.5991		96	61.06	3,166,757	3,298,656	
1995/01		1.00	1.5812	1.5812		96	61.06	3,216,830	3,350,784	
1995/07		1.00	1.5250	1.5250		96	58.51	3,265,887	3,401,856	
1996/01		1.00	1.7228	1.7228		96	58.51	3,265,887	3,460,512	5
1996/07	26,572	1.00	1.3294	1.3294		96	58.58	3,348,724	3,506,496	5
1997/01		1.00	1.4109	1.4109		96	58.58	3,440,759	3,555,936	
1997/07		1.00	1.0917	1.0917		96	61.40	3,478,322	3,594,720	
1998/01		1.00	1.1663	1.1663		96	61.40	3,518,890	3,636,672	
1998/07		1.00	1.0794	1.0794		96	61.40	3,556,873	3,675,936	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1999/01	49,878	1.00	1.4499	1.4499		96	60.90	3,658,322	3,729,216	
1999/07		1.00	1.2299	1.2299		96	60.90	3,703,316	3,775,104	
2000/01		1.00	1.3356	1.3356		96	55.71	3,752,777	3,825,504	
2000/07		1.00	1.1129	1.1129		96	55.71	3,794,542	3,868,032	
2001/01	43,367	1.00	1.2976	1.2976		96	54.42	3,886,628	3,918,240	
2001/07		1.00	0.9615	0.9615		96	54.42	3,923,604	3,955,872	
2002/01	27,766	1.00	1.0301	1.0301		96	48.98	3,987,363	3,996,576	
2002/07		1.00	0.8337	0.8337		96	48.98	4,016,967	4,029,888	
2003/01	41,230	1.00	1.3271	1.3271		96	38.33	4,083,360	4,083,360	8
2003/07		1.00	1.1664	1.1664		96	38.33	4,116,553	4,130,976	
2004/01		1.00	1.1103	1.1103		96	42.92	4,152,220	4,176,864	
2004/07		0.95	0.8378	0.8378		96	42.92	4,178,009	4,211,904	
2005/01		0.95	0.8595	0.8595		96	53.54	4,211,217	4,248,096	
2005/07		0.90	0.7364	0.7364		96	53.54	4,238,388	4,279,392	
2006/01		0.90	0.9068	0.9068		96	50.68	4,270,261	4,318,176	
2006/07		0.85	0.8133	0.8133		96	50.68	4,297,463	4,353,312	
2007/01		0.85	1.0133	1.0133		96	63.13	4,334,477	4,397,376	
2007/07		0.80	1.1050	1.1050		96	62.47	4,372,794	4,445,952	
2008/01		0.80	0.8556	0.8556		96	62.47	4,402,726	4,483,968	
2008/07		0.75	0.6104	0.6104		96	69.68	4,422,882	4,511,328	
2009/01		0.75	1.3268	1.3268		96	69.68	4,422,882	4,571,232	5
2009/07		0.70	0.6841	0.6841		96	64.76	4,488,286	4,602,528	
2010/01		0.70	0.8643	0.8643		96	64.76	4,515,440	4,642,272	
2010/07		0.65	0.7107	0.7107		96	59.17	4,536,301	4,675,296	
2011/01		0.65	0.9198	0.9198		96	59.17	4,563,424	4,718,304	
2011/07	26,828	0.60	0.9028	0.9028		96	59.24	4,614,972	4,760,928	
2012/01		0.60	0.3865	0.3865		96	59.24	4,625,674	4,779,360	
2012/07		0.55	0.9417	0.9417		96	57.10	4,649,630	4,824,384	
2013/01		0.55	0.4901	0.4901		96	57.10	4,662,165	4,848,000	
2013/07		0.50	0.6196	0.6196		96	60.78	4,676,608	4,878,048	



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2014/01		0.50	0.8564	0.8564		96	60.78	4,696,633	4,919,808	
2014/07		0.45	1.2383	1.2383		96	49.81	4,720,333	4,980,768	
2015/01		0.45	0.7571	0.7571		96	49.81	4,734,898	5,018,496	
2015/09	76,097	0.40	1.5736	1.5736		96	44.12	4,834,901	5,097,504	
2016/09		0.35	1.9890	1.9890		96	48.66	4,864,681	5,198,880	

Message Code:

- 1 Per Bed Standard Limitation
- 5 Uncorrected Licensure Deficiency
- 8 Limited to Current RS Per Bed Standard

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID: 209325093020151001201402252016083929



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Westminster Communities Of Bradenton Westminster Manor

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : Other CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1700 21ST AVE W	4/1/2014-3/31/2015	Number of Beds: 59	Superior: 0
BRADENTON, FL 34205	Days in CR 365	Maximum: 21,535	Standard: 366
County: Manatee [41]	First Used : 2016/09	Max Annualized: 21,535	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 19,615	Total: 366
Control: Nonprofit : Other	Unaudited	Medicare: 3,943	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 10,821	FY Index: 1.35002422
Class at 1/94: North Small	Medicaid Utilization	55.16696%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	91.08428%	Cost: 1.06928041
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23500000
Entered Medicaid 03/11/1987	Low Occupancy Adjustment Factor:	115.19157%	DC Sem Index: 1.30450000
Med # Active Date: 03/11/1987	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05627530
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	576,320	891,109	965,114	147,598		2,580,141	
1a	Audit Adjustments							
2	Cost Per Diem	53.2594	82.3500	89.1890	13.6400		238.4384	
3	Cost Per Diem Inflated	56.9492	86.9843	95.3681				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	56.9492	86.9843	95.3681	13.6400		252.9416	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	58.3073		76.7337				
7	Provider Target Rate	61.5508		81.0022				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	66.8502	108.0204	86.7059	13.6500			
9	Prior Semester: Class Ceiling Target Base	64.9876		76.7674				
10	Target Rate Class Ceiling	67.5182		79.7567				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	56.9492	86.9843	79.7567	13.6400		237.3302	
12/13	Medicaid Adjustment Rate		0.5056	0.4636				
14	Prospective Per Diem 11	56.9492	87.4899	80.2203	13.6400		238.2994	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Westminster Communities Of Bradenton Westminster Manor

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	03/11/1987	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,160,000.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Variable	80% Capital(1):	1,471,958	5.9944
Indexed Asset Value	1,839,948	<60% of Base:	False	20% ROE(2):	367,990	0.4094
FRVS Base Asset:	1,412,120	Interest Rate:	4.9600%	Insurance Cost(3):	27,072	1.3802
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	0	0.0000
ROE Factor	0.021560	Amortization Rate:	4.9600%	Home Office(3):	12,730	0.6490
		Interest Only:	False	Replacement(3&4):	16,300	0.0000
		Yearly Payment:	116,181	Total FRVS PD:		8.4330

(1) 80% Capital (\$1,471,958) amortized at 4.9600 % for 20 years Principal & Interest of \$116,181 divided by annual available days (21535) divided by Occup. Adj. (0.90) = \$5.9944

(2) 20% ROE (\$367,990) times the ROE factor (0.021560) divided by annual available days (21535) divided by Occup. Adj. (0.90) = \$0.4094

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	10,669
Comparison Date: 01/01/1972	Current RS PBS:	54,155
Comparison Bed 17	Effective PBS Limitation	181,373

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	56.9492	56.9492	2.5838	54.3654
Direct Care	87.4899	87.4899	3.9694	83.5205
Indirect Care	80.2203	80.2203	3.6396	76.5807
Property	13.6400	8.4330	0.3826	8.0504
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	238.2994	233.0924	10.5754	230.6984

Medicaid Trend Adjustment



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1971/07	151,516	0.00				17	100.00	151,516	181,373	
1972/01		0.10	3.9787	3.0000	0.9787	17	100.00	151,971	181,373	
1972/07		0.10	5.9113	3.0000	2.9113	17	100.00	152,427	190,315	
1973/01		0.20	8.0622	3.0000	5.0622	17	100.00	153,342	200,124	
1973/07		0.20	10.7186	3.0000	7.7186	17	100.00	154,262	211,446	
1974/01		0.30	12.9457	3.0000	9.9457	17	100.00	155,650	222,496	
1974/07		0.30	13.0494	3.0000	10.0494	17	100.00	157,051	229,398	
1975/01		0.40	13.1399	3.0000	10.1399	17	100.00	158,936	236,487	
1975/07		0.40	14.2033	3.0000	11.2033	17	100.00	160,843	246,109	
1976/01		0.50	15.2478	3.0000	12.2478	17	100.00	163,256	256,054	
1976/07		0.50	15.7330	3.0000	12.7330	17	100.00	165,705	264,979	
1977/01		0.60	16.4836	3.0000	13.4836	17	100.00	168,688	274,924	
1977/07		0.60	18.5412	3.0000	15.5412	17	100.00	171,724	288,813	
1978/01	976	0.70	20.2809	3.0000	17.2809	17	100.00	176,306	302,515	
1978/07		0.70	22.8203	3.0000	19.8203	17	100.00	180,008	319,260	
1979/01	1,328	0.80	24.9476	3.0000	21.9476	17	100.00	185,656	335,631	
1979/07		0.80	26.1458	3.0000	23.1458	17	100.00	190,112	349,724	
1980/01		0.90	29.3115	3.0000	26.3115	17		190,112	371,297	
1980/07		0.90	30.1222	3.0000	27.1222	17		190,112	385,441	
1981/01		1.00	30.9462	3.0000	27.9462	17		190,112	400,180	
1981/07		1.00	30.5350	3.0000	27.5350	17		190,112	410,533	
1982/01		1.00	30.2110	3.0000	27.2110	17		190,112	421,532	
1982/07		1.00	29.5087	3.0000	26.5087	17		190,112	431,205	
1983/04		1.00	29.1375	3.0000	26.1375	17		190,112	442,544	
1983/07		1.00	30.0953	3.0000	27.0953	17		190,112	460,054	
1984/01	1,182,981	1.00	28.3905	3.0000	25.3905	59		1,373,093	1,617,367	
1984/07	38,680	1.00	27.3084	3.0000	24.3084	59		1,411,773	1,648,401	
1985/01	347	1.00	25.4555	3.0000	22.4555	59		1,412,120	1,667,281	
1985/10		1.00	23.3077	3.0000	20.3077	59		1,412,120	1,681,500	
1986/01	935	1.00	21.1376	3.0000	18.1376	59		1,413,055	1,695,483	



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1986/07		1.00	18.4350	3.0000	15.4350	59		1,413,055	1,692,238	
1987/01	600	1.00	16.4441	3.0000	13.4441	59	9.31	1,413,655	1,722,505	
1987/07		1.00	14.3448	3.0000	11.3448	59	9.31	1,413,655	1,735,957	
1988/01		1.00	12.2455	3.0000	9.2455	59	9.31	1,413,655	1,750,058	
1988/07		1.00	9.8354	3.0000	6.8354	59	9.31	1,413,655	1,749,114	
1989/01		1.00	7.4253	3.0000	4.4253	59	9.31	1,413,655	1,759,439	
1989/07		1.00	5.0152	3.0000	2.0152	59	9.31	1,413,655	1,771,357	
1990/01		1.00	2.6051	2.6051		59	9.31	1,413,655	1,780,266	
1990/07		1.00	0.5899	0.5899		59	22.53	1,413,655	1,790,768	
1991/01		1.00	0.5899	0.5899		59	28.09	1,417,914	1,801,270	
1991/07		1.00	1.4932	1.4932		59	28.09	1,428,727	1,828,174	
1992/01		0.95	2.0117	2.0117		59	28.09	1,442,672	1,864,931	
1992/07		0.95	1.8152	1.8152		59	27.26	1,455,002	1,898,797	
1993/01		0.90	1.7710	1.7710		59	26.76	1,466,286	1,932,427	
1993/07		0.90	1.5329	1.5329		59	26.76	1,476,128	1,962,045	
1994/01		0.85	1.6983	1.6983		59	22.16	1,476,128	1,995,380	
1994/07		0.85	1.5991	1.5991		59	22.16	1,476,128	2,027,299	
1995/01		0.80	1.5812	1.5812		59	31.91	1,486,962	2,059,336	
1995/07		0.80	1.5250	1.5250		59	31.91	1,497,487	2,090,724	
1996/01		0.75	1.7228	1.7228		59	31.95	1,508,727	2,126,773	
1996/07		0.75	1.3294	1.3294		59	31.95	1,517,466	2,155,034	
1997/01		0.70	1.4109	1.4109		59	34.62	1,526,899	2,185,419	
1997/07		0.70	1.0917	1.0917		59	34.62	1,534,244	2,209,255	
1998/01		0.65	1.1663	1.1663		59	31.25	1,540,853	2,235,038	
1998/07		0.65	1.0794	1.0794		59	31.25	1,546,995	2,259,169	
1999/01		0.60	1.4499	1.4499		59	32.95	1,555,057	2,291,914	
1999/07		0.60	1.2299	1.2299		59	32.95	1,561,931	2,320,116	
2000/01		0.55	1.3356	1.3356		59	32.82	1,568,778	2,351,091	
2000/07		0.55	1.1129	1.1129		59	32.82	1,574,508	2,377,228	
2001/01		0.50	1.2976	1.2976		59	22.58	1,574,508	2,408,085	



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2001/07		0.50	0.9615	0.9615		59	22.58	1,574,508	2,431,213	
2002/01		0.45	1.0301	1.0301		59	28.14	1,574,508	2,456,229	5
2002/07		0.45	0.8337	0.8337		59	28.14	1,581,272	2,476,702	
2003/01	48,716	0.40	1.3271	1.3271		59	22.64	1,629,988	2,509,565	
2003/07		0.40	1.1664	1.1664		59	22.64	1,629,988	2,538,829	
2004/01	29,744	0.35	1.1103	1.1103		59	31.75	1,663,389	2,567,031	
2004/07		0.35	0.8378	0.8378		59	31.75	1,666,204	2,588,566	
2005/01	26,336	0.30	0.8595	0.8595		59	34.17	1,695,210	2,610,809	
2005/07		0.30	0.7364	0.7364		59	34.17	1,697,536	2,630,043	
2006/01		0.25	0.9068	0.9068		59	39.67	1,700,312	2,653,879	
2006/07		0.25	0.8133	0.8133		59	39.67	1,702,805	2,675,473	
2007/01		0.20	1.0133	1.0133		59	49.89	1,705,936	2,702,554	
2007/07		0.20	1.1050	1.1050		59	49.89	1,709,356	2,732,408	
2008/01		0.15	0.8556	0.8556		59	49.53	1,711,331	2,755,772	
2008/07		0.15	0.6104	0.6104		59	49.53	1,712,743	2,772,587	
2009/01		0.10	1.3268	1.3268		59	38.69	1,714,342	2,809,403	
2009/07		0.10	0.6841	0.6841		59	38.69	1,715,167	2,828,637	
2010/01		0.05	0.8643	0.8643		59	44.13	1,715,762	2,853,063	
2010/07		0.05	0.7107	0.7107		59	44.13	1,716,251	2,873,359	
2011/01	34,388	0.00	0.9198	0.9198		59	37.09	1,750,639	2,899,791	
2011/07		0.00	0.9028	0.9028		59	37.09	1,750,639	2,925,987	
2012/01	60,682	0.00	0.3865	0.3865		59	41.96	1,811,321	2,937,315	
2012/07		0.00	0.9417	0.9417		59	41.96	1,811,321	2,964,986	
2013/01	28,627	0.00	0.4901	0.4901		59	44.69	1,839,948	2,979,500	
2013/07		0.00	0.6196	0.6196		59	44.69	1,839,948	2,997,967	
2014/01		0.00	0.8564	0.8564		59	56.52	1,839,948	3,023,632	
2014/07		0.00	1.2383	1.2383		59	56.52	1,839,948	3,061,097	
2015/01		0.00	0.7571	0.7571		59	59.26	1,839,948	3,084,284	
2015/09		0.00	1.5736	1.5736		59	59.26	1,839,948	3,132,841	
2016/09		0.00	1.9890	1.9890		59	55.17	1,839,948	3,195,145	

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
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 Rate Semester 09/01/2016 through 08/31/2017

0209473-00 - 2016/09

255.03

St. Anne's Nursing Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : Church CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
11855 QUAIL ROOST DRIVE	10/1/2014-9/30/2015	Number of Beds: 213	Superior: 0
MIAMI, FL 33177	Days in CR 365	Maximum: 78,326	Standard: 366
County: Dade [13]	First Used : 2016/09	Max Annualized: 77,745	Conditional: 0
Region: South Area: 11	Last Used: 2016/09	Total Patient: 71,211	Total: 366
Control: Nonprofit : Church	Unaudited	Medicare: 5,535	Inflation
Current Class South Large	Initial CR? False	Medicaid: 48,703	FY Index: 1.36985926
Class at 1/94: South Large	Medicaid Utilization	68.39252%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	90.91617%	Cost: 1.05379764
Open Date: 05/22/1987	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 05/22/1987	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24600000
Entered Medicaid 05/22/1987	Low Occupancy Adjustment Factor:	114.97897%	DC Sem Index: 1.30450000
Med # Active Date: 05/22/1987	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04695024
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,694,446	4,344,086	3,266,961	582,488	2,946	10,890,927	
1a	Audit Adjustments							
2	Cost Per Diem	55.3240	89.1954	67.0793	11.9600	0.0605	223.6192	
3	Cost Per Diem Inflated	58.3003	93.3831	70.6880				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	58.3003	93.3831	70.6880	11.9600	0.0605	234.3919	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	61.1479		68.0371				
7	Provider Target Rate	64.5494		71.8219				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	58.3003	93.3831	70.3550	11.9600	0.0605	234.0589	
12/13	Medicaid Adjustment Rate		1.9322	1.4558				
14	Prospective Per Diem 11	58.3003	95.3153	71.8108	11.9600	0.0605	237.4469	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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St. Anne's Nursing Center

FRVS

FRVS Status as of this Semester

On Payback FRV

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	9,972,200.00		Total Amount	Per Diem
RS to Start Calcs:	1987/01	Type:	Variable	80% Capital(1):	9,228,012	12.5117
Indexed Asset Value	11,535,015	<60% of Base:	False	20% ROE(2):	2,307,003	0.6733
FRVS Base Asset:	5,162,760	Interest Rate:	7.2532%	Insurance Cost(3):	132,796	1.8648
Occup Adj Factor	0.9000	Chase Rate:	8.7762%	Taxes Cost(3):	0	0.0000
ROE Factor	0.020420	Amortization Rate:	7.2532%	Home Office(3):	60,583	0.8508
		Interest Only:	False	Replacement(3&4):	229,573	0.0000
		Yearly Payment:	875,447	Total FRVS PD:		15.9006

(1) 80% Capital (\$9,228,012) amortized at 7.2532 % for 20 years Principal & Interest of \$875,447 divided by annual available days (77745) divided by Occup. Adj. (0.90) = \$12.5117

(2) 20% ROE (\$2,307,003) times the ROE factor (0.020420) divided by annual available days (77745) divided by Occup. Adj. (0.90) = \$0.6733

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,682
Comparison Date: 07/01/1986	Current RS PBS:	54,155
Comparison Bed 180	Effective PBS Limitation	5,162,760

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.3003	58.3003	2.6451	55.6552
Direct Care	95.3153	95.3153	4.3244	90.9909
Indirect Care	71.8108	71.8108	3.2580	68.5528
Property	11.9600	15.9006	0.5426	11.4174
ROE	0.0605	0.0863	0.0027	0.0578
ROE Adjustment	-0.0605	-0.0863	-0.0027	-0.0578
Quality Assess-Medicaid Share				20.2316
Supplemental Rate				8.1814
Totals	237.3864	241.3270	10.7701	255.0293

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1987/01	6,668,002	0.00	1.0091	1.0091		180	88.08	5,162,760	5,162,760	1
1987/07		0.10	0.9007	0.9007		180	88.08	5,167,412	5,296,140	
1988/01		0.10	0.9007	0.9007		180	88.08	5,172,068	5,339,160	
1988/07	29,799	0.20	0.5899	0.5899		180	88.08	5,207,970	5,336,280	
1989/01		0.20	0.5899	0.5899		180	88.08	5,214,115	5,367,780	
1989/07		0.30	0.5899	0.5899		180	88.08	5,223,344	5,404,140	
1990/01		0.30	0.5899	0.5899		180	88.08	5,232,589	5,431,320	
1990/07		0.40	0.5899	0.5899		180	81.37	5,244,938	5,463,360	
1991/01		0.40	0.5899	0.5899		180	81.37	5,257,316	5,495,400	
1991/07		0.50	1.4932	1.4932		180	79.04	5,296,567	5,577,480	
1992/01		0.50	2.0117	2.0117		180	79.04	5,349,845	5,689,620	
1992/07	53,059	0.60	1.8152	1.8152		180	83.57	5,461,169	5,792,940	
1993/01		0.60	1.7710	1.7710		180	83.57	5,519,199	5,895,540	
1993/07	86,991	0.70	1.5329	1.5329		180	79.35	5,665,411	5,985,900	
1994/01		0.70	1.6983	1.6983		180	79.35	5,732,761	6,087,600	
1994/07		0.80	1.5991	1.5991		180	79.35	5,806,100	6,184,980	
1995/01		0.80	1.5812	1.5812		180	79.35	5,879,547	6,282,720	
1995/07		0.90	1.5250	1.5250		180	79.35	5,960,244	6,378,480	
1996/01		0.90	1.7228	1.7228		180	82.85	6,052,658	6,488,460	
1996/07		1.00	1.3294	1.3294		180	82.85	6,133,122	6,574,680	
1997/01		1.00	1.4109	1.4109		180	82.85	6,219,654	6,667,380	
1997/07	103,575	1.00	1.0917	1.0917		180	82.62	6,391,129	6,740,100	
1998/01		1.00	1.1663	1.1663		180	82.62	6,465,669	6,818,760	
1998/07		1.00	1.0794	1.0794		180	83.53	6,535,459	6,892,380	
1999/01		1.00	1.4499	1.4499		180	83.53	6,630,217	6,992,280	
1999/07	29,096	1.00	1.2299	1.2299		180	89.37	6,740,858	7,078,320	
2000/01		1.00	1.3356	1.3356		180	89.37	6,830,889	7,172,820	
2000/07		1.00	1.1129	1.1129		180	84.33	6,906,910	7,252,560	
2001/01		1.00	1.2976	1.2976		180	84.33	6,996,534	7,346,700	
2001/07	2,516,201	1.00	0.9615	0.9615		240	73.03	9,580,007	9,889,680	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2002/01		1.00	1.0301	1.0301		240	70.59	9,580,007	9,991,440	5
2002/07		1.00	0.8337	0.8337		240	70.59	9,759,382	10,074,720	
2003/01	46,064	1.00	1.3271	1.3271		240	70.98	9,805,446	10,208,400	5
2003/07		1.00	1.1664	1.1664		240	70.98	10,050,844	10,327,440	
2004/01		1.00	1.1103	1.1103		240	70.98	10,162,439	10,442,160	
2004/07	100,105	1.00	0.8378	0.8378		240	75.65	10,347,685	10,529,760	
2005/01		1.00	0.8595	0.8595		240	65.09	10,436,623	10,620,240	
2005/07		1.00	0.7364	0.7364		240	65.09	10,513,478	10,698,480	
2006/01		1.00	0.9068	0.9068		240	65.09	10,608,814	10,795,440	
2006/07	224,623	1.00	0.8133	0.8133		240	64.23	10,883,280	10,883,280	8
2007/01		1.00	1.0133	1.0133		240	64.23	10,993,440	10,993,440	8
2007/07		0.95	1.1050	1.1050		240	64.31	11,108,849	11,114,880	
2008/01		0.95	0.8556	0.8556		240	64.31	11,108,849	11,209,920	5
2008/07		0.90	0.6104	0.6104		240	58.44	11,260,670	11,278,320	
2009/01		0.90	1.3268	1.3268		240	58.44	11,395,134	11,428,080	
2009/07		0.85	0.6841	0.6841		240	58.53	11,461,397	11,506,320	
2010/01		0.85	0.8643	0.8643		240	58.53	11,545,604	11,605,680	
2010/07		0.80	0.7107	0.7107		220	59.96	10,714,220	10,714,220	8
2011/01		0.80	0.9198	0.9198		220	59.96	10,793,055	10,812,780	
2011/07	146,470	0.75	0.9028	0.9028		220	61.85	10,910,460	10,910,460	8
2012/01		0.75	0.3865	0.3865		220	61.85	10,942,089	10,952,700	
2012/07	45,596	0.70	0.9417	0.9417		220	61.26	11,055,880	11,055,880	8
2013/01		0.70	0.4901	0.4901		220	61.26	11,093,813	11,110,000	
2013/07	228,715	0.65	0.6196	0.6196		220	63.19	11,178,860	11,178,860	8
2014/01		0.65	0.8564	0.8564		220	63.19	11,241,093	11,274,560	
2014/07		0.60	1.2383	1.2383		220	61.02	11,324,614	11,414,260	
2015/01		0.60	0.7571	0.7571		220	61.02	11,376,062	11,500,720	
2015/09		0.55	1.5736	1.5736		220	58.88	11,474,522	11,681,780	
2016/09		0.50	1.9890	1.9890		213	68.39	11,535,015	11,535,015	8

Message Code:

- | | |
|---|--|
| 1 | Per Bed Standard Limitation |
| 5 | Uncorrected Licensure Deficiency |
| 8 | Limited to Current RS Per Bed Standard |



Florida Agency for Health Care Administration
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Bishops Glen Retirement Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
900 LPGA BLVD	10/1/2014-9/30/2015	Number of Beds: 60	Superior: 0
HOLLY HILL, FL 32117-3100	Days in CR 365	Maximum: 21,900	Standard: 366
County: Volusia [64]	First Used : 2016/09	Max Annualized: 21,900	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 18,895	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 2,910	Inflation
Current Class North Small	Initial CR? False	Medicaid: 8,455	FY Index: 1.36985926
Class at 1/94: North Small	Medicaid Utilization	44.74729%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	86.27854%	Cost: 1.05379764
Open Date: 02/25/1986	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 02/25/1986	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24600000
Entered Medicaid 02/25/1986	Low Occupancy Adjustment Factor:	109.11390%	DC Sem Index: 1.30450000
Med # Active Date: 12/22/1986	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04695024
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	467,285	785,636	524,521	85,734		1,863,176	
1a	Audit Adjustments							
2	Cost Per Diem	55.2673	92.9197	62.0368	10.1400		220.3638	
3	Cost Per Diem Inflated	58.2406	97.2823	65.3742				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	58.2406	97.2823	65.3742	10.1400		231.0371	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	90.3852		80.9959				
7	Provider Target Rate	95.4132		85.5015				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	62.6595	100.8980	75.9871	13.6500			
9	Prior Semester: Class Ceiling Target Base	57.6324		70.0507				
10	Target Rate Class Ceiling	59.8766		72.7784				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	58.2406	97.2823	65.3742	10.1400		231.0371	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	58.2406	97.2823	65.3742	10.1400		231.0371	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Bishops Glen Retirement Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	12/01/1987	Amount:	2,700,000.00		Total Amount	Per Diem
RS to Start Calcs:	1986/01	Type:	Variable	80% Capital(1):	2,353,910	9.6570
Indexed Asset Value	2,942,388	<60% of Base:	False	20% ROE(2):	588,478	0.6097
FRVS Base Asset:	1,710,000	Interest Rate:	5.2500%	Insurance Cost(3):	69,987	3.7040
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	43,071	2.2795
ROE Factor	0.020420	Amortization Rate:	5.2500%	Home Office(3):	18,336	0.9704
		Interest Only:	False	Replacement(3&4):	111,330	0.0000
		Yearly Payment:	190,340	Total FRVS PD:		17.2206

(1) 80% Capital (\$2,353,910) amortized at 5.2500 % for 20 years Principal & Interest of \$190,340 divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$9.6570

(2) 20% ROE (\$588,478) times the ROE factor (0.020420) divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$0.6097

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 60	Effective PBS Limitation	1,710,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.2406	58.2406	2.6423	55.5983
Direct Care	97.2823	97.2823	4.4136	92.8687
Indirect Care	65.3742	65.3742	2.9660	62.4082
Property	10.1400	17.2206	0.7813	16.4393
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.8027
Supplemental Rate				8.1814
Totals	231.0371	238.1177	10.8032	256.2986

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/01	2,233,634	0.00	0.8299	0.8299		60		1,710,000	1,710,000	1
1986/07		0.10	0.2974	0.2974		60	58.11	1,710,508	1,720,920	
1987/01	46,903	0.10	1.0091	1.0091		60	58.11	1,759,137	1,751,700	
1987/07		0.20	0.9007	0.9007		60	58.11	1,762,305	1,765,380	
1988/01		0.20	0.9007	0.9007		60	58.11	1,765,479	1,779,720	
1988/07		0.30	0.5899	0.5899		60	58.11	1,768,604	1,778,760	
1989/01		0.30	0.5899	0.5899		60	58.11	1,771,734	1,789,260	
1989/07	14,408	0.40	0.5899	0.5899		60	55.32	1,790,323	1,801,380	
1990/01		0.40	0.5899	0.5899		60	55.32	1,794,548	1,810,440	
1990/07		0.50	0.5899	0.5899		60	55.32	1,799,842	1,821,120	
1991/01		0.50	0.5899	0.5899		60	48.96	1,804,568	1,831,800	
1991/07		0.60	1.4932	1.4932		60	47.40	1,818,501	1,859,160	
1992/01		0.60	2.0117	2.0117		60	47.40	1,837,417	1,896,540	
1992/07		0.70	1.8152	1.8152		60	43.97	1,856,081	1,930,980	
1993/01		0.70	1.7710	1.7710		60	43.97	1,874,476	1,965,180	
1993/07		0.80	1.5329	1.5329		60	45.93	1,893,672	1,995,300	
1994/01		0.80	1.6983	1.6983		60	45.93	1,915,157	2,029,200	
1994/07		0.90	1.5991	1.5991		60	49.09	1,939,758	2,061,660	
1995/01		0.90	1.5812	1.5812		60	49.09	1,964,396	2,094,240	
1995/07	12,376	1.00	1.5250	1.5250		60	47.78	2,002,796	2,126,160	
1996/01		1.00	1.7228	1.7228		60	47.78	2,032,771	2,162,820	
1996/07		1.00	1.3294	1.3294		60	43.56	2,054,174	2,191,560	
1997/01		1.00	1.4109	1.4109		60	43.56	2,077,128	2,222,460	
1997/07		1.00	1.0917	1.0917		60	39.64	2,093,471	2,246,700	
1998/01		1.00	1.1663	1.1663		60	39.64	2,111,068	2,272,920	
1998/07		1.00	1.0794	1.0794		60	39.64	2,127,491	2,297,460	
1999/01	42,166	1.00	1.4499	1.4499		60	40.07	2,192,130	2,330,760	
1999/07		1.00	1.2299	1.2299		60	40.07	2,211,772	2,359,440	
2000/01	110,911	1.00	1.3356	1.3356		60	38.27	2,343,238	2,390,940	
2000/07		1.00	1.1129	1.1129		60	38.27	2,361,383	2,417,520	



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 Computation of Nursing Home Medicaid FRVS Property Reimbursement Rate
 Rate Semester 9/1/2016 through 8/31/2017 Based on Cost Report: 9/30/2015

0 209511-00 - 2016/09

256.30

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/01	220,446	1.00	1.2976	1.2976		60	45.58	2,448,900	2,448,900	8
2001/07		1.00	0.9615	0.9615		60	45.58	2,468,413	2,472,420	
2002/01	66,006	1.00	1.0301	1.0301		60	47.38	2,497,860	2,497,860	8
2002/07		1.00	0.8337	0.8337		60	47.38	2,515,799	2,518,680	
2003/01	15,440	1.00	1.3271	1.3271		60	42.65	2,552,100	2,552,100	8
2003/07		1.00	1.1664	1.1664		60	42.65	2,575,183	2,581,860	
2004/01		1.00	1.1103	1.1103		60	44.99	2,598,571	2,610,540	
2004/07		1.00	0.8378	0.8378		60	44.99	2,616,380	2,632,440	
2005/01		1.00	0.8595	0.8595		60	29.63	2,628,495	2,655,060	
2005/07		1.00	0.7364	0.7364		60	29.63	2,638,923	2,674,620	
2006/01		1.00	0.9068	0.9068		60	32.67	2,653,137	2,698,860	
2006/07		0.95	0.8133	0.8133		60	32.67	2,665,313	2,720,820	
2007/01		0.95	1.0133	1.0133		60	36.83	2,682,493	2,748,360	
2007/07		0.90	1.1050	1.1050		60	44.70	2,704,174	2,778,720	
2008/01		0.90	0.8556	0.8556		60	44.70	2,721,097	2,802,480	
2008/07		0.85	0.6104	0.6104		60	35.22	2,730,137	2,819,580	
2009/01		0.85	1.3268	1.3268		60	35.22	2,749,854	2,857,020	
2009/07		0.80	0.6841	0.6841		60	34.82	2,759,382	2,876,580	
2010/01		0.80	0.8643	0.8643		60	34.82	2,771,460	2,901,420	
2010/07		0.75	0.7107	0.7107		60	45.00	2,783,546	2,922,060	
2011/01		0.75	0.9198	0.9198		60	45.00	2,799,258	2,948,940	
2011/07		0.70	0.9028	0.9028		60	53.53	2,816,476	2,975,580	
2012/01		0.70	0.3865	0.3865		60	53.53	2,823,894	2,987,100	
2012/07		0.65	0.9417	0.9417		60	50.04	2,839,620	3,015,240	
2013/01		0.65	0.4901	0.4901		60	50.04	2,847,851	3,030,000	
2013/07		0.60	0.6196	0.6196		60	57.75	2,858,439	3,048,780	
2014/01		0.60	0.8564	0.8564		60	57.75	2,873,126	3,074,880	
2014/07		0.55	1.2383	1.2383		60	47.94	2,890,183	3,112,980	
2015/01		0.55	0.7571	0.7571		60	47.94	2,900,673	3,136,560	
2015/09		0.50	1.5736	1.5736		60	49.26	2,921,114	3,185,940	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2016/09		0.45	1.9890	1.9890		60	44.75	2,942,388	3,249,300	

Message Code:

- 1 Per Bed Standard Limitation
- 8 Limited to Current RS Per Bed Standard

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID: 209511093020151001201402242016152004



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210.47

Winter Park Towers

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : Other CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1111 S LAKEMONT AVE	4/1/2014-3/31/2015	Number of Beds: 120	Superior: 0
WINTER PARK, FL 32792-5469	Days in CR 365	Maximum: 43,800	Standard: 366
County: Orange [48]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 7	Last Used: 2016/09	Total Patient: 37,591	Total: 366
Control: Nonprofit : Other	Unaudited	Medicare: 8,565	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 13,071	FY Index: 1.35002422
Class at 1/94: North Large	Medicaid Utilization	34.77162%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	85.82420%	Cost: 1.06928041
Open Date: 07/01/1971	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/01/1971	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23500000
Entered Medicaid 10/01/1987	Low Occupancy Adjustment Factor:	108.53931%	DC Sem Index: 1.30450000
Med # Active Date: 10/27/1987	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05627530
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	568,244	1,017,043	1,066,137	518,788		3,170,212	
1a	Audit Adjustments							
2	Cost Per Diem	43.4736	77.8091	81.5651	39.6900		242.5378	
3	Cost Per Diem Inflated	46.4855	82.1878	87.2160				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	46.4855	82.1878	87.2160	39.6900		255.5793	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	59.0205		90.6214				
7	Provider Target Rate	62.3037		95.6625				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500			
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292				
10	Target Rate Class Ceiling	59.0945		68.1848				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	46.4855	82.1878	68.1848	13.6500		210.5081	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	46.4855	82.1878	68.1848	13.6500		210.5081	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Winter Park Towers

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 10/01/1987		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,157,800.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	3,804,047	10.4189
Indexed Asset Value	4,755,059	<60% of Base:	False	20% ROE(2):	951,012	0.5201
FRVS Base Asset:	2,884,391	Interest Rate:	9.0000%	Insurance Cost(3):	130,671	3.4761
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.021560	Amortization Rate:	9.0000%	Home Office(3):	23,527	0.6259
		Interest Only:	False	Replacement(3&4):	685,867	0.0000
		Yearly Payment:	410,712	Total FRVS PD:		15.0410

(1) 80% Capital (\$3,804,047) amortized at 9.0000 % for 20 years Principal & Interest of \$410,712 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$10.4189

(2) 20% ROE (\$951,012) times the ROE factor (0.021560) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5201

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	01/01/1972	Current RS PBS:	54,155
Comparison Bed	121	Effective PBS Limitation	1,290,949

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	46.4855	46.4855	2.1090	44.3765
Direct Care	82.1878	82.1878	3.7288	78.4590
Indirect Care	68.1848	68.1848	3.0935	65.0913
Property	13.6500	15.0410	0.6824	14.3586
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	210.5081	211.8991	9.6137	210.4668

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	670,520	0.00				121	100.00	670,520	1,241,581	
1972/01		0.10	3.9787	3.0000	0.9787	121	100.00	672,532	1,290,949	
1972/07		0.10	5.9113	3.0000	2.9113	121	100.00	674,550	1,354,595	
1973/01		0.20	8.0622	3.0000	5.0622	121	100.00	678,597	1,424,412	
1973/07		0.20	10.7186	3.0000	7.7186	121	100.00	682,669	1,504,998	
1974/01		0.30	12.9457	3.0000	9.9457	121	100.00	688,813	1,583,648	
1974/07		0.30	13.0494	3.0000	10.0494	121	100.00	695,012	1,632,774	
1975/01		0.40	13.1399	3.0000	10.1399	121	100.00	703,352	1,683,231	
1975/07		0.40	14.2033	3.0000	11.2033	121	100.00	711,792	1,751,717	
1976/01		0.50	15.2478	3.0000	12.2478	121	100.00	722,469	1,822,502	
1976/07		0.50	15.7330	3.0000	12.7330	121	100.00	733,306	1,886,027	
1977/01		0.60	16.4836	3.0000	13.4836	121	100.00	746,506	1,956,812	
1977/07		0.60	18.5412	3.0000	15.5412	121	100.00	759,943	2,055,669	
1978/01	2,459	0.70	20.2809	3.0000	17.2809	121	100.00	778,361	2,153,195	
1978/07		0.70	22.8203	3.0000	19.8203	121	100.00	794,707	2,272,380	
1979/01		0.80	24.9476	3.0000	21.9476	121	100.00	813,780	2,388,903	
1979/07		0.80	26.1458	3.0000	23.1458	121	100.00	833,311	2,489,212	
1980/01		0.90	29.3115	3.0000	26.3115	121		833,311	2,642,761	
1980/07		0.90	30.1222	3.0000	27.1222	121		833,311	2,743,433	
1981/01		1.00	30.9462	3.0000	27.9462	121		833,311	2,848,340	
1981/07		1.00	30.5350	3.0000	27.5350	121		833,311	2,922,029	
1982/01	3,171	1.00	30.2110	3.0000	27.2110	121		836,482	3,000,316	
1982/07		1.00	29.5087	3.0000	26.5087	121		836,482	3,069,165	
1983/04	2,034,244	1.00	29.1375	3.0000	26.1375	121		2,870,726	3,149,872	
1983/07		1.00	30.0953	3.0000	27.0953	121		2,870,726	3,274,502	
1984/01	13,415	1.00	28.3905	3.0000	25.3905	121		2,884,141	3,316,973	
1984/07		1.00	27.3084	3.0000	24.3084	121		2,884,141	3,380,619	
1985/01	250	1.00	25.4555	3.0000	22.4555	121		2,884,391	3,419,339	
1985/10		1.00	23.3077	3.0000	20.3077	121		2,884,391	3,448,500	
1986/01	3,049	1.00	21.1376	3.0000	18.1376	121		2,887,440	3,477,177	



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1986/07		1.00	18.4350	3.0000	15.4350	121		2,887,440	3,470,522	
1987/01	549	1.00	16.4441	3.0000	13.4441	121		2,887,989	3,532,595	
1987/07		1.00	14.3448	3.0000	11.3448	121	0.78	2,887,989	3,560,183	
1988/01		1.00	12.2455	3.0000	9.2455	121	0.78	2,887,989	3,589,102	
1988/07		1.00	9.8354	3.0000	6.8354	121	0.78	2,887,989	3,587,166	
1989/01		1.00	7.4253	3.0000	4.4253	121	0.78	2,887,989	3,608,341	
1989/07		1.00	5.0152	3.0000	2.0152	121	0.78	2,887,989	3,632,783	
1990/01		1.00	2.6051	2.6051		121	6.03	2,887,989	3,651,054	
1990/07		1.00	0.5899	0.5899		121	6.03	2,887,989	3,672,592	
1991/01		1.00	0.5899	0.5899		121	8.94	2,887,989	3,694,130	
1991/07		1.00	1.4932	1.4932		121	8.94	2,887,989	3,749,306	
1992/01		0.95	2.0117	2.0117		121	8.94	2,887,989	3,824,689	
1992/07		0.95	1.8152	1.8152		121	11.17	2,887,989	3,894,143	
1993/01		0.90	1.7710	1.7710		121	13.24	2,887,989	3,963,113	
1993/07		0.90	1.5329	1.5329		121	13.24	2,887,989	4,023,855	
1994/01		0.85	1.6983	1.6983		121	11.75	2,887,989	4,092,220	
1994/07		0.85	1.5991	1.5991		121	11.75	2,887,989	4,157,681	
1995/01		0.80	1.5812	1.5812		121	12.55	2,887,989	4,223,384	
1995/07		0.80	1.5250	1.5250		121	12.55	2,887,989	4,287,756	
1996/01		0.75	1.7228	1.7228		121	17.76	2,887,989	4,361,687	
1996/07		0.75	1.3294	1.3294		121	17.76	2,887,989	4,419,646	
1997/01		0.70	1.4109	1.4109		121	15.64	2,887,989	4,481,961	
1997/07		0.70	1.0917	1.0917		121	15.64	2,887,989	4,530,845	
1998/01		0.65	1.1663	1.1663		121	14.21	2,887,989	4,583,722	
1998/07		0.65	1.0794	1.0794		121	14.21	2,887,989	4,633,211	
1999/01		0.60	1.4499	1.4499		121	10.86	2,887,989	4,700,366	
1999/07		0.60	1.2299	1.2299		121	10.86	2,887,989	4,758,204	
2000/01	34,289	0.55	1.3356	1.3356		121	11.51	2,922,278	4,821,729	
2000/07		0.55	1.1129	1.1129		121	11.51	2,922,278	4,875,332	
2001/01		0.50	1.2976	1.2976		121	13.70	2,922,278	4,938,615	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		0.50	0.9615	0.9615		121	13.70	2,922,278	4,986,047	
2002/01		0.45	1.0301	1.0301		121	10.40	2,922,278	5,037,351	
2002/07		0.45	0.8337	0.8337		121	10.40	2,922,278	5,079,338	
2003/01	18,428	0.40	1.3271	1.3271		121	9.97	2,940,706	5,146,735	
2003/07		0.40	1.1664	1.1664		121	9.97	2,940,706	5,206,751	
2004/01		0.35	1.1103	1.1103		120	15.77	2,940,706	5,221,080	
2004/07		0.35	0.8378	0.8378		120	15.77	2,940,706	5,264,880	
2005/01	22,719	0.30	0.8595	0.8595		120	11.76	2,963,425	5,310,120	
2005/07		0.30	0.7364	0.7364		120	11.76	2,963,425	5,349,240	
2006/01	34,437	0.25	0.9068	0.9068		120	22.26	2,997,862	5,397,720	
2006/07		0.25	0.8133	0.8133		120	22.26	2,997,862	5,441,640	
2007/01	46,926	0.20	1.0133	1.0133		120	33.52	3,048,491	5,496,720	
2007/07		0.20	1.1050	1.1050		120	33.52	3,052,597	5,557,440	
2008/01		0.15	0.8556	0.8556		120	33.64	3,054,992	5,604,960	
2008/07		0.15	0.6104	0.6104		120	33.64	3,056,704	5,639,160	
2009/01		0.10	1.3268	1.3268		120	32.73	3,059,118	5,714,040	
2009/07		0.10	0.6841	0.6841		120	32.73	3,060,363	5,753,160	
2010/01	46,088	0.05	0.8643	0.8643		120	42.27	3,107,467	5,802,840	
2010/07		0.05	0.7107	0.7107		120	42.27	3,108,315	5,844,120	
2011/01		0.00	0.9198	0.9198		120	37.14	3,108,315	5,897,880	
2011/07		0.00	0.9028	0.9028		120	37.14	3,108,315	5,951,160	
2012/01		0.00	0.3865	0.3865		120	42.91	3,108,315	5,974,200	
2012/07		0.00	0.9417	0.9417		120	42.91	3,108,315	6,030,480	
2013/01		0.00	0.4901	0.4901		120	43.60	3,108,315	6,060,000	
2013/07		0.00	0.6196	0.6196		120	43.60	3,108,315	6,097,560	
2014/01	1,646,744	0.00	0.8564	0.8564		120	47.49	4,755,059	6,149,760	
2014/07		0.00	1.2383	1.2383		120	47.49	4,755,059	6,225,960	
2015/01		0.00	0.7571	0.7571		120	44.54	4,755,059	6,273,120	
2015/09		0.00	1.5736	1.5736		120	44.54	4,755,059	6,371,880	
2016/09		0.00	1.9890	1.9890		120	34.77	4,755,059	6,498,600	

Message Code:



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 Rate Semester 09/01/2016 through 08/31/2017

0209856-00 - 2016/09

239.69

Sun Terrace Health Care Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Partnership

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
105 TRINITY LAKES DR	9/1/2014-8/31/2015	Number of Beds: 109	Superior: 0
SUN CITY CENTER, FL 33573	Days in CR 365	Maximum: 39,785	Standard: 366
County: Hillsborough [29]	First Used : 2016/09	Max Annualized: 39,785	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 35,600	Total: 366
Control: Proprietary : Partnership	Unaudited	Medicare: 18,070	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 8,316	FY Index: 1.36645256
Class at 1/94: North Large	Medicaid Utilization	23.35955%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	89.48096%	Cost: 1.05642486
Open Date: 03/01/1983	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 03/01/1983	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24399678
Entered Medicaid 09/01/1987	Low Occupancy Adjustment Factor:	113.16390%	DC Sem Index: 1.30450000
Med # Active Date: 09/01/1987	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04863615
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	497,057	783,676	686,528	207,817		2,175,078	
1a	Audit Adjustments							
2	Cost Per Diem	59.7712	94.2371	82.5551	24.9900		261.5534	
3	Cost Per Diem Inflated	63.1438	98.8204	87.2133				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	63.1438	98.8204	87.2133	24.9900		274.1675	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	52.0786		59.0692				
7	Provider Target Rate	54.9756		62.3551				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500			
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292				
10	Target Rate Class Ceiling	59.0945		68.1848				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	54.9756	98.8204	62.3551	13.6500		229.8011	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	54.9756	98.8204	62.3551	13.6500		229.8011	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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Computation of Nursing Home Medicaid Reimbursement Rate

Rate Semester 09/01/2016 through 08/31/2017

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Sun Terrace Health Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 09/01/1987		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	1,061,208.00		Total Amount	Per Diem
RS to Start Calcs:	1982/07	Type:	Variable	80% Capital(1):	4,172,726	7.1475
Indexed Asset Value	5,215,907	<60% of Base:	False	20% ROE(2):	1,043,181	0.5949
FRVS Base Asset:	1,239,028	Interest Rate:	2.1100%	Insurance Cost(3):	80,596	2.2639
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	124,250	3.4902
ROE Factor	0.020420	Amortization Rate:	2.1100%	Home Office(3):	20,021	0.5624
		Interest Only:	False	Replacement(3&4):	177,490	0.0000
		Yearly Payment:	255,926	Total FRVS PD:		14.0589

(1) 80% Capital (\$4,172,726) amortized at 2.1100 % for 20 years Principal & Interest of \$255,926 divided by annual available days (39785) divided by Occup. Adj. (0.90) = \$7.1475

(2) 20% ROE (\$1,043,181) times the ROE factor (0.020420) divided by annual available days (39785) divided by Occup. Adj. (0.90) = \$0.5949

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	01/01/1982	Current RS PBS:	24,796
Comparison Bed	120	Effective PBS Limitation	54,155
			2,975,520

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.9756	54.9756	2.4942	52.4814
Direct Care	98.8204	98.8204	4.4834	94.3370
Indirect Care	62.3551	62.3551	2.8290	59.5261
Property	13.6500	14.0589	0.6378	13.4211
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				11.7469
Supplemental Rate				8.1814
Totals	229.8011	230.2100	10.4444	239.6939

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1983/04	1,239,028	0.00	2.6288	2.6288		120		1,239,028	2,975,520	
1983/07		0.10	3.9578	3.0000	0.9578	120		1,239,028	3,247,440	
1984/01		0.10	2.2530	2.2530		120		1,239,028	3,289,560	
1984/07		0.20	1.9179	1.9179		120		1,239,028	3,352,680	
1985/01		0.20	1.1471	1.1471		120		1,239,028	3,391,080	
1985/10		0.30	0.8522	0.8522		120		1,239,028	3,420,000	
1986/01		0.30	0.8299	0.8299		120		1,239,028	3,448,440	
1986/07		0.40	0.2974	0.2974		120		1,239,028	3,441,840	
1987/01		0.40	1.0091	1.0091		120		1,239,028	3,503,400	
1987/07	1,751,700	0.50	0.9007	0.9007		120	13.36	2,990,728	3,530,760	
1988/01		0.50	0.9007	0.9007		120	13.36	2,990,728	3,559,440	
1988/07		0.60	0.5899	0.5899		120	13.36	2,990,728	3,557,520	
1989/01		0.60	0.5899	0.5899		120	13.36	2,990,728	3,578,520	
1989/07		0.70	0.5899	0.5899		120	13.36	2,990,728	3,602,760	
1990/01		0.70	0.5899	0.5899		120	27.86	2,996,983	3,620,880	
1990/07		0.80	0.5899	0.5899		120	27.86	3,004,147	3,642,240	
1991/01		0.80	0.5899	0.5899		120	23.10	3,004,147	3,663,600	
1991/07		0.90	1.4932	1.4932		120	23.10	3,004,147	3,718,320	
1992/01		0.90	2.0117	2.0117		120	24.10	3,004,147	3,793,080	
1992/07		1.00	1.8152	1.8152		120	27.58	3,031,492	3,861,960	
1993/01		1.00	1.7710	1.7710		120	27.58	3,058,414	3,930,360	
1993/07		1.00	1.5329	1.5329		120	33.85	3,087,268	3,990,600	
1994/01		1.00	1.6983	1.6983		120	33.85	3,119,537	4,058,400	
1994/07		1.00	1.5991	1.5991		120	37.64	3,153,676	4,123,320	
1995/01		1.00	1.5812	1.5812		120	37.64	3,187,802	4,188,480	
1995/07		1.00	1.5250	1.5250		120	43.65	3,226,384	4,252,320	
1996/01		1.00	1.7228	1.7228		120	43.65	3,270,498	4,325,640	
1996/07		1.00	1.3294	1.3294		120	41.95	3,303,660	4,383,120	
1997/01		1.00	1.4109	1.4109		120	41.95	3,339,212	4,444,920	
1997/07	172,840	1.00	1.0917	1.0917		120	45.39	3,542,137	4,493,400	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/01		1.00	1.1663	1.1663		120	45.39	3,542,137	4,545,840	5
1998/07		1.00	1.0794	1.0794		120	45.39	3,576,231	4,594,920	5
1999/01		1.00	1.4499	1.4499		120	45.95	3,651,794	4,661,520	
1999/07		1.00	1.2299	1.2299		120	45.95	3,689,317	4,718,880	
2000/01		1.00	1.3356	1.3356		120	45.33	3,729,928	4,781,880	
2000/07		1.00	1.1129	1.1129		120	45.33	3,764,140	4,835,040	
2001/01	20,204	1.00	1.2976	1.2976		120	49.96	3,828,712	4,897,800	
2001/07	24,887	1.00	0.9615	0.9615		120	45.57	3,884,100	4,944,840	
2002/01		1.00	1.0301	1.0301		120	52.21	3,922,081	4,995,720	
2002/07		1.00	0.8337	0.8337		120	52.21	3,922,081	5,037,360	5
2003/01	24,902	1.00	1.3271	1.3271		120	49.55	4,025,286	5,104,200	
2003/07		0.95	1.1664	1.1664		120	49.55	4,065,470	5,163,720	
2004/01		0.95	1.1103	1.1103		120	49.55	4,104,103	5,221,080	
2004/07		0.90	0.8378	0.8378		120	51.78	4,133,236	5,264,880	
2005/01		0.90	0.8595	0.8595		120	51.78	4,163,339	5,310,120	
2005/07		0.85	0.7364	0.7364		109	53.11	4,188,502	4,858,893	
2006/01		0.85	0.9068	0.9068		109	53.11	4,219,678	4,902,929	
2006/07		0.80	0.8133	0.8133		109	52.97	4,246,118	4,942,823	
2007/01		0.80	1.0133	1.0133		109	52.97	4,279,267	4,992,854	
2007/07		0.75	1.1050	1.1050		109	56.34	4,314,734	5,048,008	
2008/01		0.75	0.8556	0.8556		109	56.34	4,342,422	5,091,172	
2008/07	22,985	0.70	0.6104	0.6104		109	56.34	4,383,962	5,122,237	
2009/01	45,146	0.70	1.3268	1.3268		109	44.59	4,462,119	5,190,253	
2009/07		0.65	0.6841	0.6841		109	44.59	4,478,206	5,225,787	
2010/01		0.65	0.8643	0.8643		109	44.59	4,498,603	5,270,913	
2010/07		0.60	0.7107	0.7107		109	42.00	4,513,251	5,308,409	
2011/01	72,880	0.60	0.9198	0.9198		109	38.77	4,603,689	5,357,241	
2011/07		0.55	0.9028	0.9028		109	38.77	4,619,801	5,405,637	
2012/01		0.55	0.3865	0.3865		109	38.77	4,626,724	5,426,565	
2012/07	170,469	0.50	0.9417	0.9417		109	33.81	4,810,586	5,477,686	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/01		0.50	0.4901	0.4901		109	33.81	4,817,834	5,504,500	
2013/07	144,000	0.45	0.6196	0.6196		109	31.12	4,969,434	5,538,617	
2014/01		0.45	0.8564	0.8564		109	31.12	4,980,271	5,586,032	
2014/07	121,321	0.40	1.2383	1.2383		109	27.53	5,113,939	5,655,247	
2015/01	80,124	0.40	0.7571	0.7571		109	27.22	5,201,727	5,698,084	
2015/09		0.35	1.5736	1.5736		109	27.22	5,215,907	5,787,791	
2016/09		0.30	1.9890	1.9890		109	23.36	5,215,907	5,902,895	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

ID: 209856083120150901201411052015094043



Florida Agency for Health Care Administration
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Life Care Center of Altamonte Springs

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
989 ORIENTA AVE	8/1/2013-7/31/2014	Number of Beds: 240	Superior: 0
ALTAMONTE SPRINGS, FL 327	Days in CR 365	Maximum: 87,600	Standard: 366
County: Seminole [59]	First Used : 2015/01	Max Annualized: 87,600	Conditional: 0
Region: Central Area: 7	Last Used: 2016/09	Total Patient: 73,487	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 19,285	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 45,183	FY Index: 1.32622051
Class at 1/94: North Large	Medicaid Utilization	61.48434%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	83.88927%	Cost: 1.08847242
Open Date: 02/01/1976	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 02/01/1976	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22383277
Entered Medicaid 02/01/1976	Low Occupancy Adjustment Factor:	106.09226%	DC Sem Index: 1.30450000
Med # Active Date: 09/01/1988	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06591361
Previous Med # 204528			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,003,098	3,852,385	2,299,982	315,829		8,471,294	
1a	Audit Adjustments							
2	Cost Per Diem	44.3330	85.2618	50.9037	6.9900		187.4885	
3	Cost Per Diem Inflated	48.2552	90.8817	55.4073				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	48.2552	90.8817	55.4073	6.9900		201.5342	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	59.1182		59.0692				
7	Provider Target Rate	62.4068		62.3551				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500			
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292				
10	Target Rate Class Ceiling	59.0945		68.1848				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	48.2552	90.8817	55.4073	6.9900		201.5342	
12/13	Medicaid Adjustment Rate		1.1742	0.7159				
14	Prospective Per Diem 11	48.2552	92.0559	56.1232	6.9900		203.4243	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Life Care Center of Altamonte Springs

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	10/01/1985	Amount:	2,004,398.00		Total Amount	Per Diem
RS to Start Calcs:	1976/01	Type:	Fixed	80% Capital(1):	7,219,987	11.3856
Indexed Asset Value	9,024,984	<60% of Base:	True	20% ROE(2):	1,804,997	0.5222
FRVS Base Asset:	4,075,311	Interest Rate:	10.6250%	Insurance Cost(3):	30,321	0.4126
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	108,934	1.4824
ROE Factor	0.022810	Amortization Rate:	12.5000%	Home Office(3):	71,185	0.9687
		Interest Only:	True	Replacement(3&4):	135,453	0.0000
		Yearly Payment:	897,642	Total FRVS PD:		14.7715

(1) 80% Capital (\$7,219,987) amortized at 12.5000 % for 20 years Interest of \$897,642 divided by annual available days (87600) divided by Occup. Adj. (0.90) = \$11.3856

(2) 20% ROE (\$1,804,997) times the ROE factor (0.022810) divided by annual available days (87600) divided by Occup. Adj. (0.90) = \$0.5222

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	240	Effective PBS Limitation	54,155
			6,840,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	48.2552	48.2552	2.1893	46.0659
Direct Care	92.0559	92.0559	4.1765	87.8794
Indirect Care	56.1232	56.1232	2.5463	53.5769
Property	6.9900	14.7715	0.6702	14.1013
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.4092
Supplemental Rate				8.1814
Totals	203.4243	211.2058	9.5823	228.2141

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1976/01	188,921	0.00	4.0445	3.0000	1.0445	240	100.00	188,921	3,614,880	
1976/07		0.10	4.5297	3.0000	1.5297	240	100.00	189,488	3,740,880	
1977/01		0.10	5.2803	3.0000	2.2803	240	100.00	190,056	3,881,280	
1977/07		0.20	7.3379	3.0000	4.3379	240	100.00	191,196	4,077,360	
1978/01		0.20	9.0776	3.0000	6.0776	240	100.00	192,343	4,270,800	
1978/07		0.30	11.6170	3.0000	8.6170	240	100.00	194,074	4,507,200	
1979/01		0.30	13.7443	3.0000	10.7443	240	100.00	195,821	4,738,320	
1979/07		0.40	14.9425	3.0000	11.9425	240	100.00	198,171	4,937,280	
1980/01	222,183	0.40	18.1082	3.0000	15.1082	240	74.34	422,732	5,241,840	
1980/07		0.50	18.9189	3.0000	15.9189	240	74.34	429,073	5,441,520	
1981/01		0.50	19.7429	3.0000	16.7429	240	70.44	435,509	5,649,600	
1981/07		0.60	19.3317	3.0000	16.3317	240	70.44	443,348	5,795,760	
1982/01		0.60	19.0077	3.0000	16.0077	240	72.79	451,328	5,951,040	
1982/07		0.70	18.3054	3.0000	15.3054	240	72.79	460,806	6,087,600	
1983/04	2,721,334	0.70	17.9342	3.0000	14.9342	240	69.84	3,191,817	6,247,680	
1983/07		0.80	18.8920	3.0000	15.8920	240	69.84	3,268,421	6,494,880	
1984/01	12,677	0.80	17.1872	3.0000	14.1872	240	65.26	3,359,540	6,579,120	
1984/07		0.90	16.1051	3.0000	13.1051	240	65.26	3,450,248	6,705,360	
1985/01	4,160	0.90	14.2522	3.0000	11.2522	240	62.98	3,547,565	6,782,160	
1985/10	421,319	1.00	12.1044	3.0000	9.1044	240	62.98	4,075,311	6,840,000	
1986/01		1.00	9.9343	3.0000	6.9343	240	62.98	4,197,570	6,896,880	
1986/07		1.00	7.2317	3.0000	4.2317	240	62.98	4,323,497	6,883,680	
1987/01		1.00	5.2408	3.0000	2.2408	240	62.98	4,453,202	7,006,800	
1987/07		1.00	3.1415	3.0000	0.1415	240	61.12	4,586,798	7,061,520	
1988/01		1.00	1.0422	1.0422		240	61.12	4,634,602	7,118,880	
1988/07		1.00	0.5899	0.5899		240	65.30	4,661,942	7,115,040	
1989/01		1.00	0.5899	0.5899		240	65.30	4,689,443	7,157,040	
1989/07		1.00	0.5899	0.5899		240	70.86	4,717,106	7,205,520	
1990/01		1.00	0.5899	0.5899		240	70.86	4,744,932	7,241,760	
1990/07		1.00	0.5899	0.5899		240	63.87	4,772,922	7,284,480	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1991/01		1.00	0.5899	0.5899		240	63.87	4,801,077	7,327,200	
1991/07	49,702	1.00	1.4932	1.4932		240	71.45	4,922,469	7,436,640	
1992/01		1.00	2.0117	2.0117		240	71.45	5,021,494	7,586,160	
1992/07		1.00	1.8152	1.8152		240	71.50	5,112,644	7,723,920	
1993/01		1.00	1.7710	1.7710		240	71.50	5,203,189	7,860,720	
1993/07		1.00	1.5329	1.5329		240	76.25	5,282,949	7,981,200	
1994/01		1.00	1.6983	1.6983		240	76.25	5,372,669	8,116,800	
1994/07		1.00	1.5991	1.5991		240	80.48	5,458,583	8,246,640	
1995/01		1.00	1.5812	1.5812		240	80.48	5,544,894	8,376,960	
1995/07	477,769	1.00	1.5250	1.5250		240	80.35	6,107,223	8,504,640	
1996/01		1.00	1.7228	1.7228		240	80.35	6,212,438	8,651,280	
1996/07		0.95	1.3294	1.3294		240	81.45	6,290,895	8,766,240	
1997/01		0.95	1.4109	1.4109		240	81.45	6,375,218	8,889,840	
1997/07		0.90	1.0917	1.0917		240	84.44	6,437,855	8,986,800	
1998/01		0.90	1.1663	1.1663		240	84.44	6,505,433	9,091,680	
1998/07		0.85	1.0794	1.0794		240	82.54	6,565,120	9,189,840	
1999/01		0.85	1.4499	1.4499		240	82.54	6,646,029	9,323,040	
1999/07	167,785	0.80	1.2299	1.2299		240	81.20	6,879,204	9,437,760	
2000/01		0.80	1.3356	1.3356		240	81.20	6,952,708	9,563,760	
2000/07	190,122	0.75	1.1129	1.1129		240	78.89	7,200,864	9,670,080	
2001/01		0.75	1.2976	1.2976		240	78.89	7,270,943	9,795,600	
2001/07		0.70	0.9615	0.9615		240	68.50	7,319,884	9,889,680	
2002/01		0.70	1.0301	1.0301		240	68.02	7,372,668	9,991,440	
2002/07		0.65	0.8337	0.8337		240	68.02	7,412,620	10,074,720	
2003/01		0.65	1.3271	1.3271		240	68.80	7,476,561	10,208,400	
2003/07		0.60	1.1664	1.1664		240	68.80	7,528,882	10,327,440	
2004/01		0.60	1.1103	1.1103		240	65.22	7,579,039	10,442,160	
2004/07		0.55	0.8378	0.8378		240	65.22	7,613,963	10,529,760	
2005/01	61,082	0.55	0.8595	0.8595		240	62.39	7,711,036	10,620,240	
2005/07		0.50	0.7364	0.7364		240	62.39	7,739,428	10,698,480	



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228.21

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2006/01		0.50	0.9068	0.9068		240	62.39	7,774,519	10,795,440	
2006/07	174,131	0.45	0.8133	0.8133		240	60.84	7,977,105	10,883,280	
2007/01	201,050	0.45	1.0133	1.0133		240	61.94	8,214,531	10,993,440	
2007/07		0.40	1.1050	1.1050		240	61.94	8,250,839	11,114,880	
2008/01		0.40	0.8556	0.8556		240	61.94	8,279,073	11,209,920	
2008/07	55,825	0.35	0.6104	0.6104		240	59.35	8,352,582	11,278,320	
2009/01		0.35	1.3268	1.3268		240	59.35	8,391,371	11,428,080	
2009/07	238,774	0.30	0.6841	0.6841		240	59.20	8,647,364	11,506,320	
2010/01	48,110	0.30	0.8643	0.8643		240	60.15	8,717,897	11,605,680	
2010/07		0.25	0.7107	0.7107		240	60.15	8,733,389	11,688,240	
2011/01		0.25	0.9198	0.9198		240	63.56	8,753,476	11,795,760	
2011/07		0.20	0.9028	0.9028		240	63.56	8,769,285	11,902,320	
2012/01		0.20	0.3865	0.3865		240	63.38	8,776,064	11,948,400	
2012/07		0.15	0.9417	0.9417		240	63.38	8,788,465	12,060,960	
2013/01		0.15	0.4901	0.4901		240	63.38	8,794,925	12,120,000	
2013/07	54,205	0.10	0.6196	0.6196		240	62.64	8,854,583	12,195,120	
2014/01	109,537	0.10	0.8564	0.8564		240	63.07	8,971,700	12,299,520	
2014/07		0.05	1.2383	1.2383		240	63.07	8,977,253	12,451,920	
2015/01	44,329	0.05	0.7571	0.7571		240	61.48	9,024,984	12,546,240	
2015/09		0.00	1.5736	1.5736		240	61.48	9,024,984	12,743,760	
2016/09		0.00	1.9890	1.9890		240	61.48	9,024,984	12,997,200	

Message Code:

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

ID: 210137073120140801201310192014113004



Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

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243.76

Covenant Village Care Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : Church

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
9211 W BROWARD BLVD	2/1/2015-1/31/2016	Number of Beds: 60	Superior: 0
PLANTATION, FL 33324	Days in CR 365	Maximum: 21,900	Standard: 366
County: Broward [6]	First Used : 2016/09	Max Annualized: 21,900	Conditional: 0
Region: South Area: 10	Last Used: 2016/09	Total Patient: 18,162	Total: 366
Control: Nonprofit : Church	Unaudited	Medicare: 5,858	Inflation
Current Class South Small	Initial CR? False	Medicaid: 6,475	FY Index: 1.38133246
Class at 1/94: South Small	Medicaid Utilization	35.65136%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	82.93151%	Cost: 1.04504491
Open Date: 03/15/1988	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 03/15/1988	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25516446
Entered Medicaid 03/15/1988	Low Occupancy Adjustment Factor:	104.88101%	DC Sem Index: 1.30450000
Med # Active Date: 03/15/1988	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03930604
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	365,378	614,048	479,345	49,793		1,508,564
1a	Audit Adjustments						
2	Cost Per Diem	56.4290	94.8337	74.0301	7.6900		232.9828
3	Cost Per Diem Inflated	58.9708	98.5612	77.3648			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	58.9708	98.5612	77.3648	7.6900		242.5868
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	105.3419		75.0306			
7	Provider Target Rate	111.2019		79.2044			
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	71.0408	115.1428	97.4246	13.6500		
9	Prior Semester: Class Ceiling Target Base	72.3589		85.0807			
10	Target Rate Class Ceiling	75.1765		88.3937			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	58.9708	98.5612	77.3648	7.6900		242.5868
12/13	Medicaid Adjustment Rate						
14	Prospective Per Diem 11	58.9708	98.5612	77.3648	7.6900		242.5868
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



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Covenant Village Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 03/15/1988		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,364,442.00		Total Amount	Per Diem
RS to Start Calcs:	1988/01	Type:	Variable	80% Capital(1):	1,822,737	9.9560
Indexed Asset Value	2,278,421	<60% of Base:	False	20% ROE(2):	455,684	0.4696
FRVS Base Asset:	1,765,380	Interest Rate:	8.9600%	Insurance Cost(3):	7,954	0.4379
Occup Adj Factor	0.9000	Chase Rate:	8.7500%	Taxes Cost(3):	0	0.0000
ROE Factor	0.020310	Amortization Rate:	8.9600%	Home Office(3):	18,367	1.0113
		Interest Only:	False	Replacement(3&4):	249,483	0.0000
		Yearly Payment:	196,233	Total FRVS PD:		11.8748

(1) 80% Capital (\$1,822,737) amortized at 8.9600 % for 20 years Principal & Interest of \$196,233 divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$9.9560

(2) 20% ROE (\$455,684) times the ROE factor (0.020310) divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$0.4696

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	29,423
Comparison Date: 07/01/1987	Current RS PBS:	54,155
Comparison Bed 60	Effective PBS Limitation	1,765,380

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.9708	58.9708	2.6755	56.2953
Direct Care	98.5612	98.5612	4.4717	94.0895
Indirect Care	77.3648	77.3648	3.5100	73.8548
Property	7.6900	11.8748	0.5388	11.3360
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	242.5868	246.7716	11.1960	243.7570

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1988/01	2,372,607	0.00	0.9007	0.9007		60	11.99	1,765,380	1,765,380	1
1988/07		0.10	0.5899	0.5899		60	11.99	1,765,380	1,778,760	
1989/01		0.10	0.5899	0.5899		60	11.99	1,765,380	1,789,260	
1989/07		0.20	0.5899	0.5899		60	11.99	1,765,380	1,801,380	
1990/01		0.20	0.5899	0.5899		60	11.99	1,765,380	1,810,440	
1990/07		0.30	0.5899	0.5899		60	11.99	1,765,380	1,821,120	
1991/01	8,652	0.30	0.5899	0.5899		60	21.88	1,774,032	1,831,800	
1991/07		0.40	1.4932	1.4932		60	21.88	1,774,032	1,859,160	
1992/01		0.40	2.0117	2.0117		60	19.05	1,774,032	1,896,540	
1992/07		0.50	1.8152	1.8152		60	19.05	1,774,032	1,930,980	
1993/01		0.50	1.7710	1.7710		60	21.34	1,774,032	1,965,180	
1993/07		0.60	1.5329	1.5329		60	21.34	1,774,032	1,995,300	
1994/01		0.60	1.6983	1.6983		60	27.27	1,782,995	2,029,200	
1994/07		0.70	1.5991	1.5991		60	27.27	1,792,891	2,061,660	
1995/01	49,646	0.70	1.5812	1.5812		60	35.56	1,855,367	2,094,240	
1995/07		0.80	1.5250	1.5250		60	35.56	1,870,002	2,126,160	
1996/01		0.80	1.7228	1.7228		60	30.54	1,884,313	2,162,820	
1996/07		0.90	1.3294	1.3294		60	30.54	1,896,832	2,191,560	
1997/01	15,995	0.90	1.4109	1.4109		60	27.94	1,912,827	2,222,460	5
1997/07		1.00	1.0917	1.0917		60	27.94	1,935,739	2,246,700	
1998/01	36,223	1.00	1.1663	1.1663		60	29.56	1,984,096	2,272,920	
1998/07		1.00	1.0794	1.0794		60	29.56	1,995,606	2,297,460	
1999/01		1.00	1.4499	1.4499		60	34.23	2,013,614	2,330,760	
1999/07		1.00	1.2299	1.2299		60	34.23	2,029,027	2,359,440	
2000/01	15,599	1.00	1.3356	1.3356		60	24.91	2,044,626	2,390,940	
2000/07		1.00	1.1129	1.1129		60	24.91	2,044,626	2,417,520	
2001/01		1.00	1.2976	1.2976		60	24.05	2,044,626	2,448,900	
2001/07		1.00	0.9615	0.9615		60	24.05	2,044,626	2,472,420	
2002/01		1.00	1.0301	1.0301		60	22.21	2,044,626	2,497,860	
2002/07	12,081	1.00	0.8337	0.8337		60	20.46	2,056,707	2,518,680	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2003/01		1.00	1.3271	1.3271		60	20.46	2,056,707	2,552,100	
2003/07		1.00	1.1664	1.1664		60	20.46	2,056,707	2,581,860	
2004/01		1.00	1.1103	1.1103		60	20.46	2,056,707	2,610,540	
2004/07	69,519	1.00	0.8378	0.8378		60	19.79	2,126,226	2,632,440	
2005/01		1.00	0.8595	0.8595		60	19.79	2,126,226	2,655,060	
2005/07		1.00	0.7364	0.7364		60	19.79	2,126,226	2,674,620	
2006/01		1.00	0.9068	0.9068		60	19.79	2,126,226	2,698,860	
2006/07		1.00	0.8133	0.8133		60	19.79	2,126,226	2,720,820	
2007/01		1.00	1.0133	1.0133		60	19.79	2,126,226	2,748,360	
2007/07		1.00	1.1050	1.1050		60	19.79	2,126,226	2,778,720	
2008/01		1.00	0.8556	0.8556		60	15.27	2,126,226	2,802,480	
2008/07		0.95	0.6104	0.6104		60	15.27	2,126,226	2,819,580	
2009/01		0.95	1.3268	1.3268		60	15.27	2,126,226	2,857,020	
2009/07		0.90	0.6841	0.6841		60	15.27	2,126,226	2,876,580	
2010/01		0.90	0.8643	0.8643		60	15.27	2,126,226	2,901,420	
2010/07		0.85	0.7107	0.7107		60	15.27	2,126,226	2,922,060	
2011/01		0.85	0.9198	0.9198		60	15.27	2,126,226	2,948,940	
2011/07		0.80	0.9028	0.9028		60	26.11	2,133,516	2,975,580	
2012/01	10,926	0.80	0.3865	0.3865		60	27.47	2,147,737	2,987,100	
2012/07		0.75	0.9417	0.9417		60	27.47	2,155,313	3,015,240	
2013/01	77,114	0.75	0.4901	0.4901		60	23.26	2,232,427	3,030,000	
2013/07		0.70	0.6196	0.6196		60	23.26	2,232,427	3,048,780	
2014/01		0.70	0.8564	0.8564		60	32.35	2,240,299	3,074,880	
2014/07		0.65	1.2383	1.2383		60	32.35	2,250,905	3,112,980	
2015/01		0.65	0.7571	0.7571		60	24.93	2,250,905	3,136,560	
2015/09		0.60	1.5736	1.5736		60	29.69	2,262,378	3,185,940	
2016/09		0.55	1.9890	1.9890		60	35.65	2,278,421	3,249,300	

Message Code:

- | | |
|---|----------------------------------|
| 1 | Per Bed Standard Limitation |
| 5 | Uncorrected Licensure Deficiency |



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
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244.14

John Knox Village Med Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
4100 E FLETCHER AVE	1/1/2014-12/31/2014	Number of Beds: 163	Superior: 0
TAMPA, FL 33613	Days in CR 365	Maximum: 59,495	Standard: 366
County: Hillsborough [29]	First Used : 2016/09	Max Annualized: 59,495	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 56,032	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 12,359	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 18,353	FY Index: 1.34193004
Class at 1/94: North Large	Medicaid Utilization	32.75450%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.17934%	Cost: 1.07573004
Open Date: 11/01/1978	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 11/01/1978	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 12/01/1987	Low Occupancy Adjustment Factor:	119.10580%	DC Sem Index: 1.30450000
Med # Active Date: 12/01/1987	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,183,221	1,814,439	1,150,230	241,525		4,389,415	
1a	Audit Adjustments							
2	Cost Per Diem	64.4702	98.8633	62.6726	13.1600		239.1661	
3	Cost Per Diem Inflated	69.3525	104.9367	67.4188				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	69.3525	104.9367	67.4188	13.1600		254.8680	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	98.6717		89.9353				
7	Provider Target Rate	104.1606		94.9382				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500			
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292				
10	Target Rate Class Ceiling	59.0945		68.1848				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	56.8063	102.9392	67.4188	13.1600		240.3243	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	56.8063	102.9392	67.4188	13.1600		240.3243	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

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John Knox Village Med Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	12/01/1987	Amount:	5,023,570.00		Total Amount	Per Diem
RS to Start Calcs:	1978/07	Type:	Variable	80% Capital(1):	6,481,750	10.4180
Indexed Asset Value	8,102,187	<60% of Base:	False	20% ROE(2):	1,620,437	0.6873
FRVS Base Asset:	2,676,513	Interest Rate:	6.0131%	Insurance Cost(3):	18,796	0.3355
Occup Adj Factor	0.9000	Chase Rate:	7.9765%	Taxes Cost(3):	7,275	0.1298
ROE Factor	0.022710	Amortization Rate:	6.0131%	Home Office(3):	472,662	8.4356
		Interest Only:	False	Replacement(3&4):	1,144,364	0.0000
		Yearly Payment:	557,835	Total FRVS PD:		20.0062

(1) 80% Capital (\$6,481,750) amortized at 6.0131 % for 20 years Principal & Interest of \$557,835 divided by annual available days (59495) divided by Occup. Adj. (0.90) = \$10.4180

(2) 20% ROE (\$1,620,437) times the ROE factor (0.022710) divided by annual available days (59495) divided by Occup. Adj. (0.90) = \$0.6873

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	01/01/1978	Current RS PBS:	54,155
Comparison Bed	50	Effective PBS Limitation	889,750

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	56.8063	56.8063	2.5773	54.2290
Direct Care	102.9392	102.9392	4.6703	98.2689
Indirect Care	67.4188	67.4188	3.0588	64.3600
Property	13.1600	20.0062	0.9077	19.0985
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	240.3243	247.1705	11.2141	244.1378

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1978/07	924,530	0.00	5.5395	3.0000	2.5395	50		889,750	889,750	1
1979/01		0.10	7.6667	3.0000	4.6667	50		889,750	987,150	
1979/07		0.10	8.8649	3.0000	5.8649	50		889,750	1,028,600	
1980/01	91,223	0.20	12.0306	3.0000	9.0306	50		980,973	1,092,050	
1980/07		0.20	12.8413	3.0000	9.8413	50		980,973	1,133,650	
1981/01		0.30	13.6653	3.0000	10.6653	50		980,973	1,177,000	
1981/07		0.30	13.2541	3.0000	10.2541	50		980,973	1,207,450	
1982/01		0.40	12.9301	3.0000	9.9301	50		980,973	1,239,800	
1982/07		0.40	12.2278	3.0000	9.2278	50		980,973	1,268,250	
1983/04		0.50	11.8566	3.0000	8.8566	50		980,973	1,301,600	
1983/07		0.50	12.8144	3.0000	9.8144	50		980,973	1,353,100	
1984/01		0.60	11.1096	3.0000	8.1096	50		980,973	1,370,650	
1984/07		0.60	10.0275	3.0000	7.0275	50		980,973	1,396,950	
1985/01		0.70	8.1746	3.0000	5.1746	50		980,973	1,412,950	
1985/10	1,695,540	0.70	6.0268	3.0000	3.0268	110		2,676,513	3,135,000	
1986/01		0.80	3.8567	3.0000	0.8567	110		2,676,513	3,161,070	
1986/07	21,356	0.80	1.1541	1.1541		110		2,697,869	3,155,020	
1987/01		0.90	1.0091	1.0091		110		2,697,869	3,211,450	
1987/07		0.90	0.9007	0.9007		110	2.20	2,697,869	3,236,530	
1988/01		1.00	0.9007	0.9007		110	2.20	2,697,869	3,262,820	
1988/07		1.00	0.5899	0.5899		110	2.20	2,697,869	3,261,060	
1989/01		1.00	0.5899	0.5899		110	2.20	2,697,869	3,280,310	
1989/07		1.00	0.5899	0.5899		110	2.20	2,697,869	3,302,530	
1990/01		1.00	0.5899	0.5899		110	2.20	2,697,869	3,319,140	
1990/07		1.00	0.5899	0.5899		110	2.20	2,697,869	3,338,720	
1991/01		1.00	0.5899	0.5899		110	2.20	2,697,869	3,358,300	
1991/07		1.00	1.4932	1.4932		110	5.04	2,697,869	3,408,460	
1992/01		1.00	2.0117	2.0117		110	6.95	2,697,869	3,476,990	
1992/07		1.00	1.8152	1.8152		110	6.95	2,697,869	3,540,130	
1993/01	23,441	1.00	1.7710	1.7710		110	7.11	2,721,310	3,602,830	



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1993/07		1.00	1.5329	1.5329		110	7.11	2,721,310	3,658,050	
1994/01		1.00	1.6983	1.6983		110	8.29	2,721,310	3,720,200	
1994/07		1.00	1.5991	1.5991		110	8.29	2,721,310	3,779,710	
1995/01	2,765,841	1.00	1.5812	1.5812		163	13.08	5,487,151	5,689,352	
1995/07		1.00	1.5250	1.5250		163	13.08	5,487,151	5,776,068	
1996/01	78,243	1.00	1.7228	1.7228		163	19.21	5,565,394	5,875,661	
1996/07		1.00	1.3294	1.3294		163	19.21	5,565,394	5,953,738	
1997/01	30,577	1.00	1.4109	1.4109		163	24.52	5,595,971	6,037,683	
1997/07		1.00	1.0917	1.0917		163	24.52	5,595,971	6,103,535	
1998/01	198,888	1.00	1.1663	1.1663		163	22.60	5,794,859	6,174,766	
1998/07		1.00	1.0794	1.0794		163	22.60	5,794,859	6,241,433	
1999/01		0.95	1.4499	1.4499		163	22.60	5,794,859	6,331,898	
1999/07		0.95	1.2299	1.2299		163	22.60	5,794,859	6,409,812	
2000/01		0.90	1.3356	1.3356		163	23.60	5,794,859	6,495,387	
2000/07		0.90	1.1129	1.1129		163	23.60	5,794,859	6,567,596	
2001/01		0.85	1.2976	1.2976		163	25.99	5,825,063	6,652,845	
2001/07		0.85	0.9615	0.9615		163	25.99	5,847,560	6,716,741	
2002/01		0.80	1.0301	1.0301		163	26.50	5,870,779	6,785,853	
2002/07		0.80	0.8337	0.8337		163	26.50	5,889,646	6,842,414	
2003/01		0.75	1.3271	1.3271		163	26.50	5,917,890	6,933,205	
2003/07	25,422	0.75	1.1664	1.1664		163	28.09	5,969,752	7,014,053	
2004/01		0.70	1.1103	1.1103		163	28.09	5,993,448	7,091,967	
2004/07	88,149	0.70	0.8378	0.8378		163	34.31	6,103,525	7,151,462	
2005/01		0.65	0.8595	0.8595		163	34.31	6,124,797	7,212,913	
2005/07		0.65	0.7364	0.7364		163	34.64	6,143,263	7,266,051	
2006/01		0.60	0.9068	0.9068		163	36.99	6,165,743	7,331,903	
2006/07		0.60	0.8133	0.8133		163	37.26	6,186,127	7,391,561	
2007/01		0.55	1.0133	1.0133		163	37.26	6,209,482	7,466,378	
2007/07		0.55	1.1050	1.1050		163	37.26	6,235,050	7,548,856	
2008/01	98,357	0.50	0.8556	0.8556		163	36.67	6,351,191	7,613,404	



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2008/07		0.50	0.6104	0.6104		163	36.67	6,364,115	7,659,859	
2009/01	47,691	0.45	1.3268	1.3268		163	33.11	6,434,682	7,761,571	
2009/07		0.45	0.6841	0.6841		163	33.11	6,446,605	7,814,709	
2010/01		0.40	0.8643	0.8643		163	31.42	6,459,336	7,882,191	
2010/07		0.40	0.7107	0.7107		163	31.42	6,469,827	7,938,263	
2011/01	2,535,781	0.35	0.9198	0.9198		163	26.79	8,011,287	8,011,287	8
2011/07		0.35	0.9028	0.9028		163	26.79	8,023,618	8,083,659	
2012/01		0.30	0.3865	0.3865		163	28.13	8,028,378	8,114,955	
2012/07		0.30	0.9417	0.9417		163	28.13	8,039,978	8,191,402	
2013/01		0.25	0.4901	0.4901		163	28.13	8,045,015	8,231,500	
2013/07		0.25	0.6196	0.6196		163	28.13	8,051,389	8,282,519	
2014/01		0.20	0.8564	0.8564		163	35.51	8,060,294	8,353,424	
2014/07		0.20	1.2383	1.2383		163	35.51	8,073,184	8,456,929	
2015/01		0.15	0.7571	0.7571		163	37.82	8,079,490	8,520,988	
2015/09		0.15	1.5736	1.5736		163	37.82	8,092,602	8,655,137	
2016/09		0.10	1.9890	1.9890		163	32.75	8,102,187	8,827,265	

Message Code:

- | |
|--|
| 1 Per Bed Standard Limitation |
| 8 Limited to Current RS Per Bed Standard |

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Report Printed: 6/30/2016

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Village on the Isle

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : Church CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
910 TAMiami TRAIL SOUTH	1/1/2014-12/31/2014	Number of Beds: 60	Superior: 0
VENICE, FL 34285	Days in CR 365	Maximum: 21,900	Standard: 366
County: Sarasota [58]	First Used : 2015/09	Max Annualized: 21,900	Conditional: 0
Region: South Area: 8	Last Used: 2016/09	Total Patient: 21,017	Total: 366
Control: Nonprofit : Church	Unaudited	Medicare: 2,971	Inflation
Current Class South Small	Initial CR? False	Medicaid: 5,394	FY Index: 1.34193004
Class at 1/94: South Small	Medicaid Utilization	25.66494%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	95.96804%	Cost: 1.07573004
Open Date: 10/01/1984	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 10/01/1984	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 10/01/1984	Low Occupancy Adjustment Factor:	121.36792%	DC Sem Index: 1.30450000
Med # Active Date: 05/12/1988	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 208051			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	325,272	571,418	430,063	77,188		1,403,941
1a	Audit Adjustments						
2	Cost Per Diem	60.3026	105.9359	79.7299	14.3100		260.2784
3	Cost Per Diem Inflated	64.8693	112.4438	85.7678			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	64.8693	112.4438	85.7678	14.3100		277.3909
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	68.3400		94.5383			
7	Provider Target Rate	72.1416		99.7973			
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	71.0408	115.1428	97.4246	13.6500		
9	Prior Semester: Class Ceiling Target Base	72.3589		85.0807			
10	Target Rate Class Ceiling	75.1765		88.3937			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	64.8693	112.4438	85.7678	13.6500		276.7309
12/13	Medicaid Adjustment Rate						
14	Prospective Per Diem 11	64.8693	112.4438	85.7678	13.6500		276.7309
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



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Village on the Isle

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 03/01/2009		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,036,512.00		Total Amount	Per Diem
RS to Start Calcs:	1984/07	Type:	Fixed	80% Capital(1):	2,204,006	14.5000
Indexed Asset Value	2,755,007	<60% of Base:	False	20% ROE(2):	551,001	0.6349
FRVS Base Asset:	1,710,000	Interest Rate:	11.7050%	Insurance Cost(3):	27,060	1.2875
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	14,465	0.6883
ROE Factor	0.022710	Amortization Rate:	11.7050%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	167,723	0.0000
		Yearly Payment:	285,795	Total FRVS PD:		17.1107

(1) 80% Capital (\$2,204,006) amortized at 11.7050 % for 20 years Principal & Interest of \$285,795 divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$14.5000

(2) 20% ROE (\$551,001) times the ROE factor (0.022710) divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$0.6349

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 60	Effective PBS Limitation	1,710,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	64.8693	64.8693	2.9431	61.9262
Direct Care	112.4438	112.4438	5.1015	107.3423
Indirect Care	85.7678	85.7678	3.8912	81.8766
Property	13.6500	17.1107	0.7763	16.3344
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	276.7309	280.1916	12.7121	275.6609

Medicaid Trend Adjustment



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1984/07	2,003,179	0.00	1.9179	1.9179		60	20.46	2,003,179	1,676,340	
1985/01	33,333	0.10	1.1471	1.1471		60	20.46	2,036,512	1,695,540	
1985/10		0.10	0.8522	0.8522		60	20.46	1,710,000	1,710,000	1
1986/01		0.20	0.8299	0.8299		60	20.46	1,710,000	1,724,220	
1986/07	25,819	0.20	0.2974	0.2974		60	20.46	1,735,819	1,720,920	
1987/01		0.30	1.0091	1.0091		60	20.46	1,735,819	1,751,700	
1987/07		0.30	0.9007	0.9007		60	26.42	1,738,072	1,765,380	
1988/01		0.40	0.9007	0.9007		60	26.42	1,741,080	1,779,720	
1988/07	13,556	0.40	0.5899	0.5899		60	26.88	1,756,644	1,778,760	
1989/01		0.50	0.5899	0.5899		60	26.88	1,759,177	1,789,260	
1989/07	19,063	0.50	0.5899	0.5899		60	22.51	1,778,240	1,801,380	
1990/01		0.60	0.5899	0.5899		60	22.51	1,778,240	1,810,440	
1990/07	33,946	0.60	0.5899	0.5899		60	22.13	1,812,186	1,821,120	
1991/01		0.70	0.5899	0.5899		60	22.13	1,812,186	1,831,800	
1991/07	8,967	0.70	1.4932	1.4932		60	21.71	1,821,153	1,859,160	
1992/01		0.80	2.0117	2.0117		60	21.71	1,821,153	1,896,540	
1992/07		0.80	1.8152	1.8152		60	19.49	1,821,153	1,930,980	
1993/01		0.90	1.7710	1.7710		60	19.49	1,821,153	1,965,180	
1993/07		0.90	1.5329	1.5329		60	23.81	1,821,153	1,995,300	
1994/01		1.00	1.6983	1.6983		60	23.81	1,821,153	2,029,200	
1994/07		1.00	1.5991	1.5991		60	24.43	1,821,153	2,061,660	
1995/01		1.00	1.5812	1.5812		60	24.43	1,821,153	2,094,240	
1995/07		1.00	1.5250	1.5250		60	26.86	1,834,716	2,126,160	
1996/01		1.00	1.7228	1.7228		60	26.86	1,850,152	2,162,820	
1996/07		1.00	1.3294	1.3294		60	29.42	1,863,309	2,191,560	
1997/01		1.00	1.4109	1.4109		60	29.42	1,877,371	2,222,460	
1997/07	43,436	1.00	1.0917	1.0917		60	25.78	1,930,414	2,246,700	
1998/01		1.00	1.1663	1.1663		60	25.78	1,940,967	2,272,920	
1998/07	11,211	1.00	1.0794	1.0794		60	27.91	1,962,810	2,297,460	
1999/01		1.00	1.4499	1.4499		60	27.91	1,977,252	2,330,760	



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1999/07		1.00	1.2299	1.2299		60	32.14	1,991,463	2,359,440	
2000/01		1.00	1.3356	1.3356		60	32.14	2,007,006	2,390,940	
2000/07		1.00	1.1129	1.1129		60	25.36	2,017,305	2,417,520	
2001/01		1.00	1.2976	1.2976		60	25.36	2,029,375	2,448,900	
2001/07		1.00	0.9615	0.9615		60	11.79	2,029,375	2,472,420	
2002/01		1.00	1.0301	1.0301		60	11.79	2,029,375	2,497,860	
2002/07		1.00	0.8337	0.8337		60	8.24	2,029,375	2,518,680	
2003/01		1.00	1.3271	1.3271		60	8.24	2,029,375	2,552,100	
2003/07	9,930	1.00	1.1664	1.1664		60	20.75	2,039,305	2,581,860	
2004/01		1.00	1.1103	1.1103		60	20.75	2,039,305	2,610,540	
2004/07	15,442	1.00	0.8378	0.8378		60	31.46	2,064,520	2,632,440	
2005/01		0.95	0.8595	0.8595		60	31.46	2,074,162	2,655,060	
2005/07	31,607	0.95	0.7364	0.7364		60	33.22	2,114,534	2,674,620	
2006/01		0.90	0.9068	0.9068		60	33.22	2,124,957	2,698,860	
2006/07		0.90	0.8133	0.8133		60	33.22	2,134,352	2,720,820	
2007/01	162,765	0.85	1.0133	1.0133		60	33.05	2,308,164	2,748,360	
2007/07		0.85	1.1050	1.1050		60	33.05	2,321,192	2,778,720	
2008/01		0.80	0.8556	0.8556		60	36.93	2,331,860	2,802,480	
2008/07		0.80	0.6104	0.6104		60	36.93	2,339,505	2,819,580	
2009/01	42,681	0.75	1.3268	1.3268		60	38.36	2,398,423	2,857,020	
2009/07		0.75	0.6841	0.6841		60	38.36	2,407,006	2,876,580	
2010/01		0.70	0.8643	0.8643		60	39.26	2,417,401	2,901,420	
2010/07		0.70	0.7107	0.7107		60	39.26	2,425,986	2,922,060	
2011/01	102,478	0.65	0.9198	0.9198		60	36.48	2,538,085	2,948,940	
2011/07		0.65	0.9028	0.9028		60	36.48	2,547,963	2,975,580	
2012/01	34,564	0.60	0.3865	0.3865		60	42.03	2,587,042	2,987,100	
2012/07		0.60	0.9417	0.9417		60	42.03	2,598,212	3,015,240	
2013/01	47,564	0.55	0.4901	0.4901		60	48.75	2,651,985	3,030,000	
2013/07	14,340	0.55	0.6196	0.6196		60	48.42	2,674,282	3,048,780	
2014/01		0.50	0.8564	0.8564		60	48.42	2,684,363	3,074,880	



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2014/07		0.50	1.2383	1.2383		60	48.42	2,698,996	3,112,980	
2015/01		0.45	0.7571	0.7571		60	36.29	2,705,063	3,136,560	
2015/09	30,820	0.45	1.5736	1.5736		60	25.66	2,744,819	3,185,940	
2016/09		0.40	1.9890	1.9890		60	25.66	2,755,007	3,249,300	

Message Code:

1 Per Bed Standard Limitation

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

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Florida Agency for Health Care Administration
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254.92

Healthpark Care Center Inc.

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : Other CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
16131 ROSERUSH COURT	10/1/2014-9/30/2015	Number of Beds: 112	Superior: 0
FORT MYERS, FL 33908-3634	Days in CR 365	Maximum: 40,880	Standard: 366
County: Lee [36]	First Used : 2016/09	Max Annualized: 40,880	Conditional: 0
Region: South Area: 8	Last Used: 2016/09	Total Patient: 38,684	Total: 366
Control: Nonprofit : Other	Unaudited	Medicare: 17,076	Inflation
Current Class South Large	Initial CR? False	Medicaid: 13,300	FY Index: 1.36985926
Class at 1/94: South Large	Medicaid Utilization	34.38114%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.62818%	Cost: 1.05379764
Open Date: 10/28/1992	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 10/28/1992	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24600000
Entered Medicaid 12/18/1992	Low Occupancy Adjustment Factor:	119.67344%	DC Sem Index: 1.30450000
Med # Active Date: 12/18/1992	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04695024
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	995,073	1,710,615	969,601	185,535		3,860,824	
1a	Audit Adjustments							
2	Cost Per Diem	74.8175	128.6177	72.9023	13.9500		290.2875	
3	Cost Per Diem Inflated	78.8425	134.6563	76.8243				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	78.8425	134.6563	76.8243	13.9500		304.2731	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	165.7988		89.5366				
7	Provider Target Rate	175.0219		94.5173				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	58.7902	104.3884	70.3550	13.6500		247.1836	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	58.7902	104.3884	70.3550	13.6500		247.1836	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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Healthpark Care Center Inc.

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	12/18/1992	Amount:	6,100,000.00		Total Amount	Per Diem
RS to Start Calcs:	1992/07	Type:	Variable	80% Capital(1):	4,012,078	8.2012
Indexed Asset Value	5,015,098	<60% of Base:	False	20% ROE(2):	1,003,020	0.5567
FRVS Base Asset:	2,844,810	Interest Rate:	4.3900%	Insurance Cost(3):	22,893	0.5918
Occup Adj Factor	0.9000	Chase Rate:	9.0000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.020420	Amortization Rate:	4.3900%	Home Office(3):	141,989	3.6705
		Interest Only:	False	Replacement(3&4):	182,639	0.0000
		Yearly Payment:	301,737	Total FRVS PD:		13.0202

(1) 80% Capital (\$4,012,078) amortized at 4.3900 % for 20 years Principal & Interest of \$301,737 divided by annual available days (40880) divided by Occup. Adj. (0.90) = \$8.2012

(2) 20% ROE (\$1,003,020) times the ROE factor (0.020420) divided by annual available days (40880) divided by Occup. Adj. (0.90) = \$0.5567

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	01/01/1992	Current RS PBS:	31,609
Comparison Bed	90	Effective PBS Limitation	54,155
			2,844,810

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.7902	58.7902	2.6673	56.1229
Direct Care	104.3884	104.3884	4.7360	99.6524
Indirect Care	70.3550	70.3550	3.1920	67.1630
Property	13.6500	13.0202	0.5907	12.4295
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				11.3715
Supplemental Rate				8.1814
Totals	247.1836	246.5538	11.1860	254.9207

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1992/07	6,318,350	0.00	1.8152	1.8152		90	15.33	2,844,810	2,844,810	1
1993/01		0.10	1.7710	1.7710		90	15.33	2,844,810	2,947,770	
1993/07		0.10	1.5329	1.5329		90	15.33	2,844,810	2,992,950	
1994/01		0.20	1.6983	1.6983		90	15.33	2,844,810	3,043,800	
1994/07		0.20	1.5991	1.5991		90	15.33	2,844,810	3,092,490	
1995/01		0.30	1.5812	1.5812		90	15.33	2,844,810	3,141,360	
1995/07		0.30	1.5250	1.5250		90	15.33	2,844,810	3,189,240	
1996/01		0.40	1.7228	1.7228		90	15.33	2,844,810	3,244,230	
1996/07	30,012	0.40	1.3294	1.3294		90	32.44	2,883,745	3,287,340	
1997/01		0.50	1.4109	1.4109		90	32.44	2,895,745	3,333,690	
1997/07		0.50	1.0917	1.0917		90	37.88	2,906,632	3,370,050	
1998/01		0.60	1.1663	1.1663		90	37.88	2,920,641	3,409,380	
1998/07	24,859	0.60	1.0794	1.0794		90	50.10	2,962,729	3,446,190	
1999/01		0.70	1.4499	1.4499		90	50.10	2,990,119	3,496,140	
1999/07	240,920	0.70	1.2299	1.2299		112	53.27	3,255,971	4,404,288	
2000/01		0.80	1.3356	1.3356		112	53.27	3,289,667	4,463,088	
2000/07	327,100	0.80	1.1129	1.1129		112	45.87	3,641,193	4,512,704	
2001/01		0.90	1.2976	1.2976		112	45.87	3,676,656	4,571,280	
2001/07		0.90	0.9615	0.9615		112	48.01	3,704,430	4,615,184	
2002/01		1.00	1.0301	1.0301		112	48.01	3,737,740	4,662,672	
2002/07		1.00	0.8337	0.8337		112	48.01	3,764,941	4,701,536	
2003/01		1.00	1.3271	1.3271		112	48.01	3,808,555	4,763,920	
2003/07	62,817	1.00	1.1664	1.1664		112	49.26	3,911,159	4,819,472	
2004/01		1.00	1.1103	1.1103		112	52.14	3,952,326	4,873,008	
2004/07		1.00	0.8378	0.8378		112	52.14	3,983,717	4,913,888	
2005/01		1.00	0.8595	0.8595		112	52.14	4,016,177	4,956,112	
2005/07	62,947	1.00	0.7364	0.7364		112	52.14	4,107,161	4,992,624	
2006/01		1.00	0.9068	0.9068		112	52.14	4,142,468	5,037,872	
2006/07		1.00	0.8133	0.8133		112	52.14	4,174,407	5,078,864	
2007/01		1.00	1.0133	1.0133		112	52.14	4,214,507	5,130,272	



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254.92

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2007/07		1.00	1.1050	1.1050		112	52.14	4,258,656	5,186,944	
2008/01		1.00	0.8556	0.8556		112	52.14	4,293,198	5,231,296	
2008/07		1.00	0.6104	0.6104		112	52.14	4,318,041	5,263,216	
2009/01		1.00	1.3268	1.3268		112	52.14	4,372,354	5,333,104	
2009/07	21,840	1.00	0.6841	0.6841		112	45.25	4,418,803	5,369,616	
2010/01		1.00	0.8643	0.8643		112	45.25	4,450,224	5,415,984	
2010/07	119,502	1.00	0.7107	0.7107		112	25.44	4,584,355	5,454,512	
2011/01		1.00	0.9198	0.9198		112	25.44	4,603,859	5,504,688	
2011/07	35,260	1.00	0.9028	0.9028		112	28.38	4,660,566	5,554,416	
2012/01		1.00	0.3865	0.3865		112	28.38	4,669,861	5,575,920	
2012/07		1.00	0.9417	0.9417		112	27.72	4,692,025	5,628,448	
2013/01		0.95	0.4901	0.4901		112	27.72	4,703,035	5,656,000	
2013/07	33,498	0.95	0.6196	0.6196		112	27.79	4,750,520	5,691,056	
2014/01		0.90	0.8564	0.8564		112	27.79	4,769,022	5,739,776	
2014/07	117,854	0.90	1.2383	1.2383		112	25.70	4,911,712	5,810,896	
2015/01		0.85	0.7571	0.7571		112	25.70	4,926,481	5,854,912	
2015/09		0.85	1.5736	1.5736		112	32.74	4,965,707	5,947,088	
2016/09		0.80	1.9890	1.9890		112	34.38	5,015,098	6,065,360	

Message Code:

1 Per Bed Standard Limitation

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

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Florida Agency for Health Care Administration
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 Rate Semester 09/01/2016 through 08/31/2017

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261.12

Avante At Boca Raton Inc.

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1130 NW 15TH STREET	1/1/2015-12/31/2015	Number of Beds: 144	Superior: 0
BOCA RATON, FL 33486	Days in CR 365	Maximum: 52,560	Standard: 366
County: Palm Beach [50]	First Used : 2016/09	Max Annualized: 52,560	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 38,078	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 2,320	Inflation
Current Class South Large	Initial CR? False	Medicaid: 24,426	FY Index: 1.37939113
Class at 1/94: South Large	Medicaid Utilization	64.14728%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	72.44673%	Cost: 1.04651568
Open Date: 12/25/1985	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 12/25/1985	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 12/25/1985	Low Occupancy Adjustment Factor:	91.62122%	DC Sem Index: 1.30450000
Med # Active Date: 04/01/1993	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 203394			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,552,468	2,182,750	2,349,055	335,369		6,419,642	
1a	Audit Adjustments							
2	Cost Per Diem	63.5580	89.3617	96.1703	13.7300		262.8200	
3	Cost Per Diem Inflated	66.5144	92.9975	100.6437				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	66.5144	92.9975	100.6437	13.7300		273.8856	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	62.9258		74.5809				
7	Provider Target Rate	66.4262		78.7297				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	58.7902	92.9975	70.3550	13.6500		235.7927	
12/13	Medicaid Adjustment Rate		1.4801	1.1197				
14	Prospective Per Diem 11	58.7902	94.4776	71.4747	13.6500		238.3925	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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Avante At Boca Raton Inc.

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	04/01/1993	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,600,000.00		Total Amount	Per Diem
RS to Start Calcs:	1985/10	Type:	Fixed	80% Capital(1):	5,765,652	15.0970
Indexed Asset Value	7,207,065	<60% of Base:	False	20% ROE(2):	1,441,413	0.6158
FRVS Base Asset:	3,136,303	Interest Rate:	11.0000%	Insurance Cost(3):	51,097	1.3419
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	125,126	3.2860
ROE Factor	0.020210	Amortization Rate:	11.0000%	Home Office(3):	49,100	1.2895
		Interest Only:	False	Replacement(3&4):	88,842	0.0000
		Yearly Payment:	714,149	Total FRVS PD:		21.6302

(1) 80% Capital (\$5,765,652) amortized at 11.0000 % for 20 years Principal & Interest of \$714,149 divided by annual available days (52560) divided by Occup. Adj. (0.90) = \$15.0970

(2) 20% ROE (\$1,441,413) times the ROE factor (0.020210) divided by annual available days (52560) divided by Occup. Adj. (0.90) = \$0.6158

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.7902	58.7902	2.6673	56.1229
Direct Care	94.4776	94.4776	4.2864	90.1912
Indirect Care	71.4747	71.4747	3.2428	68.2319
Property	13.6500	21.6302	0.9814	20.6488
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				17.7472
Supplemental Rate				8.1814
Totals	238.3925	246.3727	11.1779	261.1234

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1985/10	3,136,303	0.00	0.8522	0.8522		120	52.71	3,136,303	3,420,000	
1986/01		0.10	0.8299	0.8299		120	52.71	3,138,798	3,448,440	
1986/07		0.10	0.2974	0.2974		120	52.71	3,139,691	3,441,840	
1987/01		0.20	1.0091	1.0091		120	52.71	3,145,763	3,503,400	
1987/07		0.20	0.9007	0.9007		120	52.71	3,151,193	3,530,760	
1988/01		0.30	0.9007	0.9007		120	52.71	3,159,353	3,559,440	
1988/07		0.30	0.5899	0.5899		120	52.71	3,164,712	3,557,520	
1989/01		0.40	0.5899	0.5899		120	51.54	3,171,711	3,578,520	
1989/07		0.40	0.5899	0.5899		120	51.83	3,178,765	3,602,760	
1990/01		0.50	0.5899	0.5899		120	51.83	3,187,602	3,620,880	
1990/07		0.50	0.5899	0.5899		120	62.92	3,197,005	3,642,240	
1991/01		0.60	0.5899	0.5899		120	62.92	3,208,319	3,663,600	
1991/07		0.60	1.4932	1.4932		120	78.33	3,237,062	3,718,320	
1992/01		0.70	2.0117	2.0117		120	78.33	3,282,646	3,793,080	
1992/07		0.70	1.8152	1.8152		120	82.64	3,324,355	3,861,960	
1993/01		0.80	1.7710	1.7710		120	84.14	3,371,454	3,930,360	
1993/07		0.80	1.5329	1.5329		120	84.14	3,412,798	3,990,600	
1994/01		0.90	1.6983	1.6983		120	84.14	3,464,963	4,058,400	
1994/07		0.90	1.5991	1.5991		120	84.14	3,514,831	4,123,320	
1995/01		1.00	1.5812	1.5812		120	84.14	3,570,408	4,188,480	
1995/07		1.00	1.5250	1.5250		120	84.14	3,624,857	4,252,320	
1996/01		1.00	1.7228	1.7228		120	84.30	3,687,306	4,325,640	
1996/07		1.00	1.3294	1.3294		120	84.30	3,736,325	4,383,120	
1997/01	107,346	1.00	1.4109	1.4109		120	82.61	3,896,387	4,444,920	
1997/07		1.00	1.0917	1.0917		120	82.61	3,938,924	4,493,400	
1998/01	72,503	1.00	1.1663	1.1663		120	84.97	4,057,367	4,545,840	
1998/07		1.00	1.0794	1.0794		120	84.97	4,101,162	4,594,920	
1999/01	18,362	1.00	1.4499	1.4499		120	81.20	4,178,987	4,661,520	
1999/07		1.00	1.2299	1.2299		120	81.20	4,230,384	4,718,880	
2000/01	80,333	1.00	1.3356	1.3356		120	78.36	4,367,218	4,781,880	



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261.12

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2000/07		1.00	1.1129	1.1129		120	78.36	4,415,821	4,835,040	
2001/01		1.00	1.2976	1.2976		120	70.11	4,473,121	4,897,800	
2001/07		1.00	0.9615	0.9615		120	70.11	4,516,130	4,944,840	
2002/01		1.00	1.0301	1.0301		120	60.82	4,562,651	4,995,720	
2002/07		1.00	0.8337	0.8337		120	60.82	4,600,690	5,037,360	
2003/01		1.00	1.3271	1.3271		120	58.59	4,661,746	5,104,200	
2003/07		1.00	1.1664	1.1664		120	58.59	4,716,121	5,163,720	
2004/01		1.00	1.1103	1.1103		120	58.59	4,768,484	5,221,080	
2004/07		1.00	0.8378	0.8378		120	58.59	4,808,434	5,264,880	
2005/01		1.00	0.8595	0.8595		120	54.10	4,808,434	5,310,120	5
2005/07		1.00	0.7364	0.7364		120	54.10	4,884,210	5,349,240	
2006/01		0.95	0.9068	0.9068		120	60.48	4,926,287	5,397,720	
2006/07		0.95	0.8133	0.8133		120	60.48	4,964,347	5,441,640	
2007/01	1,069,848	0.90	1.0133	1.0133		144	59.39	6,079,470	6,596,064	
2007/07		0.90	1.1050	1.1050		144	59.39	6,139,930	6,668,928	
2008/01	49,387	0.85	0.8556	0.8556		144	56.84	6,233,973	6,725,952	
2008/07		0.85	0.6104	0.6104		144	56.84	6,266,315	6,766,992	
2009/01		0.80	1.3268	1.3268		144	58.77	6,332,826	6,856,848	
2009/07		0.80	0.6841	0.6841		144	58.77	6,367,486	6,903,792	
2010/01	61,651	0.75	0.8643	0.8643		144	60.81	6,470,411	6,963,408	
2010/07		0.75	0.7107	0.7107		144	60.81	6,504,898	7,012,944	
2011/01	174,808	0.70	0.9198	0.9198		144	49.18	6,717,159	7,077,456	
2011/07		0.70	0.9028	0.9028		144	49.18	6,755,119	7,141,392	
2012/01	64,289	0.65	0.3865	0.3865		144	46.68	6,833,810	7,169,040	
2012/07		0.65	0.9417	0.9417		144	46.68	6,869,312	7,236,576	
2013/01	51,246	0.60	0.4901	0.4901		144	52.83	6,939,964	7,272,000	
2013/07		0.60	0.6196	0.6196		144	52.83	6,964,749	7,317,072	
2014/01	25,956	0.55	0.8564	0.8564		144	47.71	7,019,161	7,379,712	
2014/07		0.55	1.2383	1.2383		144	47.71	7,019,161	7,471,152	5
2015/01		0.50	0.7571	0.7571		144	58.35	7,087,364	7,527,744	



Florida Agency for Health Care Administration
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0 210676-00 - 2016/09

261.12

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2015/09		0.50	1.5736	1.5736		144	56.82	7,143,127	7,646,256	
2016/09		0.45	1.9890	1.9890		144	64.15	7,207,065	7,798,320	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

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ID: 210676123120150101201504252016163114



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0210684-00 - 2016/09

237.31

Edgewater At Waterman Village

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
300 BROOKFIELD AVE	10/1/2014-9/30/2015	Number of Beds: 120	Superior: 0
MOUNT DORA, FL 32757-9562	Days in CR 365	Maximum: 43,800	Standard: 366
County: Lake [35]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 41,204	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 17,388	Inflation
Current Class North Large	Initial CR? False	Medicaid: 16,050	FY Index: 1.36985926
Class at 1/94: North Large	Medicaid Utilization	38.95253%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.07306%	Cost: 1.05379764
Open Date: 04/19/1993	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 04/19/1993	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24600000
Entered Medicaid 05/03/1993	Low Occupancy Adjustment Factor:	118.97139%	DC Sem Index: 1.30450000
Med # Active Date: 05/03/1993	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04695024
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	858,531	1,420,159	1,337,338	263,702		3,879,730	
1a	Audit Adjustments							
2	Cost Per Diem	53.4910	88.4834	83.3232	16.4300		241.7276	
3	Cost Per Diem Inflated	56.3687	92.6377	87.8058				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	56.3687	92.6377	87.8058	16.4300		253.2422	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	86.5287		94.4613				
7	Provider Target Rate	91.3421		99.7160				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	54.8223	92.6377	66.1467	13.6500		227.2567	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	54.8223	92.6377	66.1467	13.6500		227.2567	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

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Rate Semester 09/01/2016 through 08/31/2017

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237.31

Edgewater At Waterman Village

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 05/03/1993		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	8,858,400.00		Total Amount	Per Diem
RS to Start Calcs:	1993/01	Type:	Variable	80% Capital(1):	4,668,390	8.6117
Indexed Asset Value	5,835,488	<60% of Base:	False	20% ROE(2):	1,167,098	0.6046
FRVS Base Asset:	3,861,960	Interest Rate:	4.0000%	Insurance Cost(3):	65,011	1.5778
Occup Adj Factor	0.9000	Chase Rate:	9.0000%	Taxes Cost(3):	52,273	1.2686
ROE Factor	0.020420	Amortization Rate:	4.0000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	78,663	0.0000
		Yearly Payment:	339,474	Total FRVS PD:		12.0627

(1) 80% Capital (\$4,668,390) amortized at 4.0000 % for 20 years Principal & Interest of \$339,474 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$8.6117

(2) 20% ROE (\$1,167,098) times the ROE factor (0.020420) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6046

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	08/01/1992	Current RS PBS:	54,155
Comparison Bed	120	Effective PBS Limitation	3,861,960

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.8223	54.8223	2.4873	52.3350
Direct Care	92.6377	92.6377	4.2029	88.4348
Indirect Care	66.1467	66.1467	3.0010	63.1457
Property	13.6500	12.0627	0.5473	11.5154
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				13.6984
Supplemental Rate				8.1814
Totals	227.2567	225.6694	10.2385	237.3107

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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237.31

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1993/01	10,518,225	0.00	1.7710	1.7710		120	48.45	3,861,960	3,861,960	1
1993/07		0.10	1.5329	1.5329		120	48.45	3,867,175	3,990,600	
1994/01		0.10	1.6983	1.6983		120	48.45	3,872,959	4,058,400	
1994/07		0.20	1.5991	1.5991		120	48.45	3,883,870	4,123,320	
1995/01		0.20	1.5812	1.5812		120	48.45	3,894,688	4,188,480	
1995/07		0.30	1.5250	1.5250		120	48.45	3,910,384	4,252,320	
1996/01		0.30	1.7228	1.7228		120	48.45	3,928,186	4,325,640	
1996/07	61,066	0.40	1.3294	1.3294		120	53.31	4,009,500	4,383,120	
1997/01		0.40	1.4109	1.4109		120	53.31	4,031,434	4,444,920	
1997/07	28,748	0.50	1.0917	1.0917		120	53.39	4,081,545	4,493,400	
1998/01		0.50	1.1663	1.1663		120	53.39	4,104,652	4,545,840	
1998/07	111,434	0.60	1.0794	1.0794		120	45.87	4,238,255	4,594,920	
1999/01		0.60	1.4499	1.4499		120	45.87	4,269,003	4,661,520	
1999/07	37,728	0.70	1.2299	1.2299		120	38.04	4,332,150	4,718,880	
2000/01		0.70	1.3356	1.3356		120	38.04	4,360,162	4,781,880	
2000/07	94,787	0.80	1.1129	1.1129		120	37.59	4,481,480	4,835,040	
2001/01		0.80	1.2976	1.2976		120	37.59	4,513,276	4,897,800	
2001/07	52,401	0.90	0.9615	0.9615		120	38.94	4,593,330	4,944,840	
2002/01		0.90	1.0301	1.0301		120	38.94	4,623,480	4,995,720	
2002/07	57,441	1.00	0.8337	0.8337		120	41.53	4,710,027	5,037,360	
2003/01		1.00	1.3271	1.3271		120	41.53	4,710,027	5,104,200	5
2003/07	22,738	1.00	1.1664	1.1664		120	41.81	4,822,144	5,163,720	
2004/01		1.00	1.1103	1.1103		120	41.81	4,862,844	5,221,080	
2004/07	65,223	1.00	0.8378	0.8378		120	36.42	4,955,045	5,264,880	
2005/01		1.00	0.8595	0.8595		120	41.73	4,987,358	5,310,120	
2005/07		1.00	0.7364	0.7364		120	41.73	5,015,224	5,349,240	
2006/01		1.00	0.9068	0.9068		120	41.73	5,049,729	5,397,720	
2006/07	26,150	1.00	0.8133	0.8133		120	38.14	5,104,359	5,441,640	
2007/01		1.00	1.0133	1.0133		120	38.14	5,140,226	5,496,720	
2007/07	26,899	1.00	1.1050	1.1050		120	37.05	5,205,387	5,557,440	



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237.31

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2008/01		1.00	0.8556	0.8556		120	37.05	5,205,387	5,604,960	5
2008/07		1.00	0.6104	0.6104		120	36.32	5,256,492	5,639,160	
2009/01		1.00	1.3268	1.3268		120	36.32	5,302,548	5,714,040	
2009/07		1.00	0.6841	0.6841		120	39.23	5,328,422	5,753,160	
2010/01		1.00	0.8643	0.8643		120	39.23	5,361,271	5,802,840	
2010/07		1.00	0.7107	0.7107		120	39.07	5,388,338	5,844,120	
2011/01		1.00	0.9198	0.9198		120	39.07	5,423,545	5,897,880	
2011/07		1.00	0.9028	0.9028		120	36.30	5,455,861	5,951,160	
2012/01		1.00	0.3865	0.3865		120	36.30	5,469,778	5,974,200	
2012/07		1.00	0.9417	0.9417		120	40.73	5,507,923	6,030,480	
2013/01		1.00	0.4901	0.4901		120	40.73	5,527,914	6,060,000	
2013/07	51,425	0.95	0.6196	0.6196		120	40.66	5,603,393	6,097,560	
2014/01		0.95	0.8564	0.8564		120	40.66	5,637,096	6,149,760	
2014/07		0.90	1.2383	1.2383		120	40.98	5,683,907	6,225,960	
2015/01		0.90	0.7571	0.7571		120	40.98	5,712,764	6,273,120	
2015/09		0.85	1.5736	1.5736		120	41.53	5,770,463	6,371,880	
2016/09		0.80	1.9890	1.9890		120	38.95	5,835,488	6,498,600	

Message Code:

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|------------------------------------|
| 1 Per Bed Standard Limitation |
| 5 Uncorrected Licensure Deficiency |

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

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ID: 210684093020151001201402222016090050



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0210889-00 - 2016/09

248.39

Emory L Bennett Memorial Veterans Nursing Home

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Government CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1920 MASON AVENUE	7/1/2014-6/30/2015	Number of Beds: 120	Superior: 0
DAYTONA BEACH, FL 32117	Days in CR 365	Maximum: 43,800	Standard: 366
County: Volusia [64]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 43,159	Total: 366
Control: Government	Unaudited	Medicare: 2,734	Inflation
Current Class North Large	Initial CR? False	Medicaid: 14,188	FY Index: 1.35966457
Class at 1/94: North Large	Medicaid Utilization	32.87379%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	98.53653%	Cost: 1.06169895
Open Date: 12/27/1993	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 12/27/1993	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24000000
Entered Medicaid 01/19/1994	Low Occupancy Adjustment Factor:	124.61621%	DC Sem Index: 1.30450000
Med # Active Date: 01/19/1994	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05201613
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	690,380	1,512,077	985,572	146,988		3,335,017	
1a	Audit Adjustments							
2	Cost Per Diem	48.6594	106.5744	69.4652	10.3600		235.0590	
3	Cost Per Diem Inflated	51.6616	112.1180	73.7511				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	51.6616	112.1180	73.7511	10.3600		247.8907	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	90.6702		71.9665				
7	Provider Target Rate	95.7140		75.9699				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	51.6616	101.4900	66.1467	10.3600		229.6583	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	51.6616	101.4900	66.1467	10.3600		229.6583	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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248.39

Emory L Bennett Memorial Veterans Nursing Home

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 01/19/1994		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1993/07	Type:	None	80% Capital(1):	4,204,496	6.3221
Indexed Asset Value	5,255,620	<60% of Base:	True	20% ROE(2):	1,051,124	0.5501
FRVS Base Asset:	3,930,360	Interest Rate:	6.0000%	Insurance Cost(3):	290	0.0067
Occup Adj Factor	0.9000	Chase Rate:	6.0000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.020630	Amortization Rate:	6.0000%	Home Office(3):	46,082	1.0677
		Interest Only:	True	Replacement(3&4):	119,278	0.0000
		Yearly Payment:	249,216	Total FRVS PD:		7.9466

(1) 80% Capital (\$4,204,496) amortized at 6.0000 % for 20 years Interest of \$249,216 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$6.3221

(2) 20% ROE (\$1,051,124) times the ROE factor (0.020630) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5501

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	01/01/1993	Current RS PBS:	32,753
Comparison Bed	120	Effective PBS Limitation	54,155
			3,930,360

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	51.6616	51.6616	2.3439	49.3177
Direct Care	101.4900	101.4900	4.6046	96.8854
Indirect Care	66.1467	66.1467	3.0010	63.1457
Property	10.3600	7.9466	0.3605	7.5861
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				23.2700
Supplemental Rate				8.1814
Totals	229.6583	227.2449	10.3100	248.3863

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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248.39

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1993/07	8,502,173	0.00	1.5329	1.5329		120		3,930,360	3,930,360	1
1994/01		0.10	1.6983	1.6983		120	50.49	3,936,487	4,058,400	
1994/07		0.10	1.5991	1.5991		120	50.49	3,942,265	4,123,320	
1995/01		0.20	1.5812	1.5812		120	50.49	3,953,708	4,188,480	
1995/07		0.20	1.5250	1.5250		120	50.49	3,964,778	4,252,320	
1996/01	63,848	0.30	1.7228	1.7228		120	45.10	4,045,428	4,325,640	
1996/07		0.30	1.3294	1.3294		120	45.10	4,058,657	4,383,120	
1997/01		0.40	1.4109	1.4109		120	47.78	4,078,557	4,444,920	
1997/07		0.40	1.0917	1.0917		120	47.78	4,094,030	4,493,400	
1998/01	17,960	0.50	1.1663	1.1663		120	44.54	4,131,326	4,545,840	
1998/07		0.50	1.0794	1.0794		120	44.54	4,149,382	4,594,920	
1999/01		0.60	1.4499	1.4499		120	36.79	4,149,382	4,661,520	5
1999/07		0.60	1.2299	1.2299		120	36.79	4,194,127	4,718,880	
2000/01	30,980	0.70	1.3356	1.3356		120	30.74	4,247,022	4,781,880	
2000/07		0.70	1.1129	1.1129		120	30.74	4,265,513	4,835,040	
2001/01		0.80	1.2976	1.2976		120	37.30	4,295,543	4,897,800	
2001/07		0.80	0.9615	0.9615		120	37.30	4,317,951	4,944,840	
2002/01		0.90	1.0301	1.0301		120	37.77	4,345,442	4,995,720	
2002/07		0.90	0.8337	0.8337		120	37.77	4,367,832	5,037,360	
2003/01		1.00	1.3271	1.3271		120	32.65	4,402,242	5,104,200	
2003/07		1.00	1.1664	1.1664		120	32.65	4,432,724	5,163,720	
2004/01		1.00	1.1103	1.1103		120	32.65	4,461,941	5,221,080	
2004/07		1.00	0.8378	0.8378		120	32.97	4,484,350	5,264,880	
2005/01	26,607	1.00	0.8595	0.8595		120	36.21	4,536,332	5,310,120	
2005/07		1.00	0.7364	0.7364		120	36.21	4,558,325	5,349,240	
2006/01		1.00	0.9068	0.9068		120	36.21	4,585,538	5,397,720	
2006/07		1.00	0.8133	0.8133		120	36.21	4,610,091	5,441,640	
2007/01		1.00	1.0133	1.0133		120	36.21	4,640,846	5,496,720	
2007/07		1.00	1.1050	1.1050		120	48.51	4,686,076	5,557,440	
2008/01		1.00	0.8556	0.8556		120	46.65	4,720,083	5,604,960	



Florida Agency for Health Care Administration
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0 210889-00 - 2016/09

248.39

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2008/07		1.00	0.6104	0.6104		120	46.65	4,744,520	5,639,160	
2009/01		1.00	1.3268	1.3268		120	46.65	4,797,913	5,714,040	
2009/07		1.00	0.6841	0.6841		120	39.01	4,821,193	5,753,160	
2010/01		1.00	0.8643	0.8643		120	39.01	4,850,748	5,802,840	
2010/07		1.00	0.7107	0.7107		120	38.14	4,874,654	5,844,120	
2011/01		1.00	0.9198	0.9198		120	38.14	4,905,746	5,897,880	
2011/07		1.00	0.9028	0.9028		120	38.50	4,936,748	5,951,160	
2012/01	21,038	1.00	0.3865	0.3865		120	36.46	4,970,435	5,974,200	
2012/07		1.00	0.9417	0.9417		120	36.46	5,001,464	6,030,480	
2013/01		1.00	0.4901	0.4901		120	36.46	5,017,713	6,060,000	
2013/07		1.00	0.6196	0.6196		120	34.40	5,017,713	6,097,560	5
2014/01		0.95	0.8564	0.8564		120	34.40	5,062,791	6,149,760	
2014/07	19,191	0.95	1.2383	1.2383		120	33.89	5,118,681	6,225,960	
2015/01		0.90	0.7571	0.7571		120	33.85	5,140,147	6,273,120	
2015/09		0.90	1.5736	1.5736		120	33.85	5,184,949	6,371,880	
2016/09	18,281	0.85	1.9890	1.9890		120	32.87	5,255,620	6,498,600	

Message Code:

- | |
|------------------------------------|
| 1 Per Bed Standard Limitation |
| 5 Uncorrected Licensure Deficiency |

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

ID: 210889063020150701201411232015112335



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0210951-00 - 2016/09

207.82

Sabal Palms Health Care Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Partnership CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
499 ALTERNATE KEENE RD NE	7/1/2014-12/31/2014	Number of Beds: 244	Superior: 0
LARGO, FL 33771	Days in CR 184	Maximum: 44,896	Standard: 366
County: Pinellas [52]	First Used : 2015/09	Max Annualized: 89,060	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 41,897	Total: 366
Control: Proprietary : Partnership	Unaudited	Medicare: 4,872	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 28,605	FY Index: 1.35002422
Class at 1/94: North Large	Medicaid Utilization	68.27458%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	93.32012%	Cost: 1.06928041
Open Date: 05/18/1990	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 04/15/1990	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23500000
Entered Medicaid 05/18/1990	Low Occupancy Adjustment Factor:	118.01917%	DC Sem Index: 1.30450000
Med # Active Date: 01/07/1994	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05627530
Previous Med # 202134			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,193,694	2,145,560	1,545,961	519,753		5,404,968	
1a	Audit Adjustments							
2	Cost Per Diem	41.7303	75.0065	54.0451	18.1700		188.9519	
3	Cost Per Diem Inflated	44.6214	79.2275	57.7894				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	44.6214	79.2275	57.7894	18.1700		199.8083	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	51.3606		62.0374				
7	Provider Target Rate	54.2177		65.4884				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500			
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292				
10	Target Rate Class Ceiling	59.0945		68.1848				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	44.6214	79.2275	57.7894	13.6500		195.2883	
12/13	Medicaid Adjustment Rate		1.6288	1.1881				
14	Prospective Per Diem 11	44.6214	80.8563	58.9775	13.6500		198.1052	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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207.82

Sabal Palms Health Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 05/18/1990		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,500,000.00		Total Amount	Per Diem
RS to Start Calcs:	1990/01	Type:	Fixed	80% Capital(1):	9,704,466	14.4077
Indexed Asset Value	12,130,582	<60% of Base:	False	20% ROE(2):	2,426,116	0.6683
FRVS Base Asset:	3,602,760	Interest Rate:	10.4000%	Insurance Cost(3):	76,340	1.8221
Occup Adj Factor	0.9000	Chase Rate:	7.9800%	Taxes Cost(3):	135,732	3.2397
ROE Factor	0.022080	Amortization Rate:	10.4000%	Home Office(3):	29,940	0.7146
		Interest Only:	False	Replacement(3&4):	352,260	0.0000
		Yearly Payment:	1,154,837	Total FRVS PD:		20.8524

(1) 80% Capital (\$9,704,466) amortized at 10.4000 % for 20 years Principal & Interest of \$1,154,837 divided by annual available days (89060) divided by Occup. Adj. (0.90) = \$14.4077

(2) 20% ROE (\$2,426,116) times the ROE factor (0.022080) divided by annual available days (89060) divided by Occup. Adj. (0.90) = \$0.6683

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1989	Current RS PBS:	30,023
Comparison Bed	120	Effective PBS Limitation	54,155
			3,602,760

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	44.6214	44.6214	2.0245	42.5969
Direct Care	80.8563	80.8563	3.6684	77.1879
Indirect Care	58.9775	58.9775	2.6758	56.3017
Property	13.6500	20.8524	0.9461	19.9063
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				3.6439
Supplemental Rate				8.1814
Totals	198.1052	205.3076	9.3148	207.8181

Medicaid Trend Adjustment



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207.82

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1990/01	5,165,939	0.00	0.5899	0.5899		120	29.89	3,602,760	3,602,760	1
1990/07		0.10	0.5899	0.5899		120	29.89	3,603,915	3,642,240	
1991/01		0.10	0.5899	0.5899		120	29.89	3,605,071	3,663,600	
1991/07		0.20	1.4932	1.4932		120	29.89	3,610,921	3,718,320	
1992/01		0.20	2.0117	2.0117		120	29.89	3,618,816	3,793,080	
1992/07		0.30	1.8152	1.8152		120	29.89	3,629,526	3,861,960	
1993/01		0.30	1.7710	1.7710		120	42.63	3,644,473	3,930,360	
1993/07		0.40	1.5329	1.5329		120	42.63	3,661,795	3,990,600	
1994/01	18,800	0.40	1.6983	1.6983		120	41.54	3,699,382	4,058,400	
1994/07		0.50	1.5991	1.5991		120	41.54	3,721,723	4,123,320	
1995/01	1,948,650	0.50	1.5812	1.5812		180	40.26	5,691,911	6,282,720	
1995/07		0.60	1.5250	1.5250		180	40.26	5,730,034	6,378,480	
1996/01		0.60	1.7228	1.7228		180	40.26	5,773,391	6,488,460	
1996/07	495,287	0.70	1.3294	1.3294		193	45.50	6,313,125	7,049,518	
1997/01	175,567	0.70	1.4109	1.4109		193	47.99	6,543,094	7,148,913	
1997/07		0.80	1.0917	1.0917		193	47.99	6,592,958	7,226,885	
1998/01	979,325	0.80	1.1663	1.1663		222	58.12	7,633,795	8,409,804	
1998/07		0.90	1.0794	1.0794		222	58.12	7,707,957	8,500,602	
1999/01	109,005	0.90	1.4499	1.4499		222	53.71	7,915,184	8,623,812	
1999/07		1.00	1.2299	1.2299		222	53.71	8,010,250	8,729,928	
2000/01	75,446	1.00	1.3356	1.3356		222	50.44	8,183,811	8,846,478	
2000/07		1.00	1.1129	1.1129		222	50.44	8,267,337	8,944,824	
2001/01		1.00	1.2976	1.2976		222	50.44	8,365,720	9,060,930	
2001/07	290,638	1.00	0.9615	0.9615		222	52.47	8,733,094	9,147,954	
2002/01	110,880	1.00	1.0301	1.0301		222	57.14	8,933,934	9,242,082	
2002/07		1.00	0.8337	0.8337		222	57.14	9,008,416	9,319,116	
2003/01	56,043	1.00	1.3271	1.3271		244	62.79	9,184,010	10,378,540	
2003/07		1.00	1.1664	1.1664		244	62.79	9,291,132	10,499,564	
2004/01	55,217	1.00	1.1103	1.1103		244	63.71	9,449,508	10,616,196	
2004/07		1.00	0.8378	0.8378		244	63.71	9,528,676	10,705,256	



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207.82

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2005/01		1.00	0.8595	0.8595		244	63.71	9,610,575	10,797,244	
2005/07		1.00	0.7364	0.7364		244	64.92	9,681,347	10,876,788	
2006/01		1.00	0.9068	0.9068		244	64.92	9,769,137	10,975,364	
2006/07		1.00	0.8133	0.8133		244	71.11	9,848,589	11,064,668	
2007/01		1.00	1.0133	1.0133		244	69.67	9,948,385	11,176,664	
2007/07		1.00	1.1050	1.1050		244	69.67	10,058,315	11,300,128	
2008/01		1.00	0.8556	0.8556		244	69.67	10,144,374	11,396,752	
2008/07		1.00	0.6104	0.6104		244	69.14	10,206,295	11,466,292	
2009/01		1.00	1.3268	1.3268		244	69.14	10,341,712	11,618,548	
2009/07	103,645	1.00	0.6841	0.6841		244	68.29	10,516,105	11,698,092	
2010/01	245,105	1.00	0.8643	0.8643		244	68.18	10,852,101	11,799,108	
2010/07		0.95	0.7107	0.7107		244	68.18	10,925,374	11,883,044	
2011/01		0.95	0.9198	0.9198		244	68.18	11,020,840	11,992,356	
2011/07		0.90	0.9028	0.9028		244	66.64	11,110,384	12,100,692	
2012/01		0.90	0.3865	0.3865		244	66.64	11,149,037	12,147,540	
2012/07	74,597	0.85	0.9417	0.9417		244	68.05	11,312,871	12,261,976	
2013/01	173,437	0.85	0.4901	0.4901		244	69.80	11,533,437	12,322,000	
2013/07		0.80	0.6196	0.6196		244	69.80	11,590,608	12,398,372	
2014/01		0.80	0.8564	0.8564		244	69.80	11,670,015	12,504,512	
2014/07		0.75	1.2383	1.2383		244	69.04	11,778,394	12,659,452	
2015/01		0.75	0.7571	0.7571		244	67.03	11,845,272	12,755,344	
2015/09		0.70	1.5736	1.5736		244	68.27	11,975,748	12,956,156	
2016/09		0.65	1.9890	1.9890		244	68.27	12,130,582	13,213,820	

Message Code:

1 Per Bed Standard Limitation

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Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0211010-00 - 2016/09

260.79

Stratford Court Of Boca Raton

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
6343 VIA DE SONRISA DEL SUR	1/1/2015-12/31/2015	Number of Beds: 60	Superior: 0
BOCA RATON, FL 33433	Days in CR 365	Maximum: 21,900	Standard: 366
County: Palm Beach [50]	First Used : 2016/09	Max Annualized: 21,900	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 16,366	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 8,287	Inflation
Current Class South Small	Initial CR? False	Medicaid: 5,592	FY Index: 1.37939113
Class at 1/94: South Small	Medicaid Utilization	34.16840%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	74.73059%	Cost: 1.04651568
Open Date: 03/17/1994	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 03/17/1994	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 03/17/1994	Low Occupancy Adjustment Factor:	94.50955%	DC Sem Index: 1.30450000
Med # Active Date: 03/17/1994	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	342,026	501,538	405,351	116,985		1,365,900	
1a	Audit Adjustments							
2	Cost Per Diem	61.1634	89.6885	72.4877	20.9201		244.2597	
3	Cost Per Diem Inflated	64.0085	93.3376	75.8595				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	64.0085	93.3376	75.8595	20.9201		254.1257	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	89.8738		91.1171				
7	Provider Target Rate	94.8733		96.1858				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	71.0408	115.1428	97.4246	13.6500			
9	Prior Semester: Class Ceiling Target Base	72.3589		85.0807				
10	Target Rate Class Ceiling	75.1765		88.3937				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	64.0085	93.3376	75.8595	13.6500		246.8556	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	64.0085	93.3376	75.8595	13.6500		246.8556	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

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260.79

Stratford Court Of Boca Raton

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 03/17/1994		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	4,217,000.00		Total Amount	Per Diem
RS to Start Calcs:	1994/01	Type:	Fixed	80% Capital(1):	2,337,397	13.2649
Indexed Asset Value	2,921,746	<60% of Base:	False	20% ROE(2):	584,349	0.5992
FRVS Base Asset:	1,995,300	Interest Rate:	10.0000%	Insurance Cost(3):	24,340	1.4872
Occup Adj Factor	0.9000	Chase Rate:	6.5000%	Taxes Cost(3):	42,909	2.6218
ROE Factor	0.020210	Amortization Rate:	9.5000%	Home Office(3):	15,410	0.9416
		Interest Only:	False	Replacement(3&4):	232,798	0.0000
		Yearly Payment:	261,451	Total FRVS PD:		18.9147

(1) 80% Capital (\$2,337,397) amortized at 9.5000 % for 20 years Principal & Interest of \$261,451 divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$13.2649

(2) 20% ROE (\$584,349) times the ROE factor (0.020210) divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$0.5992

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1993	Current RS PBS:	33,255
Comparison Bed	60	Effective PBS Limitation	54,155
			1,995,300

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	64.0085	64.0085	2.9040	61.1045
Direct Care	93.3376	93.3376	4.2347	89.1029
Indirect Care	75.8595	75.8595	3.4417	72.4178
Property	13.6500	18.9147	0.8582	18.0565
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				11.9303
Supplemental Rate				8.1814
Totals	246.8556	252.1203	11.4386	260.7934

Medicaid Trend Adjustment



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260.79

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1994/01	4,243,445	0.00	1.6983	1.6983		60	22.81	1,995,300	1,995,300	1
1994/07		0.10	1.5991	1.5991		60	22.81	1,995,300	2,061,660	
1995/01		0.10	1.5812	1.5812		60	22.81	1,995,300	2,094,240	
1995/07		0.20	1.5250	1.5250		60	22.81	1,995,300	2,126,160	
1996/01		0.20	1.7228	1.7228		60	22.81	1,995,300	2,162,820	
1996/07		0.30	1.3294	1.3294		60	41.92	1,995,300	2,191,560	5
1997/01		0.30	1.4109	1.4109		60	41.92	2,007,822	2,222,460	
1997/07		0.40	1.0917	1.0917		60	55.95	2,016,590	2,246,700	
1998/01		0.40	1.1663	1.1663		60	55.95	2,016,590	2,272,920	5
1998/07		0.50	1.0794	1.0794		60	43.80	2,034,705	2,297,460	
1999/01		0.50	1.4499	1.4499		60	43.80	2,046,453	2,330,760	
1999/07	16,202	0.60	1.2299	1.2299		60	50.14	2,062,655	2,359,440	5
2000/01		0.60	1.3356	1.3356		60	50.14	2,091,591	2,390,940	
2000/07	55,051	0.70	1.1129	1.1129		60	45.07	2,159,994	2,417,520	
2001/01		0.70	1.2976	1.2976		60	45.07	2,176,071	2,448,900	
2001/07		0.80	0.9615	0.9615		60	48.87	2,190,944	2,472,420	
2002/01		0.80	1.0301	1.0301		60	48.87	2,206,987	2,497,860	
2002/07	15,133	0.90	0.8337	0.8337		60	53.32	2,238,173	2,518,680	
2003/01		0.90	1.3271	1.3271		60	53.32	2,264,089	2,552,100	
2003/07	14,667	1.00	1.1664	1.1664		60	52.86	2,304,137	2,581,860	
2004/01		1.00	1.1103	1.1103		60	52.86	2,328,724	2,610,540	
2004/07		1.00	0.8378	0.8378		60	48.45	2,345,911	2,632,440	
2005/01		1.00	0.8595	0.8595		60	48.45	2,363,673	2,655,060	
2005/07	12,654	1.00	0.7364	0.7364		60	47.71	2,391,426	2,674,620	
2006/01		1.00	0.9068	0.9068		60	47.71	2,410,237	2,698,860	
2006/07	37,214	1.00	0.8133	0.8133		60	48.92	2,464,886	2,720,820	
2007/01		1.00	1.0133	1.0133		60	48.92	2,487,102	2,748,360	
2007/07	56,753	1.00	1.1050	1.1050		60	40.54	2,564,112	2,778,720	
2008/01		1.00	0.8556	0.8556		60	40.54	2,564,112	2,802,480	5
2008/07		1.00	0.6104	0.6104		60	40.54	2,591,892	2,819,580	



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0 211010-00 - 2016/09

260.79

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2009/01	22,926	1.00	1.3268	1.3268		60	30.50	2,633,888	2,857,020	
2009/07		1.00	0.6841	0.6841		60	30.50	2,643,880	2,876,580	
2010/01		1.00	0.8643	0.8643		60	27.25	2,655,202	2,901,420	
2010/07		1.00	0.7107	0.7107		60	27.25	2,664,551	2,922,060	
2011/01		1.00	0.9198	0.9198		60	36.34	2,680,744	2,948,940	
2011/07		1.00	0.9028	0.9028		60	36.34	2,696,735	2,975,580	
2012/01	13,957	1.00	0.3865	0.3865		60	34.10	2,717,154	2,987,100	
2012/07	8,915	1.00	0.9417	0.9417		60	37.00	2,743,282	3,015,240	
2013/01		1.00	0.4901	0.4901		60	37.00	2,752,327	3,030,000	
2013/07		1.00	0.6196	0.6196		60	37.00	2,763,799	3,048,780	
2014/01		1.00	0.8564	0.8564		60	31.21	2,777,230	3,074,880	
2014/07		0.95	1.2383	1.2383		60	31.21	2,795,769	3,112,980	
2015/01		0.95	0.7571	0.7571		60	35.46	2,808,733	3,136,560	
2015/09	55,282	0.90	1.5736	1.5736		60	37.83	2,891,375	3,185,940	
2016/09		0.85	1.9890	1.9890		60	34.17	2,921,746	3,249,300	

Message Code:

- | |
|---|
| 1 Per Bed Standard Limitation
5 Uncorrected Licensure Deficiency |
|---|

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Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

ID: 211010123120150101201504282016142405



Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

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269.44

W Frank Wells Nursing Home

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Government CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
210 N 2ND ST	10/1/2014-9/30/2015	Number of Beds: 68	Superior: 366
MACCLENNY, FL 32063	Days in CR 365	Maximum: 24,820	Standard: 0
County: Baker [2]	First Used : 2016/09	Max Annualized: 24,820	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 18,772	Total: 366
Control: Government	Unaudited	Medicare: 1,436	Inflation
Current Class North Small	Initial CR? False	Medicaid: 16,553	FY Index: 1.36985926
Class at 1/94: North Small	Medicaid Utilization	88.17920%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	75.63255%	Cost: 1.05379764
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24600000
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	95.65023%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/1993	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04695024
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,374,230	1,939,108	1,455,024	422,764		5,191,126
1a	Audit Adjustments						
2	Cost Per Diem	83.0200	117.1454	87.9009	25.5400		313.6063
3	Cost Per Diem Inflated	87.4863	122.6454	92.6298			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	87.4863	122.6454	92.6298	25.5400		328.3015
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	88.4537		89.7800			
7	Provider Target Rate	93.3742		94.7743			
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	62.6595	100.8980	75.9871	13.6500		
9	Prior Semester: Class Ceiling Target Base	57.6324		70.0507			
10	Target Rate Class Ceiling	59.8766		72.7784			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	59.8766	100.8980	72.7784	13.6500		247.2030
12/13	Medicaid Adjustment Rate		4.3337	3.1259			
14	Prospective Per Diem 11	59.8766	105.2317	75.9043	13.6500		254.6626
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



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W Frank Wells Nursing Home

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	None	80% Capital(1):	1,557,092	8.6664
Indexed Asset Value	1,946,365	<60% of Base:	True	20% ROE(2):	389,273	0.3558
FRVS Base Asset:	965,194	Interest Rate:	12.5000%	Insurance Cost(3):	0	0.0000
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.020420	Amortization Rate:	12.5000%	Home Office(3):	0	0.0000
		Interest Only:	True	Replacement(3&4):	0	0.0000
		Yearly Payment:	193,589	Total FRVS PD:		9.0222

(1) 80% Capital (\$1,557,092) amortized at 12.5000 % for 20 years Interest of \$193,589 divided by annual available days (24820) divided by Occup. Adj. (0.90) = \$8.6664

(2) 20% ROE (\$389,273) times the ROE factor (0.020420) divided by annual available days (24820) divided by Occup. Adj. (0.90) = \$0.3558

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 68	Effective PBS Limitation	1,938,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	59.8766	59.8766	2.7166	57.1600
Direct Care	105.2317	105.2317	4.7743	100.4574
Indirect Care	75.9043	75.9043	3.4437	72.4606
Property	13.6500	9.0222	0.4093	8.6129
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.5699
Supplemental Rate				8.1814
Totals	254.6626	250.0348	11.3439	269.4422

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	289,778	0.00				68	100.00	289,778	697,748	
1972/01		0.10	3.9787	3.0000	0.9787	68	100.00	290,647	725,492	
1972/07	1,050	0.10	5.9113	3.0000	2.9113	68	100.00	292,569	761,260	
1973/01	741	0.20	8.0622	3.0000	5.0622	68	100.00	295,065	800,496	
1973/07	402	0.20	10.7186	3.0000	7.7186	68	100.00	297,237	845,784	
1974/01		0.30	12.9457	3.0000	9.9457	68	100.00	299,912	889,984	
1974/07	1,604	0.30	13.0494	3.0000	10.0494	68	100.00	304,215	917,592	
1975/01		0.40	13.1399	3.0000	10.1399	68	100.00	307,866	945,948	
1975/07		0.40	14.2033	3.0000	11.2033	68	100.00	311,560	984,436	
1976/01		0.50	15.2478	3.0000	12.2478	68	100.00	316,233	1,024,216	
1976/07		0.50	15.7330	3.0000	12.7330	68	100.00	320,976	1,059,916	
1977/01	283,173	0.60	16.4836	3.0000	13.4836	68	100.00	609,927	1,099,696	
1977/07	2,039	0.60	18.5412	3.0000	15.5412	68	100.00	622,945	1,155,252	
1978/01		0.70	20.2809	3.0000	17.2809	68	100.00	636,027	1,210,060	
1978/07		0.70	22.8203	3.0000	19.8203	68	100.00	649,384	1,277,040	
1979/01		0.80	24.9476	3.0000	21.9476	68	100.00	664,969	1,342,524	
1979/07		0.80	26.1458	3.0000	23.1458	68	100.00	680,928	1,398,896	
1980/01		0.90	29.3115	3.0000	26.3115	68	85.84	699,313	1,485,188	
1980/07		0.90	30.1222	3.0000	27.1222	68	85.84	718,194	1,541,764	
1981/01		1.00	30.9462	3.0000	27.9462	68	87.60	739,740	1,600,720	
1981/07		1.00	30.5350	3.0000	27.5350	68	87.60	761,932	1,642,132	
1982/01		1.00	30.2110	3.0000	27.2110	68	84.84	784,790	1,686,128	
1982/07		1.00	29.5087	3.0000	26.5087	68	84.84	808,334	1,724,820	
1983/04		1.00	29.1375	3.0000	26.1375	68	87.60	832,584	1,770,176	
1983/07		1.00	30.0953	3.0000	27.0953	68	83.70	857,562	1,840,216	
1984/01		1.00	28.3905	3.0000	25.3905	68	83.70	883,289	1,864,084	
1984/07		1.00	27.3084	3.0000	24.3084	68	83.70	909,788	1,899,852	
1985/01		1.00	25.4555	3.0000	22.4555	68	83.70	937,082	1,921,612	
1985/10		1.00	23.3077	3.0000	20.3077	68	83.70	965,194	1,938,000	
1986/01		1.00	21.1376	3.0000	18.1376	68	83.70	994,150	1,954,116	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	68	83.70	994,150	1,950,376	5
1987/01		1.00	16.4441	3.0000	13.4441	68	83.70	1,023,975	1,985,260	5
1987/07		1.00	14.3448	3.0000	11.3448	68	88.85	1,054,694	2,000,764	5
1988/01		1.00	12.2455	3.0000	9.2455	68	88.85	1,086,335	2,017,016	5
1988/07		1.00	9.8354	3.0000	6.8354	68	89.73	1,118,925	2,015,928	5
1989/01		1.00	7.4253	3.0000	4.4253	68	89.73	1,187,068	2,027,828	
1989/07	29,657	1.00	5.0152	3.0000	2.0152	68	91.31	1,252,337	2,041,564	
1990/01		1.00	2.6051	2.6051		68	91.31	1,284,962	2,051,832	
1990/07		1.00	0.5899	0.5899		68	89.42	1,292,542	2,063,936	
1991/01		1.00	0.5899	0.5899		68	89.42	1,300,167	2,076,040	
1991/07		1.00	1.4932	1.4932		68	90.48	1,319,581	2,107,048	
1992/01		0.95	2.0117	2.0117		68	90.48	1,344,800	2,149,412	
1992/07		0.95	1.8152	1.8152		68	90.50	1,367,990	2,188,444	
1993/01		0.90	1.7710	1.7710		68	90.50	1,389,794	2,227,204	
1993/07		0.90	1.5329	1.5329		68	93.77	1,408,968	2,261,340	
1994/01		0.85	1.6983	1.6983		68	93.77	1,429,308	2,299,760	
1994/07		0.85	1.5991	1.5991		68	94.59	1,448,735	2,336,548	
1995/01		0.80	1.5812	1.5812		68	94.59	1,467,061	2,373,472	
1995/07		0.80	1.5250	1.5250		68	92.17	1,484,959	2,409,648	
1996/01		0.75	1.7228	1.7228		68	92.17	1,504,146	2,451,196	
1996/07		0.75	1.3294	1.3294		68	92.89	1,519,144	2,483,768	
1997/01		0.70	1.4109	1.4109		68	92.89	1,534,147	2,518,788	
1997/07		0.70	1.0917	1.0917		68	95.24	1,545,871	2,546,260	
1998/01		0.65	1.1663	1.1663		68	95.24	1,557,590	2,575,976	
1998/07		0.65	1.0794	1.0794		68	94.54	1,568,518	2,603,788	
1999/01		0.60	1.4499	1.4499		68	94.54	1,582,163	2,641,528	
1999/07		0.60	1.2299	1.2299		68	94.54	1,593,838	2,674,032	
2000/01		0.55	1.3356	1.3356		68	96.68	1,605,546	2,709,732	
2000/07		0.55	1.1129	1.1129		68	96.68	1,615,374	2,739,856	
2001/01	12,677	0.50	1.2976	1.2976		68	96.49	1,638,532	2,775,420	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07	217,235	0.50	0.9615	0.9615		68	95.79	1,863,645	2,802,076	
2002/01		0.45	1.0301	1.0301		68	95.79	1,872,283	2,830,908	
2002/07		0.45	0.8337	0.8337		68	87.36	1,879,308	2,854,504	
2003/01		0.40	1.3271	1.3271		68	87.36	1,889,283	2,892,380	
2003/07		0.40	1.1664	1.1664		68	84.83	1,898,098	2,926,108	
2004/01		0.35	1.1103	1.1103		68	84.83	1,905,474	2,958,612	
2004/07		0.35	0.8378	0.8378		68	88.30	1,911,061	2,983,432	
2005/01		0.30	0.8595	0.8595		68	88.30	1,915,990	3,009,068	
2005/07		0.30	0.7364	0.7364		68	88.15	1,920,222	3,031,236	
2006/01		0.25	0.9068	0.9068		68	88.15	1,924,575	3,058,708	
2006/07		0.25	0.8133	0.8133		68	85.82	1,928,488	3,083,596	
2007/01		0.20	1.0133	1.0133		68	85.82	1,932,397	3,114,808	
2007/07		0.20	1.1050	1.1050		68	86.07	1,936,668	3,149,216	
2008/01		0.15	0.8556	0.8556		68	86.07	1,939,153	3,176,144	
2008/07		0.15	0.6104	0.6104		68	84.77	1,940,929	3,195,524	
2009/01		0.10	1.3268	1.3268		68	84.77	1,943,505	3,237,956	
2009/07		0.10	0.6841	0.6841		68	80.49	1,944,834	3,260,124	
2010/01		0.05	0.8643	0.8643		68	80.49	1,945,674	3,288,276	
2010/07		0.05	0.7107	0.7107		68	78.34	1,946,365	3,311,668	
2011/01		0.00	0.9198	0.9198		68	78.34	1,946,365	3,342,132	
2011/07		0.00	0.9028	0.9028		68	84.43	1,946,365	3,372,324	
2012/01		0.00	0.3865	0.3865		68	84.43	1,946,365	3,385,380	
2012/07		0.00	0.9417	0.9417		68	80.57	1,946,365	3,417,272	
2013/01		0.00	0.4901	0.4901		68	80.57	1,946,365	3,434,000	
2013/07		0.00	0.6196	0.6196		68	81.69	1,946,365	3,455,284	
2014/01		0.00	0.8564	0.8564		68	81.69	1,946,365	3,484,864	
2014/07		0.00	1.2383	1.2383		68	85.52	1,946,365	3,528,044	
2015/01		0.00	0.7571	0.7571		68	85.52	1,946,365	3,554,768	
2015/09		0.00	1.5736	1.5736		68	88.20	1,946,365	3,610,732	
2016/09		0.00	1.9890	1.9890		68	88.18	1,946,365	3,682,540	

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
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192.19

Huntington Place

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1775 HUNTINGTON LANE	2/1/2015-1/31/2016	Number of Beds: 100	Superior: 0
ROCKLEDGE, FL 32955	Days in CR 365	Maximum: 36,500	Standard: 366
County: Brevard [5]	First Used : 2016/09	Max Annualized: 36,500	Conditional: 0
Region: Central Area: 7	Last Used: 2016/09	Total Patient: 33,873	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 5,623	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 21,210	FY Index: 1.38133246
Class at 1/94: North Small	Medicaid Utilization	62.61624%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	92.80274%	Cost: 1.04504491
Open Date: 01/01/1972	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1972	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25516446
Entered Medicaid 01/01/1972	Low Occupancy Adjustment Factor:	117.36486%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/1994	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03930604
Previous Med # 203742			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	754,856	1,590,771	931,687	412,322		3,689,636
1a	Audit Adjustments						
2	Cost Per Diem	35.5896	75.0010	43.9268	19.4400		173.9574
3	Cost Per Diem Inflated	37.1927	77.9490	45.9055			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	37.1927	77.9490	45.9055	19.4400		180.4872
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	58.3073		69.1789			
7	Provider Target Rate	61.5508		73.0272			
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	66.8502	108.0204	86.7059	13.6500		
9	Prior Semester: Class Ceiling Target Base	64.9876		76.7674			
10	Target Rate Class Ceiling	67.5182		79.7567			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	37.1927	77.9490	45.9055	13.6500		174.6972
12/13	Medicaid Adjustment Rate		1.1064	0.6515			
14	Prospective Per Diem 11	37.1927	79.0554	46.5570	13.6500		176.4551
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

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Huntington Place

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 10/01/1985		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,000,000.00		Total Amount	Per Diem
RS to Start Calcs:	1972/01	Type:	Fixed	80% Capital(1):	1,828,195	6.6406
Indexed Asset Value	2,285,244	<60% of Base:	False	20% ROE(2):	457,049	0.2826
FRVS Base Asset:	1,346,503	Interest Rate:	10.4400%	Insurance Cost(3):	15,149	0.4472
Occup Adj Factor	0.9000	Chase Rate:	7.7500%	Taxes Cost(3):	36,858	1.0881
ROE Factor	0.020310	Amortization Rate:	10.4400%	Home Office(3):	35,687	1.0536
		Interest Only:	False	Replacement(3&4):	84,762	0.0000
		Yearly Payment:	218,145	Total FRVS PD:		9.5121

(1) 80% Capital (\$1,828,195) amortized at 10.4400 % for 20 years Principal & Interest of \$218,145 divided by annual available days (36500) divided by Occup. Adj. (0.90) = \$6.6406

(2) 20% ROE (\$457,049) times the ROE factor (0.020310) divided by annual available days (36500) divided by Occup. Adj. (0.90) = \$0.2826

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	100	Effective PBS Limitation	54,155
			2,850,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	37.1927	37.1927	1.6874	35.5053
Direct Care	79.0554	79.0554	3.5867	75.4687
Indirect Care	46.5570	46.5570	2.1123	44.4447
Property	13.6500	9.5121	0.4316	9.0805
ROE		0.0358	0.0016	0.0342
ROE Adjustment		-0.0358	-0.0016	-0.0342
Quality Assess-Medicaid Share				19.5111
Supplemental Rate				8.1814
Totals	176.4551	172.3172	7.8180	192.1917

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1972/01	906,811	0.00	3.9787	3.0000	0.9787	100	100.00	906,811	1,066,900	
1972/07		0.10	5.9113	3.0000	2.9113	100	100.00	909,531	1,119,500	
1973/01		0.10	8.0622	3.0000	5.0622	100	100.00	912,260	1,177,200	
1973/07		0.20	10.7186	3.0000	7.7186	100	100.00	917,734	1,243,800	
1974/01	1,720	0.20	12.9457	3.0000	9.9457	100	100.00	924,960	1,308,800	
1974/07		0.30	13.0494	3.0000	10.0494	100	100.00	933,285	1,349,400	
1975/01		0.30	13.1399	3.0000	10.1399	100	100.00	941,685	1,391,100	
1975/07		0.40	14.2033	3.0000	11.2033	100	100.00	952,985	1,447,700	
1976/01	24,203	0.40	15.2478	3.0000	12.2478	100	100.00	988,624	1,506,200	
1976/07		0.50	15.7330	3.0000	12.7330	100	100.00	1,003,453	1,558,700	
1977/01	20,911	0.50	16.4836	3.0000	13.4836	100	100.00	1,039,416	1,617,200	
1977/07		0.60	18.5412	3.0000	15.5412	100	100.00	1,058,125	1,698,900	
1978/01		0.60	20.2809	3.0000	17.2809	100	100.00	1,077,171	1,779,500	
1978/07	3,863	0.70	22.8203	3.0000	19.8203	100	100.00	1,103,655	1,878,000	
1979/01		0.70	24.9476	3.0000	21.9476	100	100.00	1,126,832	1,974,300	
1979/07		0.80	26.1458	3.0000	23.1458	100	100.00	1,153,876	2,057,200	
1980/01	755	0.80	29.3115	3.0000	26.3115	100	32.29	1,170,889	2,184,100	
1980/07	17,723	0.90	30.1222	3.0000	27.1222	100	32.29	1,207,172	2,267,300	
1981/01	19,576	0.90	30.9462	3.0000	27.9462	100	33.00	1,246,304	2,354,000	
1981/07		1.00	30.5350	3.0000	27.5350	100	33.00	1,268,737	2,414,900	
1982/01	5,633	1.00	30.2110	3.0000	27.2110	100	28.92	1,294,384	2,479,600	
1982/07		1.00	29.5087	3.0000	26.5087	100	28.92	1,314,802	2,536,500	
1983/04	434	1.00	29.1375	3.0000	26.1375	100	23.16	1,315,236	2,603,200	
1983/07		1.00	30.0953	3.0000	27.0953	100	23.16	1,315,236	2,706,200	
1984/01	553	1.00	28.3905	3.0000	25.3905	100	23.16	1,315,789	2,741,300	
1984/07	591	1.00	27.3084	3.0000	24.3084	100	23.16	1,316,380	2,793,900	
1985/01	4,156	1.00	25.4555	3.0000	22.4555	100	23.16	1,320,536	2,825,900	
1985/10		1.00	23.3077	3.0000	20.3077	100	36.05	1,346,503	2,850,000	
1986/01		1.00	21.1376	3.0000	18.1376	100	28.40	1,367,362	2,873,700	
1986/07		1.00	18.4350	3.0000	15.4350	100	28.40	1,388,544	2,868,200	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1987/01		1.00	16.4441	3.0000	13.4441	100	13.57	1,388,544	2,919,500	
1987/07		1.00	14.3448	3.0000	11.3448	100	13.57	1,388,544	2,942,300	
1988/01	13,725	1.00	12.2455	3.0000	9.2455	100	11.57	1,402,269	2,966,200	
1988/07		1.00	9.8354	3.0000	6.8354	100	11.57	1,402,269	2,964,600	
1989/01		1.00	7.4253	3.0000	4.4253	100	13.82	1,402,269	2,982,100	
1989/07		1.00	5.0152	3.0000	2.0152	100	13.82	1,402,269	3,002,300	
1990/01		1.00	2.6051	2.6051		100	13.25	1,402,269	3,017,400	
1990/07		1.00	0.5899	0.5899		100	14.21	1,402,269	3,035,200	
1991/01		1.00	0.5899	0.5899		100	14.21	1,402,269	3,053,000	
1991/07		1.00	1.4932	1.4932		100	19.86	1,402,269	3,098,600	
1992/01		1.00	2.0117	2.0117		100	19.86	1,402,269	3,160,900	
1992/07		0.95	1.8152	1.8152		100	25.21	1,413,353	3,218,300	
1993/01		0.95	1.7710	1.7710		100	25.21	1,424,253	3,275,300	
1993/07		0.90	1.5329	1.5329		100	27.80	1,434,185	3,325,500	
1994/01		0.90	1.6983	1.6983		100	27.80	1,445,265	3,382,000	
1994/07	28,374	0.85	1.5991	1.5991		100	44.50	1,489,533	3,436,100	
1995/01		0.85	1.5812	1.5812		100	44.50	1,505,730	3,490,400	
1995/07		0.80	1.5250	1.5250		100	44.50	1,520,593	3,543,600	
1996/01		0.80	1.7228	1.7228		100	44.50	1,537,549	3,604,700	
1996/07		0.75	1.3294	1.3294		100	44.50	1,549,953	3,652,600	
1997/01		0.75	1.4109	1.4109		100	44.50	1,563,223	3,704,100	
1997/07		0.70	1.0917	1.0917		100	44.50	1,572,889	3,744,500	
1998/01	28,374	0.70	1.1663	1.1663		100	47.36	1,601,263	3,788,200	5
1998/07		0.65	1.0794	1.0794		100	44.75	1,621,524	3,829,100	
1999/01		0.65	1.4499	1.4499		100	44.75	1,621,524	3,884,600	5
1999/07	48,692	0.60	1.2299	1.2299		100	54.34	1,694,561	3,932,400	
2000/01		0.60	1.3356	1.3356		100	54.34	1,707,978	3,984,900	
2000/07	25,396	0.55	1.1129	1.1129		100	63.91	1,743,829	4,029,200	
2001/01		0.55	1.2976	1.2976		100	63.91	1,756,275	4,081,500	
2001/07	92,217	0.50	0.9615	0.9615		100	63.55	1,856,936	4,120,700	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2002/01		0.50	1.0301	1.0301		100	61.62	1,866,501	4,163,100	
2002/07		0.45	0.8337	0.8337		100	61.62	1,873,504	4,197,800	
2003/01	73,232	0.45	1.3271	1.3271		100	56.95	1,957,925	4,253,500	
2003/07		0.40	1.1664	1.1664		100	56.95	1,967,061	4,303,100	
2004/01	22,387	0.40	1.1103	1.1103		100	57.88	1,998,184	4,350,900	
2004/07		0.35	0.8378	0.8378		100	57.88	2,004,043	4,387,400	
2005/01		0.35	0.8595	0.8595		100	57.88	2,010,071	4,425,100	
2005/07	18,701	0.30	0.7364	0.7364		100	51.93	2,032,964	4,457,700	
2006/01		0.30	0.9068	0.9068		100	51.93	2,038,185	4,498,100	
2006/07	90,457	0.25	0.8133	0.8133		100	57.40	2,132,786	4,534,700	
2007/01		0.25	1.0133	1.0133		100	57.40	2,138,188	4,580,600	
2007/07	51,425	0.20	1.1050	1.1050		100	56.65	2,194,338	4,631,200	
2008/01		0.20	0.8556	0.8556		100	56.65	2,198,093	4,670,800	
2008/07		0.15	0.6104	0.6104		100	52.70	2,200,022	4,699,300	
2009/01		0.15	1.3268	1.3268		100	52.70	2,204,217	4,761,700	
2009/07	16,284	0.10	0.6841	0.6841		100	52.21	2,221,932	4,794,300	
2010/01		0.10	0.8643	0.8643		100	52.21	2,223,754	4,835,700	
2010/07	27,955	0.05	0.7107	0.7107		100	57.55	2,252,498	4,870,100	
2011/01		0.05	0.9198	0.9198		100	57.55	2,253,534	4,914,900	
2011/07		0.00	0.9028	0.9028		100	62.54	2,253,534	4,959,300	
2012/01		0.00	0.3865	0.3865		100	62.56	2,253,534	4,978,500	
2012/07		0.00	0.9417	0.9417		100	62.56	2,253,534	5,025,400	
2013/01		0.00	0.4901	0.4901		100	62.56	2,253,534	5,050,000	
2013/07		0.00	0.6196	0.6196		100	61.66	2,253,534	5,081,300	
2014/01		0.00	0.8564	0.8564		100	61.66	2,253,534	5,124,800	
2014/07		0.00	1.2383	1.2383		100	60.07	2,253,534	5,188,300	
2015/01		0.00	0.7571	0.7571		100	60.07	2,253,534	5,227,600	
2015/09	31,710	0.00	1.5736	1.5736		100	57.49	2,285,244	5,309,900	
2016/09		0.00	1.9890	1.9890		100	62.62	2,285,244	5,415,500	

Message Code:

5 Uncorrected Licensure Deficiency



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Hardee Manor Healthcare Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
401 ORANGE PLACE	1/1/2014-12/31/2014	Number of Beds: 79	Superior: 0
WAUCHULA, FL 33873	Days in CR 365	Maximum: 28,835	Standard: 366
County: Hardee [25]	First Used : 2016/09	Max Annualized: 28,835	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 25,640	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 2,884	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 17,309	FY Index: 1.34193004
Class at 1/94: South Small	Medicaid Utilization	67.50780%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	88.91972%	Cost: 1.07573004
Open Date: 09/01/1980	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 09/01/1980	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 10/01/1980	Low Occupancy Adjustment Factor:	112.45412%	DC Sem Index: 1.30450000
Med # Active Date: 05/10/1994	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 206636			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	786,052	1,133,849	672,445	319,697		2,912,043	
1a	Audit Adjustments							
2	Cost Per Diem	45.4129	65.5063	38.8494	18.4700		168.2386	
3	Cost Per Diem Inflated	48.8520	69.5305	41.7915				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	48.8520	69.5305	41.7915	18.4700		178.6440	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	58.3073		68.7230				
7	Provider Target Rate	61.5508		72.5459				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	66.8502	108.0204	86.7059	13.6500			
9	Prior Semester: Class Ceiling Target Base	64.9876		76.7674				
10	Target Rate Class Ceiling	67.5182		79.7567				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	48.8520	69.5305	41.7915	13.6500		173.8240	
12/13	Medicaid Adjustment Rate		1.3695	0.8231				
14	Prospective Per Diem 11	48.8520	70.9000	42.6146	13.6500		176.0166	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Hardee Manor Healthcare Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	10/01/1989	Amount:	926,800.00		Total Amount	Per Diem
RS to Start Calcs:	1980/07	Type:	Variable	80% Capital(1):	1,988,535	9.1801
Indexed Asset Value	2,485,669	<60% of Base:	False	20% ROE(2):	497,134	0.4350
FRVS Base Asset:	893,513	Interest Rate:	10.5000%	Insurance Cost(3):	13,728	0.5354
Occup Adj Factor	0.9000	Chase Rate:	9.0000%	Taxes Cost(3):	34,394	1.3414
ROE Factor	0.022710	Amortization Rate:	10.5000%	Home Office(3):	14,434	0.5629
		Interest Only:	False	Replacement(3&4):	37,633	0.0000
		Yearly Payment:	238,238	Total FRVS PD:		12.0548

(1) 80% Capital (\$1,988,535) amortized at 10.5000 % for 20 years Principal & Interest of \$238,238 divided by annual available days (28835) divided by Occup. Adj. (0.90) = \$9.1801

(2) 20% ROE (\$497,134) times the ROE factor (0.022710) divided by annual available days (28835) divided by Occup. Adj. (0.90) = \$0.4350

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	60	Effective PBS Limitation	54,155
			1,710,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	48.8520	48.8520	2.2164	46.6356
Direct Care	70.9000	70.9000	3.2167	67.6833
Indirect Care	42.6146	42.6146	1.9334	40.6812
Property	13.6500	12.0548	0.5469	11.5079
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				23.6887
Supplemental Rate				8.1814
Totals	176.0166	174.4214	7.9134	198.3781

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1980/07	839,846	0.00	3.8106	3.0000	0.8106	60	55.00	839,846	1,360,380	
1981/01		0.10	4.6347	3.0000	1.6347	60	55.00	842,366	1,412,400	
1981/07		0.10	4.2235	3.0000	1.2235	60	55.00	844,893	1,448,940	
1982/01		0.20	3.8995	3.0000	0.8995	60	82.02	849,962	1,487,760	
1982/07		0.20	3.1971	3.0000	0.1971	60	82.02	855,062	1,521,900	
1983/04		0.30	2.8260	2.8260		60	87.26	862,311	1,561,920	
1983/07		0.30	3.9578	3.0000	0.9578	60	87.26	870,072	1,623,720	
1984/01		0.40	2.2530	2.2530		60	89.07	877,913	1,644,780	
1984/07		0.40	1.9179	1.9179		60	89.07	884,648	1,676,340	
1985/01		0.50	1.1471	1.1471		60	89.94	889,722	1,695,540	
1985/10		0.50	0.8522	0.8522		60	89.07	893,513	1,710,000	
1986/01		0.60	0.8299	0.8299		60	89.07	897,962	1,724,220	
1986/07		0.60	0.2974	0.2974		60	87.26	899,564	1,720,920	
1987/01		0.70	1.0091	1.0091		60	86.97	905,919	1,751,700	
1987/07		0.70	0.9007	0.9007		60	87.12	911,631	1,765,380	
1988/01		0.80	0.9007	0.9007		60	87.12	918,200	1,779,720	
1988/07		0.80	0.5899	0.5899		60	86.27	922,533	1,778,760	
1989/01	559,037	0.90	0.5899	0.5899		79	86.27	1,486,468	2,355,859	
1989/07		0.90	0.5899	0.5899		79	87.79	1,494,360	2,371,817	
1990/01		1.00	0.5899	0.5899		79	87.79	1,503,175	2,383,746	
1990/07		1.00	0.5899	0.5899		79	83.70	1,512,042	2,397,808	
1991/01		1.00	0.5899	0.5899		79	83.70	1,520,962	2,411,870	
1991/07		1.00	1.4932	1.4932		79	84.66	1,520,962	2,447,894	5
1992/01		1.00	2.0117	2.0117		79	84.66	1,574,727	2,497,111	
1992/07		1.00	1.8152	1.8152		79	84.81	1,603,311	2,542,457	
1993/01		1.00	1.7710	1.7710		79	84.81	1,631,706	2,587,487	
1993/07		1.00	1.5329	1.5329		79	84.96	1,656,718	2,627,145	
1994/01		1.00	1.6983	1.6983		79	84.96	1,684,854	2,671,780	
1994/07		1.00	1.5991	1.5991		79	80.99	1,711,797	2,714,519	
1995/01		1.00	1.5812	1.5812		79	80.99	1,738,864	2,757,416	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1995/07		1.00	1.5250	1.5250		79	82.56	1,765,382	2,799,444	
1996/01		1.00	1.7228	1.7228		79	82.56	1,795,796	2,847,713	
1996/07	32,923	1.00	1.3294	1.3294		79	87.02	1,852,592	2,885,554	
1997/01		1.00	1.4109	1.4109		79	87.02	1,878,730	2,926,239	
1997/07		1.00	1.0917	1.0917		79	85.72	1,899,240	2,958,155	
1998/01		1.00	1.1663	1.1663		79	85.72	1,899,240	2,992,678	5
1998/07		1.00	1.0794	1.0794		79	82.33	1,942,130	3,024,989	
1999/01		1.00	1.4499	1.4499		79	82.33	1,970,289	3,068,834	
1999/07	28,626	1.00	1.2299	1.2299		79	82.26	2,023,148	3,106,596	
2000/01		1.00	1.3356	1.3356		79	82.26	2,050,169	3,148,071	
2000/07		1.00	1.1129	1.1129		79	82.87	2,072,985	3,183,068	
2001/01		0.95	1.2976	1.2976		79	82.87	2,098,539	3,224,385	
2001/07		0.95	0.9615	0.9615		79	76.25	2,117,707	3,255,353	
2002/01		0.90	1.0301	1.0301		79	74.81	2,137,340	3,288,849	
2002/07		0.90	0.8337	0.8337		79	74.81	2,153,376	3,316,262	
2003/01		0.85	1.3271	1.3271		79	76.66	2,177,666	3,360,265	
2003/07		0.85	1.1664	1.1664		79	76.66	2,199,255	3,399,449	
2004/01		0.80	1.1103	1.1103		79	72.89	2,218,789	3,437,211	
2004/07		0.80	0.8378	0.8378		79	72.89	2,233,659	3,466,046	
2005/01		0.75	0.8595	0.8595		79	72.89	2,248,057	3,495,829	
2005/07		0.75	0.7364	0.7364		79	70.19	2,260,473	3,521,583	
2006/01		0.70	0.9068	0.9068		79	70.19	2,274,822	3,553,499	
2006/07		0.70	0.8133	0.8133		79	77.23	2,287,773	3,582,413	
2007/01		0.65	1.0133	1.0133		79	77.23	2,302,840	3,618,674	
2007/07		0.65	1.1050	1.1050		79	77.37	2,319,381	3,658,648	
2008/01		0.60	0.8556	0.8556		79	77.37	2,331,289	3,689,932	
2008/07		0.60	0.6104	0.6104		79	76.08	2,339,826	3,712,447	
2009/01		0.55	1.3268	1.3268		79	71.28	2,356,900	3,761,743	
2009/07		0.55	0.6841	0.6841		79	71.28	2,365,769	3,787,497	
2010/01		0.50	0.8643	0.8643		79	71.28	2,375,994	3,820,203	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2010/07		0.50	0.7107	0.7107		79	71.28	2,384,438	3,847,379	
2011/01		0.45	0.9198	0.9198		79	74.45	2,394,307	3,882,771	
2011/07		0.45	0.9028	0.9028		79	73.83	2,404,035	3,917,847	
2012/01		0.40	0.3865	0.3865		79	73.83	2,407,752	3,933,015	
2012/07		0.40	0.9417	0.9417		79	73.83	2,416,822	3,970,066	
2013/01	19,803	0.35	0.4901	0.4901		79	72.33	2,440,770	3,989,500	
2013/07		0.35	0.6196	0.6196		79	72.33	2,446,064	4,014,227	
2014/01		0.30	0.8564	0.8564		79	69.63	2,452,348	4,048,592	
2014/07		0.30	1.2383	1.2383		79	69.63	2,461,458	4,098,757	
2015/01		0.25	0.7571	0.7571		79	67.15	2,466,118	4,129,804	
2015/09		0.25	1.5736	1.5736		79	67.15	2,475,820	4,194,821	
2016/09		0.20	1.9890	1.9890		79	67.51	2,485,669	4,278,245	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

ID: 211435123120140101201404272016100630



Florida Agency for Health Care Administration
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198.62

Laurel Pointe Health and Rehabilitation

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
703 S 29th ST	9/1/2013-8/31/2014	Number of Beds: 107	Superior: 0
FORT PIERCE, FL 34947	Days in CR 365	Maximum: 39,055	Standard: 366
County: St Lucie [56]	First Used : 2015/09	Max Annualized: 39,055	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 34,855	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 10,735	Inflation
Current Class South Large	Initial CR? False	Medicaid: 21,526	FY Index: 1.33029981
Class at 1/94: South Large	Medicaid Utilization	61.75871%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	89.24594%	Cost: 1.08513467
Open Date: 12/01/1980	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 12/01/1980	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22466610
Entered Medicaid 12/01/1980	Low Occupancy Adjustment Factor:	112.86668%	DC Sem Index: 1.30450000
Med # Active Date: 12/20/1993	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06518830
Previous Med # 209121			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	920,173	1,537,097	915,473	609,401		3,982,144
1a	Audit Adjustments						
2	Cost Per Diem	42.7471	71.4065	42.5287	28.3100		184.9923
3	Cost Per Diem Inflated	46.3864	76.0614	46.1494			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	46.3864	76.0614	46.1494	28.3100		196.9072
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	51.4058		61.4289			
7	Provider Target Rate	54.2654		64.8461			
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500		
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181			
10	Target Rate Class Ceiling	62.2421		70.3550			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	46.3864	76.0614	46.1494	13.6500		182.2472
12/13	Medicaid Adjustment Rate		1.0062	0.6105			
14	Prospective Per Diem 11	46.3864	77.0676	46.7599	13.6500		183.8639
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



Florida Agency for Health Care Administration

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Laurel Pointe Health and Rehabilitation

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 05/01/1993		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,382,588.00		Total Amount	Per Diem
RS to Start Calcs:	1980/07	Type:	Fixed	80% Capital(1):	2,517,546	7.2394
Indexed Asset Value	3,146,932	<60% of Base:	False	20% ROE(2):	629,386	0.4122
FRVS Base Asset:	1,564,975	Interest Rate:	8.0940%	Insurance Cost(3):	34,229	0.9820
Occup Adj Factor	0.9000	Chase Rate:	6.0000%	Taxes Cost(3):	95,406	2.7372
ROE Factor	0.023020	Amortization Rate:	8.0940%	Home Office(3):	15,778	0.4527
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	254,463	Total FRVS PD:		11.8235

(1) 80% Capital (\$2,517,546) amortized at 8.0940 % for 20 years Principal & Interest of \$254,463 divided by annual available days (39055) divided by Occup. Adj. (0.90) = \$7.2394

(2) 20% ROE (\$629,386) times the ROE factor (0.023020) divided by annual available days (39055) divided by Occup. Adj. (0.90) = \$0.4122

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	107	Effective PBS Limitation	54,155
			3,049,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	46.3864	46.3864	2.1045	44.2819
Direct Care	77.0676	77.0676	3.4965	73.5711
Indirect Care	46.7599	46.7599	2.1215	44.6384
Property	13.6500	11.8235	0.5364	11.2871
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				16.6553
Supplemental Rate				8.1814
Totals	183.8639	182.0374	8.2589	198.6152

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1980/07	1,399,570	0.00	3.8106	3.0000	0.8106	107	68.27	1,399,570	2,426,011	
1981/01		0.10	4.6347	3.0000	1.6347	107	68.27	1,403,769	2,518,780	
1981/07	11,088	0.10	4.2235	3.0000	1.2235	107	62.87	1,419,068	2,583,943	
1982/01		0.20	3.8995	3.0000	0.8995	107	62.87	1,427,582	2,653,172	
1982/07	828	0.20	3.1971	3.0000	0.1971	107	67.18	1,436,975	2,714,055	
1983/04		0.30	2.8260	2.8260		107	67.18	1,449,158	2,785,424	
1983/07	53,000	0.30	3.9578	3.0000	0.9578	107	79.29	1,515,200	2,895,634	
1984/01		0.40	2.2530	2.2530		107	67.63	1,528,855	2,933,191	
1984/07	313	0.40	1.9179	1.9179		107	66.64	1,540,897	2,989,473	
1985/01		0.50	1.1471	1.1471		107	66.64	1,549,736	3,023,713	
1985/10	8,636	0.50	0.8522	0.8522		107	66.64	1,564,975	3,049,500	
1986/01		0.60	0.8299	0.8299		107	66.64	1,572,767	3,074,859	
1986/07		0.60	0.2974	0.2974		107	78.17	1,575,573	3,068,974	
1987/01		0.70	1.0091	1.0091		107	78.17	1,586,703	3,123,865	
1987/07		0.70	0.9007	0.9007		107	78.17	1,596,707	3,148,261	
1988/01		0.80	0.9007	0.9007		107	78.17	1,608,213	3,173,834	
1988/07		0.80	0.5899	0.5899		107	78.17	1,615,802	3,172,122	
1989/01		0.90	0.5899	0.5899		107	77.79	1,624,380	3,190,847	
1989/07		0.90	0.5899	0.5899		107	77.79	1,633,004	3,212,461	
1990/01		1.00	0.5899	0.5899		107	68.70	1,642,637	3,228,618	
1990/07		1.00	0.5899	0.5899		107	68.70	1,652,327	3,247,664	
1991/01		1.00	0.5899	0.5899		107	79.77	1,662,074	3,266,710	
1991/07		1.00	1.4932	1.4932		107	79.77	1,686,892	3,315,502	
1992/01		1.00	2.0117	2.0117		107	79.77	1,720,827	3,382,163	
1992/07		1.00	1.8152	1.8152		107	80.99	1,752,063	3,443,581	
1993/01		1.00	1.7710	1.7710		107	80.99	1,783,092	3,504,571	
1993/07	17,509	1.00	1.5329	1.5329		107	79.29	1,827,934	3,558,285	
1994/01		1.00	1.6983	1.6983		107	79.29	1,858,978	3,618,740	
1994/07		1.00	1.5991	1.5991		107	79.29	1,888,705	3,676,627	
1995/01		1.00	1.5812	1.5812		107	79.29	1,918,569	3,734,728	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1995/07		1.00	1.5250	1.5250		107	79.29	1,947,827	3,791,652	
1996/01		1.00	1.7228	1.7228		107	79.29	1,981,384	3,857,029	
1996/07	16,335	1.00	1.3294	1.3294		107	82.12	2,024,060	3,908,282	
1997/01		1.00	1.4109	1.4109		107	82.12	2,052,617	3,963,387	
1997/07		1.00	1.0917	1.0917		107	83.12	2,075,025	4,006,615	
1998/01		1.00	1.1663	1.1663		107	83.12	2,099,226	4,053,374	
1998/07		1.00	1.0794	1.0794		107	81.16	2,099,226	4,097,137	5
1999/01		1.00	1.4499	1.4499		107	81.16	2,152,650	4,156,522	
1999/07		1.00	1.2299	1.2299		107	78.64	2,152,650	4,207,668	5
2000/01		1.00	1.3356	1.3356		107	78.64	2,208,229	4,263,843	
2000/07	45,386	1.00	1.1129	1.1129		107	84.61	2,278,190	4,311,244	
2001/01		0.95	1.2976	1.2976		107	84.61	2,306,273	4,367,205	
2001/07		0.95	0.9615	0.9615		107	82.50	2,327,338	4,409,149	
2002/01	18,400	0.90	1.0301	1.0301		107	82.56	2,367,315	4,454,517	
2002/07		0.90	0.8337	0.8337		107	82.56	2,385,077	4,491,646	
2003/01		0.85	1.3271	1.3271		107	84.94	2,411,981	4,551,245	
2003/07		0.85	1.1664	1.1664		107	84.94	2,435,893	4,604,317	
2004/01		0.80	1.1103	1.1103		107	81.88	2,457,529	4,655,463	
2004/07		0.80	0.8378	0.8378		107	81.88	2,473,999	4,694,518	
2005/01		0.75	0.8595	0.8595		107	76.26	2,489,946	4,734,857	
2005/07		0.75	0.7364	0.7364		107	76.26	2,503,698	4,769,739	
2006/01		0.70	0.9068	0.9068		107	76.26	2,519,591	4,812,967	
2006/07		0.70	0.8133	0.8133		107	79.56	2,533,935	4,852,129	
2007/01		0.65	1.0133	1.0133		107	79.56	2,550,623	4,901,242	
2007/07		0.65	1.1050	1.1050		107	81.17	2,568,944	4,955,384	
2008/01		0.60	0.8556	0.8556		107	81.17	2,582,133	4,997,756	
2008/07	100,966	0.60	0.6104	0.6104		107	78.57	2,692,555	5,028,251	
2009/01		0.55	1.3268	1.3268		107	78.57	2,712,203	5,095,019	
2009/07		0.55	0.6841	0.6841		107	69.78	2,722,409	5,129,901	
2010/01		0.50	0.8643	0.8643		107	69.78	2,734,175	5,174,199	



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198.62

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2010/07		0.50	0.7107	0.7107		107	70.65	2,743,892	5,211,007	
2011/01		0.45	0.9198	0.9198		107	70.65	2,755,249	5,258,943	
2011/07		0.45	0.9028	0.9028		107	66.61	2,766,444	5,306,451	
2012/01		0.40	0.3865	0.3865		107	66.61	2,770,721	5,326,995	
2012/07	97,252	0.40	0.9417	0.9417		107	67.04	2,878,410	5,377,178	
2013/01		0.35	0.4901	0.4901		107	67.04	2,883,346	5,403,500	
2013/07	169,718	0.35	0.6196	0.6196		107	63.32	3,059,318	5,436,991	
2014/01		0.30	0.8564	0.8564		107	63.32	3,067,177	5,483,536	
2014/07	37,709	0.30	1.2383	1.2383		107	65.33	3,116,281	5,551,481	
2015/01		0.25	0.7571	0.7571		107	65.33	3,122,180	5,593,532	
2015/09		0.25	1.5736	1.5736		107	61.76	3,134,463	5,681,593	
2016/09		0.20	1.9890	1.9890		107	61.76	3,146,932	5,794,585	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

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230.16

Life Care Center of Citrus County

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
3325 W JERWAYNE LN	8/1/2013-7/31/2014	Number of Beds: 120	Superior: 0
LECANTO, FL 34461	Days in CR 365	Maximum: 43,800	Standard: 366
County: Citrus [9]	First Used : 2015/01	Max Annualized: 43,800	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 34,295	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 14,716	Inflation
Current Class North Large	Initial CR? False	Medicaid: 14,052	FY Index: 1.32622051
Class at 1/94: North Large	Medicaid Utilization	40.97390%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	78.29909%	Cost: 1.08847242
Open Date: 11/15/1994	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 11/15/1994	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22383277
Entered Medicaid 11/15/1994	Low Occupancy Adjustment Factor:	99.02252%	DC Sem Index: 1.30450000
Med # Active Date: 11/15/1994	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06591361
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	652,611	1,200,807	921,777	322,915		3,098,110	
1a	Audit Adjustments							
2	Cost Per Diem	46.4426	85.4545	65.5976	22.9800		220.4747	
3	Cost Per Diem Inflated	50.5515	91.0871	71.4012				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	50.5515	91.0871	71.4012	22.9800		236.0198	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	59.2520		58.2693				
7	Provider Target Rate	62.5481		61.5107				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	50.5515	91.0871	61.5107	13.6500		216.7993	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	50.5515	91.0871	61.5107	13.6500		216.7993	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

Rate Semester 09/01/2016 through 08/31/2017

0 211532-00 - 2016/09

230.16

Life Care Center of Citrus County

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 11/15/1994		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	4,800,000.00		Total Amount	Per Diem
RS to Start Calcs:	1994/07	Type:	Variable	80% Capital(1):	4,807,058	9.0135
Indexed Asset Value	6,008,823	<60% of Base:	False	20% ROE(2):	1,201,765	0.6954
FRVS Base Asset:	3,754,020	Interest Rate:	4.1885%	Insurance Cost(3):	19,263	0.5617
Occup Adj Factor	0.9000	Chase Rate:	3.5000%	Taxes Cost(3):	98,088	2.8601
ROE Factor	0.022810	Amortization Rate:	4.1885%	Home Office(3):	42,411	1.2367
		Interest Only:	False	Replacement(3&4):	108,001	0.0000
		Yearly Payment:	355,314	Total FRVS PD:		14.3674

(1) 80% Capital (\$4,807,058) amortized at 4.1885 % for 20 years Principal & Interest of \$355,314 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.0135

(2) 20% ROE (\$1,201,765) times the ROE factor (0.022810) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6954

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	33,820
Comparison Date: 01/01/1994	Current RS PBS:	54,155
Comparison Bed 111	Effective PBS Limitation	3,754,020

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	50.5515	50.5515	2.2935	48.2580
Direct Care	91.0871	91.0871	4.1326	86.9545
Indirect Care	61.5107	61.5107	2.7907	58.7200
Property	13.6500	14.3674	0.6518	13.7156
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				14.3256
Supplemental Rate				8.1814
Totals	216.7993	217.5167	9.8686	230.1551

Medicaid Trend Adjustment



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 Computation of Nursing Home Medicaid FRVS Property Reimbursement Rate
 Rate Semester 9/1/2016 through 8/31/2017 Based on Cost Report: 7/31/2014

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230.16

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1994/07	6,471,189	0.00	1.5991	1.5991		111	36.16	3,754,020	3,754,020	1
1995/01	28,000	0.10	1.5812	1.5812		111	36.16	3,785,922	3,874,344	
1995/07		0.10	1.5250	1.5250		111	36.16	3,789,718	3,933,396	
1996/01		0.20	1.7228	1.7228		111	36.16	3,798,304	4,001,217	
1996/07		0.20	1.3294	1.3294		111	36.16	3,804,944	4,054,386	
1997/01		0.30	1.4109	1.4109		111	36.16	3,815,533	4,111,551	
1997/07	33,529	0.30	1.0917	1.0917		111	41.03	3,858,384	4,156,395	
1998/01	347,757	0.40	1.1663	1.1663		120	46.47	4,221,349	4,545,840	
1998/07		0.40	1.0794	1.0794		120	46.47	4,236,750	4,594,920	
1999/01		0.50	1.4499	1.4499		120	46.55	4,262,747	4,661,520	
1999/07		0.50	1.2299	1.2299		120	46.55	4,284,935	4,718,880	
2000/01	22,255	0.60	1.3356	1.3356		120	50.41	4,338,664	4,781,880	
2000/07		0.60	1.1129	1.1129		120	50.41	4,365,216	4,835,040	
2001/01	43,977	0.70	1.2976	1.2976		120	53.00	4,447,400	4,897,800	
2001/07		0.70	0.9615	0.9615		120	53.00	4,476,247	4,944,840	
2002/01		0.80	1.0301	1.0301		120	53.07	4,511,841	4,995,720	
2002/07		0.80	0.8337	0.8337		120	53.07	4,540,879	5,037,360	
2003/01		0.90	1.3271	1.3271		120	55.07	4,595,115	5,104,200	
2003/07		0.90	1.1664	1.1664		120	55.07	4,643,355	5,163,720	
2004/01		1.00	1.1103	1.1103		120	50.34	4,690,542	5,221,080	
2004/07		1.00	0.8378	0.8378		120	50.34	4,726,510	5,264,880	
2005/01	20,280	1.00	0.8595	0.8595		120	48.69	4,782,754	5,310,120	
2005/07		1.00	0.7364	0.7364		120	48.69	4,813,933	5,349,240	
2006/01	33,478	1.00	0.9068	0.9068		120	43.28	4,881,762	5,397,720	
2006/07		1.00	0.8133	0.8133		120	43.28	4,913,005	5,441,640	
2007/01		1.00	1.0133	1.0133		120	43.28	4,952,180	5,496,720	
2007/07		1.00	1.1050	1.1050		120	34.02	4,986,028	5,557,440	
2008/01		1.00	0.8556	0.8556		120	34.02	5,012,415	5,604,960	
2008/07	94,972	1.00	0.6104	0.6104		120	31.62	5,124,977	5,639,160	
2009/01		1.00	1.3268	1.3268		120	31.62	5,164,070	5,714,040	



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 Computation of Nursing Home Medicaid FRVS Property Reimbursement Rate
 Rate Semester 9/1/2016 through 8/31/2017 Based on Cost Report: 7/31/2014

0 211532-00 - 2016/09

230.16

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2009/07	204,990	1.00	0.6841	0.6841		120	29.45	5,387,976	5,753,160	
2010/01	103,600	1.00	0.8643	0.8643		120	29.08	5,516,198	5,802,840	
2010/07		1.00	0.7107	0.7107		120	29.08	5,536,926	5,844,120	
2011/01		1.00	0.9198	0.9198		120	32.74	5,567,242	5,897,880	
2011/07		1.00	0.9028	0.9028		120	32.74	5,597,161	5,951,160	
2012/01	28,563	1.00	0.3865	0.3865		120	32.52	5,638,515	5,974,200	
2012/07		1.00	0.9417	0.9417		120	32.52	5,669,910	6,030,480	
2013/01		1.00	0.4901	0.4901		120	32.52	5,686,340	6,060,000	
2013/07		1.00	0.6196	0.6196		120	36.34	5,709,619	6,097,560	
2014/01		1.00	0.8564	0.8564		120	36.34	5,741,927	6,149,760	
2014/07		1.00	1.2383	1.2383		120	42.08	5,796,327	6,225,960	
2015/01	37,068	0.95	0.7571	0.7571		120	40.97	5,864,448	6,273,120	
2015/09		0.95	1.5736	1.5736		120	40.97	5,929,752	6,371,880	
2016/09		0.90	1.9890	1.9890		120	40.97	6,008,823	6,498,600	

Message Code:

1 Per Bed Standard Limitation

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

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Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0211923-00 - 2016/09

198.53

Lake Park of Madison

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
259 SW CAPTAIN BROWN RD	9/1/2014-2/28/2015	Number of Beds: 120	Superior: 0
MADISON, FL 32340	Days in CR 181	Maximum: 21,720	Standard: 366
County: Madison [40]	First Used : 2015/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 2	Last Used: 2016/09	Total Patient: 17,122	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 2,385	Inflation
Current Class North Large	Initial CR? False	Medicaid: 13,949	FY Index: 1.35644350
Class at 1/94: North Large	Medicaid Utilization	81.46829%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	78.83057%	Cost: 1.06422011
Open Date: 08/25/1995	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 08/25/1995	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23833109
Entered Medicaid 08/25/1995	Low Occupancy Adjustment Factor:	99.69467%	DC Sem Index: 1.30450000
Med # Active Date: 08/25/1995	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05343394
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	575,756	895,466	619,556	781,005		2,871,783	
1a	Audit Adjustments							
2	Cost Per Diem	41.2758	64.1957	44.4158	55.9900		205.8773	
3	Cost Per Diem Inflated	43.9265	67.6259	47.2682				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	43.9265	67.6259	47.2682	55.9900		214.8106	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	47.7082		56.7094				
7	Provider Target Rate	50.3621		59.8640				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	43.9265	67.6259	47.2682	13.6500		172.4706	
12/13	Medicaid Adjustment Rate		2.3941	1.6734				
14	Prospective Per Diem 11	43.9265	70.0200	48.9416	13.6500		176.5381	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

Rate Semester 09/01/2016 through 08/31/2017

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198.53

Lake Park of Madison

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 08/25/1995		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,760,000.00		Total Amount	Per Diem
RS to Start Calcs:	1995/07	Type:	Fixed	80% Capital(1):	4,295,142	11.8087
Indexed Asset Value	5,368,927	<60% of Base:	False	20% ROE(2):	1,073,785	0.5620
FRVS Base Asset:	2,757,416	Interest Rate:	9.0532%	Insurance Cost(3):	8,308	0.4852
Occup Adj Factor	0.9000	Chase Rate:	7.6490%	Taxes Cost(3):	24,256	1.4167
ROE Factor	0.020630	Amortization Rate:	9.0532%	Home Office(3):	925	0.0540
		Interest Only:	False	Replacement(3&4):	12,244	0.0000
		Yearly Payment:	465,499	Total FRVS PD:		14.3266

(1) 80% Capital (\$4,295,142) amortized at 9.0532 % for 20 years Principal & Interest of \$465,499 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$11.8087

(2) 20% ROE (\$1,073,785) times the ROE factor (0.020630) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5620

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	01/01/1995	Current RS PBS:	34,904
Comparison Bed	79	Effective PBS Limitation	54,155
			2,757,416

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	43.9265	43.9265	1.9929	41.9336
Direct Care	70.0200	70.0200	3.1768	66.8432
Indirect Care	48.9416	48.9416	2.2205	46.7211
Property	13.6500	14.3266	0.6500	13.6766
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.1745
Supplemental Rate				8.1814
Totals	176.5381	177.2147	8.0402	198.5304

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1995/07	4,128,820	0.00	1.5250	1.5250		79	58.22	2,757,416	2,757,416	1
1996/01	6,344	0.10	1.7228	1.7228		79	58.22	2,768,511	2,847,713	
1996/07		0.10	1.3294	1.3294		79	58.22	2,772,190	2,885,554	
1997/01		0.20	1.4109	1.4109		79	58.22	2,780,013	2,926,239	
1997/07		0.20	1.0917	1.0917		79	58.22	2,786,082	2,958,155	
1998/01		0.30	1.1663	1.1663		79	58.22	2,795,831	2,992,678	
1998/07		0.30	1.0794	1.0794		79	58.22	2,804,884	3,024,989	
1999/01		0.40	1.4499	1.4499		79	58.22	2,821,152	3,068,834	
1999/07		0.40	1.2299	1.2299		79	77.76	2,835,032	3,106,596	
2000/01	433,954	0.50	1.3356	1.3356		99	78.40	3,287,918	3,945,051	
2000/07		0.50	1.1129	1.1129		99	78.40	3,306,215	3,988,908	
2001/01	765,820	0.60	1.2976	1.2976		119	80.72	4,097,777	4,856,985	
2001/07		0.60	0.9615	0.9615		119	80.72	4,121,417	4,903,633	
2002/01		0.70	1.0301	1.0301		119	84.62	4,151,137	4,954,089	
2002/07		0.70	0.8337	0.8337		119	84.62	4,175,363	4,995,382	
2003/01		0.80	1.3271	1.3271		120	80.94	4,219,693	5,104,200	
2003/07		0.80	1.1664	1.1664		120	80.94	4,259,067	5,163,720	
2004/01		0.90	1.1103	1.1103		120	81.61	4,301,628	5,221,080	
2004/07		0.90	0.8378	0.8378		120	81.61	4,334,062	5,264,880	
2005/01		1.00	0.8595	0.8595		120	83.53	4,371,313	5,310,120	
2005/07		1.00	0.7364	0.7364		120	83.53	4,403,503	5,349,240	
2006/01		1.00	0.9068	0.9068		120	83.53	4,443,434	5,397,720	
2006/07		1.00	0.8133	0.8133		120	83.53	4,479,572	5,441,640	
2007/01		1.00	1.0133	1.0133		120	83.53	4,524,964	5,496,720	
2007/07		1.00	1.1050	1.1050		120	83.53	4,574,965	5,557,440	
2008/01		1.00	0.8556	0.8556		120	83.53	4,614,108	5,604,960	
2008/07		1.00	0.6104	0.6104		120	81.11	4,642,273	5,639,160	
2009/01		1.00	1.3268	1.3268		120	81.11	4,703,867	5,714,040	
2009/07		1.00	0.6841	0.6841		120	78.57	4,736,046	5,753,160	
2010/01		1.00	0.8643	0.8643		120	78.57	4,776,980	5,802,840	



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198.53

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2010/07		1.00	0.7107	0.7107		120	81.00	4,810,930	5,844,120	
2011/01		1.00	0.9198	0.9198		120	81.00	4,855,181	5,897,880	
2011/07		1.00	0.9028	0.9028		120	80.76	4,899,014	5,951,160	
2012/01		1.00	0.3865	0.3865		120	80.76	4,917,949	5,974,200	
2012/07		1.00	0.9417	0.9417		120	83.29	4,964,261	6,030,480	
2013/01	22,938	1.00	0.4901	0.4901		120	85.68	5,011,529	6,060,000	
2013/07		1.00	0.6196	0.6196		120	85.68	5,042,580	6,097,560	
2014/01		1.00	0.8564	0.8564		120	85.68	5,085,765	6,149,760	
2014/07		1.00	1.2383	1.2383		120	79.74	5,148,742	6,225,960	
2015/01		1.00	0.7571	0.7571		120	79.74	5,187,723	6,273,120	
2015/09		1.00	1.5736	1.5736		120	81.47	5,269,357	6,371,880	
2016/09		0.95	1.9890	1.9890		120	81.47	5,368,927	6,498,600	

Message Code:

1 Per Bed Standard Limitation

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

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Florida Agency for Health Care Administration
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0212032-00 - 2016/09

252.24

Edward J Healey Rehabilitation And Nursing Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Government CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
5101 WEST BLUE HERON BLVD	10/1/2014-9/30/2015	Number of Beds: 120	Superior: 0
RIVIERA BEACH, FL 33418	Days in CR 365	Maximum: 43,800	Standard: 366
County: Palm Beach [50]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 40,839	Total: 366
Control: Government	Unaudited	Medicare: 779	Inflation
Current Class South Large	Initial CR? False	Medicaid: 29,699	FY Index: 1.36985926
Class at 1/94: South Large	Medicaid Utilization	72.72215%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	93.23973%	Cost: 1.05379764
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24600000
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	117.91751%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/1995	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04695024
Previous Med # 201812			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	3,106,218	5,564,990	3,408,533	624,570		12,704,311	
1a	Audit Adjustments							
2	Cost Per Diem	104.5900	187.3797	114.7693	21.0300		427.7690	
3	Cost Per Diem Inflated	110.2167	196.1772	120.9436				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	110.2167	196.1772	120.9436	21.0300		448.3675	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	123.1192		124.6410				
7	Provider Target Rate	129.9681		131.5745				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	58.7902	104.3884	70.3550	13.6500		247.1836	
12/13	Medicaid Adjustment Rate		2.6684	1.7984				
14	Prospective Per Diem 11	58.7902	107.0568	72.1534	13.6500		251.6504	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

Rate Semester 09/01/2016 through 08/31/2017

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252.24

Edward J Healey Rehabilitation And Nursing Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	10/01/1985	Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	None	80% Capital(1):	4,980,768	15.7089
Indexed Asset Value	6,225,960	<60% of Base:	True	20% ROE(2):	1,245,192	0.6450
FRVS Base Asset:	5,586,000	Interest Rate:	12.5000%	Insurance Cost(3):	53,163	1.3018
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.020420	Amortization Rate:	12.5000%	Home Office(3):	0	0.0000
		Interest Only:	True	Replacement(3&4):	50,416	0.0000
		Yearly Payment:	619,246	Total FRVS PD:		17.6557

(1) 80% Capital (\$4,980,768) amortized at 12.5000 % for 20 years Interest of \$619,246 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$15.7089

(2) 20% ROE (\$1,245,192) times the ROE factor (0.020420) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6450

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	196	Effective PBS Limitation	54,155
			5,586,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.7902	58.7902	2.6673	56.1229
Direct Care	107.0568	107.0568	4.8571	102.1997
Indirect Care	72.1534	72.1534	3.2736	68.8798
Property	13.6500	17.6557	0.8010	16.8547
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	251.6504	255.6561	11.5990	252.2385

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	1,602,869	0.00				196	100.00	1,602,869	2,011,156	
1972/01		0.10	3.9787	3.0000	0.9787	196	100.00	1,607,678	2,091,124	
1972/07	32,096	0.10	5.9113	3.0000	2.9113	196	100.00	1,644,597	2,194,220	
1973/01		0.20	8.0622	3.0000	5.0622	196	100.00	1,654,465	2,307,312	
1973/07		0.20	10.7186	3.0000	7.7186	196	100.00	1,664,392	2,437,848	
1974/01		0.30	12.9457	3.0000	9.9457	196	100.00	1,679,372	2,565,248	
1974/07		0.30	13.0494	3.0000	10.0494	196	100.00	1,694,486	2,644,824	
1975/01		0.40	13.1399	3.0000	10.1399	196	100.00	1,714,820	2,726,556	
1975/07	1,884	0.40	14.2033	3.0000	11.2033	196	100.00	1,737,282	2,837,492	
1976/01		0.50	15.2478	3.0000	12.2478	196	100.00	1,763,341	2,952,152	
1976/07		0.50	15.7330	3.0000	12.7330	196	100.00	1,789,791	3,055,052	
1977/01		0.60	16.4836	3.0000	13.4836	196	100.00	1,822,007	3,169,712	
1977/07		0.60	18.5412	3.0000	15.5412	196	100.00	1,854,803	3,329,844	
1978/01	15,137	0.70	20.2809	3.0000	17.2809	196	100.00	1,908,891	3,487,820	
1978/07		0.70	22.8203	3.0000	19.8203	196	100.00	1,948,978	3,680,880	
1979/01	26,185	0.80	24.9476	3.0000	21.9476	196	100.00	2,021,938	3,869,628	
1979/07	99,297	0.80	26.1458	3.0000	23.1458	196	100.00	2,169,762	4,032,112	
1980/01	23,923	0.90	29.3115	3.0000	26.3115	196		2,193,685	4,280,836	
1980/07	2,118,864	0.90	30.1222	3.0000	27.1222	196		4,312,549	4,443,908	
1981/01	13,745	1.00	30.9462	3.0000	27.9462	196		4,326,294	4,613,840	
1981/07		1.00	30.5350	3.0000	27.5350	196		4,326,294	4,733,204	
1982/01	78,505	1.00	30.2110	3.0000	27.2110	196		4,404,799	4,860,016	
1982/07	158,919	1.00	29.5087	3.0000	26.5087	196		4,563,718	4,971,540	
1983/04	2,300	1.00	29.1375	3.0000	26.1375	196	59.73	4,702,930	5,102,272	
1983/07	189,087	1.00	30.0953	3.0000	27.0953	196	59.73	5,033,105	5,304,152	
1984/01	57,456	1.00	28.3905	3.0000	25.3905	196		5,090,561	5,372,948	
1984/07	28,784	1.00	27.3084	3.0000	24.3084	196	53.33	5,267,425	5,476,044	
1985/01	16,389	1.00	25.4555	3.0000	22.4555	196	53.33	5,437,039	5,538,764	
1985/10	10,506	1.00	23.3077	3.0000	20.3077	196	57.65	5,586,000	5,586,000	1
1986/01		1.00	21.1376	3.0000	18.1376	196	58.35	5,753,580	5,632,452	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	196	51.89	5,916,427	5,621,672	
1987/01		1.00	16.4441	3.0000	13.4441	196	51.89	6,083,883	5,722,220	
1987/07		1.00	14.3448	3.0000	11.3448	196	54.12	6,263,479	5,766,908	
1988/01		1.00	12.2455	3.0000	9.2455	196	54.12	6,448,377	5,813,752	
1988/07	93,984	1.00	9.8354	3.0000	6.8354	196	46.39	6,705,528	5,810,616	
1989/01		1.00	7.4253	3.0000	4.4253	196	46.39	6,875,202	5,844,916	
1989/07	567,817	1.00	5.0152	3.0000	2.0152	196	56.56	7,649,275	5,884,508	
1990/01		1.00	2.6051	2.6051		196	56.56	7,848,546	5,914,104	
1990/07	151,206	1.00	0.5899	0.5899		196	47.99	8,040,150	5,948,992	
1991/01		1.00	0.5899	0.5899		196	47.99	8,081,534	5,983,880	
1991/07	25,935	1.00	1.4932	1.4932		196	61.52	8,228,142	6,073,256	
1992/01		0.95	2.0117	2.0117		196	61.52	8,385,390	6,195,364	
1992/07	63,446	0.95	1.8152	1.8152		196	54.00	8,590,805	6,307,868	
1993/01		0.90	1.7710	1.7710		196	54.00	8,725,244	6,419,588	
1993/07		0.90	1.5329	1.5329		196	49.53	8,833,646	6,517,980	
1994/01		0.85	1.6983	1.6983		196	49.53	8,948,486	6,628,720	
1994/07		0.85	1.5991	1.5991		196	49.25	9,057,398	6,734,756	
1995/01		0.80	1.5812	1.5812		196	49.25	9,159,996	6,841,184	
1995/07		0.80	1.5250	1.5250		210	49.72	9,261,020	7,441,560	
1996/01		0.75	1.7228	1.7228		210	49.72	9,369,194	7,569,870	
1996/07	64,361	0.75	1.3294	1.3294		210	57.26	9,369,194	7,670,460	3
1997/01		0.70	1.4109	1.4109		210	57.26	9,369,194	7,778,610	3
1997/07		0.70	1.0917	1.0917		210	57.26	9,369,194	7,863,450	3
1998/01		0.65	1.1663	1.1663		210	57.26	9,369,194	7,955,220	3
1998/07		0.65	1.0794	1.0794		210	72.48	9,369,194	8,041,110	3
1999/01		0.60	1.4499	1.4499		210	72.48	9,369,194	8,157,660	3
1999/07		0.60	1.2299	1.2299		210	81.09	9,369,194	8,258,040	3
2000/01		0.55	1.3356	1.3356		210	81.09	9,369,194	8,368,290	3
2000/07		0.55	1.1129	1.1129		198	90.24	9,369,194	7,977,816	3
2001/01		0.50	1.2976	1.2976		198	90.24	9,369,194	8,081,370	3



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07	30,415	0.50	0.9615	0.9615		198	85.26	9,369,194	8,158,986	3
2002/01		0.45	1.0301	1.0301		198	85.26	9,369,194	8,242,938	3
2002/07		0.45	0.8337	0.8337		198	84.59	9,369,194	8,311,644	3
2003/01		0.40	1.3271	1.3271		198	84.59	9,369,194	8,421,930	3
2003/07		0.40	1.1664	1.1664		198	84.05	9,369,194	8,520,138	3
2004/01		0.35	1.1103	1.1103		198	84.05	9,369,194	8,614,782	3
2004/07		0.35	0.8378	0.8378		198	82.90	9,369,194	8,687,052	3
2005/01		0.30	0.8595	0.8595		198	82.90	9,369,194	8,761,698	3
2005/07		0.30	0.7364	0.7364		198	79.16	9,369,194	8,826,246	3
2006/01		0.25	0.9068	0.9068		198	79.16	9,369,194	8,906,238	3
2006/07		0.25	0.8133	0.8133		198	78.20	9,369,194	8,978,706	3
2007/01		0.20	1.0133	1.0133		198	78.20	9,369,194	9,069,588	3
2007/07		0.20	1.1050	1.1050		198	71.95	9,369,194	9,169,776	3
2008/01		0.15	0.8556	0.8556		198	71.95	9,369,194	9,248,184	3
2008/07		0.15	0.6104	0.6104		198	66.04	9,369,194	9,304,614	3
2009/01		0.10	1.3268	1.3268		198	66.04	9,381,627	9,428,166	
2009/07		0.10	0.6841	0.6841		198	64.23	9,388,044	9,492,714	
2010/01		0.05	0.8643	0.8643		198	64.23	9,392,100	9,574,686	
2010/07	76,458	0.05	0.7107	0.7107		198	71.81	9,471,892	9,642,798	
2011/01		0.00	0.9198	0.9198		198	71.81	9,471,892	9,731,502	
2011/07	105,897	0.00	0.9028	0.9028		198	73.17	9,577,789	9,819,414	
2012/01		0.00	0.3865	0.3865		198	73.17	9,577,789	9,857,430	
2012/07	37,553	0.00	0.9417	0.9417		198	73.00	9,615,342	9,950,292	
2013/01		0.00	0.4901	0.4901		198	73.00	9,615,342	9,999,000	
2013/07	296,695	0.00	0.6196	0.6196		198	76.60	9,912,037	10,060,974	
2014/01		0.00	0.8564	0.8564		198	76.60	9,912,037	10,147,104	
2014/07	21,033,284	0.00	1.2383	1.2383		120	69.38	6,225,960	6,225,960	8
2015/01		0.00	0.7571	0.7571		120	69.38	6,225,960	6,273,120	
2015/09		0.00	1.5736	1.5736		120	72.24	6,225,960	6,371,880	
2016/09		0.00	1.9890	1.9890		120	72.72	6,225,960	6,498,600	

Message Code:

1 Per Bed Standard Limitation

3 Index Cost Limitation - January 1996

8 Limited to Current RS Per Bed Standard

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID: 212032093020151001201402252016132948



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

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230.45

Westminster Woods on Julington Creek

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
25 STATE ROAD 13	4/1/2014-3/31/2015	Number of Beds: 60	Superior: 0
JACKSONVILLE, FL 32259	Days in CR 365	Maximum: 21,900	Standard: 366
County: St Johns [55]	First Used : 2016/09	Max Annualized: 21,900	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 19,749	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 3,493	Inflation
Current Class North Small	Initial CR? False	Medicaid: 3,408	FY Index: 1.35002422
Class at 1/94: North Small	Medicaid Utilization	17.25657%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	90.17808%	Cost: 1.06928041
Open Date: 12/12/1970	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1996	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23500000
Entered Medicaid 01/01/1996	Low Occupancy Adjustment Factor:	114.04553%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/1996	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05627530
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	233,810	304,172	290,749	91,573		920,304	
1a	Audit Adjustments							
2	Cost Per Diem	68.6062	89.2523	85.3137	26.8700		270.0422	
3	Cost Per Diem Inflated	73.3593	94.2750	91.2243				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	73.3593	94.2750	91.2243	26.8700		285.7286	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	68.7287		98.1363				
7	Provider Target Rate	72.5519		103.5954				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	62.6595	100.8980	75.9871	13.6500			
9	Prior Semester: Class Ceiling Target Base	57.6324		70.0507				
10	Target Rate Class Ceiling	59.8766		72.7784				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	59.8766	94.2750	72.7784	13.6500		240.5800	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	59.8766	94.2750	72.7784	13.6500		240.5800	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 09/01/2016 through 08/31/2017

Westminster Woods on Julington Creek

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 01/01/1996		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1996/01	Type:	None	80% Capital(1):	605,522	2.5879
Indexed Asset Value	756,902	<60% of Base:	True	20% ROE(2):	151,380	0.1656
FRVS Base Asset:	584,877	Interest Rate:	8.5000%	Insurance Cost(3):	49,125	2.4875
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.021560	Amortization Rate:	8.5000%	Home Office(3):	13,037	0.6601
		Interest Only:	True	Replacement(3&4):	233,196	0.0000
		Yearly Payment:	51,007	Total FRVS PD:		5.9011

- (1) 80% Capital (\$605,522) amortized at 8.5000 % for 20 years Interest of \$51,007 divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$2.5879
- (2) 20% ROE (\$151,380) times the ROE factor (0.021560) divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$0.1656
- (3) Pass-throughs: Cost divided by Total Patient Days
- (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	10,261
Comparison Date: 01/01/1971	Current RS PBS:	54,155
Comparison Bed 57	Effective PBS Limitation	584,877

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	59.8766	59.8766	2.7166	57.1600
Direct Care	94.2750	94.2750	4.2772	89.9978
Indirect Care	72.7784	72.7784	3.3019	69.4765
Property	13.6500	5.9011	0.2677	5.6334
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	240.5800	232.8311	10.5634	230.4491

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1996/01	2,180,040	0.00	1.7228	1.7228		57	27.26	584,877	584,877	1
1996/07		0.10	1.3294	1.3294		57	27.26	585,262	2,081,982	
1997/01		0.10	1.4109	1.4109		57	27.26	585,671	2,111,337	
1997/07		0.20	1.0917	1.0917		57	27.26	586,305	2,134,365	
1998/01		0.20	1.1663	1.1663		57	27.26	586,983	2,159,274	
1998/07		0.30	1.0794	1.0794		57	27.26	587,925	2,182,587	
1999/01		0.30	1.4499	1.4499		57	24.44	587,925	2,214,222	
1999/07		0.40	1.2299	1.2299		57	24.44	587,925	2,241,468	
2000/01	32,216	0.40	1.3356	1.3356		57	22.53	620,141	2,271,393	
2000/07		0.50	1.1129	1.1129		57	22.53	620,141	2,296,644	
2001/01		0.50	1.2976	1.2976		57	28.81	622,249	2,326,455	
2001/07		0.60	0.9615	0.9615		57	28.81	624,129	2,348,799	
2002/01		0.60	1.0301	1.0301		57	27.92	626,087	2,372,967	
2002/07	21,153	0.70	0.8337	0.8337		57	30.66	649,277	2,392,746	
2003/01		0.70	1.3271	1.3271		57	30.66	652,639	2,424,495	
2003/07		0.80	1.1664	1.1664		57	37.05	656,741	2,452,767	
2004/01		0.80	1.1103	1.1103		57	37.05	660,670	2,480,013	
2004/07		0.90	0.8378	0.8378		60	43.77	664,634	2,632,440	
2005/01		0.90	0.8595	0.8595		60	43.77	668,726	2,655,060	
2005/07		1.00	0.7364	0.7364		60	43.77	672,645	2,674,620	
2006/01		1.00	0.9068	0.9068		60	44.51	677,581	2,698,860	
2006/07		1.00	0.8133	0.8133		60	44.51	682,041	2,720,820	
2007/01		1.00	1.0133	1.0133		60	42.43	687,373	2,748,360	
2007/07		1.00	1.1050	1.1050		60	42.43	693,233	2,778,720	
2008/01	10,002	1.00	0.8556	0.8556		60	31.54	706,636	2,802,480	
2008/07		1.00	0.6104	0.6104		60	31.54	709,109	2,819,580	
2009/01	10,680	1.00	1.3268	1.3268		60	29.15	724,775	2,857,020	
2009/07		1.00	0.6841	0.6841		60	29.15	727,403	2,876,580	
2010/01		1.00	0.8643	0.8643		60	38.79	731,837	2,901,420	
2010/07		1.00	0.7107	0.7107		60	38.79	735,505	2,922,060	



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230.45

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2011/01		1.00	0.9198	0.9198		60	33.43	739,617	2,948,940	
2011/07		1.00	0.9028	0.9028		60	33.43	743,676	2,975,580	
2012/01		1.00	0.3865	0.3865		60	31.82	745,339	2,987,100	
2012/07		1.00	0.9417	0.9417		60	31.82	749,400	3,015,240	
2013/01		1.00	0.4901	0.4901		60	21.61	749,400	3,030,000	
2013/07		1.00	0.6196	0.6196		60	21.61	749,400	3,048,780	
2014/01		1.00	0.8564	0.8564		60	26.22	752,460	3,074,880	
2014/07		1.00	1.2383	1.2383		60	26.22	756,902	3,112,980	
2015/01		1.00	0.7571	0.7571		60	20.78	756,902	3,136,560	
2015/09		1.00	1.5736	1.5736		60	20.78	756,902	3,185,940	
2016/09		0.95	1.9890	1.9890		60	17.26	756,902	3,249,300	

Message Code:

1 Per Bed Standard Limitation

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

ID: 212083033120150401201409152015091802



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0212164-00 - 2016/09

224.00

Ybor City Healthcare and Rehabilitation Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1709 TALIAFERRO AVE	8/1/2013-7/31/2014	Number of Beds: 80	Superior: 0
TAMPA, FL 33602	Days in CR 365	Maximum: 29,200	Standard: 366
County: Hillsborough [29]	First Used : 2015/01	Max Annualized: 29,200	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 26,753	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 2,386	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 20,007	FY Index: 1.32622051
Class at 1/94: North Small	Medicaid Utilization	74.78414%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	91.61986%	Cost: 1.08847242
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22383277
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	115.86890%	DC Sem Index: 1.30450000
Med # Active Date: 03/01/1996	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06591361
Previous Med # 200999			PS Target: 1.05562807

Rate Calculations								
Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	799,399	1,623,578	1,044,487	215,075		3,682,539	
1a	Audit Adjustments							
2	Cost Per Diem	39.9560	81.1505	52.2061	10.7500		184.0626	
3	Cost Per Diem Inflated	43.4910	86.4994	56.8249				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	43.4910	86.4994	56.8249	10.7500		197.5653	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	58.3073		68.7230				
7	Provider Target Rate	61.5508		72.5459				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	66.8502	108.0204	86.7059	13.6500			
9	Prior Semester: Class Ceiling Target Base	64.9876		76.7674				
10	Target Rate Class Ceiling	67.5182		79.7567				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	43.4910	86.4994	56.8249	10.7500		197.5653	
12/13	Medicaid Adjustment Rate		2.4118	1.5844				
14	Prospective Per Diem 11	43.4910	88.9112	58.4093	10.7500		201.5615	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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Ybor City Healthcare and Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	235,000.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	2,026,347	9.5864
Indexed Asset Value	2,532,934	<60% of Base:	True	20% ROE(2):	506,587	0.4397
FRVS Base Asset:	924,242	Interest Rate:	13.0000%	Insurance Cost(3):	30,394	1.1361
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	15,367	0.5744
ROE Factor	0.022810	Amortization Rate:	12.5000%	Home Office(3):	5,017	0.1875
		Interest Only:	True	Replacement(3&4):	16,754	0.0000
		Yearly Payment:	251,931	Total FRVS PD:		11.9241

(1) 80% Capital (\$2,026,347) amortized at 12.5000 % for 20 years Interest of \$251,931 divided by annual available days (29200) divided by Occup. Adj. (0.90) = \$9.5864

(2) 20% ROE (\$506,587) times the ROE factor (0.022810) divided by annual available days (29200) divided by Occup. Adj. (0.90) = \$0.4397

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 80	Effective PBS Limitation	2,280,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	43.4910	43.4910	1.9732	41.5178
Direct Care	88.9112	88.9112	4.0339	84.8773
Indirect Care	58.4093	58.4093	2.6500	55.7593
Property	10.7500	11.9241	0.5410	11.3831
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.2805
Supplemental Rate				8.1814
Totals	201.5615	202.7356	9.1981	223.9994

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	282,589	0.00				80	100.00	282,589	820,880	
1972/01	15,248	0.10	3.9787	3.0000	0.9787	80	100.00	298,685	853,520	
1972/07		0.10	5.9113	3.0000	2.9113	80	100.00	299,581	895,600	
1973/01		0.20	8.0622	3.0000	5.0622	80	100.00	301,378	941,760	
1973/07		0.20	10.7186	3.0000	7.7186	80	100.00	303,186	995,040	
1974/01	8,387	0.30	12.9457	3.0000	9.9457	80	100.00	314,302	1,047,040	
1974/07		0.30	13.0494	3.0000	10.0494	80	100.00	317,131	1,079,520	
1975/01	217,012	0.40	13.1399	3.0000	10.1399	80	100.00	537,949	1,112,880	
1975/07		0.40	14.2033	3.0000	11.2033	80	100.00	544,404	1,158,160	
1976/01	5,203	0.50	15.2478	3.0000	12.2478	80	100.00	557,773	1,204,960	
1976/07		0.50	15.7330	3.0000	12.7330	80	100.00	566,140	1,246,960	
1977/01		0.60	16.4836	3.0000	13.4836	80	100.00	576,331	1,293,760	
1977/07		0.60	18.5412	3.0000	15.5412	80	100.00	586,705	1,359,120	
1978/01		0.70	20.2809	3.0000	17.2809	80	100.00	599,026	1,423,600	
1978/07		0.70	22.8203	3.0000	19.8203	80	100.00	611,606	1,502,400	
1979/01		0.80	24.9476	3.0000	21.9476	80	100.00	626,285	1,579,440	
1979/07		0.80	26.1458	3.0000	23.1458	80	100.00	641,316	1,645,760	
1980/01		0.90	29.3115	3.0000	26.3115	80	97.92	658,632	1,747,280	
1980/07		0.90	30.1222	3.0000	27.1222	80	97.92	676,415	1,813,840	
1981/01		1.00	30.9462	3.0000	27.9462	80	95.87	696,707	1,883,200	
1981/07		1.00	30.5350	3.0000	27.5350	80	95.87	717,608	1,931,920	
1982/01		1.00	30.2110	3.0000	27.2110	80	93.55	739,136	1,983,680	
1982/07		1.00	29.5087	3.0000	26.5087	80	93.55	761,310	2,029,200	
1983/04	13,110	1.00	29.1375	3.0000	26.1375	80	91.34	797,259	2,082,560	
1983/07		1.00	30.0953	3.0000	27.0953	80	91.34	821,177	2,164,960	
1984/01		1.00	28.3905	3.0000	25.3905	80	90.83	845,812	2,193,040	
1984/07		1.00	27.3084	3.0000	24.3084	80	90.83	871,186	2,235,120	
1985/01		1.00	25.4555	3.0000	22.4555	80	90.82	897,322	2,260,720	
1985/10		1.00	23.3077	3.0000	20.3077	80	90.55	924,242	2,280,000	
1986/01		1.00	21.1376	3.0000	18.1376	80	93.38	951,969	2,298,960	



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224.00

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	80	93.38	980,528	2,294,560	
1987/01		1.00	16.4441	3.0000	13.4441	80	93.98	1,009,944	2,335,600	
1987/07		1.00	14.3448	3.0000	11.3448	80	93.98	1,040,242	2,353,840	
1988/01		1.00	12.2455	3.0000	9.2455	80	89.20	1,071,449	2,372,960	
1988/07		1.00	9.8354	3.0000	6.8354	80	89.20	1,103,592	2,371,680	
1989/01		1.00	7.4253	3.0000	4.4253	80	85.34	1,136,700	2,385,680	
1989/07		1.00	5.0152	3.0000	2.0152	80	85.34	1,170,801	2,401,840	
1990/01		1.00	2.6051	2.6051		80	80.14	1,201,302	2,413,920	
1990/07		1.00	0.5899	0.5899		80	80.14	1,208,388	2,428,160	
1991/01		1.00	0.5899	0.5899		80	91.52	1,208,388	2,442,400	5
1991/07		1.00	1.4932	1.4932		80	91.52	1,233,666	2,478,880	
1992/01	17,258	0.95	2.0117	2.0117		80	92.58	1,274,501	2,528,720	
1992/07		0.95	1.8152	1.8152		80	92.58	1,296,478	2,574,640	
1993/01	28,603	0.90	1.7710	1.7710		80	95.20	1,345,746	2,620,240	
1993/07		0.90	1.5329	1.5329		80	95.20	1,364,312	2,660,400	
1994/01		0.85	1.6983	1.6983		80	96.49	1,384,007	2,705,600	
1994/07		0.85	1.5991	1.5991		80	96.49	1,402,818	2,748,880	
1995/01	649,299	0.80	1.5812	1.5812		80	95.68	2,069,863	2,792,320	
1995/07		0.80	1.5250	1.5250		80	95.68	2,069,863	2,834,880	5
1996/01	47,023	0.75	1.7228	1.7228		80	88.25	2,142,138	2,883,760	5
1996/07		0.75	1.3294	1.3294		80	88.25	2,190,838	2,922,080	
1997/01		0.70	1.4109	1.4109		80	88.25	2,212,475	2,963,280	
1997/07		0.70	1.0917	1.0917		80	88.25	2,229,383	2,995,600	
1998/01		0.65	1.1663	1.1663		80	88.25	2,246,284	3,030,560	
1998/07		0.65	1.0794	1.0794		80	93.03	2,262,044	3,063,280	
1999/01	53,373	0.60	1.4499	1.4499		80	92.83	2,335,095	3,107,680	
1999/07		0.60	1.2299	1.2299		80	92.83	2,352,326	3,145,920	
2000/01		0.55	1.3356	1.3356		80	87.98	2,369,606	3,187,920	
2000/07		0.55	1.1129	1.1129		80	87.98	2,384,110	3,223,360	
2001/01		0.50	1.2976	1.2976		80	90.52	2,399,578	3,265,200	



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224.00

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		0.50	0.9615	0.9615		80	90.52	2,411,115	3,296,560	
2002/01		0.45	1.0301	1.0301		80	90.52	2,422,291	3,330,480	
2002/07		0.45	0.8337	0.8337		80	91.06	2,431,379	3,358,240	
2003/01		0.40	1.3271	1.3271		80	91.01	2,444,285	3,402,800	
2003/07		0.40	1.1664	1.1664		80	91.01	2,455,690	3,442,480	
2004/01	14,486	0.35	1.1103	1.1103		80	88.50	2,479,719	3,480,720	
2004/07		0.35	0.8378	0.8378		80	88.50	2,486,990	3,509,920	
2005/01		0.30	0.8595	0.8595		80	82.57	2,493,404	3,540,080	
2005/07		0.30	0.7364	0.7364		80	82.57	2,498,912	3,566,160	
2006/01		0.25	0.9068	0.9068		80	84.42	2,504,577	3,598,480	
2006/07		0.25	0.8133	0.8133		80	84.42	2,509,669	3,627,760	
2007/01		0.20	1.0133	1.0133		80	83.77	2,514,756	3,664,480	
2007/07		0.20	1.1050	1.1050		80	83.77	2,520,314	3,704,960	
2008/01		0.15	0.8556	0.8556		80	83.77	2,523,548	3,736,640	
2008/07		0.15	0.6104	0.6104		80	78.49	2,525,860	3,759,440	
2009/01		0.10	1.3268	1.3268		80	78.49	2,529,212	3,809,360	
2009/07		0.10	0.6841	0.6841		80	79.44	2,530,942	3,835,440	
2010/01		0.05	0.8643	0.8643		80	82.41	2,532,035	3,868,560	
2010/07		0.05	0.7107	0.7107		80	82.41	2,532,934	3,896,080	
2011/01		0.00	0.9198	0.9198		80	83.37	2,532,934	3,931,920	
2011/07		0.00	0.9028	0.9028		80	83.37	2,532,934	3,967,440	
2012/01		0.00	0.3865	0.3865		80	78.83	2,532,934	3,982,800	
2012/07		0.00	0.9417	0.9417		80	78.83	2,532,934	4,020,320	
2013/01		0.00	0.4901	0.4901		80	78.83	2,532,934	4,040,000	
2013/07		0.00	0.6196	0.6196		80	76.53	2,532,934	4,065,040	
2014/01		0.00	0.8564	0.8564		80	76.53	2,532,934	4,099,840	
2014/07		0.00	1.2383	1.2383		80	74.58	2,532,934	4,150,640	
2015/01		0.00	0.7571	0.7571		80	74.78	2,532,934	4,182,080	
2015/09		0.00	1.5736	1.5736		80	74.78	2,532,934	4,247,920	
2016/09		0.00	1.9890	1.9890		80	74.78	2,532,934	4,332,400	

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
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0212393-00 - 2016/09

247.64

The Fountains Nursing Home Inc

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Partnership CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
3800 N FEDERAL HWY	1/1/2014-12/31/2014	Number of Beds: 51	Superior: 0
BOCA RATON, FL 33431	Days in CR 365	Maximum: 18,615	Standard: 366
County: Palm Beach [50]	First Used : 2015/09	Max Annualized: 18,615	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 12,674	Total: 366
Control: Proprietary : Partnership	Unaudited	Medicare: 665	Inflation
Current Class South Small	Initial CR? False	Medicaid: 6,485	FY Index: 1.34193004
Class at 1/94: South Small	Medicaid Utilization	51.16774%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	68.08488%	Cost: 1.07573004
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	86.10492%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/1996	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 201758			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	432,815	434,346	428,468	83,008		1,378,637	
1a	Audit Adjustments							
2	Cost Per Diem	66.7409	66.9770	66.0706	12.8000		212.5885	
3	Cost Per Diem Inflated	71.7952	71.0915	71.0741				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	71.7952	71.0915	71.0741	12.8000		226.7608	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	70.1133		75.0306				
7	Provider Target Rate	74.0136		79.2044				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	71.0408	115.1428	97.4246	13.6500			
9	Prior Semester: Class Ceiling Target Base	72.3589		85.0807				
10	Target Rate Class Ceiling	75.1765		88.3937				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	71.0408	71.0915	71.0741	12.8000		226.0064	
12/13	Medicaid Adjustment Rate		0.0934	0.0934				
14	Prospective Per Diem 11	71.0408	71.1849	71.1675	12.8000		226.1932	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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247.64

The Fountains Nursing Home Inc

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	03/01/1986	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	450,000.00	Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	1,027,110 6.5013
Indexed Asset Value	1,283,888	<60% of Base:	False	20% ROE(2):	256,778 0.3481
FRVS Base Asset:	728,314	Interest Rate:	8.7500%	Insurance Cost(3):	23,623 1.8639
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	54,605 4.3084
ROE Factor	0.022710	Amortization Rate:	8.7500%	Home Office(3):	3,164 0.2496
		Interest Only:	False	Replacement(3&4):	609,511 0.0000
		Yearly Payment:	108,920	Total FRVS PD:	13.2713

(1) 80% Capital (\$1,027,110) amortized at 8.7500 % for 20 years Principal & Interest of \$108,920 divided by annual available days (18615) divided by Occup. Adj. (0.90) = \$6.5013

(2) 20% ROE (\$256,778) times the ROE factor (0.022710) divided by annual available days (18615) divided by Occup. Adj. (0.90) = \$0.3481

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 51	Effective PBS Limitation	1,453,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	71.0408	71.0408	3.2231	67.8177
Direct Care	71.1849	71.1849	3.2296	67.9553
Indirect Care	71.1675	71.1675	3.2288	67.9387
Property	12.8000	13.2713	0.6021	12.6692
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				23.0750
Supplemental Rate				8.1814
Totals	226.1932	226.6645	10.2836	247.6373

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	552,403	0.00				51	100.00	552,403	523,311	
1972/01		0.10	3.9787	3.0000	0.9787	51	100.00	554,060	544,119	
1972/07		0.10	5.9113	3.0000	2.9113	51	100.00	555,722	570,945	
1973/01		0.20	8.0622	3.0000	5.0622	51	100.00	559,056	600,372	
1973/07		0.20	10.7186	3.0000	7.7186	51	100.00	562,410	634,338	
1974/01	1,203	0.30	12.9457	3.0000	9.9457	51	100.00	568,675	667,488	
1974/07		0.30	13.0494	3.0000	10.0494	51	100.00	573,793	688,194	
1975/01	7,718	0.40	13.1399	3.0000	10.1399	51	100.00	588,397	709,461	
1975/07		0.40	14.2033	3.0000	11.2033	51	100.00	595,458	738,327	
1976/01		0.50	15.2478	3.0000	12.2478	51	100.00	604,390	768,162	
1976/07		0.50	15.7330	3.0000	12.7330	51	100.00	613,456	794,937	
1977/01	5,150	0.60	16.4836	3.0000	13.4836	51	100.00	629,648	824,772	
1977/07		0.60	18.5412	3.0000	15.5412	51	100.00	640,982	866,439	
1978/01	2,699	0.70	20.2809	3.0000	17.2809	51	100.00	657,142	907,545	
1978/07		0.70	22.8203	3.0000	19.8203	51	100.00	670,942	957,780	
1979/01		0.80	24.9476	3.0000	21.9476	51	100.00	687,045	1,006,893	
1979/07		0.80	26.1458	3.0000	23.1458	51	100.00	703,534	1,049,172	
1980/01		0.90	29.3115	3.0000	26.3115	51	2.69	703,534	1,113,891	
1980/07		0.90	30.1222	3.0000	27.1222	51	2.69	703,534	1,156,323	
1981/01		1.00	30.9462	3.0000	27.9462	51	2.40	703,534	1,200,540	
1981/07	13,670	1.00	30.5350	3.0000	27.5350	51	2.40	717,204	1,231,599	
1982/01		1.00	30.2110	3.0000	27.2110	51	3.18	717,204	1,264,596	
1982/07	1,139	1.00	29.5087	3.0000	26.5087	51	3.18	718,343	1,293,615	
1983/04	6,275	1.00	29.1375	3.0000	26.1375	51	1.98	724,618	1,327,632	
1983/07		1.00	30.0953	3.0000	27.0953	51	1.98	724,618	1,380,162	
1984/01	1,900	1.00	28.3905	3.0000	25.3905	51	1.86	726,518	1,398,063	
1984/07	499	1.00	27.3084	3.0000	24.3084	51	1.86	727,017	1,424,889	
1985/01	477	1.00	25.4555	3.0000	22.4555	51	1.98	727,494	1,441,209	
1985/10	820	1.00	23.3077	3.0000	20.3077	51	1.86	728,314	1,453,500	
1986/01		1.00	21.1376	3.0000	18.1376	51	1.86	728,314	1,465,587	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	51	1.85	728,314	1,462,782	
1987/01		1.00	16.4441	3.0000	13.4441	51	2.00	728,314	1,488,945	
1987/07		1.00	14.3448	3.0000	11.3448	51	4.27	728,314	1,500,573	
1988/01		1.00	12.2455	3.0000	9.2455	51	4.27	728,314	1,512,762	
1988/07		1.00	9.8354	3.0000	6.8354	51	4.72	728,314	1,511,946	
1989/01		1.00	7.4253	3.0000	4.4253	51	4.72	728,314	1,520,871	
1989/07		1.00	5.0152	3.0000	2.0152	51	19.69	728,314	1,531,173	
1990/01		1.00	2.6051	2.6051		51	19.69	728,314	1,538,874	
1990/07		1.00	0.5899	0.5899		51	30.94	730,731	1,547,952	
1991/01		1.00	0.5899	0.5899		51	30.94	733,156	1,557,030	
1991/07		1.00	1.4932	1.4932		51	28.49	738,827	1,580,286	
1992/01		0.95	2.0117	2.0117		51	28.49	746,141	1,612,059	
1992/07		0.95	1.8152	1.8152		51	30.53	753,283	1,641,333	
1993/01		0.90	1.7710	1.7710		51	30.53	759,948	1,670,403	
1993/07		0.90	1.5329	1.5329		51	31.16	765,888	1,696,005	
1994/01		0.85	1.6983	1.6983		51	31.16	772,152	1,724,820	
1994/07		0.85	1.5991	1.5991		51	32.96	778,441	1,752,411	
1995/01		0.80	1.5812	1.5812		51	32.96	784,342	1,780,104	
1995/07		0.80	1.5250	1.5250		51	44.10	792,015	1,807,236	
1996/01		0.75	1.7228	1.7228		51	44.10	800,221	1,838,397	
1996/07	13,843	0.75	1.3294	1.3294		51	52.56	821,689	1,862,826	
1997/01		0.70	1.4109	1.4109		51	52.56	829,444	1,889,091	
1997/07	7,629	0.70	1.0917	1.0917		51	48.35	842,645	1,909,695	
1998/01		0.65	1.1663	1.1663		51	48.35	848,261	1,931,982	
1998/07	17,203	0.65	1.0794	1.0794		51	53.70	871,275	1,952,841	
1999/01		0.60	1.4499	1.4499		51	53.70	878,675	1,981,146	
1999/07		0.60	1.2299	1.2299		51	53.70	885,005	2,005,524	
2000/01		0.55	1.3356	1.3356		51	55.97	891,506	2,032,299	
2000/07	19,278	0.55	1.1129	1.1129		51	59.35	916,241	2,054,892	
2001/01		0.50	1.2976	1.2976		51	59.35	922,186	2,081,565	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07	19,591	0.50	0.9615	0.9615		51	56.89	946,211	2,101,557	
2002/01		0.45	1.0301	1.0301		51	56.89	950,597	2,123,181	
2002/07	16,829	0.45	0.8337	0.8337		51	58.28	970,993	2,140,878	
2003/01		0.40	1.3271	1.3271		51	58.28	976,147	2,169,285	
2003/07		0.40	1.1664	1.1664		51	50.57	980,335	2,194,581	
2004/01		0.35	1.1103	1.1103		51	50.57	983,838	2,218,959	
2004/07	23,885	0.35	0.8378	0.8378		51	50.59	1,010,376	2,237,574	
2005/01		0.30	0.8595	0.8595		51	50.59	1,012,773	2,256,801	
2005/07	38,911	0.30	0.7364	0.7364		51	42.46	1,053,411	2,273,427	
2006/01		0.25	0.9068	0.9068		51	42.46	1,055,255	2,294,031	
2006/07		0.25	0.8133	0.8133		51	42.46	1,056,911	2,312,697	
2007/01	18,730	0.20	1.0133	1.0133		51	48.03	1,077,512	2,336,106	
2007/07	45,691	0.20	1.1050	1.1050		51	50.49	1,125,389	2,361,912	
2008/01		0.15	0.8556	0.8556		51	50.49	1,126,714	2,382,108	
2008/07		0.15	0.6104	0.6104		51	50.49	1,127,661	2,396,643	
2009/01		0.10	1.3268	1.3268		51	54.15	1,129,134	2,428,467	
2009/07	17,280	0.10	0.6841	0.6841		51	59.29	1,147,186	2,445,093	
2010/01		0.05	0.8643	0.8643		51	59.29	1,147,682	2,466,207	
2010/07	16,899	0.05	0.7107	0.7107		51	56.66	1,164,988	2,483,751	
2011/01		0.00	0.9198	0.9198		51	56.66	1,164,988	2,506,599	
2011/07		0.00	0.9028	0.9028		51	56.66	1,164,988	2,529,243	
2012/01	21,445	0.00	0.3865	0.3865		51	59.36	1,186,433	2,539,035	
2012/07		0.00	0.9417	0.9417		51	59.36	1,186,433	2,562,954	
2013/01	17,618	0.00	0.4901	0.4901		51	44.14	1,204,051	2,575,500	
2013/07	20,550	0.00	0.6196	0.6196		51	52.96	1,224,601	2,591,463	
2014/01		0.00	0.8564	0.8564		51	52.96	1,224,601	2,613,648	
2014/07		0.00	1.2383	1.2383		51	52.96	1,224,601	2,646,033	
2015/01	14,650	0.00	0.7571	0.7571		51	50.85	1,239,251	2,666,076	
2015/09	44,637	0.00	1.5736	1.5736		51	51.17	1,283,888	2,708,049	
2016/09		0.00	1.9890	1.9890		51	51.17	1,283,888	2,761,905	

Message Code:



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Westminster Suncoast

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1095 PINELLAS POINT DR S	4/1/2014-3/31/2015	Number of Beds: 120	Superior: 366
SAINT PETERSBURG, FL 33705	Days in CR 365	Maximum: 43,800	Standard: 0
County: Pinellas [52]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 41,739	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 5,223	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 21,668	FY Index: 1.35002422
Class at 1/94: North Large	Medicaid Utilization	51.91308%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	95.29452%	Cost: 1.06928041
Open Date: 06/01/1968	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 08/23/1996	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23500000
Entered Medicaid 08/23/1996	Low Occupancy Adjustment Factor:	120.51614%	DC Sem Index: 1.30450000
Med # Active Date: 08/23/1996	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05627530
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,062,714	1,691,681	1,549,166	496,414		4,799,975	
1a	Audit Adjustments							
2	Cost Per Diem	49.0453	78.0728	71.4956	22.9100		221.5237	
3	Cost Per Diem Inflated	52.4432	82.4664	76.4488				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	52.4432	82.4664	76.4488	22.9100		234.2684	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	56.4545		67.8704				
7	Provider Target Rate	59.5950		71.6459				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500			
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292				
10	Target Rate Class Ceiling	59.0945		68.1848				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	52.4432	82.4664	68.1848	13.6500		216.7444	
12/13	Medicaid Adjustment Rate		0.1775	0.1467				
14	Prospective Per Diem 11	52.4432	82.6439	68.3315	13.6500		217.0686	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Westminster Suncoast

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 08/23/1996		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1996/07	Type:	None	80% Capital(1):	1,488,578	3.0865
Indexed Asset Value	1,860,723	<60% of Base:	True	20% ROE(2):	372,145	0.2035
FRVS Base Asset:	1,652,021	Interest Rate:	8.2500%	Insurance Cost(3):	42,921	1.0283
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	0	0.0000
ROE Factor	0.021560	Amortization Rate:	8.2500%	Home Office(3):	24,784	0.5938
		Interest Only:	True	Replacement(3&4):	435,226	0.0000
		Yearly Payment:	121,670	Total FRVS PD:		4.9121

(1) 80% Capital (\$1,488,578) amortized at 8.2500 % for 20 years Interest of \$121,670 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$3.0865

(2) 20% ROE (\$372,145) times the ROE factor (0.021560) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.2035

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	01/01/1971	Current RS PBS:	10,261
Comparison Bed	161	Effective PBS Limitation	54,155
			1,652,021

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	52.4432	52.4432	2.3793	50.0639
Direct Care	82.6439	82.6439	3.7495	78.8944
Indirect Care	68.3315	68.3315	3.1002	65.2313
Property	13.6500	4.9121	0.2229	4.6892
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	217.0686	208.3307	9.4519	207.0602

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1996/07	3,215,298	0.00	1.3294	1.3294		161	11.98	1,652,021	1,652,021	1
1997/01		0.10	1.4109	1.4109		161	11.98	1,652,021	5,963,601	5
1997/07	65,611	0.10	1.0917	1.0917		161	11.98	1,717,632	6,028,645	
1998/01		0.20	1.1663	1.1663		161	11.98	1,717,632	6,099,002	
1998/07		0.20	1.0794	1.0794		161	11.98	1,717,632	6,164,851	
1999/01		0.30	1.4499	1.4499		161	11.98	1,717,632	6,254,206	
1999/07		0.30	1.2299	1.2299		161	22.98	1,717,632	6,331,164	
2000/01		0.40	1.3356	1.3356		161	22.98	1,717,632	6,415,689	
2000/07		0.40	1.1129	1.1129		161	24.53	1,717,632	6,487,012	
2001/01		0.50	1.2976	1.2976		161	24.53	1,717,632	6,571,215	
2001/07	(420,701)	0.50	0.9615	0.9615		120	27.22	1,301,018	4,944,840	
2002/01		0.60	1.0301	1.0301		120	27.22	1,304,998	4,995,720	
2002/07		0.60	0.8337	0.8337		120	33.15	1,308,932	5,037,360	
2003/01		0.70	1.3271	1.3271		120	33.15	1,316,261	5,104,200	
2003/07		0.70	1.1664	1.1664		120	43.35	1,324,732	5,163,720	
2004/01		0.80	1.1103	1.1103		120	43.35	1,334,006	5,221,080	
2004/07		0.80	0.8378	0.8378		120	52.89	1,342,604	5,264,880	
2005/01		0.90	0.8595	0.8595		120	52.89	1,352,592	5,310,120	
2005/07		0.90	0.7364	0.7364		120	52.89	1,361,213	5,349,240	
2006/01		1.00	0.9068	0.9068		120	57.12	1,373,556	5,397,720	
2006/07		1.00	0.8133	0.8133		120	57.12	1,384,727	5,441,640	
2007/01		1.00	1.0133	1.0133		120	55.57	1,398,758	5,496,720	
2007/07		1.00	1.1050	1.1050		120	55.57	1,414,214	5,557,440	
2008/01		1.00	0.8556	0.8556		120	54.32	1,426,164	5,604,960	
2008/07		1.00	0.6104	0.6104		120	54.32	1,434,762	5,639,160	
2009/01	44,000	1.00	1.3268	1.3268		120	46.02	1,494,690	5,714,040	
2009/07		1.00	0.6841	0.6841		120	46.02	1,503,246	5,753,160	
2010/01		1.00	0.8643	0.8643		120	45.78	1,514,061	5,802,840	
2010/07		1.00	0.7107	0.7107		120	45.78	1,523,018	5,844,120	
2011/01	20,436	1.00	0.9198	0.9198		120	48.33	1,555,764	5,897,880	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2011/07		1.00	0.9028	0.9028		120	48.33	1,568,106	5,951,160	
2012/01		1.00	0.3865	0.3865		120	46.82	1,573,265	5,974,200	
2012/07		1.00	0.9417	0.9417		120	46.82	1,585,877	6,030,480	
2013/01	149,989	1.00	0.4901	0.4901		120	47.50	1,742,579	6,060,000	
2013/07		1.00	0.6196	0.6196		120	47.50	1,751,904	6,097,560	
2014/01		1.00	0.8564	0.8564		120	49.97	1,765,535	6,149,760	
2014/07		1.00	1.2383	1.2383		120	49.97	1,785,398	6,225,960	
2015/01		1.00	0.7571	0.7571		120	53.97	1,798,662	6,273,120	
2015/09		1.00	1.5736	1.5736		120	53.97	1,826,436	6,371,880	
2016/09		1.00	1.9890	1.9890		120	51.91	1,860,723	6,498,600	

Message Code:

- | |
|---|
| 1 Per Bed Standard Limitation
5 Uncorrected Licensure Deficiency |
|---|

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 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0212733-00 - 2016/09

177.91

Oceanside Extended Care Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Partnership

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
550 9TH STREET	1/1/2014-12/31/2014	Number of Beds: 196	Superior: 0
MIAMI BEACH, FL 33139	Days in CR 365	Maximum: 71,540	Standard: 366
County: Dade [13]	First Used : 2016/09	Max Annualized: 71,540	Conditional: 0
Region: South Area: 11	Last Used: 2016/09	Total Patient: 71,311	Total: 366
Control: Proprietary : Partnership	Unaudited	Medicare: 16,396	Inflation
Current Class South Large	Initial CR? False	Medicaid: 54,279	FY Index: 1.34193004
Class at 1/94: South Large	Medicaid Utilization	76.11589%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	99.67990%	Cost: 1.07573004
Open Date: 03/01/1976	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 03/01/1976	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 03/01/1976	Low Occupancy Adjustment Factor:	126.06220%	DC Sem Index: 1.30450000
Med # Active Date: 11/01/1996	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 209449			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,806,243	3,546,939	2,052,598	581,328		7,987,108	
1a	Audit Adjustments							
2	Cost Per Diem	33.2770	65.3464	37.8157	10.7100		147.1491	
3	Cost Per Diem Inflated	35.7971	69.3608	40.6795				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	35.7971	69.3608	40.6795	10.7100		156.5474	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	51.4058		61.4289				
7	Provider Target Rate	54.2654		64.8461				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	35.7971	69.3608	40.6795	10.7100		156.5474	
12/13	Medicaid Adjustment Rate		2.0378	1.1952				
14	Prospective Per Diem 11	35.7971	71.3986	41.8747	10.7100		159.7804	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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Oceanside Extended Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 10/01/1985		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	6,150,000.00		Total Amount	Per Diem
RS to Start Calcs:	1976/01	Type:	Variable	80% Capital(1):	4,916,021	5.3752
Indexed Asset Value	6,145,026	<60% of Base:	False	20% ROE(2):	1,229,005	0.4335
FRVS Base Asset:	3,339,389	Interest Rate:	3.6300%	Insurance Cost(3):	149,273	2.0933
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	112,062	1.5715
ROE Factor	0.022710	Amortization Rate:	3.6300%	Home Office(3):	10,059	0.1411
		Interest Only:	False	Replacement(3&4):	24,549	0.0000
		Yearly Payment:	346,085	Total FRVS PD:		9.6146

(1) 80% Capital (\$4,916,021) amortized at 3.6300 % for 20 years Principal & Interest of \$346,085 divided by annual available days (71540) divided by Occup. Adj. (0.90) = \$5.3752

(2) 20% ROE (\$1,229,005) times the ROE factor (0.022710) divided by annual available days (71540) divided by Occup. Adj. (0.90) = \$0.4335

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 196	Effective PBS Limitation	5,586,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	35.7971	35.7971	1.6241	34.1730
Direct Care	71.3986	71.3986	3.2393	68.1593
Indirect Care	41.8747	41.8747	1.8998	39.9749
Property	10.7100	9.6146	0.4362	9.1784
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.2444
Supplemental Rate				8.1814
Totals	159.7804	158.6850	7.1994	177.9114

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1976/01	2,385,932	0.00	4.0445	3.0000	1.0445	196	100.00	2,385,932	2,952,152	
1976/07		0.10	4.5297	3.0000	1.5297	196	100.00	2,393,090	3,055,052	
1977/01		0.10	5.2803	3.0000	2.2803	196	100.00	2,400,269	3,169,712	
1977/07		0.20	7.3379	3.0000	4.3379	196	100.00	2,414,671	3,329,844	
1978/01		0.20	9.0776	3.0000	6.0776	196	100.00	2,429,159	3,487,820	
1978/07		0.30	11.6170	3.0000	8.6170	196	100.00	2,451,021	3,680,880	
1979/01	15,549	0.30	13.7443	3.0000	10.7443	196	100.00	2,488,629	3,869,628	
1979/07		0.40	14.9425	3.0000	11.9425	196	100.00	2,518,493	4,032,112	
1980/01	14,079	0.40	18.1082	3.0000	15.1082	196	43.06	2,556,233	4,280,836	
1980/07		0.50	18.9189	3.0000	15.9189	196	43.06	2,586,252	4,443,908	
1981/01		0.50	19.7429	3.0000	16.7429	196	41.17	2,615,291	4,613,840	
1981/07		0.60	19.3317	3.0000	16.3317	196	41.17	2,650,529	4,733,204	
1982/01		0.60	19.0077	3.0000	16.0077	196	49.94	2,693,849	4,860,016	
1982/07		0.70	18.3054	3.0000	15.3054	196	49.94	2,745,215	4,971,540	
1983/04	125,113	0.70	17.9342	3.0000	14.9342	196	53.44	2,926,342	5,102,272	
1983/07		0.80	18.8920	3.0000	15.8920	196	53.44	2,994,582	5,304,152	
1984/01	7,442	0.80	17.1872	3.0000	14.1872	196	67.50	3,073,894	5,372,948	
1984/07		0.90	16.1051	3.0000	13.1051	196	67.50	3,156,889	5,476,044	
1985/01		0.90	14.2522	3.0000	11.2522	196	72.76	3,242,125	5,538,764	
1985/10		1.00	12.1044	3.0000	9.1044	196	72.76	3,339,389	5,586,000	
1986/01		1.00	9.9343	3.0000	6.9343	196	72.76	3,439,571	5,632,452	
1986/07		1.00	7.2317	3.0000	4.2317	196	72.76	3,542,758	5,621,672	
1987/01		1.00	5.2408	3.0000	2.2408	196	80.89	3,649,041	5,722,220	
1987/07		1.00	3.1415	3.0000	0.1415	196	80.89	3,758,512	5,766,908	
1988/01		1.00	1.0422	1.0422		196	80.89	3,797,683	5,813,752	
1988/07		1.00	0.5899	0.5899		196	80.89	3,820,086	5,810,616	
1989/01		1.00	0.5899	0.5899		196	83.71	3,842,621	5,844,916	
1989/07		1.00	0.5899	0.5899		196	83.71	3,865,289	5,884,508	
1990/01		1.00	0.5899	0.5899		196	82.95	3,888,090	5,914,104	
1990/07		1.00	0.5899	0.5899		196	82.95	3,911,026	5,948,992	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1991/01	84,528	1.00	0.5899	0.5899		196	85.80	4,018,625	5,983,880	
1991/07		1.00	1.4932	1.4932		196	85.80	4,078,631	6,073,256	
1992/01		1.00	2.0117	2.0117		196	88.57	4,160,681	6,195,364	
1992/07		1.00	1.8152	1.8152		196	88.57	4,236,206	6,307,868	
1993/01	34,356	1.00	1.7710	1.7710		196	88.68	4,345,585	6,419,588	
1993/07		1.00	1.5329	1.5329		196	88.68	4,345,585	6,517,980	5
1994/01		1.00	1.6983	1.6983		196	88.68	4,412,198	6,628,720	5
1994/07		1.00	1.5991	1.5991		196	87.02	4,558,884	6,734,756	
1995/01		1.00	1.5812	1.5812		196	89.36	4,630,969	6,841,184	
1995/07		1.00	1.5250	1.5250		196	89.36	4,701,591	6,945,456	
1996/01		1.00	1.7228	1.7228		196	90.31	4,782,590	7,065,212	
1996/07		0.95	1.3294	1.3294		196	78.75	4,842,989	7,159,096	
1997/01		0.95	1.4109	1.4109		196	78.75	4,907,904	7,260,036	
1997/07		0.90	1.0917	1.0917		196	78.75	4,956,124	7,339,220	
1998/01		0.90	1.1663	1.1663		196	78.75	5,008,148	7,424,872	
1998/07		0.85	1.0794	1.0794		196	78.75	5,008,148	7,505,036	5
1999/01	57,790	0.85	1.4499	1.4499		196	82.11	5,111,888	7,613,816	5
1999/07		0.80	1.2299	1.2299		196	82.11	5,174,175	7,707,504	5
2000/01		0.80	1.3356	1.3356		196	85.04	5,280,914	7,810,404	
2000/07		0.75	1.1129	1.1129		196	85.04	5,324,994	7,897,232	
2001/01		0.75	1.2976	1.2976		196	81.83	5,376,817	7,999,740	
2001/07		0.70	0.9615	0.9615		196	81.83	5,413,008	8,076,572	
2002/01		0.70	1.0301	1.0301		196	85.72	5,413,008	8,159,676	5
2002/07		0.65	0.8337	0.8337		196	85.72	5,481,586	8,227,688	
2003/01		0.65	1.3271	1.3271		196	86.02	5,528,870	8,336,860	
2003/07		0.60	1.1664	1.1664		196	86.02	5,567,561	8,434,076	
2004/01		0.60	1.1103	1.1103		196	85.61	5,604,652	8,527,764	
2004/07		0.55	0.8378	0.8378		196	85.61	5,604,652	8,599,304	5
2005/01		0.55	0.8595	0.8595		196	88.77	5,657,093	8,673,196	
2005/07		0.50	0.7364	0.7364		196	88.77	5,657,093	8,737,092	5



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2006/01	208,057	0.50	0.9068	0.9068		196	82.35	5,911,723	8,816,276	
2006/07		0.45	0.8133	0.8133		196	82.35	5,933,360	8,888,012	
2007/01		0.45	1.0133	1.0133		196	73.94	5,960,416	8,977,976	
2007/07		0.40	1.1050	1.1050		196	73.94	5,986,761	9,077,152	
2008/01		0.40	0.8556	0.8556		196	72.52	6,007,248	9,154,768	
2008/07		0.35	0.6104	0.6104		196	72.52	6,020,079	9,210,628	
2009/01		0.35	1.3268	1.3268		196	72.98	6,048,036	9,332,932	
2009/07		0.30	0.6841	0.6841		196	73.21	6,060,447	9,396,828	
2010/01		0.30	0.8643	0.8643		196	73.21	6,076,162	9,477,972	
2010/07		0.25	0.7107	0.7107		196	73.21	6,086,959	9,545,396	
2011/01		0.25	0.9198	0.9198		196	74.13	6,100,959	9,633,204	
2011/07		0.20	0.9028	0.9028		196	75.01	6,111,977	9,720,228	
2012/01		0.20	0.3865	0.3865		196	75.01	6,116,702	9,757,860	
2012/07		0.15	0.9417	0.9417		196	75.01	6,125,345	9,849,784	
2013/01		0.15	0.4901	0.4901		196	74.23	6,129,847	9,898,000	
2013/07		0.10	0.6196	0.6196		196	74.23	6,133,648	9,959,348	
2014/01		0.10	0.8564	0.8564		196	74.21	6,138,898	10,044,608	
2014/07		0.05	1.2383	1.2383		196	73.86	6,142,698	10,169,068	
2015/01		0.05	0.7571	0.7571		196	73.86	6,145,026	10,246,096	
2015/09		0.00	1.5736	1.5736		196	73.86	6,145,026	10,407,404	
2016/09		0.00	1.9890	1.9890		196	76.12	6,145,026	10,614,380	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

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Good Samaritan Society-Florida Lutheran

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : Church CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
450 NORTH MCDONALD AVEN DELAND, FL 32724	1/1/2015-12/31/2015	Number of Beds: 60	Superior: 366
County: Volusia [64]	Days in CR 365	Maximum: 21,900	Standard: 0
Region: North Area: 4	First Used : 2016/09	Max Annualized: 21,900	Conditional: 0
Control: Nonprofit : Church	Last Used: 2016/09	Total Patient: 18,835	Total: 366
Current Class North Small	Unaudited	Medicare: 2,658	Inflation
Class at 1/94: North Small	Initial CR? False	Medicaid: 10,130	FY Index: 1.37939113
Operating Ex > 18 months	Medicaid Utilization	53.78285%	Semester Index: 1.44355445
Open Date: 01/17/1997	Occupancy:	86.00457%	Cost: 1.04651568
Acquired Date: 01/17/1997	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Entered Medicaid 01/17/1997	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Med # Active Date: 01/17/1997	Low Occupancy Adjustment Factor:	108.76741%	DC Sem Index: 1.30450000
Previous Med #	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	528,081	815,876	626,489	224,683		2,195,129	
1a	Audit Adjustments							
2	Cost Per Diem	52.1304	80.5406	61.8449	22.1800		216.6959	
3	Cost Per Diem Inflated	54.5553	83.8175	64.7217				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	54.5553	83.8175	64.7217	22.1800		225.2745	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	52.5379		70.0954				
7	Provider Target Rate	55.4605		73.9947				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	62.6595	100.8980	75.9871	13.6500			
9	Prior Semester: Class Ceiling Target Base	57.6324		70.0507				
10	Target Rate Class Ceiling	59.8766		72.7784				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	54.5553	83.8175	64.7217	13.6500		216.7445	
12/13	Medicaid Adjustment Rate		0.3567	0.2754				
14	Prospective Per Diem 11	54.5553	84.1742	64.9971	13.6500		217.3766	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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Good Samaritan Society-Florida Lutheran

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 01/17/1997		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,300,000.00		Total Amount	Per Diem
RS to Start Calcs:	1997/01	Type:	Variable	80% Capital(1):	2,599,440	10.6378
Indexed Asset Value	3,249,300	<60% of Base:	False	20% ROE(2):	649,860	0.6663
FRVS Base Asset:	2,191,560	Interest Rate:	5.2200%	Insurance Cost(3):	17,075	0.9066
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	0	0.0000
ROE Factor	0.020210	Amortization Rate:	5.2200%	Home Office(3):	25,395	1.3483
		Interest Only:	False	Replacement(3&4):	87,429	0.0000
		Yearly Payment:	209,672	Total FRVS PD:		13.5590

(1) 80% Capital (\$2,599,440) amortized at 5.2200 % for 20 years Principal & Interest of \$209,672 divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$10.6378

(2) 20% ROE (\$649,860) times the ROE factor (0.020210) divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$0.6663

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1996	Current RS PBS:	36,526
Comparison Bed	60	Effective PBS Limitation	54,155
			2,191,560

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.5553	54.5553	2.4751	52.0802
Direct Care	84.1742	84.1742	3.8189	80.3553
Indirect Care	64.9971	64.9971	2.9489	62.0482
Property	13.6500	13.5590	0.6152	12.9438
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	217.3766	217.2856	9.8581	215.6089

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/01	3,683,360	0.00	1.4109	1.4109		60	35.43	2,191,560	2,191,560	1
1997/07	92,109	0.10	1.0917	1.0917		60	35.43	2,246,700	2,246,700	8
1998/01	6,882	0.10	1.1663	1.1663		60	35.43	2,255,270	2,272,920	
1998/07		0.20	1.0794	1.0794		60	35.43	2,258,407	2,297,460	
1999/01		0.20	1.4499	1.4499		60	35.43	2,262,626	2,330,760	
1999/07		0.30	1.2299	1.2299		60	35.43	2,268,004	2,359,440	
2000/01	17,069	0.30	1.3356	1.3356		60	44.30	2,292,393	2,390,940	
2000/07		0.40	1.1129	1.1129		60	44.30	2,300,613	2,417,520	
2001/01	35,673	0.40	1.2976	1.2976		60	58.58	2,348,226	2,448,900	
2001/07		0.50	0.9615	0.9615		60	58.58	2,359,516	2,472,420	
2002/01		0.50	1.0301	1.0301		60	59.91	2,371,670	2,497,860	
2002/07		0.60	0.8337	0.8337		60	59.91	2,383,533	2,518,680	
2003/01		0.60	1.3271	1.3271		60	52.20	2,401,547	2,552,100	
2003/07		0.70	1.1664	1.1664		60	52.20	2,420,157	2,581,860	
2004/01	10,492	0.70	1.1103	1.1103		60	45.86	2,446,333	2,610,540	
2004/07		0.80	0.8378	0.8378		60	45.86	2,460,004	2,632,440	
2005/01		0.80	0.8595	0.8595		60	50.34	2,475,486	2,655,060	
2005/07		0.90	0.7364	0.7364		60	50.34	2,490,503	2,674,620	
2006/01	11,125	0.90	0.9068	0.9068		60	52.38	2,520,985	2,698,860	
2006/07		1.00	0.8133	0.8133		60	52.38	2,540,511	2,720,820	
2007/01	126,343	1.00	1.0133	1.0133		60	56.32	2,692,597	2,748,360	
2007/07		1.00	1.1050	1.1050		60	56.32	2,722,350	2,778,720	
2008/01	25,309	1.00	0.8556	0.8556		60	50.17	2,768,906	2,802,480	
2008/07		1.00	0.6104	0.6104		60	50.17	2,784,323	2,819,580	
2009/01		1.00	1.3268	1.3268		60	56.80	2,821,265	2,857,020	
2009/07		1.00	0.6841	0.6841		60	56.80	2,840,565	2,876,580	
2010/01		1.00	0.8643	0.8643		60	58.35	2,865,116	2,901,420	
2010/07		1.00	0.7107	0.7107		60	58.35	2,885,478	2,922,060	
2011/01		1.00	0.9198	0.9198		60	58.35	2,912,019	2,948,940	
2011/07	12,591	1.00	0.9028	0.9028		60	57.63	2,950,900	2,975,580	



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0 212792-00 - 2016/09

215.61

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01		1.00	0.3865	0.3865		60	57.63	2,962,305	2,987,100	
2012/07	16,709	1.00	0.9417	0.9417		60	54.80	3,006,809	3,015,240	
2013/01		1.00	0.4901	0.4901		60	53.20	3,021,063	3,030,000	
2013/07		1.00	0.6196	0.6196		60	53.20	3,039,169	3,048,780	
2014/01		1.00	0.8564	0.8564		60	54.26	3,064,846	3,074,880	
2014/07		1.00	1.2383	1.2383		60	54.26	3,102,287	3,112,980	
2015/01		1.00	0.7571	0.7571		60	46.30	3,122,059	3,136,560	
2015/09		1.00	1.5736	1.5736		60	46.30	3,163,416	3,185,940	
2016/09	52,861	1.00	1.9890	1.9890		60	53.78	3,249,300	3,249,300	8

Message Code:

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| 1 Per Bed Standard Limitation |
| 8 Limited to Current RS Per Bed Standard |

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Report Calculated: 6/30/2016 8:16:40 AM

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Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0212806-00 - 2016/09

263.28

Palmetto Sub Acute Care Center Inc

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
7600 SW 8TH STREET	2/1/2015-1/31/2016	Number of Beds: 95	Superior: 0
MIAMI, FL 33144	Days in CR 365	Maximum: 34,675	Standard: 366
County: Dade [13]	First Used : 2016/09	Max Annualized: 34,675	Conditional: 0
Region: South Area: 11	Last Used: 2016/09	Total Patient: 33,444	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 15,438	Inflation
Current Class South Small	Initial CR? False	Medicaid: 12,219	FY Index: 1.38133246
Class at 1/94: South Small	Medicaid Utilization	36.53570%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	96.44989%	Cost: 1.04504491
Open Date: 01/24/1997	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/24/1997	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25516446
Entered Medicaid 01/24/1997	Low Occupancy Adjustment Factor:	121.97730%	DC Sem Index: 1.30450000
Med # Active Date: 01/24/1997	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03930604
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	694,650	1,245,577	815,028	279,815		3,035,070	
1a	Audit Adjustments							
2	Cost Per Diem	56.8500	101.9377	66.7017	22.9000		248.3894	
3	Cost Per Diem Inflated	59.4108	105.9445	69.7063				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	59.4108	105.9445	69.7063	22.9000		257.9616	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	75.9435		85.3906				
7	Provider Target Rate	80.1681		90.1407				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	71.0408	115.1428	97.4246	13.6500			
9	Prior Semester: Class Ceiling Target Base	72.3589		85.0807				
10	Target Rate Class Ceiling	75.1765		88.3937				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	59.4108	105.9445	69.7063	13.6500		248.7116	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	59.4108	105.9445	69.7063	13.6500		248.7116	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

Rate Semester 09/01/2016 through 08/31/2017

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263.28

Palmetto Sub Acute Care Center Inc

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 01/24/1997		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,450,000.00		Total Amount	Per Diem
RS to Start Calcs:	1997/01	Type:	Variable	80% Capital(1):	3,597,742	12.8070
Indexed Asset Value	4,497,177	<60% of Base:	False	20% ROE(2):	899,435	0.5854
FRVS Base Asset:	3,104,710	Interest Rate:	9.4022%	Insurance Cost(3):	142,009	4.2462
Occup Adj Factor	0.9000	Chase Rate:	7.6956%	Taxes Cost(3):	90,189	2.6967
ROE Factor	0.020310	Amortization Rate:	9.4022%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	8,538	0.0000
		Yearly Payment:	399,675	Total FRVS PD:		20.3353

(1) 80% Capital (\$3,597,742) amortized at 9.4022 % for 20 years Principal & Interest of \$399,675 divided by annual available days (34675) divided by Occup. Adj. (0.90) = \$12.8070

(2) 20% ROE (\$899,435) times the ROE factor (0.020310) divided by annual available days (34675) divided by Occup. Adj. (0.90) = \$0.5854

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1996	Current RS PBS:	54,155
Comparison Bed	85	Effective PBS Limitation	3,104,710

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	59.4108	59.4108	2.6954	56.7154
Direct Care	105.9445	105.9445	4.8066	101.1379
Indirect Care	69.7063	69.7063	3.1625	66.5438
Property	13.6500	20.3353	0.9226	19.4127
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				11.2852
Supplemental Rate				8.1814
Totals	248.7116	255.3969	11.5871	263.2764

Medicaid Trend Adjustment



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263.28

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/01	6,042,200	0.00	1.4109	1.4109		85	20.03	3,104,710	3,104,710	1
1997/07		0.10	1.0917	1.0917		85	20.03	3,104,710	3,182,825	
1998/01		0.10	1.1663	1.1663		85	20.03	3,104,710	3,219,970	
1998/07		0.20	1.0794	1.0794		85	20.03	3,104,710	3,254,735	5
1999/01		0.20	1.4499	1.4499		85	20.03	3,104,710	3,301,910	5
1999/07	52,474	0.30	1.2299	1.2299		85	45.84	3,166,732	3,342,540	
2000/01		0.30	1.3356	1.3356		85	55.68	3,179,421	3,387,165	
2000/07		0.40	1.1129	1.1129		85	55.68	3,193,576	3,424,820	
2001/01		0.40	1.2976	1.2976		85	63.04	3,210,151	3,469,275	
2001/07		0.50	0.9615	0.9615		85	63.04	3,225,585	3,502,595	
2002/01		0.50	1.0301	1.0301		85	61.83	3,242,200	3,538,635	
2002/07		0.60	0.8337	0.8337		85	61.83	3,258,417	3,568,130	
2003/01		0.60	1.3271	1.3271		85	53.14	3,283,486	3,615,475	
2003/07		0.70	1.1664	1.1664		85	53.14	3,309,389	3,657,635	
2004/01		0.70	1.1103	1.1103		85	41.00	3,328,563	3,698,265	
2004/07		0.80	0.8378	0.8378		85	41.00	3,345,193	3,729,290	
2005/01	598,663	0.80	0.8595	0.8595		95	33.36	3,957,807	4,203,845	
2005/07		0.90	0.7364	0.7364		95	33.36	3,973,718	4,234,815	
2006/01	19,064	0.90	0.9068	0.9068		95	27.81	4,009,180	4,273,195	
2006/07		1.00	0.8133	0.8133		95	27.81	4,025,667	4,307,965	
2007/01	14,963	1.00	1.0133	1.0133		95	28.97	4,062,116	4,351,570	
2007/07		1.00	1.1050	1.1050		95	28.97	4,085,759	4,399,640	
2008/01		1.00	0.8556	0.8556		95	28.97	4,104,172	4,437,260	
2008/07		1.00	0.6104	0.6104		95	31.32	4,118,438	4,464,335	
2009/01		1.00	1.3268	1.3268		95	30.28	4,148,522	4,523,615	
2009/07		1.00	0.6841	0.6841		95	30.28	4,164,147	4,554,585	
2010/01		1.00	0.8643	0.8643		95	31.94	4,185,048	4,593,915	
2010/07		1.00	0.7107	0.7107		95	31.94	4,202,321	4,626,595	
2011/01		1.00	0.9198	0.9198		95	31.94	4,224,768	4,669,155	
2011/07		1.00	0.9028	0.9028		95	35.16	4,249,151	4,711,335	



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263.28

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01		1.00	0.3865	0.3865		95	35.16	4,259,650	4,729,575	
2012/07		1.00	0.9417	0.9417		95	30.50	4,281,895	4,774,130	
2013/01		1.00	0.4901	0.4901		95	30.02	4,293,349	4,797,500	
2013/07		1.00	0.6196	0.6196		95	30.02	4,307,869	4,827,235	
2014/01		1.00	0.8564	0.8564		95	37.48	4,333,010	4,868,560	
2014/07		1.00	1.2383	1.2383		95	37.48	4,369,574	4,928,885	
2015/01		1.00	0.7571	0.7571		95	37.48	4,392,118	4,966,220	
2015/09		1.00	1.5736	1.5736		95	36.93	4,438,525	5,044,405	
2016/09		1.00	1.9890	1.9890		95	36.54	4,497,177	5,144,725	

Message Code:

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| 1 Per Bed Standard Limitation |
| 5 Uncorrected Licensure Deficiency |

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Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

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Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0212971-00 - 2016/09

264.06

Florida Presbyterian Homes Inc

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
909 LAKESIDE AVE	1/1/2015-12/31/2015	Number of Beds: 48	Superior: 366
LAKELAND, FL 33803	Days in CR 365	Maximum: 17,520	Standard: 0
County: Polk [53]	First Used : 2016/09	Max Annualized: 17,520	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 15,232	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 2,268	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 3,601	FY Index: 1.37939113
Class at 1/94: South Small	Medicaid Utilization	23.64102%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	86.94064%	Cost: 1.04651568
Open Date: 01/14/1997	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 03/20/1997	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 03/20/1997	Low Occupancy Adjustment Factor:	109.95123%	DC Sem Index: 1.30450000
Med # Active Date: 03/20/1997	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	251,459	374,492	293,470	53,259		972,680	
1a	Audit Adjustments							
2	Cost Per Diem	69.8303	103.9967	81.4968	14.7901		270.1139	
3	Cost Per Diem Inflated	73.0785	108.2279	85.2877				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	73.0785	108.2279	85.2877	14.7901		281.3842	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	80.6791		79.6812				
7	Provider Target Rate	85.1671		84.1137				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	66.8502	108.0204	86.7059	13.6500			
9	Prior Semester: Class Ceiling Target Base	64.9876		76.7674				
10	Target Rate Class Ceiling	67.5182		79.7567				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	66.8502	108.0204	79.7567	13.6500		268.2773	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	66.8502	108.0204	79.7567	13.6500		268.2773	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration
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264.06

Florida Presbyterian Homes Inc

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 03/20/1997		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1997/01	Type:	None	80% Capital(1):	1,917,428	9.9393
Indexed Asset Value	2,396,785	<60% of Base:	True	20% ROE(2):	479,357	0.6144
FRVS Base Asset:	1,461,040	Interest Rate:	8.2500%	Insurance Cost(3):	43,469	2.8538
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	0	0.0000
ROE Factor	0.020210	Amortization Rate:	8.2500%	Home Office(3):	0	0.0000
		Interest Only:	True	Replacement(3&4):	19,511	0.0000
		Yearly Payment:	156,723	Total FRVS PD:		13.4075

- (1) 80% Capital (\$1,917,428) amortized at 8.2500 % for 20 years Interest of \$156,723 divided by annual available days (17520) divided by Occup. Adj. (0.90) = \$9.9393
 (2) 20% ROE (\$479,357) times the ROE factor (0.020210) divided by annual available days (17520) divided by Occup. Adj. (0.90) = \$0.6144
 (3) Pass-throughs: Cost divided by Total Patient Days
 (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	36,526
Comparison Date: 07/01/1996	Current RS PBS:	54,155
Comparison Bed 40	Effective PBS Limitation	1,461,040

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	66.8502	66.8502	3.0330	63.8172
Direct Care	108.0204	108.0204	4.9008	103.1196
Indirect Care	79.7567	79.7567	3.6185	76.1382
Property	13.6500	13.4075	0.6083	12.7992
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	268.2773	268.0348	12.1606	264.0556

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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 Rate Semester 9/1/2016 through 8/31/2017 Based on Cost Report: 12/31/2015

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264.06

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/01	3,787,267	0.00	1.4109	1.4109		40	39.98	1,461,040	1,461,040	1
1997/07		0.10	1.0917	1.0917		40	39.98	1,462,200	1,497,800	
1998/01		0.10	1.1663	1.1663		40	39.98	1,463,439	1,515,280	
1998/07		0.20	1.0794	1.0794		40	39.98	1,465,736	1,531,640	
1999/01		0.20	1.4499	1.4499		40	39.98	1,468,826	1,553,840	
1999/07		0.30	1.2299	1.2299		40	47.65	1,473,522	1,572,960	
2000/01		0.30	1.3356	1.3356		40	47.65	1,478,637	1,593,960	
2000/07	16,734	0.40	1.1129	1.1129		40	39.01	1,500,040	1,611,680	
2001/01		0.40	1.2976	1.2976		40	39.01	1,505,562	1,632,600	
2001/07	9,388	0.50	0.9615	0.9615		40	37.40	1,519,872	1,648,280	
2002/01		0.50	1.0301	1.0301		40	37.40	1,525,196	1,665,240	
2002/07	16,682	0.60	0.8337	0.8337		40	49.60	1,548,758	1,679,120	
2003/01		0.60	1.3271	1.3271		40	49.60	1,559,880	1,701,400	
2003/07	9,904	0.70	1.1664	1.1664		40	43.25	1,579,799	1,721,240	
2004/01		0.70	1.1103	1.1103		40	43.25	1,589,454	1,740,360	
2004/07	6,067	0.80	0.8378	0.8378		40	36.47	1,602,585	1,754,960	
2005/01		0.80	0.8595	0.8595		40	36.47	1,609,892	1,770,040	
2005/07	15,126	0.90	0.7364	0.7364		40	39.17	1,632,617	1,783,080	
2006/01		0.90	0.9068	0.9068		40	39.17	1,642,106	1,799,240	
2006/07	25,845	1.00	0.8133	0.8133		40	41.93	1,678,133	1,813,880	
2007/01		1.00	1.0133	1.0133		40	41.93	1,691,097	1,832,240	
2007/07	12,232	1.00	1.1050	1.1050		40	45.54	1,718,802	1,852,480	
2008/01		1.00	0.8556	0.8556		40	45.54	1,730,979	1,868,320	
2008/07		1.00	0.6104	0.6104		40	45.54	1,739,728	1,879,720	
2009/01	368,304	1.00	1.3268	1.3268		48	41.82	2,125,583	2,285,616	
2009/07		1.00	0.6841	0.6841		48	41.82	2,136,640	2,301,264	
2010/01	18,895	1.00	0.8643	0.8643		48	35.09	2,167,317	2,321,136	
2010/07		1.00	0.7107	0.7107		48	35.09	2,177,144	2,337,648	
2011/01		1.00	0.9198	0.9198		48	30.87	2,188,384	2,359,152	
2011/07		1.00	0.9028	0.9028		48	30.87	2,199,473	2,380,464	



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264.06

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01		1.00	0.3865	0.3865		48	31.41	2,204,328	2,389,680	
2012/07		1.00	0.9417	0.9417		48	31.41	2,216,183	2,412,192	
2013/01		1.00	0.4901	0.4901		48	29.19	2,221,948	2,424,000	
2013/07		1.00	0.6196	0.6196		48	29.19	2,229,255	2,439,024	
2014/01		1.00	0.8564	0.8564		48	27.09	2,238,658	2,459,904	
2014/07		1.00	1.2383	1.2383		48	27.09	2,252,312	2,490,384	
2015/01	53,667	1.00	0.7571	0.7571		48	29.15	2,315,017	2,509,248	
2015/09	51,314	1.00	1.5736	1.5736		48	22.52	2,366,331	2,548,752	
2016/09	30,454	1.00	1.9890	1.9890		48	23.64	2,396,785	2,599,440	

Message Code:

1 Per Bed Standard Limitation

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

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Florida Agency for Health Care Administration
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240.43

Tamarac Rehabilitation and Health Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
7901 NW 88TH AVENUE	2/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
TAMARAC, FL 33321	Days in CR 334	Maximum: 40,080	Standard: 366
County: Broward [6]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: South Area: 10	Last Used: 2016/09	Total Patient: 31,549	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 1,331	Inflation
Current Class South Large	Initial CR? False	Medicaid: 17,484	FY Index: 1.34462269
Class at 1/94: South Large	Medicaid Utilization	55.41856%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	78.71507%	Cost: 1.07357585
Open Date: 02/01/1983	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 02/01/1983	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23099675
Entered Medicaid 02/01/1983	Low Occupancy Adjustment Factor:	99.54860%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/1997	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05971035
Previous Med # 207187			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	891,509	1,429,639	1,098,894	233,237		3,653,279	
1a	Audit Adjustments							
2	Cost Per Diem	50.9900	81.7684	62.8514	13.3400		208.9498	
3	Cost Per Diem Inflated	54.7416	86.6508	67.4757				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	54.7416	86.6508	67.4757	13.3400		222.2081	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	74.4648		75.4879				
7	Provider Target Rate	78.6071		79.6871				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	54.7416	86.6508	67.4757	13.3400		222.2081	
12/13	Medicaid Adjustment Rate		0.5282	0.4113				
14	Prospective Per Diem 11	54.7416	87.1790	67.8870	13.3400		223.1476	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Tamarac Rehabilitation and Health Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	11/01/1997	Amount:	1,920,000.00		Total Amount	Per Diem
RS to Start Calcs:	1982/07	Type:	Fixed	80% Capital(1):	3,483,553	10.2335
Indexed Asset Value	4,354,441	<60% of Base:	False	20% ROE(2):	870,888	0.4971
FRVS Base Asset:	2,529,788	Interest Rate:	10.0000%	Insurance Cost(3):	46,271	1.4666
Occup Adj Factor	0.9000	Chase Rate:	9.2500%	Taxes Cost(3):	91,682	2.9060
ROE Factor	0.022500	Amortization Rate:	10.0000%	Home Office(3):	13,422	0.4254
		Interest Only:	False	Replacement(3&4):	44,617	0.0000
		Yearly Payment:	403,405	Total FRVS PD:		15.5286

(1) 80% Capital (\$3,483,553) amortized at 10.0000 % for 20 years Principal & Interest of \$403,405 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$10.2335

(2) 20% ROE (\$870,888) times the ROE factor (0.022500) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.4971

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	120	Effective PBS Limitation	54,155
			3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.7416	54.7416	2.4836	52.2580
Direct Care	87.1790	87.1790	3.9553	83.2237
Indirect Care	67.8870	67.8870	3.0800	64.8070
Property	13.3400	15.5286	0.7045	14.8241
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				17.1332
Supplemental Rate				8.1814
Totals	223.1476	225.3362	10.2234	240.4274

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1983/04	2,492,837	0.00	2.6288	2.6288		120	72.51	2,492,837	3,123,840	
1983/07		0.10	3.9578	3.0000	0.9578	120	72.51	2,500,316	3,247,440	
1984/01		0.10	2.2530	2.2530		120	72.51	2,505,949	3,289,560	
1984/07		0.20	1.9179	1.9179		120	72.51	2,515,562	3,352,680	
1985/01	2,003	0.20	1.1471	1.1471		120	72.51	2,523,336	3,391,080	
1985/10		0.30	0.8522	0.8522		120	71.10	2,529,788	3,420,000	
1986/01		0.30	0.8299	0.8299		120	71.10	2,536,087	3,448,440	
1986/07		0.40	0.2974	0.2974		120	75.57	2,539,105	3,441,840	
1987/01		0.40	1.0091	1.0091		120	75.57	2,549,353	3,503,400	
1987/07		0.50	0.9007	0.9007		120	75.57	2,560,835	3,530,760	
1988/01	18,884	0.50	0.9007	0.9007		120	77.95	2,591,253	3,559,440	
1988/07		0.60	0.5899	0.5899		120	77.95	2,600,423	3,557,520	
1989/01		0.60	0.5899	0.5899		120	79.51	2,609,626	3,578,520	
1989/07		0.70	0.5899	0.5899		120	79.51	2,620,401	3,602,760	
1990/01		0.70	0.5899	0.5899		120	90.69	2,631,221	3,620,880	
1990/07		0.80	0.5899	0.5899		120	85.90	2,643,638	3,642,240	
1991/01		0.80	0.5899	0.5899		120	85.90	2,656,113	3,663,600	
1991/07		0.90	1.4932	1.4932		120	85.90	2,691,809	3,718,320	
1992/01		0.90	2.0117	2.0117		120	85.62	2,740,544	3,793,080	
1992/07		1.00	1.8152	1.8152		120	79.56	2,790,290	3,861,960	
1993/01		1.00	1.7710	1.7710		120	79.56	2,839,706	3,930,360	
1993/07		1.00	1.5329	1.5329		120	79.56	2,883,236	3,990,600	
1994/01		1.00	1.6983	1.6983		120	76.03	2,932,202	4,058,400	
1994/07		1.00	1.5991	1.5991		120	76.01	2,979,091	4,123,320	
1995/01		1.00	1.5812	1.5812		120	76.01	3,026,196	4,188,480	
1995/07		1.00	1.5250	1.5250		120	76.01	3,072,345	4,252,320	
1996/01		1.00	1.7228	1.7228		120	67.29	3,125,275	4,325,640	
1996/07		1.00	1.3294	1.3294		120	68.61	3,166,822	4,383,120	
1997/01		1.00	1.4109	1.4109		120	68.61	3,211,503	4,444,920	
1997/07		1.00	1.0917	1.0917		120	68.61	3,246,563	4,493,400	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/01	19,023	1.00	1.1663	1.1663		120	73.79	3,303,451	4,545,840	
1998/07		1.00	1.0794	1.0794		120	73.79	3,339,108	4,594,920	
1999/01		1.00	1.4499	1.4499		120	69.32	3,387,522	4,661,520	
1999/07		1.00	1.2299	1.2299		120	69.90	3,429,185	4,718,880	
2000/01		1.00	1.3356	1.3356		120	69.90	3,474,985	4,781,880	
2000/07		1.00	1.1129	1.1129		120	69.56	3,513,658	4,835,040	
2001/01		1.00	1.2976	1.2976		120	69.56	3,559,251	4,897,800	
2001/07		1.00	0.9615	0.9615		120	70.30	3,593,473	4,944,840	
2002/01		1.00	1.0301	1.0301		120	70.30	3,630,489	4,995,720	
2002/07		1.00	0.8337	0.8337		120	70.30	3,660,756	5,037,360	
2003/01		1.00	1.3271	1.3271		120	65.25	3,709,338	5,104,200	
2003/07		0.95	1.1664	1.1664		120	59.11	3,750,441	5,163,720	
2004/01		0.95	1.1103	1.1103		120	59.11	3,790,001	5,221,080	
2004/07		0.90	0.8378	0.8378		120	57.61	3,818,578	5,264,880	
2005/01		0.90	0.8595	0.8595		120	57.61	3,848,119	5,310,120	
2005/07		0.85	0.7364	0.7364		120	57.61	3,872,204	5,349,240	
2006/01		0.85	0.9068	0.9068		120	60.30	3,902,051	5,397,720	
2006/07		0.80	0.8133	0.8133		120	54.08	3,927,013	5,441,640	
2007/01		0.80	1.0133	1.0133		120	54.08	3,958,313	5,496,720	
2007/07		0.75	1.1050	1.1050		120	54.08	3,990,571	5,557,440	
2008/01		0.75	0.8556	0.8556		120	51.30	4,014,456	5,604,960	
2008/07		0.70	0.6104	0.6104		120	51.30	4,030,456	5,639,160	
2009/01		0.70	1.3268	1.3268		120	52.93	4,066,482	5,714,040	
2009/07		0.65	0.6841	0.6841		120	52.93	4,083,885	5,753,160	
2010/01		0.65	0.8643	0.8643		120	55.55	4,106,828	5,802,840	
2010/07		0.60	0.7107	0.7107		120	55.58	4,124,340	5,844,120	
2011/01		0.60	0.9198	0.9198		120	55.58	4,147,102	5,897,880	
2011/07		0.55	0.9028	0.9028		120	49.34	4,165,573	5,951,160	
2012/01		0.55	0.3865	0.3865		120	49.34	4,173,518	5,974,200	
2012/07		0.50	0.9417	0.9417		120	49.34	4,191,149	6,030,480	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/01	20,506	0.50	0.4901	0.4901		120	50.96	4,221,173	6,060,000	
2013/07		0.45	0.6196	0.6196		120	53.99	4,232,726	6,097,560	
2014/01		0.45	0.8564	0.8564		120	53.99	4,248,739	6,149,760	
2014/07		0.40	1.2383	1.2383		120	57.96	4,269,783	6,225,960	
2015/01		0.40	0.7571	0.7571		120	57.96	4,282,712	6,273,120	
2015/09		0.35	1.5736	1.5736		120	57.96	4,306,301	6,371,880	
2016/09	22,444	0.30	1.9890	1.9890		120	55.42	4,354,441	6,498,600	

Message Code:

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286.02

Waters Edge Extended Care

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1500 SW CAPRI ST	1/1/2015-12/31/2015	Number of Beds: 36	Superior: 366
PALM CITY, FL 34990	Days in CR 365	Maximum: 13,140	Standard: 0
County: Martin [43]	First Used : 2016/09	Max Annualized: 13,140	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 11,313	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 3,612	Inflation
Current Class South Small	Initial CR? False	Medicaid: 2,107	FY Index: 1.37939113
Class at 1/94: South Small	Medicaid Utilization	18.62459%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	86.09589%	Cost: 1.04651568
Open Date: 08/30/1993	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 04/21/1997	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 04/21/1997	Low Occupancy Adjustment Factor:	108.88290%	DC Sem Index: 1.30450000
Med # Active Date: 04/23/1997	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	373,110	268,677	287,140	45,912		974,839	
1a	Audit Adjustments							
2	Cost Per Diem	177.0812	127.5164	136.2791	21.7902		462.6669	
3	Cost Per Diem Inflated	185.3183	132.7045	142.6182				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	185.3183	132.7045	142.6182	21.7902		482.4312	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	112.0286		142.9019				
7	Provider Target Rate	118.2605		150.8513				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	71.0408	115.1428	97.4246	13.6500			
9	Prior Semester: Class Ceiling Target Base	72.3589		85.0807				
10	Target Rate Class Ceiling	75.1765		88.3937				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	71.0408	115.1428	88.3937	13.6500		288.2273	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	71.0408	115.1428	88.3937	13.6500		288.2273	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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286.02

Waters Edge Extended Care

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 04/21/1997		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,616,800.00		Total Amount	Per Diem
RS to Start Calcs:	1997/01	Type:	Variable	80% Capital(1):	1,208,966	6.5906
Indexed Asset Value	1,511,208	<60% of Base:	False	20% ROE(2):	302,242	0.5165
FRVS Base Asset:	1,375,626	Interest Rate:	2.6500%	Insurance Cost(3):	57,021	5.0403
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	48,861	4.3190
ROE Factor	0.020210	Amortization Rate:	2.6500%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	2,739,178	0.0000
		Yearly Payment:	77,941	Total FRVS PD:		16.4664

(1) 80% Capital (\$1,208,966) amortized at 2.6500 % for 20 years Principal & Interest of \$77,941 divided by annual available days (13140) divided by Occup. Adj. (0.90) = \$6.5906

(2) 20% ROE (\$302,242) times the ROE factor (0.020210) divided by annual available days (13140) divided by Occup. Adj. (0.90) = \$0.5165

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	01/01/1993	Current RS PBS:	32,753
Comparison Bed	42	Effective PBS Limitation	54,155
			1,375,626

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	71.0408	71.0408	3.2231	67.8177
Direct Care	115.1428	115.1428	5.2240	109.9188
Indirect Care	88.3937	88.3937	4.0104	84.3833
Property	13.6500	16.4664	0.7471	15.7193
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	288.2273	291.0437	13.2046	286.0205

Medicaid Trend Adjustment



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286.02

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/01	2,042,449	0.00	1.4109	1.4109		42	8.41	1,375,626	1,375,626	1
1997/07		0.10	1.0917	1.0917		42	8.41	1,375,626	1,572,690	
1998/01		0.10	1.1663	1.1663		42	8.41	1,375,626	1,591,044	
1998/07		0.20	1.0794	1.0794		42	8.41	1,375,626	1,608,222	
1999/01		0.20	1.4499	1.4499		42	8.41	1,375,626	1,631,532	
1999/07		0.30	1.2299	1.2299		42	8.41	1,375,626	1,651,608	
2000/01		0.30	1.3356	1.3356		42	16.93	1,375,626	1,673,658	
2000/07		0.40	1.1129	1.1129		42	16.93	1,375,626	1,692,264	
2001/01	928,424	0.40	1.2976	1.2976		49	18.79	1,999,935	1,999,935	8
2001/07		0.50	0.9615	0.9615		49	18.79	1,999,935	2,019,143	
2002/01	25,290	0.50	1.0301	1.0301		49	16.99	2,025,225	2,039,919	
2002/07	354,634	0.60	0.8337	0.8337		56	13.12	2,350,768	2,350,768	8
2003/01		0.60	1.3271	1.3271		56	13.12	2,350,768	2,381,960	
2003/07		0.70	1.1664	1.1664		56	12.95	2,350,768	2,409,736	
2004/01		0.70	1.1103	1.1103		56	12.95	2,350,768	2,436,504	
2004/07		0.80	0.8378	0.8378		56	13.41	2,350,768	2,456,944	
2005/01		0.80	0.8595	0.8595		56	13.41	2,350,768	2,478,056	
2005/07		0.90	0.7364	0.7364		56	13.41	2,350,768	2,496,312	
2006/01		0.90	0.9068	0.9068		56	11.18	2,350,768	2,518,936	
2006/07		1.00	0.8133	0.8133		56	11.18	2,350,768	2,539,432	
2007/01		1.00	1.0133	1.0133		56	11.75	2,350,768	2,565,136	
2007/07		1.00	1.1050	1.1050		56	13.68	2,350,768	2,593,472	
2008/01		1.00	0.8556	0.8556		56	13.68	2,350,768	2,615,648	
2008/07	(839,560)	1.00	0.6104	0.6104		36	14.21	1,511,208	1,691,748	
2009/01		1.00	1.3268	1.3268		36	14.21	1,511,208	1,714,212	
2009/07		1.00	0.6841	0.6841		36	18.68	1,511,208	1,725,948	
2010/01		1.00	0.8643	0.8643		36	18.68	1,511,208	1,740,852	
2010/07		1.00	0.7107	0.7107		36	16.06	1,511,208	1,753,236	
2011/01		1.00	0.9198	0.9198		36	16.06	1,511,208	1,769,364	
2011/07		1.00	0.9028	0.9028		36	18.58	1,511,208	1,785,348	



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0 213152-00 - 2016/09

286.02

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01		1.00	0.3865	0.3865		36	18.58	1,511,208	1,792,260	
2012/07		1.00	0.9417	0.9417		36	13.31	1,511,208	1,809,144	
2013/01		1.00	0.4901	0.4901		36	13.31	1,511,208	1,818,000	
2013/07		1.00	0.6196	0.6196		36	17.36	1,511,208	1,829,268	
2014/01		1.00	0.8564	0.8564		36	17.36	1,511,208	1,844,928	
2014/07		1.00	1.2383	1.2383		36	20.69	1,511,208	1,867,788	
2015/01		1.00	0.7571	0.7571		36	20.69	1,511,208	1,881,936	
2015/09		1.00	1.5736	1.5736		36	20.69	1,511,208	1,911,564	
2016/09		1.00	1.9890	1.9890		36	18.62	1,511,208	1,949,580	

Message Code:

- | |
|--|
| 1 Per Bed Standard Limitation |
| 8 Limited to Current RS Per Bed Standard |

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

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Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
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 Rate Semester 09/01/2016 through 08/31/2017

0213161-00 - 2016/09

217.48

Life Care Center at Wells Crossing

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
355 CROSSING BLVD	8/1/2013-7/31/2014	Number of Beds: 120	Superior: 0
ORANGE PARK, FL 32073	Days in CR 365	Maximum: 43,800	Standard: 366
County: Clay [10]	First Used : 2015/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 37,467	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 17,825	Inflation
Current Class North Large	Initial CR? False	Medicaid: 16,025	FY Index: 1.32622051
Class at 1/94: North Large	Medicaid Utilization	42.77097%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	85.54110%	Cost: 1.08847242
Open Date: 06/16/1997	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 06/16/1997	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22383277
Entered Medicaid 07/23/1997	Low Occupancy Adjustment Factor:	108.18128%	DC Sem Index: 1.30450000
Med # Active Date: 07/23/1997	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06591361
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	666,613	1,299,519	904,350	265,374		3,135,856	
1a	Audit Adjustments							
2	Cost Per Diem	41.5983	81.0932	56.4337	16.5600		195.6852	
3	Cost Per Diem Inflated	45.2786	86.4383	61.4265				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	45.2786	86.4383	61.4265	16.5600		209.7034	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	60.8217		56.7094				
7	Provider Target Rate	64.2051		59.8640				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	45.2786	86.4383	59.8640	13.6500		205.2309	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	45.2786	86.4383	59.8640	13.6500		205.2309	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Life Care Center at Wells Crossing

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 07/23/1997		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	7,543,145.00		Total Amount	Per Diem
RS to Start Calcs:	1997/01	Type:	Fixed	80% Capital(1):	4,586,534	9.6043
Indexed Asset Value	5,733,168	<60% of Base:	False	20% ROE(2):	1,146,634	0.6635
FRVS Base Asset:	0	Interest Rate:	5.5000%	Insurance Cost(3):	26,136	0.6976
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	67,168	1.7927
ROE Factor	0.022810	Amortization Rate:	5.5000%	Home Office(3):	42,140	1.1247
		Interest Only:	False	Replacement(3&4):	95,237	0.0000
		Yearly Payment:	378,602	Total FRVS PD:		13.8828

(1) 80% Capital (\$4,586,534) amortized at 5.5000 % for 20 years Principal & Interest of \$378,602 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.6043

(2) 20% ROE (\$1,146,634) times the ROE factor (0.022810) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6635

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	36,526
Comparison Date: 07/01/1996	Current RS PBS:	54,155
Comparison Bed 111	Effective PBS Limitation	4,054,386

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	45.2786	45.2786	2.0543	43.2243
Direct Care	86.4383	86.4383	3.9217	82.5166
Indirect Care	59.8640	59.8640	2.7160	57.1480
Property	13.6500	13.8828	0.6299	13.2529
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				13.1613
Supplemental Rate				8.1814
Totals	205.2309	205.4637	9.3219	217.4845

Medicaid Trend Adjustment



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217.48

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/07	7,667,853	0.00	1.0917	1.0917		111	56.49	4,054,386	4,054,386	1
1998/01		0.10	1.1663	1.1663		111	56.49	4,059,113	4,204,902	
1998/07		0.10	1.0794	1.0794		111	56.49	4,063,493	4,250,301	
1999/01		0.20	1.4499	1.4499		111	56.49	4,063,493	4,311,906	5
1999/07		0.20	1.2299	1.2299		111	56.49	4,085,302	4,364,964	
2000/01	24,379	0.30	1.3356	1.3356		111	62.33	4,126,051	4,423,239	
2000/07		0.30	1.1129	1.1129		111	62.33	4,139,828	4,472,412	
2001/01	81,660	0.40	1.2976	1.2976		120	67.11	4,242,974	4,897,800	
2001/07		0.40	0.9615	0.9615		120	67.11	4,259,292	4,944,840	
2002/01		0.50	1.0301	1.0301		120	68.45	4,281,232	4,995,720	
2002/07		0.50	0.8337	0.8337		120	68.45	4,299,080	5,037,360	
2003/01		0.60	1.3271	1.3271		120	64.54	4,333,314	5,104,200	
2003/07		0.60	1.1664	1.1664		120	64.54	4,363,639	5,163,720	
2004/01	29,414	0.70	1.1103	1.1103		120	58.21	4,426,967	5,221,080	
2004/07		0.70	0.8378	0.8378		120	58.21	4,452,931	5,264,880	
2005/01		0.80	0.8595	0.8595		120	58.21	4,483,549	5,310,120	
2005/07	34,837	0.80	0.7364	0.7364		120	50.80	4,542,782	5,349,240	
2006/01		0.90	0.9068	0.9068		120	50.80	4,577,025	5,397,720	
2006/07	60,738	0.90	0.8133	0.8133		120	50.89	4,668,763	5,441,640	
2007/01	53,770	1.00	1.0133	1.0133		120	48.39	4,764,156	5,496,720	
2007/07		1.00	1.1050	1.1050		120	48.39	4,810,473	5,557,440	
2008/01		1.00	0.8556	0.8556		120	48.39	4,810,473	5,604,960	5
2008/07	39,938	1.00	0.6104	0.6104		120	46.81	4,911,802	5,639,160	
2009/01		1.00	1.3268	1.3268		120	46.81	4,967,267	5,714,040	
2009/07	146,047	1.00	0.6841	0.6841		120	46.75	5,142,198	5,753,160	
2010/01	34,721	1.00	0.8643	0.8643		120	39.61	5,208,927	5,802,840	
2010/07		1.00	0.7107	0.7107		120	39.61	5,235,588	5,844,120	
2011/01		1.00	0.9198	0.9198		120	39.48	5,270,156	5,897,880	
2011/07		1.00	0.9028	0.9028		120	39.48	5,304,309	5,951,160	
2012/01		1.00	0.3865	0.3865		120	40.18	5,319,286	5,974,200	



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217.48

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/07		1.00	0.9417	0.9417		120	40.18	5,355,880	6,030,480	
2013/01		1.00	0.4901	0.4901		120	40.18	5,375,056	6,060,000	
2013/07	34,183	1.00	0.6196	0.6196		120	40.86	5,433,981	6,097,560	
2014/01		1.00	0.8564	0.8564		120	43.45	5,470,745	6,149,760	
2014/07		1.00	1.2383	1.2383		120	43.45	5,524,263	6,225,960	
2015/01		1.00	0.7571	0.7571		120	43.45	5,557,304	6,273,120	
2015/09	20,535	1.00	1.5736	1.5736		120	42.77	5,645,843	6,371,880	
2016/09		1.00	1.9890	1.9890		120	42.77	5,733,168	6,498,600	

Message Code:

- | |
|---|
| 1 Per Bed Standard Limitation
5 Uncorrected Licensure Deficiency |
|---|



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
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225.66

Harborchase of Venice

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
950 PINEBROOK ROAD	1/1/2015-12/31/2015	Number of Beds: 45	Superior: 0
VENICE, FL 34285-7147	Days in CR 365	Maximum: 16,425	Standard: 366
County: Sarasota [58]	First Used : 2016/09	Max Annualized: 16,425	Conditional: 0
Region: South Area: 8	Last Used: 2016/09	Total Patient: 14,504	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 8,426	Inflation
Current Class South Small	Initial CR? False	Medicaid: 3,302	FY Index: 1.37939113
Class at 1/94: South Small	Medicaid Utilization	22.76613%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	88.30441%	Cost: 1.04651568
Open Date: 04/01/1997	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 04/01/1997	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 04/01/1997	Low Occupancy Adjustment Factor:	111.67595%	DC Sem Index: 1.30450000
Med # Active Date: 04/01/1997	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	196,950	270,778	202,503	128,217		798,448	
1a	Audit Adjustments							
2	Cost Per Diem	59.6457	82.0042	61.3274	38.8301		241.8074	
3	Cost Per Diem Inflated	62.4202	85.3406	64.1801				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	62.4202	85.3406	64.1801	38.8301		250.7710	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	64.0758		75.0306				
7	Provider Target Rate	67.6402		79.2044				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	71.0408	115.1428	97.4246	13.6500			
9	Prior Semester: Class Ceiling Target Base	72.3589		85.0807				
10	Target Rate Class Ceiling	75.1765		88.3937				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	62.4202	85.3406	64.1801	13.6500		225.5909	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	62.4202	85.3406	64.1801	13.6500		225.5909	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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225.66

Harborchase of Venice

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 04/01/1997		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,846,813.00		Total Amount	Per Diem
RS to Start Calcs:	1997/01	Type:	Fixed	80% Capital(1):	1,773,866	12.4327
Indexed Asset Value	2,217,332	<60% of Base:	False	20% ROE(2):	443,466	0.6063
FRVS Base Asset:	1,643,670	Interest Rate:	8.4300%	Insurance Cost(3):	9,499	0.6549
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	31,634	2.1811
ROE Factor	0.020210	Amortization Rate:	8.4300%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	224,692	0.0000
		Yearly Payment:	183,786	Total FRVS PD:		15.8750

(1) 80% Capital (\$1,773,866) amortized at 8.4300 % for 20 years Principal & Interest of \$183,786 divided by annual available days (16425) divided by Occup. Adj. (0.90) = \$12.4327

(2) 20% ROE (\$443,466) times the ROE factor (0.020210) divided by annual available days (16425) divided by Occup. Adj. (0.90) = \$0.6063

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	36,526
Comparison Date: 07/01/1996	Current RS PBS:	54,155
Comparison Bed 45	Effective PBS Limitation	1,643,670

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	62.4202	62.4202	2.8320	59.5882
Direct Care	85.3406	85.3406	3.8719	81.4687
Indirect Care	64.1801	64.1801	2.9118	61.2683
Property	13.6500	15.8750	0.7202	15.1548
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	225.5909	227.8159	10.3359	225.6614

Medicaid Trend Adjustment



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225.66

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/01	3,043,779	0.00	1.4109	1.4109		45	15.88	1,643,670	1,643,670	1
1997/07		0.10	1.0917	1.0917		45	15.88	1,643,670	1,685,025	
1998/01		0.10	1.1663	1.1663		45	15.88	1,643,670	1,704,690	
1998/07		0.20	1.0794	1.0794		45	15.88	1,643,670	1,723,095	
1999/01		0.20	1.4499	1.4499		45	15.88	1,643,670	1,748,070	
1999/07		0.30	1.2299	1.2299		45	15.88	1,643,670	1,769,580	
2000/01		0.30	1.3356	1.3356		45	15.88	1,643,670	1,793,205	
2000/07	6,973	0.40	1.1129	1.1129		45	25.40	1,654,022	1,813,140	
2001/01		0.40	1.2976	1.2976		45	25.40	1,657,986	1,836,675	
2001/07		0.50	0.9615	0.9615		45	29.77	1,662,301	1,854,315	
2002/01		0.50	1.0301	1.0301		45	29.77	1,666,936	1,873,395	
2002/07		0.60	0.8337	0.8337		45	35.00	1,672,242	1,889,010	
2003/01		0.60	1.3271	1.3271		45	35.00	1,680,716	1,914,075	
2003/07		0.70	1.1664	1.1664		45	41.36	1,691,036	1,936,395	
2004/01		0.70	1.1103	1.1103		45	41.36	1,700,919	1,957,905	
2004/07	18,735	0.80	0.8378	0.8378		45	36.00	1,727,116	1,974,330	
2005/01		0.80	0.8595	0.8595		45	36.00	1,734,889	1,991,295	
2005/07	79,494	0.90	0.7364	0.7364		45	36.52	1,822,018	2,005,965	
2006/01		0.90	0.9068	0.9068		45	36.52	1,831,891	2,024,145	
2006/07		1.00	0.8133	0.8133		45	36.52	1,841,784	2,040,615	
2007/01		1.00	1.0133	1.0133		45	37.48	1,854,502	2,061,270	
2007/07		1.00	1.1050	1.1050		45	37.48	1,868,467	2,084,040	
2008/01		1.00	0.8556	0.8556		45	37.48	1,879,361	2,101,860	
2008/07	38,406	1.00	0.6104	0.6104		45	23.90	1,917,767	2,114,685	
2009/01		1.00	1.3268	1.3268		45	23.90	1,917,767	2,142,765	
2009/07		1.00	0.6841	0.6841		45	23.90	1,917,767	2,157,435	
2010/01		1.00	0.8643	0.8643		45	25.74	1,925,524	2,176,065	
2010/07		1.00	0.7107	0.7107		45	25.74	1,931,928	2,191,545	
2011/01	9,156	1.00	0.9198	0.9198		45	21.29	1,941,084	2,211,705	
2011/07	11,216	1.00	0.9028	0.9028		45	25.82	1,960,527	2,231,685	



Florida Agency for Health Care Administration
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0 213322-00 - 2016/09

225.66

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01		1.00	0.3865	0.3865		45	25.82	1,964,084	2,240,325	
2012/07	42,963	1.00	0.9417	0.9417		45	28.05	2,016,480	2,261,430	
2013/01		1.00	0.4901	0.4901		45	28.05	2,021,520	2,272,500	
2013/07		1.00	0.6196	0.6196		45	28.05	2,027,908	2,286,585	
2014/01	56,906	1.00	0.8564	0.8564		45	35.21	2,095,932	2,306,160	
2014/07		1.00	1.2383	1.2383		45	35.21	2,112,547	2,334,735	
2015/01	91,816	1.00	0.7571	0.7571		45	22.25	2,204,363	2,352,420	
2015/09		1.00	1.5736	1.5736		45	24.36	2,204,363	2,389,455	
2016/09	12,969	1.00	1.9890	1.9890		45	22.77	2,217,332	2,436,975	

Message Code:

1 Per Bed Standard Limitation

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Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0213403-00 - 2016/09

224.96

Life Care Center of Orlando

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
3211 ROUSE ROAD	8/1/2014-12/31/2015	Number of Beds: 120	Superior: 0
ORLANDO, FL 32817	Days in CR 518	Maximum: 62,160	Standard: 366
County: Orange [48]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 7	Last Used: 2016/09	Total Patient: 53,765	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 31,110	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 13,179	FY Index: 1.37302921
Class at 1/94: North Large	Medicaid Utilization	24.51223%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	86.49453%	Cost: 1.05136470
Open Date: 10/02/1997	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 10/02/1997	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24849500
Entered Medicaid 10/02/1997	Low Occupancy Adjustment Factor:	109.38705%	DC Sem Index: 1.30450000
Med # Active Date: 10/02/1997	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04485801
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	669,773	1,061,887	842,770	283,085		2,857,515	
1a	Audit Adjustments							
2	Cost Per Diem	50.8212	80.5742	63.9479	21.4800		216.8233	
3	Cost Per Diem Inflated	53.4316	84.1886	67.2326				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	53.4316	84.1886	67.2326	21.4800		226.3328	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	67.7581		59.7630				
7	Provider Target Rate	71.5274		63.0875				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500			
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292				
10	Target Rate Class Ceiling	59.0945		68.1848				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	53.4316	84.1886	63.0875	13.6500		214.3577	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	53.4316	84.1886	63.0875	13.6500		214.3577	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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Life Care Center of Orlando

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/02/1997	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	6,962,559.00		Total Amount	Per Diem
RS to Start Calcs:	1997/07	Type:	Variable	80% Capital(1):	4,577,246	8.5912
Indexed Asset Value	5,721,558	<60% of Base:	False	20% ROE(2):	1,144,312	0.6021
FRVS Base Asset:	2,222,460	Interest Rate:	4.2000%	Insurance Cost(3):	50,916	0.9470
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	149,395	2.7787
ROE Factor	0.020740	Amortization Rate:	4.2000%	Home Office(3):	90,746	1.6878
		Interest Only:	False	Replacement(3&4):	107,522	0.0000
		Yearly Payment:	338,664	Total FRVS PD:		14.6068

(1) 80% Capital (\$4,577,246) amortized at 4.2000 % for 20 years Principal & Interest of \$338,664 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$8.5912

(2) 20% ROE (\$1,144,312) times the ROE factor (0.020740) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6021

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	37,041
Comparison Date: 01/01/1997	Current RS PBS:	54,155
Comparison Bed 60	Effective PBS Limitation	2,222,460

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	53.4316	53.4316	2.4242	51.0074
Direct Care	84.1886	84.1886	3.8196	80.3690
Indirect Care	63.0875	63.0875	2.8622	60.2253
Property	13.6500	14.6068	0.6627	13.9441
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				11.2282
Supplemental Rate				8.1814
Totals	214.3577	215.3145	9.7687	224.9554

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/07	5,512,337	0.00	1.0917	1.0917		60	45.53	2,222,460	2,222,460	1
1998/01	13,875	0.10	1.1663	1.1663		60	45.53	2,238,480	2,272,920	
1998/07	55,832	0.10	1.0794	1.0794		60	45.53	2,296,311	2,297,460	
1999/01	36,672	0.20	1.4499	1.4499		60	45.53	2,330,760	2,330,760	8
1999/07		0.20	1.2299	1.2299		60	45.53	2,335,506	2,359,440	
2000/01		0.30	1.3356	1.3356		60	45.53	2,343,253	2,390,940	
2000/07		0.30	1.1129	1.1129		60	45.53	2,349,730	2,417,520	
2001/01	42,278	0.40	1.2976	1.2976		60	60.05	2,404,203	2,448,900	
2001/07		0.40	0.9615	0.9615		60	60.05	2,413,450	2,472,420	
2002/01	11,821	0.50	1.0301	1.0301		60	55.52	2,437,703	2,497,860	
2002/07		0.50	0.8337	0.8337		60	55.52	2,447,866	2,518,680	
2003/01	19,516	0.60	1.3271	1.3271		60	54.05	2,486,538	2,552,100	
2003/07		0.60	1.1664	1.1664		60	54.05	2,503,638	2,581,860	
2004/01	2,582,062	0.70	1.1103	1.1103		120	37.24	5,098,875	5,221,080	
2004/07		0.70	0.8378	0.8378		120	37.24	5,119,123	5,264,880	
2005/01		0.80	0.8595	0.8595		120	37.24	5,142,956	5,310,120	
2005/07	30,404	0.80	0.7364	0.7364		120	34.29	5,192,249	5,349,240	
2006/01		0.90	0.9068	0.9068		120	34.29	5,218,667	5,397,720	
2006/07	40,848	0.90	0.8133	0.8133		120	28.29	5,279,164	5,441,640	
2007/01	37,950	1.00	1.0133	1.0133		120	21.54	5,317,114	5,496,720	
2007/07		1.00	1.1050	1.1050		120	21.54	5,317,114	5,557,440	
2008/01		1.00	0.8556	0.8556		120	21.54	5,317,114	5,604,960	
2008/07	20,507	1.00	0.6104	0.6104		120	15.46	5,337,621	5,639,160	
2009/01		1.00	1.3268	1.3268		120	15.46	5,337,621	5,714,040	
2009/07	43,384	1.00	0.6841	0.6841		120	14.57	5,381,005	5,753,160	
2010/01	217,875	1.00	0.8643	0.8643		120	18.31	5,598,880	5,802,840	
2010/07		1.00	0.7107	0.7107		120	18.31	5,598,880	5,844,120	
2011/01	25,748	1.00	0.9198	0.9198		120	21.18	5,624,628	5,897,880	
2011/07		1.00	0.9028	0.9028		120	21.18	5,624,628	5,951,160	
2012/01		1.00	0.3865	0.3865		120	21.04	5,624,628	5,974,200	



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224.96

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/07		1.00	0.9417	0.9417		120	21.04	5,624,628	6,030,480	
2013/01		1.00	0.4901	0.4901		120	21.04	5,624,628	6,060,000	
2013/07		1.00	0.6196	0.6196		120	18.39	5,624,628	6,097,560	
2014/01	18,801	1.00	0.8564	0.8564		120	20.84	5,643,429	6,149,760	
2014/07		1.00	1.2383	1.2383		120	20.84	5,643,429	6,225,960	
2015/01		1.00	0.7571	0.7571		120	20.84	5,643,429	6,273,120	
2015/09	36,681	1.00	1.5736	1.5736		120	25.67	5,721,558	6,371,880	
2016/09		1.00	1.9890	1.9890		120	24.51	5,721,558	6,498,600	

Message Code:

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| 1 Per Bed Standard Limitation
8 Limited to Current RS Per Bed Standard |
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Florida Agency for Health Care Administration
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246.77

Madison Health and Rehabilitation Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
2481 WEST US 90	8/1/2014-12/31/2015	Number of Beds: 60	Superior: 0
MADISON, FL 32340-9540	Days in CR 518	Maximum: 31,080	Standard: 366
County: Madison [40]	First Used : 2016/09	Max Annualized: 21,900	Conditional: 0
Region: North Area: 2	Last Used: 2016/09	Total Patient: 28,579	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 2,171	Inflation
Current Class North Small	Initial CR? False	Medicaid: 22,717	FY Index: 1.37302921
Class at 1/94: North Small	Medicaid Utilization	79.48844%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	91.95302%	Cost: 1.05136470
Open Date: 03/01/1985	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 03/01/1985	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24849500
Entered Medicaid 03/01/1985	Low Occupancy Adjustment Factor:	116.29024%	DC Sem Index: 1.30450000
Med # Active Date: 03/01/1998	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04485801
Previous Med # 208311			PS Target: 1.05562807

Rate Calculations								
Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,076,981	1,887,861	1,343,986	473,877		4,782,705	
1a	Audit Adjustments							
2	Cost Per Diem	47.4086	83.1034	59.1621	20.8600		210.5341	
3	Cost Per Diem Inflated	49.8437	86.8313	62.2009				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	49.8437	86.8313	62.2009	20.8600		219.7359	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	53.1584		63.3741				
7	Provider Target Rate	56.1155		66.8995				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	62.6595	100.8980	75.9871	13.6500			
9	Prior Semester: Class Ceiling Target Base	57.6324		70.0507				
10	Target Rate Class Ceiling	59.8766		72.7784				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	49.8437	86.8313	62.2009	13.6500		212.5259	
12/13	Medicaid Adjustment Rate		2.8806	2.0635				
14	Prospective Per Diem 11	49.8437	89.7119	64.2644	13.6500		217.4700	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

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Madison Health and Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 09/01/1996		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	1,950,000.00		Total Amount	Per Diem
RS to Start Calcs:	1985/01	Type:	Fixed	80% Capital(1):	2,522,440	18.8056
Indexed Asset Value	3,153,050	<60% of Base:	False	20% ROE(2):	630,610	0.6636
FRVS Base Asset:	1,710,000	Interest Rate:	13.7380%	Insurance Cost(3):	34,475	1.2063
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	32,812	1.1481
ROE Factor	0.020740	Amortization Rate:	13.7380%	Home Office(3):	11,703	0.4095
		Interest Only:	False	Replacement(3&4):	44,329	0.0000
		Yearly Payment:	370,659	Total FRVS PD:		22.2331

(1) 80% Capital (\$2,522,440) amortized at 13.7380 % for 20 years Principal & Interest of \$370,659 divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$18.8056

(2) 20% ROE (\$630,610) times the ROE factor (0.020740) divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$0.6636

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	54,155
Comparison Bed	60	Effective PBS Limitation	1,710,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	49.8437	49.8437	2.2614	47.5823
Direct Care	89.7119	89.7119	4.0702	85.6417
Indirect Care	64.2644	64.2644	2.9156	61.3488
Property	13.6500	22.2331	1.0087	21.2244
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.7925
Supplemental Rate				8.1814
Totals	217.4700	226.0531	10.2559	246.7711

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1985/01	1,799,393	0.00	1.1471	1.1471		60	94.97	1,799,393	1,695,540	
1985/10		0.10	0.8522	0.8522		60	94.97	1,710,000	1,710,000	1
1986/01		0.10	0.8299	0.8299		60	94.97	1,711,419	1,724,220	
1986/07		0.20	0.2974	0.2974		60	94.97	1,712,437	1,720,920	
1987/01	29,984	0.20	1.0091	1.0091		60	94.97	1,745,877	1,751,700	
1987/07		0.30	0.9007	0.9007		60	97.12	1,750,594	1,765,380	
1988/01		0.30	0.9007	0.9007		60	97.12	1,755,324	1,779,720	
1988/07		0.40	0.5899	0.5899		60	98.63	1,759,467	1,778,760	
1989/01		0.40	0.5899	0.5899		60	98.63	1,763,619	1,789,260	
1989/07		0.50	0.5899	0.5899		60	98.63	1,768,822	1,801,380	
1990/01		0.50	0.5899	0.5899		60	98.74	1,774,040	1,810,440	
1990/07		0.60	0.5899	0.5899		60	97.67	1,780,318	1,821,120	
1991/01		0.60	0.5899	0.5899		60	97.67	1,786,619	1,831,800	
1991/07		0.70	1.4932	1.4932		60	97.85	1,805,293	1,859,160	
1992/01		0.70	2.0117	2.0117		60	97.85	1,830,715	1,896,540	
1992/07		0.80	1.8152	1.8152		60	95.73	1,857,301	1,930,980	
1993/01		0.80	1.7710	1.7710		60	95.73	1,883,615	1,965,180	
1993/07		0.90	1.5329	1.5329		60	95.77	1,909,601	1,995,300	
1994/01		0.90	1.6983	1.6983		60	95.77	1,938,789	2,029,200	
1994/07	29,066	1.00	1.5991	1.5991		60	97.54	1,998,858	2,061,660	
1995/01		1.00	1.5812	1.5812		60	97.54	2,030,464	2,094,240	
1995/07	9,390	1.00	1.5250	1.5250		60	99.10	2,070,819	2,126,160	
1996/01		1.00	1.7228	1.7228		60	99.10	2,106,495	2,162,820	
1996/07	44,300	1.00	1.3294	1.3294		60	95.28	2,178,799	2,191,560	
1997/01		1.00	1.4109	1.4109		60	95.28	2,209,540	2,222,460	
1997/07		1.00	1.0917	1.0917		60	86.78	2,233,662	2,246,700	
1998/01	8,186	1.00	1.1663	1.1663		60	94.64	2,267,899	2,272,920	
1998/07		1.00	1.0794	1.0794		60	94.64	2,292,379	2,297,460	
1999/01		1.00	1.4499	1.4499		60	94.64	2,325,616	2,330,760	
1999/07		1.00	1.2299	1.2299		60	94.64	2,354,219	2,359,440	



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246.77

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2000/01		1.00	1.3356	1.3356		60	94.64	2,385,662	2,390,940	
2000/07		1.00	1.1129	1.1129		60	88.04	2,412,212	2,417,520	
2001/01		1.00	1.2976	1.2976		60	88.04	2,443,513	2,448,900	
2001/07		1.00	0.9615	0.9615		60	89.39	2,467,007	2,472,420	
2002/01	9,805	1.00	1.0301	1.0301		60	81.57	2,497,860	2,497,860	8
2002/07		1.00	0.8337	0.8337		60	81.57	2,518,680	2,518,680	8
2003/01		1.00	1.3271	1.3271		60	81.37	2,552,100	2,552,100	8
2003/07		1.00	1.1664	1.1664		60	81.37	2,581,860	2,581,860	8
2004/01		1.00	1.1103	1.1103		60	86.89	2,610,526	2,610,540	
2004/07		1.00	0.8378	0.8378		60	86.89	2,632,397	2,632,440	
2005/01		1.00	0.8595	0.8595		60	84.19	2,655,022	2,655,060	
2005/07		0.95	0.7364	0.7364		60	84.19	2,673,597	2,674,620	
2006/01		0.95	0.9068	0.9068		60	84.19	2,696,630	2,698,860	
2006/07		0.90	0.8133	0.8133		60	82.58	2,716,369	2,720,820	
2007/01		0.90	1.0133	1.0133		60	73.86	2,741,142	2,748,360	
2007/07		0.85	1.1050	1.1050		60	73.86	2,766,890	2,778,720	
2008/01		0.85	0.8556	0.8556		60	73.86	2,787,014	2,802,480	
2008/07	43,038	0.80	0.6104	0.6104		60	77.95	2,819,580	2,819,580	8
2009/01		0.80	1.3268	1.3268		60	75.86	2,849,507	2,857,020	
2009/07		0.75	0.6841	0.6841		60	75.86	2,864,128	2,876,580	
2010/01		0.75	0.8643	0.8643		60	75.86	2,882,693	2,901,420	
2010/07		0.70	0.7107	0.7107		60	74.12	2,897,034	2,922,060	
2011/01	10,792	0.70	0.9198	0.9198		60	72.12	2,926,480	2,948,940	
2011/07		0.65	0.9028	0.9028		60	72.12	2,943,653	2,975,580	
2012/01	8,905	0.65	0.3865	0.3865		60	74.08	2,959,952	2,987,100	
2012/07		0.60	0.9417	0.9417		60	74.08	2,976,676	3,015,240	
2013/01		0.60	0.4901	0.4901		60	74.08	2,985,430	3,030,000	
2013/07		0.55	0.6196	0.6196		60	82.57	2,995,604	3,048,780	
2014/01		0.55	0.8564	0.8564		60	82.57	3,009,713	3,074,880	
2014/07	13,250	0.50	1.2383	1.2383		60	76.84	3,041,599	3,112,980	



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246.77

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2015/01		0.50	0.7571	0.7571		60	76.84	3,053,114	3,136,560	
2015/09		0.45	1.5736	1.5736		60	81.41	3,074,733	3,185,940	
2016/09	53,854	0.40	1.9890	1.9890		60	79.49	3,153,050	3,249,300	

Message Code:

- 1 Per Bed Standard Limitation
- 8 Limited to Current RS Per Bed Standard

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID: 213462123120150801201404292016081638



Florida Agency for Health Care Administration
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280.14

Vi at Lakeside Village

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Partnership CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
2792 DONNELLY DRIVE	1/1/2014-12/31/2014	Number of Beds: 60	Superior: 0
LANTANA, FL 33462	Days in CR 365	Maximum: 21,900	Standard: 366
County: Palm Beach [50]	First Used : 2016/09	Max Annualized: 21,900	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 18,079	Total: 366
Control: Proprietary : Partnership	Unaudited	Medicare: 7,009	Inflation
Current Class South Small	Initial CR? False	Medicaid: 761	FY Index: 1.34193004
Class at 1/94: South Small	Medicaid Utilization	4.20930%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	82.55251%	Cost: 1.07573004
Open Date: 08/22/1997	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 08/01/1998	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 08/01/1998	Low Occupancy Adjustment Factor:	104.40170%	DC Sem Index: 1.30450000
Med # Active Date: 08/01/1998	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	84,104	82,884	74,906	6,963		248,857	
1a	Audit Adjustments							
2	Cost Per Diem	110.5177	108.9146	98.4310	9.1498		327.0131	
3	Cost Per Diem Inflated	118.8872	115.6054	105.8852				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	118.8872	115.6054	105.8852	9.1498		349.5276	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	173.5538		103.6291				
7	Provider Target Rate	183.2083		109.3938				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	71.0408	115.1428	97.4246	13.6500			
9	Prior Semester: Class Ceiling Target Base	72.3589		85.0807				
10	Target Rate Class Ceiling	75.1765		88.3937				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	71.0408	115.1428	88.3937	9.1498		283.7271	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	71.0408	115.1428	88.3937	9.1498		283.7271	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Vi at Lakeside Village

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	08/01/1998	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1998/07	Type:	None	80% Capital(1):	1,791,862	7.6580
Indexed Asset Value	2,239,827	<60% of Base:	True	20% ROE(2):	447,965	0.5161
FRVS Base Asset:	2,222,460	Interest Rate:	8.5000%	Insurance Cost(3):	11,526	0.6375
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	27,030	1.4951
ROE Factor	0.022710	Amortization Rate:	8.5000%	Home Office(3):	0	0.0000
		Interest Only:	True	Replacement(3&4):	3,324	0.0000
		Yearly Payment:	150,940	Total FRVS PD:		10.3067

(1) 80% Capital (\$1,791,862) amortized at 8.5000 % for 20 years Interest of \$150,940 divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$7.6580

(2) 20% ROE (\$447,965) times the ROE factor (0.022710) divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$0.5161

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	37,041
Comparison Date: 01/01/1997	Current RS PBS:	54,155
Comparison Bed 60	Effective PBS Limitation	2,222,460

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	71.0408	71.0408	3.2231	67.8177
Direct Care	115.1428	115.1428	5.2240	109.9188
Indirect Care	88.3937	88.3937	4.0104	84.3833
Property	9.1498	10.3067	0.4676	9.8391
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	283.7271	284.8840	12.9251	280.1403

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/07	2,222,460	0.00	1.0794	1.0794		60	4.14	2,222,460	2,297,460	
1999/01		0.10	1.4499	1.4499		60	4.14	2,222,460	2,330,760	
1999/07	9,026	0.10	1.2299	1.2299		60	4.14	2,231,486	2,359,440	
2000/01	8,341	0.20	1.3356	1.3356		60	4.14	2,239,827	2,390,940	
2000/07		0.20	1.1129	1.1129		60	4.14	2,239,827	2,417,520	
2001/01		0.30	1.2976	1.2976		60	4.14	2,239,827	2,448,900	
2001/07		0.30	0.9615	0.9615		60	4.14	2,239,827	2,472,420	
2002/01		0.40	1.0301	1.0301		60	6.23	2,239,827	2,497,860	
2002/07		0.40	0.8337	0.8337		60	6.23	2,239,827	2,518,680	
2003/01		0.50	1.3271	1.3271		60	4.39	2,239,827	2,552,100	
2003/07		0.50	1.1664	1.1664		60	4.39	2,239,827	2,581,860	
2004/01		0.60	1.1103	1.1103		60	4.54	2,239,827	2,610,540	
2004/07		0.60	0.8378	0.8378		60	4.54	2,239,827	2,632,440	
2005/01		0.70	0.8595	0.8595		60	4.54	2,239,827	2,655,060	
2005/07		0.70	0.7364	0.7364		60	3.93	2,239,827	2,674,620	
2006/01		0.80	0.9068	0.9068		60	3.93	2,239,827	2,698,860	
2006/07		0.80	0.8133	0.8133		60	4.00	2,239,827	2,720,820	
2007/01		0.90	1.0133	1.0133		60	4.34	2,239,827	2,748,360	
2007/07		0.90	1.1050	1.1050		60	4.34	2,239,827	2,778,720	
2008/01		1.00	0.8556	0.8556		60	3.94	2,239,827	2,802,480	
2008/07		1.00	0.6104	0.6104		60	3.94	2,239,827	2,819,580	
2009/01		1.00	1.3268	1.3268		60	2.39	2,239,827	2,857,020	
2009/07		1.00	0.6841	0.6841		60	2.39	2,239,827	2,876,580	
2010/01		1.00	0.8643	0.8643		60	1.10	2,239,827	2,901,420	
2010/07		1.00	0.7107	0.7107		60	1.10	2,239,827	2,922,060	
2011/01		1.00	0.9198	0.9198		60	0.01	2,239,827	2,948,940	
2011/07		1.00	0.9028	0.9028		60	0.01	2,239,827	2,975,580	
2012/01		1.00	0.3865	0.3865		60	0.01	2,239,827	2,987,100	
2012/07		1.00	0.9417	0.9417		60	0.01	2,239,827	3,015,240	
2013/01		1.00	0.4901	0.4901		60	2.36	2,239,827	3,030,000	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/07		1.00	0.6196	0.6196		60	2.36	2,239,827	3,048,780	
2014/01		1.00	0.8564	0.8564		60	2.05	2,239,827	3,074,880	
2014/07		1.00	1.2383	1.2383		60	2.05	2,239,827	3,112,980	
2015/01		1.00	0.7571	0.7571		60	3.02	2,239,827	3,136,560	
2015/09		1.00	1.5736	1.5736		60	3.02	2,239,827	3,185,940	
2016/09		1.00	1.9890	1.9890		60	4.21	2,239,827	3,249,300	

Message Code:

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Page Rehabilitation and Healthcare Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
2310 N AIRPORT ROAD	10/1/2014-9/30/2015	Number of Beds: 180	Superior: 0
FORT MYERS, FL 33907	Days in CR 365	Maximum: 65,700	Standard: 366
County: Lee [36]	First Used : 2016/09	Max Annualized: 65,700	Conditional: 0
Region: South Area: 8	Last Used: 2016/09	Total Patient: 59,549	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 9,517	Inflation
Current Class South Large	Initial CR? False	Medicaid: 36,927	FY Index: 1.36985926
Class at 1/94: South Large	Medicaid Utilization	62.01112%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	90.63775%	Cost: 1.05379764
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24600000
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	114.62686%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/1998	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04695024
Previous Med # 201391			PS Target: 1.05562807

Rate Calculations								
Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,590,060	3,916,873	2,257,922	359,300		8,124,155	
1a	Audit Adjustments							
2	Cost Per Diem	43.0595	106.0707	61.1456	9.7300		220.0058	
3	Cost Per Diem Inflated	45.3760	111.0507	64.4351				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	45.3760	111.0507	64.4351	9.7300		230.5918	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	54.1879		73.7837				
7	Provider Target Rate	57.2023		77.8881				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	45.3760	104.3884	64.4351	9.7300		223.9295	
12/13	Medicaid Adjustment Rate		1.4105	0.8707				
14	Prospective Per Diem 11	45.3760	105.7989	65.3058	9.7300		226.2107	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Page Rehabilitation and Healthcare Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 07/01/1986		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	5,386,200.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	6,307,386	8.9249
Indexed Asset Value	7,884,233	<60% of Base:	False	20% ROE(2):	1,576,847	0.5445
FRVS Base Asset:	1,043,401	Interest Rate:	5.6650%	Insurance Cost(3):	75,098	1.2611
Occup Adj Factor	0.9000	Chase Rate:	6.0000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.020420	Amortization Rate:	5.6650%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	319,145	0.0000
		Yearly Payment:	527,731	Total FRVS PD:		10.7305

(1) 80% Capital (\$6,307,386) amortized at 5.6650 % for 20 years Principal & Interest of \$527,731 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$8.9249

(2) 20% ROE (\$1,576,847) times the ROE factor (0.020420) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.5445

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 105	Effective PBS Limitation	2,992,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	45.3760	45.3760	2.0587	43.3173
Direct Care	105.7989	105.7989	4.8000	100.9989
Indirect Care	65.3058	65.3058	2.9629	62.3429
Property	9.7300	10.7305	0.4868	10.2437
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.8142
Supplemental Rate				8.1814
Totals	226.2107	227.2112	10.3084	244.8984

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	301,934	0.00				105	100.00	301,934	1,077,405	
1972/01		0.10	3.9787	3.0000	0.9787	105	100.00	302,840	1,120,245	
1972/07		0.10	5.9113	3.0000	2.9113	105	100.00	303,749	1,175,475	
1973/01	20,567	0.20	8.0622	3.0000	5.0622	105	100.00	326,138	1,236,060	
1973/07		0.20	10.7186	3.0000	7.7186	105	100.00	328,095	1,305,990	
1974/01	163,800	0.30	12.9457	3.0000	9.9457	105	100.00	494,848	1,374,240	
1974/07		0.30	13.0494	3.0000	10.0494	105	100.00	499,302	1,416,870	
1975/01		0.40	13.1399	3.0000	10.1399	105	100.00	505,294	1,460,655	
1975/07		0.40	14.2033	3.0000	11.2033	105	100.00	511,358	1,520,085	
1976/01		0.50	15.2478	3.0000	12.2478	105	100.00	519,028	1,581,510	
1976/07		0.50	15.7330	3.0000	12.7330	105	100.00	526,813	1,636,635	
1977/01		0.60	16.4836	3.0000	13.4836	105	100.00	536,296	1,698,060	
1977/07		0.60	18.5412	3.0000	15.5412	105	100.00	545,949	1,783,845	
1978/01		0.70	20.2809	3.0000	17.2809	105	100.00	557,414	1,868,475	
1978/07		0.70	22.8203	3.0000	19.8203	105	100.00	569,120	1,971,900	
1979/01		0.80	24.9476	3.0000	21.9476	105	100.00	582,779	2,073,015	
1979/07		0.80	26.1458	3.0000	23.1458	105	100.00	596,766	2,160,060	
1980/01	143,100	0.90	29.3115	3.0000	26.3115	105	55.00	755,979	2,293,305	
1980/07		0.90	30.1222	3.0000	27.1222	105	55.00	776,390	2,380,665	
1981/01		1.00	30.9462	3.0000	27.9462	105	55.00	799,682	2,471,700	
1981/07		1.00	30.5350	3.0000	27.5350	105	55.00	823,672	2,535,645	
1982/01		1.00	30.2110	3.0000	27.2110	105	88.24	848,382	2,603,580	
1982/07		1.00	29.5087	3.0000	26.5087	105	88.24	873,833	2,663,325	
1983/04		1.00	29.1375	3.0000	26.1375	105	87.99	900,048	2,733,360	
1983/07		1.00	30.0953	3.0000	27.0953	105	87.99	927,049	2,841,510	
1984/01		1.00	28.3905	3.0000	25.3905	105	87.70	954,860	2,878,365	
1984/07		1.00	27.3084	3.0000	24.3084	105	87.70	983,506	2,933,595	
1985/01		1.00	25.4555	3.0000	22.4555	105	87.39	1,013,011	2,967,195	
1985/10		1.00	23.3077	3.0000	20.3077	105	87.78	1,043,401	2,992,500	
1986/01		1.00	21.1376	3.0000	18.1376	105	87.78	1,074,703	3,017,385	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	105	87.78	1,106,944	3,011,610	
1987/01		1.00	16.4441	3.0000	13.4441	105	87.78	1,140,152	3,065,475	
1987/07		1.00	14.3448	3.0000	11.3448	105	88.01	1,174,357	3,089,415	
1988/01		1.00	12.2455	3.0000	9.2455	105	88.01	1,209,588	3,114,510	
1988/07		1.00	9.8354	3.0000	6.8354	105	87.30	1,245,876	3,112,830	
1989/01		1.00	7.4253	3.0000	4.4253	105	87.30	1,283,252	3,131,205	
1989/07	11,331	1.00	5.0152	3.0000	2.0152	105	88.80	1,333,081	3,152,415	
1990/01		1.00	2.6051	2.6051		105	88.80	1,367,809	3,168,270	
1990/07		1.00	0.5899	0.5899		105	92.88	1,375,878	3,186,960	
1991/01		1.00	0.5899	0.5899		105	92.88	1,383,994	3,205,650	
1991/07		1.00	1.4932	1.4932		105	94.88	1,404,660	3,253,530	
1992/01		0.95	2.0117	2.0117		105	94.88	1,431,504	3,318,945	
1992/07		0.95	1.8152	1.8152		105	96.42	1,456,189	3,379,215	
1993/01		0.90	1.7710	1.7710		105	96.42	1,479,399	3,439,065	
1993/07	4,395,733	0.90	1.5329	1.5329		180	95.52	5,895,542	5,985,900	
1994/01		0.85	1.6983	1.6983		180	95.52	5,980,650	6,087,600	
1994/07	41,491	0.85	1.5991	1.5991		180	97.25	6,103,430	6,184,980	
1995/01		0.80	1.5812	1.5812		180	97.25	6,180,638	6,282,720	
1995/07		0.80	1.5250	1.5250		180	92.74	6,256,042	6,378,480	
1996/01		0.75	1.7228	1.7228		180	92.74	6,336,876	6,488,460	
1996/07		0.75	1.3294	1.3294		180	76.22	6,400,061	6,574,680	
1997/01		0.70	1.4109	1.4109		180	76.22	6,463,268	6,667,380	
1997/07		0.70	1.0917	1.0917		180	79.92	6,512,660	6,740,100	
1998/01		0.65	1.1663	1.1663		180	79.92	6,562,032	6,818,760	
1998/07	94,385	0.65	1.0794	1.0794		180	75.73	6,702,456	6,892,380	
1999/01		0.60	1.4499	1.4499		180	75.73	6,760,761	6,992,280	
1999/07		0.60	1.2299	1.2299		180	75.73	6,810,649	7,078,320	
2000/01		0.55	1.3356	1.3356		180	75.73	6,860,680	7,172,820	
2000/07		0.55	1.1129	1.1129		180	75.73	6,902,674	7,252,560	
2001/01		0.50	1.2976	1.2976		180	75.73	6,947,459	7,346,700	



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244.90

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		0.50	0.9615	0.9615		180	78.47	6,980,862	7,417,260	
2002/01		0.45	1.0301	1.0301		180	79.39	7,013,218	7,493,580	
2002/07		0.45	0.8337	0.8337		180	79.39	7,039,532	7,556,040	
2003/01		0.40	1.3271	1.3271		180	78.17	7,039,532	7,656,300	5
2003/07		0.40	1.1664	1.1664		180	78.17	7,109,919	7,745,580	
2004/01		0.35	1.1103	1.1103		180	78.17	7,137,548	7,831,620	
2004/07		0.35	0.8378	0.8378		180	80.81	7,158,475	7,897,320	
2005/01		0.30	0.8595	0.8595		180	80.81	7,176,937	7,965,180	
2005/07		0.30	0.7364	0.7364		180	77.20	7,176,937	8,023,860	5
2006/01	102,949	0.25	0.9068	0.9068		180	73.05	7,312,046	8,096,580	
2006/07		0.25	0.8133	0.8133		180	73.05	7,326,911	8,162,460	
2007/01		0.20	1.0133	1.0133		180	73.05	7,341,763	8,245,080	
2007/07	44,928	0.20	1.1050	1.1050		180	73.68	7,402,916	8,336,160	
2008/01		0.15	0.8556	0.8556		180	73.68	7,412,414	8,407,440	
2008/07	126,852	0.15	0.6104	0.6104		180	67.94	7,546,056	8,458,740	
2009/01		0.10	1.3268	1.3268		180	67.94	7,556,070	8,571,060	
2009/07	40,179	0.10	0.6841	0.6841		180	64.00	7,601,417	8,629,740	
2010/01		0.05	0.8643	0.8643		180	64.69	7,604,701	8,704,260	
2010/07		0.05	0.7107	0.7107		180	64.69	7,607,401	8,766,180	
2011/01		0.00	0.9198	0.9198		180	64.69	7,607,401	8,846,820	
2011/07	77,504	0.00	0.9028	0.9028		180	63.87	7,684,905	8,926,740	
2012/01		0.00	0.3865	0.3865		180	63.87	7,684,905	8,961,300	
2012/07	38,321	0.00	0.9417	0.9417		180	62.12	7,723,226	9,045,720	
2013/01		0.00	0.4901	0.4901		180	62.12	7,723,226	9,090,000	
2013/07	38,410	0.00	0.6196	0.6196		180	60.41	7,761,636	9,146,340	
2014/01		0.00	0.8564	0.8564		180	60.41	7,761,636	9,224,640	
2014/07	61,845	0.00	1.2383	1.2383		180	61.19	7,823,481	9,338,940	
2015/01		0.00	0.7571	0.7571		180	61.19	7,823,481	9,409,680	
2015/09	60,752	0.00	1.5736	1.5736		180	63.77	7,884,233	9,557,820	
2016/09		0.00	1.9890	1.9890		180	62.01	7,884,233	9,747,900	

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
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231.96

TMH Skilled Nursing Facility

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1609 MEDICAL DRIVE	10/1/2013-9/30/2014	Number of Beds: 113	Superior: 0
TALLAHASSEE , FL 32308	Days in CR 365	Maximum: 41,245	Standard: 366
County: Leon [37]	First Used : 2015/09	Max Annualized: 41,245	Conditional: 0
Region: North Area: 2	Last Used: 2016/09	Total Patient: 14,042	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 3,288	Inflation
Current Class North Large	Initial CR? False	Medicaid: 448	FY Index: 1.33439166
Class at 1/94: North Large	Medicaid Utilization	3.19043%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	34.04534%	Cost: 1.08180716
Open Date: 08/01/1973	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 08/01/1973	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22550000
Entered Medicaid 11/01/1974	Low Occupancy Adjustment Factor:	43.05613%	DC Sem Index: 1.30450000
Med # Active Date: 11/16/1998	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06446348
Previous Med # 204447			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	49,269	111,703	56,261	11,469		228,702	
1a	Audit Adjustments							
2	Cost Per Diem	109.9754	249.3371	125.5826	25.6004		510.4955	
3	Cost Per Diem Inflated	118.9722	265.4102	135.8562				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	118.9722	265.4102	135.8562	25.6004		545.8390	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	135.8226		449.2590				
7	Provider Target Rate	143.3781		474.2504				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	54.8223	101.4900	66.1467	13.6500		236.1090	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	54.8223	101.4900	66.1467	13.6500		236.1090	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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TMH Skilled Nursing Facility

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 10/01/1985		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1973/07	Type:	None	80% Capital(1):	3,384,839	11.3368
Indexed Asset Value	4,231,049	<60% of Base:	True	20% ROE(2):	846,210	0.5200
FRVS Base Asset:	0	Interest Rate:	12.5000%	Insurance Cost(3):	1,313	0.0935
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.022810	Amortization Rate:	12.5000%	Home Office(3):	0	0.0000
		Interest Only:	True	Replacement(3&4):	96,224	0.0000
		Yearly Payment:	420,828	Total FRVS PD:		11.9503

(1) 80% Capital (\$3,384,839) amortized at 12.5000 % for 20 years Interest of \$420,828 divided by annual available days (41245) divided by Occup. Adj. (0.90) = \$11.3368

(2) 20% ROE (\$846,210) times the ROE factor (0.022810) divided by annual available days (41245) divided by Occup. Adj. (0.90) = \$0.5200

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1998	Current RS PBS:	54,155
Comparison Bed	113	Effective PBS Limitation	4,326,883

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.8223	54.8223	2.4873	52.3350
Direct Care	101.4900	101.4900	4.6046	96.8854
Indirect Care	66.1467	66.1467	3.0010	63.1457
Property	13.6500	11.9503	0.5422	11.4081
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	236.1090	234.4093	10.6351	231.9556

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/07	3,630,183	0.80	1.0794	1.0794		113	48.58	3,630,183	4,326,883	
1999/01		0.80	1.4499	1.4499		113	48.58	3,667,375	4,389,598	
1999/07		0.75	1.2299	1.2299		113	47.90	3,696,836	4,443,612	
2000/01		0.75	1.3356	1.3356		113	47.90	3,729,087	4,502,937	
2000/07	23,135	0.70	1.1129	1.1129		113	51.23	3,779,280	4,552,996	
2001/01		0.70	1.2976	1.2976		113	51.23	3,811,254	4,612,095	
2001/07		0.65	0.9615	0.9615		113	51.23	3,833,442	4,656,391	
2002/01		0.65	1.0301	1.0301		113	52.88	3,858,121	4,704,303	
2002/07	106,312	0.60	0.8337	0.8337		113	57.09	3,983,731	4,743,514	
2003/01		0.60	1.3271	1.3271		113	57.09	4,015,453	4,806,455	
2003/07	34,754	0.55	1.1664	1.1664		113	50.20	4,073,718	4,862,503	
2004/01		0.55	1.1103	1.1103		113	50.20	4,096,425	4,916,517	
2004/07	89,495	0.50	0.8378	0.8378		113	36.53	4,197,317	4,957,762	
2005/01		0.50	0.8595	0.8595		113	36.53	4,209,299	5,000,363	
2005/07		0.45	0.7364	0.7364		113	1.00	4,209,299	5,037,201	
2006/01		0.45	0.9068	0.9068		113	1.00	4,209,299	5,082,853	
2006/07		0.40	0.8133	0.8133		113	6.42	4,209,299	5,124,211	
2007/01		0.40	1.0133	1.0133		113	6.42	4,209,299	5,176,078	
2007/07	21,750	0.35	1.1050	1.1050		113	1.91	4,231,049	5,233,256	
2008/01		0.35	0.8556	0.8556		113	1.91	4,231,049	5,278,004	
2008/07		0.30	0.6104	0.6104		113	4.90	4,231,049	5,310,209	
2009/01		0.30	1.3268	1.3268		113	4.90	4,231,049	5,380,721	
2009/07		0.25	0.6841	0.6841		113	6.17	4,231,049	5,417,559	
2010/01		0.25	0.8643	0.8643		113	6.17	4,231,049	5,464,341	
2010/07		0.20	0.7107	0.7107		113	4.73	4,231,049	5,503,213	
2011/01		0.20	0.9198	0.9198		113	4.73	4,231,049	5,553,837	
2011/07		0.15	0.9028	0.9028		113	6.19	4,231,049	5,604,009	
2012/01		0.15	0.3865	0.3865		113	6.19	4,231,049	5,625,705	
2012/07		0.10	0.9417	0.9417		113	6.46	4,231,049	5,678,702	
2013/01		0.10	0.4901	0.4901		113	6.46	4,231,049	5,706,500	



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231.96

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/07		0.05	0.6196	0.6196		113	5.29	4,231,049	5,741,869	
2014/01		0.05	0.8564	0.8564		113	5.29	4,231,049	5,791,024	
2014/07		0.00	1.2383	1.2383		113	3.73	4,231,049	5,862,779	
2015/01		0.00	0.7571	0.7571		113	3.73	4,231,049	5,907,188	
2015/09		0.00	1.5736	1.5736		113	3.19	4,231,049	6,000,187	
2016/09		0.00	1.9890	1.9890		113	3.19	4,231,049	6,119,515	

Message Code:

2Z0S4

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Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0214035-00 - 2016/09

278.01

MIAMI SHORES NURSING AND REHAB CENTER

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
9380 NW 7TH AVENUE	2/1/2015-1/31/2016	Number of Beds: 99	Superior: 0
MIAMI, FL 33150	Days in CR 365	Maximum: 36,135	Standard: 366
County: Dade [13]	First Used : 2016/09	Max Annualized: 36,135	Conditional: 0
Region: South Area: 11	Last Used: 2016/09	Total Patient: 32,572	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 6,705	Inflation
Current Class South Small	Initial CR? False	Medicaid: 23,722	FY Index: 1.38133246
Class at 1/94: South Small	Medicaid Utilization	72.82942%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	90.13975%	Cost: 1.04504491
Open Date: 01/01/1979	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1979	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25516446
Entered Medicaid 01/01/1979	Low Occupancy Adjustment Factor:	113.99705%	DC Sem Index: 1.30450000
Med # Active Date: 02/15/1999	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03930604
Previous Med # 211982			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,655,834	2,496,610	1,501,046	203,060		5,856,550	
1a	Audit Adjustments							
2	Cost Per Diem	69.8016	105.2445	63.2765	8.5600		246.8826	
3	Cost Per Diem Inflated	72.9458	109.3812	66.1268				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	72.9458	109.3812	66.1268	8.5600		257.0138	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	67.6752		80.4277				
7	Provider Target Rate	71.4398		84.9017				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	71.0408	115.1428	97.4246	13.6500			
9	Prior Semester: Class Ceiling Target Base	72.3589		85.0807				
10	Target Rate Class Ceiling	75.1765		88.3937				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	71.0408	109.3812	66.1268	8.5600		255.1088	
12/13	Medicaid Adjustment Rate		2.8092	1.6983				
14	Prospective Per Diem 11	71.0408	112.1904	67.8251	8.5600		259.6163	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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278.01

MIAMI SHORES NURSING AND REHAB CENTER

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	10/01/1985	Amount:	2,200,000.00		Total Amount	Per Diem
RS to Start Calcs:	1979/01	Type:	Fixed	80% Capital(1):	2,108,946	8.4331
Indexed Asset Value	2,636,182	<60% of Base:	False	20% ROE(2):	527,236	0.3293
FRVS Base Asset:	1,432,785	Interest Rate:	11.7500%	Insurance Cost(3):	39,327	1.2074
Occup Adj Factor	0.9000	Chase Rate:	9.0000%	Taxes Cost(3):	29,138	0.8946
ROE Factor	0.020310	Amortization Rate:	11.7500%	Home Office(3):	14,166	0.4349
		Interest Only:	False	Replacement(3&4):	130,393	0.0000
		Yearly Payment:	274,258	Total FRVS PD:		11.2993

(1) 80% Capital (\$2,108,946) amortized at 11.7500 % for 20 years Principal & Interest of \$274,258 divided by annual available days (36135) divided by Occup. Adj. (0.90) = \$8.4331

(2) 20% ROE (\$527,236) times the ROE factor (0.020310) divided by annual available days (36135) divided by Occup. Adj. (0.90) = \$0.3293

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	99	Effective PBS Limitation	54,155
			2,821,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	71.0408	71.0408	3.2231	67.8177
Direct Care	112.1904	112.1904	5.0900	107.1004
Indirect Care	67.8251	67.8251	3.0772	64.7479
Property	8.5600	11.2993	0.5126	10.7867
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.3745
Supplemental Rate				8.1814
Totals	259.6163	262.3556	11.9029	278.0086

Medicaid Trend Adjustment



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278.01

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1979/01	1,227,900	0.00	5.1272	3.0000	2.1272	99	100.00	1,227,900	1,954,557	
1979/07		0.10	6.3255	3.0000	3.3255	99	100.00	1,231,584	2,036,628	
1980/01		0.10	9.4912	3.0000	6.4912	99	87.66	1,235,279	2,162,259	
1980/07		0.20	10.3018	3.0000	7.3018	99	87.60	1,242,691	2,244,627	
1981/01		0.20	11.1259	3.0000	8.1259	99	87.97	1,250,147	2,330,460	
1981/07		0.30	10.7147	3.0000	7.7147	99	87.97	1,261,398	2,390,751	
1982/01		0.30	10.3907	3.0000	7.3907	99	94.25	1,272,751	2,454,804	
1982/07		0.40	9.6883	3.0000	6.6883	99	94.25	1,288,024	2,511,135	
1983/04	10,920	0.40	9.3172	3.0000	6.3172	99	95.60	1,314,400	2,577,168	
1983/07		0.50	10.2750	3.0000	7.2750	99	95.60	1,334,116	2,679,138	
1984/01		0.50	8.5701	3.0000	5.5701	99	95.61	1,354,128	2,713,887	
1984/07		0.60	7.4880	3.0000	4.4880	99	95.61	1,378,502	2,765,961	
1985/01		0.60	5.6351	3.0000	2.6351	99	95.60	1,403,315	2,797,641	
1985/10		0.70	3.4873	3.0000	0.4873	99	95.50	1,432,785	2,821,500	
1986/01		0.70	1.3172	1.3172		99	92.58	1,445,995	2,844,963	
1986/07		0.80	0.2974	0.2974		99	92.58	1,449,435	2,839,518	
1987/01		0.80	1.0091	1.0091		99	90.63	1,461,136	2,890,305	
1987/07		0.90	0.9007	0.9007		99	90.63	1,472,980	2,912,877	
1988/01		0.90	0.9007	0.9007		99	89.14	1,484,920	2,936,538	
1988/07		1.00	0.5899	0.5899		99	89.14	1,493,680	2,934,954	
1989/01		1.00	0.5899	0.5899		99	89.14	1,502,491	2,952,279	
1989/07	60,205	1.00	0.5899	0.5899		99	89.94	1,571,559	2,972,277	
1990/01		1.00	0.5899	0.5899		99	89.94	1,580,830	2,987,226	
1990/07		1.00	0.5899	0.5899		99	91.30	1,580,830	3,004,848	5
1991/01		1.00	0.5899	0.5899		99	91.30	1,590,155	3,022,470	5
1991/07		1.00	1.4932	1.4932		99	91.30	1,623,419	3,067,614	
1992/01		1.00	2.0117	2.0117		99	94.74	1,656,077	3,129,291	
1992/07		1.00	1.8152	1.8152		99	93.75	1,686,138	3,186,117	
1993/01		1.00	1.7710	1.7710		99	93.75	1,716,000	3,242,547	
1993/07		1.00	1.5329	1.5329		99	95.02	1,742,305	3,292,245	



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278.01

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1994/01		1.00	1.6983	1.6983		99	95.02	1,771,895	3,348,180	
1994/07		1.00	1.5991	1.5991		99	91.35	1,800,229	3,401,739	
1995/01		1.00	1.5812	1.5812		99	91.35	1,828,694	3,455,496	
1995/07		1.00	1.5250	1.5250		99	89.42	1,856,582	3,508,164	
1996/01		1.00	1.7228	1.7228		99	89.42	1,888,567	3,568,653	
1996/07		1.00	1.3294	1.3294		101	89.42	1,913,674	3,689,126	
1997/01		1.00	1.4109	1.4109		101	89.42	1,940,674	3,741,141	
1997/07		1.00	1.0917	1.0917		101	89.42	1,961,860	3,781,945	
1998/01		1.00	1.1663	1.1663		101	89.42	1,984,741	3,826,082	
1998/07		1.00	1.0794	1.0794		101	89.42	2,006,164	3,867,391	
1999/01	26,620	1.00	1.4499	1.4499		99	89.41	2,032,784	3,845,754	5
1999/07		0.95	1.2299	1.2299		99	89.41	2,061,871	3,893,076	5
2000/01		0.95	1.3356	1.3356		99	89.41	2,112,429	3,945,051	
2000/07		0.90	1.1129	1.1129		99	89.41	2,133,587	3,988,908	
2001/01		0.90	1.2976	1.2976		99	89.41	2,158,503	4,040,685	
2001/07		0.85	0.9615	0.9615		99	89.41	2,176,144	4,079,493	
2002/01		0.85	1.0301	1.0301		99	91.46	2,195,198	4,121,469	
2002/07		0.80	0.8337	0.8337		99	91.46	2,209,840	4,155,822	
2003/01		0.80	1.3271	1.3271		99	89.82	2,233,302	4,210,965	
2003/07		0.75	1.1664	1.1664		99	89.82	2,252,839	4,260,069	
2004/01	27,825	0.75	1.1103	1.1103		99	94.22	2,299,423	4,307,391	
2004/07		0.70	0.8378	0.8378		99	94.22	2,312,909	4,343,526	
2005/01		0.70	0.8595	0.8595		99	85.00	2,326,826	4,380,849	
2005/07		0.65	0.7364	0.7364		99	85.00	2,337,965	4,413,123	
2006/01		0.65	0.9068	0.9068		99	81.80	2,351,745	4,453,119	
2006/07		0.60	0.8133	0.8133		99	81.80	2,363,222	4,489,353	
2007/01		0.60	1.0133	1.0133		99	84.21	2,377,590	4,534,794	
2007/07		0.55	1.1050	1.1050		99	84.21	2,392,041	4,584,888	
2008/01		0.55	0.8556	0.8556		99	82.14	2,403,298	4,624,092	
2008/07		0.50	0.6104	0.6104		99	82.14	2,410,633	4,652,307	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2009/01	44,027	0.50	1.3268	1.3268		99	74.24	2,470,652	4,714,083	
2009/07		0.45	0.6841	0.6841		99	74.24	2,478,257	4,746,357	
2010/01	16,253	0.45	0.8643	0.8643		99	76.57	2,504,148	4,787,343	
2010/07		0.40	0.7107	0.7107		99	76.57	2,511,267	4,821,399	
2011/01		0.40	0.9198	0.9198		99	71.67	2,520,506	4,865,751	
2011/07		0.35	0.9028	0.9028		99	71.67	2,528,471	4,909,707	
2012/01		0.35	0.3865	0.3865		99	72.68	2,531,892	4,928,715	
2012/07		0.30	0.9417	0.9417		99	72.68	2,539,045	4,975,146	
2013/01		0.30	0.4901	0.4901		99	72.68	2,542,777	4,999,500	
2013/07	33,452	0.25	0.6196	0.6196		99	70.13	2,580,168	5,030,487	
2014/01		0.25	0.8564	0.8564		99	70.13	2,585,692	5,073,552	
2014/07		0.20	1.2383	1.2383		99	72.92	2,592,097	5,136,417	
2015/01		0.20	0.7571	0.7571		99	72.92	2,596,021	5,175,324	
2015/09	28,801	0.15	1.5736	1.5736		99	76.04	2,630,949	5,256,801	
2016/09		0.10	1.9890	1.9890		99	72.83	2,636,182	5,361,345	

Message Code:

5 Uncorrected Licensure Deficiency

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Report Calculated: 6/30/2016 8:16:40 AM

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0214060-00 - 2016/09

206.54

Life Care Center of Hilliard

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
3756 W THIRD ST	8/1/2014-12/31/2015	Number of Beds: 120	Superior: 0
HILLIARD, FL 32046	Days in CR 518	Maximum: 62,160	Standard: 366
County: Nassau [45]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 55,243	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 11,181	Inflation
Current Class North Large	Initial CR? False	Medicaid: 36,931	FY Index: 1.37302921
Class at 1/94: North Large	Medicaid Utilization	66.85191%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	88.87227%	Cost: 1.05136470
Open Date: 04/03/1990	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 04/03/1990	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24849500
Entered Medicaid 05/01/1990	Low Occupancy Adjustment Factor:	112.39411%	DC Sem Index: 1.30450000
Med # Active Date: 02/01/1999	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04485801
Previous Med # 201928			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,572,925	2,728,024	1,761,966	578,709		6,641,624	
1a	Audit Adjustments							
2	Cost Per Diem	42.5909	73.8681	47.7097	15.6700		179.8387	
3	Cost Per Diem Inflated	44.7786	77.1817	50.1603				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	44.7786	77.1817	50.1603	15.6700		187.7906	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	63.7425		56.7094				
7	Provider Target Rate	67.2884		59.8640				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	44.7786	77.1817	50.1603	13.6500		185.7706	
12/13	Medicaid Adjustment Rate		1.4632	0.9510				
14	Prospective Per Diem 11	44.7786	78.6449	51.1113	13.6500		188.1848	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Life Care Center of Hilliard

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 05/01/1990		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1990/01	Type:	None	80% Capital(1):	4,736,021	9.2194
Indexed Asset Value	5,920,026	<60% of Base:	True	20% ROE(2):	1,184,005	0.6229
FRVS Base Asset:	1,801,380	Interest Rate:	7.7500%	Insurance Cost(3):	30,873	0.5589
Occup Adj Factor	0.9000	Chase Rate:	7.7500%	Taxes Cost(3):	52,218	0.9452
ROE Factor	0.020740	Amortization Rate:	7.7500%	Home Office(3):	64,209	1.1623
		Interest Only:	True	Replacement(3&4):	138,942	0.0000
		Yearly Payment:	363,429	Total FRVS PD:		12.5087

(1) 80% Capital (\$4,736,021) amortized at 7.7500 % for 20 years Interest of \$363,429 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.2194

(2) 20% ROE (\$1,184,005) times the ROE factor (0.020740) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6229

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	30,023
Comparison Date: 07/01/1989	Current RS PBS:	54,155
Comparison Bed 60	Effective PBS Limitation	1,801,380

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	44.7786	44.7786	2.0316	42.7470
Direct Care	78.6449	78.6449	3.5681	75.0768
Indirect Care	51.1113	51.1113	2.3189	48.7924
Property	13.6500	12.5087	0.5675	11.9412
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.7965
Supplemental Rate				8.1814
Totals	188.1848	187.0435	8.4861	206.5353

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1990/01	1,926,445	0.00	0.5899	0.5899		60	88.27	1,801,380	1,801,380	1
1990/07		0.10	0.5899	0.5899		60	88.27	1,802,443	1,821,120	
1991/01		0.10	0.5899	0.5899		60	88.27	1,803,506	1,831,800	
1991/07		0.20	1.4932	1.4932		60	88.27	1,808,891	1,859,160	
1992/01		0.20	2.0117	2.0117		60	88.27	1,816,168	1,896,540	
1992/07		0.30	1.8152	1.8152		60	88.27	1,826,059	1,930,980	
1993/01		0.30	1.7710	1.7710		60	88.27	1,835,761	1,965,180	
1993/07	10,460	0.40	1.5329	1.5329		60	91.01	1,857,478	1,995,300	
1994/01		0.40	1.6983	1.6983		60	91.01	1,870,096	2,029,200	
1994/07		0.50	1.5991	1.5991		60	86.35	1,885,049	2,061,660	
1995/01		0.50	1.5812	1.5812		60	86.35	1,899,952	2,094,240	
1995/07	1,524,887	0.60	1.5250	1.5250		120	83.82	3,424,839	4,252,320	5
1996/01		0.60	1.7228	1.7228		120	83.82	3,477,806	4,325,640	
1996/07		0.70	1.3294	1.3294		120	82.57	3,510,170	4,383,120	
1997/01		0.70	1.4109	1.4109		120	82.57	3,510,170	4,444,920	5
1997/07		0.80	1.0917	1.0917		120	80.33	3,544,836	4,493,400	5
1998/01		0.80	1.1663	1.1663		120	80.33	3,609,159	4,545,840	
1998/07	32,714	0.90	1.0794	1.0794		120	82.18	3,676,936	4,594,920	
1999/01		0.90	1.4499	1.4499		120	84.35	3,724,916	4,661,520	
1999/07		1.00	1.2299	1.2299		120	84.35	3,770,729	4,718,880	
2000/01		1.00	1.3356	1.3356		120	84.35	3,821,091	4,781,880	
2000/07		1.00	1.1129	1.1129		120	84.35	3,863,616	4,835,040	
2001/01		1.00	1.2976	1.2976		120	84.35	3,913,750	4,897,800	
2001/07		1.00	0.9615	0.9615		120	84.35	3,951,381	4,944,840	
2002/01	109,885	1.00	1.0301	1.0301		120	80.06	4,101,969	4,995,720	
2002/07		1.00	0.8337	0.8337		120	80.06	4,136,167	5,037,360	
2003/01		1.00	1.3271	1.3271		120	79.91	4,191,058	5,104,200	
2003/07		1.00	1.1664	1.1664		120	79.91	4,239,943	5,163,720	
2004/01	18,146	1.00	1.1103	1.1103		120	75.55	4,305,165	5,221,080	
2004/07		1.00	0.8378	0.8378		120	75.55	4,341,234	5,264,880	



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206.54

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2005/01		1.00	0.8595	0.8595		120	68.48	4,378,547	5,310,120	
2005/07		1.00	0.7364	0.7364		120	68.48	4,410,791	5,349,240	
2006/01		1.00	0.9068	0.9068		120	68.48	4,450,788	5,397,720	
2006/07	32,822	1.00	0.8133	0.8133		120	58.40	4,519,808	5,441,640	
2007/01		1.00	1.0133	1.0133		120	58.40	4,565,607	5,496,720	
2007/07		1.00	1.1050	1.1050		120	53.84	4,614,993	5,557,440	
2008/01		1.00	0.8556	0.8556		120	53.84	4,653,646	5,604,960	
2008/07		1.00	0.6104	0.6104		120	55.75	4,682,052	5,639,160	
2009/01	27,304	1.00	1.3268	1.3268		120	64.38	4,771,477	5,714,040	
2009/07		1.00	0.6841	0.6841		120	64.38	4,804,119	5,753,160	
2010/01	120,479	1.00	0.8643	0.8643		120	65.57	4,966,120	5,802,840	
2010/07		0.95	0.7107	0.7107		120	65.57	4,999,651	5,844,120	
2011/01	29,853	0.95	0.9198	0.9198		120	62.03	5,073,191	5,897,880	
2011/07		0.90	0.9028	0.9028		120	62.03	5,114,411	5,951,160	
2012/01		0.90	0.3865	0.3865		120	63.97	5,132,204	5,974,200	
2012/07		0.85	0.9417	0.9417		120	63.97	5,173,282	6,030,480	
2013/01		0.85	0.4901	0.4901		120	63.97	5,194,834	6,060,000	
2013/07	31,155	0.80	0.6196	0.6196		120	64.87	5,251,740	6,097,560	
2014/01		0.80	0.8564	0.8564		120	64.87	5,287,720	6,149,760	
2014/07	362,646	0.75	1.2383	1.2383		120	65.59	5,699,473	6,225,960	
2015/01	21,682	0.75	0.7571	0.7571		120	65.78	5,753,517	6,273,120	
2015/09		0.70	1.5736	1.5736		120	65.78	5,816,892	6,371,880	
2016/09	27,927	0.65	1.9890	1.9890		120	66.85	5,920,026	6,498,600	

Message Code:

- | | |
|---|----------------------------------|
| 1 | Per Bed Standard Limitation |
| 5 | Uncorrected Licensure Deficiency |

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250.30

Baldomero Lopez Memorial Veterans Nursing Home

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Government CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
6919 PARKWAY BLVD	7/1/2014-6/30/2015	Number of Beds: 120	Superior: 0
LAND O LAKES, FL 34639	Days in CR 365	Maximum: 43,800	Standard: 366
County: Pasco [51]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 43,631	Total: 366
Control: Government	Unaudited	Medicare: 848	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 18,901	FY Index: 1.35966457
Class at 1/94: North Large	Medicaid Utilization	43.32012%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	99.61416%	Cost: 1.06169895
Open Date: 01/01/1999	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1999	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24000000
Entered Medicaid 05/07/1999	Low Occupancy Adjustment Factor:	125.97906%	DC Sem Index: 1.30450000
Med # Active Date: 05/07/1999	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05201613
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	822,153	2,209,701	1,273,933	184,852		4,490,639	
1a	Audit Adjustments							
2	Cost Per Diem	43.4979	116.9092	67.4003	9.7800		237.5874	
3	Cost Per Diem Inflated	46.1817	122.9904	71.5588				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	46.1817	122.9904	71.5588	9.7800		250.5109	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	72.8587		71.6561				
7	Provider Target Rate	76.9117		75.6422				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500			
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292				
10	Target Rate Class Ceiling	59.0945		68.1848				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	46.1817	102.9392	68.1848	9.7800		227.0857	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	46.1817	102.9392	68.1848	9.7800		227.0857	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

Rate Semester 09/01/2016 through 08/31/2017

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Baldomero Lopez Memorial Veterans Nursing Home

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 05/07/1999		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1999/01	Type:	None	80% Capital(1):	4,758,876	9.2639
Indexed Asset Value	5,948,595	<60% of Base:	True	20% ROE(2):	1,189,719	0.6226
FRVS Base Asset:	886,642	Interest Rate:	7.7500%	Insurance Cost(3):	249	0.0057
Occup Adj Factor	0.9000	Chase Rate:	7.7500%	Taxes Cost(3):	0	0.0000
ROE Factor	0.020630	Amortization Rate:	7.7500%	Home Office(3):	46,336	1.0620
		Interest Only:	True	Replacement(3&4):	114,881	0.0000
		Yearly Payment:	365,183	Total FRVS PD:		10.9542

(1) 80% Capital (\$4,758,876) amortized at 7.7500 % for 20 years Interest of \$365,183 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.2639

(2) 20% ROE (\$1,189,719) times the ROE factor (0.020630) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6226

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1998	Current RS PBS:	38,291
Comparison Bed	120	Effective PBS Limitation	54,155
			4,594,920

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	46.1817	46.1817	2.0952	44.0865
Direct Care	102.9392	102.9392	4.6703	98.2689
Indirect Care	68.1848	68.1848	3.0935	65.0913
Property	9.7800	10.9542	0.4970	10.4572
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				24.2127
Supplemental Rate				8.1814
Totals	227.0857	228.2599	10.3560	250.2980

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1999/01	886,642	0.00	1.4499	1.4499		120	23.39	886,642	4,661,520	
1999/07	10,736,836	0.10	1.2299	1.2299		120	23.39	4,718,880	4,718,880	8
2000/01	16,901	0.10	1.3356	1.3356		120	23.39	4,735,781	4,781,880	
2000/07		0.20	1.1129	1.1129		120	23.39	4,735,781	4,835,040	
2001/01		0.20	1.2976	1.2976		120	23.39	4,735,781	4,897,800	
2001/07		0.30	0.9615	0.9615		120	23.39	4,735,781	4,944,840	
2002/01		0.30	1.0301	1.0301		120	42.98	4,747,216	4,995,720	
2002/07		0.40	0.8337	0.8337		120	42.98	4,759,588	5,037,360	
2003/01	39,599	0.40	1.3271	1.3271		120	51.16	4,822,687	5,104,200	
2003/07		0.50	1.1664	1.1664		120	51.16	4,848,849	5,163,720	
2004/01		0.50	1.1103	1.1103		120	51.16	4,873,890	5,221,080	
2004/07		0.60	0.8378	0.8378		120	51.16	4,896,680	5,264,880	
2005/01		0.60	0.8595	0.8595		120	58.62	4,921,932	5,310,120	
2005/07		0.70	0.7364	0.7364		120	58.62	4,947,305	5,349,240	
2006/01		0.70	0.9068	0.9068		120	58.62	4,978,710	5,397,720	
2006/07		0.80	0.8133	0.8133		120	61.44	5,011,101	5,441,640	
2007/01		0.80	1.0133	1.0133		120	61.44	5,051,721	5,496,720	
2007/07		0.90	1.1050	1.1050		120	65.89	5,101,960	5,557,440	
2008/01		0.90	0.8556	0.8556		120	65.89	5,141,245	5,604,960	
2008/07		1.00	0.6104	0.6104		120	65.89	5,172,627	5,639,160	
2009/01		1.00	1.3268	1.3268		120	65.89	5,241,257	5,714,040	
2009/07		1.00	0.6841	0.6841		120	67.67	5,277,112	5,753,160	
2010/01		1.00	0.8643	0.8643		120	67.67	5,322,722	5,802,840	
2010/07		1.00	0.7107	0.7107		120	67.03	5,360,551	5,844,120	
2011/01		1.00	0.9198	0.9198		120	67.03	5,409,857	5,897,880	
2011/07		1.00	0.9028	0.9028		120	55.53	5,458,697	5,951,160	
2012/01		1.00	0.3865	0.3865		120	53.17	5,479,093	5,974,200	
2012/07		1.00	0.9417	0.9417		120	53.17	5,528,973	6,030,480	
2013/01		1.00	0.4901	0.4901		120	53.17	5,555,169	6,060,000	
2013/07		1.00	0.6196	0.6196		120	52.95	5,588,306	6,097,560	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2014/01		1.00	0.8564	0.8564		120	52.95	5,634,380	6,149,760	
2014/07		1.00	1.2383	1.2383		120	50.92	5,698,975	6,225,960	
2015/01		1.00	0.7571	0.7571		120	44.54	5,733,916	6,273,120	
2015/09		1.00	1.5736	1.5736		120	44.54	5,806,985	6,371,880	
2016/09	50,637	1.00	1.9890	1.9890		120	43.32	5,948,595	6,498,600	

Message Code:

8 Limited to Current RS Per Bed Standard

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Report Calculated: 6/30/2016 8:16:40 AM

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Florida Agency for Health Care Administration
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 Rate Semester 09/01/2016 through 08/31/2017

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278.64

Harbour's Edge

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
401 E LINTON BLVD	1/1/2014-12/31/2014	Number of Beds: 54	Superior: 0
DELRAY BEACH, FL 33483	Days in CR 365	Maximum: 19,710	Standard: 366
County: Palm Beach [50]	First Used : 2016/09	Max Annualized: 19,710	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 18,200	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 9,204	Inflation
Current Class South Small	Initial CR? False	Medicaid: 3,265	FY Index: 1.34193004
Class at 1/94: South Small	Medicaid Utilization	17.93956%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	92.33891%	Cost: 1.07573004
Open Date: 08/03/1987	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 08/03/1987	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 06/01/1999	Low Occupancy Adjustment Factor:	116.77827%	DC Sem Index: 1.30450000
Med # Active Date: 06/01/1999	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	263,975	387,488	444,509	58,770		1,154,742	
1a	Audit Adjustments							
2	Cost Per Diem	80.8499	118.6793	136.1436	18.0000		353.6728	
3	Cost Per Diem Inflated	86.9727	125.9700	146.4538				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	86.9727	125.9700	146.4538	18.0000		377.3965	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	132.3017		132.7272				
7	Provider Target Rate	139.6614		140.1106				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	71.0408	115.1428	97.4246	13.6500			
9	Prior Semester: Class Ceiling Target Base	72.3589		85.0807				
10	Target Rate Class Ceiling	75.1765		88.3937				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	71.0408	115.1428	88.3937	13.6500		288.2273	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	71.0408	115.1428	88.3937	13.6500		288.2273	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid Reimbursement Rate
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Harbour's Edge

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 01/01/1999		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1987/07	Type:	None	80% Capital(1):	787,463	3.4065
Indexed Asset Value	984,329	<60% of Base:	True	20% ROE(2):	196,866	0.2520
FRVS Base Asset:	0	Interest Rate:	0.0000%	Insurance Cost(3):	53,473	2.9381
Occup Adj Factor	0.9000	Chase Rate:	7.7500%	Taxes Cost(3):	36,372	1.9985
ROE Factor	0.022710	Amortization Rate:	7.7500%	Home Office(3):	2,475	0.1360
		Interest Only:	True	Replacement(3&4):	2,914,138	0.0000
		Yearly Payment:	60,428	Total FRVS PD:		8.7311

- (1) 80% Capital (\$787,463) amortized at 7.7500 % for 20 years Interest of \$60,428 divided by annual available days (19710) divided by Occup. Adj. (0.90) = \$3.4065
 (2) 20% ROE (\$196,866) times the ROE factor (0.022710) divided by annual available days (19710) divided by Occup. Adj. (0.90) = \$0.2520
 (3) Pass-throughs: Cost divided by Total Patient Days
 (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	29,195
Comparison Date: 01/01/1987	Current RS PBS:	54,155
Comparison Bed 54	Effective PBS Limitation	1,576,530

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	71.0408	71.0408	3.2231	67.8177
Direct Care	115.1428	115.1428	5.2240	109.9188
Indirect Care	88.3937	88.3937	4.0104	84.3833
Property	13.6500	8.7311	0.3961	8.3350
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	288.2273	283.3084	12.8536	278.6362

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1999/01	954,555	0.00	1.4499	1.4499		54	0.84	954,555	1,576,530	
1999/07		0.10	1.2299	1.2299		54	0.84	954,555	2,123,496	
2000/01		0.10	1.3356	1.3356		54	0.84	954,555	2,151,846	
2000/07		0.20	1.1129	1.1129		54	0.84	954,555	2,175,768	
2001/01		0.20	1.2976	1.2976		54	0.84	954,555	2,204,010	
2001/07		0.30	0.9615	0.9615		54	0.84	954,555	2,225,178	
2002/01		0.30	1.0301	1.0301		54	0.84	954,555	2,248,074	
2002/07		0.40	0.8337	0.8337		54	0.84	954,555	2,266,812	
2003/01	29,774	0.40	1.3271	1.3271		54	2.25	984,329	2,296,890	
2003/07		0.50	1.1664	1.1664		54	2.25	984,329	2,323,674	
2004/01		0.50	1.1103	1.1103		54	4.30	984,329	2,349,486	
2004/07		0.60	0.8378	0.8378		54	3.72	984,329	2,369,196	
2005/01		0.60	0.8595	0.8595		54	3.72	984,329	2,389,554	
2005/07		0.70	0.7364	0.7364		54	3.72	984,329	2,407,158	
2006/01		0.70	0.9068	0.9068		54	4.55	984,329	2,428,974	
2006/07		0.80	0.8133	0.8133		54	4.55	984,329	2,448,738	
2007/01		0.80	1.0133	1.0133		54	5.06	984,329	2,473,524	
2007/07		0.90	1.1050	1.1050		54	5.06	984,329	2,500,848	
2008/01		0.90	0.8556	0.8556		54	4.48	984,329	2,522,232	
2008/07		1.00	0.6104	0.6104		54	4.48	984,329	2,537,622	
2009/01		1.00	1.3268	1.3268		54	3.47	984,329	2,571,318	
2009/07		1.00	0.6841	0.6841		54	3.47	984,329	2,588,922	
2010/01		1.00	0.8643	0.8643		54	4.82	984,329	2,611,278	
2010/07		1.00	0.7107	0.7107		54	4.82	984,329	2,629,854	
2011/01		1.00	0.9198	0.9198		54	4.83	984,329	2,654,046	
2011/07		1.00	0.9028	0.9028		54	4.83	984,329	2,678,022	
2012/01		1.00	0.3865	0.3865		54	4.83	984,329	2,688,390	
2012/07		1.00	0.9417	0.9417		54	4.83	984,329	2,713,716	
2013/01		1.00	0.4901	0.4901		54	3.94	984,329	2,727,000	
2013/07		1.00	0.6196	0.6196		54	3.94	984,329	2,743,902	



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278.64

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2014/01		1.00	0.8564	0.8564		54	2.41	984,329	2,767,392	
2014/07		1.00	1.2383	1.2383		54	2.41	984,329	2,801,682	
2015/01		1.00	0.7571	0.7571		54	2.82	984,329	2,822,904	
2015/09		1.00	1.5736	1.5736		54	2.82	984,329	2,867,346	
2016/09		1.00	1.9890	1.9890		54	17.94	984,329	2,924,370	

Message Code:

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Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
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0217263-00 - 2016/09

217.83

Crystal River Health And Rehabilitation Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
136 NORTHEAST 12TH AVENU CRYSTAL RIVER, FL 34429	7/1/2014-6/30/2015	Number of Beds: 150	Superior: 0
County: Citrus [9]	Days in CR 365	Maximum: 54,750	Standard: 366
Region: North Area: 3	First Used : 2016/09	Max Annualized: 54,750	Conditional: 0
Control: Proprietary : Corporation	Last Used: 2016/09	Total Patient: 41,653	Total: 366
Current Class North Large	Unaudited	Medicare: 7,781	Inflation
Class at 1/94: North Large	Initial CR? False	Medicaid: 25,814	FY Index: 1.35966457
Operating Ex > 18 months	Medicaid Utilization	61.97393%	Semester Index: 1.44355445
Open Date: 12/08/1976	Occupancy:	76.07854%	Cost: 1.06169895
Acquired Date: 12/08/1976	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Entered Medicaid 12/08/1976	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24000000
Med # Active Date: 07/01/1999	Low Occupancy Adjustment Factor:	96.21426%	DC Sem Index: 1.30450000
Previous Med # 206873	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05201613
			PS Target: 1.05562807

Rate Calculations								
Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,134,902	2,265,485	1,105,487	368,624		4,874,498	
1a	Audit Adjustments							
2	Cost Per Diem	43.9646	87.7619	42.8251	14.2800		188.8316	
3	Cost Per Diem Inflated	46.6772	92.3269	45.4674				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	46.6772	92.3269	45.4674	14.2800		198.7515	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	61.0194		56.7094				
7	Provider Target Rate	64.4138		59.8640				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	46.6772	92.3269	45.4674	13.6500		198.1215	
12/13	Medicaid Adjustment Rate		1.2437	0.6125				
14	Prospective Per Diem 11	46.6772	93.5706	46.0799	13.6500		199.9777	
15	Inflated Usual & Customary Charge	Usual and Customary Limitations not applied after 7/1/2002.						0.00



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

Rate Semester 09/01/2016 through 08/31/2017

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217.83

Crystal River Health And Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	07/01/1999	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	5,920,000.00		Total Amount	Per Diem
RS to Start Calcs:	1976/07	Type:	Variable	80% Capital(1):	4,166,805	7.5657
Indexed Asset Value	5,208,506	<60% of Base:	False	20% ROE(2):	1,041,701	0.4361
FRVS Base Asset:	2,866,100	Interest Rate:	6.5900%	Insurance Cost(3):	41,346	0.9926
Occup Adj Factor	0.9000	Chase Rate:	4.5000%	Taxes Cost(3):	68,091	1.6347
ROE Factor	0.020630	Amortization Rate:	6.5000%	Home Office(3):	57,073	1.3702
		Interest Only:	False	Replacement(3&4):	161,148	0.0000
		Yearly Payment:	372,799	Total FRVS PD:		11.9993

(1) 80% Capital (\$4,166,805) amortized at 6.5000 % for 20 years Principal & Interest of \$372,799 divided by annual available days (54750) divided by Occup. Adj. (0.90) = \$7.5657

(2) 20% ROE (\$1,041,701) times the ROE factor (0.020630) divided by annual available days (54750) divided by Occup. Adj. (0.90) = \$0.4361

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 150	Effective PBS Limitation	4,275,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	46.6772	46.6772	2.1177	44.5595
Direct Care	93.5706	93.5706	4.2453	89.3253
Indirect Care	46.0799	46.0799	2.0906	43.9893
Property	13.6500	11.9993	0.5444	11.4549
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.3167
Supplemental Rate				8.1814
Totals	199.9777	198.3270	8.9980	217.8271

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1976/07	2,185,280	0.00	3.4853	3.0000	0.4853	150	100.00	2,185,280	2,338,050	
1977/01		0.10	4.2359	3.0000	1.2359	150	100.00	2,191,836	2,425,800	
1977/07		0.10	6.2934	3.0000	3.2934	150	100.00	2,198,412	2,548,350	
1978/01		0.20	8.0331	3.0000	5.0331	150	100.00	2,211,602	2,669,250	
1978/07		0.20	10.5726	3.0000	7.5726	150	100.00	2,224,872	2,817,000	
1979/01		0.30	12.6998	3.0000	9.6998	150	100.00	2,244,896	2,961,450	
1979/07		0.30	13.8980	3.0000	10.8980	150	100.00	2,265,100	3,085,800	
1980/01		0.40	17.0638	3.0000	14.0638	150	100.00	2,292,281	3,276,150	
1980/07		0.40	17.8744	3.0000	14.8744	150	100.00	2,319,788	3,400,950	
1981/01		0.50	18.6984	3.0000	15.6984	150	100.00	2,354,585	3,531,000	
1981/07		0.50	18.2872	3.0000	15.2872	150	100.00	2,389,904	3,622,350	
1982/01		0.60	17.9632	3.0000	14.9632	150	100.00	2,432,922	3,719,400	
1982/07		0.60	17.2609	3.0000	14.2609	150	69.12	2,476,715	3,804,750	
1983/04	2,949	0.70	16.8897	3.0000	13.8897	150	69.12	2,531,675	3,904,800	
1983/07		0.70	17.8475	3.0000	14.8475	150	69.12	2,584,840	4,059,300	
1984/01	6,325	0.80	16.1427	3.0000	13.1427	150	67.85	2,653,201	4,111,950	
1984/07		0.80	15.0606	3.0000	12.0606	150	67.85	2,716,878	4,190,850	
1985/01	516	0.90	13.2077	3.0000	10.2077	150	67.85	2,790,750	4,238,850	
1985/10		0.90	11.0599	3.0000	8.0599	150	72.94	2,866,100	4,275,000	
1986/01		1.00	8.8898	3.0000	5.8898	150	72.94	2,952,083	4,310,550	
1986/07		1.00	6.1872	3.0000	3.1872	150	70.36	3,040,645	4,302,300	
1987/01		1.00	4.1963	3.0000	1.1963	150	72.94	3,131,864	4,379,250	
1987/07		1.00	2.0970	2.0970		150	70.36	3,197,539	4,413,450	
1988/01		1.00	0.9007	0.9007		150	71.14	3,226,339	4,449,300	
1988/07		1.00	0.5899	0.5899		150	77.02	3,245,371	4,446,900	
1989/01		1.00	0.5899	0.5899		150	76.27	3,264,515	4,473,150	
1989/07		1.00	0.5899	0.5899		150	76.27	3,283,772	4,503,450	
1990/01		1.00	0.5899	0.5899		150	76.27	3,303,143	4,526,100	
1990/07		1.00	0.5899	0.5899		150	67.67	3,322,628	4,552,800	
1991/01		1.00	0.5899	0.5899		150	72.54	3,342,228	4,579,500	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1991/07		1.00	1.4932	1.4932		150	72.54	3,392,134	4,647,900	
1992/01		1.00	2.0117	2.0117		150	72.54	3,460,374	4,741,350	
1992/07		1.00	1.8152	1.8152		150	74.95	3,523,187	4,827,450	
1993/01		1.00	1.7710	1.7710		150	74.09	3,585,583	4,912,950	
1993/07		1.00	1.5329	1.5329		150	74.09	3,640,546	4,988,250	
1994/01		1.00	1.6983	1.6983		150	77.15	3,702,373	5,073,000	
1994/07		1.00	1.5991	1.5991		150	77.15	3,761,578	5,154,150	
1995/01		1.00	1.5812	1.5812		150	79.17	3,821,056	5,235,600	
1995/07		1.00	1.5250	1.5250		150	79.17	3,879,327	5,315,400	
1996/01		1.00	1.7228	1.7228		150	77.89	3,946,160	5,407,050	
1996/07		1.00	1.3294	1.3294		150	77.89	3,998,620	5,478,900	
1997/01		0.95	1.4109	1.4109		150	75.63	4,052,218	5,556,150	
1997/07		0.95	1.0917	1.0917		150	75.63	4,094,244	5,616,750	
1998/01		0.90	1.1663	1.1663		150	74.87	4,137,221	5,682,300	
1998/07		0.90	1.0794	1.0794		150	74.87	4,177,414	5,743,650	
1999/01		0.85	1.4499	1.4499		150	78.35	4,228,896	5,826,900	
1999/07	30,941	0.85	1.2299	1.2299		150	66.91	4,304,046	5,898,600	
2000/01	36,484	0.80	1.3356	1.3356		150	66.91	4,386,519	5,977,350	
2000/07		0.80	1.1129	1.1129		150	66.91	4,425,572	6,043,800	
2001/01		0.75	1.2976	1.2976		150	66.91	4,468,642	6,122,250	
2001/07		0.75	0.9615	0.9615		150	66.91	4,500,865	6,181,050	
2002/01	29,629	0.70	1.0301	1.0301		150	65.55	4,562,950	6,244,650	
2002/07		0.70	0.8337	0.8337		150	65.55	4,589,579	6,296,700	
2003/01	28,349	0.65	1.3271	1.3271		150	72.09	4,657,518	6,380,250	
2003/07		0.65	1.1664	1.1664		150	72.09	4,692,831	6,454,650	
2004/01		0.60	1.1103	1.1103		150	67.74	4,724,095	6,526,350	
2004/07		0.60	0.8378	0.8378		150	67.74	4,747,843	6,581,100	
2005/01		0.55	0.8595	0.8595		150	67.74	4,770,286	6,637,650	
2005/07		0.55	0.7364	0.7364		150	63.97	4,789,606	6,686,550	
2006/01		0.50	0.9068	0.9068		150	71.95	4,811,322	6,747,150	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2006/07		0.50	0.8133	0.8133		150	71.95	4,830,890	6,802,050	
2007/01		0.45	1.0133	1.0133		150	69.01	4,852,919	6,870,900	
2007/07		0.45	1.1050	1.1050		150	69.01	4,877,053	6,946,800	
2008/01		0.40	0.8556	0.8556		150	69.01	4,893,742	7,006,200	
2008/07	70,102	0.40	0.6104	0.6104		150	72.90	4,975,795	7,048,950	
2009/01		0.35	1.3268	1.3268		150	72.90	4,998,903	7,142,550	
2009/07		0.35	0.6841	0.6841		150	67.96	5,010,870	7,191,450	
2010/01	55,142	0.30	0.8643	0.8643		150	71.11	5,079,005	7,253,550	
2010/07		0.30	0.7107	0.7107		150	71.11	5,089,833	7,305,150	
2011/01		0.25	0.9198	0.9198		150	73.42	5,101,540	7,372,350	
2011/07		0.25	0.9028	0.9028		150	73.42	5,113,054	7,438,950	
2012/01		0.20	0.3865	0.3865		150	72.87	5,117,006	7,467,750	
2012/07		0.20	0.9417	0.9417		150	72.87	5,126,641	7,538,100	
2013/01		0.15	0.4901	0.4901		150	72.87	5,130,409	7,575,000	
2013/07	56,386	0.15	0.6196	0.6196		150	69.86	5,191,561	7,621,950	
2014/01		0.10	0.8564	0.8564		150	69.86	5,196,005	7,687,200	
2014/07		0.10	1.2383	1.2383		150	64.26	5,202,438	7,782,450	
2015/01		0.05	0.7571	0.7571		150	60.82	5,204,410	7,841,400	
2015/09		0.05	1.5736	1.5736		150	60.82	5,208,506	7,964,850	
2016/09		0.00	1.9890	1.9890		150	61.97	5,208,506	8,123,250	

Message Code:

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Report Printed: 6/30/2016

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Ocala Health And Rehabilitation Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1201 SE 24TH RD	7/1/2014-6/30/2015	Number of Beds: 180	Superior: 0
OCALA, FL 34471	Days in CR 365	Maximum: 65,700	Standard: 366
County: Marion [42]	First Used : 2016/09	Max Annualized: 65,700	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 61,184	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 7,844	Inflation
Current Class North Large	Initial CR? False	Medicaid: 42,880	FY Index: 1.35966457
Class at 1/94: North Large	Medicaid Utilization	70.08368%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	93.12633%	Cost: 1.06169895
Open Date: 11/21/1977	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 11/21/1977	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24000000
Entered Medicaid 11/21/1977	Low Occupancy Adjustment Factor:	117.77409%	DC Sem Index: 1.30450000
Med # Active Date: 07/01/1999	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05201613
Previous Med # 206890			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,565,598	3,644,487	1,571,510	617,472		7,399,067	
1a	Audit Adjustments							
2	Cost Per Diem	36.5111	84.9927	36.6490	14.4000		172.5528	
3	Cost Per Diem Inflated	38.7638	89.4137	38.9102				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	38.7638	89.4137	38.9102	14.4000		181.4877	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	50.6021		56.7094				
7	Provider Target Rate	53.4170		59.8640				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	38.7638	89.4137	38.9102	13.6500		180.7377	
12/13	Medicaid Adjustment Rate		2.0202	0.8791				
14	Prospective Per Diem 11	38.7638	91.4339	39.7893	13.6500		183.6370	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Ocala Health And Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	07/01/1999	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	6,160,000.00		Total Amount	Per Diem
RS to Start Calcs:	1977/07	Type:	Variable	80% Capital(1):	6,608,661	9.9995
Indexed Asset Value	8,260,826	<60% of Base:	False	20% ROE(2):	1,652,165	0.5764
FRVS Base Asset:	4,016,165	Interest Rate:	6.7200%	Insurance Cost(3):	53,872	0.8805
Occup Adj Factor	0.9000	Chase Rate:	4.5000%	Taxes Cost(3):	58,494	0.9560
ROE Factor	0.020630	Amortization Rate:	6.5000%	Home Office(3):	75,706	1.2373
		Interest Only:	False	Replacement(3&4):	82,835	0.0000
		Yearly Payment:	591,269	Total FRVS PD:		13.6497

(1) 80% Capital (\$6,608,661) amortized at 6.5000 % for 20 years Principal & Interest of \$591,269 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$9.9995

(2) 20% ROE (\$1,652,165) times the ROE factor (0.020630) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.5764

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 180	Effective PBS Limitation	5,130,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	38.7638	38.7638	1.7587	37.0051
Direct Care	91.4339	91.4339	4.1483	87.2856
Indirect Care	39.7893	39.7893	1.8052	37.9841
Property	13.6500	13.6497	0.6193	13.0304
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.9889
Supplemental Rate				8.1814
Totals	183.6370	183.6367	8.3315	203.4755

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1977/07	3,241,837	0.00	5.0576	3.0000	2.0576	180	100.00	3,241,837	3,058,020	
1978/01		0.10	6.7973	3.0000	3.7973	180	100.00	3,251,563	3,203,100	
1978/07		0.10	9.3367	3.0000	6.3367	180	100.00	3,261,318	3,380,400	
1979/01		0.20	11.4640	3.0000	8.4640	180	100.00	3,280,886	3,553,740	
1979/07		0.20	12.6622	3.0000	9.6622	180	100.00	3,300,571	3,702,960	
1980/01		0.30	15.8279	3.0000	12.8279	180	100.00	3,330,276	3,931,380	
1980/07		0.30	16.6385	3.0000	13.6385	180	100.00	3,360,248	4,081,140	
1981/01		0.40	17.4626	3.0000	14.4626	180	100.00	3,400,571	4,237,200	
1981/07		0.40	17.0514	3.0000	14.0514	180	100.00	3,441,378	4,346,820	
1982/01		0.50	16.7274	3.0000	13.7274	180	100.00	3,492,999	4,463,280	
1982/07		0.50	16.0251	3.0000	13.0251	180	100.00	3,545,394	4,565,700	
1983/04		0.60	15.6539	3.0000	12.6539	180	71.99	3,609,211	4,685,760	
1983/07		0.60	16.6117	3.0000	13.6117	180	71.99	3,674,177	4,871,160	
1984/01		0.70	14.9069	3.0000	11.9069	180	73.34	3,751,335	4,934,340	
1984/07		0.70	13.8248	3.0000	10.8248	180	73.34	3,830,113	5,029,020	
1985/01		0.80	11.9719	3.0000	8.9719	180	73.34	3,922,036	5,086,620	
1985/10		0.80	9.8241	3.0000	6.8241	180	71.73	4,016,165	5,130,000	
1986/01		0.90	7.6540	3.0000	4.6540	180	71.73	4,124,601	5,172,660	
1986/07		0.90	4.9514	3.0000	1.9514	180	71.73	4,235,965	5,162,760	
1987/01		1.00	2.9605	2.9605		180	71.73	4,361,371	5,255,100	
1987/07		1.00	0.9007	0.9007		180	64.23	4,400,654	5,296,140	
1988/01		1.00	0.9007	0.9007		180	69.43	4,440,291	5,339,160	
1988/07		1.00	0.5899	0.5899		180	76.22	4,466,484	5,336,280	
1989/01		1.00	0.5899	0.5899		180	77.13	4,492,832	5,367,780	
1989/07		1.00	0.5899	0.5899		180	77.13	4,519,335	5,404,140	
1990/01		1.00	0.5899	0.5899		180	77.13	4,545,995	5,431,320	
1990/07		1.00	0.5899	0.5899		180	76.70	4,572,812	5,463,360	
1991/01		1.00	0.5899	0.5899		180	76.70	4,599,787	5,495,400	
1991/07		1.00	1.4932	1.4932		180	82.06	4,668,471	5,577,480	
1992/01		1.00	2.0117	2.0117		180	84.85	4,762,387	5,689,620	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1992/07		1.00	1.8152	1.8152		180	84.85	4,848,834	5,792,940	
1993/01		1.00	1.7710	1.7710		180	85.81	4,934,707	5,895,540	
1993/07		1.00	1.5329	1.5329		180	85.81	5,010,351	5,985,900	
1994/01		1.00	1.6983	1.6983		180	85.69	5,095,442	6,087,600	
1994/07		1.00	1.5991	1.5991		180	85.69	5,176,923	6,184,980	
1995/01		1.00	1.5812	1.5812		180	87.71	5,258,781	6,282,720	
1995/07		1.00	1.5250	1.5250		180	87.71	5,338,977	6,378,480	
1996/01		1.00	1.7228	1.7228		180	86.77	5,338,977	6,488,460	5
1996/07		1.00	1.3294	1.3294		180	86.77	5,430,957	6,574,680	5
1997/01		1.00	1.4109	1.4109		180	88.38	5,580,800	6,667,380	
1997/07		1.00	1.0917	1.0917		180	88.38	5,641,726	6,740,100	
1998/01		0.95	1.1663	1.1663		180	81.51	5,704,236	6,818,760	
1998/07		0.95	1.0794	1.0794		180	81.51	5,762,727	6,892,380	
1999/01		0.90	1.4499	1.4499		180	84.67	5,837,925	6,992,280	
1999/07	59,246	0.90	1.2299	1.2299		180	88.48	5,961,791	7,078,320	
2000/01	47,048	0.85	1.3356	1.3356		180	88.48	6,076,523	7,172,820	
2000/07		0.85	1.1129	1.1129		180	88.48	6,134,007	7,252,560	
2001/01		0.80	1.2976	1.2976		180	88.48	6,197,684	7,346,700	
2001/07		0.80	0.9615	0.9615		180	88.48	6,245,357	7,417,260	
2002/01	98,619	0.75	1.0301	1.0301		180	83.11	6,392,228	7,493,580	
2002/07		0.75	0.8337	0.8337		180	83.11	6,432,199	7,556,040	
2003/01	289,496	0.70	1.3271	1.3271		180	81.14	6,781,450	7,656,300	
2003/07		0.70	1.1664	1.1664		180	81.14	6,836,821	7,745,580	
2004/01	75,006	0.65	1.1103	1.1103		180	79.71	6,961,168	7,831,620	
2004/07		0.65	0.8378	0.8378		180	79.71	6,999,079	7,897,320	
2005/01		0.60	0.8595	0.8595		180	77.90	7,035,173	7,965,180	
2005/07		0.60	0.7364	0.7364		180	77.90	7,066,254	8,023,860	
2006/01		0.55	0.9068	0.9068		180	75.30	7,101,493	8,096,580	
2006/07		0.55	0.8133	0.8133		180	75.30	7,133,258	8,162,460	
2007/01		0.50	1.0133	1.0133		180	76.44	7,169,402	8,245,080	



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0 217395-00 - 2016/09

203.48

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2007/07		0.50	1.1050	1.1050		180	76.44	7,209,013	8,336,160	
2008/01		0.45	0.8556	0.8556		180	76.44	7,236,768	8,407,440	
2008/07		0.45	0.6104	0.6104		180	70.12	7,256,647	8,458,740	
2009/01		0.40	1.3268	1.3268		180	70.12	7,295,158	8,571,060	
2009/07		0.40	0.6841	0.6841		180	64.23	7,315,118	8,629,740	
2010/01	166,926	0.35	0.8643	0.8643		180	70.80	7,504,172	8,704,260	
2010/07		0.35	0.7107	0.7107		180	70.80	7,522,835	8,766,180	
2011/01		0.30	0.9198	0.9198		180	72.11	7,543,591	8,846,820	
2011/07		0.30	0.9028	0.9028		180	72.11	7,564,019	8,926,740	
2012/01	355,644	0.25	0.3865	0.3865		180	70.15	7,926,970	8,961,300	
2012/07		0.25	0.9417	0.9417		180	70.15	7,945,630	9,045,720	
2013/01		0.20	0.4901	0.4901		180	70.15	7,953,417	9,090,000	
2013/07		0.20	0.6196	0.6196		180	70.07	7,963,271	9,146,340	
2014/01	173,172	0.15	0.8564	0.8564		180	67.31	8,146,676	9,224,640	
2014/07		0.15	1.2383	1.2383		180	67.31	8,161,804	9,338,940	
2015/01		0.10	0.7571	0.7571		180	67.31	8,167,982	9,409,680	
2015/09		0.10	1.5736	1.5736		180	69.31	8,180,838	9,557,820	
2016/09	71,848	0.05	1.9890	1.9890		180	70.08	8,260,826	9,747,900	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

ID: 217395063020150701201412082015163250



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0217727-00 - 2016/09

226.21

West Melbourne Health & Rehabilitation Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
2125 WEST NEW HAVEN AVE	7/1/2014-6/30/2015	Number of Beds: 180	Superior: 0
WEST MELBOURNE, FL 32904	Days in CR 365	Maximum: 65,700	Standard: 366
County: Brevard [5]	First Used : 2016/09	Max Annualized: 65,700	Conditional: 0
Region: Central Area: 7	Last Used: 2016/09	Total Patient: 52,023	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 4,835	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 35,696	FY Index: 1.35966457
Class at 1/94: North Large	Medicaid Utilization	68.61580%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	79.18265%	Cost: 1.06169895
Open Date: 01/01/1979	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 09/11/1980	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24000000
Entered Medicaid 09/11/1980	Low Occupancy Adjustment Factor:	100.13994%	DC Sem Index: 1.30450000
Med # Active Date: 07/01/1999	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05201613
Previous Med # 206911			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,630,175	3,420,406	1,456,705	403,365		6,910,651	
1a	Audit Adjustments							
2	Cost Per Diem	45.6683	95.8204	40.8086	11.3000		193.5973	
3	Cost Per Diem Inflated	48.4860	100.8046	43.3264				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	48.4860	100.8046	43.3264	11.3000		203.9170	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	58.6590		59.0692				
7	Provider Target Rate	61.9221		62.3551				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500			
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292				
10	Target Rate Class Ceiling	59.0945		68.1848				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	48.4860	100.8046	43.3264	11.3000		203.9170	
12/13	Medicaid Adjustment Rate		2.1111	0.9074				
14	Prospective Per Diem 11	48.4860	102.9157	44.2338	11.3000		206.9355	
15	Inflated Usual & Customary Charge	Usual and Customary Limitations not applied after 7/1/2002.						0.00



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West Melbourne Health & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	01/01/2011	Amount:	3,988,783.00		Total Amount	Per Diem
RS to Start Calcs:	1980/07	Type:	Variable	80% Capital(1):	4,982,675	6.3973
Indexed Asset Value	6,228,344	<60% of Base:	False	20% ROE(2):	1,245,669	0.4346
FRVS Base Asset:	2,055,416	Interest Rate:	4.5000%	Insurance Cost(3):	20,409	0.3923
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	74,745	1.4368
ROE Factor	0.020630	Amortization Rate:	4.5000%	Home Office(3):	72,210	1.3880
		Interest Only:	False	Replacement(3&4):	72,009	0.0000
		Yearly Payment:	378,274	Total FRVS PD:		10.0490

(1) 80% Capital (\$4,982,675) amortized at 4.5000 % for 20 years Principal & Interest of \$378,274 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$6.3973

(2) 20% ROE (\$1,245,669) times the ROE factor (0.020630) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.4346

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	48.4860	48.4860	2.1998	46.2862
Direct Care	102.9157	102.9157	4.6692	98.2465
Indirect Care	44.2338	44.2338	2.0069	42.2269
Property	11.3000	10.0490	0.4559	9.5931
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.6781
Supplemental Rate				8.1814
Totals	206.9355	205.6845	9.3318	226.2122

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1980/07	1,929,213	0.00	3.8106	3.0000	0.8106	120	100.00	1,929,213	2,720,760	
1981/01		0.10	4.6347	3.0000	1.6347	120	100.00	1,935,001	2,824,800	
1981/07	12,247	0.10	4.2235	3.0000	1.2235	120	100.00	1,953,053	2,897,880	
1982/01		0.20	3.8995	3.0000	0.8995	120	100.00	1,964,771	2,975,520	
1982/07		0.20	3.1971	3.0000	0.1971	120	86.74	1,976,560	3,043,800	
1983/04		0.30	2.8260	2.8260		120	86.74	1,993,317	3,123,840	
1983/07		0.30	3.9578	3.0000	0.9578	120	86.74	2,011,257	3,247,440	
1984/01		0.40	2.2530	2.2530		120	46.41	2,026,552	3,289,560	
1984/07		0.40	1.9179	1.9179		120	46.41	2,039,671	3,352,680	
1985/01		0.50	1.1471	1.1471		120	42.39	2,048,688	3,391,080	
1985/10		0.50	0.8522	0.8522		120	42.39	2,055,416	3,420,000	
1986/01		0.60	0.8299	0.8299		120	42.39	2,063,304	3,448,440	
1986/07		0.60	0.2974	0.2974		120	38.43	2,065,876	3,441,840	
1987/01		0.70	1.0091	1.0091		120	38.43	2,076,073	3,503,400	
1987/07		0.70	0.9007	0.9007		120	32.17	2,083,729	3,530,760	
1988/01	1,693,672	0.80	0.9007	0.9007		180	32.17	3,786,184	5,339,160	
1988/07		0.80	0.5899	0.5899		180	29.29	3,795,699	5,336,280	
1989/01		0.90	0.5899	0.5899		180	24.06	3,795,699	5,367,780	
1989/07		0.90	0.5899	0.5899		180	24.06	3,795,699	5,404,140	
1990/01		1.00	0.5899	0.5899		180	24.06	3,795,699	5,431,320	
1990/07		1.00	0.5899	0.5899		180	27.97	3,807,086	5,463,360	
1991/01		1.00	0.5899	0.5899		180	33.29	3,820,679	5,495,400	
1991/07		1.00	1.4932	1.4932		180	33.29	3,855,210	5,577,480	
1992/01		1.00	2.0117	2.0117		180	33.29	3,902,152	5,689,620	
1992/07		1.00	1.8152	1.8152		180	31.83	3,943,144	5,792,940	
1993/01		1.00	1.7710	1.7710		180	31.71	3,983,406	5,895,540	
1993/07		1.00	1.5329	1.5329		180	31.71	4,018,611	5,985,900	
1994/01		1.00	1.6983	1.6983		180	37.08	4,064,623	6,087,600	
1994/07		1.00	1.5991	1.5991		180	37.08	4,108,443	6,184,980	
1995/01		1.00	1.5812	1.5812		180	37.08	4,152,240	6,282,720	



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226.21

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1995/07		1.00	1.5250	1.5250		180	38.00	4,195,990	6,378,480	
1996/01		1.00	1.7228	1.7228		180	40.28	4,248,931	6,488,460	
1996/07		1.00	1.3294	1.3294		180	40.28	4,290,299	6,574,680	
1997/01		1.00	1.4109	1.4109		180	42.16	4,336,699	6,667,380	
1997/07		1.00	1.0917	1.0917		180	42.16	4,372,990	6,740,100	
1998/01		1.00	1.1663	1.1663		180	49.76	4,419,133	6,818,760	
1998/07		1.00	1.0794	1.0794		180	49.76	4,419,133	6,892,380	5
1999/01		1.00	1.4499	1.4499		180	53.70	4,525,458	6,992,280	
1999/07	9,835	1.00	1.2299	1.2299		180	59.68	4,590,952	7,078,320	
2000/01	19,477	1.00	1.3356	1.3356		180	59.68	4,671,746	7,172,820	
2000/07		1.00	1.1129	1.1129		180	59.68	4,723,738	7,252,560	
2001/01		0.95	1.2976	1.2976		180	59.68	4,781,968	7,346,700	
2001/07		0.95	0.9615	0.9615		180	59.68	4,825,646	7,417,260	
2002/01	43,861	0.90	1.0301	1.0301		180	63.56	4,914,246	7,493,580	
2002/07		0.90	0.8337	0.8337		180	63.56	4,951,118	7,556,040	
2003/01		0.85	1.3271	1.3271		180	62.73	5,006,967	7,656,300	
2003/07		0.85	1.1664	1.1664		180	62.73	5,056,606	7,745,580	
2004/01		0.80	1.1103	1.1103		180	62.08	5,101,519	7,831,620	
2004/07		0.80	0.8378	0.8378		180	62.08	5,135,709	7,897,320	
2005/01		0.75	0.8595	0.8595		180	62.08	5,168,814	7,965,180	
2005/07		0.75	0.7364	0.7364		180	65.20	5,197,361	8,023,860	
2006/01		0.70	0.9068	0.9068		180	65.63	5,230,354	8,096,580	
2006/07		0.70	0.8133	0.8133		180	65.63	5,260,130	8,162,460	
2007/01		0.65	1.0133	1.0133		180	63.41	5,294,773	8,245,080	
2007/07		0.65	1.1050	1.1050		180	63.41	5,332,805	8,336,160	
2008/01		0.60	0.8556	0.8556		180	63.41	5,360,184	8,407,440	
2008/07		0.60	0.6104	0.6104		180	54.75	5,379,724	8,458,740	
2009/01		0.55	1.3268	1.3268		180	55.11	5,418,980	8,571,060	
2009/07		0.55	0.6841	0.6841		180	55.11	5,439,372	8,629,740	
2010/01		0.50	0.8643	0.8643		180	55.11	5,462,881	8,704,260	



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226.21

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2010/07	150,049	0.50	0.7107	0.7107		180	57.66	5,632,345	8,766,180	
2011/01	26,894	0.45	0.9198	0.9198		180	61.15	5,682,551	8,846,820	
2011/07		0.45	0.9028	0.9028		180	61.15	5,705,639	8,926,740	
2012/01		0.40	0.3865	0.3865		180	61.15	5,714,460	8,961,300	
2012/07		0.40	0.9417	0.9417		180	60.44	5,735,986	9,045,720	
2013/01	51,092	0.35	0.4901	0.4901		180	65.11	5,796,915	9,090,000	
2013/07		0.35	0.6196	0.6196		180	65.11	5,809,489	9,146,340	
2014/01		0.30	0.8564	0.8564		180	65.11	5,824,414	9,224,640	
2014/07	51,286	0.30	1.2383	1.2383		180	69.62	5,875,700	9,338,940	5
2015/01		0.25	0.7571	0.7571		180	72.36	5,908,502	9,409,680	
2015/09		0.25	1.5736	1.5736		180	72.36	5,931,746	9,557,820	
2016/09	273,002	0.20	1.9890	1.9890		180	68.62	6,228,344	9,747,900	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID: 217727063020150701201412082015161551



Florida Agency for Health Care Administration
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0217735-00 - 2016/09

228.29

St Augustine Health And Rehabilitation Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
51 SUNRISE BLVD	7/1/2014-6/30/2015	Number of Beds: 120	Superior: 0
SAINT AUGUSTINE, FL 32084	Days in CR 365	Maximum: 43,800	Standard: 366
County: St Johns [55]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 39,848	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 7,384	Inflation
Current Class North Large	Initial CR? False	Medicaid: 27,285	FY Index: 1.35966457
Class at 1/94: North Large	Medicaid Utilization	68.47270%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	90.97717%	Cost: 1.06169895
Open Date: 04/02/1976	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 04/02/1976	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24000000
Entered Medicaid 04/02/1976	Low Occupancy Adjustment Factor:	115.05611%	DC Sem Index: 1.30450000
Med # Active Date: 07/01/1999	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05201613
Previous Med # 206903			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,197,433	2,630,862	1,238,134	397,815		5,464,244	
1a	Audit Adjustments							
2	Cost Per Diem	43.8861	96.4216	45.3778	14.5800		200.2655	
3	Cost Per Diem Inflated	46.5938	101.4371	48.1776				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	46.5938	101.4371	48.1776	14.5800		210.7885	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	67.6315		56.7094				
7	Provider Target Rate	71.3937		59.8640				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	46.5938	101.4371	48.1776	13.6500		209.8585	
12/13	Medicaid Adjustment Rate		2.1080	1.0012				
14	Prospective Per Diem 11	46.5938	103.5451	49.1788	13.6500		212.9677	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

Rate Semester 09/01/2016 through 08/31/2017

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St Augustine Health And Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 07/01/1999		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	5,760,000.00		Total Amount	Per Diem
RS to Start Calcs:	1976/01	Type:	Variable	80% Capital(1):	3,456,110	7.8751
Indexed Asset Value	4,320,137	<60% of Base:	False	20% ROE(2):	864,027	0.4522
FRVS Base Asset:	2,002,828	Interest Rate:	6.5500%	Insurance Cost(3):	36,357	0.9124
Occup Adj Factor	0.9000	Chase Rate:	5.7500%	Taxes Cost(3):	28,977	0.7272
ROE Factor	0.020630	Amortization Rate:	6.5500%	Home Office(3):	57,427	1.4412
		Interest Only:	False	Replacement(3&4):	49,743	0.0000
		Yearly Payment:	310,436	Total FRVS PD:		11.4081

(1) 80% Capital (\$3,456,110) amortized at 6.5500 % for 20 years Principal & Interest of \$310,436 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$7.8751

(2) 20% ROE (\$864,027) times the ROE factor (0.020630) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.4522

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	120	Effective PBS Limitation	54,155
			3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	46.5938	46.5938	2.1139	44.4799
Direct Care	103.5451	103.5451	4.6978	98.8473
Indirect Care	49.1788	49.1788	2.2312	46.9476
Property	13.6500	11.4081	0.5176	10.8905
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.9408
Supplemental Rate				8.1814
Totals	212.9677	210.7258	9.5605	228.2875

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1976/01	1,476,056	0.00	4.0445	3.0000	1.0445	120	100.00	1,476,056	1,807,440	
1976/07		0.10	4.5297	3.0000	1.5297	120	100.00	1,480,484	1,870,440	
1977/01		0.10	5.2803	3.0000	2.2803	120	100.00	1,484,925	1,940,640	
1977/07		0.20	7.3379	3.0000	4.3379	120	100.00	1,493,835	2,038,680	
1978/01		0.20	9.0776	3.0000	6.0776	120	100.00	1,502,798	2,135,400	
1978/07		0.30	11.6170	3.0000	8.6170	120	100.00	1,516,323	2,253,600	
1979/01		0.30	13.7443	3.0000	10.7443	120	100.00	1,529,970	2,369,160	
1979/07		0.40	14.9425	3.0000	11.9425	120	100.00	1,548,330	2,468,640	
1980/01		0.40	18.1082	3.0000	15.1082	120	100.00	1,566,910	2,620,920	
1980/07		0.50	18.9189	3.0000	15.9189	120	100.00	1,590,414	2,720,760	
1981/01		0.50	19.7429	3.0000	16.7429	120	100.00	1,614,270	2,824,800	
1981/07		0.60	19.3317	3.0000	16.3317	120	100.00	1,643,327	2,897,880	
1982/01		0.60	19.0077	3.0000	16.0077	120	100.00	1,672,907	2,975,520	
1982/07		0.70	18.3054	3.0000	15.3054	120	71.39	1,708,038	3,043,800	
1983/04	5,367	0.70	17.9342	3.0000	14.9342	120	71.39	1,749,274	3,123,840	
1983/07		0.80	18.8920	3.0000	15.8920	120	71.39	1,791,257	3,247,440	
1984/01	9,348	0.80	17.1872	3.0000	14.1872	120	71.74	1,843,595	3,289,560	
1984/07		0.90	16.1051	3.0000	13.1051	120	71.74	1,893,372	3,352,680	
1985/01		0.90	14.2522	3.0000	11.2522	120	71.74	1,944,493	3,391,080	
1985/10		1.00	12.1044	3.0000	9.1044	120	74.00	2,002,828	3,420,000	
1986/01		1.00	9.9343	3.0000	6.9343	120	74.00	2,062,913	3,448,440	
1986/07		1.00	7.2317	3.0000	4.2317	120	73.47	2,124,800	3,441,840	
1987/01		1.00	5.2408	3.0000	2.2408	120	73.47	2,188,544	3,503,400	
1987/07		1.00	3.1415	3.0000	0.1415	120	75.29	2,254,200	3,530,760	
1988/01		1.00	1.0422	1.0422		120	75.29	2,277,693	3,559,440	
1988/07		1.00	0.5899	0.5899		120	77.13	2,291,129	3,557,520	
1989/01		1.00	0.5899	0.5899		120	76.29	2,304,644	3,578,520	
1989/07		1.00	0.5899	0.5899		120	76.29	2,318,239	3,602,760	
1990/01		1.00	0.5899	0.5899		120	76.29	2,331,914	3,620,880	
1990/07		1.00	0.5899	0.5899		120	72.58	2,345,670	3,642,240	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1991/01		1.00	0.5899	0.5899		120	72.58	2,359,507	3,663,600	
1991/07		1.00	1.4932	1.4932		120	77.55	2,394,739	3,718,320	
1992/01		1.00	2.0117	2.0117		120	83.66	2,442,914	3,793,080	
1992/07		1.00	1.8152	1.8152		120	83.66	2,487,258	3,861,960	
1993/01		1.00	1.7710	1.7710		120	82.08	2,531,307	3,930,360	
1993/07		1.00	1.5329	1.5329		120	82.08	2,570,109	3,990,600	
1994/01		1.00	1.6983	1.6983		120	83.63	2,613,757	4,058,400	
1994/07		1.00	1.5991	1.5991		120	83.63	2,655,554	4,123,320	
1995/01		1.00	1.5812	1.5812		120	83.63	2,697,544	4,188,480	
1995/07		1.00	1.5250	1.5250		120	77.01	2,738,682	4,252,320	
1996/01		1.00	1.7228	1.7228		120	73.89	2,785,864	4,325,640	
1996/07		0.95	1.3294	1.3294		120	73.89	2,821,047	4,383,120	
1997/01		0.95	1.4109	1.4109		120	69.50	2,858,860	4,444,920	
1997/07		0.90	1.0917	1.0917		120	69.50	2,886,948	4,493,400	
1998/01		0.90	1.1663	1.1663		120	72.55	2,917,252	4,545,840	
1998/07		0.85	1.0794	1.0794		120	72.55	2,944,018	4,594,920	
1999/01		0.85	1.4499	1.4499		120	71.13	2,980,300	4,661,520	
1999/07	30,078	0.80	1.2299	1.2299		120	61.44	3,039,701	4,718,880	
2000/01	44,129	0.80	1.3356	1.3356		120	61.44	3,116,309	4,781,880	
2000/07		0.75	1.1129	1.1129		120	61.44	3,142,321	4,835,040	
2001/01		0.75	1.2976	1.2976		120	61.44	3,172,902	4,897,800	
2001/07		0.70	0.9615	0.9615		120	61.44	3,194,259	4,944,840	
2002/01	46,043	0.70	1.0301	1.0301		120	66.86	3,263,336	4,995,720	
2002/07		0.65	0.8337	0.8337		120	66.86	3,281,020	5,037,360	
2003/01	42,171	0.65	1.3271	1.3271		120	62.31	3,351,493	5,104,200	
2003/07		0.60	1.1664	1.1664		120	62.31	3,374,947	5,163,720	
2004/01	55,338	0.60	1.1103	1.1103		120	72.64	3,452,769	5,221,080	
2004/07		0.55	0.8378	0.8378		120	72.64	3,468,679	5,264,880	
2005/01		0.55	0.8595	0.8595		120	72.64	3,485,075	5,310,120	
2005/07		0.50	0.7364	0.7364		120	76.43	3,497,907	5,349,240	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2006/01		0.50	0.9068	0.9068		120	70.87	3,513,767	5,397,720	
2006/07		0.45	0.8133	0.8133		120	70.87	3,526,627	5,441,640	
2007/01		0.45	1.0133	1.0133		120	67.32	3,542,708	5,496,720	
2007/07		0.40	1.1050	1.1050		120	67.32	3,558,367	5,557,440	
2008/01		0.40	0.8556	0.8556		120	67.32	3,558,367	5,604,960	5
2008/07		0.35	0.6104	0.6104		120	62.86	3,578,171	5,639,160	
2009/01		0.35	1.3268	1.3268		120	62.86	3,594,788	5,714,040	
2009/07		0.30	0.6841	0.6841		120	62.61	3,602,165	5,753,160	
2010/01		0.30	0.8643	0.8643		120	62.61	3,611,505	5,802,840	
2010/07	56,578	0.25	0.7107	0.7107		120	66.90	3,674,501	5,844,120	
2011/01		0.25	0.9198	0.9198		120	69.20	3,682,952	5,897,880	
2011/07		0.20	0.9028	0.9028		120	69.20	3,689,603	5,951,160	
2012/01	299,878	0.20	0.3865	0.3865		120	73.25	3,992,333	5,974,200	
2012/07		0.15	0.9417	0.9417		120	73.25	3,997,974	6,030,480	
2013/01	223,300	0.15	0.4901	0.4901		120	67.20	4,224,213	6,060,000	
2013/07		0.10	0.6196	0.6196		120	67.20	4,226,832	6,097,560	
2014/01		0.10	0.8564	0.8564		120	67.20	4,230,450	6,149,760	
2014/07		0.05	1.2383	1.2383		120	68.55	4,233,069	6,225,960	
2015/01		0.05	0.7571	0.7571		120	65.40	4,234,673	6,273,120	
2015/09		0.00	1.5736	1.5736		120	65.40	4,234,673	6,371,880	
2016/09	85,464	0.00	1.9890	1.9890		120	68.47	4,320,137	6,498,600	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

ID: 217735063020150701201412082015164215



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Daytona Beach Health and Rehabilitation Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1055 3RD STREET	7/1/2014-6/30/2015	Number of Beds: 180	Superior: 0
DAYTONA BEACH, FL 32117-41	Days in CR 365	Maximum: 65,700	Standard: 366
County: Volusia [64]	First Used : 2016/09	Max Annualized: 65,700	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 43,493	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 2,953	Inflation
Current Class North Large	Initial CR? False	Medicaid: 36,591	FY Index: 1.35966457
Class at 1/94: North Large	Medicaid Utilization	84.13078%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	66.19939%	Cost: 1.06169895
Open Date: 10/01/1977	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 10/01/1977	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24000000
Entered Medicaid 10/01/1977	Low Occupancy Adjustment Factor:	83.72039%	DC Sem Index: 1.30450000
Med # Active Date: 07/01/1999	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05201613
Previous Med # 206881			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,085,352	3,962,327	1,791,758	486,660		8,326,097	
1a	Audit Adjustments							
2	Cost Per Diem	56.9908	108.2869	48.9672	13.3000		227.5449	
3	Cost Per Diem Inflated	60.5071	113.9196	51.9884				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	60.5071	113.9196	51.9884	13.3000		239.7151	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	72.4245		56.7094				
7	Provider Target Rate	76.4533		59.8640				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	54.8223	101.4900	51.9884	13.3000		221.6007	
12/13	Medicaid Adjustment Rate		3.8969	1.9962				
14	Prospective Per Diem 11	54.8223	105.3869	53.9846	13.3000		227.4938	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Daytona Beach Health and Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/01/1999	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	8,972,858.00		Total Amount	Per Diem
RS to Start Calcs:	1977/07	Type:	Fixed	80% Capital(1):	4,744,980	8.2353
Indexed Asset Value	5,931,225	<60% of Base:	False	20% ROE(2):	1,186,245	0.4139
FRVS Base Asset:	3,068,148	Interest Rate:	8.3000%	Insurance Cost(3):	47,953	1.1025
Occup Adj Factor	0.9000	Chase Rate:	8.0000%	Taxes Cost(3):	83,591	1.9219
ROE Factor	0.020630	Amortization Rate:	8.3000%	Home Office(3):	67,367	1.5489
		Interest Only:	False	Replacement(3&4):	174,307	0.0000
		Yearly Payment:	486,953	Total FRVS PD:		13.2225

(1) 80% Capital (\$4,744,980) amortized at 8.3000 % for 20 years Principal & Interest of \$486,953 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$8.2353

(2) 20% ROE (\$1,186,245) times the ROE factor (0.020630) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.4139

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 180	Effective PBS Limitation	5,130,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.8223	54.8223	2.4873	52.3350
Direct Care	105.3869	105.3869	4.7814	100.6055
Indirect Care	53.9846	53.9846	2.4493	51.5353
Property	13.3000	13.2225	0.5999	12.6226
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.9788
Supplemental Rate				8.1814
Totals	227.4938	227.4163	10.3179	248.2586

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1977/07	2,476,601	0.00	5.0576	3.0000	2.0576	180	100.00	2,476,601	3,058,020	
1978/01		0.10	6.7973	3.0000	3.7973	180	100.00	2,484,031	3,203,100	
1978/07		0.10	9.3367	3.0000	6.3367	180	100.00	2,491,483	3,380,400	
1979/01		0.20	11.4640	3.0000	8.4640	180	100.00	2,506,432	3,553,740	
1979/07		0.20	12.6622	3.0000	9.6622	180	100.00	2,521,471	3,702,960	
1980/01		0.30	15.8279	3.0000	12.8279	180	100.00	2,544,164	3,931,380	
1980/07		0.30	16.6385	3.0000	13.6385	180	100.00	2,567,061	4,081,140	
1981/01		0.40	17.4626	3.0000	14.4626	180	100.00	2,597,866	4,237,200	
1981/07		0.40	17.0514	3.0000	14.0514	180	100.00	2,629,040	4,346,820	
1982/01		0.50	16.7274	3.0000	13.7274	180	100.00	2,668,476	4,463,280	
1982/07		0.50	16.0251	3.0000	13.0251	180	71.00	2,708,503	4,565,700	
1983/04		0.60	15.6539	3.0000	12.6539	180	71.00	2,757,256	4,685,760	
1983/07		0.60	16.6117	3.0000	13.6117	180	71.00	2,806,887	4,871,160	
1984/01		0.70	14.9069	3.0000	11.9069	180	100.00	2,865,832	4,934,340	
1984/07		0.70	13.8248	3.0000	10.8248	180	100.00	2,926,014	5,029,020	
1985/01		0.80	11.9719	3.0000	8.9719	180	71.66	2,996,238	5,086,620	
1985/10		0.80	9.8241	3.0000	6.8241	180	72.09	3,068,148	5,130,000	
1986/01		0.90	7.6540	3.0000	4.6540	180	72.09	3,150,988	5,172,660	
1986/07		0.90	4.9514	3.0000	1.9514	180	100.00	3,236,065	5,162,760	
1987/01		1.00	2.9605	2.9605		180	100.00	3,331,869	5,255,100	
1987/07		1.00	0.9007	0.9007		180	66.84	3,361,879	5,296,140	
1988/01		1.00	0.9007	0.9007		180	66.84	3,392,159	5,339,160	
1988/07		1.00	0.5899	0.5899		180	70.41	3,412,169	5,336,280	
1989/01		1.00	0.5899	0.5899		180	78.94	3,432,297	5,367,780	
1989/07		1.00	0.5899	0.5899		180	78.94	3,452,544	5,404,140	
1990/01		1.00	0.5899	0.5899		180	78.94	3,472,911	5,431,320	
1990/07		1.00	0.5899	0.5899		180	79.30	3,493,398	5,463,360	
1991/01		1.00	0.5899	0.5899		180	79.30	3,514,006	5,495,400	
1991/07		1.00	1.4932	1.4932		180	80.87	3,566,477	5,577,480	
1992/01		1.00	2.0117	2.0117		180	83.20	3,638,224	5,689,620	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1992/07		1.00	1.8152	1.8152		180	83.20	3,704,265	5,792,940	
1993/01		1.00	1.7710	1.7710		180	86.05	3,769,868	5,895,540	
1993/07		1.00	1.5329	1.5329		180	86.05	3,827,656	5,985,900	
1994/01		1.00	1.6983	1.6983		180	86.05	3,892,661	6,087,600	
1994/07		1.00	1.5991	1.5991		180	86.83	3,954,909	6,184,980	
1995/01		1.00	1.5812	1.5812		180	87.59	4,017,444	6,282,720	
1995/07		1.00	1.5250	1.5250		180	87.59	4,078,710	6,378,480	
1996/01		1.00	1.7228	1.7228		180	87.59	4,148,978	6,488,460	
1996/07		1.00	1.3294	1.3294		180	85.23	4,204,135	6,574,680	
1997/01		1.00	1.4109	1.4109		180	84.28	4,263,451	6,667,380	
1997/07		1.00	1.0917	1.0917		180	84.28	4,309,995	6,740,100	
1998/01		0.95	1.1663	1.1663		180	81.24	4,357,750	6,818,760	
1998/07		0.95	1.0794	1.0794		180	81.24	4,402,434	6,892,380	
1999/01		0.90	1.4499	1.4499		180	82.81	4,459,881	6,992,280	
1999/07	15,311	0.90	1.2299	1.2299		180	82.50	4,524,558	7,078,320	
2000/01	49,439	0.85	1.3356	1.3356		180	82.50	4,625,364	7,172,820	
2000/07		0.85	1.1129	1.1129		180	82.50	4,669,120	7,252,560	
2001/01		0.80	1.2976	1.2976		180	82.50	4,717,590	7,346,700	
2001/07		0.80	0.9615	0.9615		180	82.50	4,753,878	7,417,260	
2002/01	84,271	0.75	1.0301	1.0301		180	83.47	4,838,149	7,493,580	5
2002/07		0.75	0.8337	0.8337		180	83.47	4,874,877	7,556,040	5
2003/01	74,814	0.70	1.3271	1.3271		180	80.76	5,025,745	7,656,300	
2003/07		0.70	1.1664	1.1664		180	80.76	5,066,780	7,745,580	
2004/01		0.65	1.1103	1.1103		180	74.14	5,103,347	7,831,620	
2004/07		0.65	0.8378	0.8378		180	74.14	5,131,140	7,897,320	
2005/01		0.60	0.8595	0.8595		180	74.14	5,157,601	7,965,180	
2005/07		0.60	0.7364	0.7364		180	74.33	5,180,387	8,023,860	
2006/01		0.55	0.9068	0.9068		180	70.63	5,206,222	8,096,580	
2006/07		0.55	0.8133	0.8133		180	70.63	5,229,509	8,162,460	
2007/01		0.50	1.0133	1.0133		180	80.50	5,256,007	8,245,080	



Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid FRVS Property Reimbursement Rate
 Rate Semester 9/1/2016 through 8/31/2017 Based on Cost Report: 6/30/2015

0 217743-00 - 2016/09

248.26

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2007/07		0.50	1.1050	1.1050		180	80.50	5,285,046	8,336,160	
2008/01		0.45	0.8556	0.8556		180	80.50	5,305,393	8,407,440	
2008/07		0.45	0.6104	0.6104		180	78.97	5,319,967	8,458,740	
2009/01		0.40	1.3268	1.3268		180	78.97	5,348,200	8,571,060	
2009/07		0.40	0.6841	0.6841		180	74.68	5,362,833	8,629,740	
2010/01		0.35	0.8643	0.8643		180	74.68	5,379,056	8,704,260	
2010/07	76,266	0.35	0.7107	0.7107		180	79.26	5,468,700	8,766,180	
2011/01		0.30	0.9198	0.9198		180	79.37	5,483,788	8,846,820	
2011/07		0.30	0.9028	0.9028		180	79.37	5,498,638	8,926,740	
2012/01		0.25	0.3865	0.3865		180	79.37	5,503,950	8,961,300	
2012/07		0.25	0.9417	0.9417		180	75.43	5,516,906	9,045,720	
2013/01	363,407	0.20	0.4901	0.4901		180	76.49	5,885,720	9,090,000	
2013/07		0.20	0.6196	0.6196		180	76.49	5,893,012	9,146,340	
2014/01		0.15	0.8564	0.8564		180	76.48	5,900,585	9,224,640	
2014/07		0.15	1.2383	1.2383		180	76.48	5,911,542	9,338,940	
2015/01		0.10	0.7571	0.7571		180	79.28	5,916,017	9,409,680	
2015/09		0.10	1.5736	1.5736		180	79.28	5,925,329	9,557,820	
2016/09		0.05	1.9890	1.9890		180	84.13	5,931,225	9,747,900	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

ID: 217743063020150701201412082015153304



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0217824-00 - 2016/09

241.69

Life Care Center Of Port Saint Lucie

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
3720 SE JENNINGS RD	8/1/2014-12/31/2015	Number of Beds: 123	Superior: 0
PORT ST LUCIE, FL 34952-7701	Days in CR 518	Maximum: 63,714	Standard: 366
County: St Lucie [56]	First Used : 2016/09	Max Annualized: 44,895	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 53,573	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 29,703	Inflation
Current Class South Large	Initial CR? False	Medicaid: 14,391	FY Index: 1.37302921
Class at 1/94: South Large	Medicaid Utilization	26.86241%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	84.08356%	Cost: 1.05136470
Open Date: 09/09/1999	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 09/09/1999	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24849500
Entered Medicaid 09/09/1999	Low Occupancy Adjustment Factor:	106.33797%	DC Sem Index: 1.30450000
Med # Active Date: 09/09/1999	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04485801
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	729,612	1,369,694	1,024,072	330,849		3,454,227	
1a	Audit Adjustments							
2	Cost Per Diem	50.6992	95.1771	71.1606	22.9900		240.0269	
3	Cost Per Diem Inflated	53.3033	99.4466	74.8157				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	53.3033	99.4466	74.8157	22.9900		250.5556	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	66.2055		62.9969				
7	Provider Target Rate	69.8884		66.5013				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	53.3033	99.4466	66.5013	13.6500		232.9012	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	53.3033	99.4466	66.5013	13.6500		232.9012	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

Rate Semester 09/01/2016 through 08/31/2017

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241.69

Life Care Center Of Port Saint Lucie

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/01/1999	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	8,495,769.00		Total Amount	Per Diem
RS to Start Calcs:	1999/07	Type:	Variable	80% Capital(1):	4,862,043	8.3289
Indexed Asset Value	6,077,554	<60% of Base:	False	20% ROE(2):	1,215,511	0.6239
FRVS Base Asset:	4,778,058	Interest Rate:	3.4385%	Insurance Cost(3):	40,416	0.7544
Occup Adj Factor	0.9000	Chase Rate:	3.5000%	Taxes Cost(3):	149,191	2.7848
ROE Factor	0.020740	Amortization Rate:	3.4385%	Home Office(3):	92,812	1.7324
		Interest Only:	False	Replacement(3&4):	144,396	0.0000
		Yearly Payment:	336,534	Total FRVS PD:		14.2244

(1) 80% Capital (\$4,862,043) amortized at 3.4385 % for 20 years Principal & Interest of \$336,534 divided by annual available days (44895) divided by Occup. Adj. (0.90) = \$8.3289

(2) 20% ROE (\$1,215,511) times the ROE factor (0.020740) divided by annual available days (44895) divided by Occup. Adj. (0.90) = \$0.6239

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	38,846
Comparison Date: 01/01/1999	Current RS PBS:	54,155
Comparison Bed 123	Effective PBS Limitation	4,778,058

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	53.3033	53.3033	2.4183	50.8850
Direct Care	99.4466	99.4466	4.5118	94.9348
Indirect Care	66.5013	66.5013	3.0171	63.4842
Property	13.6500	14.2244	0.6454	13.5790
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				10.6235
Supplemental Rate				8.1814
Totals	232.9012	233.4756	10.5926	241.6879

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid FRVS Property Reimbursement Rate
 Rate Semester 9/1/2016 through 8/31/2017 Based on Cost Report: 12/31/2015

0 217824-00 - 2016/09

241.69

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1999/07	9,299,102	0.00	1.2299	1.2299		123	53.19	4,778,058	4,778,058	1
2000/01	20,655	0.10	1.3356	1.3356		123	53.19	4,804,886	4,901,427	
2000/07		0.10	1.1129	1.1129		123	53.19	4,810,058	4,955,916	
2001/01		0.20	1.2976	1.2976		123	53.19	4,822,129	5,020,245	
2001/07		0.20	0.9615	0.9615		123	53.19	4,831,097	5,068,461	
2002/01		0.30	1.0301	1.0301		123	53.19	4,831,097	5,120,613	5
2002/07	22,395	0.30	0.8337	0.8337		123	56.22	4,867,929	5,163,294	5
2003/01		0.40	1.3271	1.3271		123	53.44	4,905,217	5,231,805	
2003/07		0.40	1.1664	1.1664		123	53.44	4,927,456	5,292,813	
2004/01	24,897	0.50	1.1103	1.1103		123	54.65	4,979,536	5,351,607	
2004/07		0.50	0.8378	0.8378		123	54.65	5,000,263	5,396,502	
2005/01		0.60	0.8595	0.8595		123	54.65	5,025,885	5,442,873	
2005/07	38,492	0.60	0.7364	0.7364		123	52.25	5,085,471	5,482,971	
2006/01	39,969	0.70	0.9068	0.9068		123	45.03	5,151,871	5,532,663	
2006/07		0.70	0.8133	0.8133		123	45.03	5,175,884	5,577,681	
2007/01		0.80	1.0133	1.0133		123	45.03	5,210,234	5,634,138	
2007/07	30,680	0.80	1.1050	1.1050		123	37.02	5,271,916	5,696,376	
2008/01		0.90	0.8556	0.8556		123	37.02	5,299,239	5,745,084	
2008/07	47,002	0.90	0.6104	0.6104		123	31.91	5,363,132	5,780,139	
2009/01	56,999	1.00	1.3268	1.3268		123	32.16	5,461,739	5,856,891	
2009/07		1.00	0.6841	0.6841		123	32.16	5,483,587	5,896,989	
2010/01	119,975	1.00	0.8643	0.8643		123	35.82	5,634,429	5,947,911	
2010/07		1.00	0.7107	0.7107		123	35.82	5,660,508	5,990,223	
2011/01		1.00	0.9198	0.9198		123	39.02	5,697,446	6,045,327	
2011/07		1.00	0.9028	0.9028		123	39.02	5,733,938	6,099,939	
2012/01		1.00	0.3865	0.3865		123	37.96	5,749,234	6,123,555	
2012/07		1.00	0.9417	0.9417		123	37.96	5,786,601	6,181,242	
2013/01		1.00	0.4901	0.4901		123	37.96	5,806,175	6,211,500	
2013/07		1.00	0.6196	0.6196		123	37.67	5,830,815	6,249,999	
2014/01		1.00	0.8564	0.8564		123	37.67	5,865,016	6,303,504	



Florida Agency for Health Care Administration
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0 217824-00 - 2016/09

241.69

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2014/07		1.00	1.2383	1.2383		123	30.87	5,905,779	6,381,609	
2015/01		1.00	0.7571	0.7571		123	30.87	5,930,875	6,429,948	
2015/09		1.00	1.5736	1.5736		123	29.61	5,981,120	6,531,177	
2016/09	38,336	1.00	1.9890	1.9890		123	26.86	6,077,554	6,661,065	

Message Code:

- 1 Per Bed Standard Limitation
- 5 Uncorrected Licensure Deficiency

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID: 217824123120150801201404202016203458



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0218171-00 - 2016/09

203.79

West Jacksonville Health and Rehabilitation Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1650 FOURAKER RD	9/1/2013-8/31/2014	Number of Beds: 120	Superior: 0
JACKSONVILLE, FL 32221	Days in CR 365	Maximum: 43,800	Standard: 357
County: Duval [16]	First Used : 2015/09	Max Annualized: 43,800	Conditional: 9
Region: North Area: 4	Last Used: 2016/09	Total Patient: 38,532	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 8,912	Inflation
Current Class North Large	Initial CR? False	Medicaid: 25,155	FY Index: 1.33029981
Class at 1/94: North Large	Medicaid Utilization	65.28340%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	87.97260%	Cost: 1.08513467
Open Date: 07/20/1990	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/20/1990	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22466610
Entered Medicaid 08/10/1990	Low Occupancy Adjustment Factor:	111.25632%	DC Sem Index: 1.30450000
Med # Active Date: 03/25/1999	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06518830
Previous Med # 202550			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,060,473	1,870,194	1,011,799	794,646		4,737,112
1a	Audit Adjustments						
2	Cost Per Diem	42.1575	74.3468	40.2226	31.5900		188.3169
3	Cost Per Diem Inflated	45.7466	79.1933	43.6469			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	45.7466	79.1933	43.6469	31.5900		200.1768
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	49.3418		58.2382			
7	Provider Target Rate	52.0866		61.4779			
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500		
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675			
10	Target Rate Class Ceiling	55.9464		66.1467			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	45.7466	79.1933	43.6469	13.6500		182.2368
12/13	Medicaid Adjustment Rate		1.3282	0.7320			
14	Prospective Per Diem 11	45.7466	80.5215	44.3789	13.6500		184.2970
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

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0 218171-00 - 2016/09

203.79

West Jacksonville Health and Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	08/10/1990	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	4,500,000.00		Total Amount	Per Diem
RS to Start Calcs:	1990/07	Type:	Variable	80% Capital(1):	4,969,053	10.1929
Indexed Asset Value	6,211,316	<60% of Base:	False	20% ROE(2):	1,242,263	0.7254
FRVS Base Asset:	3,620,880	Interest Rate:	7.9900%	Insurance Cost(3):	59,288	1.5387
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	69,158	1.7948
ROE Factor	0.023020	Amortization Rate:	5.2500%	Home Office(3):	17,891	0.4643
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	401,804	Total FRVS PD:		14.7161

(1) 80% Capital (\$4,969,053) amortized at 5.2500 % for 20 years Principal & Interest of \$401,804 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$10.1929

(2) 20% ROE (\$1,242,263) times the ROE factor (0.023020) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.7254

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	30,174
Comparison Date: 01/01/1990	Current RS PBS:	54,155
Comparison Bed 120	Effective PBS Limitation	3,620,880

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	45.7466	45.7466	2.0755	43.6711
Direct Care	80.5215	80.5215	3.6532	76.8683
Indirect Care	44.3789	44.3789	2.0134	42.3655
Property	13.6500	14.7161	0.6677	14.0484
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.6573
Supplemental Rate				8.1814
Totals	184.2970	185.3631	8.4098	203.7920

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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0 218171-00 - 2016/09

203.79

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1990/07	5,846,972	0.00	0.5899	0.5899		120	51.63	3,620,880	3,620,880	1
1991/01		0.10	0.5899	0.5899		120	51.63	3,622,885	3,663,600	
1991/07		0.10	1.4932	1.4932		120	51.63	3,627,963	3,718,320	
1992/01		0.20	2.0117	2.0117		120	51.63	3,641,664	3,793,080	
1992/07		0.20	1.8152	1.8152		120	51.63	3,654,073	3,861,960	
1993/01		0.30	1.7710	1.7710		120	51.63	3,672,298	3,930,360	
1993/07		0.30	1.5329	1.5329		120	61.46	3,689,187	3,990,600	
1994/01		0.40	1.6983	1.6983		120	61.46	3,714,248	4,058,400	
1994/07	18,237	0.40	1.5991	1.5991		120	68.99	3,756,241	4,123,320	
1995/01		0.50	1.5812	1.5812		120	68.99	3,785,938	4,188,480	
1995/07	33,446	0.50	1.5250	1.5250		120	70.61	3,848,252	4,252,320	
1996/01		0.60	1.7228	1.7228		120	70.61	3,888,031	4,325,640	
1996/07		0.60	1.3294	1.3294		120	70.61	3,919,042	4,383,120	
1997/01	82,913	0.70	1.4109	1.4109		120	68.49	4,040,659	4,444,920	
1997/07		0.70	1.0917	1.0917		120	64.68	4,071,538	4,493,400	
1998/01		0.80	1.1663	1.1663		120	64.68	4,109,525	4,545,840	
1998/07		0.80	1.0794	1.0794		120	66.77	4,145,011	4,594,920	
1999/01		0.90	1.4499	1.4499		120	66.77	4,199,099	4,661,520	
1999/07		0.90	1.2299	1.2299		120	66.77	4,245,579	4,718,880	
2000/01		1.00	1.3356	1.3356		120	66.77	4,302,283	4,781,880	
2000/07		1.00	1.1129	1.1129		120	77.01	4,350,163	4,835,040	
2001/01		1.00	1.2976	1.2976		120	77.01	4,406,611	4,897,800	
2001/07		1.00	0.9615	0.9615		120	81.23	4,448,981	4,944,840	
2002/01		1.00	1.0301	1.0301		120	76.06	4,494,810	4,995,720	
2002/07		1.00	0.8337	0.8337		120	76.06	4,532,283	5,037,360	
2003/01		1.00	1.3271	1.3271		120	71.52	4,592,431	5,104,200	
2003/07		1.00	1.1664	1.1664		120	71.52	4,645,997	5,163,720	
2004/01		1.00	1.1103	1.1103		120	69.79	4,697,582	5,221,080	
2004/07		1.00	0.8378	0.8378		120	69.79	4,736,938	5,264,880	
2005/01		1.00	0.8595	0.8595		120	69.02	4,777,652	5,310,120	



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203.79

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2005/07		1.00	0.7364	0.7364		120	69.02	4,812,835	5,349,240	
2006/01		1.00	0.9068	0.9068		120	69.02	4,856,478	5,397,720	
2006/07		1.00	0.8133	0.8133		120	64.34	4,895,976	5,441,640	
2007/01		1.00	1.0133	1.0133		120	64.34	4,945,587	5,496,720	
2007/07	18,376	1.00	1.1050	1.1050		120	58.66	5,018,612	5,557,440	
2008/01		1.00	0.8556	0.8556		120	58.66	5,061,551	5,604,960	
2008/07	81,799	1.00	0.6104	0.6104		120	53.86	5,173,605	5,639,160	
2009/01		1.00	1.3268	1.3268		120	53.86	5,240,826	5,714,040	
2009/07	24,617	1.00	0.6841	0.6841		120	56.40	5,301,295	5,753,160	
2010/01		1.00	0.8643	0.8643		120	56.40	5,347,114	5,802,840	
2010/07	19,034	1.00	0.7107	0.7107		120	58.40	5,404,150	5,844,120	
2011/01		0.95	0.9198	0.9198		120	58.40	5,451,371	5,897,880	
2011/07		0.95	0.9028	0.9028		120	61.31	5,498,127	5,951,160	
2012/01		0.90	0.3865	0.3865		120	61.31	5,517,255	5,974,200	
2012/07	162,180	0.90	0.9417	0.9417		120	62.47	5,726,194	6,030,480	
2013/01		0.85	0.4901	0.4901		120	62.47	5,726,194	6,060,000	5
2013/07	105,837	0.85	0.6196	0.6196		120	65.44	5,886,172	6,097,560	
2014/01		0.80	0.8564	0.8564		120	65.44	5,926,498	6,149,760	
2014/07	35,177	0.80	1.2383	1.2383		120	63.79	6,020,383	6,225,960	
2015/01		0.75	0.7571	0.7571		120	63.79	6,054,567	6,273,120	
2015/09		0.75	1.5736	1.5736		120	65.28	6,126,023	6,371,880	
2016/09		0.70	1.9890	1.9890		120	65.28	6,211,316	6,498,600	

Message Code:

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|------------------------------------|
| 1 Per Bed Standard Limitation |
| 5 Uncorrected Licensure Deficiency |

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Report Calculated: 6/30/2016 8:16:40 AM

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Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0219380-00 - 2016/09

244.13

Life Care Center of Winter Haven

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1510 CYPRESS GARDENS BLVD	8/1/2014-12/31/2015	Number of Beds: 177	Superior: 0
WINTER HAVEN, FL 33884	Days in CR 518	Maximum: 91,686	Standard: 366
County: Polk [53]	First Used : 2016/09	Max Annualized: 64,605	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 80,379	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 30,247	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 39,938	FY Index: 1.37302921
Class at 1/94: South Large	Medicaid Utilization	49.68711%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	87.66769%	Cost: 1.05136470
Open Date: 11/03/1999	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 11/03/1999	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24849500
Entered Medicaid 11/03/1999	Low Occupancy Adjustment Factor:	110.87071%	DC Sem Index: 1.30450000
Med # Active Date: 11/03/1999	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04485801
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,188,343	3,709,132	2,878,839	824,320		9,600,634	
1a	Audit Adjustments							
2	Cost Per Diem	54.7935	92.8723	72.0827	20.6400		240.3885	
3	Cost Per Diem Inflated	57.6080	97.0384	75.7852				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	57.6080	97.0384	75.7852	20.6400		251.0716	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	59.8755		59.0692				
7	Provider Target Rate	63.2063		62.3551				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500			
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292				
10	Target Rate Class Ceiling	59.0945		68.1848				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	56.8063	97.0384	62.3551	13.6500		229.8498	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	56.8063	97.0384	62.3551	13.6500		229.8498	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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244.13

Life Care Center of Winter Haven

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 11/03/1999		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	13,959,827.00		Total Amount	Per Diem
RS to Start Calcs:	1999/07	Type:	Fixed	80% Capital(1):	7,045,062	10.4587
Indexed Asset Value	8,806,327	<60% of Base:	False	20% ROE(2):	1,761,265	0.6282
FRVS Base Asset:	6,875,742	Interest Rate:	6.0500%	Insurance Cost(3):	56,391	0.7016
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	180,730	2.2485
ROE Factor	0.020740	Amortization Rate:	6.0500%	Home Office(3):	126,254	1.5707
		Interest Only:	False	Replacement(3&4):	764,824	0.0000
		Yearly Payment:	608,117	Total FRVS PD:		15.6077

(1) 80% Capital (\$7,045,062) amortized at 6.0500 % for 20 years Principal & Interest of \$608,117 divided by annual available days (64605) divided by Occup. Adj. (0.90) = \$10.4587

(2) 20% ROE (\$1,761,265) times the ROE factor (0.020740) divided by annual available days (64605) divided by Occup. Adj. (0.90) = \$0.6282

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	38,846
Comparison Date: 01/01/1999	Current RS PBS:	54,155
Comparison Bed 177	Effective PBS Limitation	6,875,742

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	56.8063	56.8063	2.5773	54.2290
Direct Care	97.0384	97.0384	4.4026	92.6358
Indirect Care	62.3551	62.3551	2.8290	59.5261
Property	13.6500	15.6077	0.7081	14.8996
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				14.6583
Supplemental Rate				8.1814
Totals	229.8498	231.8075	10.5170	244.1302

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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244.13

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1999/07	14,215,005	0.00	1.2299	1.2299		177	61.10	6,875,742	6,875,742	1
2000/01	8,543	0.10	1.3356	1.3356		177	61.10	6,893,471	7,053,273	
2000/07		0.10	1.1129	1.1129		177	61.10	6,901,143	7,131,684	
2001/01		0.20	1.2976	1.2976		177	61.10	6,919,051	7,224,255	
2001/07		0.20	0.9615	0.9615		177	61.10	6,932,356	7,293,639	
2002/01	28,744	0.30	1.0301	1.0301		177	58.82	6,982,521	7,368,687	
2002/07		0.30	0.8337	0.8337		177	58.82	6,999,984	7,430,106	
2003/01		0.40	1.3271	1.3271		177	55.57	6,999,984	7,528,695	5
2003/07		0.40	1.1664	1.1664		177	55.57	7,069,975	7,616,487	
2004/01		0.50	1.1103	1.1103		177	54.08	7,069,975	7,701,093	5
2004/07		0.50	0.8378	0.8378		177	54.08	7,137,851	7,765,698	
2005/01		0.60	0.8595	0.8595		177	54.08	7,174,045	7,832,427	
2005/07		0.60	0.7364	0.7364		177	49.50	7,202,570	7,890,129	
2006/01	32,849	0.70	0.9068	0.9068		177	48.98	7,276,136	7,961,637	
2006/07		0.70	0.8133	0.8133		177	48.98	7,313,025	8,026,419	
2007/01		0.80	1.0133	1.0133		177	48.98	7,365,816	8,107,662	
2007/07	96,109	0.80	1.1050	1.1050		177	46.27	7,516,703	8,197,224	
2008/01		0.90	0.8556	0.8556		177	46.27	7,565,395	8,267,316	
2008/07	35,189	0.90	0.6104	0.6104		177	44.82	7,634,455	8,317,761	
2009/01		1.00	1.3268	1.3268		177	44.82	7,717,000	8,428,209	
2009/07		1.00	0.6841	0.6841		177	47.38	7,762,478	8,485,911	
2010/01		1.00	0.8643	0.8643		177	47.38	7,820,274	8,559,189	
2010/07	97,358	1.00	0.7107	0.7107		177	47.75	7,965,884	8,620,077	
2011/01		1.00	0.9198	0.9198		177	44.39	8,025,020	8,699,373	
2011/07		1.00	0.9028	0.9028		177	44.39	8,083,494	8,777,961	
2012/01		1.00	0.3865	0.3865		177	45.38	8,109,272	8,811,945	
2012/07		1.00	0.9417	0.9417		177	45.38	8,172,280	8,894,958	
2013/01		1.00	0.4901	0.4901		177	45.38	8,205,327	8,938,500	
2013/07		1.00	0.6196	0.6196		177	41.36	8,243,559	8,993,901	
2014/01		1.00	0.8564	0.8564		177	41.36	8,296,649	9,070,896	



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244.13

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2014/07		1.00	1.2383	1.2383		177	46.04	8,382,650	9,183,291	
2015/01	62,942	1.00	0.7571	0.7571		177	47.07	8,499,907	9,252,852	
2015/09		1.00	1.5736	1.5736		177	47.07	8,614,377	9,398,523	
2016/09	37,152	1.00	1.9890	1.9890		177	49.69	8,806,327	9,585,435	

Message Code:

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| 1 | Per Bed Standard Limitation |
| 5 | Uncorrected Licensure Deficiency |

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

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Florida Agency for Health Care Administration
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 Rate Semester 09/01/2016 through 08/31/2017

0220604-00 - 2016/09

229.97

Century Health And Rehabilitation Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
6020 INDUSTRIAL BLVD	8/1/2013-7/31/2014	Number of Beds: 88	Superior: 0
CENTURY, FL 32535	Days in CR 365	Maximum: 32,120	Standard: 366
County: Escambia [17]	First Used : 2015/01	Max Annualized: 32,120	Conditional: 0
Region: North Area: 1	Last Used: 2016/09	Total Patient: 30,796	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 2,469	Inflation
Current Class North Small	Initial CR? False	Medicaid: 24,413	FY Index: 1.32622051
Class at 1/94: North Small	Medicaid Utilization	79.27328%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	95.87796%	Cost: 1.08847242
Open Date: 08/12/1994	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 08/12/1994	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22383277
Entered Medicaid 08/12/1994	Low Occupancy Adjustment Factor:	121.25400%	DC Sem Index: 1.30450000
Med # Active Date: 02/29/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06591361
Previous Med # 211168			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,046,590	2,048,276	1,241,405	270,496		4,606,767	
1a	Audit Adjustments							
2	Cost Per Diem	42.8702	83.9010	50.8502	11.0800		188.7014	
3	Cost Per Diem Inflated	46.6630	89.4312	55.3490				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	46.6630	89.4312	55.3490	11.0800		202.5232	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	53.7269		62.4156				
7	Provider Target Rate	56.7156		65.8877				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	62.6595	100.8980	75.9871	13.6500			
9	Prior Semester: Class Ceiling Target Base	57.6324		70.0507				
10	Target Rate Class Ceiling	59.8766		72.7784				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	46.6630	89.4312	55.3490	11.0800		202.5232	
12/13	Medicaid Adjustment Rate		2.9452	1.8228				
14	Prospective Per Diem 11	46.6630	92.3764	57.1718	11.0800		207.2912	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration
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229.97

Century Health And Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 08/12/1994		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,207,800.00		Total Amount	Per Diem
RS to Start Calcs:	1994/07	Type:	Fixed	80% Capital(1):	2,903,593	10.8445
Indexed Asset Value	3,629,491	<60% of Base:	False	20% ROE(2):	725,898	0.5728
FRVS Base Asset:	2,367,400	Interest Rate:	10.0000%	Insurance Cost(3):	38,768	1.2589
Occup Adj Factor	0.9000	Chase Rate:	6.0000%	Taxes Cost(3):	28,354	0.9207
ROE Factor	0.022810	Amortization Rate:	9.0000%	Home Office(3):	5,786	0.1879
		Interest Only:	False	Replacement(3&4):	48,643	0.0000
		Yearly Payment:	313,493	Total FRVS PD:		13.7848

(1) 80% Capital (\$2,903,593) amortized at 9.0000 % for 20 years Principal & Interest of \$313,493 divided by annual available days (32120) divided by Occup. Adj. (0.90) = \$10.8445

(2) 20% ROE (\$725,898) times the ROE factor (0.022810) divided by annual available days (32120) divided by Occup. Adj. (0.90) = \$0.5728

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	33,820
Comparison Date: 01/01/1994	Current RS PBS:	54,155
Comparison Bed 70	Effective PBS Limitation	2,367,400

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	46.6630	46.6630	2.1171	44.5459
Direct Care	92.3764	92.3764	4.1911	88.1853
Indirect Care	57.1718	57.1718	2.5939	54.5779
Property	11.0800	13.7848	0.6254	13.1594
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.3192
Supplemental Rate				8.1814
Totals	207.2912	209.9960	9.5275	229.9691

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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229.97

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1994/07	2,634,013	0.00	1.5991	1.5991		70	67.26	2,367,400	2,367,400	1
1995/01		0.10	1.5812	1.5812		70	67.26	2,371,143	2,443,280	
1995/07		0.10	1.5250	1.5250		70	67.26	2,371,143	2,480,520	5
1996/01		0.20	1.7228	1.7228		70	67.26	2,374,759	2,523,290	5
1996/07		0.20	1.3294	1.3294		70	67.26	2,389,278	2,556,820	
1997/01		0.30	1.4109	1.4109		70	84.01	2,399,392	2,592,870	
1997/07		0.30	1.0917	1.0917		70	84.01	2,407,250	2,621,150	
1998/01		0.40	1.1663	1.1663		70	91.30	2,418,480	2,651,740	
1998/07		0.40	1.0794	1.0794		70	91.30	2,428,923	2,680,370	
1999/01	220,870	0.50	1.4499	1.4499		78	85.35	2,667,403	3,029,988	
1999/07		0.50	1.2299	1.2299		78	85.35	2,683,808	3,067,272	
2000/01	20,383	0.60	1.3356	1.3356		78	90.91	2,725,699	3,108,222	
2000/07		0.60	1.1129	1.1129		78	90.91	2,743,898	3,142,776	
2001/01		0.70	1.2976	1.2976		78	90.91	2,768,821	3,183,570	
2001/07		0.70	0.9615	0.9615		78	90.91	2,787,458	3,214,146	
2002/01		0.80	1.0301	1.0301		78	83.59	2,810,429	3,247,218	
2002/07		0.80	0.8337	0.8337		78	83.59	2,829,175	3,274,284	
2003/01		0.90	1.3271	1.3271		78	84.32	2,862,967	3,317,730	
2003/07		0.90	1.1664	1.1664		78	84.32	2,893,022	3,356,418	
2004/01		1.00	1.1103	1.1103		78	82.63	2,925,143	3,393,702	
2004/07		1.00	0.8378	0.8378		78	82.63	2,949,650	3,422,172	
2005/01		1.00	0.8595	0.8595		78	83.71	2,975,002	3,451,578	
2005/07		1.00	0.7364	0.7364		78	83.71	2,996,910	3,477,006	
2006/01		1.00	0.9068	0.9068		78	76.87	3,024,086	3,508,518	
2006/07		1.00	0.8133	0.8133		78	76.87	3,048,681	3,537,066	
2007/01		1.00	1.0133	1.0133		78	76.87	3,079,573	3,572,868	
2007/07		1.00	1.1050	1.1050		88	73.91	3,113,602	4,075,456	
2008/01		1.00	0.8556	0.8556		88	73.91	3,140,242	4,110,304	
2008/07		1.00	0.6104	0.6104		88	76.72	3,159,410	4,135,384	
2009/01		1.00	1.3268	1.3268		88	76.77	3,201,329	4,190,296	



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid FRVS Property Reimbursement Rate
 Rate Semester 9/1/2016 through 8/31/2017 Based on Cost Report: 7/31/2014

0 220604-00 - 2016/09

229.97

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2009/07		1.00	0.6841	0.6841		88	76.77	3,223,229	4,218,984	
2010/01		1.00	0.8643	0.8643		88	73.53	3,251,087	4,255,416	
2010/07		1.00	0.7107	0.7107		88	73.53	3,274,192	4,285,688	
2011/01		1.00	0.9198	0.9198		88	78.86	3,304,308	4,325,112	
2011/07		1.00	0.9028	0.9028		88	78.86	3,334,139	4,364,184	
2012/01		1.00	0.3865	0.3865		88	78.86	3,347,025	4,381,080	
2012/07		1.00	0.9417	0.9417		88	73.32	3,378,544	4,422,352	
2013/01		1.00	0.4901	0.4901		88	73.32	3,395,102	4,444,000	
2013/07		1.00	0.6196	0.6196		88	74.57	3,416,138	4,471,544	
2014/01		1.00	0.8564	0.8564		88	74.57	3,445,394	4,509,824	
2014/07		1.00	1.2383	1.2383		88	75.69	3,488,058	4,565,704	
2015/01		0.95	0.7571	0.7571		88	79.27	3,513,144	4,600,288	
2015/09		0.95	1.5736	1.5736		88	79.27	3,565,662	4,672,712	
2016/09		0.90	1.9890	1.9890		88	79.27	3,629,491	4,765,640	

Message Code:

- | |
|---|
| 1 Per Bed Standard Limitation
5 Uncorrected Licensure Deficiency |
|---|

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

ID: 220604073120140801201310292014165059



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0220612-00 - 2016/09

222.58

Santa Rosa Health & Rehabilitation Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
5386 BROAD ST	8/1/2013-7/31/2014	Number of Beds: 110	Superior: 0
MILTON, FL 32570-2235	Days in CR 365	Maximum: 40,150	Standard: 365
County: Santa Rosa [57]	First Used : 2015/01	Max Annualized: 40,150	Conditional: 1
Region: North Area: 1	Last Used: 2016/09	Total Patient: 35,097	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 3,943	Inflation
Current Class North Large	Initial CR? False	Medicaid: 27,867	FY Index: 1.32622051
Class at 1/94: North Large	Medicaid Utilization	79.39995%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	87.41469%	Cost: 1.08847242
Open Date: 03/01/1971	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 03/01/1971	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22383277
Entered Medicaid 01/01/1971	Low Occupancy Adjustment Factor:	110.55075%	DC Sem Index: 1.30450000
Med # Active Date: 02/29/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06591361
Previous Med # 203505			PS Target: 1.05562807

Rate Calculations								
Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,048,854	2,315,084	1,440,789	297,620		5,102,347	
1a	Audit Adjustments							
2	Cost Per Diem	37.6379	83.0762	51.7023	10.6800		183.0964	
3	Cost Per Diem Inflated	40.9678	88.5521	56.2765				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	40.9678	88.5521	56.2765	10.6800		196.4764	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	46.3216		56.7094				
7	Provider Target Rate	48.8984		59.8640				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	40.9678	88.5521	56.2765	10.6800		196.4764	
12/13	Medicaid Adjustment Rate		2.9209	1.8563				
14	Prospective Per Diem 11	40.9678	91.4730	58.1328	10.6800		201.2536	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

Rate Semester 09/01/2016 through 08/31/2017

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222.58

Santa Rosa Health & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	10/01/1985	Amount:	815,000.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	2,635,242	9.0669
Indexed Asset Value	3,294,052	<60% of Base:	True	20% ROE(2):	658,810	0.4159
FRVS Base Asset:	1,673,412	Interest Rate:	8.2700%	Insurance Cost(3):	52,636	1.4997
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	20,241	0.5767
ROE Factor	0.022810	Amortization Rate:	12.5000%	Home Office(3):	6,561	0.1869
		Interest Only:	True	Replacement(3&4):	25,867	0.0000
		Yearly Payment:	327,633	Total FRVS PD:		11.7461

(1) 80% Capital (\$2,635,242) amortized at 12.5000 % for 20 years Interest of \$327,633 divided by annual available days (40150) divided by Occup. Adj. (0.90) = \$9.0669

(2) 20% ROE (\$658,810) times the ROE factor (0.022810) divided by annual available days (40150) divided by Occup. Adj. (0.90) = \$0.4159

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	120	Effective PBS Limitation	54,155
			3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	40.9678	40.9678	1.8587	39.1091
Direct Care	91.4730	91.4730	4.1501	87.3229
Indirect Care	58.1328	58.1328	2.6375	55.4953
Property	10.6800	11.7461	0.5329	11.2132
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.2554
Supplemental Rate				8.1814
Totals	201.2536	202.3197	9.1792	222.5773

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	370,516	0.00				120	100.00	370,516	1,231,320	
1972/01	90	0.10	3.9787	3.0000	0.9787	120	100.00	371,718	1,280,280	
1972/07		0.10	5.9113	3.0000	2.9113	120	100.00	372,833	1,343,400	
1973/01		0.20	8.0622	3.0000	5.0622	120	100.00	375,070	1,412,640	
1973/07		0.20	10.7186	3.0000	7.7186	120	100.00	377,320	1,492,560	
1974/01		0.30	12.9457	3.0000	9.9457	120	100.00	380,716	1,570,560	
1974/07		0.30	13.0494	3.0000	10.0494	120	100.00	384,142	1,619,280	
1975/01		0.40	13.1399	3.0000	10.1399	120	100.00	388,752	1,669,320	
1975/07		0.40	14.2033	3.0000	11.2033	120	100.00	393,417	1,737,240	
1976/01		0.50	15.2478	3.0000	12.2478	120	100.00	399,318	1,807,440	
1976/07		0.50	15.7330	3.0000	12.7330	120	100.00	405,308	1,870,440	
1977/01	948	0.60	16.4836	3.0000	13.4836	120	100.00	413,552	1,940,640	
1977/07		0.60	18.5412	3.0000	15.5412	120	100.00	420,996	2,038,680	
1978/01	718	0.70	20.2809	3.0000	17.2809	120	100.00	430,555	2,135,400	
1978/07		0.70	22.8203	3.0000	19.8203	120	100.00	439,597	2,253,600	
1979/01		0.80	24.9476	3.0000	21.9476	120	100.00	450,147	2,369,160	
1979/07	682,402	0.80	26.1458	3.0000	23.1458	120	100.00	1,143,353	2,468,640	
1980/01		0.90	29.3115	3.0000	26.3115	120	85.61	1,174,224	2,620,920	
1980/07		0.90	30.1222	3.0000	27.1222	120	85.61	1,205,928	2,720,760	
1981/01		1.00	30.9462	3.0000	27.9462	120	55.00	1,242,106	2,824,800	
1981/07	11,858	1.00	30.5350	3.0000	27.5350	120	55.00	1,291,227	2,897,880	
1982/01		1.00	30.2110	3.0000	27.2110	120	90.61	1,329,964	2,975,520	
1982/07	11,549	1.00	29.5087	3.0000	26.5087	120	100.00	1,381,412	3,043,800	
1983/04		1.00	29.1375	3.0000	26.1375	120	100.00	1,422,854	3,123,840	
1983/07	6,863	1.00	30.0953	3.0000	27.0953	120	92.73	1,472,403	3,247,440	
1984/01		1.00	28.3905	3.0000	25.3905	120	100.00	1,516,575	3,289,560	
1984/07		1.00	27.3084	3.0000	24.3084	120	100.00	1,562,072	3,352,680	
1985/01	15,738	1.00	25.4555	3.0000	22.4555	120	100.00	1,624,672	3,391,080	
1985/10		1.00	23.3077	3.0000	20.3077	120	100.00	1,673,412	3,420,000	
1986/01		1.00	21.1376	3.0000	18.1376	120	100.00	1,723,614	3,448,440	



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222.58

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	120	100.00	1,775,322	3,441,840	
1987/01		1.00	16.4441	3.0000	13.4441	120	100.00	1,828,582	3,503,400	
1987/07		1.00	14.3448	3.0000	11.3448	120	91.51	1,883,439	3,530,760	
1988/01		1.00	12.2455	3.0000	9.2455	120	89.57	1,939,942	3,559,440	
1988/07		1.00	9.8354	3.0000	6.8354	120	89.57	1,998,140	3,557,520	
1989/01	20,102	1.00	7.4253	3.0000	4.4253	120	87.17	2,078,186	3,578,520	
1989/07		1.00	5.0152	3.0000	2.0152	120	87.17	2,140,532	3,602,760	
1990/01		1.00	2.6051	2.6051		120	83.99	2,196,295	3,620,880	
1990/07		1.00	0.5899	0.5899		120	83.99	2,209,251	3,642,240	
1991/01		1.00	0.5899	0.5899		120	81.93	2,222,283	3,663,600	
1991/07		1.00	1.4932	1.4932		120	81.93	2,255,466	3,718,320	
1992/01		0.95	2.0117	2.0117		120	81.93	2,255,466	3,793,080	5
1992/07	17,666	0.95	1.8152	1.8152		120	82.56	2,316,236	3,861,960	5
1993/01		0.90	1.7710	1.7710		120	82.13	2,393,423	3,930,360	
1993/07		0.90	1.5329	1.5329		120	82.13	2,426,443	3,990,600	
1994/01		0.85	1.6983	1.6983		120	85.18	2,461,471	4,058,400	
1994/07		0.85	1.5991	1.5991		120	85.18	2,494,927	4,123,320	
1995/01		0.80	1.5812	1.5812		120	86.98	2,526,488	4,188,480	
1995/07		0.80	1.5250	1.5250		120	86.98	2,557,311	4,252,320	
1996/01	25,893	0.75	1.7228	1.7228		120	87.45	2,616,247	4,325,640	
1996/07		0.75	1.3294	1.3294		120	87.45	2,642,334	4,383,120	
1997/01		0.70	1.4109	1.4109		120	87.24	2,668,430	4,444,920	
1997/07		0.70	1.0917	1.0917		120	87.24	2,688,822	4,493,400	
1998/01		0.65	1.1663	1.1663		120	87.39	2,709,206	4,545,840	
1998/07		0.65	1.0794	1.0794		120	87.39	2,728,214	4,594,920	
1999/01		0.60	1.4499	1.4499		120	86.75	2,751,947	4,661,520	
1999/07		0.60	1.2299	1.2299		120	86.75	2,772,254	4,718,880	
2000/01		0.55	1.3356	1.3356		120	88.26	2,792,619	4,781,880	
2000/07		0.55	1.1129	1.1129		120	88.26	2,809,713	4,835,040	
2001/01		0.50	1.2976	1.2976		120	88.26	2,827,942	4,897,800	



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222.58

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		0.50	0.9615	0.9615		120	88.26	2,841,539	4,944,840	
2002/01	261,625	0.45	1.0301	1.0301		120	86.97	3,116,335	4,995,720	
2002/07		0.45	0.8337	0.8337		120	86.97	3,116,335	5,037,360	5
2003/01		0.40	1.3271	1.3271		120	83.81	3,144,631	5,104,200	
2003/07		0.40	1.1664	1.1664		120	83.81	3,159,304	5,163,720	
2004/01		0.35	1.1103	1.1103		120	82.09	3,171,581	5,221,080	
2004/07		0.35	0.8378	0.8378		120	82.09	3,180,880	5,264,880	
2005/01		0.30	0.8595	0.8595		120	82.73	3,189,083	5,310,120	
2005/07		0.30	0.7364	0.7364		120	82.73	3,196,128	5,349,240	
2006/01		0.25	0.9068	0.9068		120	82.97	3,203,374	5,397,720	
2006/07		0.25	0.8133	0.8133		120	82.97	3,209,886	5,441,640	
2007/01		0.20	1.0133	1.0133		120	82.97	3,216,392	5,496,720	
2007/07		0.20	1.1050	1.1050		110	80.04	3,223,500	5,094,320	
2008/01	33,491	0.15	0.8556	0.8556		110	74.60	3,261,127	5,137,880	
2008/07		0.15	0.6104	0.6104		110	74.60	3,264,114	5,169,230	
2009/01	20,766	0.10	1.3268	1.3268		110	78.93	3,289,211	5,237,870	
2009/07		0.10	0.6841	0.6841		110	78.93	3,291,461	5,273,730	
2010/01		0.05	0.8643	0.8643		110	78.93	3,292,883	5,319,270	
2010/07		0.05	0.7107	0.7107		110	81.62	3,294,052	5,357,110	
2011/01		0.00	0.9198	0.9198		110	80.00	3,294,052	5,406,390	
2011/07		0.00	0.9028	0.9028		110	80.00	3,294,052	5,455,230	
2012/01		0.00	0.3865	0.3865		110	80.00	3,294,052	5,476,350	
2012/07		0.00	0.9417	0.9417		110	80.52	3,294,052	5,527,940	
2013/01		0.00	0.4901	0.4901		110	80.52	3,294,052	5,555,000	
2013/07		0.00	0.6196	0.6196		110	77.54	3,294,052	5,589,430	
2014/01		0.00	0.8564	0.8564		110	77.54	3,294,052	5,637,280	
2014/07		0.00	1.2383	1.2383		110	78.78	3,294,052	5,707,130	
2015/01		0.00	0.7571	0.7571		110	79.40	3,294,052	5,750,360	
2015/09		0.00	1.5736	1.5736		110	79.40	3,294,052	5,840,890	
2016/09		0.00	1.9890	1.9890		110	79.40	3,294,052	5,957,050	

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0220621-00 - 2016/09

235.44

Sandy Ridge Health And Rehabilitation

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
5360 GLOVER LANE	8/1/2014-12/31/2015	Number of Beds: 60	Superior: 0
MILTON, FL 32570	Days in CR 518	Maximum: 31,080	Standard: 366
County: Santa Rosa [57]	First Used : 2016/09	Max Annualized: 21,900	Conditional: 0
Region: North Area: 1	Last Used: 2016/09	Total Patient: 29,334	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 4,041	Inflation
Current Class North Small	Initial CR? False	Medicaid: 22,617	FY Index: 1.37302921
Class at 1/94: North Small	Medicaid Utilization	77.10166%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.38224%	Cost: 1.05136470
Open Date: 09/01/1985	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 09/01/1985	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24849500
Entered Medicaid 04/24/1987	Low Occupancy Adjustment Factor:	119.36240%	DC Sem Index: 1.30450000
Med # Active Date: 02/29/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04485801
Previous Med # 209465			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,050,011	1,891,086	1,255,592	237,479		4,434,168	
1a	Audit Adjustments							
2	Cost Per Diem	46.4257	83.6135	55.5154	10.5000		196.0546	
3	Cost Per Diem Inflated	48.8103	87.3642	58.3669				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	48.8103	87.3642	58.3669	10.5000		205.0414	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	52.5379		62.9992				
7	Provider Target Rate	55.4605		66.5037				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	62.6595	100.8980	75.9871	13.6500			
9	Prior Semester: Class Ceiling Target Base	57.6324		70.0507				
10	Target Rate Class Ceiling	59.8766		72.7784				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	48.8103	87.3642	58.3669	10.5000		205.0414	
12/13	Medicaid Adjustment Rate		2.6637	1.7796				
14	Prospective Per Diem 11	48.8103	90.0279	60.1465	10.5000		209.4847	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

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0 220621-00 - 2016/09

235.44

Sandy Ridge Health And Rehabilitation

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 02/29/2000		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	1,650,000.00		Total Amount	Per Diem
RS to Start Calcs:	1985/10	Type:	Fixed	80% Capital(1):	2,360,709	14.2828
Indexed Asset Value	2,950,886	<60% of Base:	False	20% ROE(2):	590,177	0.6210
FRVS Base Asset:	1,695,540	Interest Rate:	10.4310%	Insurance Cost(3):	34,316	1.1698
Occup Adj Factor	0.9000	Chase Rate:	9.0000%	Taxes Cost(3):	24,916	0.8494
ROE Factor	0.020740	Amortization Rate:	10.4310%	Home Office(3):	11,828	0.4032
		Interest Only:	False	Replacement(3&4):	11,774	0.0000
		Yearly Payment:	281,514	Total FRVS PD:		17.3262

(1) 80% Capital (\$2,360,709) amortized at 10.4310 % for 20 years Principal & Interest of \$281,514 divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$14.2828

(2) 20% ROE (\$590,177) times the ROE factor (0.020740) divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$0.6210

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	01/01/1985	Current RS PBS:	28,259
Comparison Bed	60	Effective PBS Limitation	54,155
			1,695,540

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	48.8103	48.8103	2.2145	46.5958
Direct Care	90.0279	90.0279	4.0845	85.9434
Indirect Care	60.1465	60.1465	2.7288	57.4177
Property	10.5000	17.3262	0.7861	16.5401
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.7641
Supplemental Rate				8.1814
Totals	209.4847	216.3109	9.8139	235.4425

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1985/10	1,705,500	0.00	0.8522	0.8522		60		1,695,540	1,695,540	1
1986/01		0.10	0.8299	0.8299		60		1,695,540	1,724,220	
1986/07		0.10	0.2974	0.2974		60		1,695,540	1,720,920	
1987/01		0.20	1.0091	1.0091		60	93.61	1,698,962	1,751,700	
1987/07		0.20	0.9007	0.9007		60	93.61	1,702,022	1,765,380	
1988/01		0.30	0.9007	0.9007		60	93.61	1,706,621	1,779,720	
1988/07		0.30	0.5899	0.5899		60	93.61	1,709,642	1,778,760	
1989/01		0.40	0.5899	0.5899		60	93.61	1,713,677	1,789,260	
1989/07	35,036	0.40	0.5899	0.5899		60	96.64	1,752,757	1,801,380	
1990/01		0.50	0.5899	0.5899		60	96.64	1,757,928	1,810,440	
1990/07		0.50	0.5899	0.5899		60	94.08	1,763,114	1,821,120	
1991/01		0.60	0.5899	0.5899		60	94.08	1,769,354	1,831,800	
1991/07		0.60	1.4932	1.4932		60	93.01	1,785,206	1,859,160	
1992/01		0.70	2.0117	2.0117		60	92.90	1,810,345	1,896,540	
1992/07		0.70	1.8152	1.8152		60	92.90	1,833,347	1,930,980	
1993/01		0.80	1.7710	1.7710		60	96.43	1,859,322	1,965,180	
1993/07		0.80	1.5329	1.5329		60	96.43	1,882,123	1,995,300	
1994/01		0.90	1.6983	1.6983		60	93.76	1,910,891	2,029,200	
1994/07		0.90	1.5991	1.5991		60	93.76	1,938,393	2,061,660	
1995/01		1.00	1.5812	1.5812		60	85.65	1,969,043	2,094,240	
1995/07		1.00	1.5250	1.5250		60	85.65	1,999,071	2,126,160	
1996/01	9,126	1.00	1.7228	1.7228		60	85.28	2,042,637	2,162,820	
1996/07		1.00	1.3294	1.3294		60	85.28	2,069,792	2,191,560	
1997/01		1.00	1.4109	1.4109		60	89.27	2,098,995	2,222,460	
1997/07		1.00	1.0917	1.0917		60	89.27	2,121,910	2,246,700	
1998/01		1.00	1.1663	1.1663		60	91.73	2,146,658	2,272,920	
1998/07		1.00	1.0794	1.0794		60	91.73	2,169,829	2,297,460	
1999/01		1.00	1.4499	1.4499		60	88.17	2,201,289	2,330,760	
1999/07		1.00	1.2299	1.2299		60	88.17	2,228,363	2,359,440	
2000/01		1.00	1.3356	1.3356		60	85.04	2,258,125	2,390,940	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2000/07		1.00	1.1129	1.1129		60	85.04	2,283,256	2,417,520	
2001/01		1.00	1.2976	1.2976		60	85.04	2,312,884	2,448,900	
2001/07		1.00	0.9615	0.9615		60	85.04	2,335,122	2,472,420	
2002/01	10,529	1.00	1.0301	1.0301		60	82.25	2,369,705	2,497,860	
2002/07		1.00	0.8337	0.8337		60	82.25	2,389,461	2,518,680	
2003/01		1.00	1.3271	1.3271		60	80.41	2,421,172	2,552,100	
2003/07		1.00	1.1664	1.1664		60	80.41	2,449,413	2,581,860	
2004/01		1.00	1.1103	1.1103		60	84.01	2,476,609	2,610,540	
2004/07		1.00	0.8378	0.8378		60	84.01	2,497,358	2,632,440	
2005/01		1.00	0.8595	0.8595		60	79.74	2,518,823	2,655,060	
2005/07		1.00	0.7364	0.7364		60	79.74	2,537,372	2,674,620	
2006/01		0.95	0.9068	0.9068		60	79.74	2,559,231	2,698,860	
2006/07		0.95	0.8133	0.8133		60	74.47	2,579,004	2,720,820	
2007/01		0.90	1.0133	1.0133		60	71.01	2,602,525	2,748,360	
2007/07		0.90	1.1050	1.1050		60	71.01	2,628,407	2,778,720	
2008/01		0.85	0.8556	0.8556		60	79.61	2,647,523	2,802,480	
2008/07		0.85	0.6104	0.6104		60	79.61	2,661,258	2,819,580	
2009/01		0.80	1.3268	1.3268		60	72.85	2,689,505	2,857,020	
2009/07		0.80	0.6841	0.6841		60	72.85	2,704,225	2,876,580	
2010/01		0.75	0.8643	0.8643		60	72.85	2,721,754	2,901,420	
2010/07	20,611	0.75	0.7107	0.7107		60	71.32	2,756,872	2,922,060	
2011/01		0.70	0.9198	0.9198		60	75.50	2,774,623	2,948,940	
2011/07		0.70	0.9028	0.9028		60	75.50	2,792,159	2,975,580	
2012/01		0.65	0.3865	0.3865		60	75.50	2,799,173	2,987,100	
2012/07	10,079	0.65	0.9417	0.9417		60	77.10	2,826,386	3,015,240	
2013/01		0.60	0.4901	0.4901		60	77.10	2,834,698	3,030,000	
2013/07		0.60	0.6196	0.6196		60	78.20	2,834,698	3,048,780	5
2014/01		0.55	0.8564	0.8564		60	78.20	2,858,638	3,074,880	
2014/07		0.55	1.2383	1.2383		60	77.14	2,878,108	3,112,980	
2015/01	12,870	0.50	0.7571	0.7571		60	73.54	2,901,875	3,136,560	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2015/09		0.50	1.5736	1.5736		60	73.54	2,924,707	3,185,940	
2016/09		0.45	1.9890	1.9890		60	77.10	2,950,886	3,249,300	

Message Code:

- 1 Per Bed Standard Limitation
- 5 Uncorrected Licensure Deficiency

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID: 220621123120150801201405242016105428



Florida Agency for Health Care Administration
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Clermont Health and Rehabilitation Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
151 E MINNEHAHA AVE	1/1/2014-12/31/2014	Number of Beds: 182	Superior: 0
CLERMONT, FL 34711	Days in CR 365	Maximum: 66,430	Standard: 366
County: Lake [35]	First Used : 2016/09	Max Annualized: 66,430	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 64,143	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 11,609	Inflation
Current Class North Large	Initial CR? False	Medicaid: 49,212	FY Index: 1.34193004
Class at 1/94: North Large	Medicaid Utilization	76.72232%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	96.55728%	Cost: 1.07573004
Open Date: 01/01/1968	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/01/1981	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 07/01/1981	Low Occupancy Adjustment Factor:	122.11311%	DC Sem Index: 1.30450000
Med # Active Date: 09/29/1999	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 212539			PS Target: 1.05562807

Rate Calculations								
Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,830,303	3,780,382	2,044,713	660,917		8,316,315	
1a	Audit Adjustments							
2	Cost Per Diem	37.1922	76.8183	41.5491	13.4300		168.9896	
3	Cost Per Diem Inflated	40.0088	81.5374	44.6956				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	40.0088	81.5374	44.6956	13.4300		179.6718	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	46.3216		56.7094				
7	Provider Target Rate	48.8984		59.8640				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	40.0088	81.5374	44.6956	13.4300		179.6718	
12/13	Medicaid Adjustment Rate		2.4512	1.3437				
14	Prospective Per Diem 11	40.0088	83.9886	46.0393	13.4300		183.4667	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Clermont Health and Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 03/01/1987		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,153,991.00		Total Amount	Per Diem
RS to Start Calcs:	1981/07	Type:	Variable	80% Capital(1):	5,830,914	8.5612
Indexed Asset Value	7,288,642	<60% of Base:	False	20% ROE(2):	1,457,728	0.5537
FRVS Base Asset:	2,631,593	Interest Rate:	6.2600%	Insurance Cost(3):	104,516	1.6294
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.022710	Amortization Rate:	6.2600%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	47,657	0.0000
		Yearly Payment:	511,846	Total FRVS PD:		10.7443

(1) 80% Capital (\$5,830,914) amortized at 6.2600 % for 20 years Principal & Interest of \$511,846 divided by annual available days (66430) divided by Occup. Adj. (0.90) = \$8.5612

(2) 20% ROE (\$1,457,728) times the ROE factor (0.022710) divided by annual available days (66430) divided by Occup. Adj. (0.90) = \$0.5537

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	142	Effective PBS Limitation	54,155
			4,047,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	40.0088	40.0088	1.8152	38.1936
Direct Care	83.9886	83.9886	3.8105	80.1781
Indirect Care	46.0393	46.0393	2.0888	43.9505
Property	13.4300	10.7443	0.4875	10.2568
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.7690
Supplemental Rate				8.1814
Totals	183.4667	180.7810	8.2020	201.5294

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1981/07	384,445	0.00	2.5888	2.5888		142	70.40	384,445	3,429,158	
1982/01		0.10	2.6760	2.6760		142	68.14	385,474	3,521,032	
1982/07		0.10	2.2977	2.2977		142	68.14	386,360	3,601,830	
1983/04	13,499	0.20	2.6288	2.6288		142	64.21	401,890	3,696,544	
1983/07		0.20	3.9578	3.0000	0.9578	142	64.21	404,301	3,842,804	
1984/01	3,000	0.30	2.2530	2.2530		142	57.93	410,034	3,892,646	
1984/07		0.30	1.9179	1.9179		142	57.93	412,393	3,967,338	
1985/01	2,207,488	0.40	1.1471	1.1471		142	55.13	2,621,773	4,012,778	
1985/10	882	0.40	0.8522	0.8522		142	55.13	2,631,593	4,047,000	
1986/01		0.50	0.8299	0.8299		142	55.13	2,642,514	4,080,654	
1986/07		0.50	0.2974	0.2974		142	55.13	2,646,443	4,072,844	
1987/01		0.60	1.0091	1.0091		142	66.74	2,662,467	4,145,690	
1987/07		0.60	0.9007	0.9007		142	66.74	2,676,855	4,178,066	
1988/01		0.70	0.9007	0.9007		142	66.74	2,693,733	4,212,004	
1988/07		0.70	0.5899	0.5899		142	66.74	2,704,855	4,209,732	
1989/01		0.80	0.5899	0.5899		142	66.74	2,717,619	4,234,582	
1989/07		0.80	0.5899	0.5899		142	66.74	2,730,443	4,263,266	
1990/01		0.90	0.5899	0.5899		142	66.74	2,744,939	4,284,708	
1990/07		0.90	0.5899	0.5899		142	65.64	2,759,512	4,309,984	
1991/01		1.00	0.5899	0.5899		142	65.64	2,775,790	4,335,260	
1991/07		1.00	1.4932	1.4932		142	70.10	2,817,238	4,400,012	
1992/01		1.00	2.0117	2.0117		142	68.22	2,873,912	4,488,478	
1992/07		1.00	1.8152	1.8152		142	68.22	2,926,079	4,569,986	
1993/01		1.00	1.7710	1.7710		142	68.22	2,977,900	4,650,926	
1993/07	29,134	1.00	1.5329	1.5329		142	68.22	3,052,682	4,722,210	
1994/01		1.00	1.6983	1.6983		142	68.22	3,104,526	4,802,440	
1994/07		1.00	1.5991	1.5991		142	68.22	3,154,170	4,879,262	
1995/01		1.00	1.5812	1.5812		142	71.65	3,204,044	4,956,368	
1995/07		1.00	1.5250	1.5250		142	71.65	3,252,906	5,031,912	
1996/01		1.00	1.7228	1.7228		142	71.65	3,308,947	5,118,674	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1996/07	62,994	1.00	1.3294	1.3294		142	71.10	3,415,930	5,186,692	
1997/01		1.00	1.4109	1.4109		142	71.10	3,464,125	5,259,822	
1997/07		1.00	1.0917	1.0917		142	71.10	3,501,943	5,317,190	
1998/01		1.00	1.1663	1.1663		142	71.10	3,542,786	5,379,244	
1998/07	1,590,980	1.00	1.0794	1.0794		182	74.60	5,172,007	6,968,962	
1999/01		1.00	1.4499	1.4499		182	74.60	5,246,996	7,069,972	
1999/07		1.00	1.2299	1.2299		182	74.60	5,311,529	7,156,968	
2000/01	32,876	1.00	1.3356	1.3356		182	71.65	5,415,346	7,252,518	
2000/07		1.00	1.1129	1.1129		182	71.65	5,475,613	7,333,144	
2001/01	47,651	1.00	1.2976	1.2976		182	68.15	5,594,316	7,428,330	
2001/07		1.00	0.9615	0.9615		182	68.15	5,648,105	7,499,674	
2002/01		0.95	1.0301	1.0301		182	66.78	5,703,377	7,576,842	
2002/07	96,943	0.95	0.8337	0.8337		182	59.30	5,845,491	7,639,996	
2003/01		0.90	1.3271	1.3271		182	59.30	5,915,310	7,741,370	
2003/07		0.90	1.1664	1.1664		182	55.68	5,977,409	7,831,642	
2004/01		0.85	1.1103	1.1103		182	55.68	6,033,824	7,918,638	
2004/07		0.85	0.8378	0.8378		182	66.41	6,076,791	7,985,068	
2005/01		0.80	0.8595	0.8595		182	66.41	6,118,575	8,053,682	
2005/07		0.80	0.7364	0.7364		182	66.41	6,154,620	8,113,014	
2006/01		0.75	0.9068	0.9068		182	68.58	6,196,478	8,186,542	
2006/07		0.75	0.8133	0.8133		182	65.92	6,234,277	8,253,154	
2007/01		0.70	1.0133	1.0133		182	65.92	6,278,497	8,336,692	
2007/07		0.70	1.1050	1.1050		182	68.11	6,327,061	8,428,784	
2008/01		0.65	0.8556	0.8556		182	68.11	6,362,246	8,500,856	
2008/07	46,891	0.65	0.6104	0.6104		182	65.81	6,434,382	8,552,726	
2009/01		0.60	1.3268	1.3268		182	65.81	6,485,606	8,666,294	
2009/07		0.60	0.6841	0.6841		182	65.81	6,512,229	8,725,626	
2010/01		0.55	0.8643	0.8643		182	65.56	6,543,188	8,800,974	
2010/07		0.55	0.7107	0.7107		182	71.90	6,568,765	8,863,582	
2011/01		0.50	0.9198	0.9198		182	71.90	6,598,975	8,945,118	



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201.53

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2011/07		0.50	0.9028	0.9028		182	71.90	6,628,763	9,025,926	
2012/01	73,977	0.45	0.3865	0.3865		182	72.47	6,714,267	9,060,870	
2012/07		0.45	0.9417	0.9417		182	72.47	6,742,722	9,146,228	
2013/01	190,651	0.40	0.4901	0.4901		182	71.65	6,946,589	9,191,000	
2013/07	85,558	0.40	0.6196	0.6196		182	74.10	7,049,361	9,247,966	
2014/01		0.35	0.8564	0.8564		182	74.10	7,070,488	9,327,136	
2014/07		0.35	1.2383	1.2383		182	74.10	7,101,131	9,442,706	
2015/01	101,238	0.30	0.7571	0.7571		182	75.39	7,218,496	9,514,232	
2015/09		0.30	1.5736	1.5736		182	75.39	7,252,575	9,664,018	
2016/09		0.25	1.9890	1.9890		182	76.72	7,288,642	9,856,210	

Message Code:

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Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

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Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

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216.31

Delaney Park Health and Rehabilitation Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
215 ANNIE STREET	1/1/2015-12/31/2015	Number of Beds: 60	Superior: 0
ORLANDO, FL 32806	Days in CR 365	Maximum: 21,900	Standard: 366
County: Orange [48]	First Used : 2016/09	Max Annualized: 21,900	Conditional: 0
Region: Central Area: 7	Last Used: 2016/09	Total Patient: 20,411	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 4,665	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 12,705	FY Index: 1.37939113
Class at 1/94: North Small	Medicaid Utilization	62.24585%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	93.20091%	Cost: 1.04651568
Open Date: 07/01/1992	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 08/01/1992	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 03/30/1993	Low Occupancy Adjustment Factor:	117.86841%	DC Sem Index: 1.30450000
Med # Active Date: 09/29/1999	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 213268			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	617,331	893,332	717,375	201,247		2,429,285	
1a	Audit Adjustments							
2	Cost Per Diem	48.5896	70.3134	56.4640	15.8400		191.2070	
3	Cost Per Diem Inflated	50.8498	73.1742	59.0905				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	50.8498	73.1742	59.0905	15.8400		198.9545	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	58.3073		68.7230				
7	Provider Target Rate	61.5508		72.5459				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	66.8502	108.0204	86.7059	13.6500			
9	Prior Semester: Class Ceiling Target Base	64.9876		76.7674				
10	Target Rate Class Ceiling	67.5182		79.7567				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	50.8498	73.1742	59.0905	13.6500		196.7645	
12/13	Medicaid Adjustment Rate		1.0081	0.8141				
14	Prospective Per Diem 11	50.8498	74.1823	59.9046	13.6500		198.5867	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Delaney Park Health and Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

FRVS Status as of this Semester		Mortgage Information		Calculation of FRVS Per Diem		
Began FRVS:	03/30/1993	Amount:	0.00		Total Amount	Per Diem
Year of Phase-In/Full:		Type:	None	80% Capital(1):	2,580,350	11.0279
RS to Start Calcs:	1992/07	<60% of Base:	True	20% ROE(2):	645,088	0.6615
Indexed Asset Value	3,225,438	Interest Rate:	8.5000%	Insurance Cost(3):	36,919	1.8088
FRVS Base Asset:	1,896,540	Chase Rate:	8.5000%	Taxes Cost(3):	13,274	0.6503
Occup Adj Factor	0.9000	Amortization Rate:	8.5000%	Home Office(3):	0	0.0000
ROE Factor	0.020210	Interest Only:	True	Replacement(3&4):	25,890	0.0000
		Yearly Payment:	217,360	Total FRVS PD:		14.1485

(1) 80% Capital (\$2,580,350) amortized at 8.5000 % for 20 years Interest of \$217,360 divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$11.0279

(2) 20% ROE (\$645,088) times the ROE factor (0.020210) divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$0.6615

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	01/01/1992	Current RS PBS:	31,609
Comparison Bed	60	Effective PBS Limitation	54,155
			1,896,540

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	50.8498	50.8498	2.3070	48.5428
Direct Care	74.1823	74.1823	3.3656	70.8167
Indirect Care	59.9046	59.9046	2.7178	57.1868
Property	13.6500	14.1485	0.6419	13.5066
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.0767
Supplemental Rate				8.1814
Totals	198.5867	199.0852	9.0323	216.3110

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1992/07	2,127,479	0.00	1.8152	1.8152		60		1,896,540	1,896,540	1
1993/01		0.10	1.7710	1.7710		60	36.56	1,898,773	1,965,180	
1993/07		0.10	1.5329	1.5329		60	36.56	1,900,708	1,995,300	
1994/01		0.20	1.6983	1.6983		60	36.56	1,905,000	2,029,200	
1994/07		0.20	1.5991	1.5991		60	36.56	1,909,050	2,061,660	
1995/01		0.30	1.5812	1.5812		60	36.56	1,915,070	2,094,240	
1995/07		0.30	1.5250	1.5250		60	36.56	1,920,894	2,126,160	
1996/01		0.40	1.7228	1.7228		60	36.56	1,929,693	2,162,820	
1996/07		0.40	1.3294	1.3294		60	50.30	1,939,078	2,191,560	
1997/01		0.50	1.4109	1.4109		60	50.30	1,951,589	2,222,460	
1997/07	20,390	0.50	1.0917	1.0917		60	65.18	1,982,633	2,246,700	
1998/01		0.60	1.1663	1.1663		60	65.18	1,996,507	2,272,920	
1998/07		0.60	1.0794	1.0794		60	65.18	2,009,436	2,297,460	
1999/01		0.70	1.4499	1.4499		60	65.18	2,029,830	2,330,760	
1999/07		0.70	1.2299	1.2299		60	65.18	2,047,305	2,359,440	
2000/01	33,755	0.80	1.3356	1.3356		60	63.93	2,102,935	2,390,940	
2000/07		0.80	1.1129	1.1129		60	63.93	2,121,657	2,417,520	
2001/01		0.90	1.2976	1.2976		60	61.57	2,146,434	2,448,900	
2001/07		0.90	0.9615	0.9615		60	61.57	2,165,009	2,472,420	
2002/01	63,392	1.00	1.0301	1.0301		60	62.77	2,250,703	2,497,860	
2002/07	14,158	1.00	0.8337	0.8337		60	71.20	2,283,625	2,518,680	
2003/01		1.00	1.3271	1.3271		60	71.20	2,313,931	2,552,100	
2003/07		1.00	1.1664	1.1664		60	65.93	2,340,921	2,581,860	
2004/01		1.00	1.1103	1.1103		60	65.93	2,366,912	2,610,540	
2004/07		1.00	0.8378	0.8378		60	54.87	2,386,695	2,632,440	
2005/01		1.00	0.8595	0.8595		60	54.87	2,407,160	2,655,060	
2005/07		1.00	0.7364	0.7364		60	54.87	2,424,844	2,674,620	
2006/01		1.00	0.9068	0.9068		60	58.74	2,446,832	2,698,860	
2006/07		1.00	0.8133	0.8133		60	58.74	2,466,732	2,720,820	
2007/01		1.00	1.0133	1.0133		60	56.08	2,491,727	2,748,360	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2007/07		1.00	1.1050	1.1050		60	54.72	2,519,120	2,778,720	
2008/01		1.00	0.8556	0.8556		60	54.72	2,540,564	2,802,480	
2008/07		1.00	0.6104	0.6104		60	54.72	2,555,993	2,819,580	
2009/01	64,103	1.00	1.3268	1.3268		60	46.01	2,648,466	2,857,020	
2009/07	18,213	1.00	0.6841	0.6841		60	45.49	2,681,664	2,876,580	
2010/01		1.00	0.8643	0.8643		60	45.49	2,700,834	2,901,420	
2010/07		1.00	0.7107	0.7107		60	53.61	2,719,544	2,922,060	
2011/01		1.00	0.9198	0.9198		60	53.61	2,743,926	2,948,940	
2011/07	103,932	1.00	0.9028	0.9028		60	52.37	2,871,446	2,975,580	
2012/01		1.00	0.3865	0.3865		60	52.37	2,882,013	2,987,100	
2012/07		1.00	0.9417	0.9417		60	52.37	2,907,855	3,015,240	
2013/01		0.95	0.4901	0.4901		60	48.13	2,919,703	3,030,000	
2013/07	744,896	0.95	0.6196	0.6196		60	57.71	3,048,780	3,048,780	8
2014/01		0.90	0.8564	0.8564		60	57.71	3,072,280	3,074,880	
2014/07	32,477	0.90	1.2383	1.2383		60	63.47	3,112,980	3,112,980	8
2015/01		0.85	0.7571	0.7571		60	63.47	3,133,012	3,136,560	
2015/09		0.85	1.5736	1.5736		60	63.47	3,174,919	3,185,940	
2016/09		0.80	1.9890	1.9890		60	62.25	3,225,438	3,249,300	

Message Code:

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| 1 Per Bed Standard Limitation
8 Limited to Current RS Per Bed Standard |
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Report Calculated: 6/30/2016 8:16:40 AM

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Florida Agency for Health Care Administration
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0223239-00 - 2016/09

243.05

Regents Park at Aventura

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
18905 NE 25TH AVE	9/1/2014-2/28/2015	Number of Beds: 180	Superior: 0
AVENTURA, FL 33180	Days in CR 181	Maximum: 32,580	Standard: 366
County: Dade [13]	First Used : 2015/09	Max Annualized: 65,700	Conditional: 0
Region: South Area: 11	Last Used: 2016/09	Total Patient: 31,197	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 9,286	Inflation
Current Class South Large	Initial CR? False	Medicaid: 18,297	FY Index: 1.35644350
Class at 1/94: South Large	Medicaid Utilization	58.64987%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	95.75506%	Cost: 1.06422011
Open Date: 01/11/1988	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/11/1988	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23833109
Entered Medicaid 11/21/1988	Low Occupancy Adjustment Factor:	121.09857%	DC Sem Index: 1.30450000
Med # Active Date: 05/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05343394
Previous Med # 200450			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	895,378	1,471,914	1,228,759	331,176		3,927,227	
1a	Audit Adjustments							
2	Cost Per Diem	48.9358	80.4456	67.1563	18.1000		214.6377	
3	Cost Per Diem Inflated	52.0785	84.7441	71.4691				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	52.0785	84.7441	71.4691	18.1000		226.3917	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	54.7519		70.7593				
7	Provider Target Rate	57.7976		74.6955				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	52.0785	84.7441	70.3550	13.6500		220.8276	
12/13	Medicaid Adjustment Rate		0.8247	0.6846				
14	Prospective Per Diem 11	52.0785	85.5688	71.0396	13.6500		222.3369	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Regents Park at Aventura

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	11/21/1988	Amount:	7,500,000.00		Total Amount	Per Diem
RS to Start Calcs:	1988/01	Type:	Variable	80% Capital(1):	7,609,453	10.5359
Indexed Asset Value	9,511,816	<60% of Base:	False	20% ROE(2):	1,902,363	0.6637
FRVS Base Asset:	5,296,140	Interest Rate:	5.4000%	Insurance Cost(3):	149,613	4.7957
Occup Adj Factor	0.9000	Chase Rate:	5.7500%	Taxes Cost(3):	53,243	1.7067
ROE Factor	0.020630	Amortization Rate:	5.4000%	Home Office(3):	18,666	0.5983
		Interest Only:	False	Replacement(3&4):	67,248	0.0000
		Yearly Payment:	622,987	Total FRVS PD:		18.3003

(1) 80% Capital (\$7,609,453) amortized at 5.4000 % for 20 years Principal & Interest of \$622,987 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$10.5359

(2) 20% ROE (\$1,902,363) times the ROE factor (0.020630) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.6637

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	29,423
Comparison Date: 07/01/1987	Current RS PBS:	54,155
Comparison Bed 180	Effective PBS Limitation	5,296,140

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	52.0785	52.0785	2.3628	49.7157
Direct Care	85.5688	85.5688	3.8822	81.6866
Indirect Care	71.0396	71.0396	3.2230	67.8166
Property	13.6500	18.3003	0.8303	17.4700
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.1833
Supplemental Rate				8.1814
Totals	222.3369	226.9872	10.2983	243.0536

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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243.05

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1988/01	9,983,020	0.00	0.9007	0.9007		180		5,296,140	5,296,140	1
1988/07		0.10	0.5899	0.5899		180	1.99	5,296,140	5,336,280	
1989/01		0.10	0.5899	0.5899		180	1.99	5,296,140	5,367,780	
1989/07		0.20	0.5899	0.5899		180	1.99	5,296,140	5,404,140	
1990/01		0.20	0.5899	0.5899		180	1.99	5,296,140	5,431,320	
1990/07		0.30	0.5899	0.5899		180	1.99	5,296,140	5,463,360	
1991/01		0.30	0.5899	0.5899		180	1.99	5,296,140	5,495,400	
1991/07		0.40	1.4932	1.4932		180	18.44	5,296,140	5,577,480	
1992/01		0.40	2.0117	2.0117		180	18.44	5,296,140	5,689,620	
1992/07		0.50	1.8152	1.8152		180	31.61	5,323,766	5,792,940	
1993/01		0.50	1.7710	1.7710		180	31.61	5,350,860	5,895,540	
1993/07		0.60	1.5329	1.5329		180	43.55	5,389,827	5,985,900	
1994/01		0.60	1.6983	1.6983		180	43.55	5,433,316	6,087,600	
1994/07		0.70	1.5991	1.5991		180	55.08	5,494,137	6,184,980	
1995/01		0.70	1.5812	1.5812		180	55.08	5,554,946	6,282,720	
1995/07		0.80	1.5250	1.5250		180	56.01	5,622,716	6,378,480	
1996/01		0.80	1.7228	1.7228		180	56.01	5,700,208	6,488,460	
1996/07		0.90	1.3294	1.3294		180	62.78	5,768,411	6,574,680	
1997/01		0.90	1.4109	1.4109		180	62.78	5,841,658	6,667,380	
1997/07		1.00	1.0917	1.0917		180	66.97	5,905,431	6,740,100	
1998/01		1.00	1.1663	1.1663		180	66.97	5,974,306	6,818,760	
1998/07		1.00	1.0794	1.0794		180	60.98	6,038,793	6,892,380	
1999/01		1.00	1.4499	1.4499		180	60.98	6,126,349	6,992,280	
1999/07		1.00	1.2299	1.2299		180	57.55	6,201,697	7,078,320	
2000/01	593,370	1.00	1.3356	1.3356		180	57.15	6,877,897	7,172,820	
2000/07	216,042	1.00	1.1129	1.1129		180	57.15	7,170,483	7,252,560	
2001/01	76,704	1.00	1.2976	1.2976		180	57.15	7,340,231	7,346,700	
2001/07	366,156	1.00	0.9615	0.9615		180	57.15	7,417,260	7,417,260	8
2002/01		1.00	1.0301	1.0301		180	57.15	7,493,580	7,493,580	8
2002/07		1.00	0.8337	0.8337		180	57.15	7,556,040	7,556,040	8



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243.05

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2003/01		1.00	1.3271	1.3271		180	57.15	7,656,300	7,656,300	8
2003/07	62,935	1.00	1.1664	1.1664		180	55.06	7,745,580	7,745,580	8
2004/01	49,429	1.00	1.1103	1.1103		180	59.90	7,831,620	7,831,620	8
2004/07		1.00	0.8378	0.8378		180	59.90	7,897,233	7,897,320	
2005/01		1.00	0.8595	0.8595		180	62.56	7,965,110	7,965,180	
2005/07		1.00	0.7364	0.7364		180	62.56	8,023,765	8,023,860	
2006/01		1.00	0.9068	0.9068		180	56.12	8,096,525	8,096,580	
2006/07		1.00	0.8133	0.8133		180	56.12	8,162,374	8,162,460	
2007/01		1.00	1.0133	1.0133		180	56.12	8,245,080	8,245,080	8
2007/07		1.00	1.1050	1.1050		180	56.16	8,336,160	8,336,160	8
2008/01		1.00	0.8556	0.8556		180	54.57	8,406,927	8,407,440	
2008/07		0.95	0.6104	0.6104		180	54.57	8,455,298	8,458,740	
2009/01		0.95	1.3268	1.3268		180	54.57	8,561,044	8,571,060	
2009/07	117,384	0.90	0.6841	0.6841		180	52.71	8,629,740	8,629,740	8
2010/01		0.90	0.8643	0.8643		180	52.71	8,694,076	8,704,260	
2010/07		0.85	0.7107	0.7107		180	53.62	8,745,279	8,766,180	
2011/01		0.85	0.9198	0.9198		180	53.62	8,811,934	8,846,820	
2011/07		0.80	0.9028	0.9028		180	54.26	8,874,718	8,926,740	
2012/01		0.80	0.3865	0.3865		180	54.26	8,901,789	8,961,300	
2012/07	124,682	0.75	0.9417	0.9417		180	52.65	9,045,720	9,045,720	8
2013/01		0.75	0.4901	0.4901		180	52.65	9,077,551	9,090,000	
2013/07	174,090	0.70	0.6196	0.6196		180	57.83	9,146,340	9,146,340	8
2014/01		0.70	0.8564	0.8564		180	60.53	9,201,172	9,224,640	
2014/07		0.65	1.2383	1.2383		180	60.53	9,275,232	9,338,940	
2015/01		0.65	0.7571	0.7571		180	60.53	9,320,875	9,409,680	
2015/09		0.60	1.5736	1.5736		180	58.65	9,408,883	9,557,820	
2016/09		0.55	1.9890	1.9890		180	58.65	9,511,816	9,747,900	

Message Code:

- | |
|--|
| 1 Per Bed Standard Limitation |
| 8 Limited to Current RS Per Bed Standard |



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0223654-00 - 2016/09

193.30

Orlando Health and Rehabilitation Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
830 WEST 29TH STREET	7/1/2014-12/31/2014	Number of Beds: 420	Superior: 0
ORLANDO, FL 32805	Days in CR 184	Maximum: 77,280	Standard: 366
County: Orange [48]	First Used : 2016/09	Max Annualized: 153,300	Conditional: 0
Region: Central Area: 7	Last Used: 2016/09	Total Patient: 64,609	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 8,961	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 52,117	FY Index: 1.35002422
Class at 1/94: North Large	Medicaid Utilization	80.66523%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	83.60378%	Cost: 1.06928041
Open Date: 05/01/1971	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 05/01/1971	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23500000
Entered Medicaid 05/01/1971	Low Occupancy Adjustment Factor:	105.73121%	DC Sem Index: 1.30450000
Med # Active Date: 09/29/1999	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05627530
Previous Med # 218367			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,514,533	3,790,541	2,089,953	755,175		9,150,202	
1a	Audit Adjustments							
2	Cost Per Diem	48.2478	72.7314	40.1012	14.4900		175.5704	
3	Cost Per Diem Inflated	51.5904	76.8244	42.8794				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	51.5904	76.8244	42.8794	14.4900		185.7842	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	49.2166		59.1605				
7	Provider Target Rate	51.9544		62.4515				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500			
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292				
10	Target Rate Class Ceiling	59.0945		68.1848				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	51.5904	76.8244	42.8794	13.6500		184.9442	
12/13	Medicaid Adjustment Rate		2.6503	1.4793				
14	Prospective Per Diem 11	51.5904	79.4747	44.3587	13.6500		189.0738	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

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Orlando Health and Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	10/01/1985	Amount:	16,200,000.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	14,390,182	11.8716
Indexed Asset Value	17,987,727	<60% of Base:	False	20% ROE(2):	3,597,545	0.5757
FRVS Base Asset:	8,041,774	Interest Rate:	9.7500%	Insurance Cost(3):	120,059	1.8582
Occup Adj Factor	0.9000	Chase Rate:	7.7500%	Taxes Cost(3):	1,952	0.0302
ROE Factor	0.022080	Amortization Rate:	9.7500%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	73,572	0.0000
		Yearly Payment:	1,637,920	Total FRVS PD:		14.3357

(1) 80% Capital (\$14,390,182) amortized at 9.7500 % for 20 years Principal & Interest of \$1,637,920 divided by annual available days (153300) divided by Occup. Adj. (0.90) = \$11.8716

(2) 20% ROE (\$3,597,545) times the ROE factor (0.022080) divided by annual available days (153300) divided by Occup. Adj. (0.90) = \$0.5757

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	54,155
Comparison Bed	420	Effective PBS Limitation	11,970,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	51.5904	51.5904	2.3406	49.2498
Direct Care	79.4747	79.4747	3.6057	75.8690
Indirect Care	44.3587	44.3587	2.0125	42.3462
Property	13.6500	14.3357	0.6504	13.6853
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				3.9678
Supplemental Rate				8.1814
Totals	189.0738	189.7595	8.6092	193.2995

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
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193.30

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	3,293,126	0.00				420	100.00	3,293,126	4,309,620	
1972/01		0.10	3.9787	3.0000	0.9787	420	100.00	3,303,005	4,480,980	
1972/07	318	0.10	5.9113	3.0000	2.9113	420	100.00	3,313,232	4,701,900	
1973/01	2,440	0.20	8.0622	3.0000	5.0622	420	100.00	3,335,551	4,944,240	
1973/07		0.20	10.7186	3.0000	7.7186	420	100.00	3,355,564	5,223,960	
1974/01		0.30	12.9457	3.0000	9.9457	420	100.00	3,385,764	5,496,960	
1974/07	95,015	0.30	13.0494	3.0000	10.0494	420	100.00	3,511,251	5,667,480	
1975/01	1,762	0.40	13.1399	3.0000	10.1399	420	100.00	3,555,148	5,842,620	
1975/07		0.40	14.2033	3.0000	11.2033	420	100.00	3,597,810	6,080,340	
1976/01	1,104,329	0.50	15.2478	3.0000	12.2478	420	100.00	4,756,106	6,326,040	
1976/07		0.50	15.7330	3.0000	12.7330	420	100.00	4,827,448	6,546,540	
1977/01		0.60	16.4836	3.0000	13.4836	420	100.00	4,914,342	6,792,240	
1977/07	50,465	0.60	18.5412	3.0000	15.5412	420	100.00	5,053,265	7,135,380	
1978/01		0.70	20.2809	3.0000	17.2809	420	100.00	5,159,384	7,473,900	
1978/07	14,894	0.70	22.8203	3.0000	19.8203	420	100.00	5,282,625	7,887,600	
1979/01		0.80	24.9476	3.0000	21.9476	420	100.00	5,409,408	8,292,060	
1979/07	41,507	0.80	26.1458	3.0000	23.1458	420	100.00	5,580,741	8,640,240	
1980/01		0.90	29.3115	3.0000	26.3115	420	60.76	5,731,421	9,173,220	
1980/07	22,839	0.90	30.1222	3.0000	27.1222	420	60.76	5,909,008	9,522,660	
1981/01		1.00	30.9462	3.0000	27.9462	420	62.30	6,086,278	9,886,800	
1981/07	18,382	1.00	30.5350	3.0000	27.5350	420	62.30	6,287,248	10,142,580	
1982/01	31,789	1.00	30.2110	3.0000	27.2110	420	64.43	6,507,654	10,414,320	
1982/07		1.00	29.5087	3.0000	26.5087	420	100.00	6,702,884	10,653,300	
1983/04	17,714	1.00	29.1375	3.0000	26.1375	420	100.00	6,921,685	10,933,440	
1983/07		1.00	30.0953	3.0000	27.0953	420	64.46	7,129,336	11,366,040	
1984/01		1.00	28.3905	3.0000	25.3905	420	100.00	7,343,216	11,513,460	
1984/07	16,632	1.00	27.3084	3.0000	24.3084	420	100.00	7,580,144	11,734,380	
1985/01		1.00	25.4555	3.0000	22.4555	420	62.06	7,807,548	11,868,780	
1985/10		1.00	23.3077	3.0000	20.3077	420	62.06	8,041,774	11,970,000	
1986/01		1.00	21.1376	3.0000	18.1376	420	60.82	8,283,027	12,069,540	



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193.30

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	420	60.82	8,531,518	12,046,440	
1987/01		1.00	16.4441	3.0000	13.4441	420	61.30	8,787,464	12,261,900	
1987/07		1.00	14.3448	3.0000	11.3448	420	61.30	9,051,088	12,357,660	
1988/01		1.00	12.2455	3.0000	9.2455	420	61.21	9,322,621	12,458,040	
1988/07		1.00	9.8354	3.0000	6.8354	420	61.21	9,602,300	12,451,320	
1989/01		1.00	7.4253	3.0000	4.4253	420	64.09	9,890,369	12,524,820	
1989/07		1.00	5.0152	3.0000	2.0152	420	64.09	10,187,080	12,609,660	
1990/01		1.00	2.6051	2.6051		420	68.88	10,452,464	12,673,080	
1990/07		1.00	0.5899	0.5899		420	68.88	10,514,123	12,747,840	
1991/01		1.00	0.5899	0.5899		420	75.48	10,576,146	12,822,600	
1991/07		1.00	1.4932	1.4932		420	75.48	10,734,069	13,014,120	
1992/01		0.95	2.0117	2.0117		420	79.04	10,939,208	13,275,780	
1992/07		0.95	1.8152	1.8152		420	79.04	11,127,844	13,516,860	
1993/01		0.90	1.7710	1.7710		420	76.80	11,305,211	13,756,260	
1993/07		0.90	1.5329	1.5329		420	76.80	11,461,178	13,967,100	
1994/01	405,912	0.85	1.6983	1.6983		420	77.21	12,032,544	14,204,400	
1994/07		0.85	1.5991	1.5991		420	77.21	12,196,090	14,431,620	
1995/01		0.80	1.5812	1.5812		420	77.21	12,350,371	14,659,680	
1995/07	91,481	0.80	1.5250	1.5250		420	75.97	12,592,527	14,883,120	
1996/01	13,504	0.75	1.7228	1.7228		420	79.83	12,768,739	15,139,740	
1996/07	59,756	0.75	1.3294	1.3294		420	79.83	12,955,812	15,340,920	
1997/01	131,606	0.70	1.4109	1.4109		420	79.83	13,215,370	15,557,220	
1997/07		0.70	1.0917	1.0917		420	79.83	13,215,370	15,726,900	5
1998/01		0.65	1.1663	1.1663		420	79.83	13,417,313	15,910,440	
1998/07		0.65	1.0794	1.0794		420	79.83	13,417,313	16,082,220	5
1999/01	192,974	0.60	1.4499	1.4499		420	86.50	13,821,959	16,315,320	
1999/07		0.60	1.2299	1.2299		420	86.50	13,923,951	16,516,080	
2000/01		0.55	1.3356	1.3356		420	86.50	14,026,236	16,736,580	
2000/07		0.55	1.1129	1.1129		420	86.50	14,112,091	16,922,640	
2001/01	105,782	0.50	1.2976	1.2976		420	84.53	14,309,432	17,142,300	



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193.30

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		0.50	0.9615	0.9615		420	84.53	14,378,232	17,306,940	
2002/01	489,335	0.45	1.0301	1.0301		420	81.71	14,934,210	17,485,020	
2002/07		0.45	0.8337	0.8337		420	81.71	14,990,243	17,630,760	
2003/01	80,425	0.40	1.3271	1.3271		420	80.55	15,150,236	17,864,700	
2003/07		0.40	1.1664	1.1664		420	80.55	15,220,927	18,073,020	
2004/01		0.35	1.1103	1.1103		420	79.45	15,280,076	18,273,780	
2004/07		0.35	0.8378	0.8378		420	79.45	15,280,076	18,427,080	5
2005/01		0.30	0.8595	0.8595		420	79.45	15,364,400	18,585,420	
2005/07		0.30	0.7364	0.7364		420	79.03	15,398,340	18,722,340	
2006/01		0.25	0.9068	0.9068		420	79.03	15,433,248	18,892,020	
2006/07		0.25	0.8133	0.8133		420	82.54	15,464,624	19,045,740	
2007/01		0.20	1.0133	1.0133		420	82.54	15,495,971	19,238,520	
2007/07		0.20	1.1050	1.1050		420	82.89	15,530,217	19,451,040	
2008/01		0.15	0.8556	0.8556		420	82.89	15,550,142	19,617,360	
2008/07		0.15	0.6104	0.6104		420	80.97	15,564,386	19,737,060	
2009/01	440,321	0.10	1.3268	1.3268		420	83.27	16,025,361	19,999,140	
2009/07		0.10	0.6841	0.6841		420	83.27	16,036,322	20,136,060	
2010/01		0.05	0.8643	0.8643		420	83.27	16,043,250	20,309,940	
2010/07	196,887	0.05	0.7107	0.7107		420	83.83	16,245,832	20,454,420	
2011/01	90,264	0.00	0.9198	0.9198		420	82.71	16,336,096	20,642,580	
2011/07		0.00	0.9028	0.9028		420	82.71	16,336,096	20,829,060	
2012/01		0.00	0.3865	0.3865		420	82.71	16,336,096	20,909,700	
2012/07	67,429	0.00	0.9417	0.9417		420	82.69	16,403,525	21,106,680	
2013/01		0.00	0.4901	0.4901		420	82.69	16,403,525	21,210,000	
2013/07	103,244	0.00	0.6196	0.6196		420	80.77	16,506,769	21,341,460	
2014/01	730,638	0.00	0.8564	0.8564		420	80.05	17,237,407	21,524,160	
2014/07		0.00	1.2383	1.2383		420	80.05	17,237,407	21,790,860	
2015/01	714,255	0.00	0.7571	0.7571		420	83.38	17,951,662	21,955,920	
2015/09		0.00	1.5736	1.5736		420	83.38	17,951,662	22,301,580	
2016/09	36,065	0.00	1.9890	1.9890		420	80.67	17,987,727	22,745,100	

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0223786-00 - 2016/09

248.94

Life Care Center of Sarasota

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
8104 TUTTLE AVE	2/1/2015-1/31/2016	Number of Beds: 120	Superior: 0
SARASOTA, FL 34243-2885	Days in CR 365	Maximum: 43,800	Standard: 366
County: Manatee [41]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 34,255	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 18,205	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 11,256	FY Index: 1.38133246
Class at 1/94: North Large	Medicaid Utilization	32.85944%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	78.20776%	Cost: 1.04504491
Open Date: 05/05/2000	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 05/05/2000	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25516446
Entered Medicaid 06/26/2000	Low Occupancy Adjustment Factor:	98.90702%	DC Sem Index: 1.30450000
Med # Active Date: 06/29/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03930604
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	567,526	1,144,900	891,678	317,869		2,921,973	
1a	Audit Adjustments							
2	Cost Per Diem	50.4199	101.7146	79.2180	28.2400		259.5925	
3	Cost Per Diem Inflated	52.6911	105.7126	82.7864				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	52.6911	105.7126	82.7864	28.2400		269.4301	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	68.4595		61.5763				
7	Provider Target Rate	72.2678		65.0017				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500			
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292				
10	Target Rate Class Ceiling	59.0945		68.1848				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	52.6911	102.9392	65.0017	13.6500		234.2820	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	52.6911	102.9392	65.0017	13.6500		234.2820	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

Rate Semester 09/01/2016 through 08/31/2017

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Life Care Center of Sarasota

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 06/29/2000		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	2000/01	Type:	None	80% Capital(1):	5,157,686	12.3311
Indexed Asset Value	6,447,107	<60% of Base:	True	20% ROE(2):	1,289,421	0.6643
FRVS Base Asset:	4,718,880	Interest Rate:	9.5000%	Insurance Cost(3):	25,969	0.7581
Occup Adj Factor	0.9000	Chase Rate:	9.5000%	Taxes Cost(3):	140,990	4.1159
ROE Factor	0.020310	Amortization Rate:	9.5000%	Home Office(3):	61,900	1.8070
		Interest Only:	True	Replacement(3&4):	91,409	0.0000
		Yearly Payment:	486,093	Total FRVS PD:		19.6764

(1) 80% Capital (\$5,157,686) amortized at 9.5000 % for 20 years Interest of \$486,093 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$12.3311

(2) 20% ROE (\$1,289,421) times the ROE factor (0.020310) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6643

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1999	Current RS PBS:	39,324
Comparison Bed	120	Effective PBS Limitation	54,155
			4,718,880

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	52.6911	52.6911	2.3906	50.3005
Direct Care	102.9392	102.9392	4.6703	98.2689
Indirect Care	65.0017	65.0017	2.9491	62.0526
Property	13.6500	19.6764	0.8927	18.7837
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				11.3539
Supplemental Rate				8.1814
Totals	234.2820	240.3084	10.9027	248.9410

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2000/01	9,577,158	0.00	1.3356	1.3356		120	40.45	4,718,880	4,718,880	1
2000/07	65,951	0.10	1.1129	1.1129		120	40.45	4,788,694	4,835,040	
2001/01		0.10	1.2976	1.2976		120	40.45	4,793,265	4,897,800	
2001/07		0.20	0.9615	0.9615		120	40.45	4,800,044	4,944,840	
2002/01		0.20	1.0301	1.0301		120	40.45	4,800,044	4,995,720	5
2002/07	46,153	0.30	0.8337	0.8337		120	55.99	4,865,492	5,037,360	
2003/01		0.30	1.3271	1.3271		120	55.99	4,884,862	5,104,200	
2003/07		0.40	1.1664	1.1664		120	55.73	4,907,655	5,163,720	
2004/01		0.40	1.1103	1.1103		120	55.73	4,929,450	5,221,080	
2004/07	31,623	0.50	0.8378	0.8378		120	46.72	4,978,614	5,264,880	
2005/01		0.50	0.8595	0.8595		120	46.72	4,996,791	5,310,120	
2005/07	25,435	0.60	0.7364	0.7364		120	45.59	5,040,525	5,349,240	
2006/01		0.60	0.9068	0.9068		120	45.59	5,063,258	5,397,720	
2006/07		0.70	0.8133	0.8133		120	45.59	5,087,151	5,441,640	
2007/01	68,737	0.70	1.0133	1.0133		120	47.65	5,187,149	5,496,720	
2007/07		0.80	1.1050	1.1050		120	47.65	5,226,876	5,557,440	
2008/01	287,895	0.80	0.8556	0.8556		120	37.12	5,538,918	5,604,960	
2008/07	85,788	0.90	0.6104	0.6104		120	30.69	5,639,160	5,639,160	8
2009/01		0.90	1.3268	1.3268		120	30.69	5,676,734	5,714,040	
2009/07		1.00	0.6841	0.6841		120	30.69	5,698,404	5,753,160	
2010/01	125,013	1.00	0.8643	0.8643		120	27.64	5,802,840	5,802,840	8
2010/07	112,641	1.00	0.7107	0.7107		120	27.96	5,844,120	5,844,120	8
2011/01		1.00	0.9198	0.9198		120	27.96	5,871,447	5,897,880	
2011/07		1.00	0.9028	0.9028		120	27.96	5,898,394	5,951,160	
2012/01	94,676	1.00	0.3865	0.3865		120	31.66	5,974,200	5,974,200	8
2012/07	512,728	1.00	0.9417	0.9417		120	33.40	6,030,480	6,030,480	8
2013/01		1.00	0.4901	0.4901		120	33.40	6,048,428	6,060,000	
2013/07		1.00	0.6196	0.6196		120	33.40	6,071,186	6,097,560	
2014/01	43,679	1.00	0.8564	0.8564		120	27.84	6,141,183	6,149,760	
2014/07	234,413	1.00	1.2383	1.2383		120	28.67	6,225,960	6,225,960	8



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2015/01		1.00	0.7571	0.7571		120	28.67	6,250,531	6,273,120	
2015/09		1.00	1.5736	1.5736		120	28.67	6,301,803	6,371,880	
2016/09	70,417	1.00	1.9890	1.9890		120	32.86	6,447,107	6,498,600	

Message Code:

- 1 Per Bed Standard Limitation
- 5 Uncorrected Licensure Deficiency
- 8 Limited to Current RS Per Bed Standard

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID: 223786013120160201201504202016213119



Florida Agency for Health Care Administration
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248.16

Avante At Orlando Inc.

Type of Cost Report: **Prospective with Interim Component** Type of Cost: **Actual with Interim Component** Type of Rate: **Prospective**

Type of Ownership: **Proprietary : Corporation**

CHOW Status based on this Cost Report: **No Change**

Provider Information	Cost Report	Patient Days	Ratings Days
2000 NORTH SEMORAN BOULE ORLANDO, FL 32807	1/1/2015-12/31/2015	Number of Beds: 118	Superior: 0
County: Orange [48]	Days in CR 365	Maximum: 43,070	Standard: 366
Region: Central Area: 7	First Used : 2016/09	Max Annualized: 43,070	Conditional: 0
Control: Proprietary : Corporation	Last Used: 2016/09	Total Patient: 34,321	Total: 366
Current Class Central Large	Unaudited	Medicare: 3,010	Inflation
Class at 1/94: North Large	Initial CR? False	Medicaid: 27,657	FY Index: 1.37939113
Operating Ex > 18 months	Medicaid Utilization	80.58332%	Semester Index: 1.44355445
Open Date: 09/01/1970	Occupancy:	79.68656%	Cost: 1.04651568
Acquired Date: 09/01/1970	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Entered Medicaid 10/01/1980	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Med # Active Date: 06/01/2000	Low Occupancy Adjustment Factor:	100.77722%	DC Sem Index: 1.30450000
Previous Med # 213063	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,337,563	2,488,869	1,803,875	164,559		5,794,866	
1a	Audit Adjustments							
2	Cost Per Diem	48.3625	89.9906	65.2231	5.9500		209.5262	
3	Cost Per Diem Inflated	50.6121	93.6520	68.2570				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	50.6121	93.6520	68.2570	5.9500		218.4711	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	54.8805		90.2617				
7	Provider Target Rate	57.9334		95.2828				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500			
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292				
10	Target Rate Class Ceiling	59.0945		68.1848				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	50.6121	93.6520	68.1848	5.9500		218.3989	
12/13	Medicaid Adjustment Rate		3.2222	2.3460				
14	Prospective Per Diem 11	50.6121	96.8742	70.5308	5.9500		223.9671	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Avante At Orlando Inc.

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	01/01/1991	Amount:	450,000.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	2,876,922	9.2274
Indexed Asset Value	3,596,153	<60% of Base:	True	20% ROE(2):	719,231	0.3750
FRVS Base Asset:	1,773,104	Interest Rate:	7.2000%	Insurance Cost(3):	31,394	0.9147
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	37,215	1.0843
ROE Factor	0.020210	Amortization Rate:	12.5000%	Home Office(3):	32,501	0.9470
		Interest Only:	True	Replacement(3&4):	22,119	0.0000
		Yearly Payment:	357,680	Total FRVS PD:		12.5484

(1) 80% Capital (\$2,876,922) amortized at 12.5000 % for 20 years Interest of \$357,680 divided by annual available days (43070) divided by Occup. Adj. (0.90) = \$9.2274

(2) 20% ROE (\$719,231) times the ROE factor (0.020210) divided by annual available days (43070) divided by Occup. Adj. (0.90) = \$0.3750

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 118	Effective PBS Limitation	3,363,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	50.6121	50.6121	2.2962	48.3159
Direct Care	96.8742	96.8742	4.3951	92.4791
Indirect Care	70.5308	70.5308	3.1999	67.3309
Property	5.9500	12.5484	0.5693	11.9791
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.8739
Supplemental Rate				8.1814
Totals	223.9671	230.5655	10.4605	248.1603

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	902,121	0.00				118	100.00	902,121	1,210,798	
1972/01		0.10	3.9787	3.0000	0.9787	118	100.00	904,827	1,258,942	
1972/07		0.10	5.9113	3.0000	2.9113	118	100.00	907,541	1,321,010	
1973/01		0.20	8.0622	3.0000	5.0622	118	100.00	912,986	1,389,096	
1973/07		0.20	10.7186	3.0000	7.7186	118	100.00	918,464	1,467,684	
1974/01		0.30	12.9457	3.0000	9.9457	118	100.00	926,730	1,544,384	
1974/07		0.30	13.0494	3.0000	10.0494	118	100.00	935,071	1,592,292	
1975/01		0.40	13.1399	3.0000	10.1399	118	100.00	946,292	1,641,498	
1975/07		0.40	14.2033	3.0000	11.2033	118	100.00	957,648	1,708,286	
1976/01		0.50	15.2478	3.0000	12.2478	118	100.00	972,013	1,777,316	
1976/07		0.50	15.7330	3.0000	12.7330	118	100.00	986,593	1,839,266	
1977/01		0.60	16.4836	3.0000	13.4836	118	100.00	1,004,352	1,908,296	
1977/07		0.60	18.5412	3.0000	15.5412	118	100.00	1,022,430	2,004,702	
1978/01		0.70	20.2809	3.0000	17.2809	118	100.00	1,043,901	2,099,810	
1978/07		0.70	22.8203	3.0000	19.8203	118	100.00	1,065,823	2,216,040	
1979/01		0.80	24.9476	3.0000	21.9476	118	100.00	1,091,403	2,329,674	
1979/07		0.80	26.1458	3.0000	23.1458	118	100.00	1,117,597	2,427,496	
1980/01	23,868	0.90	29.3115	3.0000	26.3115	118	84.15	1,171,640	2,577,238	
1980/07	17,207	0.90	30.1222	3.0000	27.1222	118	84.15	1,220,481	2,675,414	
1981/01	22,341	1.00	30.9462	3.0000	27.9462	118	85.05	1,279,436	2,777,720	
1981/07	3,497	1.00	30.5350	3.0000	27.5350	118	85.05	1,321,316	2,849,582	
1982/01	659	1.00	30.2110	3.0000	27.2110	118	83.72	1,361,614	2,925,928	
1982/07	38,415	1.00	29.5087	3.0000	26.5087	118	83.72	1,440,877	2,993,070	
1983/04	1,950	1.00	29.1375	3.0000	26.1375	118	81.37	1,486,053	3,071,776	
1983/07	18,994	1.00	30.0953	3.0000	27.0953	118	81.37	1,549,629	3,193,316	
1984/01	3,803	1.00	28.3905	3.0000	25.3905	118	84.71	1,599,921	3,234,734	
1984/07		1.00	27.3084	3.0000	24.3084	118	84.71	1,647,919	3,296,802	
1985/01	24,103	1.00	25.4555	3.0000	22.4555	118	84.71	1,721,460	3,334,562	
1985/10		1.00	23.3077	3.0000	20.3077	118	84.71	1,773,104	3,363,000	
1986/01		1.00	21.1376	3.0000	18.1376	118	85.91	1,826,297	3,390,966	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	118	85.91	1,881,086	3,384,476	
1987/01		1.00	16.4441	3.0000	13.4441	118	87.34	1,937,519	3,445,010	
1987/07		1.00	14.3448	3.0000	11.3448	118	87.34	1,995,645	3,471,914	
1988/01		1.00	12.2455	3.0000	9.2455	118	86.43	2,055,514	3,500,116	
1988/07		1.00	9.8354	3.0000	6.8354	118	86.43	2,117,179	3,498,228	
1989/01		1.00	7.4253	3.0000	4.4253	118	91.61	2,180,694	3,518,878	
1989/07		1.00	5.0152	3.0000	2.0152	118	91.61	2,246,115	3,542,714	
1990/01		1.00	2.6051	2.6051		118	82.76	2,304,629	3,560,532	
1990/07		1.00	0.5899	0.5899		118	97.97	2,318,224	3,581,536	
1991/01		1.00	0.5899	0.5899		118	97.97	2,331,899	3,602,540	
1991/07		1.00	1.4932	1.4932		118	97.97	2,366,719	3,656,348	
1992/01		0.95	2.0117	2.0117		118	97.97	2,411,949	3,729,862	
1992/07		0.95	1.8152	1.8152		118	97.97	2,453,541	3,797,594	
1993/01		0.90	1.7710	1.7710		118	97.97	2,453,541	3,864,854	5
1993/07		0.90	1.5329	1.5329		118	97.97	2,527,037	3,924,090	
1994/01		0.85	1.6983	1.6983		118	97.51	2,563,517	3,990,760	
1994/07		0.85	1.5991	1.5991		118	97.51	2,598,360	4,054,598	
1995/01		0.80	1.5812	1.5812		118	96.40	2,631,229	4,118,672	
1995/07		0.80	1.5250	1.5250		118	96.40	2,663,330	4,181,448	
1996/01		0.75	1.7228	1.7228		118	97.60	2,697,743	4,253,546	
1996/07		0.75	1.3294	1.3294		118	97.60	2,724,642	4,310,068	
1997/01		0.70	1.4109	1.4109		118	90.56	2,751,551	4,370,838	
1997/07		0.70	1.0917	1.0917		118	90.56	2,751,551	4,418,510	5
1998/01		0.65	1.1663	1.1663		118	90.56	2,793,597	4,470,076	
1998/07		0.65	1.0794	1.0794		118	90.56	2,813,197	4,518,338	
1999/01		0.60	1.4499	1.4499		118	90.56	2,837,669	4,583,828	
1999/07		0.60	1.2299	1.2299		118	90.56	2,837,669	4,640,232	5
2000/01	233,273	0.55	1.3356	1.3356		118	81.69	3,112,880	4,702,182	
2000/07		0.55	1.1129	1.1129		118	81.69	3,131,934	4,754,456	
2001/01		0.50	1.2976	1.2976		118	81.69	3,152,254	4,816,170	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		0.50	0.9615	0.9615		118	81.69	3,167,410	4,862,426	
2002/01		0.45	1.0301	1.0301		118	81.69	3,182,091	4,912,458	
2002/07		0.45	0.8337	0.8337		118	81.69	3,194,030	4,953,404	
2003/01	29,164	0.40	1.3271	1.3271		118	71.10	3,240,148	5,019,130	
2003/07		0.40	1.1664	1.1664		118	71.10	3,255,267	5,077,658	
2004/01		0.35	1.1103	1.1103		118	60.39	3,267,917	5,134,062	
2004/07		0.35	0.8378	0.8378		118	60.39	3,277,499	5,177,132	
2005/01		0.30	0.8595	0.8595		118	67.60	3,285,952	5,221,618	
2005/07		0.30	0.7364	0.7364		118	67.60	3,293,211	5,260,086	
2006/01		0.25	0.9068	0.9068		118	65.92	3,300,677	5,307,758	
2006/07		0.25	0.8133	0.8133		118	65.92	3,307,387	5,350,946	
2007/01		0.20	1.0133	1.0133		118	64.36	3,314,091	5,405,108	
2007/07		0.20	1.1050	1.1050		118	64.36	3,321,415	5,464,816	
2008/01		0.15	0.8556	0.8556		118	64.57	3,325,676	5,511,544	
2008/07		0.15	0.6104	0.6104		118	64.57	3,328,722	5,545,174	
2009/01		0.10	1.3268	1.3268		118	65.77	3,333,139	5,618,806	
2009/07		0.10	0.6841	0.6841		118	65.77	3,335,419	5,657,274	
2010/01		0.05	0.8643	0.8643		118	75.02	3,336,860	5,706,126	
2010/07		0.05	0.7107	0.7107		118	75.02	3,338,045	5,746,718	
2011/01	169,307	0.00	0.9198	0.9198		118	80.66	3,507,352	5,799,582	
2011/07		0.00	0.9028	0.9028		118	80.66	3,507,352	5,851,974	
2012/01	40,659	0.00	0.3865	0.3865		118	79.64	3,548,011	5,874,630	
2012/07		0.00	0.9417	0.9417		118	79.64	3,548,011	5,929,972	
2013/01	25,506	0.00	0.4901	0.4901		118	78.21	3,573,517	5,959,000	
2013/07		0.00	0.6196	0.6196		118	78.21	3,573,517	5,995,934	
2014/01		0.00	0.8564	0.8564		118	82.29	3,573,517	6,047,264	
2014/07		0.00	1.2383	1.2383		118	82.29	3,573,517	6,122,194	
2015/01	22,636	0.00	0.7571	0.7571		118	85.13	3,596,153	6,168,568	
2015/09		0.00	1.5736	1.5736		118	85.13	3,596,153	6,265,682	
2016/09		0.00	1.9890	1.9890		118	80.58	3,596,153	6,390,290	

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
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Haines City Health Care

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
409 S 10TH ST	12/1/2014-11/30/2015	Number of Beds: 120	Superior: 0
HAINES CITY, FL 33845-1476	Days in CR 365	Maximum: 43,800	Standard: 366
County: Polk [53]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 35,386	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 2,939	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 26,012	FY Index: 1.37620649
Class at 1/94: South Large	Medicaid Utilization	73.50930%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	80.78995%	Cost: 1.04893739
Open Date: 12/01/1983	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 12/01/1983	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25099500
Entered Medicaid 12/01/1983	Low Occupancy Adjustment Factor:	102.17264%	DC Sem Index: 1.30450000
Med # Active Date: 07/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04276996
Previous Med # 207578			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,263,672	2,542,693	1,313,320	413,591		5,533,276	
1a	Audit Adjustments							
2	Cost Per Diem	48.5803	97.7508	50.4890	15.9000		212.7201	
3	Cost Per Diem Inflated	50.9577	101.9316	52.9598				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	50.9577	101.9316	52.9598	15.9000		221.7491	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	48.8637		59.0692				
7	Provider Target Rate	51.5819		62.3551				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500			
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292				
10	Target Rate Class Ceiling	59.0945		68.1848				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	50.9577	101.9316	52.9598	13.6500		219.4991	
12/13	Medicaid Adjustment Rate		2.6959	1.4007				
14	Prospective Per Diem 11	50.9577	104.6275	54.3605	13.6500		223.5957	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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Haines City Health Care

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	12/01/1998	Amount:	3,000,000.00		Total Amount	Per Diem
RS to Start Calcs:	1983/07	Type:	Fixed	80% Capital(1):	3,569,711	12.3384
Indexed Asset Value	4,462,139	<60% of Base:	False	20% ROE(2):	892,428	0.4550
FRVS Base Asset:	2,611,879	Interest Rate:	12.4900%	Insurance Cost(3):	23,451	0.6627
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	37,444	1.0582
ROE Factor	0.020100	Amortization Rate:	12.4900%	Home Office(3):	6,058	0.1712
		Interest Only:	False	Replacement(3&4):	64,205	0.0000
		Yearly Payment:	486,381	Total FRVS PD:		14.6855

(1) 80% Capital (\$3,569,711) amortized at 12.4900 % for 20 years Principal & Interest of \$486,381 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$12.3384

(2) 20% ROE (\$892,428) times the ROE factor (0.020100) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.4550

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	120	Effective PBS Limitation	54,155
			3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	50.9577	50.9577	2.3119	48.6458
Direct Care	104.6275	104.6275	4.7469	99.8806
Indirect Care	54.3605	54.3605	2.4663	51.8942
Property	13.6500	14.6855	0.6663	14.0192
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.7539
Supplemental Rate				8.1814
Totals	223.5957	224.6312	10.1914	244.3751

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1983/07	2,588,296	0.00	3.9578	3.0000	0.9578	120	55.00	2,588,296	3,247,440	
1984/01	2,361	0.10	2.2530	2.2530		120	63.72	2,596,488	3,289,560	
1984/07		0.10	1.9179	1.9179		120	63.72	2,601,468	3,352,680	
1985/01		0.20	1.1471	1.1471		120	92.00	2,607,436	3,391,080	
1985/10		0.20	0.8522	0.8522		120	68.24	2,611,879	3,420,000	
1986/01		0.30	0.8299	0.8299		120	68.24	2,618,383	3,448,440	
1986/07		0.30	0.2974	0.2974		120	68.24	2,620,719	3,441,840	
1987/01		0.40	1.0091	1.0091		120	68.24	2,631,296	3,503,400	
1987/07		0.40	0.9007	0.9007		120	69.34	2,640,777	3,530,760	
1988/01		0.50	0.9007	0.9007		120	71.08	2,652,671	3,559,440	
1988/07		0.50	0.5899	0.5899		120	74.90	2,660,496	3,557,520	
1989/01	13,322	0.60	0.5899	0.5899		120	74.90	2,683,233	3,578,520	
1989/07		0.60	0.5899	0.5899		120	77.74	2,692,729	3,602,760	
1990/01		0.70	0.5899	0.5899		120	77.74	2,703,847	3,620,880	
1990/07		0.70	0.5899	0.5899		120	77.63	2,715,011	3,642,240	
1991/01		0.80	0.5899	0.5899		120	77.63	2,727,823	3,663,600	
1991/07		0.80	1.4932	1.4932		120	79.11	2,727,823	3,718,320	5
1992/01		0.90	2.0117	2.0117		120	79.11	2,810,387	3,793,080	
1992/07		0.90	1.8152	1.8152		120	79.30	2,856,300	3,861,960	
1993/01		1.00	1.7710	1.7710		120	79.30	2,906,885	3,930,360	
1993/07		1.00	1.5329	1.5329		120	83.56	2,951,445	3,990,600	
1994/01		1.00	1.6983	1.6983		120	83.56	3,001,569	4,058,400	
1994/07		1.00	1.5991	1.5991		120	80.50	3,049,567	4,123,320	
1995/01		1.00	1.5812	1.5812		120	80.50	3,097,787	4,188,480	
1995/07		1.00	1.5250	1.5250		120	79.17	3,145,028	4,252,320	
1996/01		1.00	1.7228	1.7228		120	79.17	3,199,211	4,325,640	
1996/07		1.00	1.3294	1.3294		120	78.32	3,241,741	4,383,120	
1997/01		1.00	1.4109	1.4109		120	78.32	3,287,479	4,444,920	
1997/07		1.00	1.0917	1.0917		120	77.06	3,287,479	4,493,400	5
1998/01		1.00	1.1663	1.1663		120	77.06	3,362,128	4,545,840	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/07		1.00	1.0794	1.0794		120	75.21	3,398,419	4,594,920	
1999/01		1.00	1.4499	1.4499		120	75.21	3,447,693	4,661,520	
1999/07		1.00	1.2299	1.2299		120	73.10	3,490,096	4,718,880	
2000/01		1.00	1.3356	1.3356		120	73.10	3,536,710	4,781,880	
2000/07		1.00	1.1129	1.1129		120	73.84	3,536,710	4,835,040	5
2001/01	10,230	1.00	1.2976	1.2976		120	73.84	3,632,703	4,897,800	
2001/07	16,925	1.00	0.9615	0.9615		120	73.84	3,684,556	4,944,840	
2002/01		1.00	1.0301	1.0301		120	73.84	3,722,511	4,995,720	
2002/07		1.00	0.8337	0.8337		120	73.84	3,753,546	5,037,360	
2003/01		1.00	1.3271	1.3271		120	73.84	3,803,359	5,104,200	
2003/07		1.00	1.1664	1.1664		120	71.15	3,847,721	5,163,720	
2004/01		0.95	1.1103	1.1103		120	71.15	3,888,307	5,221,080	
2004/07		0.95	0.8378	0.8378		120	73.37	3,919,254	5,264,880	
2005/01		0.90	0.8595	0.8595		120	73.37	3,949,573	5,310,120	
2005/07		0.90	0.7364	0.7364		120	69.78	3,949,573	5,349,240	5
2006/01		0.85	0.9068	0.9068		120	69.78	4,006,396	5,397,720	
2006/07		0.85	0.8133	0.8133		120	66.96	4,034,092	5,441,640	
2007/01		0.80	1.0133	1.0133		120	66.96	4,066,792	5,496,720	
2007/07		0.80	1.1050	1.1050		120	61.11	4,102,742	5,557,440	
2008/01		0.75	0.8556	0.8556		120	61.11	4,129,069	5,604,960	
2008/07		0.75	0.6104	0.6104		120	52.79	4,147,212	5,639,160	
2009/01		0.70	1.3268	1.3268		120	52.79	4,184,184	5,714,040	
2009/07		0.70	0.6841	0.6841		120	57.34	4,204,222	5,753,160	
2010/01		0.65	0.8643	0.8643		120	57.34	4,227,841	5,802,840	
2010/07		0.65	0.7107	0.7107		120	55.76	4,247,374	5,844,120	
2011/01		0.60	0.9198	0.9198		120	55.76	4,270,815	5,897,880	
2011/07		0.60	0.9028	0.9028		120	58.07	4,293,950	5,951,160	
2012/01		0.55	0.3865	0.3865		120	58.07	4,303,079	5,974,200	
2012/07		0.55	0.9417	0.9417		120	54.65	4,325,223	6,030,480	
2013/01		0.50	0.4901	0.4901		120	54.65	4,335,757	6,060,000	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/07		0.50	0.6196	0.6196		120	61.10	4,349,189	6,097,560	
2014/01		0.45	0.8564	0.8564		120	61.10	4,365,951	6,149,760	
2014/07		0.45	1.2383	1.2383		120	67.74	4,390,278	6,225,960	
2015/01		0.40	0.7571	0.7571		120	67.74	4,403,572	6,273,120	
2015/09		0.40	1.5736	1.5736		120	68.09	4,431,288	6,371,880	
2016/09		0.35	1.9890	1.9890		120	73.51	4,462,139	6,498,600	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID: 224341113020151201201404212016145124



Florida Agency for Health Care Administration
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214.41

South Tampa Health and Rehabilitation Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
4610 S MANHATTAN AVE	7/1/2014-6/30/2015	Number of Beds: 160	Superior: 0
TAMPA, FL 33611	Days in CR 365	Maximum: 58,400	Standard: 366
County: Hillsborough [29]	First Used : 2016/09	Max Annualized: 58,400	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 53,782	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 4,895	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 40,494	FY Index: 1.35966457
Class at 1/94: North Large	Medicaid Utilization	75.29285%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	92.09247%	Cost: 1.06169895
Open Date: 10/01/1978	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 10/01/1978	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24000000
Entered Medicaid 10/01/1978	Low Occupancy Adjustment Factor:	116.46660%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05201613
Previous Med # 213799			PS Target: 1.05562807

Rate Calculations								
Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,553,537	3,483,857	1,841,517	619,963		7,498,874	
1a	Audit Adjustments							
2	Cost Per Diem	38.3646	86.0339	45.4763	15.3100		185.1848	
3	Cost Per Diem Inflated	40.7317	90.5091	48.2821				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	40.7317	90.5091	48.2821	15.3100		194.8329	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	49.0436		59.0692				
7	Provider Target Rate	51.7718		62.3551				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500			
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292				
10	Target Rate Class Ceiling	59.0945		68.1848				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	40.7317	90.5091	48.2821	13.6500		193.1729	
12/13	Medicaid Adjustment Rate		2.5754	1.3738				
14	Prospective Per Diem 11	40.7317	93.0845	49.6559	13.6500		197.1221	
15	Inflated Usual & Customary Charge	Usual and Customary Limitations not applied after 7/1/2002.						0.00



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

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South Tampa Health and Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	12/01/1986	Amount:	4,850,000.00		Total Amount	Per Diem
RS to Start Calcs:	1978/07	Type:	Fixed	80% Capital(1):	4,197,630	9.2484
Indexed Asset Value	5,247,038	<60% of Base:	False	20% ROE(2):	1,049,408	0.4119
FRVS Base Asset:	2,823,875	Interest Rate:	10.0000%	Insurance Cost(3):	103,540	1.9252
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.020630	Amortization Rate:	10.0000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	28,655	0.0000
		Yearly Payment:	486,097	Total FRVS PD:		11.5855

(1) 80% Capital (\$4,197,630) amortized at 10.0000 % for 20 years Principal & Interest of \$486,097 divided by annual available days (58400) divided by Occup. Adj. (0.90) = \$9.2484

(2) 20% ROE (\$1,049,408) times the ROE factor (0.020630) divided by annual available days (58400) divided by Occup. Adj. (0.90) = \$0.4119

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	54,155
Comparison Bed	179	Effective PBS Limitation	5,101,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	40.7317	40.7317	1.8480	38.8837
Direct Care	93.0845	93.0845	4.2232	88.8613
Indirect Care	49.6559	49.6559	2.2529	47.4030
Property	13.6500	11.5855	0.5256	11.0599
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.0184
Supplemental Rate				8.1814
Totals	197.1221	195.0576	8.8497	214.4077

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1978/07	2,015,997	0.00	5.5395	3.0000	2.5395	179	100.00	2,015,997	3,361,620	
1979/01	103,207	0.10	7.6667	3.0000	4.6667	179	100.00	2,125,252	3,533,997	
1979/07		0.10	8.8649	3.0000	5.8649	179	100.00	2,131,628	3,682,388	
1980/01	7,792	0.20	12.0306	3.0000	9.0306	179	92.82	2,152,210	3,909,539	
1980/07		0.20	12.8413	3.0000	9.8413	179	92.82	2,165,123	4,058,467	
1981/01		0.30	13.6653	3.0000	10.6653	179	92.82	2,184,609	4,213,660	
1981/07	22,417	0.30	13.2541	3.0000	10.2541	179	92.82	2,226,687	4,322,671	
1982/01		0.40	12.9301	3.0000	9.9301	179	92.82	2,253,407	4,438,484	
1982/07	83,942	0.40	12.2278	3.0000	9.2278	179	92.82	2,364,390	4,540,335	
1983/04	65,306	0.50	11.8566	3.0000	8.8566	179	92.82	2,465,162	4,659,728	
1983/07	58,693	0.50	12.8144	3.0000	9.8144	179	92.82	2,560,832	4,844,098	
1984/01	45,686	0.60	11.1096	3.0000	8.1096	179	92.82	2,652,613	4,906,927	
1984/07		0.60	10.0275	3.0000	7.0275	179	92.82	2,700,360	5,001,081	
1985/01	5,400	0.70	8.1746	3.0000	5.1746	179	92.82	2,762,468	5,058,361	
1985/10	3,395	0.70	6.0268	3.0000	3.0268	179	92.82	2,823,875	5,101,500	
1986/01		0.80	3.8567	3.0000	0.8567	179	87.12	2,891,648	5,143,923	
1986/07		0.80	1.1541	1.1541		179	87.12	2,918,347	5,134,078	
1987/01	18,662	0.90	1.0091	1.0091		179	85.14	2,963,513	5,225,905	
1987/07		0.90	0.9007	0.9007		179	85.14	2,987,535	5,266,717	
1988/01		1.00	0.9007	0.9007		179	85.27	3,014,444	5,309,498	
1988/07		1.00	0.5899	0.5899		179	85.27	3,032,226	5,306,634	
1989/01		1.00	0.5899	0.5899		179	83.48	3,050,113	5,337,959	
1989/07		1.00	0.5899	0.5899		179	83.48	3,068,106	5,374,117	
1990/01		1.00	0.5899	0.5899		179	83.48	3,086,205	5,401,146	
1990/07		1.00	0.5899	0.5899		179	77.74	3,086,205	5,433,008	5
1991/01		1.00	0.5899	0.5899		179	76.33	3,104,411	5,464,870	5
1991/07		1.00	1.4932	1.4932		179	76.33	3,169,353	5,546,494	
1992/01		1.00	2.0117	2.0117		179	81.77	3,233,111	5,658,011	
1992/07		1.00	1.8152	1.8152		179	81.77	3,291,798	5,760,757	
1993/01	52,076	1.00	1.7710	1.7710		179	74.38	3,402,172	5,862,787	



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214.41

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1993/07		1.00	1.5329	1.5329		179	74.38	3,454,324	5,952,645	
1994/01	31,004	1.00	1.6983	1.6983		179	69.47	3,543,993	6,053,780	
1994/07		1.00	1.5991	1.5991		179	69.47	3,600,665	6,150,619	
1995/01		1.00	1.5812	1.5812		179	69.75	3,657,599	6,247,816	
1995/07		1.00	1.5250	1.5250		179	69.75	3,713,377	6,343,044	
1996/01	53,503	1.00	1.7228	1.7228		179	73.15	3,766,880	6,452,413	5
1996/07		1.00	1.3294	1.3294		179	73.15	3,830,854	6,538,154	5
1997/01	33,061	1.00	1.4109	1.4109		179	72.40	3,914,842	6,630,339	5
1997/07		1.00	1.0917	1.0917		179	72.40	4,012,946	6,702,655	
1998/01		1.00	1.1663	1.1663		179	72.40	4,059,749	6,780,878	
1998/07		1.00	1.0794	1.0794		179	82.14	4,103,570	6,854,089	
1999/01		0.95	1.4499	1.4499		179	82.14	4,160,093	6,953,434	
1999/07		0.95	1.2299	1.2299		179	82.14	4,160,093	7,038,996	5
2000/01		0.90	1.3356	1.3356		179	80.86	4,208,700	7,132,971	5
2000/07		0.90	1.1129	1.1129		179	80.86	4,301,950	7,212,268	
2001/01		0.85	1.2976	1.2976		179	80.86	4,349,401	7,305,885	
2001/07		0.85	0.9615	0.9615		179	80.86	4,384,949	7,376,053	
2002/01		0.80	1.0301	1.0301		179	79.64	4,421,085	7,451,949	
2002/07		0.80	0.8337	0.8337		179	79.64	4,450,574	7,514,062	
2003/01		0.75	1.3271	1.3271		179	80.29	4,494,871	7,613,765	
2003/07		0.75	1.1664	1.1664		179	80.29	4,534,192	7,702,549	
2004/01		0.70	1.1103	1.1103		179	81.15	4,569,432	7,788,111	
2004/07		0.70	0.8378	0.8378		179	81.15	4,596,232	7,853,446	
2005/01		0.65	0.8595	0.8595		179	81.15	4,621,911	7,920,929	
2005/07		0.65	0.7364	0.7364		179	78.84	4,644,036	7,979,283	
2006/01		0.60	0.9068	0.9068		179	78.84	4,669,304	8,051,599	
2006/07		0.60	0.8133	0.8133		179	82.99	4,692,090	8,117,113	
2007/01		0.55	1.0133	1.0133		179	82.99	4,718,239	8,199,274	
2007/07		0.55	1.1050	1.1050		179	77.16	4,746,916	8,289,848	
2008/01		0.50	0.8556	0.8556		179	77.16	4,767,223	8,360,732	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2008/07		0.50	0.6104	0.6104		179	78.37	4,781,773	8,411,747	
2009/01		0.45	1.3268	1.3268		179	78.68	4,810,325	8,523,443	
2009/07		0.45	0.6841	0.6841		179	78.68	4,825,131	8,581,797	
2010/01		0.40	0.8643	0.8643		179	75.22	4,841,811	8,655,903	
2010/07		0.40	0.7107	0.7107		179	75.22	4,855,576	8,717,479	
2011/01		0.35	0.9198	0.9198		179	75.22	4,871,206	8,797,671	
2011/07	275,000	0.35	0.9028	0.9028		179	77.76	5,161,599	8,877,147	
2012/01		0.30	0.3865	0.3865		179	76.41	5,167,586	8,911,515	
2012/07		0.30	0.9417	0.9417		179	76.41	5,182,184	8,995,466	
2013/01		0.25	0.4901	0.4901		179	76.41	5,188,532	9,039,500	
2013/07		0.25	0.6196	0.6196		179	78.89	5,196,569	9,095,527	
2014/01		0.20	0.8564	0.8564		179	77.44	5,205,471	9,173,392	
2014/07		0.20	1.2383	1.2383		179	77.44	5,218,365	9,287,057	
2015/01		0.15	0.7571	0.7571		179	77.44	5,224,293	9,357,404	
2015/09		0.15	1.5736	1.5736		160	78.76	5,236,622	8,495,840	
2016/09		0.10	1.9890	1.9890		160	75.29	5,247,038	8,664,800	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID: 224910063020150701201406102016101251



Florida Agency for Health Care Administration
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250.12

Quality Health Of North Port

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
6940 OUTREACH WAY	3/1/2014-2/28/2015	Number of Beds: 120	Superior: 0
NORTH PORT, FL 34287-0947	Days in CR 365	Maximum: 43,800	Standard: 366
County: Sarasota [58]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: South Area: 8	Last Used: 2016/09	Total Patient: 37,825	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 5,511	Inflation
Current Class South Large	Initial CR? False	Medicaid: 24,846	FY Index: 1.34732075
Class at 1/94: South Large	Medicaid Utilization	65.68672%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	86.35845%	Cost: 1.07142598
Open Date: 12/01/1985	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 12/01/1985	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23299675
Entered Medicaid 12/17/1985	Low Occupancy Adjustment Factor:	109.21496%	DC Sem Index: 1.30450000
Med # Active Date: 08/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05799143
Previous Med # 208736			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	969,097	2,490,894	1,481,852	489,715		5,431,558
1a	Audit Adjustments						
2	Cost Per Diem	39.0041	100.2533	59.6415	19.7100		218.6089
3	Cost Per Diem Inflated	41.7900	106.0671	63.9015			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	41.7900	106.0671	63.9015	19.7100		231.4686
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	51.4058		61.4289			
7	Provider Target Rate	54.2654		64.8461			
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500		
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181			
10	Target Rate Class Ceiling	62.2421		70.3550			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	41.7900	104.3884	63.9015	13.6500		223.7299
12/13	Medicaid Adjustment Rate		1.8422	1.1277			
14	Prospective Per Diem 11	41.7900	106.2306	65.0292	13.6500		226.6998
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



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Quality Health Of North Port

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 11/01/1997		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,615,000.00		Total Amount	Per Diem
RS to Start Calcs:	1985/10	Type:	Fixed	80% Capital(1):	4,300,446	15.4465
Indexed Asset Value	5,375,557	<60% of Base:	False	20% ROE(2):	1,075,111	0.5967
FRVS Base Asset:	3,158,034	Interest Rate:	13.1170%	Insurance Cost(3):	26,833	0.7094
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	68,783	1.8185
ROE Factor	0.021880	Amortization Rate:	13.1170%	Home Office(3):	6,198	0.1639
		Interest Only:	False	Replacement(3&4):	111,470	0.0000
		Yearly Payment:	608,902	Total FRVS PD:		18.7350

(1) 80% Capital (\$4,300,446) amortized at 13.1170 % for 20 years Principal & Interest of \$608,902 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$15.4465

(2) 20% ROE (\$1,075,111) times the ROE factor (0.021880) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5967

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	120	Effective PBS Limitation	54,155
			3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	41.7900	41.7900	1.8960	39.8940
Direct Care	106.2306	106.2306	4.8196	101.4110
Indirect Care	65.0292	65.0292	2.9503	62.0789
Property	13.6500	18.7350	0.8500	17.8850
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.6679
Supplemental Rate				8.1814
Totals	226.6998	231.7848	10.5159	250.1182

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1985/10	3,158,034	0.00	0.8522	0.8522		120	42.23	3,158,034	3,420,000	
1986/01		0.10	0.8299	0.8299		120	42.23	3,160,047	3,448,440	
1986/07		0.10	0.2974	0.2974		120	42.23	3,160,768	3,441,840	
1987/01		0.20	1.0091	1.0091		120	42.23	3,165,665	3,503,400	
1987/07		0.20	0.9007	0.9007		120	42.23	3,170,043	3,530,760	
1988/01		0.30	0.9007	0.9007		120	42.23	3,176,620	3,559,440	
1988/07		0.30	0.5899	0.5899		120	55.14	3,182,243	3,557,520	
1989/01		0.40	0.5899	0.5899		120	55.14	3,189,753	3,578,520	
1989/07		0.40	0.5899	0.5899		120	69.81	3,197,281	3,602,760	
1990/01		0.50	0.5899	0.5899		120	69.81	3,206,713	3,620,880	
1990/07	19,093	0.50	0.5899	0.5899		120	70.45	3,235,266	3,642,240	
1991/01		0.60	0.5899	0.5899		120	70.45	3,246,716	3,663,600	
1991/07	22,781	0.60	1.4932	1.4932		120	72.22	3,298,584	3,718,320	
1992/01		0.70	2.0117	2.0117		120	72.22	3,345,035	3,793,080	
1992/07		0.70	1.8152	1.8152		120	76.79	3,387,537	3,861,960	
1993/01		0.80	1.7710	1.7710		120	76.79	3,435,532	3,930,360	
1993/07		0.80	1.5329	1.5329		120	75.40	3,477,662	3,990,600	
1994/01		0.90	1.6983	1.6983		120	75.40	3,530,818	4,058,400	
1994/07		0.90	1.5991	1.5991		120	76.83	3,581,634	4,123,320	
1995/01		1.00	1.5812	1.5812		120	76.83	3,638,267	4,188,480	
1995/07		1.00	1.5250	1.5250		120	69.54	3,693,751	4,252,320	
1996/01		1.00	1.7228	1.7228		120	69.54	3,757,387	4,325,640	
1996/07		1.00	1.3294	1.3294		120	72.22	3,807,338	4,383,120	
1997/01		1.00	1.4109	1.4109		120	72.22	3,861,056	4,444,920	
1997/07		1.00	1.0917	1.0917		120	70.76	3,903,207	4,493,400	
1998/01		1.00	1.1663	1.1663		120	70.76	3,948,730	4,545,840	
1998/07		1.00	1.0794	1.0794		120	70.31	3,991,353	4,594,920	
1999/01		1.00	1.4499	1.4499		120	70.31	4,049,224	4,661,520	
1999/07		1.00	1.2299	1.2299		120	67.70	4,099,025	4,718,880	
2000/01		1.00	1.3356	1.3356		120	67.70	4,153,772	4,781,880	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2000/07	18,763	1.00	1.1129	1.1129		120	80.13	4,218,762	4,835,040	
2001/01		1.00	1.2976	1.2976		120	80.13	4,273,505	4,897,800	
2001/07		1.00	0.9615	0.9615		120	80.13	4,314,595	4,944,840	
2002/01		1.00	1.0301	1.0301		120	80.13	4,359,040	4,995,720	
2002/07		1.00	0.8337	0.8337		120	80.13	4,395,381	5,037,360	
2003/01	30,294	1.00	1.3271	1.3271		120	77.11	4,484,006	5,104,200	
2003/07		1.00	1.1664	1.1664		120	77.11	4,536,307	5,163,720	
2004/01		1.00	1.1103	1.1103		120	72.52	4,586,674	5,221,080	
2004/07		1.00	0.8378	0.8378		120	76.11	4,625,101	5,264,880	
2005/01		1.00	0.8595	0.8595		120	76.11	4,664,854	5,310,120	
2005/07		1.00	0.7364	0.7364		120	76.11	4,699,206	5,349,240	
2006/01		0.95	0.9068	0.9068		120	79.93	4,739,690	5,397,720	
2006/07		0.95	0.8133	0.8133		120	79.93	4,776,309	5,441,640	
2007/01		0.90	1.0133	1.0133		120	59.89	4,819,869	5,496,720	
2007/07		0.90	1.1050	1.1050		120	59.89	4,867,803	5,557,440	
2008/01		0.85	0.8556	0.8556		120	56.97	4,903,207	5,604,960	
2008/07		0.85	0.6104	0.6104		120	56.97	4,928,645	5,639,160	
2009/01		0.80	1.3268	1.3268		120	57.26	4,980,958	5,714,040	
2009/07		0.80	0.6841	0.6841		120	57.26	5,008,219	5,753,160	
2010/01		0.75	0.8643	0.8643		120	53.16	5,039,596	5,802,840	
2010/07		0.75	0.7107	0.7107		120	53.16	5,065,558	5,844,120	
2011/01		0.70	0.9198	0.9198		120	49.90	5,095,151	5,897,880	
2011/07		0.70	0.9028	0.9028		120	55.21	5,127,352	5,951,160	
2012/01		0.65	0.3865	0.3865		120	55.21	5,140,232	5,974,200	
2012/07		0.65	0.9417	0.9417		120	55.21	5,171,695	6,030,480	
2013/01		0.60	0.4901	0.4901		120	55.73	5,186,905	6,060,000	
2013/07		0.60	0.6196	0.6196		120	56.40	5,206,190	6,097,560	
2014/01		0.55	0.8564	0.8564		120	56.40	5,230,711	6,149,760	
2014/07		0.55	1.2383	1.2383		120	56.33	5,266,337	6,225,960	
2015/01		0.50	0.7571	0.7571		120	56.33	5,286,275	6,273,120	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2015/09		0.50	1.5736	1.5736		120	56.33	5,327,867	6,371,880	
2016/09		0.45	1.9890	1.9890		120	65.69	5,375,557	6,498,600	

Message Code:

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220.41

Quality Health Of Fernandina Beach

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1625 LIME STREET	1/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
FERNANDINA BEACH, FL 3203	Days in CR 365	Maximum: 43,800	Standard: 366
County: Nassau [45]	First Used : 2015/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 39,295	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 7,394	Inflation
Current Class North Large	Initial CR? False	Medicaid: 24,808	FY Index: 1.34193004
Class at 1/94: North Large	Medicaid Utilization	63.13271%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	89.71461%	Cost: 1.07573004
Open Date: 08/01/1984	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 08/01/1984	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 08/01/1984	Low Occupancy Adjustment Factor:	113.45939%	DC Sem Index: 1.30450000
Med # Active Date: 08/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 207951			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	922,150	2,093,735	1,297,987	345,824		4,659,696	
1a	Audit Adjustments							
2	Cost Per Diem	37.1715	84.3976	52.3213	13.9400		187.8304	
3	Cost Per Diem Inflated	39.9865	89.5823	56.2836				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	39.9865	89.5823	56.2836	13.9400		199.7924	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	47.6159		56.7094				
7	Provider Target Rate	50.2647		59.8640				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	39.9865	89.5823	56.2836	13.6500		199.5024	
12/13	Medicaid Adjustment Rate		1.3235	0.8316				
14	Prospective Per Diem 11	39.9865	90.9058	57.1152	13.6500		201.6575	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

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Quality Health Of Fernandina Beach

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 08/01/2000		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,000,000.00		Total Amount	Per Diem
RS to Start Calcs:	1984/07	Type:	Fixed	80% Capital(1):	3,385,882	11.8946
Indexed Asset Value	4,232,353	<60% of Base:	False	20% ROE(2):	846,471	0.4877
FRVS Base Asset:	2,454,766	Interest Rate:	12.7530%	Insurance Cost(3):	27,198	0.6921
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	38,733	0.9857
ROE Factor	0.022710	Amortization Rate:	12.7530%	Home Office(3):	6,428	0.1636
		Interest Only:	False	Replacement(3&4):	133,079	0.0000
		Yearly Payment:	468,887	Total FRVS PD:		14.2237

(1) 80% Capital (\$3,385,882) amortized at 12.7530 % for 20 years Principal & Interest of \$468,887 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$11.8946

(2) 20% ROE (\$846,471) times the ROE factor (0.022710) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.4877

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	120	Effective PBS Limitation	54,155
			3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	39.9865	39.9865	1.8142	38.1723
Direct Care	90.9058	90.9058	4.1244	86.7814
Indirect Care	57.1152	57.1152	2.5913	54.5239
Property	13.6500	14.2237	0.6453	13.5784
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.1690
Supplemental Rate				8.1814
Totals	201.6575	202.2312	9.1752	220.4064

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1984/07	2,449,866	0.00	1.9179	1.9179		120	81.36	2,449,866	3,352,680	
1985/01		0.10	1.1471	1.1471		120	81.36	2,452,676	3,391,080	
1985/10		0.10	0.8522	0.8522		120	81.36	2,454,766	3,420,000	
1986/01		0.20	0.8299	0.8299		120	81.36	2,458,841	3,448,440	
1986/07		0.20	0.2974	0.2974		120	80.68	2,460,304	3,441,840	
1987/01		0.30	1.0091	1.0091		120	80.68	2,467,751	3,503,400	
1987/07		0.30	0.9007	0.9007		120	80.68	2,474,419	3,530,760	
1988/01		0.40	0.9007	0.9007		120	83.84	2,483,334	3,559,440	
1988/07		0.40	0.5899	0.5899		120	86.89	2,489,195	3,557,520	
1989/01		0.50	0.5899	0.5899		120	86.89	2,496,538	3,578,520	
1989/07		0.50	0.5899	0.5899		120	85.35	2,503,903	3,602,760	
1990/01		0.60	0.5899	0.5899		120	85.35	2,512,764	3,620,880	
1990/07		0.60	0.5899	0.5899		120	87.13	2,521,657	3,642,240	
1991/01		0.70	0.5899	0.5899		120	87.13	2,532,069	3,663,600	
1991/07		0.70	1.4932	1.4932		120	87.31	2,558,534	3,718,320	
1992/01		0.80	2.0117	2.0117		120	87.31	2,599,711	3,793,080	
1992/07	29,426	0.80	1.8152	1.8152		120	88.12	2,666,890	3,861,960	
1993/01		0.90	1.7710	1.7710		120	88.12	2,709,398	3,930,360	
1993/07		0.90	1.5329	1.5329		120	90.98	2,746,777	3,990,600	
1994/01		1.00	1.6983	1.6983		120	90.98	2,793,426	4,058,400	
1994/07		1.00	1.5991	1.5991		120	88.06	2,838,096	4,123,320	
1995/01		1.00	1.5812	1.5812		120	88.06	2,882,972	4,188,480	
1995/07		1.00	1.5250	1.5250		120	84.60	2,926,937	4,252,320	
1996/01		1.00	1.7228	1.7228		120	84.60	2,977,362	4,325,640	
1996/07		1.00	1.3294	1.3294		120	81.30	3,016,943	4,383,120	
1997/01		1.00	1.4109	1.4109		120	81.30	3,059,509	4,444,920	
1997/07		1.00	1.0917	1.0917		120	77.13	3,092,910	4,493,400	
1998/01		1.00	1.1663	1.1663		120	77.13	3,128,983	4,545,840	
1998/07		1.00	1.0794	1.0794		120	76.26	3,162,757	4,594,920	
1999/01		1.00	1.4499	1.4499		120	76.26	3,208,614	4,661,520	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1999/07		1.00	1.2299	1.2299		120	73.64	3,248,077	4,718,880	
2000/01		1.00	1.3356	1.3356		120	73.64	3,291,458	4,781,880	
2000/07		1.00	1.1129	1.1129		120	70.83	3,328,089	4,835,040	
2001/01		1.00	1.2976	1.2976		120	70.83	3,371,274	4,897,800	
2001/07	49,162	1.00	0.9615	0.9615		120	70.83	3,452,851	4,944,840	
2002/01		1.00	1.0301	1.0301		120	70.83	3,488,419	4,995,720	
2002/07		1.00	0.8337	0.8337		120	70.83	3,517,502	5,037,360	
2003/01		1.00	1.3271	1.3271		120	70.83	3,564,183	5,104,200	
2003/07		1.00	1.1664	1.1664		120	64.57	3,605,756	5,163,720	
2004/01		1.00	1.1103	1.1103		120	64.57	3,645,791	5,221,080	
2004/07		1.00	0.8378	0.8378		120	60.49	3,676,335	5,264,880	
2005/01		0.95	0.8595	0.8595		120	60.49	3,706,352	5,310,120	
2005/07		0.95	0.7364	0.7364		120	60.49	3,732,282	5,349,240	
2006/01		0.90	0.9068	0.9068		120	60.07	3,762,741	5,397,720	
2006/07		0.90	0.8133	0.8133		120	60.07	3,790,284	5,441,640	
2007/01		0.85	1.0133	1.0133		120	69.07	3,822,930	5,496,720	
2007/07		0.85	1.1050	1.1050		120	69.07	3,858,839	5,557,440	
2008/01		0.80	0.8556	0.8556		120	72.41	3,885,253	5,604,960	
2008/07		0.80	0.6104	0.6104		120	72.41	3,904,225	5,639,160	
2009/01		0.75	1.3268	1.3268		120	71.73	3,943,076	5,714,040	
2009/07		0.75	0.6841	0.6841		120	71.73	3,963,308	5,753,160	
2010/01		0.70	0.8643	0.8643		120	68.56	3,987,286	5,802,840	
2010/07		0.70	0.7107	0.7107		120	68.56	4,007,123	5,844,120	
2011/01		0.65	0.9198	0.9198		120	69.98	4,031,082	5,897,880	
2011/07		0.65	0.9028	0.9028		120	65.96	4,054,736	5,951,160	
2012/01		0.60	0.3865	0.3865		120	65.96	4,064,139	5,974,200	
2012/07		0.60	0.9417	0.9417		120	59.84	4,087,101	6,030,480	
2013/01		0.55	0.4901	0.4901		120	59.84	4,098,120	6,060,000	
2013/07		0.55	0.6196	0.6196		120	59.84	4,112,086	6,097,560	
2014/01		0.50	0.8564	0.8564		120	57.13	4,129,694	6,149,760	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2014/07		0.50	1.2383	1.2383		120	62.73	4,155,265	6,225,960	
2015/01		0.45	0.7571	0.7571		120	62.73	4,169,422	6,273,120	
2015/09		0.45	1.5736	1.5736		120	63.13	4,198,946	6,371,880	
2016/09		0.40	1.9890	1.9890		120	63.13	4,232,353	6,498,600	

Message Code:

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

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Florida Agency for Health Care Administration
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Quality Health Of Orange County

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
12751 W COLONIAL DRIVE	1/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
WINTER GARDEN, FL 34787	Days in CR 365	Maximum: 43,800	Standard: 366
County: Orange [48]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 7	Last Used: 2016/09	Total Patient: 33,381	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 5,451	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 21,701	FY Index: 1.34193004
Class at 1/94: North Large	Medicaid Utilization	65.01004%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	76.21233%	Cost: 1.07573004
Open Date: 08/01/1985	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 08/01/1985	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 08/01/1985	Low Occupancy Adjustment Factor:	96.38346%	DC Sem Index: 1.30450000
Med # Active Date: 08/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 208523			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	978,562	2,258,817	1,173,427	414,706		4,825,512	
1a	Audit Adjustments							
2	Cost Per Diem	45.0929	104.0882	54.0725	19.1100		222.3636	
3	Cost Per Diem Inflated	48.5078	110.4826	58.1674				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	48.5078	110.4826	58.1674	19.1100		236.2678	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	53.0383		68.1465				
7	Provider Target Rate	55.9887		71.9374				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500			
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292				
10	Target Rate Class Ceiling	59.0945		68.1848				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	48.5078	102.9392	58.1674	13.6500		223.2644	
12/13	Medicaid Adjustment Rate		1.7383	0.9822				
14	Prospective Per Diem 11	48.5078	104.6775	59.1496	13.6500		225.9849	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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Quality Health Of Orange County

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	09/01/1999	Amount:	3,400,000.00		Total Amount	Per Diem
RS to Start Calcs:	1985/10	Type:	Fixed	80% Capital(1):	4,097,727	14.7032
Indexed Asset Value	5,122,159	<60% of Base:	False	20% ROE(2):	1,024,432	0.5902
FRVS Base Asset:	3,060,682	Interest Rate:	13.1000%	Insurance Cost(3):	24,133	0.7230
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	44,819	1.3427
ROE Factor	0.022710	Amortization Rate:	13.1000%	Home Office(3):	5,461	0.1636
		Interest Only:	False	Replacement(3&4):	62,381	0.0000
		Yearly Payment:	579,602	Total FRVS PD:		17.5227

(1) 80% Capital (\$4,097,727) amortized at 13.1000 % for 20 years Principal & Interest of \$579,602 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$14.7032

(2) 20% ROE (\$1,024,432) times the ROE factor (0.022710) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5902

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	54,155
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	48.5078	48.5078	2.2008	46.3070
Direct Care	104.6775	104.6775	4.7492	99.9283
Indirect Care	59.1496	59.1496	2.6836	56.4660
Property	13.6500	17.5227	0.7950	16.7277
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.1857
Supplemental Rate				8.1814
Totals	225.9849	229.8576	10.4286	247.7961

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1985/10	3,060,682	0.00	0.8522	0.8522		120	65.01	3,060,682	3,420,000	
1986/01		0.10	0.8299	0.8299		120	65.01	3,063,222	3,448,440	
1986/07		0.10	0.2974	0.2974		120	84.00	3,064,132	3,441,840	
1987/01		0.20	1.0091	1.0091		120	65.01	3,070,315	3,503,400	
1987/07		0.20	0.9007	0.9007		120	64.55	3,075,845	3,530,760	
1988/01		0.30	0.9007	0.9007		120	64.55	3,084,156	3,559,440	
1988/07		0.30	0.5899	0.5899		120	68.46	3,089,615	3,557,520	
1989/01		0.40	0.5899	0.5899		120	68.46	3,096,906	3,578,520	
1989/07		0.40	0.5899	0.5899		120	75.82	3,104,215	3,602,760	
1990/01		0.50	0.5899	0.5899		120	75.82	3,113,372	3,620,880	
1990/07		0.50	0.5899	0.5899		120	80.87	3,122,556	3,642,240	
1991/01		0.60	0.5899	0.5899		120	80.87	3,133,607	3,663,600	
1991/07	13,799	0.60	1.4932	1.4932		120	82.40	3,175,480	3,718,320	
1992/01		0.70	2.0117	2.0117		120	82.40	3,220,197	3,793,080	
1992/07		0.70	1.8152	1.8152		120	84.86	3,261,113	3,861,960	
1993/01		0.80	1.7710	1.7710		120	84.86	3,307,316	3,930,360	
1993/07		0.80	1.5329	1.5329		120	80.35	3,347,874	3,990,600	
1994/01		0.90	1.6983	1.6983		120	80.35	3,399,046	4,058,400	
1994/07		0.90	1.5991	1.5991		120	77.71	3,447,965	4,123,320	
1995/01		1.00	1.5812	1.5812		120	77.71	3,502,484	4,188,480	
1995/07		1.00	1.5250	1.5250		120	81.67	3,555,897	4,252,320	
1996/01		1.00	1.7228	1.7228		120	81.67	3,617,158	4,325,640	
1996/07		1.00	1.3294	1.3294		120	79.59	3,665,244	4,383,120	
1997/01		1.00	1.4109	1.4109		120	79.59	3,716,957	4,444,920	
1997/07		1.00	1.0917	1.0917		120	79.32	3,757,535	4,493,400	
1998/01		1.00	1.1663	1.1663		120	79.32	3,801,359	4,545,840	
1998/07		1.00	1.0794	1.0794		120	82.10	3,842,391	4,594,920	
1999/01		1.00	1.4499	1.4499		120	82.10	3,898,102	4,661,520	
1999/07		1.00	1.2299	1.2299		120	84.63	3,946,045	4,718,880	
2000/01		1.00	1.3356	1.3356		120	84.63	3,998,748	4,781,880	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2000/07		1.00	1.1129	1.1129		120	81.81	4,043,250	4,835,040	
2001/01		1.00	1.2976	1.2976		120	81.81	4,095,715	4,897,800	
2001/07		1.00	0.9615	0.9615		120	81.81	4,135,095	4,944,840	
2002/01		1.00	1.0301	1.0301		120	81.81	4,177,691	4,995,720	
2002/07		1.00	0.8337	0.8337		120	81.81	4,212,520	5,037,360	
2003/01		1.00	1.3271	1.3271		120	81.81	4,268,424	5,104,200	
2003/07		1.00	1.1664	1.1664		120	77.12	4,318,211	5,163,720	
2004/01		1.00	1.1103	1.1103		120	77.12	4,366,156	5,221,080	
2004/07		1.00	0.8378	0.8378		120	72.72	4,402,736	5,264,880	
2005/01		1.00	0.8595	0.8595		120	72.72	4,440,578	5,310,120	
2005/07		1.00	0.7364	0.7364		120	72.72	4,473,278	5,349,240	
2006/01		0.95	0.9068	0.9068		120	70.66	4,511,815	5,397,720	
2006/07		0.95	0.8133	0.8133		120	70.66	4,546,673	5,441,640	
2007/01		0.90	1.0133	1.0133		120	71.49	4,588,139	5,496,720	
2007/07		0.90	1.1050	1.1050		120	71.49	4,633,768	5,557,440	
2008/01		0.85	0.8556	0.8556		120	71.11	4,667,469	5,604,960	
2008/07		0.85	0.6104	0.6104		120	71.11	4,691,684	5,639,160	
2009/01		0.80	1.3268	1.3268		120	69.40	4,741,482	5,714,040	
2009/07		0.80	0.6841	0.6841		120	69.40	4,767,432	5,753,160	
2010/01		0.75	0.8643	0.8643		120	71.64	4,798,334	5,802,840	
2010/07		0.75	0.7107	0.7107		120	71.64	4,823,909	5,844,120	
2011/01		0.70	0.9198	0.9198		120	65.87	4,854,970	5,897,880	
2011/07		0.70	0.9028	0.9028		100	69.57	4,885,653	4,959,300	
2012/01		0.65	0.3865	0.3865		100	69.57	4,897,926	4,978,500	
2012/07		0.65	0.9417	0.9417		100	68.69	4,927,906	5,025,400	
2013/01		0.60	0.4901	0.4901		100	68.69	4,942,399	5,050,000	
2013/07		0.60	0.6196	0.6196		120	69.28	4,960,775	6,097,560	
2014/01		0.55	0.8564	0.8564		120	69.28	4,984,140	6,149,760	
2014/07		0.55	1.2383	1.2383		120	65.16	5,018,087	6,225,960	
2015/01		0.50	0.7571	0.7571		120	65.16	5,037,085	6,273,120	



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Rate Semester 9/1/2016 through 8/31/2017 Based on Cost Report: 12/31/2014

0 225410-00 - 2016/09

247.80

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2015/09		0.50	1.5736	1.5736		120	65.16	5,076,717	6,371,880	
2016/09		0.45	1.9890	1.9890		120	65.01	5,122,159	6,498,600	

Message Code:

2Z0S4

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Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0225631-00 - 2016/09

229.83

Springtree Rehabilitation & Health Care Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
4251 SPRINGTREE DRIVE	3/1/2015-2/29/2016	Number of Beds: 110	Superior: 0
SUNRISE, FL 33351-6119	Days in CR 366	Maximum: 40,260	Standard: 366
County: Broward [6]	First Used : 2016/09	Max Annualized: 40,150	Conditional: 0
Region: South Area: 10	Last Used: 2016/09	Total Patient: 36,408	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 3,587	Inflation
Current Class South Large	Initial CR? False	Medicaid: 15,661	FY Index: 1.38327652
Class at 1/94: South Large	Medicaid Utilization	43.01527%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	90.43219%	Cost: 1.04357620
Open Date: 09/01/1989	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 09/01/1989	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25683112
Entered Medicaid 03/06/1990	Low Occupancy Adjustment Factor:	114.36689%	DC Sem Index: 1.30450000
Med # Active Date: 06/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03792783
Previous Med # 201871			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	790,141	1,228,260	987,729	219,724		3,225,854	
1a	Audit Adjustments							
2	Cost Per Diem	50.4528	78.4279	63.0693	14.0300		205.9800	
3	Cost Per Diem Inflated	52.6513	81.4025	65.8176				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	52.6513	81.4025	65.8176	14.0300		213.9014	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	58.5991		75.8293				
7	Provider Target Rate	61.8589		80.0475				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	52.6513	81.4025	65.8176	13.6500		213.5214	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	52.6513	81.4025	65.8176	13.6500		213.5214	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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Rate Semester 09/01/2016 through 08/31/2017

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229.83

Springtree Rehabilitation & Health Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 03/06/1990		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,600,000.00		Total Amount	Per Diem
RS to Start Calcs:	1989/07	Type:	Variable	80% Capital(1):	3,982,197	11.9579
Indexed Asset Value	4,977,746	<60% of Base:	False	20% ROE(2):	995,549	0.5653
FRVS Base Asset:	2,534,785	Interest Rate:	9.0700%	Insurance Cost(3):	89,166	2.4491
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	84,431	2.3190
ROE Factor	0.020520	Amortization Rate:	9.0700%	Home Office(3):	14,333	0.3937
		Interest Only:	False	Replacement(3&4):	60,699	0.0000
		Yearly Payment:	432,100	Total FRVS PD:		17.6850

(1) 80% Capital (\$3,982,197) amortized at 9.0700 % for 20 years Principal & Interest of \$432,100 divided by annual available days (40150) divided by Occup. Adj. (0.90) = \$11.9579

(2) 20% ROE (\$995,549) times the ROE factor (0.020520) divided by annual available days (40150) divided by Occup. Adj. (0.90) = \$0.5653

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	29,821
Comparison Date: 01/01/1989	Current RS PBS:	54,155
Comparison Bed 85	Effective PBS Limitation	2,534,785

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	52.6513	52.6513	2.3888	50.2625
Direct Care	81.4025	81.4025	3.6932	77.7093
Indirect Care	65.8176	65.8176	2.9861	62.8315
Property	13.6500	17.6850	0.8024	16.8826
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				13.9613
Supplemental Rate				8.1814
Totals	213.5214	217.5564	9.8705	229.8286

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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 Rate Semester 9/1/2016 through 8/31/2017 Based on Cost Report: 2/29/2016

0 225631-00 - 2016/09

229.83

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1989/07	4,037,916	0.00	0.5899	0.5899		85	29.86	2,534,785	2,534,785	1
1990/01		0.10	0.5899	0.5899		85	29.86	2,535,597	2,564,790	
1990/07		0.10	0.5899	0.5899		85	29.86	2,536,409	2,579,920	
1991/01		0.20	0.5899	0.5899		85	29.86	2,538,034	2,595,050	
1991/07		0.20	1.4932	1.4932		85	29.86	2,542,148	2,633,810	
1992/01		0.30	2.0117	2.0117		85	29.86	2,550,477	2,686,765	
1992/07		0.30	1.8152	1.8152		85	29.86	2,558,018	2,735,555	
1993/01		0.40	1.7710	1.7710		85	29.86	2,567,856	2,784,005	
1993/07		0.40	1.5329	1.5329		85	40.33	2,579,402	2,826,675	
1994/01	231,106	0.50	1.6983	1.6983		85	51.74	2,831,114	2,874,700	
1994/07		0.50	1.5991	1.5991		85	51.74	2,852,410	2,920,685	
1995/01	831,375	0.60	1.5812	1.5812		110	44.61	3,705,734	3,839,440	
1995/07		0.60	1.5250	1.5250		110	44.61	3,733,236	3,897,960	
1996/01		0.70	1.7228	1.7228		110	44.53	3,769,688	3,965,170	
1996/07		0.70	1.3294	1.3294		110	44.53	3,798,091	4,017,860	
1997/01		0.80	1.4109	1.4109		110	44.53	3,832,799	4,074,510	
1997/07		0.80	1.0917	1.0917		110	41.37	3,857,979	4,118,950	
1998/01		0.90	1.1663	1.1663		110	41.37	3,888,440	4,167,020	
1998/07		0.90	1.0794	1.0794		110	37.56	3,914,238	4,212,010	
1999/01		1.00	1.4499	1.4499		110	37.56	3,952,995	4,273,060	
1999/07		1.00	1.2299	1.2299		110	39.19	3,987,637	4,325,640	
2000/01		1.00	1.3356	1.3356		110	40.74	4,027,087	4,383,390	
2000/07		1.00	1.1129	1.1129		110	40.74	4,060,285	4,432,120	
2001/01		1.00	1.2976	1.2976		110	40.89	4,099,455	4,489,650	
2001/07		1.00	0.9615	0.9615		110	40.89	4,128,759	4,532,770	
2002/01		1.00	1.0301	1.0301		110	43.74	4,162,582	4,579,410	
2002/07		1.00	0.8337	0.8337		110	43.74	4,190,181	4,617,580	
2003/01		1.00	1.3271	1.3271		110	41.05	4,231,685	4,678,850	
2003/07		1.00	1.1664	1.1664		110	41.05	4,268,524	4,733,410	
2004/01		1.00	1.1103	1.1103		110	42.74	4,305,353	4,785,990	



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229.83

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2004/07		1.00	0.8378	0.8378		110	42.74	4,333,383	4,826,140	
2005/01		1.00	0.8595	0.8595		110	43.88	4,363,098	4,867,610	
2005/07		1.00	0.7364	0.7364		110	43.88	4,388,732	4,903,470	
2006/01		1.00	0.9068	0.9068		110	40.55	4,418,073	4,947,910	
2006/07		1.00	0.8133	0.8133		110	40.55	4,444,565	4,988,170	
2007/01		1.00	1.0133	1.0133		110	40.55	4,477,769	5,038,660	
2007/07		1.00	1.1050	1.1050		110	38.48	4,512,387	5,094,320	
2008/01		1.00	0.8556	0.8556		110	38.48	4,539,399	5,137,880	
2008/07		1.00	0.6104	0.6104		110	42.97	4,561,047	5,169,230	
2009/01		1.00	1.3268	1.3268		110	42.00	4,607,259	5,237,870	
2009/07		1.00	0.6841	0.6841		110	42.00	4,631,327	5,273,730	
2010/01		0.95	0.8643	0.8643		110	42.00	4,660,366	5,319,270	
2010/07		0.95	0.7107	0.7107		110	39.27	4,682,833	5,357,110	
2011/01		0.90	0.9198	0.9198		110	39.27	4,710,511	5,406,390	
2011/07		0.90	0.9028	0.9028		110	38.94	4,737,608	5,455,230	
2012/01		0.85	0.3865	0.3865		110	38.94	4,748,627	5,476,350	
2012/07		0.85	0.9417	0.9417		110	37.99	4,774,880	5,527,940	
2013/01		0.80	0.4901	0.4901		110	37.99	4,787,812	5,555,000	
2013/07		0.80	0.6196	0.6196		110	42.15	4,806,000	5,589,430	
2014/01		0.75	0.8564	0.8564		110	44.42	4,830,931	5,637,280	
2014/07		0.75	1.2383	1.2383		110	44.42	4,867,165	5,707,130	
2015/01		0.70	0.7571	0.7571		110	41.96	4,886,845	5,750,360	
2015/09		0.70	1.5736	1.5736		110	41.96	4,927,911	5,840,890	
2016/09		0.65	1.9890	1.9890		110	43.02	4,977,746	5,957,050	

Message Code:

1 Per Bed Standard Limitation

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Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0225754-00 - 2016/09

261.96

Pincrest Rehabilitation Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
13650 NE 3RD COURT	9/1/2014-2/28/2015	Number of Beds: 100	Superior: 0
NORTH MIAMI, FL 33161	Days in CR 181	Maximum: 18,100	Standard: 366
County: Dade [13]	First Used : 2016/09	Max Annualized: 36,500	Conditional: 0
Region: South Area: 11	Last Used: 2016/09	Total Patient: 14,317	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 598	Inflation
Current Class South Small	Initial CR? False	Medicaid: 10,524	FY Index: 1.35644350
Class at 1/94: South Small	Medicaid Utilization	73.50702%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	79.09945%	Cost: 1.06422011
Open Date: 01/01/1967	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/01/1971	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23833109
Entered Medicaid 07/01/1971	Low Occupancy Adjustment Factor:	100.03472%	DC Sem Index: 1.30450000
Med # Active Date: 06/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05343394
Previous Med # 222429			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	598,964	932,239	728,335	116,501		2,376,039	
1a	Audit Adjustments							
2	Cost Per Diem	56.9141	88.5822	69.2071	11.0700		225.7734	
3	Cost Per Diem Inflated	60.5691	93.3155	73.6516				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	60.5691	93.3155	73.6516	11.0700		238.6062	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	65.0974		75.6106				
7	Provider Target Rate	68.7186		79.8167				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	71.0408	115.1428	97.4246	13.6500			
9	Prior Semester: Class Ceiling Target Base	72.3589		85.0807				
10	Target Rate Class Ceiling	75.1765		88.3937				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	60.5691	93.3155	73.6516	11.0700		238.6062	
12/13	Medicaid Adjustment Rate		2.4678	1.9477				
14	Prospective Per Diem 11	60.5691	95.7833	75.5993	11.0700		243.0217	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

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261.96

Pinecrest Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 04/01/1996		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	None	80% Capital(1):	1,837,373	6.9539
Indexed Asset Value	2,296,716	<60% of Base:	True	20% ROE(2):	459,343	0.2885
FRVS Base Asset:	1,306,769	Interest Rate:	12.5000%	Insurance Cost(3):	32,169	2.2469
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	22,049	1.5401
ROE Factor	0.020630	Amortization Rate:	12.5000%	Home Office(3):	7,075	0.4942
		Interest Only:	True	Replacement(3&4):	31,763	0.0000
		Yearly Payment:	228,436	Total FRVS PD:		11.5236

(1) 80% Capital (\$1,837,373) amortized at 12.5000 % for 20 years Interest of \$228,436 divided by annual available days (36500) divided by Occup. Adj. (0.90) = \$6.9539

(2) 20% ROE (\$459,343) times the ROE factor (0.020630) divided by annual available days (36500) divided by Occup. Adj. (0.90) = \$0.2885

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	100	Effective PBS Limitation	54,155
			2,850,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	60.5691	60.5691	2.7480	57.8211
Direct Care	95.7833	95.7833	4.3456	91.4377
Indirect Care	75.5993	75.5993	3.4299	72.1694
Property	11.0700	11.5236	0.5228	11.0008
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.3487
Supplemental Rate				8.1814
Totals	243.0217	243.4753	11.0463	261.9591

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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0 225754-00 - 2016/09

261.96

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	746,947	0.00				100	100.00	746,947	1,026,100	
1972/01		0.10	3.9787	3.0000	0.9787	100	100.00	749,188	1,066,900	
1972/07		0.10	5.9113	3.0000	2.9113	100	100.00	751,436	1,119,500	
1973/01		0.20	8.0622	3.0000	5.0622	100	100.00	755,945	1,177,200	
1973/07		0.20	10.7186	3.0000	7.7186	100	100.00	760,481	1,243,800	
1974/01		0.30	12.9457	3.0000	9.9457	100	100.00	767,325	1,308,800	
1974/07		0.30	13.0494	3.0000	10.0494	100	100.00	774,231	1,349,400	
1975/01		0.40	13.1399	3.0000	10.1399	100	100.00	783,522	1,391,100	
1975/07		0.40	14.2033	3.0000	11.2033	100	100.00	792,924	1,447,700	
1976/01		0.50	15.2478	3.0000	12.2478	100	100.00	804,818	1,506,200	
1976/07		0.50	15.7330	3.0000	12.7330	100	100.00	816,890	1,558,700	
1977/01		0.60	16.4836	3.0000	13.4836	100	100.00	831,594	1,617,200	
1977/07		0.60	18.5412	3.0000	15.5412	100	100.00	846,563	1,698,900	
1978/01		0.70	20.2809	3.0000	17.2809	100	100.00	864,341	1,779,500	
1978/07		0.70	22.8203	3.0000	19.8203	100	100.00	882,492	1,878,000	
1979/01		0.80	24.9476	3.0000	21.9476	100	100.00	903,672	1,974,300	
1979/07		0.80	26.1458	3.0000	23.1458	100	100.00	925,360	2,057,200	
1980/01		0.90	29.3115	3.0000	26.3115	100	55.00	950,345	2,184,100	
1980/07		0.90	30.1222	3.0000	27.1222	100	55.00	976,004	2,267,300	
1981/01		1.00	30.9462	3.0000	27.9462	100	55.00	1,005,284	2,354,000	
1981/07		1.00	30.5350	3.0000	27.5350	100	55.00	1,035,443	2,414,900	
1982/01		1.00	30.2110	3.0000	27.2110	100	71.35	1,066,506	2,479,600	
1982/07		1.00	29.5087	3.0000	26.5087	100	71.35	1,098,501	2,536,500	
1983/04		1.00	29.1375	3.0000	26.1375	100	64.51	1,131,456	2,603,200	
1983/07		1.00	30.0953	3.0000	27.0953	100	64.51	1,165,400	2,706,200	
1984/01		1.00	28.3905	3.0000	25.3905	100	58.50	1,200,362	2,741,300	
1984/07		1.00	27.3084	3.0000	24.3084	100	58.50	1,236,373	2,793,900	
1985/01		1.00	25.4555	3.0000	22.4555	100	51.47	1,271,084	2,825,900	
1985/10		1.00	23.3077	3.0000	20.3077	100	51.47	1,306,769	2,850,000	
1986/01		1.00	21.1376	3.0000	18.1376	100	51.47	1,343,456	2,873,700	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	100	51.47	1,381,173	2,868,200	
1987/01		1.00	16.4441	3.0000	13.4441	100	54.00	1,421,855	2,919,500	
1987/07		1.00	14.3448	3.0000	11.3448	100	54.00	1,463,735	2,942,300	
1988/01		1.00	12.2455	3.0000	9.2455	100	54.00	1,506,849	2,966,200	
1988/07		1.00	9.8354	3.0000	6.8354	100	63.21	1,552,054	2,964,600	
1989/01		1.00	7.4253	3.0000	4.4253	100	66.01	1,598,616	2,982,100	
1989/07		1.00	5.0152	3.0000	2.0152	100	66.01	1,646,574	3,002,300	
1990/01		1.00	2.6051	2.6051		100	67.91	1,689,469	3,017,400	
1990/07		1.00	0.5899	0.5899		100	71.80	1,699,435	3,035,200	
1991/01		1.00	0.5899	0.5899		100	71.80	1,699,435	3,053,000	5
1991/07		1.00	1.4932	1.4932		100	65.26	1,709,460	3,098,600	5
1992/01		0.95	2.0117	2.0117		100	67.84	1,734,986	3,160,900	5
1992/07		0.95	1.8152	1.8152		100	67.84	1,768,143	3,218,300	5
1993/01		0.90	1.7710	1.7710		100	74.88	1,827,301	3,275,300	
1993/07		0.90	1.5329	1.5329		100	74.88	1,852,510	3,325,500	
1994/01		0.85	1.6983	1.6983		100	74.18	1,879,253	3,382,000	
1994/07		0.85	1.5991	1.5991		100	74.18	1,904,796	3,436,100	
1995/01		0.80	1.5812	1.5812		100	74.18	1,928,892	3,490,400	
1995/07		0.80	1.5250	1.5250		100	71.71	1,952,424	3,543,600	
1996/01		0.75	1.7228	1.7228		100	71.92	1,977,651	3,604,700	
1996/07		0.75	1.3294	1.3294		100	71.92	1,997,370	3,652,600	
1997/01		0.70	1.4109	1.4109		100	71.92	2,017,096	3,704,100	
1997/07		0.70	1.0917	1.0917		100	71.92	2,032,511	3,744,500	
1998/01		0.65	1.1663	1.1663		100	71.92	2,047,919	3,788,200	
1998/07		0.65	1.0794	1.0794		100	71.92	2,047,919	3,829,100	5
1999/01		0.60	1.4499	1.4499		100	79.53	2,062,287	3,884,600	5
1999/07		0.60	1.2299	1.2299		100	79.53	2,095,577	3,932,400	
2000/01		0.55	1.3356	1.3356		100	86.88	2,110,971	3,984,900	
2000/07		0.55	1.1129	1.1129		100	86.88	2,123,892	4,029,200	
2001/01		0.50	1.2976	1.2976		100	86.88	2,137,672	4,081,500	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		0.50	0.9615	0.9615		100	86.88	2,147,950	4,120,700	
2002/01		0.45	1.0301	1.0301		100	84.52	2,157,906	4,163,100	
2002/07		0.45	0.8337	0.8337		100	84.52	2,166,002	4,197,800	
2003/01		0.40	1.3271	1.3271		100	79.20	2,177,499	4,253,500	
2003/07		0.40	1.1664	1.1664		100	79.20	2,187,659	4,303,100	
2004/01		0.35	1.1103	1.1103		100	74.50	2,196,160	4,350,900	
2004/07		0.35	0.8378	0.8378		100	74.50	2,202,599	4,387,400	
2005/01		0.30	0.8595	0.8595		100	71.59	2,208,280	4,425,100	
2005/07		0.30	0.7364	0.7364		100	71.59	2,213,158	4,457,700	
2006/01		0.25	0.9068	0.9068		100	78.31	2,218,175	4,498,100	
2006/07		0.25	0.8133	0.8133		100	78.31	2,222,685	4,534,700	
2007/01		0.20	1.0133	1.0133		100	78.31	2,227,190	4,580,600	
2007/07	25,000	0.20	1.1050	1.1050		100	77.38	2,257,112	4,631,200	
2008/01		0.15	0.8556	0.8556		100	77.38	2,260,008	4,670,800	
2008/07		0.15	0.6104	0.6104		100	81.43	2,262,078	4,699,300	
2009/01		0.10	1.3268	1.3268		100	79.02	2,265,080	4,761,700	
2009/07		0.10	0.6841	0.6841		100	79.02	2,266,629	4,794,300	
2010/01		0.05	0.8643	0.8643		100	83.03	2,267,608	4,835,700	
2010/07		0.05	0.7107	0.7107		100	83.03	2,268,413	4,870,100	
2011/01	28,303	0.00	0.9198	0.9198		100	78.86	2,296,716	4,914,900	
2011/07		0.00	0.9028	0.9028		100	78.86	2,296,716	4,959,300	
2012/01		0.00	0.3865	0.3865		100	78.86	2,296,716	4,978,500	
2012/07		0.00	0.9417	0.9417		100	79.33	2,296,716	5,025,400	
2013/01		0.00	0.4901	0.4901		100	79.33	2,296,716	5,050,000	
2013/07		0.00	0.6196	0.6196		100	78.74	2,296,716	5,081,300	
2014/01		0.00	0.8564	0.8564		100	78.74	2,296,716	5,124,800	
2014/07		0.00	1.2383	1.2383		100	79.54	2,296,716	5,188,300	
2015/01		0.00	0.7571	0.7571		100	76.58	2,296,716	5,227,600	
2015/09		0.00	1.5736	1.5736		100	76.58	2,296,716	5,309,900	
2016/09		0.00	1.9890	1.9890		100	73.51	2,296,716	5,415,500	

Message Code:

5 Uncorrected Licensure Deficiency



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Stuart Nursing & Restorative Care Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1500 SE PALM BEACH RD	1/1/2015-12/31/2015	Number of Beds: 120	Superior: 0
STUART, FL 34994	Days in CR 365	Maximum: 43,800	Standard: 366
County: Martin [43]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 28,620	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 3,846	Inflation
Current Class South Large	Initial CR? False	Medicaid: 16,438	FY Index: 1.37939113
Class at 1/94: South Large	Medicaid Utilization	57.43536%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	65.34247%	Cost: 1.04651568
Open Date: 06/01/1973	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 06/01/1973	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 06/01/1973	Low Occupancy Adjustment Factor:	82.63667%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 203998			PS Target: 1.05562807

Rate Calculations								
Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	919,372	1,586,267	880,944	195,941		3,582,524	
1a	Audit Adjustments							
2	Cost Per Diem	55.9297	96.5000	53.5919	11.9200		217.9416	
3	Cost Per Diem Inflated	58.5313	100.4262	56.0848				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	58.5313	100.4262	56.0848	11.9200		226.9623	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	54.3200		61.4289				
7	Provider Target Rate	57.3417		64.8461				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	57.3417	100.4262	56.0848	11.9200		225.7727	
12/13	Medicaid Adjustment Rate		0.8400	0.4691				
14	Prospective Per Diem 11	57.3417	101.2662	56.5539	11.9200		227.0818	
15	Inflated Usual & Customary Charge	Usual and Customary Limitations not applied after 7/1/2002.						0.00



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Stuart Nursing & Restorative Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	10/01/1985	Amount:	2,000,000.00		Total Amount	Per Diem
RS to Start Calcs:	1973/01	Type:	Variable	80% Capital(1):	3,653,653	8.8380
Indexed Asset Value	4,567,066	<60% of Base:	False	20% ROE(2):	913,413	0.4683
FRVS Base Asset:	2,626,513	Interest Rate:	7.3200%	Insurance Cost(3):	14,142	0.4941
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	96,457	3.3703
ROE Factor	0.020210	Amortization Rate:	7.3200%	Home Office(3):	7,434	0.2597
		Interest Only:	False	Replacement(3&4):	24,522	0.0000
		Yearly Payment:	348,393	Total FRVS PD:		13.4304

(1) 80% Capital (\$3,653,653) amortized at 7.3200 % for 20 years Principal & Interest of \$348,393 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$8.8380

(2) 20% ROE (\$913,413) times the ROE factor (0.020210) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.4683

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	182	Effective PBS Limitation	54,155
			5,187,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	57.3417	57.3417	2.6016	54.7401
Direct Care	101.2662	101.2662	4.5944	96.6718
Indirect Care	56.5539	56.5539	2.5658	53.9881
Property	11.9200	13.4304	0.6093	12.8211
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.6870
Supplemental Rate				8.1814
Totals	227.0818	228.5922	10.3711	247.0895

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1973/01	1,099,711	0.00	5.1509	3.0000	2.1509	182	100.00	1,099,711	2,142,504	
1973/07		0.10	7.8073	3.0000	4.8073	182	100.00	1,103,010	2,263,716	
1974/01		0.10	10.0344	3.0000	7.0344	182	100.00	1,106,319	2,382,016	
1974/07		0.20	10.1381	3.0000	7.1381	182	100.00	1,112,957	2,455,908	
1975/01	8,757	0.20	10.2286	3.0000	7.2286	182	100.00	1,128,392	2,531,802	
1975/07		0.30	11.2920	3.0000	8.2920	182	100.00	1,138,548	2,634,814	
1976/01	482,514	0.30	12.3365	3.0000	9.3365	182	100.00	1,631,309	2,741,284	
1976/07		0.40	12.8217	3.0000	9.8217	182	100.00	1,650,885	2,836,834	
1977/01	11,329	0.40	13.5723	3.0000	10.5723	182	100.00	1,682,025	2,943,304	
1977/07		0.50	15.6299	3.0000	12.6299	182	100.00	1,707,255	3,091,998	
1978/01		0.50	17.3696	3.0000	14.3696	182	100.00	1,732,864	3,238,690	
1978/07		0.60	19.9090	3.0000	16.9090	182	100.00	1,764,056	3,417,960	
1979/01	213	0.60	22.0363	3.0000	19.0363	182	100.00	1,796,022	3,593,226	
1979/07		0.70	23.2345	3.0000	20.2345	182	100.00	1,833,738	3,744,104	
1980/01	2,819	0.70	26.4002	3.0000	23.4002	182	60.62	1,875,065	3,975,062	
1980/07		0.80	27.2109	3.0000	24.2109	182	60.62	1,920,067	4,126,486	
1981/01		0.80	28.0349	3.0000	25.0349	182	61.48	1,966,149	4,284,280	
1981/07		0.90	27.6237	3.0000	24.6237	182	61.48	2,019,235	4,395,118	
1982/01	25,888	0.90	27.2997	3.0000	24.2997	182	55.40	2,099,642	4,512,872	
1982/07		1.00	26.5974	3.0000	23.5974	182	55.40	2,162,631	4,616,430	
1983/04		1.00	26.2262	3.0000	23.2262	182	56.93	2,227,510	4,737,824	
1983/07		1.00	27.1840	3.0000	24.1840	182	56.93	2,294,335	4,925,284	
1984/01	59,098	1.00	25.4792	3.0000	22.4792	182	51.94	2,418,434	4,989,166	
1984/07		1.00	24.3971	3.0000	21.3971	182	51.94	2,486,950	5,084,898	
1985/01		1.00	22.5442	3.0000	19.5442	182	49.55	2,554,165	5,143,138	
1985/10		1.00	20.3964	3.0000	17.3964	182	51.93	2,626,513	5,187,000	
1986/01		1.00	18.2263	3.0000	15.2263	182	51.93	2,700,910	5,230,134	
1986/07		1.00	15.5237	3.0000	12.5237	182	49.55	2,773,908	5,220,124	
1987/01		1.00	13.5328	3.0000	10.5328	182	49.55	2,848,879	5,313,490	
1987/07		1.00	11.4335	3.0000	8.4335	182	48.66	2,924,493	5,354,986	



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1988/01		1.00	9.3342	3.0000	6.3342	182	48.66	3,002,114	5,398,484	
1988/07		1.00	6.9241	3.0000	3.9241	182	49.92	3,083,859	5,395,572	
1989/01		1.00	4.5140	3.0000	1.5140	182	49.92	3,167,830	5,427,422	
1989/07		1.00	2.1039	2.1039		182	49.22	3,227,474	5,464,186	
1990/01		1.00	0.5899	0.5899		182	49.22	3,244,512	5,491,668	
1990/07		1.00	0.5899	0.5899		182	50.07	3,244,512	5,524,064	5
1991/01		1.00	0.5899	0.5899		182	50.07	3,279,453	5,556,460	
1991/07		1.00	1.4932	1.4932		182	51.37	3,325,190	5,639,452	
1992/01		1.00	2.0117	2.0117		182	51.37	3,387,668	5,752,838	
1992/07		1.00	1.8152	1.8152		182	59.36	3,449,161	5,857,306	
1993/01		1.00	1.7710	1.7710		182	59.36	3,510,246	5,961,046	
1993/07		0.95	1.5329	1.5329		182	65.20	3,561,366	6,052,410	
1994/01		0.95	1.6983	1.6983		182	65.20	3,618,825	6,155,240	
1994/07		0.90	1.5991	1.5991		182	66.76	3,670,907	6,253,702	
1995/01		0.90	1.5812	1.5812		182	66.76	3,723,148	6,352,528	
1995/07	28,270	0.85	1.5250	1.5250		182	74.72	3,799,681	6,449,352	
1996/01		0.85	1.7228	1.7228		182	74.72	3,855,324	6,560,554	
1996/07		0.80	1.3294	1.3294		182	73.87	3,896,325	6,647,732	
1997/01		0.80	1.4109	1.4109		182	73.87	3,940,303	6,741,462	
1997/07		0.75	1.0917	1.0917		182	73.16	3,972,566	6,814,990	
1998/01		0.75	1.1663	1.1663		182	73.16	4,007,314	6,894,524	
1998/07		0.70	1.0794	1.0794		120	75.31	4,037,593	4,594,920	
1999/01		0.70	1.4499	1.4499		120	75.31	4,078,571	4,661,520	
1999/07		0.65	1.2299	1.2299		120	75.31	4,111,175	4,718,880	
2000/01		0.65	1.3356	1.3356		120	70.91	4,146,864	4,781,880	
2000/07		0.60	1.1129	1.1129		120	62.15	4,174,553	4,835,040	
2001/01		0.60	1.2976	1.2976		120	62.15	4,207,056	4,897,800	
2001/07	17,694	0.55	0.9615	0.9615		120	64.59	4,246,997	4,944,840	
2002/01		0.55	1.0301	1.0301		120	64.59	4,271,060	4,995,720	
2002/07		0.50	0.8337	0.8337		120	67.08	4,288,866	5,037,360	



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2003/01		0.50	1.3271	1.3271		120	67.08	4,317,327	5,104,200	
2003/07		0.45	1.1664	1.1664		120	67.08	4,317,327	5,163,720	5
2004/01		0.45	1.1103	1.1103		120	63.72	4,361,672	5,221,080	
2004/07	19,377	0.40	0.8378	0.8378		120	62.86	4,395,665	5,264,880	
2005/01		0.40	0.8595	0.8595		120	62.86	4,410,777	5,310,120	
2005/07		0.35	0.7364	0.7364		120	62.86	4,422,144	5,349,240	
2006/01		0.35	0.9068	0.9068		120	53.78	4,435,869	5,397,720	
2006/07		0.30	0.8133	0.8133		120	53.78	4,446,452	5,441,640	
2007/01		0.30	1.0133	1.0133		120	58.19	4,459,969	5,496,720	
2007/07		0.25	1.1050	1.1050		120	58.19	4,472,292	5,557,440	
2008/01		0.25	0.8556	0.8556		120	53.76	4,481,643	5,604,960	
2008/07		0.20	0.6104	0.6104		120	54.02	4,487,018	5,639,160	
2009/01		0.20	1.3268	1.3268		120	54.02	4,498,714	5,714,040	
2009/07		0.15	0.6841	0.6841		120	54.02	4,503,247	5,753,160	
2010/01	18,656	0.15	0.8643	0.8643		120	66.69	4,527,739	5,802,840	
2010/07		0.10	0.7107	0.7107		120	66.69	4,530,958	5,844,120	
2011/01		0.10	0.9198	0.9198		120	62.17	4,535,126	5,897,880	
2011/07		0.05	0.9028	0.9028		120	65.13	4,537,171	5,951,160	
2012/01		0.05	0.3865	0.3865		120	65.13	4,538,047	5,974,200	
2012/07	29,019	0.00	0.9417	0.9417		120	65.51	4,567,066	6,030,480	
2013/01		0.00	0.4901	0.4901		120	65.51	4,567,066	6,060,000	
2013/07		0.00	0.6196	0.6196		120	63.64	4,567,066	6,097,560	
2014/01		0.00	0.8564	0.8564		120	63.64	4,567,066	6,149,760	
2014/07		0.00	1.2383	1.2383		120	63.64	4,567,066	6,225,960	
2015/01		0.00	0.7571	0.7571		120	50.88	4,567,066	6,273,120	
2015/09		0.00	1.5736	1.5736		120	58.31	4,567,066	6,371,880	
2016/09		0.00	1.9890	1.9890		120	57.44	4,567,066	6,498,600	

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

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Port St. Lucie Nursing And Restorative Care Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
7300 OLEANDER AVE	1/1/2014-12/31/2014	Number of Beds: 180	Superior: 0
PORT ST LUCIE, FL 34952-8299	Days in CR 365	Maximum: 65,700	Standard: 366
County: St Lucie [56]	First Used : 2015/09	Max Annualized: 65,700	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 41,094	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 8,240	Inflation
Current Class South Large	Initial CR? False	Medicaid: 28,501	FY Index: 1.34193004
Class at 1/94: South Large	Medicaid Utilization	69.35562%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	62.54795%	Cost: 1.07573004
Open Date: 03/01/1982	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 03/01/1982	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 03/01/1982	Low Occupancy Adjustment Factor:	79.10253%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 206580			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,461,760	2,593,114	1,322,019	365,668		5,742,561	
1a	Audit Adjustments							
2	Cost Per Diem	51.2880	90.9833	46.3850	12.8300		201.4863	
3	Cost Per Diem Inflated	55.1720	96.5726	49.8977				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	55.1720	96.5726	49.8977	12.8300		214.4723	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	51.4058		61.4289				
7	Provider Target Rate	54.2654		64.8461				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	54.2654	96.5726	49.8977	12.8300		213.5657	
12/13	Medicaid Adjustment Rate		2.1029	1.0865				
14	Prospective Per Diem 11	54.2654	98.6755	50.9842	12.8300		216.7551	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

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Port St. Lucie Nursing And Restorative Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	10/01/1985	Amount:	3,800,000.00		Total Amount	Per Diem
RS to Start Calcs:	1982/01	Type:	Variable	80% Capital(1):	7,251,673	11.6942
Indexed Asset Value	9,064,591	<60% of Base:	False	20% ROE(2):	1,812,918	0.6963
FRVS Base Asset:	5,130,000	Interest Rate:	7.3200%	Insurance Cost(3):	15,332	0.3731
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	110,864	2.6978
ROE Factor	0.022710	Amortization Rate:	7.3200%	Home Office(3):	4,422	0.1076
		Interest Only:	False	Replacement(3&4):	123,141	0.0000
		Yearly Payment:	691,481	Total FRVS PD:		15.5690

(1) 80% Capital (\$7,251,673) amortized at 7.3200 % for 20 years Principal & Interest of \$691,481 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$11.6942

(2) 20% ROE (\$1,812,918) times the ROE factor (0.022710) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.6963

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 180	Effective PBS Limitation	5,130,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.2654	54.2654	2.4620	51.8034
Direct Care	98.6755	98.6755	4.4769	94.1986
Indirect Care	50.9842	50.9842	2.3131	48.6711
Property	12.8300	15.5690	0.7064	14.8626
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.9969
Supplemental Rate				8.1814
Totals	216.7551	219.4941	9.9584	237.7140

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1982/01	4,568,424	0.00	2.6760	2.6760		180	37.64	4,568,424	4,463,280	
1982/07	71,901	0.10	2.2977	2.2977		180	37.64	4,647,510	4,565,700	
1983/04	1,263,504	0.10	2.6288	2.6288		180	47.74	5,921,619	4,685,760	
1983/07		0.20	3.9578	3.0000	0.9578	180	47.74	5,952,459	4,871,160	
1984/01		0.20	2.2530	2.2530		180	53.97	5,978,778	4,934,340	
1984/07		0.30	1.9179	1.9179		180	53.97	6,012,536	5,029,020	
1985/01		0.30	1.1471	1.1471		180	47.74	6,030,494	5,086,620	
1985/10		0.40	0.8522	0.8522		180	53.97	5,130,000	5,130,000	1
1986/01		0.40	0.8299	0.8299		180	53.97	5,146,713	5,172,660	
1986/07		0.50	0.2974	0.2974		180	51.24	5,153,843	5,162,760	
1987/01		0.50	1.0091	1.0091		180	51.24	5,178,071	5,255,100	
1987/07		0.60	0.9007	0.9007		180	51.90	5,204,476	5,296,140	
1988/01		0.60	0.9007	0.9007		180	51.90	5,231,016	5,339,160	
1988/07		0.70	0.5899	0.5899		180	55.55	5,252,615	5,336,280	
1989/01		0.70	0.5899	0.5899		180	55.55	5,274,303	5,367,780	
1989/07		0.80	0.5899	0.5899		180	57.92	5,299,192	5,404,140	
1990/01		0.80	0.5899	0.5899		180	57.92	5,324,199	5,431,320	
1990/07		0.90	0.5899	0.5899		180	61.75	5,352,465	5,463,360	
1991/01		0.90	0.5899	0.5899		180	61.75	5,380,881	5,495,400	
1991/07		1.00	1.4932	1.4932		180	60.37	5,461,228	5,577,480	
1992/01		1.00	2.0117	2.0117		180	60.37	5,571,092	5,689,620	
1992/07		1.00	1.8152	1.8152		180	59.81	5,672,218	5,792,940	
1993/01		1.00	1.7710	1.7710		180	59.81	5,672,218	5,895,540	5
1993/07		1.00	1.5329	1.5329		180	63.31	5,861,162	5,985,900	
1994/01		1.00	1.6983	1.6983		180	63.31	5,960,702	6,087,600	
1994/07		1.00	1.5991	1.5991		180	64.65	6,056,020	6,184,980	
1995/01		1.00	1.5812	1.5812		180	64.65	6,151,778	6,282,720	
1995/07		1.00	1.5250	1.5250		180	63.93	6,245,593	6,378,480	
1996/01		1.00	1.7228	1.7228		180	63.93	6,353,192	6,488,460	
1996/07		1.00	1.3294	1.3294		180	68.83	6,437,651	6,574,680	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/01		1.00	1.4109	1.4109		180	68.83	6,528,480	6,667,380	
1997/07		1.00	1.0917	1.0917		180	65.28	6,599,751	6,740,100	
1998/01		1.00	1.1663	1.1663		180	65.28	6,676,724	6,818,760	
1998/07		1.00	1.0794	1.0794		180	63.87	6,748,793	6,892,380	
1999/01		1.00	1.4499	1.4499		180	63.87	6,846,644	6,992,280	
1999/07	169,769	1.00	1.2299	1.2299		180	62.06	7,078,320	7,078,320	8
2000/01		1.00	1.3356	1.3356		180	62.06	7,172,820	7,172,820	8
2000/07		1.00	1.1129	1.1129		180	69.07	7,252,560	7,252,560	8
2001/01		1.00	1.2976	1.2976		180	69.07	7,346,669	7,346,700	
2001/07		1.00	0.9615	0.9615		180	74.78	7,417,260	7,417,260	8
2002/01		1.00	1.0301	1.0301		180	74.78	7,493,580	7,493,580	8
2002/07		0.95	0.8337	0.8337		180	71.93	7,552,929	7,556,040	
2003/01		0.95	1.3271	1.3271		180	71.93	7,648,149	7,656,300	
2003/07		0.90	1.1664	1.1664		180	71.93	7,728,439	7,745,580	
2004/01		0.90	1.1103	1.1103		180	66.88	7,805,669	7,831,620	
2004/07		0.85	0.8378	0.8378		180	66.86	7,861,253	7,897,320	
2005/01		0.85	0.8595	0.8595		180	66.86	7,918,687	7,965,180	
2005/07		0.80	0.7364	0.7364		180	66.86	7,965,336	8,023,860	
2006/01		0.80	0.9068	0.9068		180	66.51	8,023,117	8,096,580	
2006/07		0.75	0.8133	0.8133		180	66.51	8,072,058	8,162,460	
2007/01		0.75	1.0133	1.0133		180	69.88	8,133,406	8,245,080	
2007/07		0.70	1.1050	1.1050		180	69.88	8,196,318	8,336,160	
2008/01		0.70	0.8556	0.8556		180	65.18	8,245,406	8,407,440	
2008/07		0.65	0.6104	0.6104		180	61.56	8,278,124	8,458,740	
2009/01		0.65	1.3268	1.3268		180	61.56	8,349,515	8,571,060	
2009/07		0.60	0.6841	0.6841		180	67.52	8,383,790	8,629,740	
2010/01		0.60	0.8643	0.8643		180	67.52	8,427,268	8,704,260	
2010/07		0.55	0.7107	0.7107		180	67.52	8,460,210	8,766,180	
2011/01		0.55	0.9198	0.9198		180	70.31	8,503,010	8,846,820	
2011/07	247,390	0.50	0.9028	0.9028		180	72.84	8,788,783	8,926,740	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01		0.50	0.3865	0.3865		180	72.84	8,805,772	8,961,300	
2012/07		0.45	0.9417	0.9417		180	75.48	8,843,091	9,045,720	
2013/01		0.45	0.4901	0.4901		180	75.48	8,862,590	9,090,000	
2013/07		0.40	0.6196	0.6196		180	78.01	8,884,551	9,146,340	
2014/01		0.40	0.8564	0.8564		180	78.01	8,914,989	9,224,640	
2014/07		0.35	1.2383	1.2383		180	78.01	8,953,627	9,338,940	
2015/01		0.35	0.7571	0.7571		180	68.89	8,977,354	9,409,680	
2015/09		0.30	1.5736	1.5736		180	69.36	9,019,736	9,557,820	
2016/09		0.25	1.9890	1.9890		180	69.36	9,064,591	9,747,900	

Message Code:

- | |
|---|
| 1 Per Bed Standard Limitation
5 Uncorrected Licensure Deficiency
8 Limited to Current RS Per Bed Standard |
|---|

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID: 226009123120140101201403312015093035



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
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261.09

Plantation Nursing & Rehabilitation Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
4250 NW 5TH ST	3/1/2015-2/29/2016	Number of Beds: 152	Superior: 0
PLANTATION, FL 33317	Days in CR 366	Maximum: 55,632	Standard: 366
County: Broward [6]	First Used : 2016/09	Max Annualized: 55,480	Conditional: 0
Region: South Area: 10	Last Used: 2016/09	Total Patient: 40,806	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 380	Inflation
Current Class South Large	Initial CR? False	Medicaid: 33,773	FY Index: 1.38327652
Class at 1/94: South Large	Medicaid Utilization	82.76479%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	73.34987%	Cost: 1.04357620
Open Date: 03/01/1974	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 03/01/1974	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25683112
Entered Medicaid 03/01/1974	Low Occupancy Adjustment Factor:	92.76339%	DC Sem Index: 1.30450000
Med # Active Date: 06/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03792783
Previous Med # 204307			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,492,238	3,422,118	2,262,885	419,461		7,596,702	
1a	Audit Adjustments							
2	Cost Per Diem	44.1843	101.3270	67.0028	12.4200		224.9341	
3	Cost Per Diem Inflated	46.1097	105.1701	69.9225				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	46.1097	105.1701	69.9225	12.4200		233.6223	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	55.2386		69.9891				
7	Provider Target Rate	58.3114		73.8825				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	46.1097	104.3884	69.9225	12.4200		232.8406	
12/13	Medicaid Adjustment Rate		3.8478	2.5774				
14	Prospective Per Diem 11	46.1097	108.2362	72.4999	12.4200		239.2658	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

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Plantation Nursing & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	10/01/1985	Amount:	1,030,000.00		Total Amount	Per Diem
RS to Start Calcs:	1974/01	Type:	Fixed	80% Capital(1):	4,419,793	11.0050
Indexed Asset Value	5,524,741	<60% of Base:	True	20% ROE(2):	1,104,948	0.4541
FRVS Base Asset:	2,107,125	Interest Rate:	13.1250%	Insurance Cost(3):	78,707	1.9288
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	68,700	1.6836
ROE Factor	0.020520	Amortization Rate:	12.5000%	Home Office(3):	16,064	0.3937
		Interest Only:	True	Replacement(3&4):	110,277	0.0000
		Yearly Payment:	549,501	Total FRVS PD:		15.4652

(1) 80% Capital (\$4,419,793) amortized at 12.5000 % for 20 years Interest of \$549,501 divided by annual available days (55480) divided by Occup. Adj. (0.90) = \$11.0050

(2) 20% ROE (\$1,104,948) times the ROE factor (0.020520) divided by annual available days (55480) divided by Occup. Adj. (0.90) = \$0.4541

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	152	Effective PBS Limitation	54,155
			4,332,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	46.1097	46.1097	2.0920	44.0177
Direct Care	108.2362	108.2362	4.9106	103.3256
Indirect Care	72.4999	72.4999	3.2893	69.2106
Property	12.4200	15.4652	0.7016	14.7636
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.5876
Supplemental Rate				8.1814
Totals	239.2658	242.3110	10.9935	261.0865

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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0 226017-00 - 2016/09

261.09

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1974/01	1,694,262	0.00	5.2272	3.0000	2.2272	152	100.00	1,694,262	1,989,376	
1974/07		0.10	5.3308	3.0000	2.3308	152	100.00	1,699,345	2,051,088	
1975/01		0.10	5.4213	3.0000	2.4213	152	100.00	1,704,443	2,114,472	
1975/07		0.20	6.4847	3.0000	3.4847	152	100.00	1,714,670	2,200,504	
1976/01		0.20	7.5292	3.0000	4.5292	152	100.00	1,724,958	2,289,424	
1976/07		0.30	8.0145	3.0000	5.0145	152	100.00	1,740,483	2,369,224	
1977/01		0.30	8.7650	3.0000	5.7650	152	100.00	1,756,147	2,458,144	
1977/07		0.40	10.8226	3.0000	7.8226	152	100.00	1,777,221	2,582,328	
1978/01		0.40	12.5623	3.0000	9.5623	152	100.00	1,798,548	2,704,840	
1978/07		0.50	15.1018	3.0000	12.1018	152	100.00	1,825,526	2,854,560	
1979/01		0.50	17.2290	3.0000	14.2290	152	100.00	1,852,909	3,000,936	
1979/07		0.60	18.4272	3.0000	15.4272	152	100.00	1,886,261	3,126,944	
1980/01		0.60	21.5930	3.0000	18.5930	152	15.54	1,886,261	3,319,832	
1980/07		0.70	22.4036	3.0000	19.4036	152	15.54	1,886,261	3,446,296	
1981/01		0.70	23.2276	3.0000	20.2276	152	20.76	1,886,261	3,578,080	
1981/07		0.80	22.8164	3.0000	19.8164	152	20.76	1,886,261	3,670,648	
1982/01	5,153	0.80	22.4924	3.0000	19.4924	152	20.76	1,891,414	3,768,992	
1982/07	1,798	0.90	21.7901	3.0000	18.7901	152	20.76	1,893,212	3,855,480	
1983/04		0.90	21.4189	3.0000	18.4189	152	27.41	1,918,687	3,956,864	
1983/07	6,395	1.00	22.3767	3.0000	19.3767	152	27.41	1,953,768	4,113,424	
1984/01	34,047	1.00	20.6719	3.0000	17.6719	152	25.71	2,015,214	4,166,776	
1984/07		1.00	19.5898	3.0000	16.5898	152	25.71	2,043,475	4,246,728	
1985/01		1.00	17.7369	3.0000	14.7369	152	25.70	2,072,121	4,295,368	
1985/10		1.00	15.5891	3.0000	12.5891	152	30.97	2,107,125	4,332,000	
1986/01		1.00	13.4190	3.0000	10.4190	152	30.97	2,142,720	4,368,024	
1986/07		1.00	10.7164	3.0000	7.7164	152	45.05	2,195,372	4,359,664	
1987/01	48,461	1.00	8.7255	3.0000	5.7255	152	45.05	2,297,779	4,437,640	
1987/07	59,460	1.00	6.6262	3.0000	3.6262	152	45.05	2,413,702	4,472,296	
1988/01		1.00	4.5269	3.0000	1.5269	152	53.41	2,484,020	4,508,624	
1988/07		1.00	2.1168	2.1168		152	53.41	2,535,082	4,506,192	



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261.09

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1989/01		1.00	0.5899	0.5899		152	64.65	2,550,036	4,532,792	
1989/07		1.00	0.5899	0.5899		152	66.19	2,565,079	4,563,496	
1990/01		1.00	0.5899	0.5899		152	66.19	2,580,210	4,586,448	
1990/07		1.00	0.5899	0.5899		152	62.02	2,595,431	4,613,504	
1991/01		1.00	0.5899	0.5899		152	62.02	2,610,741	4,640,560	
1991/07		1.00	1.4932	1.4932		152	62.02	2,649,725	4,709,872	
1992/01		1.00	2.0117	2.0117		152	77.66	2,703,030	4,804,568	
1992/07		1.00	1.8152	1.8152		152	85.20	2,752,095	4,891,816	
1993/01		1.00	1.7710	1.7710		152	85.20	2,800,835	4,978,456	
1993/07	58,300	1.00	1.5329	1.5329		152	76.15	2,902,069	5,054,760	
1994/01		1.00	1.6983	1.6983		152	76.15	2,951,355	5,140,640	
1994/07		0.95	1.5991	1.5991		152	76.15	2,996,189	5,222,872	
1995/01		0.95	1.5812	1.5812		152	80.03	3,041,195	5,305,408	
1995/07		0.90	1.5250	1.5250		152	80.03	3,082,935	5,386,272	
1996/01		0.90	1.7228	1.7228		152	70.34	3,130,736	5,479,144	
1996/07		0.85	1.3294	1.3294		152	71.82	3,166,113	5,551,952	
1997/01		0.85	1.4109	1.4109		152	71.82	3,204,084	5,630,232	
1997/07		0.80	1.0917	1.0917		152	71.82	3,232,068	5,691,640	
1998/01		0.80	1.1663	1.1663		152	71.23	3,262,223	5,758,064	
1998/07		0.75	1.0794	1.0794		152	70.82	3,288,634	5,820,232	
1999/01		0.75	1.4499	1.4499		152	70.82	3,324,395	5,904,592	
1999/07	22,253	0.70	1.2299	1.2299		152	68.30	3,375,268	5,977,248	
2000/01		0.70	1.3356	1.3356		152	68.30	3,406,823	6,057,048	
2000/07		0.65	1.1129	1.1129		152	69.43	3,431,468	6,124,384	
2001/01		0.65	1.2976	1.2976		152	69.43	3,460,409	6,203,880	
2001/07		0.60	0.9615	0.9615		152	69.43	3,480,372	6,263,464	
2002/01		0.60	1.0301	1.0301		152	66.89	3,501,884	6,327,912	
2002/07		0.55	0.8337	0.8337		152	66.89	3,517,940	6,380,656	
2003/01	858,476	0.55	1.3271	1.3271		152	67.02	4,402,093	6,465,320	
2003/07		0.50	1.1664	1.1664		152	67.02	4,427,766	6,540,712	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2004/01	103,860	0.50	1.1103	1.1103		152	68.69	4,556,209	6,613,368	
2004/07		0.45	0.8378	0.8378		152	68.69	4,573,386	6,668,848	
2005/01	152,955	0.45	0.8595	0.8595		152	71.37	4,744,031	6,726,152	
2005/07		0.40	0.7364	0.7364		152	71.37	4,758,007	6,775,704	
2006/01		0.40	0.9068	0.9068		152	71.40	4,775,264	6,837,112	
2006/07		0.35	0.8133	0.8133		152	71.40	4,788,859	6,892,744	
2007/01		0.35	1.0133	1.0133		152	71.40	4,805,845	6,962,512	
2007/07	52,236	0.30	1.1050	1.1050		152	73.29	4,874,012	7,039,424	
2008/01		0.30	0.8556	0.8556		152	73.29	4,886,524	7,099,616	
2008/07	45,645	0.25	0.6104	0.6104		152	71.43	4,939,626	7,142,936	
2009/01		0.25	1.3268	1.3268		152	71.43	4,956,011	7,237,784	
2009/07		0.20	0.6841	0.6841		152	73.13	4,962,791	7,287,336	
2010/01	49,927	0.20	0.8643	0.8643		152	73.74	5,021,299	7,350,264	
2010/07		0.15	0.7107	0.7107		152	73.74	5,026,652	7,402,552	
2011/01		0.15	0.9198	0.9198		152	74.07	5,033,589	7,470,648	
2011/07		0.10	0.9028	0.9028		152	74.07	5,038,134	7,538,136	
2012/01		0.10	0.3865	0.3865		152	74.07	5,040,084	7,567,320	
2012/07	35,695	0.05	0.9417	0.9417		152	76.96	5,078,153	7,638,608	
2013/01	106,581	0.05	0.4901	0.4901		152	83.67	5,185,978	7,676,000	
2013/07		0.00	0.6196	0.6196		152	83.67	5,185,978	7,723,576	
2014/01	79,275	0.00	0.8564	0.8564		152	85.74	5,265,253	7,789,696	
2014/07		0.00	1.2383	1.2383		152	85.74	5,265,253	7,886,216	
2015/01		0.00	0.7571	0.7571		152	85.74	5,265,253	7,945,952	
2015/09	59,198	0.00	1.5736	1.5736		152	84.83	5,324,451	8,071,048	
2016/09	200,290	0.00	1.9890	1.9890		152	82.76	5,524,741	8,231,560	

Message Code:

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245.75

Martin Nursing and Restorative Care Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
6011 SE TOWER DR	1/1/2015-12/31/2015	Number of Beds: 120	Superior: 0
STUART, FL 34997	Days in CR 365	Maximum: 43,800	Standard: 366
County: Martin [43]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 36,817	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 6,859	Inflation
Current Class South Large	Initial CR? False	Medicaid: 22,320	FY Index: 1.37939113
Class at 1/94: South Large	Medicaid Utilization	60.62417%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	84.05708%	Cost: 1.04651568
Open Date: 10/16/1997	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 10/16/1997	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 10/16/1997	Low Occupancy Adjustment Factor:	106.30448%	DC Sem Index: 1.30450000
Med # Active Date: 11/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 213349			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,272,412	2,362,067	1,086,359	570,276		5,291,114	
1a	Audit Adjustments							
2	Cost Per Diem	57.0077	105.8274	48.6720	25.5500		237.0571	
3	Cost Per Diem Inflated	59.6595	110.1331	50.9360				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	59.6595	110.1331	50.9360	25.5500		246.2786	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	53.3798		61.4289				
7	Provider Target Rate	56.3492		64.8461				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	56.3492	104.3884	50.9360	13.6500		225.3236	
12/13	Medicaid Adjustment Rate		1.2477	0.6088				
14	Prospective Per Diem 11	56.3492	105.6361	51.5448	13.6500		227.1801	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Martin Nursing and Restorative Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/16/1997	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	4,134,000.00		Total Amount	Per Diem
RS to Start Calcs:	1997/07	Type:	Variable	80% Capital(1):	4,654,946	11.4155
Indexed Asset Value	5,818,682	<60% of Base:	False	20% ROE(2):	1,163,736	0.5966
FRVS Base Asset:	4,444,920	Interest Rate:	7.5000%	Insurance Cost(3):	10,902	0.2961
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	131,081	3.5603
ROE Factor	0.020210	Amortization Rate:	7.5000%	Home Office(3):	10,549	0.2865
		Interest Only:	False	Replacement(3&4):	47,837	0.0000
		Yearly Payment:	449,999	Total FRVS PD:		16.1550

(1) 80% Capital (\$4,654,946) amortized at 7.5000 % for 20 years Principal & Interest of \$449,999 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$11.4155

(2) 20% ROE (\$1,163,736) times the ROE factor (0.020210) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5966

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	37,041
Comparison Date: 01/01/1997	Current RS PBS:	54,155
Comparison Bed 120	Effective PBS Limitation	4,444,920

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	56.3492	56.3492	2.5565	53.7927
Direct Care	105.6361	105.6361	4.7927	100.8434
Indirect Care	51.5448	51.5448	2.3386	49.2062
Property	13.6500	16.1550	0.7329	15.4221
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.3082
Supplemental Rate				8.1814
Totals	227.1801	229.6851	10.4207	245.7540

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/07	5,492,508	0.00	1.0917	1.0917		120	52.88	4,444,920	4,444,920	1
1998/01		0.10	1.1663	1.1663		120	52.88	4,449,903	4,545,840	
1998/07		0.10	1.0794	1.0794		120	52.88	4,454,519	4,594,920	
1999/01		0.20	1.4499	1.4499		120	52.88	4,466,939	4,661,520	
1999/07		0.20	1.2299	1.2299		120	52.88	4,477,504	4,718,880	
2000/01		0.30	1.3356	1.3356		120	52.88	4,494,754	4,781,880	
2000/07		0.30	1.1129	1.1129		120	58.38	4,509,762	4,835,040	
2001/01		0.40	1.2976	1.2976		120	58.38	4,533,168	4,897,800	
2001/07	31,860	0.40	0.9615	0.9615		120	57.14	4,582,463	4,944,840	
2002/01		0.50	1.0301	1.0301		120	57.14	4,606,067	4,995,720	
2002/07		0.50	0.8337	0.8337		120	61.66	4,625,270	5,037,360	
2003/01		0.60	1.3271	1.3271		120	61.66	4,662,101	5,104,200	
2003/07		0.60	1.1664	1.1664		120	61.66	4,694,726	5,163,720	
2004/01	33,131	0.70	1.1103	1.1103		120	61.15	4,764,344	5,221,080	
2004/07		0.70	0.8378	0.8378		120	62.49	4,792,287	5,264,880	
2005/01		0.80	0.8595	0.8595		120	62.49	4,825,239	5,310,120	
2005/07		0.80	0.7364	0.7364		120	62.49	4,853,664	5,349,240	
2006/01		0.90	0.9068	0.9068		120	53.03	4,891,856	5,397,720	
2006/07		0.90	0.8133	0.8133		120	53.03	4,926,382	5,441,640	
2007/01		1.00	1.0133	1.0133		120	45.76	4,967,915	5,496,720	
2007/07		1.00	1.1050	1.1050		120	45.76	5,013,588	5,557,440	
2008/01		1.00	0.8556	0.8556		120	39.61	5,044,481	5,604,960	
2008/07		1.00	0.6104	0.6104		120	39.49	5,066,589	5,639,160	
2009/01		1.00	1.3268	1.3268		120	39.49	5,114,855	5,714,040	
2009/07		1.00	0.6841	0.6841		120	39.49	5,139,978	5,753,160	
2010/01	18,656	1.00	0.8643	0.8643		120	55.85	5,203,059	5,802,840	
2010/07		1.00	0.7107	0.7107		120	55.85	5,240,037	5,844,120	
2011/01		1.00	0.9198	0.9198		120	61.84	5,288,235	5,897,880	
2011/07		1.00	0.9028	0.9028		120	61.84	5,335,977	5,951,160	
2012/01		1.00	0.3865	0.3865		120	55.79	5,356,601	5,974,200	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/07		1.00	0.9417	0.9417		120	52.88	5,405,100	6,030,480	
2013/01		1.00	0.4901	0.4901		120	52.88	5,430,569	6,060,000	
2013/07		1.00	0.6196	0.6196		120	55.01	5,464,217	6,097,560	
2014/01		1.00	0.8564	0.8564		120	55.01	5,511,013	6,149,760	
2014/07		1.00	1.2383	1.2383		120	55.01	5,579,256	6,225,960	
2015/01		1.00	0.7571	0.7571		120	48.91	5,616,819	6,273,120	
2015/09		1.00	1.5736	1.5736		120	63.32	5,705,205	6,371,880	
2016/09		1.00	1.9890	1.9890		120	60.62	5,818,682	6,498,600	

Message Code:

1 Per Bed Standard Limitation



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245.63

Cathedral Gerontology Center Inc

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
333 E ASHLEY ST	10/1/2014-9/30/2015	Number of Beds: 120	Superior: 0
JACKSONVILLE, FL 32202	Days in CR 365	Maximum: 43,800	Standard: 366
County: Duval [16]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 37,666	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 6,737	Inflation
Current Class North Large	Initial CR? False	Medicaid: 28,437	FY Index: 1.36985926
Class at 1/94: North Large	Medicaid Utilization	75.49780%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	85.99543%	Cost: 1.05379764
Open Date: 03/01/1970	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 03/01/1970	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24600000
Entered Medicaid 03/01/1970	Low Occupancy Adjustment Factor:	108.75586%	DC Sem Index: 1.30450000
Med # Active Date: 05/31/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04695024
Previous Med # 207764			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,790,926	2,770,324	1,343,840	278,967		6,184,057	
1a	Audit Adjustments							
2	Cost Per Diem	62.9787	97.4197	47.2567	9.8100		217.4651	
3	Cost Per Diem Inflated	66.3668	101.9936	49.7990				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	66.3668	101.9936	49.7990	9.8100		227.9694	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	75.2347		56.7094				
7	Provider Target Rate	79.4199		59.8640				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	54.8223	101.4900	49.7990	9.8100		215.9213	
12/13	Medicaid Adjustment Rate		2.9112	1.4285				
14	Prospective Per Diem 11	54.8223	104.4012	51.2275	9.8100		220.2610	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration
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245.63

Rate Semester 09/01/2016 through 08/31/2017

Cathedral Gerontology Center Inc

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	09/01/1989	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	2,087,900.00		Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	5,004,077	12.7416
RS to Start Calcs:	1971/07	<60% of Base:	False	20% ROE(2):	1,251,019	0.6480
Indexed Asset Value	6,255,096	Interest Rate:	8.0000%	Insurance Cost(3):	49,820	1.3227
FRVS Base Asset:	3,420,000	Chase Rate:	13.0000%	Taxes Cost(3):	0	0.0000
Occup Adj Factor	0.9000	Amortization Rate:	8.0000%	Home Office(3):	70,745	1.8782
ROE Factor	0.020420	Interest Only:	False	Replacement(3&4):	65,858	0.0000
		Yearly Payment:	502,273	Total FRVS PD:		16.5905

(1) 80% Capital (\$5,004,077) amortized at 8.0000 % for 20 years Principal & Interest of \$502,273 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$12.7416

(2) 20% ROE (\$1,251,019) times the ROE factor (0.020420) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6480

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.8223	54.8223	2.4873	52.3350
Direct Care	104.4012	104.4012	4.7366	99.6646
Indirect Care	51.2275	51.2275	2.3242	48.9033
Property	9.8100	16.5905	0.7527	15.8378
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.7060
Supplemental Rate				8.1814
Totals	220.2610	227.0415	10.3008	245.6281

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid FRVS Property Reimbursement Rate
 Rate Semester 9/1/2016 through 8/31/2017 Based on Cost Report: 9/30/2015

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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	2,139,479	0.00				120	100.00	2,139,479	1,231,320	
1972/01		0.10	3.9787	3.0000	0.9787	120	100.00	2,145,897	1,280,280	
1972/07		0.10	5.9113	3.0000	2.9113	120	100.00	2,152,335	1,343,400	
1973/01		0.20	8.0622	3.0000	5.0622	120	100.00	2,165,249	1,412,640	
1973/07		0.20	10.7186	3.0000	7.7186	120	100.00	2,178,240	1,492,560	
1974/01		0.30	12.9457	3.0000	9.9457	120	100.00	2,197,844	1,570,560	
1974/07		0.30	13.0494	3.0000	10.0494	120	100.00	2,217,625	1,619,280	
1975/01		0.40	13.1399	3.0000	10.1399	120	100.00	2,244,237	1,669,320	
1975/07		0.40	14.2033	3.0000	11.2033	120	100.00	2,271,168	1,737,240	
1976/01		0.50	15.2478	3.0000	12.2478	120	100.00	2,305,236	1,807,440	
1976/07	577,878	0.50	15.7330	3.0000	12.7330	120	100.00	2,917,693	1,870,440	
1977/01		0.60	16.4836	3.0000	13.4836	120	100.00	2,970,211	1,940,640	
1977/07		0.60	18.5412	3.0000	15.5412	120	100.00	3,023,675	2,038,680	
1978/01		0.70	20.2809	3.0000	17.2809	120	100.00	3,087,172	2,135,400	
1978/07		0.70	22.8203	3.0000	19.8203	120	100.00	3,152,003	2,253,600	
1979/01		0.80	24.9476	3.0000	21.9476	120	100.00	3,227,651	2,369,160	
1979/07		0.80	26.1458	3.0000	23.1458	120	100.00	3,305,115	2,468,640	
1980/01		0.90	29.3115	3.0000	26.3115	120	38.78	3,368,036	2,620,920	
1980/07		0.90	30.1222	3.0000	27.1222	120	38.78	3,432,155	2,720,760	
1981/01		1.00	30.9462	3.0000	27.9462	120	38.78	3,504,754	2,824,800	
1981/07		1.00	30.5350	3.0000	27.5350	120	38.78	3,578,889	2,897,880	
1982/01		1.00	30.2110	3.0000	27.2110	120	38.78	3,654,592	2,975,520	
1982/07		1.00	29.5087	3.0000	26.5087	120	38.78	3,731,897	3,043,800	
1983/04		1.00	29.1375	3.0000	26.1375	120	38.78	3,810,837	3,123,840	
1983/07		1.00	30.0953	3.0000	27.0953	120		3,810,837	3,247,440	
1984/01		1.00	28.3905	3.0000	25.3905	120	65.47	3,925,162	3,289,560	
1984/07		1.00	27.3084	3.0000	24.3084	120	65.47	4,042,917	3,352,680	
1985/01		1.00	25.4555	3.0000	22.4555	120	65.47	4,164,205	3,391,080	
1985/10		1.00	23.3077	3.0000	20.3077	120	65.47	3,420,000	3,420,000	1
1986/01		1.00	21.1376	3.0000	18.1376	120	65.47	3,522,600	3,448,440	



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245.63

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	120	72.17	3,628,278	3,441,840	
1987/01		1.00	16.4441	3.0000	13.4441	120	72.17	3,737,126	3,503,400	
1987/07		1.00	14.3448	3.0000	11.3448	120	80.18	3,849,240	3,530,760	
1988/01		1.00	12.2455	3.0000	9.2455	120	80.18	3,964,717	3,559,440	
1988/07		1.00	9.8354	3.0000	6.8354	120	80.31	4,083,659	3,557,520	
1989/01		1.00	7.4253	3.0000	4.4253	120	80.31	4,206,169	3,578,520	
1989/07		1.00	5.0152	3.0000	2.0152	120	75.58	4,332,354	3,602,760	
1990/01		1.00	2.6051	2.6051		120	75.58	4,445,216	3,620,880	
1990/07	135,961	1.00	0.5899	0.5899		120	82.83	4,607,399	3,642,240	
1991/01		1.00	0.5899	0.5899		120	82.83	4,634,578	3,663,600	
1991/07		1.00	1.4932	1.4932		120	87.95	4,703,782	3,718,320	
1992/01		0.95	2.0117	2.0117		120	87.95	4,793,676	3,793,080	
1992/07		0.95	1.8152	1.8152		120	91.37	4,876,338	3,861,960	
1993/01		0.90	1.7710	1.7710		120	91.37	4,954,062	3,930,360	
1993/07		0.90	1.5329	1.5329		120	91.37	5,022,408	3,990,600	
1994/01		0.85	1.6983	1.6983		120	91.44	5,094,911	4,058,400	
1994/07		0.85	1.5991	1.5991		120	97.32	5,164,161	4,123,320	
1995/01		0.80	1.5812	1.5812		120	97.32	5,229,488	4,188,480	
1995/07		0.80	1.5250	1.5250		120	91.92	5,293,288	4,252,320	
1996/01		0.75	1.7228	1.7228		120	91.92	5,361,683	4,325,640	
1996/07	48,462	0.75	1.3294	1.3294		120	83.85	5,361,683	4,383,120	3
1997/01		0.70	1.4109	1.4109		120	83.85	5,361,683	4,444,920	3
1997/07		0.70	1.0917	1.0917		120	78.61	5,361,683	4,493,400	3
1998/01		0.65	1.1663	1.1663		120	78.61	5,361,683	4,545,840	3
1998/07		0.65	1.0794	1.0794		120	79.32	5,361,683	4,594,920	3
1999/01		0.60	1.4499	1.4499		120	79.32	5,361,683	4,661,520	3
1999/07		0.60	1.2299	1.2299		120	86.09	5,361,683	4,718,880	3
2000/01		0.55	1.3356	1.3356		120	86.09	5,361,683	4,781,880	3
2000/07	87,927	0.55	1.1129	1.1129		120	87.50	5,361,683	4,835,040	3
2001/01		0.50	1.2976	1.2976		120	87.50	5,361,683	4,897,800	3



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07	69,153	0.50	0.9615	0.9615		120	86.15	5,361,683	4,944,840	3
2002/01		0.45	1.0301	1.0301		120	86.15	5,361,683	4,995,720	3
2002/07		0.45	0.8337	0.8337		120	80.18	5,361,683	5,037,360	3
2003/01	53,954	0.40	1.3271	1.3271		120	79.59	5,361,683	5,104,200	3
2003/07		0.40	1.1664	1.1664		120	79.59	5,361,683	5,163,720	3
2004/01		0.35	1.1103	1.1103		120	79.59	5,361,683	5,221,080	3
2004/07		0.35	0.8378	0.8378		120	81.22	5,361,683	5,264,880	3
2005/01		0.30	0.8595	0.8595		120	81.22	5,361,683	5,310,120	3
2005/07		0.30	0.7364	0.7364		120	79.30	5,361,683	5,349,240	3
2006/01		0.25	0.9068	0.9068		120	79.30	5,373,838	5,397,720	
2006/07		0.25	0.8133	0.8133		120	77.10	5,384,763	5,441,640	
2007/01		0.20	1.0133	1.0133		120	79.89	5,395,678	5,496,720	
2007/07		0.20	1.1050	1.1050		120	79.89	5,407,602	5,557,440	
2008/01		0.15	0.8556	0.8556		120	81.01	5,414,540	5,604,960	
2008/07		0.15	0.6104	0.6104		120	81.01	5,419,500	5,639,160	
2009/01		0.10	1.3268	1.3268		120	81.01	5,426,692	5,714,040	
2009/07		0.10	0.6841	0.6841		120	74.67	5,430,404	5,753,160	
2010/01	46,220	0.05	0.8643	0.8643		120	76.81	5,478,970	5,802,840	
2010/07		0.05	0.7107	0.7107		120	76.81	5,480,915	5,844,120	
2011/01	36,667	0.00	0.9198	0.9198		120	79.71	5,517,582	5,897,880	
2011/07		0.00	0.9028	0.9028		120	79.71	5,517,582	5,951,160	
2012/01		0.00	0.3865	0.3865		120	79.71	5,517,582	5,974,200	
2012/07	431,437	0.00	0.9417	0.9417		120	76.37	5,949,019	6,030,480	
2013/01		0.00	0.4901	0.4901		120	76.37	5,949,019	6,060,000	
2013/07	216,442	0.00	0.6196	0.6196		120	73.53	6,097,560	6,097,560	8
2014/01		0.00	0.8564	0.8564		120	73.53	6,097,560	6,149,760	
2014/07	115,844	0.00	1.2383	1.2383		120	70.61	6,213,404	6,225,960	
2015/01		0.00	0.7571	0.7571		120	70.61	6,213,404	6,273,120	
2015/09		0.00	1.5736	1.5736		120	74.46	6,213,404	6,371,880	
2016/09	41,692	0.00	1.9890	1.9890		120	75.50	6,255,096	6,498,600	

Message Code:

1 Per Bed Standard Limitation

3 Index Cost Limitation - January 1996

8 Limited to Current RS Per Bed Standard

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID: 226068093020151001201403292016155821



Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0226335-00 - 2016/09

239.15

Broward Nursing & Rehabilitation Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1330 S ANDREWS AVE	3/1/2015-2/29/2016	Number of Beds: 198	Superior: 0
FORT LAUDERDALE, FL 33316	Days in CR: 366	Maximum: 72,468	Standard: 366
County: Broward [6]	First Used: 2016/09	Max Annualized: 72,270	Conditional: 0
Region: South Area: 10	Last Used: 2016/09	Total Patient: 54,874	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 4,310	Inflation
Current Class South Large	Initial CR? False	Medicaid: 40,594	FY Index: 1.38327652
Class at 1/94: South Large	Medicaid Utilization	73.97675%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	75.72170%	Cost: 1.04357620
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25683112
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	95.76298%	DC Sem Index: 1.30450000
Med # Active Date: 06/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03792783
Previous Med # 200140			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,059,261	3,627,247	2,073,463	487,128		8,247,099	
1a	Audit Adjustments							
2	Cost Per Diem	50.7282	89.3543	51.0781	12.0000		203.1606	
3	Cost Per Diem Inflated	52.9387	92.7433	53.3039				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	52.9387	92.7433	53.3039	12.0000		210.9859	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	57.1402		61.6715				
7	Provider Target Rate	60.3188		65.1022				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	52.9387	92.7433	53.3039	12.0000		210.9859	
12/13	Medicaid Adjustment Rate		2.5016	1.4378				
14	Prospective Per Diem 11	52.9387	95.2449	54.7417	12.0000		214.9253	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

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Rate Semester 09/01/2016 through 08/31/2017

0 226335-00 - 2016/09

239.15

Broward Nursing & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 10/01/1985		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	794,480.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	6,843,079	13.0803
Indexed Asset Value	8,553,849	<60% of Base:	True	20% ROE(2):	1,710,770	0.5397
FRVS Base Asset:	5,007,861	Interest Rate:	9.5000%	Insurance Cost(3):	109,519	1.9958
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	106,818	1.9466
ROE Factor	0.020520	Amortization Rate:	12.5000%	Home Office(3):	21,602	0.3937
		Interest Only:	True	Replacement(3&4):	134,623	0.0000
		Yearly Payment:	850,782	Total FRVS PD:		17.9561

(1) 80% Capital (\$6,843,079) amortized at 12.5000 % for 20 years Interest of \$850,782 divided by annual available days (72270) divided by Occup. Adj. (0.90) = \$13.0803

(2) 20% ROE (\$1,710,770) times the ROE factor (0.020520) divided by annual available days (72270) divided by Occup. Adj. (0.90) = \$0.5397

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	198	Effective PBS Limitation	54,155
			5,643,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	52.9387	52.9387	2.4018	50.5369
Direct Care	95.2449	95.2449	4.3212	90.9237
Indirect Care	54.7417	54.7417	2.4836	52.2581
Property	12.0000	17.9561	0.8147	17.1414
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.1115
Supplemental Rate				8.1814
Totals	214.9253	220.8814	10.0213	239.1530

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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 Rate Semester 9/1/2016 through 8/31/2017 Based on Cost Report: 2/29/2016

0 226335-00 - 2016/09

239.15

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	2,855,333	0.00				198	100.00	2,855,333	2,031,678	
1972/01		0.10	3.9787	3.0000	0.9787	198	100.00	2,863,899	2,112,462	
1972/07		0.10	5.9113	3.0000	2.9113	198	100.00	2,872,491	2,216,610	
1973/01		0.20	8.0622	3.0000	5.0622	198	100.00	2,889,726	2,330,856	
1973/07		0.20	10.7186	3.0000	7.7186	198	100.00	2,907,064	2,462,724	
1974/01		0.30	12.9457	3.0000	9.9457	198	100.00	2,933,228	2,591,424	
1974/07		0.30	13.0494	3.0000	10.0494	198	100.00	2,959,627	2,671,812	
1975/01		0.40	13.1399	3.0000	10.1399	198	100.00	2,995,143	2,754,378	
1975/07		0.40	14.2033	3.0000	11.2033	198	100.00	3,031,085	2,866,446	
1976/01		0.50	15.2478	3.0000	12.2478	198	100.00	3,076,551	2,982,276	
1976/07		0.50	15.7330	3.0000	12.7330	198	100.00	3,122,699	3,086,226	
1977/01		0.60	16.4836	3.0000	13.4836	198	100.00	3,178,908	3,202,056	
1977/07		0.60	18.5412	3.0000	15.5412	198	100.00	3,236,128	3,363,822	
1978/01		0.70	20.2809	3.0000	17.2809	198	100.00	3,304,087	3,523,410	
1978/07		0.70	22.8203	3.0000	19.8203	198	100.00	3,373,473	3,718,440	
1979/01		0.80	24.9476	3.0000	21.9476	198	100.00	3,454,436	3,909,114	
1979/07		0.80	26.1458	3.0000	23.1458	198	100.00	3,537,342	4,073,256	
1980/01		0.90	29.3115	3.0000	26.3115	198	54.89	3,632,659	4,324,518	
1980/07		0.90	30.1222	3.0000	27.1222	198	54.89	3,730,545	4,489,254	
1981/01		1.00	30.9462	3.0000	27.9462	198	53.93	3,840,284	4,660,920	
1981/07		1.00	30.5350	3.0000	27.5350	198	53.93	3,953,251	4,781,502	
1982/01		1.00	30.2110	3.0000	27.2110	198	57.51	4,071,849	4,909,608	
1982/07		1.00	29.5087	3.0000	26.5087	198	57.51	4,194,004	5,022,270	
1983/04		1.00	29.1375	3.0000	26.1375	198	63.48	4,319,824	5,154,336	
1983/07		1.00	30.0953	3.0000	27.0953	198	63.48	4,449,419	5,358,276	
1984/01		1.00	28.3905	3.0000	25.3905	198	66.38	4,582,902	5,427,774	
1984/07		1.00	27.3084	3.0000	24.3084	198	66.38	4,720,389	5,531,922	
1985/01		1.00	25.4555	3.0000	22.4555	198	66.37	4,862,001	5,595,282	
1985/10		1.00	23.3077	3.0000	20.3077	198	60.43	5,007,861	5,643,000	
1986/01		1.00	21.1376	3.0000	18.1376	198	60.43	5,158,097	5,689,926	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	198	63.10	5,312,840	5,679,036	
1987/01		1.00	16.4441	3.0000	13.4441	198	63.10	5,472,225	5,780,610	
1987/07		1.00	14.3448	3.0000	11.3448	198	63.10	5,636,392	5,825,754	
1988/01		1.00	12.2455	3.0000	9.2455	198	74.83	5,805,484	5,873,076	
1988/07		1.00	9.8354	3.0000	6.8354	198	74.83	5,979,649	5,869,908	
1989/01	22,988	1.00	7.4253	3.0000	4.4253	198	76.53	6,182,026	5,904,558	
1989/07		1.00	5.0152	3.0000	2.0152	198	78.58	6,367,487	5,944,554	
1990/01		1.00	2.6051	2.6051		198	78.58	6,533,366	5,974,452	
1990/07		1.00	0.5899	0.5899		198	74.76	6,571,906	6,009,696	
1991/01		1.00	0.5899	0.5899		198	74.76	6,610,674	6,044,940	
1991/07	178,946	1.00	1.4932	1.4932		198	78.59	6,888,331	6,135,228	
1992/01		0.95	2.0117	2.0117		198	78.59	7,019,974	6,258,582	
1992/07		0.95	1.8152	1.8152		198	74.42	7,141,026	6,372,234	
1993/01		0.90	1.7710	1.7710		198	74.42	7,254,847	6,485,094	
1993/07		0.90	1.5329	1.5329		198	73.21	7,354,935	6,584,490	
1994/01		0.85	1.6983	1.6983		198	73.21	7,461,111	6,696,360	
1994/07	34,820	0.85	1.5991	1.5991		198	75.12	7,597,342	6,803,478	
1995/01		0.80	1.5812	1.5812		198	75.12	7,693,448	6,910,992	
1995/07		0.80	1.5250	1.5250		198	75.12	7,787,308	7,016,328	
1996/01		0.75	1.7228	1.7228		198	73.24	7,887,928	7,137,306	
1996/07		0.75	1.3294	1.3294		198	66.73	7,887,928	7,232,148	3
1997/01		0.70	1.4109	1.4109		198	66.73	7,887,928	7,334,118	3
1997/07		0.70	1.0917	1.0917		198	66.73	7,887,928	7,414,110	3
1998/01		0.65	1.1663	1.1663		198	73.41	7,887,928	7,500,636	3
1998/07		0.65	1.0794	1.0794		198	72.52	7,887,928	7,581,618	3
1999/01		0.60	1.4499	1.4499		198	72.52	7,887,928	7,691,508	3
1999/07		0.60	1.2299	1.2299		198	75.86	7,887,928	7,786,152	3
2000/01		0.55	1.3356	1.3356		198	75.86	7,890,102	7,890,102	8
2000/07		0.55	1.1129	1.1129		198	73.32	7,938,397	7,977,816	
2001/01		0.50	1.2976	1.2976		198	73.32	7,989,901	8,081,370	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		0.50	0.9615	0.9615		198	73.32	8,028,316	8,158,986	
2002/01		0.45	1.0301	1.0301		198	72.35	8,065,527	8,242,938	
2002/07		0.45	0.8337	0.8337		198	72.35	8,095,789	8,311,644	
2003/01		0.40	1.3271	1.3271		198	72.36	8,138,761	8,421,930	
2003/07		0.40	1.1664	1.1664		198	72.36	8,176,736	8,520,138	
2004/01	54,587	0.35	1.1103	1.1103		198	72.14	8,263,098	8,614,782	
2004/07		0.35	0.8378	0.8378		198	72.14	8,287,325	8,687,052	
2005/01		0.30	0.8595	0.8595		198	69.67	8,308,698	8,761,698	
2005/07		0.30	0.7364	0.7364		198	69.67	8,327,052	8,826,246	
2006/01		0.25	0.9068	0.9068		198	68.05	8,345,929	8,906,238	
2006/07		0.25	0.8133	0.8133		198	68.05	8,362,896	8,978,706	
2007/01		0.20	1.0133	1.0133		198	68.05	8,379,848	9,069,588	
2007/07	42,680	0.20	1.1050	1.1050		198	71.05	8,441,047	9,169,776	
2008/01		0.15	0.8556	0.8556		198	71.05	8,451,877	9,248,184	
2008/07		0.15	0.6104	0.6104		198	71.10	8,459,619	9,304,614	
2009/01		0.10	1.3268	1.3268		198	72.99	8,470,845	9,428,166	
2009/07		0.10	0.6841	0.6841		198	72.99	8,476,639	9,492,714	
2010/01		0.05	0.8643	0.8643		198	72.99	8,480,301	9,574,686	
2010/07		0.05	0.7107	0.7107		198	72.55	8,483,312	9,642,798	
2011/01	70,537	0.00	0.9198	0.9198		198	72.22	8,553,849	9,731,502	
2011/07		0.00	0.9028	0.9028		198	72.22	8,553,849	9,819,414	
2012/01		0.00	0.3865	0.3865		198	72.22	8,553,849	9,857,430	
2012/07		0.00	0.9417	0.9417		198	77.87	8,553,849	9,950,292	
2013/01		0.00	0.4901	0.4901		198	77.87	8,553,849	9,999,000	
2013/07		0.00	0.6196	0.6196		198	76.22	8,553,849	10,060,974	
2014/01		0.00	0.8564	0.8564		198	76.22	8,553,849	10,147,104	
2014/07		0.00	1.2383	1.2383		198	77.59	8,553,849	10,272,834	
2015/01		0.00	0.7571	0.7571		198	76.59	8,553,849	10,350,648	
2015/09		0.00	1.5736	1.5736		198	76.59	8,553,849	10,513,602	
2016/09		0.00	1.9890	1.9890		198	73.98	8,553,849	10,722,690	

Message Code:

3 Index Cost Limitation - January 1996



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Ocean View Nursing & Rehabilitation Center LLC

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
2810 SOUTH ATLANTIC AVENUE	2/1/2014-12/31/2014	Number of Beds: 239	Superior: 0
NEW SMYRNA BEACH, FL 321	Days in CR 334	Maximum: 79,826	Standard: 366
County: Volusia [64]	First Used : 2015/09	Max Annualized: 87,235	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 50,106	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 5,032	Inflation
Current Class North Large	Initial CR? False	Medicaid: 32,513	FY Index: 1.34462269
Class at 1/94: North Large	Medicaid Utilization	64.88844%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	62.76902%	Cost: 1.07357585
Open Date: 09/01/1980	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 09/01/1980	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23099675
Entered Medicaid 09/01/1980	Low Occupancy Adjustment Factor:	79.38211%	DC Sem Index: 1.30450000
Med # Active Date: 06/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05971035
Previous Med # 205877			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,361,579	2,621,575	1,624,417	402,511	18,061	6,028,143	
1a	Audit Adjustments							
2	Cost Per Diem	41.8780	80.6316	49.9621	12.3800	0.5555	185.4072	
3	Cost Per Diem Inflated	44.9592	85.4461	53.6381				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	44.9592	85.4461	53.6381	12.3800	0.5555	196.9789	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	47.3614		56.7094				
7	Provider Target Rate	49.9960		59.8640				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	44.9592	85.4461	53.6381	12.3800	0.5555	196.9789	
12/13	Medicaid Adjustment Rate		1.4312	0.8984				
14	Prospective Per Diem 11	44.9592	86.8773	54.5365	12.3800	0.5555	199.3085	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Ocean View Nursing & Rehabilitation Center LLC

FRVS

FRVS Status as of this Semester

On Payback FRV

Began FRVS:	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	Amount:	2,780,000.00		Total Amount	Per Diem
RS to Start Calcs:	Type:	Variable	80% Capital(1):	7,209,698	9.9643
Indexed Asset Value	<60% of Base:	False	20% ROE(2):	1,802,425	0.5165
FRVS Base Asset:	Interest Rate:	9.0700%	Insurance Cost(3):	43,800	0.8741
Occup Adj Factor	Chase Rate:	8.5000%	Taxes Cost(3):	33,753	0.6736
ROE Factor	Amortization Rate:	9.0700%	Home Office(3):	21,316	0.4254
	Interest Only:	False	Replacement(3&4):	44,690	0.0000
	Yearly Payment:	782,310	Total FRVS PD:		12.4539

(1) 80% Capital (\$7,209,698) amortized at 9.0700 % for 20 years Principal & Interest of \$782,310 divided by annual available days (87235) divided by Occup. Adj. (0.90) = \$9.9643

(2) 20% ROE (\$1,802,425) times the ROE factor (0.022500) divided by annual available days (87235) divided by Occup. Adj. (0.90) = \$0.5165

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 179	Effective PBS Limitation	5,101,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	44.9592	44.9592	2.0398	42.9194
Direct Care	86.8773	86.8773	3.9416	82.9357
Indirect Care	54.5365	54.5365	2.4743	52.0622
Property	12.3800	12.4539	0.5617	11.8183
ROE	0.5555	0.2063	0.0252	0.5303
ROE Adjustment	-0.2063	-0.2063	-0.0094	-0.1969
Quality Assess-Medicaid Share				19.6195
Supplemental Rate				8.1814
Totals	199.1022	198.8269	9.0332	217.8699

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1980/07	1,354,342	0.00	3.8106	3.0000	0.8106	179	39.32	1,354,342	4,058,467	
1981/01	346,909	0.10	4.6347	3.0000	1.6347	179	38.38	1,704,086	4,213,660	
1981/07		0.10	4.2235	3.0000	1.2235	179	38.38	1,707,653	4,322,671	
1982/01		0.20	3.8995	3.0000	0.8995	179	37.22	1,714,587	4,438,484	
1982/07	91,956	0.20	3.1971	3.0000	0.1971	179	37.22	1,813,505	4,540,335	
1983/04	1,297	0.30	2.8260	2.8260		179	34.26	1,824,379	4,659,728	
1983/07		0.30	3.9578	3.0000	0.9578	179	34.26	1,834,607	4,844,098	
1984/01	1,726,308	0.40	2.2530	2.2530		179	34.01	3,571,139	4,906,927	
1984/07		0.40	1.9179	1.9179		179	34.01	3,588,081	5,001,081	
1985/01	4,959	0.50	1.1471	1.1471		179	38.00	3,607,260	5,058,361	
1985/10		0.50	0.8522	0.8522		179	43.10	3,619,305	5,101,500	
1986/01		0.60	0.8299	0.8299		179	43.10	3,633,427	5,143,923	
1986/07		0.60	0.2974	0.2974		179	51.97	3,639,552	5,134,078	
1987/01		0.70	1.0091	1.0091		179	51.97	3,663,845	5,225,905	
1987/07		0.70	0.9007	0.9007		179	51.97	3,685,673	5,266,717	
1988/01		0.80	0.9007	0.9007		179	55.26	3,712,232	5,309,498	
1988/07		0.80	0.5899	0.5899		179	55.26	3,729,750	5,306,634	
1989/01	48,519	0.90	0.5899	0.5899		179	65.36	3,798,070	5,337,959	
1989/07		0.90	0.5899	0.5899		179	65.36	3,818,234	5,374,117	
1990/01		1.00	0.5899	0.5899		179	67.21	3,840,758	5,401,146	
1990/07		1.00	0.5899	0.5899		179	62.03	3,863,415	5,433,008	
1991/01		1.00	0.5899	0.5899		179	62.03	3,886,205	5,464,870	
1991/07		1.00	1.4932	1.4932		179	62.03	3,944,234	5,546,494	
1992/01		1.00	2.0117	2.0117		179	64.83	4,023,580	5,658,011	
1992/07		1.00	1.8152	1.8152		179	66.07	4,096,616	5,760,757	
1993/01		1.00	1.7710	1.7710		179	66.07	4,169,167	5,862,787	
1993/07	1,896,540	1.00	1.5329	1.5329		239	67.27	6,129,616	7,947,945	
1994/01		1.00	1.6983	1.6983		239	67.27	6,129,616	8,082,980	5
1994/07		1.00	1.5991	1.5991		239	74.67	6,333,398	8,212,279	
1995/01		1.00	1.5812	1.5812		239	74.67	6,433,542	8,342,056	



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1995/07		1.00	1.5250	1.5250		239	74.28	6,531,654	8,469,204	
1996/01		1.00	1.7228	1.7228		239	74.28	6,644,181	8,615,233	
1996/07		1.00	1.3294	1.3294		239	70.68	6,732,509	8,729,714	
1997/01		1.00	1.4109	1.4109		239	70.68	6,827,498	8,852,799	
1997/07		1.00	1.0917	1.0917		239	70.68	6,902,034	8,949,355	
1998/01	35,089	1.00	1.1663	1.1663		239	73.45	7,017,621	9,053,798	
1998/07		1.00	1.0794	1.0794		239	72.83	7,093,369	9,151,549	
1999/01		1.00	1.4499	1.4499		239	72.83	7,196,216	9,284,194	
1999/07	34,998	1.00	1.2299	1.2299		239	70.53	7,319,720	9,398,436	
2000/01		1.00	1.3356	1.3356		239	70.53	7,417,482	9,523,911	
2000/07		1.00	1.1129	1.1129		239	73.47	7,500,031	9,629,788	
2001/01		0.95	1.2976	1.2976		239	73.47	7,592,484	9,754,785	
2001/07		0.95	0.9615	0.9615		239	73.47	7,661,834	9,848,473	
2002/01		0.90	1.0301	1.0301		239	73.17	7,732,867	9,949,809	
2002/07		0.90	0.8337	0.8337		239	73.17	7,790,887	10,032,742	
2003/01		0.85	1.3271	1.3271		239	68.14	7,878,768	10,165,865	
2003/07		0.85	1.1664	1.1664		239	65.86	7,956,878	10,284,409	
2004/01		0.80	1.1103	1.1103		239	65.86	8,027,551	10,398,651	
2004/07		0.80	0.8378	0.8378		239	62.42	8,081,352	10,485,886	
2005/01		0.75	0.8595	0.8595		239	62.42	8,133,444	10,575,989	
2005/07		0.75	0.7364	0.7364		239	62.42	8,133,444	10,653,903	5
2006/01		0.70	0.9068	0.9068		239	60.35	8,230,281	10,750,459	
2006/07		0.70	0.8133	0.8133		239	60.26	8,277,136	10,837,933	
2007/01		0.65	1.0133	1.0133		239	60.26	8,331,649	10,947,634	
2007/07		0.65	1.1050	1.1050		239	59.41	8,391,495	11,068,568	
2008/01		0.60	0.8556	0.8556		239	59.41	8,434,577	11,163,212	
2008/07		0.60	0.6104	0.6104		239	55.54	8,465,464	11,231,327	
2009/01		0.55	1.3268	1.3268		239	55.54	8,527,236	11,380,463	
2009/07		0.55	0.6841	0.6841		239	55.54	8,559,324	11,458,377	
2010/01		0.50	0.8643	0.8643		239	56.54	8,596,317	11,557,323	



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2010/07		0.50	0.7107	0.7107		239	62.86	8,626,868	11,639,539	
2011/01		0.45	0.9198	0.9198		239	62.86	8,662,575	11,746,611	
2011/07		0.45	0.9028	0.9028		239	62.86	8,697,771	11,852,727	
2012/01		0.40	0.3865	0.3865		239	66.50	8,711,218	11,898,615	
2012/07		0.40	0.9417	0.9417		239	66.50	8,744,033	12,010,706	
2013/01		0.35	0.4901	0.4901		239	68.43	8,759,029	12,069,500	
2013/07		0.35	0.6196	0.6196		239	68.43	8,778,027	12,144,307	
2014/01		0.30	0.8564	0.8564		239	67.69	8,800,578	12,248,272	
2014/07	40,884	0.30	1.2383	1.2383		239	66.95	8,874,156	12,400,037	
2015/01		0.25	0.7571	0.7571		239	66.95	8,890,955	12,493,964	
2015/09	50,483	0.25	1.5736	1.5736		239	64.89	8,976,415	12,690,661	
2016/09		0.20	1.9890	1.9890		239	64.89	9,012,123	12,943,045	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

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Florida Agency for Health Care Administration
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South Heritage Health & Rehabilitation Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
718 LAKEVIEW AVE S	7/1/2014-12/31/2014	Number of Beds: 74	Superior: 0
SAINT PETERSBURG, FL 33705	Days in CR 184	Maximum: 13,616	Standard: 366
County: Pinellas [52]	First Used : 2016/09	Max Annualized: 27,010	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 8,873	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 489	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 8,148	FY Index: 1.35002422
Class at 1/94: North Small	Medicaid Utilization	91.82914%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	65.16598%	Cost: 1.06928041
Open Date: 06/01/1982	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 06/01/1982	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23500000
Entered Medicaid 06/01/1982	Low Occupancy Adjustment Factor:	82.41347%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05627530
Previous Med # 220817			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	436,575	600,677	430,558	244,033		1,711,843	
1a	Audit Adjustments							
2	Cost Per Diem	53.5806	73.7208	52.8422	29.9500		210.0936	
3	Cost Per Diem Inflated	57.2927	77.8695	56.5031				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	57.2927	77.8695	56.5031	29.9500		221.6153	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	60.9353		68.7850				
7	Provider Target Rate	64.3250		72.6114				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	66.8502	108.0204	86.7059	13.6500			
9	Prior Semester: Class Ceiling Target Base	64.9876		76.7674				
10	Target Rate Class Ceiling	67.5182		79.7567				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	57.2927	77.8695	56.5031	13.6500		205.3153	
12/13	Medicaid Adjustment Rate		3.5041	2.5426				
14	Prospective Per Diem 11	57.2927	81.3736	59.0457	13.6500		211.3620	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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South Heritage Health & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 01/01/2001		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1982/01	Type:	None	80% Capital(1):	1,457,200	7.4528
Indexed Asset Value	1,821,500	<60% of Base:	True	20% ROE(2):	364,300	0.3309
FRVS Base Asset:	933,403	Interest Rate:	12.5000%	Insurance Cost(3):	55,378	6.2412
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	10,595	1.1941
ROE Factor	0.022080	Amortization Rate:	12.5000%	Home Office(3):	0	0.0000
		Interest Only:	True	Replacement(3&4):	3,700	0.0000
		Yearly Payment:	181,170	Total FRVS PD:		15.2190

- (1) 80% Capital (\$1,457,200) amortized at 12.5000 % for 20 years Interest of \$181,170 divided by annual available days (27010) divided by Occup. Adj. (0.90) = \$7.4528
 (2) 20% ROE (\$364,300) times the ROE factor (0.022080) divided by annual available days (27010) divided by Occup. Adj. (0.90) = \$0.3309
 (3) Pass-throughs: Cost divided by Total Patient Days
 (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 75	Effective PBS Limitation	2,137,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	57.2927	57.2927	2.5993	54.6934
Direct Care	81.3736	81.3736	3.6919	77.6817
Indirect Care	59.0457	59.0457	2.6789	56.3668
Property	13.6500	15.2190	0.6905	14.5285
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.3571
Supplemental Rate				8.1814
Totals	211.3620	212.9310	9.6606	233.8089

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1982/01	907,652	0.00	2.6760	2.6760		75	77.16	907,652	1,859,700	
1982/07		0.10	2.2977	2.2977		75	77.16	909,738	1,902,375	
1983/04		0.10	2.6288	2.6288		75	77.16	912,130	1,952,400	
1983/07		0.20	3.9578	3.0000	0.9578	75	77.16	917,603	2,029,650	
1984/01		0.20	2.2530	2.2530		75	86.29	921,738	2,055,975	
1984/07		0.30	1.9179	1.9179		75	86.29	927,042	2,095,425	
1985/01		0.30	1.1471	1.1471		75	77.16	930,232	2,119,425	
1985/10		0.40	0.8522	0.8522		75	89.78	933,403	2,137,500	
1986/01		0.40	0.8299	0.8299		75	89.78	936,502	2,155,275	
1986/07		0.50	0.2974	0.2974		75	89.78	937,895	2,151,150	
1987/01		0.50	1.0091	1.0091		75	89.78	942,628	2,189,625	
1987/07		0.60	0.9007	0.9007		75	90.40	947,722	2,206,725	
1988/01		0.60	0.9007	0.9007		75	90.40	952,843	2,224,650	
1988/07		0.70	0.5899	0.5899		75	91.45	956,777	2,223,450	
1989/01		0.70	0.5899	0.5899		75	91.45	960,728	2,236,575	
1989/07		0.80	0.5899	0.5899		75	90.52	965,262	2,251,725	
1990/01		0.80	0.5899	0.5899		75	90.52	969,817	2,263,050	
1990/07		0.90	0.5899	0.5899		75	88.98	974,966	2,276,400	
1991/01		0.90	0.5899	0.5899		75	88.98	980,142	2,289,750	
1991/07		1.00	1.4932	1.4932		74	91.08	994,777	2,292,964	
1992/01		1.00	2.0117	2.0117		74	91.08	1,014,789	2,339,066	
1992/07		1.00	1.8152	1.8152		74	91.86	1,033,209	2,381,542	
1993/01		1.00	1.7710	1.7710		74	91.86	1,051,507	2,423,722	
1993/07		1.00	1.5329	1.5329		74	85.76	1,067,626	2,460,870	
1994/01		1.00	1.6983	1.6983		74	85.76	1,085,757	2,502,680	
1994/07	25,226	1.00	1.5991	1.5991		74	89.47	1,128,345	2,542,714	
1995/01		1.00	1.5812	1.5812		74	89.47	1,146,186	2,582,896	
1995/07		1.00	1.5250	1.5250		74	91.57	1,163,665	2,622,264	
1996/01		1.00	1.7228	1.7228		74	91.57	1,183,713	2,667,478	
1996/07	27,056	1.00	1.3294	1.3294		74	85.31	1,210,769	2,702,924	5



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/01		1.00	1.4109	1.4109		74	85.31	1,226,505	2,741,034	5
1997/07		1.00	1.0917	1.0917		74	80.84	1,257,389	2,770,930	
1998/01		1.00	1.1663	1.1663		74	80.84	1,272,054	2,803,268	
1998/07	21,753	1.00	1.0794	1.0794		74	77.90	1,307,538	2,833,534	
1999/01		1.00	1.4499	1.4499		74	77.90	1,326,496	2,874,604	
1999/07		1.00	1.2299	1.2299		74	81.05	1,342,811	2,909,976	
2000/01		1.00	1.3356	1.3356		74	81.05	1,360,746	2,948,826	
2000/07		1.00	1.1129	1.1129		74	85.87	1,375,890	2,981,608	
2001/01		1.00	1.2976	1.2976		74	87.23	1,393,744	3,020,310	
2001/07		1.00	0.9615	0.9615		74	87.23	1,407,145	3,049,318	
2002/01		1.00	1.0301	1.0301		74	87.23	1,421,640	3,080,694	
2002/07		0.95	0.8337	0.8337		74	87.23	1,432,899	3,106,372	
2003/01		0.95	1.3271	1.3271		74	87.23	1,450,964	3,147,590	
2003/07		0.90	1.1664	1.1664		74	91.84	1,466,196	3,184,294	
2004/01		0.90	1.1103	1.1103		74	91.84	1,480,848	3,219,666	
2004/07		0.85	0.8378	0.8378		74	91.16	1,491,393	3,246,676	
2005/01		0.85	0.8595	0.8595		74	91.16	1,502,289	3,274,574	
2005/07		0.80	0.7364	0.7364		74	91.16	1,511,139	3,298,698	
2006/01		0.80	0.9068	0.9068		74	87.41	1,522,101	3,328,594	
2006/07		0.75	0.8133	0.8133		74	87.41	1,531,386	3,355,678	
2007/01		0.75	1.0133	1.0133		74	83.51	1,543,025	3,389,644	
2007/07		0.70	1.1050	1.1050		74	83.51	1,554,960	3,427,088	
2008/01		0.70	0.8556	0.8556		74	83.51	1,564,273	3,456,392	
2008/07		0.65	0.6104	0.6104		74	91.59	1,570,480	3,477,482	
2009/01		0.65	1.3268	1.3268		74	91.59	1,584,024	3,523,658	
2009/07	37,234	0.60	0.6841	0.6841		74	90.37	1,627,760	3,547,782	
2010/01		0.60	0.8643	0.8643		74	90.37	1,636,202	3,578,418	
2010/07		0.55	0.7107	0.7107		74	92.70	1,642,598	3,603,874	
2011/01	14,864	0.55	0.9198	0.9198		74	87.87	1,665,772	3,637,026	
2011/07		0.50	0.9028	0.9028		74	87.87	1,673,291	3,669,882	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01		0.50	0.3865	0.3865		74	93.18	1,676,525	3,684,090	
2012/07		0.45	0.9417	0.9417		74	93.18	1,683,630	3,718,796	
2013/01		0.45	0.4901	0.4901		74	93.18	1,687,342	3,737,000	
2013/07	40,207	0.40	0.6196	0.6196		74	93.61	1,731,730	3,760,162	
2014/01	53,775	0.40	0.8564	0.8564		74	95.00	1,791,438	3,792,352	
2014/07		0.35	1.2383	1.2383		74	95.00	1,799,202	3,839,342	
2015/01		0.35	0.7571	0.7571		74	95.36	1,803,970	3,868,424	
2015/09		0.30	1.5736	1.5736		74	95.36	1,812,487	3,929,326	
2016/09		0.25	1.9890	1.9890		74	91.83	1,821,500	4,007,470	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

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218.62

Treasure Isle Care Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1735 N TREASURE DRIVE	7/1/2014-12/31/2014	Number of Beds: 176	Superior: 0
NORTH BAY VILLAGE, FL 331	Days in CR 184	Maximum: 32,384	Standard: 366
County: Dade [13]	First Used : 2015/09	Max Annualized: 64,240	Conditional: 0
Region: South Area: 11	Last Used: 2016/09	Total Patient: 28,847	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 2,921	Inflation
Current Class South Large	Initial CR? False	Medicaid: 25,255	FY Index: 1.35002422
Class at 1/94: South Large	Medicaid Utilization	87.54810%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	89.07794%	Cost: 1.06928041
Open Date: 07/01/1983	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/01/1983	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23500000
Entered Medicaid 01/01/1984	Low Occupancy Adjustment Factor:	112.65421%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05627530
Previous Med # 220337			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,023,135	1,903,864	1,208,113	655,367		4,790,479	
1a	Audit Adjustments							
2	Cost Per Diem	40.5122	75.3856	47.8366	25.9500		189.6844	
3	Cost Per Diem Inflated	43.3189	79.6279	51.1507				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	43.3189	79.6279	51.1507	25.9500		200.0475	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	53.1948		63.0029				
7	Provider Target Rate	56.1539		66.5076				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	43.3189	79.6279	51.1507	13.6500		187.7475	
12/13	Medicaid Adjustment Rate		3.3636	2.1607				
14	Prospective Per Diem 11	43.3189	82.9915	53.3114	13.6500		193.2718	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Treasure Isle Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 01/01/1997		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1983/07	Type:	None	80% Capital(1):	4,995,874	10.7431
Indexed Asset Value	6,244,842	<60% of Base:	True	20% ROE(2):	1,248,968	0.4770
FRVS Base Asset:	3,238,794	Interest Rate:	12.5000%	Insurance Cost(3):	134,611	4.6664
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	46,370	1.6074
ROE Factor	0.022080	Amortization Rate:	12.5000%	Home Office(3):	0	0.0000
		Interest Only:	True	Replacement(3&4):	8,704	0.0000
		Yearly Payment:	621,124	Total FRVS PD:		17.4939

(1) 80% Capital (\$4,995,874) amortized at 12.5000 % for 20 years Interest of \$621,124 divided by annual available days (64240) divided by Occup. Adj. (0.90) = \$10.7431

(2) 20% ROE (\$1,248,968) times the ROE factor (0.022080) divided by annual available days (64240) divided by Occup. Adj. (0.90) = \$0.4770

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	28,500
Comparison Date:	07/01/1985	Current RS PBS:	54,155
Comparison Bed	176	Effective PBS Limitation	5,016,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	43.3189	43.3189	1.9654	41.3535
Direct Care	82.9915	82.9915	3.7653	79.2262
Indirect Care	53.3114	53.3114	2.4187	50.8927
Property	13.6500	17.4939	0.7937	16.7002
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.2635
Supplemental Rate				8.1814
Totals	193.2718	197.1157	8.9431	218.6175

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1983/07	3,212,471	0.00	3.9578	3.0000	0.9578	176	82.25	3,212,471	4,762,912	
1984/01		0.10	2.2530	2.2530		176	81.35	3,219,709	4,824,688	
1984/07		0.10	1.9179	1.9179		176	81.35	3,225,884	4,917,264	
1985/01		0.20	1.1471	1.1471		176	80.24	3,233,284	4,973,584	
1985/10		0.20	0.8522	0.8522		176	82.24	3,238,794	5,016,000	
1986/01		0.30	0.8299	0.8299		176	82.24	3,246,859	5,057,712	
1986/07	22,435	0.30	0.2974	0.2974		176	82.24	3,272,190	5,048,032	
1987/01	66,672	0.40	1.0091	1.0091		176	82.24	3,352,069	5,138,320	
1987/07		0.40	0.9007	0.9007		176	77.95	3,364,147	5,178,448	
1988/01		0.50	0.9007	0.9007		176	77.95	3,379,299	5,220,512	
1988/07		0.50	0.5899	0.5899		176	77.10	3,379,299	5,217,696	5
1989/01		0.60	0.5899	0.5899		176	77.10	3,389,268	5,248,496	5
1989/07		0.60	0.5899	0.5899		176	81.36	3,413,300	5,284,048	
1990/01		0.70	0.5899	0.5899		176	81.36	3,427,394	5,310,624	
1990/07		0.70	0.5899	0.5899		176	83.05	3,441,546	5,341,952	
1991/01		0.80	0.5899	0.5899		176	83.05	3,457,787	5,373,280	
1991/07		0.80	1.4932	1.4932		176	86.97	3,499,094	5,453,536	
1992/01		0.90	2.0117	2.0117		176	86.97	3,499,094	5,563,184	5
1992/07		0.90	1.8152	1.8152		176	86.90	3,620,645	5,664,208	
1993/01		1.00	1.7710	1.7710		176	86.90	3,684,767	5,764,528	
1993/07		1.00	1.5329	1.5329		176	82.69	3,741,251	5,852,880	
1994/01		1.00	1.6983	1.6983		176	82.69	3,804,789	5,952,320	
1994/07	47,197	1.00	1.5991	1.5991		176	81.78	3,912,828	6,047,536	
1995/01		1.00	1.5812	1.5812		176	81.78	3,912,828	6,143,104	5
1995/07	66,721	1.00	1.5250	1.5250		176	84.79	4,041,419	6,236,736	5
1996/01		1.00	1.7228	1.7228		176	84.79	4,172,703	6,344,272	
1996/07	165,050	1.00	1.3294	1.3294		176	82.63	4,393,225	6,428,576	
1997/01		1.00	1.4109	1.4109		176	82.63	4,455,209	6,519,216	
1997/07		1.00	1.0917	1.0917		176	85.55	4,503,847	6,590,320	
1998/01		1.00	1.1663	1.1663		176	85.55	4,556,375	6,667,232	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/07		1.00	1.0794	1.0794		176	87.04	4,556,375	6,739,216	5
1999/01		1.00	1.4499	1.4499		176	87.04	4,605,557	6,836,896	5
1999/07		1.00	1.2299	1.2299		176	86.34	4,672,333	6,921,024	5
2000/01		1.00	1.3356	1.3356		176	86.34	4,792,969	7,013,424	
2000/07		1.00	1.1129	1.1129		176	86.05	4,846,310	7,091,392	
2001/01		1.00	1.2976	1.2976		176	89.78	4,909,196	7,183,440	
2001/07		1.00	0.9615	0.9615		176	89.78	4,956,398	7,252,432	
2002/01		1.00	1.0301	1.0301		176	89.78	5,007,454	7,327,056	
2002/07		1.00	0.8337	0.8337		176	89.78	5,049,201	7,388,128	
2003/01		1.00	1.3271	1.3271		176	89.78	5,116,209	7,486,160	
2003/07		1.00	1.1664	1.1664		176	88.97	5,175,884	7,573,456	
2004/01		0.95	1.1103	1.1103		176	88.97	5,230,479	7,657,584	
2004/07		0.95	0.8378	0.8378		176	90.84	5,272,108	7,721,824	
2005/01		0.90	0.8595	0.8595		176	90.84	5,312,893	7,788,176	
2005/07		0.90	0.7364	0.7364		176	87.29	5,348,107	7,845,552	
2006/01		0.85	0.9068	0.9068		176	87.29	5,389,330	7,916,656	
2006/07		0.85	0.8133	0.8133		176	87.29	5,426,586	7,981,072	
2007/01		0.80	1.0133	1.0133		176	85.79	5,470,574	8,061,856	
2007/07		0.80	1.1050	1.1050		176	85.79	5,518,934	8,150,912	
2008/01		0.75	0.8556	0.8556		176	85.79	5,554,349	8,220,608	
2008/07		0.75	0.6104	0.6104		176	80.57	5,579,777	8,270,768	
2009/01		0.70	1.3268	1.3268		176	80.57	5,631,602	8,380,592	
2009/07		0.70	0.6841	0.6841		176	86.27	5,658,572	8,437,968	
2010/01		0.65	0.8643	0.8643		176	86.27	5,690,362	8,510,832	
2010/07		0.65	0.7107	0.7107		176	87.26	5,716,651	8,571,376	
2011/01		0.60	0.9198	0.9198		176	87.26	5,748,201	8,650,224	
2011/07	102,355	0.60	0.9028	0.9028		176	86.73	5,881,694	8,728,368	
2012/01		0.55	0.3865	0.3865		176	86.73	5,894,198	8,762,160	
2012/07	27,716	0.55	0.9417	0.9417		176	88.38	5,952,440	8,844,704	
2013/01	100,940	0.50	0.4901	0.4901		176	86.90	6,067,969	8,888,000	



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2013/07		0.50	0.6196	0.6196		176	86.90	6,086,768	8,943,088	
2014/01		0.45	0.8564	0.8564		176	87.51	6,110,226	9,019,648	
2014/07		0.45	1.2383	1.2383		176	87.51	6,144,272	9,131,408	
2015/01		0.40	0.7571	0.7571		176	87.51	6,162,877	9,200,576	
2015/09		0.40	1.5736	1.5736		176	87.55	6,201,666	9,345,424	
2016/09		0.35	1.9890	1.9890		176	87.55	6,244,842	9,531,280	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID: 226602123120140701201404192015111423



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Fair Havens Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Partnership

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
201 CURTISS PKWY	1/1/2014-12/31/2014	Number of Beds: 269	Superior: 0
MIAMI SPRINGS, FL 33166-529	Days in CR 365	Maximum: 98,185	Standard: 366
County: Dade [13]	First Used : 2015/09	Max Annualized: 98,185	Conditional: 0
Region: South Area: 11	Last Used: 2016/09	Total Patient: 97,402	Total: 366
Control: Proprietary : Partnership	Unaudited	Medicare: 16,789	Inflation
Current Class South Large	Initial CR? False	Medicaid: 59,288	FY Index: 1.34193004
Class at 1/94: South Large	Medicaid Utilization	60.86939%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	99.20253%	Cost: 1.07573004
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	125.45848%	DC Sem Index: 1.30450000
Med # Active Date: 07/24/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 200417			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	2,090,852	3,645,388	2,684,151	693,670		9,114,061
1a	Audit Adjustments						
2	Cost Per Diem	35.2660	61.4861	45.2731	11.7000		153.7252
3	Cost Per Diem Inflated	37.9367	65.2633	48.7016			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	37.9367	65.2633	48.7016	11.7000		163.6016
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	51.4058		61.4289			
7	Provider Target Rate	54.2654		64.8461			
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500		
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181			
10	Target Rate Class Ceiling	62.2421		70.3550			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	37.9367	65.2633	48.7016	11.7000		163.6016
12/13	Medicaid Adjustment Rate		0.7980	0.5955			
14	Prospective Per Diem 11	37.9367	66.0613	49.2971	11.7000		164.9951
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



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Fair Havens Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	8,500,000.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Variable	80% Capital(1):	7,099,469	5.6560
Indexed Asset Value	8,874,336	<60% of Base:	False	20% ROE(2):	1,774,867	0.4561
FRVS Base Asset:	4,456,011	Interest Rate:	3.6300%	Insurance Cost(3):	122,458	1.2572
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	149,076	1.5305
ROE Factor	0.022710	Amortization Rate:	3.6300%	Home Office(3):	12,535	0.1287
		Interest Only:	False	Replacement(3&4):	144,128	0.0000
		Yearly Payment:	499,799	Total FRVS PD:		9.0285

(1) 80% Capital (\$7,099,469) amortized at 3.6300 % for 20 years Principal & Interest of \$499,799 divided by annual available days (98185) divided by Occup. Adj. (0.90) = \$5.6560

(2) 20% ROE (\$1,774,867) times the ROE factor (0.022710) divided by annual available days (98185) divided by Occup. Adj. (0.90) = \$0.4561

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 267	Effective PBS Limitation	7,609,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	37.9367	37.9367	1.7212	36.2155
Direct Care	66.0613	66.0613	2.9972	63.0641
Indirect Care	49.2971	49.2971	2.2366	47.0605
Property	11.7000	9.0285	0.4096	8.6189
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				3.4664
Supplemental Rate				8.1814
Totals	164.9951	162.3236	7.3646	166.6068

Medicaid Trend Adjustment



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1971/07	2,327,184	0.00				267	100.00	2,327,184	2,739,687	
1972/01	54,039	0.10	3.9787	3.0000	0.9787	267	100.00	2,388,205	2,848,623	
1972/07		0.10	5.9113	3.0000	2.9113	267	100.00	2,395,370	2,989,065	
1973/01		0.20	8.0622	3.0000	5.0622	267	100.00	2,409,742	3,143,124	
1973/07	36,282	0.20	10.7186	3.0000	7.7186	267	100.00	2,460,482	3,320,946	
1974/01		0.30	12.9457	3.0000	9.9457	267	100.00	2,482,626	3,494,496	
1974/07	274,391	0.30	13.0494	3.0000	10.0494	267	100.00	2,779,361	3,602,898	
1975/01		0.40	13.1399	3.0000	10.1399	267	100.00	2,812,713	3,714,237	
1975/07	38,582	0.40	14.2033	3.0000	11.2033	267	100.00	2,885,048	3,865,359	
1976/01		0.50	15.2478	3.0000	12.2478	267	100.00	2,928,324	4,021,554	
1976/07		0.50	15.7330	3.0000	12.7330	267	100.00	2,972,249	4,161,729	
1977/01		0.60	16.4836	3.0000	13.4836	267	100.00	3,025,749	4,317,924	
1977/07		0.60	18.5412	3.0000	15.5412	267	100.00	3,080,212	4,536,063	
1978/01		0.70	20.2809	3.0000	17.2809	267	100.00	3,144,896	4,751,265	
1978/07		0.70	22.8203	3.0000	19.8203	267	100.00	3,210,939	5,014,260	
1979/01		0.80	24.9476	3.0000	21.9476	267	100.00	3,288,002	5,271,381	
1979/07		0.80	26.1458	3.0000	23.1458	267	100.00	3,366,914	5,492,724	
1980/01		0.90	29.3115	3.0000	26.3115	267	42.57	3,437,276	5,831,547	
1980/07		0.90	30.1222	3.0000	27.1222	267	42.57	3,509,108	6,053,691	
1981/01		1.00	30.9462	3.0000	27.9462	267	39.02	3,583,795	6,285,180	
1981/07		1.00	30.5350	3.0000	27.5350	267	39.02	3,660,071	6,447,783	
1982/01		1.00	30.2110	3.0000	27.2110	267	40.09	3,740,107	6,620,532	
1982/07		1.00	29.5087	3.0000	26.5087	267	40.09	3,821,893	6,772,455	
1983/04		1.00	29.1375	3.0000	26.1375	267	43.09	3,911,721	6,950,544	
1983/07		1.00	30.0953	3.0000	27.0953	267	43.09	4,003,661	7,225,554	
1984/01		1.00	28.3905	3.0000	25.3905	267	40.61	4,092,346	7,319,271	
1984/07	53,580	1.00	27.3084	3.0000	24.3084	267	40.61	4,236,575	7,459,713	
1985/01		1.00	25.4555	3.0000	22.4555	267	46.88	4,344,908	7,545,153	
1985/10		1.00	23.3077	3.0000	20.3077	267	46.88	4,456,011	7,609,500	
1986/01		1.00	21.1376	3.0000	18.1376	267	44.57	4,564,341	7,672,779	



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1986/07		1.00	18.4350	3.0000	15.4350	267	44.57	4,675,304	7,658,094	
1987/01		1.00	16.4441	3.0000	13.4441	267	54.74	4,814,900	7,795,065	
1987/07		1.00	14.3448	3.0000	11.3448	267	54.74	4,958,664	7,855,941	
1988/01	115,935	1.00	12.2455	3.0000	9.2455	267	59.24	5,223,359	7,919,754	
1988/07		1.00	9.8354	3.0000	6.8354	267	59.24	5,380,060	7,915,482	
1989/01	79,666	1.00	7.4253	3.0000	4.4253	267	65.25	5,621,128	7,962,207	
1989/07		1.00	5.0152	3.0000	2.0152	267	65.25	5,789,762	8,016,141	
1990/01		1.00	2.6051	2.6051		267	68.45	5,940,591	8,056,458	
1990/07		1.00	0.5899	0.5899		267	68.45	5,975,635	8,103,984	
1991/01	50,881	1.00	0.5899	0.5899		267	71.02	6,061,766	8,151,510	
1991/07		1.00	1.4932	1.4932		267	71.02	6,152,280	8,273,262	
1992/01		0.95	2.0117	2.0117		267	74.62	6,269,856	8,439,603	
1992/07		0.95	1.8152	1.8152		267	74.62	6,377,973	8,592,861	
1993/01	78,364	0.90	1.7710	1.7710		267	77.85	6,557,996	8,745,051	
1993/07		0.90	1.5329	1.5329		267	77.85	6,648,470	8,879,085	
1994/01	90,248	0.85	1.6983	1.6983		267	78.43	6,834,695	9,029,940	
1994/07		0.85	1.5991	1.5991		267	78.43	6,927,592	9,174,387	
1995/01	76,447	0.80	1.5812	1.5812		267	74.55	7,091,673	9,319,368	
1995/07		0.80	1.5250	1.5250		267	74.55	7,178,191	9,461,412	
1996/01	48,920	0.75	1.7228	1.7228		267	77.35	7,319,860	9,624,549	
1996/07		0.75	1.3294	1.3294		267	77.35	7,392,846	9,752,442	
1997/01	98,328	0.70	1.4109	1.4109		267	79.83	7,564,186	9,889,947	
1997/07		0.70	1.0917	1.0917		267	79.83	7,621,992	9,997,815	
1998/01		0.65	1.1663	1.1663		267	81.04	7,679,774	10,114,494	
1998/07		0.65	1.0794	1.0794		267	81.04	7,733,655	10,223,697	
1999/01		0.60	1.4499	1.4499		267	81.77	7,800,930	10,371,882	
1999/07		0.60	1.2299	1.2299		267	81.77	7,858,493	10,499,508	
2000/01		0.55	1.3356	1.3356		267	79.40	7,916,221	10,639,683	
2000/07		0.55	1.1129	1.1129		267	79.71	7,964,676	10,757,964	
2001/01		0.50	1.2976	1.2976		267	79.71	8,016,351	10,897,605	



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2001/07		0.50	0.9615	0.9615		267	79.71	8,054,894	11,002,269	
2002/01		0.45	1.0301	1.0301		267	79.71	8,092,228	11,115,477	
2002/07		0.45	0.8337	0.8337		269	74.81	8,122,590	11,292,082	
2003/01		0.40	1.3271	1.3271		269	74.81	8,165,705	11,441,915	
2003/07		0.40	1.1664	1.1664		269	73.80	8,203,806	11,575,339	
2004/01		0.35	1.1103	1.1103		269	73.80	8,235,686	11,703,921	
2004/07		0.35	0.8378	0.8378		269	74.04	8,259,833	11,802,106	
2005/01		0.30	0.8595	0.8595		269	74.04	8,281,135	11,903,519	
2005/07	272,273	0.30	0.7364	0.7364		269	74.05	8,553,408	11,991,213	5
2006/01		0.25	0.9068	0.9068		269	74.05	8,591,133	12,099,889	
2006/07		0.25	0.8133	0.8133		269	74.05	8,608,599	12,198,343	
2007/01		0.20	1.0133	1.0133		269	73.23	8,626,049	12,321,814	
2007/07		0.20	1.1050	1.1050		269	69.89	8,645,113	12,457,928	
2008/01		0.15	0.8556	0.8556		269	69.89	8,656,205	12,564,452	
2008/07		0.15	0.6104	0.6104		269	69.89	8,664,134	12,641,117	
2009/01	185,664	0.10	1.3268	1.3268		269	70.53	8,849,798	12,808,973	5
2009/07		0.10	0.6841	0.6841		269	70.53	8,867,356	12,896,667	
2010/01		0.05	0.8643	0.8643		269	62.61	8,871,187	13,008,033	
2010/07		0.05	0.7107	0.7107		269	61.05	8,874,336	13,100,569	
2011/01		0.00	0.9198	0.9198		269	61.05	8,874,336	13,221,081	
2011/07		0.00	0.9028	0.9028		269	61.49	8,874,336	13,340,517	
2012/01		0.00	0.3865	0.3865		269	61.49	8,874,336	13,392,165	
2012/07		0.00	0.9417	0.9417		269	61.49	8,874,336	13,518,326	
2013/01		0.00	0.4901	0.4901		269	66.42	8,874,336	13,584,500	
2013/07		0.00	0.6196	0.6196		269	66.42	8,874,336	13,668,697	
2014/01		0.00	0.8564	0.8564		269	67.95	8,874,336	13,785,712	
2014/07		0.00	1.2383	1.2383		269	67.95	8,874,336	13,956,527	
2015/01		0.00	0.7571	0.7571		269	60.88	8,874,336	14,062,244	
2015/09		0.00	1.5736	1.5736		269	60.87	8,874,336	14,283,631	
2016/09		0.00	1.9890	1.9890		269	60.87	8,874,336	14,567,695	

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
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Alpine Health and Rehabilitation Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
3456 21ST AVE S	1/1/2015-12/31/2015	Number of Beds: 57	Superior: 0
SAINT PETERSBURG, FL 33711	Days in CR 365	Maximum: 20,805	Standard: 366
County: Pinellas [52]	First Used : 2016/09	Max Annualized: 20,805	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 18,865	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 2,413	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 15,907	FY Index: 1.37939113
Class at 1/94: North Small	Medicaid Utilization	84.32017%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	90.67532%	Cost: 1.04651568
Open Date: 02/01/1983	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 02/01/1983	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 02/01/1983	Low Occupancy Adjustment Factor:	114.67437%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 220680			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	752,076	1,204,228	907,624	528,431		3,392,359	
1a	Audit Adjustments							
2	Cost Per Diem	47.2796	75.7043	57.0582	33.2200		213.2621	
3	Cost Per Diem Inflated	49.4788	78.7844	59.7123				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	49.4788	78.7844	59.7123	33.2200		221.1955	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	60.7121		68.7230				
7	Provider Target Rate	64.0894		72.5459				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	66.8502	108.0204	86.7059	13.6500			
9	Prior Semester: Class Ceiling Target Base	64.9876		76.7674				
10	Target Rate Class Ceiling	67.5182		79.7567				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	49.4788	78.7844	59.7123	13.6500		201.6255	
12/13	Medicaid Adjustment Rate		3.0419	2.3055				
14	Prospective Per Diem 11	49.4788	81.8263	62.0178	13.6500		206.9729	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Alpine Health and Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 06/01/1989		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1982/07	Type:	None	80% Capital(1):	1,764,205	11.7140
Indexed Asset Value	2,205,256	<60% of Base:	True	20% ROE(2):	441,051	0.4760
FRVS Base Asset:	747,623	Interest Rate:	12.5000%	Insurance Cost(3):	66,888	3.5456
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	19,706	1.0446
ROE Factor	0.020210	Amortization Rate:	12.5000%	Home Office(3):	0	0.0000
		Interest Only:	True	Replacement(3&4):	87,396	0.0000
		Yearly Payment:	219,339	Total FRVS PD:		16.7802

(1) 80% Capital (\$1,764,205) amortized at 12.5000 % for 20 years Interest of \$219,339 divided by annual available days (20805) divided by Occup. Adj. (0.90) = \$11.7140

(2) 20% ROE (\$441,051) times the ROE factor (0.020210) divided by annual available days (20805) divided by Occup. Adj. (0.90) = \$0.4760

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	57	Effective PBS Limitation	54,155
			1,624,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	49.4788	49.4788	2.2448	47.2340
Direct Care	81.8263	81.8263	3.7124	78.1139
Indirect Care	62.0178	62.0178	2.8137	59.2041
Property	13.6500	16.7802	0.7613	16.0189
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.4355
Supplemental Rate				8.1814
Totals	206.9729	210.1031	9.5322	230.1878

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1983/04	737,288	0.00	2.6288	2.6288		57	74.17	737,288	1,483,824	
1983/07		0.10	3.9578	3.0000	0.9578	57	74.17	739,500	1,542,534	
1984/01		0.10	2.2530	2.2530		57	64.23	741,166	1,562,541	
1984/07		0.20	1.9179	1.9179		57	64.23	744,009	1,592,523	
1985/01		0.20	1.1471	1.1471		57	74.17	745,716	1,610,763	
1985/10		0.30	0.8522	0.8522		57	66.55	747,623	1,624,500	
1986/01		0.30	0.8299	0.8299		57	64.23	749,485	1,638,009	
1986/07		0.40	0.2974	0.2974		57	66.55	750,377	1,634,874	
1987/01		0.40	1.0091	1.0091		57	66.55	753,406	1,664,115	
1987/07		0.50	0.9007	0.9007		57	65.93	756,799	1,677,111	
1988/01		0.50	0.9007	0.9007		57	65.93	760,208	1,690,734	
1988/07		0.60	0.5899	0.5899		57	70.86	762,898	1,689,822	
1989/01		0.60	0.5899	0.5899		57	70.86	765,598	1,699,797	
1989/07	13,424	0.70	0.5899	0.5899		57	77.62	782,183	1,711,311	
1990/01		0.70	0.5899	0.5899		57	77.62	785,413	1,719,918	
1990/07	5,842	0.80	0.5899	0.5899		57	82.81	794,961	1,730,064	
1991/01		0.80	0.5899	0.5899		57	82.81	798,712	1,740,210	
1991/07		0.90	1.4932	1.4932		57	87.09	798,712	1,766,202	5
1992/01		0.90	2.0117	2.0117		57	87.09	809,446	1,801,713	5
1992/07		1.00	1.8152	1.8152		57	87.54	839,060	1,834,431	
1993/01		1.00	1.7710	1.7710		57	87.54	853,920	1,866,921	
1993/07		1.00	1.5329	1.5329		57	86.97	867,010	1,895,535	
1994/01		1.00	1.6983	1.6983		57	86.97	881,734	1,927,740	
1994/07	14,497	1.00	1.5991	1.5991		57	82.83	910,331	1,958,577	
1995/01		1.00	1.5812	1.5812		57	82.83	924,725	1,989,528	
1995/07	25,263	1.00	1.5250	1.5250		57	87.97	964,090	2,019,852	
1996/01		1.00	1.7228	1.7228		57	87.97	980,699	2,054,679	
1996/07	48,394	1.00	1.3294	1.3294		57	85.64	1,042,130	2,081,982	
1997/01		1.00	1.4109	1.4109		57	85.64	1,056,833	2,111,337	
1997/07	471,604	1.00	1.0917	1.0917		57	87.65	1,539,974	2,134,365	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/01		1.00	1.1663	1.1663		57	87.65	1,557,935	2,159,274	
1998/07	15,925	1.00	1.0794	1.0794		57	82.09	1,590,676	2,182,587	
1999/01		1.00	1.4499	1.4499		57	82.09	1,613,739	2,214,222	
1999/07	10,321	1.00	1.2299	1.2299		57	81.96	1,643,907	2,241,468	
2000/01		1.00	1.3356	1.3356		57	81.96	1,665,863	2,271,393	
2000/07		1.00	1.1129	1.1129		57	89.15	1,684,402	2,296,644	
2001/01		1.00	1.2976	1.2976		57	85.58	1,706,259	2,326,455	
2001/07		1.00	0.9615	0.9615		57	85.58	1,722,665	2,348,799	
2002/01		1.00	1.0301	1.0301		57	85.58	1,740,410	2,372,967	
2002/07		1.00	0.8337	0.8337		57	85.58	1,754,920	2,392,746	
2003/01		1.00	1.3271	1.3271		57	85.58	1,778,210	2,424,495	
2003/07		0.95	1.1664	1.1664		57	83.98	1,797,914	2,452,767	
2004/01		0.95	1.1103	1.1103		57	83.98	1,816,878	2,480,013	
2004/07	9,007	0.90	0.8378	0.8378		57	87.36	1,839,584	2,500,818	
2005/01		0.90	0.8595	0.8595		57	87.36	1,839,584	2,522,307	5
2005/07		0.85	0.7364	0.7364		57	87.36	1,865,418	2,540,889	
2006/01		0.85	0.9068	0.9068		57	86.27	1,879,797	2,563,917	
2006/07		0.80	0.8133	0.8133		57	86.27	1,892,027	2,584,779	
2007/01		0.80	1.0133	1.0133		57	86.77	1,907,364	2,610,942	
2007/07		0.75	1.1050	1.1050		57	86.77	1,923,172	2,639,784	
2008/01		0.75	0.8556	0.8556		57	86.77	1,935,513	2,662,356	
2008/07	4,422	0.70	0.6104	0.6104		57	83.06	1,948,205	2,678,601	
2009/01		0.70	1.3268	1.3268		57	83.06	1,966,300	2,714,169	
2009/07	18,492	0.65	0.6841	0.6841		57	81.93	1,993,536	2,732,751	
2010/01		0.65	0.8643	0.8643		57	81.93	2,004,736	2,756,349	
2010/07		0.60	0.7107	0.7107		57	85.95	2,013,284	2,775,957	
2011/01	26,079	0.60	0.9198	0.9198		57	84.40	2,050,474	2,801,493	
2011/07		0.55	0.9028	0.9028		57	84.40	2,060,655	2,826,801	
2012/01		0.55	0.3865	0.3865		57	84.40	2,065,036	2,837,745	
2012/07		0.50	0.9417	0.9417		57	88.00	2,074,760	2,864,478	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/01		0.50	0.4901	0.4901		57	88.00	2,079,845	2,878,500	
2013/07	33,733	0.45	0.6196	0.6196		57	91.45	2,119,377	2,896,341	
2014/01		0.45	0.8564	0.8564		57	91.45	2,127,545	2,921,136	
2014/07	35,502	0.40	1.2383	1.2383		57	88.43	2,173,585	2,957,331	
2015/01		0.40	0.7571	0.7571		57	88.43	2,180,167	2,979,732	
2015/09		0.35	1.5736	1.5736		57	85.89	2,192,175	3,026,643	
2016/09		0.30	1.9890	1.9890		57	84.32	2,205,256	3,086,835	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

ID: 227251123120150101201503282016124814



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Wilton Manors Health & Rehabilitation Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
2675 N ANDREWS AVE	1/1/2014-8/31/2014	Number of Beds: 147	Superior: 0
WILTON MANORS, FL 33311	Days in CR 243	Maximum: 35,721	Standard: 366
County: Broward [6]	First Used : 2015/09	Max Annualized: 53,655	Conditional: 0
Region: South Area: 10	Last Used: 2016/09	Total Patient: 31,458	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 7,721	Inflation
Current Class South Large	Initial CR? False	Medicaid: 16,234	FY Index: 1.33689974
Class at 1/94: South Large	Medicaid Utilization	51.60532%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	88.06584%	Cost: 1.07977764
Open Date: 06/01/1982	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 06/01/1982	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22666556
Entered Medicaid 06/01/1982	Low Occupancy Adjustment Factor:	111.37424%	DC Sem Index: 1.30450000
Med # Active Date: 09/20/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06345205
Previous Med # 221821			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	949,214	1,519,372	1,051,152	211,854	15,880	3,747,472	
1a	Audit Adjustments							
2	Cost Per Diem	58.4707	93.5920	64.7500	13.0500	0.9782	230.8409	
3	Cost Per Diem Inflated	63.1354	99.5306	69.9156				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	63.1354	99.5306	69.9156	13.0500	0.9782	246.6098	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	66.4692		63.9976				
7	Provider Target Rate	70.1668		67.5577				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	58.7902	99.5306	67.5577	13.0500	0.9782	239.9067	
12/13	Medicaid Adjustment Rate		0.1798	0.1220				
14	Prospective Per Diem 11	58.7902	99.7104	67.6797	13.0500	0.9782	240.2085	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

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Wilton Manors Health & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	12/01/2013	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,161,900.00		Total Amount	Per Diem
RS to Start Calcs:	1982/01	Type:	Variable	80% Capital(1):	5,305,935	12.5065
Indexed Asset Value	6,632,419	<60% of Base:	False	20% ROE(2):	1,326,484	0.6395
FRVS Base Asset:	1,515,062	Interest Rate:	11.3800%	Insurance Cost(3):	51,764	1.6455
Occup Adj Factor	0.9000	Chase Rate:	7.7500%	Taxes Cost(3):	96,334	3.0623
ROE Factor	0.023280	Amortization Rate:	9.7500%	Home Office(3):	28,635	0.9103
		Interest Only:	False	Replacement(3&4):	412,017	0.0000
		Yearly Payment:	603,932	Total FRVS PD:		18.7641

(1) 80% Capital (\$5,305,935) amortized at 9.7500 % for 20 years Principal & Interest of \$603,932 divided by annual available days (53655) divided by Occup. Adj. (0.90) = \$12.5065

(2) 20% ROE (\$1,326,484) times the ROE factor (0.023280) divided by annual available days (53655) divided by Occup. Adj. (0.90) = \$0.6395

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 118	Effective PBS Limitation	3,363,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.7902	58.7902	2.6673	56.1229
Direct Care	99.7104	99.7104	4.5238	95.1866
Indirect Care	67.6797	67.6797	3.0706	64.6091
Property	13.0500	18.7641	0.8513	17.9128
ROE	0.9782	0.9765	0.0443	0.9322
ROE Adjustment	-0.9765	-0.9765	-0.0443	-0.9322
Quality Assess-Medicaid Share				16.6143
Supplemental Rate				8.1814
Totals	239.2320	244.9444	11.1130	258.6271

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1982/01	1,473,266	0.00	2.6760	2.6760		118	55.00	1,473,266	2,925,928	
1982/07		0.10	2.2977	2.2977		118	55.00	1,476,652	2,993,070	
1983/04		0.10	2.6288	2.6288		118	74.40	1,480,534	3,071,776	
1983/07		0.20	3.9578	3.0000	0.9578	118	74.40	1,489,417	3,193,316	
1984/01		0.20	2.2530	2.2530		118	81.19	1,496,128	3,234,734	
1984/07		0.30	1.9179	1.9179		118	81.19	1,504,737	3,296,802	
1985/01		0.30	1.1471	1.1471		118	74.40	1,509,915	3,334,562	
1985/10		0.40	0.8522	0.8522		118	82.30	1,515,062	3,363,000	
1986/01		0.40	0.8299	0.8299		118	82.30	1,520,092	3,390,966	
1986/07		0.50	0.2974	0.2974		118	82.30	1,522,352	3,384,476	
1987/01		0.50	1.0091	1.0091		118	74.70	1,530,034	3,445,010	
1987/07		0.60	0.9007	0.9007		118	73.83	1,538,302	3,471,914	
1988/01		0.60	0.9007	0.9007		118	73.83	1,546,615	3,500,116	
1988/07		0.70	0.5899	0.5899		118	73.80	1,553,001	3,498,228	
1989/01		0.70	0.5899	0.5899		118	73.80	1,553,001	3,518,878	5
1989/07		0.80	0.5899	0.5899		118	80.99	1,559,413	3,542,714	5
1990/01		0.80	0.5899	0.5899		118	80.99	1,574,166	3,560,532	
1990/07		0.90	0.5899	0.5899		118	79.59	1,582,523	3,581,536	
1991/01		0.90	0.5899	0.5899		118	79.59	1,590,925	3,602,540	
1991/07		1.00	1.4932	1.4932		118	82.39	1,614,681	3,656,348	
1992/01		1.00	2.0117	2.0117		118	82.39	1,647,164	3,729,862	
1992/07	47,990	1.00	1.8152	1.8152		118	80.40	1,725,053	3,797,594	
1993/01		1.00	1.7710	1.7710		118	80.40	1,755,604	3,864,854	
1993/07		1.00	1.5329	1.5329		118	76.27	1,782,516	3,924,090	
1994/01		1.00	1.6983	1.6983		118	76.27	1,812,788	3,990,760	
1994/07	74,508	1.00	1.5991	1.5991		118	74.77	1,916,284	4,054,598	
1995/01		1.00	1.5812	1.5812		118	74.77	1,946,584	4,118,672	
1995/07	409,783	1.00	1.5250	1.5250		118	74.16	2,386,052	4,181,448	
1996/01		1.00	1.7228	1.7228		118	74.16	2,386,052	4,253,546	5
1996/07	40,891	1.00	1.3294	1.3294		118	70.85	2,468,050	4,310,068	5



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258.63

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/01		1.00	1.4109	1.4109		118	70.85	2,500,317	4,370,838	5
1997/07	490,994	1.00	1.0917	1.0917		118	75.08	3,054,269	4,418,510	
1998/01		1.00	1.1663	1.1663		118	75.08	3,089,891	4,470,076	
1998/07	20,745	1.00	1.0794	1.0794		118	69.44	3,143,988	4,518,338	
1999/01		1.00	1.4499	1.4499		118	69.44	3,189,573	4,583,828	
1999/07		1.00	1.2299	1.2299		118	60.74	3,228,802	4,640,232	
2000/01		1.00	1.3356	1.3356		118	60.74	3,271,926	4,702,182	
2000/07		1.00	1.1129	1.1129		118	55.84	3,308,339	4,754,456	
2001/01		1.00	1.2976	1.2976		118	55.84	3,351,268	4,816,170	
2001/07		1.00	0.9615	0.9615		118	55.84	3,383,490	4,862,426	
2002/01		1.00	1.0301	1.0301		118	55.84	3,418,343	4,912,458	
2002/07		0.95	0.8337	0.8337		118	55.84	3,445,416	4,953,404	
2003/01		0.95	1.3271	1.3271		118	55.84	3,488,852	5,019,130	
2003/07		0.90	1.1664	1.1664		118	63.84	3,525,478	5,077,658	
2004/01		0.90	1.1103	1.1103		118	66.04	3,560,708	5,134,062	
2004/07		0.85	0.8378	0.8378		118	66.04	3,586,064	5,177,132	
2005/01		0.85	0.8595	0.8595		118	62.61	3,612,264	5,221,618	
2005/07	33,272	0.80	0.7364	0.7364		118	61.88	3,666,816	5,260,086	
2006/01		0.80	0.9068	0.9068		118	61.88	3,693,415	5,307,758	
2006/07		0.75	0.8133	0.8133		118	61.88	3,715,945	5,350,946	
2007/01		0.75	1.0133	1.0133		118	61.99	3,744,186	5,405,108	
2007/07	30,501	0.70	1.1050	1.1050		118	66.96	3,803,648	5,464,816	
2008/01		0.70	0.8556	0.8556		118	66.96	3,826,428	5,511,544	
2008/07	50,677	0.65	0.6104	0.6104		118	68.23	3,892,288	5,545,174	
2009/01		0.65	1.3268	1.3268		118	68.23	3,925,855	5,618,806	
2009/07	82,740	0.60	0.6841	0.6841		118	68.97	4,024,711	5,657,274	
2010/01		0.60	0.8643	0.8643		118	68.97	4,045,583	5,706,126	
2010/07		0.55	0.7107	0.7107		118	68.97	4,061,397	5,746,718	
2011/01	535,501	0.55	0.9198	0.9198		118	67.60	4,617,445	5,799,582	
2011/07	1,539,025	0.50	0.9028	0.9028		147	65.66	6,177,313	7,290,171	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01		0.50	0.3865	0.3865		147	65.66	6,189,254	7,318,395	
2012/07		0.45	0.9417	0.9417		147	65.66	6,215,484	7,387,338	
2013/01	63,180	0.45	0.4901	0.4901		147	61.89	6,278,664	7,423,500	5
2013/07		0.40	0.6196	0.6196		147	61.89	6,307,961	7,469,511	
2014/01	63,721	0.40	0.8564	0.8564		147	58.30	6,393,293	7,533,456	
2014/07	96,561	0.35	1.2383	1.2383		147	54.54	6,517,331	7,626,801	
2015/01		0.35	0.7571	0.7571		147	54.54	6,534,457	7,684,572	
2015/09	38,208	0.30	1.5736	1.5736		147	51.61	6,601,613	7,805,553	
2016/09		0.25	1.9890	1.9890		147	51.61	6,632,419	7,960,785	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

ID: 227579083120140101201411172014114309



Florida Agency for Health Care Administration
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238.88

Rockledge Health And Rehabilitation Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
587 BARTON BLVD	1/1/2014-8/31/2014	Number of Beds: 107	Superior: 0
ROCKLEDGE, FL 32955	Days in CR 243	Maximum: 26,001	Standard: 366
County: Brevard [5]	First Used : 2015/09	Max Annualized: 39,055	Conditional: 0
Region: Central Area: 7	Last Used: 2016/09	Total Patient: 24,404	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 6,561	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 10,202	FY Index: 1.33689974
Class at 1/94: North Large	Medicaid Utilization	41.80462%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	93.85793%	Cost: 1.07977764
Open Date: 06/01/1982	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 06/01/1982	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22666556
Entered Medicaid 06/01/1982	Low Occupancy Adjustment Factor:	118.69932%	DC Sem Index: 1.30450000
Med # Active Date: 09/20/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06345205
Previous Med # 221058			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	560,405	868,145	600,969	142,624	3,253	2,175,396	
1a	Audit Adjustments							
2	Cost Per Diem	54.9309	85.0956	58.9070	13.9800	0.3189	213.2324	
3	Cost Per Diem Inflated	59.3132	90.4951	63.6065				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	59.3132	90.4951	63.6065	13.9800	0.3189	227.7137	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	60.2842		64.7225				
7	Provider Target Rate	63.6377		68.3229				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500			
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292				
10	Target Rate Class Ceiling	59.0945		68.1848				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	56.8063	90.4951	63.6065	13.6500	0.3189	224.8768	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	56.8063	90.4951	63.6065	13.6500	0.3189	224.8768	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rockledge Health And Rehabilitation Center

FRVS

FRVS Status as of this Semester

On Payback FRV

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,964,283.00		Total Amount	Per Diem
RS to Start Calcs:	1982/01	Type:	Variable	80% Capital(1):	3,049,928	9.8764
Indexed Asset Value	3,812,410	<60% of Base:	False	20% ROE(2):	762,482	0.5050
FRVS Base Asset:	992,144	Interest Rate:	11.3800%	Insurance Cost(3):	38,543	1.5794
Occup Adj Factor	0.9000	Chase Rate:	7.7500%	Taxes Cost(3):	25,063	1.0270
ROE Factor	0.023280	Amortization Rate:	9.7500%	Home Office(3):	19,653	0.8053
		Interest Only:	False	Replacement(3&4):	157,017	0.0000
		Yearly Payment:	347,149	Total FRVS PD:		13.7931

(1) 80% Capital (\$3,049,928) amortized at 9.7500 % for 20 years Principal & Interest of \$347,149 divided by annual available days (39055) divided by Occup. Adj. (0.90) = \$9.8764

(2) 20% ROE (\$762,482) times the ROE factor (0.023280) divided by annual available days (39055) divided by Occup. Adj. (0.90) = \$0.5050

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 75	Effective PBS Limitation	2,137,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	56.8063	56.8063	2.5773	54.2290
Direct Care	90.4951	90.4951	4.1057	86.3894
Indirect Care	63.6065	63.6065	2.8858	60.7207
Property	13.6500	13.7931	0.6193	13.0307
ROE	0.3189	0.3168	0.0145	0.3044
ROE Adjustment	-0.3168	-0.3168	-0.0144	-0.3024
Quality Assess-Medicaid Share				16.3251
Supplemental Rate				8.1814
Totals	224.5600	224.7010	10.1882	238.8783

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1982/01	964,774	0.00	2.6760	2.6760		75	55.00	964,774	1,859,700	
1982/07		0.10	2.2977	2.2977		75	55.00	966,991	1,902,375	
1983/04		0.10	2.6288	2.6288		75	74.17	969,533	1,952,400	
1983/07		0.20	3.9578	3.0000	0.9578	75	74.17	975,350	2,029,650	
1984/01		0.20	2.2530	2.2530		75	70.87	979,745	2,055,975	
1984/07		0.30	1.9179	1.9179		75	70.87	985,382	2,095,425	
1985/01		0.30	1.1471	1.1471		75	74.17	988,773	2,119,425	
1985/10		0.40	0.8522	0.8522		75	70.87	992,144	2,137,500	
1986/01		0.40	0.8299	0.8299		75	70.87	995,438	2,155,275	
1986/07		0.50	0.2974	0.2974		75	75.04	996,918	2,151,150	
1987/01		0.50	1.0091	1.0091		75	75.04	1,001,948	2,189,625	
1987/07		0.60	0.9007	0.9007		75	74.13	1,007,363	2,206,725	
1988/01		0.60	0.9007	0.9007		75	74.13	1,012,807	2,224,650	
1988/07		0.70	0.5899	0.5899		75	76.62	1,016,989	2,223,450	
1989/01		0.70	0.5899	0.5899		75	76.62	1,021,188	2,236,575	
1989/07		0.80	0.5899	0.5899		75	78.36	1,026,007	2,251,725	
1990/01		0.80	0.5899	0.5899		75	78.36	1,030,849	2,263,050	
1990/07	12,954	0.90	0.5899	0.5899		75	78.36	1,049,276	2,276,400	
1991/01		0.90	0.5899	0.5899		75	78.36	1,054,847	2,289,750	
1991/07		1.00	1.4932	1.4932		75	83.10	1,070,598	2,323,950	
1992/01		1.00	2.0117	2.0117		75	83.10	1,092,135	2,370,675	
1992/07		1.00	1.8152	1.8152		75	84.99	1,111,959	2,413,725	
1993/01		1.00	1.7710	1.7710		75	84.99	1,131,652	2,456,475	
1993/07		1.00	1.5329	1.5329		75	82.82	1,148,999	2,494,125	
1994/01		1.00	1.6983	1.6983		75	82.82	1,168,512	2,536,500	
1994/07	11,803	1.00	1.5991	1.5991		75	77.07	1,199,001	2,577,075	
1995/01		1.00	1.5812	1.5812		75	77.07	1,217,960	2,617,800	
1995/07	16,178	1.00	1.5250	1.5250		75	70.62	1,252,712	2,657,700	
1996/01		1.00	1.7228	1.7228		75	70.62	1,274,294	2,703,525	
1996/07	24,511	1.00	1.3294	1.3294		75	72.58	1,315,745	2,739,450	



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238.88

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/01		1.00	1.4109	1.4109		75	72.58	1,334,309	2,778,075	
1997/07	1,169,041	1.00	1.0917	1.0917		107	53.96	2,517,641	4,006,615	
1998/01		1.00	1.1663	1.1663		107	53.96	2,517,641	4,053,374	5
1998/07	15,943	1.00	1.0794	1.0794		107	53.45	2,589,104	4,097,137	
1999/01		1.00	1.4499	1.4499		107	53.45	2,625,585	4,156,522	
1999/07		1.00	1.2299	1.2299		107	61.60	2,657,877	4,207,668	
2000/01		1.00	1.3356	1.3356		107	61.60	2,693,376	4,263,843	
2000/07		1.00	1.1129	1.1129		107	59.49	2,723,351	4,311,244	
2001/01		1.00	1.2976	1.2976		107	59.49	2,758,689	4,367,205	
2001/07		1.00	0.9615	0.9615		107	59.49	2,785,214	4,409,149	
2002/01		1.00	1.0301	1.0301		107	59.49	2,813,904	4,454,517	
2002/07		0.95	0.8337	0.8337		107	59.49	2,836,190	4,491,646	
2003/01		0.95	1.3271	1.3271		107	59.49	2,871,946	4,551,245	
2003/07		0.90	1.1664	1.1664		107	59.34	2,902,096	4,604,317	
2004/01	19,889	0.90	1.1103	1.1103		107	58.22	2,950,986	4,655,463	
2004/07		0.85	0.8378	0.8378		107	58.22	2,972,000	4,694,518	
2005/01		0.85	0.8595	0.8595		107	58.22	2,993,713	4,734,857	
2005/07		0.80	0.7364	0.7364		107	61.10	3,011,349	4,769,739	
2006/01		0.80	0.9068	0.9068		107	61.10	3,033,193	4,812,967	
2006/07		0.75	0.8133	0.8133		107	61.10	3,051,695	4,852,129	
2007/01		0.75	1.0133	1.0133		107	62.09	3,074,888	4,901,242	
2007/07		0.70	1.1050	1.1050		107	62.09	3,098,672	4,955,384	
2008/01	27,631	0.70	0.8556	0.8556		107	62.18	3,144,861	4,997,756	
2008/07	82,480	0.65	0.6104	0.6104		107	66.29	3,239,820	5,028,251	
2009/01		0.65	1.3268	1.3268		107	66.29	3,267,760	5,095,019	
2009/07		0.60	0.6841	0.6841		107	66.29	3,281,174	5,129,901	
2010/01	57,533	0.60	0.8643	0.8643		107	57.39	3,355,723	5,174,199	
2010/07	27,544	0.55	0.7107	0.7107		107	51.45	3,395,538	5,211,007	
2011/01		0.55	0.9198	0.9198		107	51.45	3,411,607	5,258,943	
2011/07	44,617	0.50	0.9028	0.9028		107	53.94	3,471,327	5,306,451	



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238.88

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01		0.50	0.3865	0.3865		107	53.94	3,477,908	5,326,995	
2012/07	30,300	0.45	0.9417	0.9417		107	53.36	3,522,508	5,377,178	
2013/01		0.45	0.4901	0.4901		107	53.36	3,530,044	5,403,500	
2013/07		0.40	0.6196	0.6196		107	53.36	3,538,531	5,436,991	
2014/01		0.40	0.8564	0.8564		107	44.57	3,548,355	5,483,536	
2014/07	158,231	0.35	1.2383	1.2383		107	45.01	3,719,171	5,551,481	
2015/01		0.35	0.7571	0.7571		107	45.01	3,727,237	5,593,532	
2015/09	57,445	0.30	1.5736	1.5736		107	41.80	3,798,055	5,681,593	
2016/09		0.25	1.9890	1.9890		107	41.80	3,812,410	5,794,585	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

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Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0227625-00 - 2016/09

253.48

Greenbriar Rehabilitation And Nursing Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
210 21ST AVE W	1/1/2014-8/31/2014	Number of Beds: 79	Superior: 0
BRADENTON, FL 34205	Days in CR 243	Maximum: 17,867	Standard: 366
County: Manatee [41]	First Used : 2015/01	Max Annualized: 28,835	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 16,071	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 4,814	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 6,770	FY Index: 1.33689974
Class at 1/94: North Small	Medicaid Utilization	42.12557%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	89.94795%	Cost: 1.07977764
Open Date: 06/01/1982	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 06/01/1982	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22666556
Entered Medicaid 06/01/1982	Low Occupancy Adjustment Factor:	113.75449%	DC Sem Index: 1.30450000
Med # Active Date: 09/20/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06345205
Previous Med # 223204			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	404,901	604,544	445,938	80,766	5,827	1,541,976	
1a	Audit Adjustments							
2	Cost Per Diem	59.8081	89.2975	65.8697	11.9300	0.8607	227.7660	
3	Cost Per Diem Inflated	64.5794	94.9636	71.1246				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	64.5794	94.9636	71.1246	11.9300	0.8607	243.4583	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	66.0855		72.6965				
7	Provider Target Rate	69.7617		76.7405				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	66.8502	108.0204	86.7059	13.6500			
9	Prior Semester: Class Ceiling Target Base	64.9876		76.7674				
10	Target Rate Class Ceiling	67.5182		79.7567				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	64.5794	94.9636	71.1246	11.9300	0.8607	243.4583	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	64.5794	94.9636	71.1246	11.9300	0.8607	243.4583	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

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Greenbriar Rehabilitation And Nursing Center

FRVS

FRVS Status as of this Semester

On Payback FRV

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	1,976,183.00		Total Amount	Per Diem
RS to Start Calcs:	1982/01	Type:	Fixed	80% Capital(1):	2,133,825	10.0839
Indexed Asset Value	2,667,281	<60% of Base:	False	20% ROE(2):	533,456	0.4785
FRVS Base Asset:	788,632	Interest Rate:	10.8500%	Insurance Cost(3):	30,904	1.9230
Occup Adj Factor	0.9000	Chase Rate:	9.5000%	Taxes Cost(3):	19,741	1.2284
ROE Factor	0.023280	Amortization Rate:	10.8500%	Home Office(3):	12,699	0.7902
		Interest Only:	False	Replacement(3&4):	31,112	0.0000
		Yearly Payment:	261,692	Total FRVS PD:		14.5040

(1) 80% Capital (\$2,133,825) amortized at 10.8500 % for 20 years Principal & Interest of \$261,692 divided by annual available days (28835) divided by Occup. Adj. (0.90) = \$10.0839

(2) 20% ROE (\$533,456) times the ROE factor (0.023280) divided by annual available days (28835) divided by Occup. Adj. (0.90) = \$0.4785

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 60	Effective PBS Limitation	1,710,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	64.5794	64.5794	2.9299	61.6495
Direct Care	94.9636	94.9636	4.3085	90.6551
Indirect Care	71.1246	71.1246	3.2269	67.8977
Property	11.9300	14.5040	0.5413	11.3887
ROE	0.8607	0.6004	0.0390	0.8217
ROE Adjustment	-0.6004	-0.6004	-0.0272	-0.5732
Quality Assess-Medicaid Share				13.4565
Supplemental Rate				8.1814
Totals	242.8579	245.1716	11.0184	253.4774

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1982/01	769,719	0.00	2.6760	2.6760		60	43.96	769,719	1,487,760	
1982/07		0.10	2.2977	2.2977		60	43.96	771,133	1,521,900	
1983/04		0.10	2.6288	2.6288		60	43.96	772,753	1,561,920	
1983/07		0.20	3.9578	3.0000	0.9578	60	43.96	776,459	1,623,720	
1984/01		0.20	2.2530	2.2530		60	43.96	779,255	1,644,780	
1984/07		0.30	1.9179	1.9179		60	51.86	783,483	1,676,340	
1985/01		0.30	1.1471	1.1471		60	51.86	786,025	1,695,540	
1985/10		0.40	0.8522	0.8522		60	53.52	788,632	1,710,000	
1986/01		0.40	0.8299	0.8299		60	53.52	791,180	1,724,220	
1986/07		0.50	0.2974	0.2974		60	53.52	792,325	1,720,920	
1987/01		0.50	1.0091	1.0091		60	56.00	796,323	1,751,700	
1987/07		0.60	0.9007	0.9007		60	62.36	800,626	1,765,380	
1988/01		0.60	0.9007	0.9007		60	62.36	804,953	1,779,720	
1988/07		0.70	0.5899	0.5899		60	59.61	808,277	1,778,760	
1989/01		0.70	0.5899	0.5899		60	59.61	811,614	1,789,260	
1989/07		0.80	0.5899	0.5899		60	59.61	815,444	1,801,380	
1990/01		0.80	0.5899	0.5899		60	63.04	819,292	1,810,440	
1990/07	14,635	0.90	0.5899	0.5899		60	55.66	838,277	1,821,120	
1991/01		0.90	0.5899	0.5899		60	55.67	842,727	1,831,800	
1991/07		1.00	1.4932	1.4932		60	57.98	855,311	1,859,160	
1992/01		1.00	2.0117	2.0117		60	57.98	872,517	1,896,540	
1992/07		1.00	1.8152	1.8152		60	67.97	888,355	1,930,980	
1993/01		1.00	1.7710	1.7710		60	67.97	904,088	1,965,180	
1993/07		1.00	1.5329	1.5329		60	62.73	917,947	1,995,300	
1994/01		1.00	1.6983	1.6983		60	62.73	933,536	2,029,200	
1994/07	35,235	1.00	1.5991	1.5991		60	59.22	983,699	2,061,660	
1995/01		1.00	1.5812	1.5812		60	59.22	999,253	2,094,240	
1995/07	504,256	1.00	1.5250	1.5250		60	43.75	1,515,631	2,126,160	
1996/01		1.00	1.7228	1.7228		60	43.75	1,536,401	2,162,820	
1996/07	36,952	1.00	1.3294	1.3294		60	41.85	1,588,895	2,191,560	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/01		1.00	1.4109	1.4109		60	41.85	1,605,953	2,222,460	
1997/07	9,496	1.00	1.0917	1.0917		60	43.04	1,629,169	2,246,700	
1998/01		1.00	1.1663	1.1663		60	43.04	1,644,038	2,272,920	
1998/07		1.00	1.0794	1.0794		60	41.91	1,657,560	2,297,460	
1999/01		1.00	1.4499	1.4499		60	41.91	1,675,873	2,330,760	
1999/07	32,377	1.00	1.2299	1.2299		60	46.17	1,725,552	2,359,440	
2000/01		1.00	1.3356	1.3356		60	46.17	1,744,898	2,390,940	
2000/07		1.00	1.1129	1.1129		60	51.90	1,763,222	2,417,520	
2001/01		1.00	1.2976	1.2976		60	51.90	1,784,812	2,448,900	
2001/07		1.00	0.9615	0.9615		60	51.90	1,801,006	2,472,420	
2002/01		1.00	1.0301	1.0301		60	51.90	1,818,512	2,497,860	
2002/07		0.95	0.8337	0.8337		60	51.90	1,832,103	2,518,680	
2003/01		0.95	1.3271	1.3271		60	51.42	1,853,697	2,552,100	
2003/07		0.90	1.1664	1.1664		60	51.42	1,871,890	2,581,860	
2004/01		0.90	1.1103	1.1103		60	56.44	1,890,596	2,610,540	
2004/07		0.85	0.8378	0.8378		60	56.44	1,904,059	2,632,440	
2005/01		0.85	0.8595	0.8595		60	56.44	1,917,970	2,655,060	
2005/07		0.80	0.7364	0.7364		60	59.21	1,929,269	2,674,620	
2006/01		0.80	0.9068	0.9068		60	67.60	1,943,264	2,698,860	
2006/07		0.75	0.8133	0.8133		60	60.08	1,955,118	2,720,820	
2007/01		0.75	1.0133	1.0133		60	60.08	1,969,977	2,748,360	
2007/07		0.70	1.1050	1.1050		60	60.08	1,985,215	2,778,720	
2008/01		0.70	0.8556	0.8556		60	52.96	1,996,663	2,802,480	
2008/07	61,946	0.65	0.6104	0.6104		60	42.75	2,064,767	2,819,580	
2009/01		0.65	1.3268	1.3268		60	42.75	2,078,608	2,857,020	
2009/07		0.60	0.6841	0.6841		60	42.75	2,085,240	2,876,580	
2010/01	95,475	0.60	0.8643	0.8643		60	47.96	2,190,145	2,901,420	
2010/07	67,478	0.55	0.7107	0.7107		60	50.26	2,265,446	2,922,060	
2011/01		0.55	0.9198	0.9198		60	50.26	2,275,919	2,948,940	
2011/07	21,057	0.50	0.9028	0.9028		60	49.36	2,306,196	2,975,580	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01		0.50	0.3865	0.3865		60	49.36	2,310,197	2,987,100	
2012/07	26,735	0.45	0.9417	0.9417		60	49.99	2,345,831	3,015,240	
2013/01		0.45	0.4901	0.4901		60	49.99	2,350,532	3,030,000	
2013/07		0.40	0.6196	0.6196		60	49.99	2,355,826	3,048,780	
2014/01	38,800	0.40	0.8564	0.8564		60	53.38	2,402,459	3,074,880	
2014/07	163,124	0.35	1.2383	1.2383		60	48.78	2,574,818	3,112,980	
2015/01	67,540	0.35	0.7571	0.7571		79	42.13	2,647,585	4,129,804	
2015/09		0.30	1.5736	1.5736		79	42.13	2,657,159	4,194,821	
2016/09		0.25	1.9890	1.9890		79	42.13	2,667,281	4,278,245	

Message Code:

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Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

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234.98

Apollo Health And Rehabilitation Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1000 24TH ST N	9/1/2014-12/31/2015	Number of Beds: 99	Superior: 0
SAINT PETERSBURG, FL 33713	Days in CR 487	Maximum: 48,213	Standard: 366
County: Pinellas [52]	First Used : 2016/09	Max Annualized: 36,135	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 44,643	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 9,017	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 24,015	FY Index: 1.37302921
Class at 1/94: North Small	Medicaid Utilization	53.79343%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	92.59536%	Cost: 1.05136470
Open Date: 06/01/1982	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 06/01/1982	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24849500
Entered Medicaid 06/01/1982	Low Occupancy Adjustment Factor:	117.10259%	DC Sem Index: 1.30450000
Med # Active Date: 09/20/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04485801
Previous Med # 220671			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,365,727	2,055,156	1,246,694	456,765	7,787	5,132,129	
1a	Audit Adjustments							
2	Cost Per Diem	56.8697	85.5780	51.9131	19.0200	0.3243	213.7051	
3	Cost Per Diem Inflated	59.7908	89.4169	54.5796				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	59.7908	89.4169	54.5796	19.0200	0.3243	223.1316	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	70.4255		68.7230				
7	Provider Target Rate	74.3431		72.5459				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	66.8502	108.0204	86.7059	13.6500			
9	Prior Semester: Class Ceiling Target Base	64.9876		76.7674				
10	Target Rate Class Ceiling	67.5182		79.7567				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	59.7908	89.4169	54.5796	13.6500	0.3243	217.7616	
12/13	Medicaid Adjustment Rate		0.3816	0.2329				
14	Prospective Per Diem 11	59.7908	89.7985	54.8125	13.6500	0.3243	218.3761	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Apollo Health And Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	09/01/1996	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,569,050.00		Total Amount	Per Diem
RS to Start Calcs:	1982/01	Type:	Variable	80% Capital(1):	3,513,890	13.4892
Indexed Asset Value	4,392,362	<60% of Base:	False	20% ROE(2):	878,472	0.5551
FRVS Base Asset:	1,487,023	Interest Rate:	11.1200%	Insurance Cost(3):	53,132	1.1902
Occup Adj Factor	0.9000	Chase Rate:	9.5000%	Taxes Cost(3):	63,683	1.4265
ROE Factor	0.020550	Amortization Rate:	11.1200%	Home Office(3):	26,785	0.6000
		Interest Only:	False	Replacement(3&4):	195,301	0.0000
		Yearly Payment:	438,688	Total FRVS PD:		17.2610

(1) 80% Capital (\$3,513,890) amortized at 11.1200 % for 20 years Principal & Interest of \$438,688 divided by annual available days (36135) divided by Occup. Adj. (0.90) = \$13.4892

(2) 20% ROE (\$878,472) times the ROE factor (0.020550) divided by annual available days (36135) divided by Occup. Adj. (0.90) = \$0.5551

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	59.7908	59.7908	2.7127	57.0781
Direct Care	89.7985	89.7985	4.0741	85.7244
Indirect Care	54.8125	54.8125	2.4868	52.3257
Property	13.6500	17.2610	0.7831	16.4779
ROE	0.3243	0.3181	0.0144	0.3037
ROE Adjustment	-0.3181	-0.3181	-0.0144	-0.3037
Quality Assess-Medicaid Share				15.1908
Supplemental Rate				8.1814
Totals	218.0580	221.6628	10.0567	234.9783

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1982/01	1,446,001	0.00	2.6760	2.6760		120	65.03	1,446,001	2,975,520	
1982/07		0.10	2.2977	2.2977		120	65.03	1,449,324	3,043,800	
1983/04		0.10	2.6288	2.6288		120	65.03	1,453,134	3,123,840	
1983/07		0.20	3.9578	3.0000	0.9578	120	65.03	1,461,853	3,247,440	
1984/01		0.20	2.2530	2.2530		120	59.22	1,468,440	3,289,560	
1984/07		0.30	1.9179	1.9179		120	59.22	1,476,889	3,352,680	
1985/01		0.30	1.1471	1.1471		120	65.03	1,481,971	3,391,080	
1985/10		0.40	0.8522	0.8522		120	59.22	1,487,023	3,420,000	
1986/01		0.40	0.8299	0.8299		120	59.22	1,491,960	3,448,440	
1986/07		0.50	0.2974	0.2974		120	68.62	1,494,179	3,441,840	
1987/01		0.50	1.0091	1.0091		120	68.62	1,501,719	3,503,400	
1987/07		0.60	0.9007	0.9007		120	76.91	1,509,834	3,530,760	
1988/01		0.60	0.9007	0.9007		120	76.91	1,517,993	3,559,440	
1988/07		0.70	0.5899	0.5899		120	71.79	1,524,261	3,557,520	
1989/01		0.70	0.5899	0.5899		120	71.79	1,530,555	3,578,520	
1989/07		0.80	0.5899	0.5899		120	73.84	1,537,778	3,602,760	
1990/01		0.80	0.5899	0.5899		120	73.84	1,545,035	3,620,880	
1990/07		0.90	0.5899	0.5899		120	69.76	1,553,238	3,642,240	
1991/01		0.90	0.5899	0.5899		120	69.76	1,561,484	3,663,600	
1991/07		1.00	1.4932	1.4932		120	73.31	1,584,800	3,718,320	
1992/01		1.00	2.0117	2.0117		120	73.31	1,616,681	3,793,080	
1992/07		1.00	1.8152	1.8152		120	72.19	1,646,027	3,861,960	
1993/01		1.00	1.7710	1.7710		120	72.19	1,675,178	3,930,360	
1993/07		1.00	1.5329	1.5329		120	71.79	1,700,857	3,990,600	
1994/01		1.00	1.6983	1.6983		120	71.79	1,729,743	4,058,400	
1994/07		1.00	1.5991	1.5991		120	72.08	1,757,403	4,123,320	
1995/01		1.00	1.5812	1.5812		120	72.08	1,785,191	4,188,480	
1995/07	28,285	1.00	1.5250	1.5250		120	71.80	1,840,700	4,252,320	
1996/01		1.00	1.7228	1.7228		120	71.80	1,872,412	4,325,640	
1996/07		1.00	1.3294	1.3294		120	66.09	1,897,304	4,383,120	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/01		1.00	1.4109	1.4109		120	66.09	1,924,073	4,444,920	
1997/07	511,057	1.00	1.0917	1.0917		120	65.20	2,456,135	4,493,400	
1998/01		1.00	1.1663	1.1663		120	65.20	2,484,781	4,545,840	
1998/07		1.00	1.0794	1.0794		120	65.55	2,484,781	4,594,920	5
1999/01		1.00	1.4499	1.4499		120	65.55	2,548,018	4,661,520	
1999/07	21,137	1.00	1.2299	1.2299		120	60.49	2,600,493	4,718,880	
2000/01		1.00	1.3356	1.3356		120	60.49	2,635,225	4,781,880	
2000/07		1.00	1.1129	1.1129		120	73.33	2,664,552	4,835,040	
2001/01		1.00	1.2976	1.2976		120	73.33	2,699,127	4,897,800	
2001/07		1.00	0.9615	0.9615		120	73.33	2,725,079	4,944,840	
2002/01		1.00	1.0301	1.0301		120	73.33	2,753,150	4,995,720	
2002/07		0.95	0.8337	0.8337		120	73.33	2,774,955	5,037,360	
2003/01		0.95	1.3271	1.3271		120	74.25	2,809,939	5,104,200	
2003/07		0.90	1.1664	1.1664		120	74.25	2,839,438	5,163,720	
2004/01		0.90	1.1103	1.1103		120	74.25	2,867,813	5,221,080	
2004/07		0.85	0.8378	0.8378		120	76.54	2,888,235	5,264,880	
2005/01		0.85	0.8595	0.8595		120	76.54	2,909,336	5,310,120	
2005/07		0.80	0.7364	0.7364		120	66.12	2,926,475	5,349,240	
2006/01		0.80	0.9068	0.9068		120	66.12	2,947,704	5,397,720	
2006/07		0.75	0.8133	0.8133		120	66.12	2,965,685	5,441,640	
2007/01	52,383	0.75	1.0133	1.0133		120	70.92	3,040,607	5,496,720	
2007/07		0.70	1.1050	1.1050		120	70.92	3,064,126	5,557,440	
2008/01	122,599	0.70	0.8556	0.8556		120	76.51	3,205,076	5,604,960	
2008/07	67,790	0.65	0.6104	0.6104		120	70.88	3,285,584	5,639,160	
2009/01		0.65	1.3268	1.3268		120	70.88	3,313,919	5,714,040	
2009/07	50,303	0.60	0.6841	0.6841		99	73.11	3,377,826	4,746,357	
2010/01		0.60	0.8643	0.8643		99	73.11	3,395,343	4,787,343	
2010/07		0.55	0.7107	0.7107		99	71.38	3,408,615	4,821,399	
2011/01		0.55	0.9198	0.9198		99	71.38	3,425,859	4,865,751	
2011/07		0.50	0.9028	0.9028		99	71.38	3,441,323	4,909,707	



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0 227633-00 - 2016/09

234.98

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01	24,328	0.50	0.3865	0.3865		99	68.58	3,472,303	4,928,715	
2012/07	21,068	0.45	0.9417	0.9417		99	67.28	3,508,087	4,975,146	
2013/01		0.45	0.4901	0.4901		99	67.28	3,515,822	4,999,500	
2013/07	180,967	0.40	0.6196	0.6196		99	63.98	3,705,501	5,030,487	
2014/01		0.40	0.8564	0.8564		99	63.98	3,718,196	5,073,552	
2014/07		0.35	1.2383	1.2383		99	63.98	3,734,311	5,136,417	
2015/01	139,319	0.35	0.7571	0.7571		99	65.41	3,883,526	5,175,324	
2015/09		0.30	1.5736	1.5736		99	65.41	3,901,860	5,256,801	
2016/09	471,525	0.25	1.9890	1.9890		99	53.79	4,392,362	5,361,345	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

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ID: 227633123120150901201404282016233002



Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0227641-00 - 2016/09

238.73

North Rehabilitation Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1301 16TH ST N	1/1/2014-8/31/2014	Number of Beds: 45	Superior: 0
SAINT PETERSBURG, FL 33705	Days in CR: 243	Maximum: 10,935	Standard: 366
County: Pinellas [52]	First Used: 2015/01	Max Annualized: 16,425	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 9,426	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 1,987	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 3,573	FY Index: 1.33689974
Class at 1/94: North Small	Medicaid Utilization	37.90579%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	86.20027%	Cost: 1.07977764
Open Date: 06/01/1982	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 06/01/1982	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22666556
Entered Medicaid 06/01/1982	Low Occupancy Adjustment Factor:	109.01491%	DC Sem Index: 1.30450000
Med # Active Date: 09/20/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06345205
Previous Med # 220795			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	232,253	299,481	246,930	38,839	1,621	819,124	
1a	Audit Adjustments							
2	Cost Per Diem	65.0022	83.8178	69.1100	10.8701	0.4537	229.2538	
3	Cost Per Diem Inflated	70.1879	89.1362	74.6234				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	70.1879	89.1362	74.6234	10.8701	0.4537	245.2713	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	69.8484		78.2525				
7	Provider Target Rate	73.7339		82.6055				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	66.8502	108.0204	86.7059	13.6500			
9	Prior Semester: Class Ceiling Target Base	64.9876		76.7674				
10	Target Rate Class Ceiling	67.5182		79.7567				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	66.8502	89.1362	74.6234	10.8701	0.4537	241.9336	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	66.8502	89.1362	74.6234	10.8701	0.4537	241.9336	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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238.73

North Rehabilitation Center

FRVS

FRVS Status as of this Semester

On Payback FRV

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	1,317,467.00		Total Amount	Per Diem
RS to Start Calcs:	1982/01	Type:	Variable	80% Capital(1):	1,350,383	10.3976
Indexed Asset Value	1,687,979	<60% of Base:	False	20% ROE(2):	337,596	0.5317
FRVS Base Asset:	614,550	Interest Rate:	11.3800%	Insurance Cost(3):	22,477	2.3846
Occup Adj Factor	0.9000	Chase Rate:	7.7500%	Taxes Cost(3):	8,932	0.9476
ROE Factor	0.023280	Amortization Rate:	9.7500%	Home Office(3):	8,110	0.8604
		Interest Only:	False	Replacement(3&4):	58,802	0.0000
		Yearly Payment:	153,703	Total FRVS PD:		15.1219

(1) 80% Capital (\$1,350,383) amortized at 9.7500 % for 20 years Principal & Interest of \$153,703 divided by annual available days (16425) divided by Occup. Adj. (0.90) = \$10.3976

(2) 20% ROE (\$337,596) times the ROE factor (0.023280) divided by annual available days (16425) divided by Occup. Adj. (0.90) = \$0.5317

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	28,500
Comparison Date:	07/01/1985	Current RS PBS:	54,155
Comparison Bed	49	Effective PBS Limitation	1,396,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	66.8502	66.8502	3.0330	63.8172
Direct Care	89.1362	89.1362	4.0441	85.0921
Indirect Care	74.6234	74.6234	3.3856	71.2378
Property	10.8701	15.1219	0.4932	10.3769
ROE	0.4537	0.4257	0.0206	0.4331
ROE Adjustment	-0.4257	-0.4257	-0.0193	-0.4064
Supplemental Rate				8.1814
Totals	241.5079	245.7317	10.9572	238.7321

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1982/01	614,550	0.00	2.6760	2.6760		49	18.63	614,550	1,215,004	
1982/07		0.10	2.2977	2.2977		49	18.63	614,550	1,242,885	
1983/04		0.10	2.6288	2.6288		49	18.63	614,550	1,275,568	
1983/07		0.20	3.9578	3.0000	0.9578	49	18.63	614,550	1,326,038	
1984/01		0.20	2.2530	2.2530		49	22.67	614,550	1,343,237	
1984/07		0.30	1.9179	1.9179		49	22.67	614,550	1,369,011	
1985/01		0.30	1.1471	1.1471		49	18.63	614,550	1,384,691	
1985/10		0.40	0.8522	0.8522		49	22.67	614,550	1,396,500	
1986/01		0.40	0.8299	0.8299		49	22.67	614,550	1,408,113	
1986/07		0.50	0.2974	0.2974		49	35.49	615,140	1,405,418	
1987/01		0.50	1.0091	1.0091		49	35.49	617,143	1,430,555	
1987/07		0.60	0.9007	0.9007		49	32.86	619,136	1,441,727	
1988/01		0.60	0.9007	0.9007		49	32.86	621,135	1,453,438	
1988/07		0.70	0.5899	0.5899		49	41.92	623,090	1,452,654	
1989/01		0.70	0.5899	0.5899		49	41.92	625,051	1,461,229	
1989/07		0.80	0.5899	0.5899		49	48.13	627,632	1,471,127	
1990/01		0.80	0.5899	0.5899		49	48.13	630,224	1,478,526	
1990/07		0.90	0.5899	0.5899		49	41.40	632,743	1,487,248	
1991/01		0.90	0.5899	0.5899		49	41.40	635,272	1,495,970	
1991/07		1.00	1.4932	1.4932		49	58.34	635,272	1,518,314	5
1992/01		1.00	2.0117	2.0117		49	58.34	657,729	1,548,841	
1992/07		1.00	1.8152	1.8152		49	47.18	667,971	1,576,967	
1993/01		1.00	1.7710	1.7710		49	47.18	678,119	1,604,897	
1993/07		1.00	1.5329	1.5329		49	53.64	688,257	1,629,495	
1994/01		1.00	1.6983	1.6983		49	53.64	699,657	1,657,180	
1994/07	74,937	1.00	1.5991	1.5991		49	50.97	784,962	1,683,689	
1995/01		1.00	1.5812	1.5812		49	50.97	796,464	1,710,296	
1995/07	31,048	1.00	1.5250	1.5250		49	63.94	839,658	1,736,364	
1996/01		1.00	1.7228	1.7228		49	63.94	854,124	1,766,303	
1996/07		1.00	1.3294	1.3294		49	62.48	865,479	1,789,774	



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238.73

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/01		1.00	1.4109	1.4109		49	62.48	877,690	1,815,009	
1997/07	9,866	1.00	1.0917	1.0917		49	63.84	897,138	1,834,805	
1998/01		1.00	1.1663	1.1663		49	63.84	907,601	1,856,218	
1998/07	16,722	1.00	1.0794	1.0794		49	70.19	934,120	1,876,259	
1999/01		1.00	1.4499	1.4499		49	70.19	947,664	1,903,454	
1999/07		1.00	1.2299	1.2299		49	66.31	959,319	1,926,876	
2000/01		1.00	1.3356	1.3356		49	66.31	972,132	1,952,601	
2000/07		1.00	1.1129	1.1129		49	60.59	982,951	1,974,308	
2001/01		1.00	1.2976	1.2976		49	60.59	995,706	1,999,935	
2001/07		1.00	0.9615	0.9615		49	60.59	1,005,280	2,019,143	
2002/01		1.00	1.0301	1.0301		49	60.59	1,015,635	2,039,919	
2002/07		0.95	0.8337	0.8337		49	60.59	1,023,679	2,056,922	
2003/01		0.95	1.3271	1.3271		49	65.01	1,036,585	2,084,215	
2003/07		0.90	1.1664	1.1664		49	65.01	1,047,467	2,108,519	
2004/01		0.90	1.1103	1.1103		49	56.61	1,057,934	2,131,941	
2004/07		0.85	0.8378	0.8378		49	56.61	1,065,468	2,149,826	
2005/01		0.85	0.8595	0.8595		49	50.87	1,072,668	2,168,299	
2005/07	3,564	0.80	0.7364	0.7364		49	57.05	1,082,551	2,184,273	
2006/01		0.80	0.9068	0.9068		49	57.05	1,090,404	2,204,069	
2006/07		0.75	0.8133	0.8133		49	56.71	1,097,055	2,222,003	
2007/01		0.75	1.0133	1.0133		49	56.71	1,105,393	2,244,494	
2007/07		0.70	1.1050	1.1050		49	56.71	1,113,943	2,269,288	
2008/01	12,382	0.70	0.8556	0.8556		49	61.91	1,132,996	2,288,692	
2008/07	163,826	0.65	0.6104	0.6104		49	56.56	1,301,318	2,302,657	
2009/01		0.65	1.3268	1.3268		49	56.56	1,312,541	2,333,233	
2009/07		0.60	0.6841	0.6841		49	56.56	1,317,929	2,349,207	
2010/01	18,402	0.60	0.8643	0.8643		49	57.42	1,343,166	2,369,493	
2010/07	21,029	0.55	0.7107	0.7107		49	63.81	1,369,445	2,386,349	
2011/01		0.55	0.9198	0.9198		49	63.81	1,376,373	2,408,301	
2011/07		0.50	0.9028	0.9028		45	61.83	1,382,586	2,231,685	



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238.73

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01		0.50	0.3865	0.3865		45	61.83	1,385,259	2,240,325	
2012/07		0.45	0.9417	0.9417		45	61.83	1,391,130	2,261,430	
2013/01	9,657	0.45	0.4901	0.4901		45	52.53	1,403,717	2,272,500	
2013/07		0.40	0.6196	0.6196		45	52.53	1,407,039	2,286,585	
2014/01	15,346	0.40	0.8564	0.8564		45	39.10	1,425,812	2,306,160	
2014/07		0.35	1.2383	1.2383		45	39.10	1,430,205	2,334,735	
2015/01	243,940	0.35	0.7571	0.7571		45	37.91	1,676,757	2,352,420	
2015/09		0.30	1.5736	1.5736		45	37.91	1,682,213	2,389,455	
2016/09		0.25	1.9890	1.9890		45	37.91	1,687,979	2,436,975	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

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Florida Agency for Health Care Administration
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0227765-00 - 2016/09

238.21

Park Meadows Health And Rehabilitation Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
3250 SW 41ST PLACE	9/1/2014-12/31/2015	Number of Beds: 154	Superior: 0
GAINESVILLE, FL 32608	Days in CR 487	Maximum: 74,998	Standard: 366
County: Alachua [1]	First Used : 2016/09	Max Annualized: 56,210	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 64,486	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 8,176	Inflation
Current Class North Large	Initial CR? False	Medicaid: 42,208	FY Index: 1.37302921
Class at 1/94: North Large	Medicaid Utilization	65.45297%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	85.98363%	Cost: 1.05136470
Open Date: 03/01/1981	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1984	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24849500
Entered Medicaid 01/01/1984	Low Occupancy Adjustment Factor:	108.74093%	DC Sem Index: 1.30450000
Med # Active Date: 09/20/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04485801
Previous Med # 220345			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,502,228	3,680,299	2,264,678	631,432	12,169	9,090,806	
1a	Audit Adjustments							
2	Cost Per Diem	59.2833	87.1943	53.6552	14.9600	0.2883	215.3811	
3	Cost Per Diem Inflated	62.3284	91.1057	56.4112				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	62.3284	91.1057	56.4112	14.9600	0.2883	225.0936	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	61.4019		61.2746				
7	Provider Target Rate	64.8176		64.6832				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	54.8223	91.1057	56.4112	13.6500	0.2883	216.2775	
12/13	Medicaid Adjustment Rate		1.5838	0.9807				
14	Prospective Per Diem 11	54.8223	92.6895	57.3919	13.6500	0.2883	218.8420	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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238.21

Park Meadows Health And Rehabilitation Center

FRVS

FRVS Status as of this Semester

Not on FRVS

Began FRVS:	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:	Amount:	3,659,683.00	Total Amount	Per Diem
RS to Start Calcs:	Type:	Variable	80% Capital(1):	3,329,047 6.0044
Indexed Asset Value	<60% of Base:	False	20% ROE(2):	832,262 0.3381
FRVS Base Asset:	Interest Rate:	8.5100%	Insurance Cost(3):	65,085 1.0093
Occup Adj Factor	Chase Rate:	4.7500%	Taxes Cost(3):	72,321 1.1215
ROE Factor	Amortization Rate:	6.7500%	Home Office(3):	35,551 0.5513
	Interest Only:	False	Replacement(3&4):	511,160 0.0000
	Yearly Payment:	303,755	Total FRVS PD:	9.0246

(1) 80% Capital (\$3,329,047) amortized at 6.7500 % for 20 years Principal & Interest of \$303,755 divided by annual available days (56210) divided by Occup. Adj. (0.90) = \$6.0044

(2) 20% ROE (\$832,262) times the ROE factor (0.020550) divided by annual available days (56210) divided by Occup. Adj. (0.90) = \$0.3381

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 179	Effective PBS Limitation	5,101,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.8223	54.8223	2.4873	52.3350
Direct Care	92.6895	92.6895	4.2053	88.4842
Indirect Care	57.3919	57.3919	2.6038	54.7881
Property	13.6500	9.0246	0.6193	13.0307
ROE	0.2883	0.2882	0.0131	0.2752
ROE Adjustment	-0.2882	-0.2882	-0.0131	-0.2751
Quality Assess-Medicaid Share				21.3908
Supplemental Rate				8.1814
Totals	218.5538	213.9283	9.9157	238.2103

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1984/01	2,048,436	0.00	1.2952	1.2952		179	77.45	2,048,436	4,906,927	
1984/07		0.10	1.9179	1.9179		179	77.45	2,052,365	5,001,081	
1985/01		0.10	1.1471	1.1471		179	75.45	2,054,719	5,058,361	
1985/10		0.20	0.8522	0.8522		179	77.40	2,058,220	5,101,500	
1986/01		0.20	0.8299	0.8299		179	77.40	2,061,637	5,143,923	
1986/07		0.30	0.2974	0.2974		179	75.45	2,063,476	5,134,078	
1987/01		0.30	1.0091	1.0091		179	75.45	2,069,722	5,225,905	
1987/07		0.40	0.9007	0.9007		179	78.53	2,077,179	5,266,717	
1988/01	19,036	0.40	0.9007	0.9007		179	78.53	2,103,699	5,309,498	
1988/07		0.50	0.5899	0.5899		179	78.53	2,109,905	5,306,634	
1989/01		0.50	0.5899	0.5899		179	83.44	2,116,129	5,337,959	
1989/07		0.60	0.5899	0.5899		179	90.47	2,123,618	5,374,117	
1990/01		0.60	0.5899	0.5899		179	90.47	2,131,133	5,401,146	
1990/07		0.70	0.5899	0.5899		179	87.05	2,139,932	5,433,008	
1991/01		0.70	0.5899	0.5899		179	87.05	2,148,768	5,464,870	
1991/07		0.80	1.4932	1.4932		179	90.23	2,174,437	5,546,494	
1992/01		0.80	2.0117	2.0117		179	90.23	2,209,432	5,658,011	
1992/07		0.90	1.8152	1.8152		179	89.44	2,245,527	5,760,757	
1993/01		0.90	1.7710	1.7710		179	89.44	2,281,318	5,862,787	
1993/07		1.00	1.5329	1.5329		179	87.09	2,281,318	5,952,645	5
1994/01		1.00	1.6983	1.6983		179	87.09	2,355,626	6,053,780	
1994/07	39,929	1.00	1.5991	1.5991		179	87.78	2,433,224	6,150,619	
1995/01		1.00	1.5812	1.5812		179	87.78	2,471,698	6,247,816	
1995/07	97,533	1.00	1.5250	1.5250		179	85.39	2,606,924	6,343,044	
1996/01		1.00	1.7228	1.7228		179	85.39	2,606,924	6,452,413	5
1996/07	49,298	1.00	1.3294	1.3294		179	81.97	2,701,134	6,538,154	5
1997/01		1.00	1.4109	1.4109		179	81.97	2,736,388	6,630,339	5
1997/07	42,722	1.00	1.0917	1.0917		179	88.32	2,848,013	6,702,655	
1998/01		1.00	1.1663	1.1663		179	88.32	2,881,229	6,780,878	
1998/07	35,963	1.00	1.0794	1.0794		179	84.03	2,948,292	6,854,089	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1999/01		1.00	1.4499	1.4499		179	84.03	2,991,039	6,953,434	
1999/07	61,643	1.00	1.2299	1.2299		179	82.72	3,089,469	7,038,996	
2000/01		1.00	1.3356	1.3356		179	82.72	3,130,732	7,132,971	
2000/07		1.00	1.1129	1.1129		179	80.56	3,165,574	7,212,268	
2001/01		1.00	1.2976	1.2976		179	80.56	3,206,650	7,305,885	
2001/07		1.00	0.9615	0.9615		179	80.56	3,237,482	7,376,053	
2002/01		1.00	1.0301	1.0301		179	80.56	3,270,831	7,451,949	
2002/07		1.00	0.8337	0.8337		179	80.56	3,298,100	7,514,062	
2003/01		1.00	1.3271	1.3271		179	75.24	3,341,869	7,613,765	
2003/07		1.00	1.1664	1.1664		179	75.24	3,380,849	7,702,549	
2004/01		1.00	1.1103	1.1103		179	75.24	3,418,387	7,788,111	
2004/07		0.95	0.8378	0.8378		179	75.56	3,445,594	7,853,446	
2005/01	(485,156)	0.95	0.8595	0.8595		154	74.27	2,988,571	6,814,654	
2005/07	31,120	0.90	0.7364	0.7364		154	70.91	3,039,499	6,864,858	
2006/01		0.90	0.9068	0.9068		154	70.91	3,064,304	6,927,074	
2006/07		0.85	0.8133	0.8133		154	70.91	3,085,488	6,983,438	
2007/01		0.85	1.0133	1.0133		154	77.20	3,112,063	7,054,124	
2007/07	24,208	0.80	1.1050	1.1050		154	80.74	3,163,782	7,132,048	
2008/01		0.80	0.8556	0.8556		154	80.74	3,185,438	7,193,032	
2008/07		0.75	0.6104	0.6104		154	80.74	3,200,021	7,236,922	
2009/01	244,288	0.75	1.3268	1.3268		154	77.35	3,476,152	7,333,018	
2009/07		0.70	0.6841	0.6841		154	77.35	3,492,799	7,383,222	
2010/01	58,266	0.70	0.8643	0.8643		154	75.76	3,572,196	7,446,978	
2010/07		0.65	0.7107	0.7107		154	75.76	3,588,700	7,499,954	
2011/01	71,423	0.65	0.9198	0.9198		154	76.87	3,681,580	7,568,946	
2011/07	33,923	0.60	0.9028	0.9028		154	75.45	3,735,446	7,637,322	
2012/01		0.60	0.3865	0.3865		154	75.45	3,744,108	7,666,890	
2012/07		0.55	0.9417	0.9417		154	75.45	3,763,499	7,739,116	
2013/01	75,896	0.55	0.4901	0.4901		154	74.29	3,849,541	7,777,000	
2013/07		0.50	0.6196	0.6196		154	74.29	3,861,467	7,825,202	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2014/01	41,760	0.50	0.8564	0.8564		154	70.15	3,919,762	7,892,192	
2014/07		0.45	1.2383	1.2383		154	70.15	3,941,603	7,989,982	
2015/01	51,918	0.45	0.7571	0.7571		154	66.80	4,006,950	8,050,504	
2015/09	63,854	0.40	1.5736	1.5736		154	65.13	4,096,024	8,177,246	
2016/09	36,768	0.35	1.9890	1.9890		154	65.45	4,161,309	8,339,870	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

ID: 227765123120150901201404292016133321



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The Lodge Health and Rehabilitation Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
635 SE 17TH STREET	1/1/2014-8/31/2014	Number of Beds: 99	Superior: 0
OCALA, FL 34471	Days in CR 243	Maximum: 24,057	Standard: 366
County: Marion [42]	First Used : 2015/01	Max Annualized: 36,135	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 22,656	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 5,416	Inflation
Current Class North Small	Initial CR? False	Medicaid: 11,587	FY Index: 1.33689974
Class at 1/94: North Small	Medicaid Utilization	51.14319%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.17633%	Cost: 1.07977764
Open Date: 06/01/1982	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 06/01/1982	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22666556
Entered Medicaid 06/01/1982	Low Occupancy Adjustment Factor:	119.10200%	DC Sem Index: 1.30450000
Med # Active Date: 09/20/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06345205
Previous Med # 220531			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	722,531	1,058,266	755,292	211,926	708	2,748,723	
1a	Audit Adjustments							
2	Cost Per Diem	62.3570	91.3322	65.1844	18.2900	0.0611	237.2247	
3	Cost Per Diem Inflated	67.3317	97.1274	70.3847				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	67.3317	97.1274	70.3847	18.2900	0.0611	253.1949	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	70.1754		76.9971				
7	Provider Target Rate	74.0791		81.2803				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	62.6595	100.8980	75.9871	13.6500			
9	Prior Semester: Class Ceiling Target Base	57.6324		70.0507				
10	Target Rate Class Ceiling	59.8766		72.7784				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	59.8766	97.1274	70.3847	13.6500	0.0611	241.0998	
12/13	Medicaid Adjustment Rate		0.1249	0.0905				
14	Prospective Per Diem 11	59.8766	97.2523	70.4752	13.6500	0.0611	241.3152	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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The Lodge Health and Rehabilitation Center

FRVS

FRVS Status as of this Semester

On Payback FRV

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	5,269,833.00		Total Amount	Per Diem
RS to Start Calcs:	1982/01	Type:	Variable	80% Capital(1):	4,177,662	14.6214
Indexed Asset Value	5,222,078	<60% of Base:	False	20% ROE(2):	1,044,416	0.7476
FRVS Base Asset:	1,178,042	Interest Rate:	11.3800%	Insurance Cost(3):	48,591	2.1447
Occup Adj Factor	0.9000	Chase Rate:	7.7500%	Taxes Cost(3):	39,279	1.7337
ROE Factor	0.023280	Amortization Rate:	9.7500%	Home Office(3):	20,229	0.8929
		Interest Only:	False	Replacement(3&4):	188,552	0.0000
		Yearly Payment:	475,510	Total FRVS PD:		20.1403

(1) 80% Capital (\$4,177,662) amortized at 9.7500 % for 20 years Principal & Interest of \$475,510 divided by annual available days (36135) divided by Occup. Adj. (0.90) = \$14.6214

(2) 20% ROE (\$1,044,416) times the ROE factor (0.023280) divided by annual available days (36135) divided by Occup. Adj. (0.90) = \$0.7476

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	89	Effective PBS Limitation	54,155
			2,536,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	59.8766	59.8766	2.7166	57.1600
Direct Care	97.2523	97.2523	4.4123	92.8400
Indirect Care	70.4752	70.4752	3.1974	67.2778
Property	13.6500	20.1403	0.6193	13.0307
ROE	0.0611	0.0306	0.0028	0.0583
ROE Adjustment	-0.0306	-0.0306	-0.0014	-0.0292
Quality Assess-Medicaid Share				15.8110
Supplemental Rate				8.1814
Totals	241.2846	247.7444	10.9470	254.3300

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1982/01	1,145,544	0.00	2.6760	2.6760		89	59.26	1,145,544	2,206,844	
1982/07		0.10	2.2977	2.2977		89	59.26	1,148,176	2,257,485	
1983/04		0.10	2.6288	2.6288		89	59.26	1,151,195	2,316,848	
1983/07		0.20	3.9578	3.0000	0.9578	89	59.26	1,158,102	2,408,518	
1984/01		0.20	2.2530	2.2530		89	59.36	1,163,320	2,439,757	
1984/07		0.30	1.9179	1.9179		89	59.36	1,170,014	2,486,571	
1985/01		0.30	1.1471	1.1471		89	60.17	1,174,040	2,515,051	
1985/10		0.40	0.8522	0.8522		89	59.20	1,178,042	2,536,500	
1986/01		0.40	0.8299	0.8299		89	59.36	1,181,953	2,557,593	
1986/07		0.50	0.2974	0.2974		89	68.95	1,183,711	2,552,698	
1987/01		0.50	1.0091	1.0091		89	68.95	1,189,684	2,598,355	
1987/07		0.60	0.9007	0.9007		89	73.32	1,196,113	2,618,647	
1988/01		0.60	0.9007	0.9007		89	73.32	1,202,577	2,639,918	
1988/07	10,063	0.70	0.5899	0.5899		89	77.81	1,217,605	2,638,494	
1989/01		0.70	0.5899	0.5899		89	77.81	1,222,632	2,654,069	
1989/07		0.80	0.5899	0.5899		89	77.81	1,228,402	2,672,047	
1990/01		0.80	0.5899	0.5899		89	72.87	1,234,199	2,685,486	
1990/07		0.90	0.5899	0.5899		89	70.27	1,240,751	2,701,328	
1991/01		0.90	0.5899	0.5899		89	70.27	1,247,338	2,717,170	
1991/07		1.00	1.4932	1.4932		89	73.19	1,265,963	2,757,754	
1992/01		1.00	2.0117	2.0117		89	73.19	1,291,430	2,813,201	
1992/07		1.00	1.8152	1.8152		89	79.32	1,314,872	2,864,287	
1993/01		1.00	1.7710	1.7710		89	79.32	1,338,158	2,915,017	
1993/07		1.00	1.5329	1.5329		89	78.32	1,358,671	2,959,695	
1994/01		1.00	1.6983	1.6983		89	78.32	1,381,745	3,009,980	
1994/07	37,495	1.00	1.5991	1.5991		89	66.62	1,441,335	3,058,129	
1995/01		1.00	1.5812	1.5812		89	66.62	1,464,125	3,106,456	
1995/07	51,263	1.00	1.5250	1.5250		89	63.15	1,537,716	3,153,804	
1996/01		1.00	1.7228	1.7228		89	63.15	1,564,208	3,208,183	
1996/07	2,101,995	1.00	1.3294	1.3294		140	63.25	3,686,998	5,113,640	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/01		1.00	1.4109	1.4109		140	63.25	3,739,018	5,185,740	
1997/07	328,500	1.00	1.0917	1.0917		140	52.36	4,106,378	5,242,300	
1998/01		1.00	1.1663	1.1663		140	52.36	4,151,972	5,303,480	
1998/07	28,188	1.00	1.0794	1.0794		140	54.17	4,224,300	5,360,740	
1999/01		1.00	1.4499	1.4499		140	54.17	4,284,624	5,438,440	
1999/07	38,570	1.00	1.2299	1.2299		140	55.89	4,375,891	5,505,360	
2000/01		1.00	1.3356	1.3356		140	55.89	4,434,335	5,578,860	
2000/07	727,529	1.00	1.1129	1.1129		159	47.94	5,204,879	6,406,428	
2001/01		1.00	1.2976	1.2976		159	47.94	5,263,748	6,489,585	
2001/07		1.00	0.9615	0.9615		159	47.94	5,307,862	6,551,913	
2002/01		1.00	1.0301	1.0301		159	47.94	5,355,520	6,619,329	
2002/07		0.95	0.8337	0.8337		159	47.94	5,392,491	6,674,502	
2003/01		0.95	1.3271	1.3271		159	56.69	5,460,474	6,763,065	
2003/07		0.90	1.1664	1.1664		159	56.69	5,517,798	6,841,929	
2004/01	33,374	0.90	1.1103	1.1103		159	54.87	5,606,181	6,917,931	
2004/07		0.85	0.8378	0.8378		159	54.87	5,646,008	6,975,966	
2005/01		0.85	0.8595	0.8595		159	54.87	5,687,160	7,035,909	
2005/07		0.80	0.7364	0.7364		159	50.73	5,718,062	7,087,743	
2006/01		0.80	0.9068	0.9068		159	50.73	5,756,321	7,151,979	
2006/07		0.75	0.8133	0.8133		159	57.48	5,791,435	7,210,173	
2007/01		0.75	1.0133	1.0133		159	57.48	5,835,450	7,283,154	
2007/07		0.70	1.1050	1.1050		159	57.48	5,880,587	7,363,608	
2008/01	78,647	0.70	0.8556	0.8556		159	59.70	5,994,453	7,426,572	
2008/07	238,889	0.65	0.6104	0.6104		159	60.89	6,257,128	7,471,887	
2009/01		0.65	1.3268	1.3268		159	60.89	6,311,089	7,571,103	
2009/07		0.60	0.6841	0.6841		159	60.89	6,336,996	7,622,937	
2010/01	75,839	0.60	0.8643	0.8643		159	62.42	6,445,699	7,688,763	
2010/07	34,958	0.55	0.7107	0.7107		159	66.74	6,505,853	7,743,459	
2011/01		0.55	0.9198	0.9198		159	66.74	6,538,766	7,814,691	
2011/07	47,009	0.50	0.9028	0.9028		159	64.91	6,615,291	7,885,287	



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 Computation of Nursing Home Medicaid FRVS Property Reimbursement Rate
 Rate Semester 9/1/2016 through 8/31/2017 Based on Cost Report: 8/31/2014

0 227773-00 - 2016/09

254.33

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01		0.50	0.3865	0.3865		159	64.91	6,628,078	7,915,815	
2012/07	49,129	0.45	0.9417	0.9417		159	60.49	6,705,297	7,990,386	
2013/01	18,545	0.45	0.4901	0.4901		99	57.59	4,999,500	4,999,500	8
2013/07		0.40	0.6196	0.6196		99	57.59	5,011,889	5,030,487	
2014/01		0.40	0.8564	0.8564		99	57.59	5,029,060	5,073,552	
2014/07		0.35	1.2383	1.2383		99	57.59	5,050,856	5,136,417	
2015/01	245,388	0.35	0.7571	0.7571		99	51.14	5,175,324	5,175,324	8
2015/09		0.30	1.5736	1.5736		99	51.14	5,198,042	5,256,801	
2016/09		0.25	1.9890	1.9890		99	51.14	5,222,078	5,361,345	

Message Code:

8 Limited to Current RS Per Bed Standard

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Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

ID: 227773083120140101201409292014121647



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
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 Rate Semester 09/01/2016 through 08/31/2017

0227838-00 - 2016/09

221.33

First Coast Health & Rehabilitation Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
7723 JASPER AVENUE	7/1/2014-12/31/2014	Number of Beds: 100	Superior: 0
JACKSONVILLE, FL 32211	Days in CR 184	Maximum: 18,400	Standard: 366
County: Duval [16]	First Used : 2015/09	Max Annualized: 36,500	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 16,568	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 1,802	Inflation
Current Class North Small	Initial CR? False	Medicaid: 13,017	FY Index: 1.35002422
Class at 1/94: North Small	Medicaid Utilization	78.56712%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	90.04348%	Cost: 1.06928041
Open Date: 07/01/1983	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/01/1983	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23500000
Entered Medicaid 01/01/1984	Low Occupancy Adjustment Factor:	113.87530%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05627530
Previous Med # 221856			PS Target: 1.05562807

Rate Calculations								
Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	564,584	961,053	625,209	407,953		2,558,799	
1a	Audit Adjustments							
2	Cost Per Diem	43.3728	73.8306	48.0302	31.3400		196.5736	
3	Cost Per Diem Inflated	46.3777	77.9854	51.3578				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	46.3777	77.9854	51.3578	31.3400		207.0609	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	55.0903		64.7484				
7	Provider Target Rate	58.1549		68.3502				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	62.6595	100.8980	75.9871	13.6500			
9	Prior Semester: Class Ceiling Target Base	57.6324		70.0507				
10	Target Rate Class Ceiling	59.8766		72.7784				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	46.3777	77.9854	51.3578	13.6500		189.3709	
12/13	Medicaid Adjustment Rate		2.5063	1.6505				
14	Prospective Per Diem 11	46.3777	80.4917	53.0083	13.6500		193.5277	
15	Inflated Usual & Customary Charge	Usual and Customary Limitations not applied after 7/1/2002.						0.00



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

Rate Semester 09/01/2016 through 08/31/2017

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First Coast Health & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 05/01/1989		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1983/07	Type:	None	80% Capital(1):	3,805,250	14.4017
Indexed Asset Value	4,756,562	<60% of Base:	True	20% ROE(2):	951,312	0.6394
FRVS Base Asset:	2,041,803	Interest Rate:	12.5000%	Insurance Cost(3):	66,184	3.9947
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	15,319	0.9246
ROE Factor	0.022080	Amortization Rate:	12.5000%	Home Office(3):	0	0.0000
		Interest Only:	True	Replacement(3&4):	29,228	0.0000
		Yearly Payment:	473,097	Total FRVS PD:		19.9604

(1) 80% Capital (\$3,805,250) amortized at 12.5000 % for 20 years Interest of \$473,097 divided by annual available days (36500) divided by Occup. Adj. (0.90) = \$14.4017

(2) 20% ROE (\$951,312) times the ROE factor (0.022080) divided by annual available days (36500) divided by Occup. Adj. (0.90) = \$0.6394

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	100	Effective PBS Limitation	54,155
			2,850,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	46.3777	46.3777	2.1041	44.2736
Direct Care	80.4917	80.4917	3.6519	76.8398
Indirect Care	53.0083	53.0083	2.4050	50.6033
Property	13.6500	19.9604	0.9056	19.0548
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.3792
Supplemental Rate				8.1814
Totals	193.5277	199.8381	9.0666	221.3321

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1983/07	2,025,209	0.00	3.9578	3.0000	0.9578	100	87.25	2,025,209	2,706,200	
1984/01		0.10	2.2530	2.2530		100	85.00	2,029,772	2,741,300	
1984/07		0.10	1.9179	1.9179		100	85.00	2,033,665	2,793,900	
1985/01		0.20	1.1471	1.1471		100	85.00	2,038,330	2,825,900	
1985/10		0.20	0.8522	0.8522		100	86.73	2,041,803	2,850,000	
1986/01		0.30	0.8299	0.8299		100	86.73	2,046,887	2,873,700	
1986/07		0.30	0.2974	0.2974		100	86.73	2,048,713	2,868,200	
1987/01		0.40	1.0091	1.0091		100	86.73	2,056,982	2,919,500	
1987/07		0.40	0.9007	0.9007		100	85.72	2,064,393	2,942,300	
1988/01	18,249	0.50	0.9007	0.9007		100	85.72	2,091,940	2,966,200	
1988/07		0.50	0.5899	0.5899		100	89.76	2,098,111	2,964,600	
1989/01	24,481	0.60	0.5899	0.5899		100	89.76	2,130,017	2,982,100	
1989/07		0.60	0.5899	0.5899		100	88.95	2,137,555	3,002,300	
1990/01		0.70	0.5899	0.5899		100	88.95	2,146,381	3,017,400	
1990/07		0.70	0.5899	0.5899		100	86.18	2,155,243	3,035,200	
1991/01		0.80	0.5899	0.5899		100	86.18	2,165,414	3,053,000	
1991/07		0.80	1.4932	1.4932		100	92.12	2,191,282	3,098,600	
1992/01		0.90	2.0117	2.0117		100	92.12	2,230,955	3,160,900	
1992/07		0.90	1.8152	1.8152		100	89.30	2,267,402	3,218,300	
1993/01		1.00	1.7710	1.7710		100	89.30	2,307,558	3,275,300	
1993/07		1.00	1.5329	1.5329		100	80.50	2,342,931	3,325,500	
1994/01		1.00	1.6983	1.6983		100	80.50	2,382,721	3,382,000	
1994/07	468,955	1.00	1.5991	1.5991		100	80.60	2,889,778	3,436,100	
1995/01		1.00	1.5812	1.5812		100	80.60	2,935,471	3,490,400	
1995/07	87,582	1.00	1.5250	1.5250		100	75.35	3,067,819	3,543,600	
1996/01		1.00	1.7228	1.7228		100	75.35	3,120,671	3,604,700	
1996/07	30,332	1.00	1.3294	1.3294		100	76.47	3,192,489	3,652,600	
1997/01		1.00	1.4109	1.4109		100	76.47	3,237,532	3,704,100	
1997/07		1.00	1.0917	1.0917		100	77.63	3,272,876	3,744,500	
1998/01		1.00	1.1663	1.1663		100	77.63	3,311,048	3,788,200	



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221.33

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/07		1.00	1.0794	1.0794		100	77.56	3,346,787	3,829,100	
1999/01		1.00	1.4499	1.4499		100	77.56	3,346,787	3,884,600	5
1999/07	33,400	1.00	1.2299	1.2299		100	84.50	3,470,471	3,932,400	
2000/01		1.00	1.3356	1.3356		100	84.50	3,516,823	3,984,900	
2000/07		1.00	1.1129	1.1129		100	83.26	3,555,962	4,029,200	
2001/01		1.00	1.2976	1.2976		100	91.19	3,602,104	4,081,500	
2001/07		1.00	0.9615	0.9615		100	91.19	3,636,738	4,120,700	
2002/01		1.00	1.0301	1.0301		100	91.19	3,674,200	4,163,100	
2002/07		1.00	0.8337	0.8337		100	91.19	3,704,832	4,197,800	
2003/01		1.00	1.3271	1.3271		100	91.19	3,753,999	4,253,500	
2003/07		1.00	1.1664	1.1664		100	83.70	3,797,786	4,303,100	
2004/01		0.95	1.1103	1.1103		100	83.70	3,837,845	4,350,900	
2004/07		0.95	0.8378	0.8378		100	80.16	3,868,390	4,387,400	
2005/01		0.90	0.8595	0.8595		100	80.16	3,898,316	4,425,100	
2005/07		0.90	0.7364	0.7364		100	80.16	3,924,154	4,457,700	
2006/01	24,834	0.85	0.9068	0.9068		100	75.76	3,979,235	4,498,100	
2006/07		0.85	0.8133	0.8133		100	75.76	4,006,743	4,534,700	
2007/01		0.80	1.0133	1.0133		100	79.88	4,039,222	4,580,600	
2007/07		0.80	1.1050	1.1050		100	79.88	4,074,929	4,631,200	
2008/01		0.75	0.8556	0.8556		100	79.88	4,101,078	4,670,800	
2008/07		0.75	0.6104	0.6104		100	84.34	4,119,853	4,699,300	
2009/01		0.70	1.3268	1.3268		100	84.34	4,158,118	4,761,700	
2009/07	117,855	0.70	0.6841	0.6841		100	84.83	4,295,886	4,794,300	
2010/01		0.65	0.8643	0.8643		100	85.26	4,320,020	4,835,700	
2010/07		0.65	0.7107	0.7107		100	85.26	4,339,978	4,870,100	
2011/01		0.60	0.9198	0.9198		100	85.26	4,363,930	4,914,900	
2011/07	41,058	0.60	0.9028	0.9028		100	82.09	4,428,627	4,959,300	
2012/01		0.55	0.3865	0.3865		100	82.09	4,438,042	4,978,500	
2012/07		0.55	0.9417	0.9417		100	82.50	4,461,027	5,025,400	
2013/01		0.50	0.4901	0.4901		100	82.50	4,471,961	5,050,000	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/07	66,926	0.50	0.6196	0.6196		100	79.07	4,552,741	5,081,300	
2014/01	48,133	0.45	0.8564	0.8564		100	79.96	4,618,420	5,124,800	
2014/07		0.45	1.2383	1.2383		100	79.96	4,644,154	5,188,300	
2015/01		0.40	0.7571	0.7571		100	79.96	4,658,216	5,227,600	
2015/09	36,141	0.40	1.5736	1.5736		100	78.57	4,723,676	5,309,900	
2016/09		0.35	1.9890	1.9890		100	78.57	4,756,562	5,415,500	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID: 227838123120140701201404192015113818



Florida Agency for Health Care Administration
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0227871-00 - 2016/09

199.96

Ayers Health And Rehabilitation Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
606 NE 7TH ST	8/1/2013-7/31/2014	Number of Beds: 120	Superior: 0
TRENTON, FL 32693	Days in CR 365	Maximum: 43,800	Standard: 366
County: Gilchrist [21]	First Used : 2015/01	Max Annualized: 43,800	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 41,905	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 9,713	Inflation
Current Class North Large	Initial CR? False	Medicaid: 26,578	FY Index: 1.32622051
Class at 1/94: North Large	Medicaid Utilization	63.42441%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	95.67352%	Cost: 1.08847242
Open Date: 03/01/1981	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 03/01/1981	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22383277
Entered Medicaid 03/01/1982	Low Occupancy Adjustment Factor:	120.99545%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06591361
Previous Med # 221619			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,081,410	1,972,054	1,033,900	316,278		4,403,642
1a	Audit Adjustments						
2	Cost Per Diem	40.6882	74.1987	38.9006	11.9000		165.6875
3	Cost Per Diem Inflated	44.2880	79.0894	42.3422			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	44.2880	79.0894	42.3422	11.9000		177.6196
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	49.1098		56.7094			
7	Provider Target Rate	51.8417		59.8640			
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500		
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675			
10	Target Rate Class Ceiling	55.9464		66.1467			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	44.2880	79.0894	42.3422	11.9000		177.6196
12/13	Medicaid Adjustment Rate		1.1944	0.6395			
14	Prospective Per Diem 11	44.2880	80.2838	42.9817	11.9000		179.4535
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

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Ayers Health And Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	01/01/2000	Amount:	6,621,085.00		Total Amount	Per Diem
RS to Start Calcs:	1981/01	Type:	Fixed	80% Capital(1):	3,334,964	10.8265
Indexed Asset Value	4,168,705	<60% of Base:	False	20% ROE(2):	833,741	0.4824
FRVS Base Asset:	2,024,739	Interest Rate:	11.5000%	Insurance Cost(3):	48,099	1.1478
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	86,904	2.0738
ROE Factor	0.022810	Amortization Rate:	11.5000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	113,398	0.0000
		Yearly Payment:	426,781	Total FRVS PD:		14.5305

(1) 80% Capital (\$3,334,964) amortized at 11.5000 % for 20 years Principal & Interest of \$426,781 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$10.8265

(2) 20% ROE (\$833,741) times the ROE factor (0.022810) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.4824

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	54,155
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	44.2880	44.2880	2.0093	42.2787
Direct Care	80.2838	80.2838	3.6424	76.6414
Indirect Care	42.9817	42.9817	1.9501	41.0316
Property	11.9000	14.5305	0.6592	13.8713
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				17.9558
Supplemental Rate				8.1814
Totals	179.4535	182.0840	8.2610	199.9602

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1981/01	61,280	0.00	3.8241	3.0000	0.8241	120		61,280	2,824,800	
1981/07	5,901	0.10	3.4129	3.0000	0.4129	120		67,181	2,897,880	
1982/01	1,565,867	0.10	3.0888	3.0000	0.0888	120	81.19	1,633,250	2,975,520	
1982/07		0.20	2.3865	2.3865		120	81.19	1,641,046	3,043,800	
1983/04	8,227	0.20	2.6288	2.6288		120	81.19	1,657,902	3,123,840	
1983/07		0.30	3.9578	3.0000	0.9578	120	81.19	1,672,823	3,247,440	
1984/01	307,530	0.30	2.2530	2.2530		120	86.88	1,991,660	3,289,560	
1984/07		0.40	1.9179	1.9179		120	86.88	2,006,940	3,352,680	
1985/01		0.40	1.1471	1.1471		120	85.03	2,016,148	3,391,080	
1985/10		0.50	0.8522	0.8522		120	85.03	2,024,739	3,420,000	
1986/01		0.50	0.8299	0.8299		120	85.03	2,033,142	3,448,440	
1986/07		0.60	0.2974	0.2974		120	85.03	2,036,769	3,441,840	
1987/01	23,098	0.60	1.0091	1.0091		120	85.74	2,072,200	3,503,400	
1987/07		0.70	0.9007	0.9007		120	86.00	2,085,265	3,530,760	
1988/01	13,888	0.70	0.9007	0.9007		120	86.00	2,112,301	3,559,440	
1988/07		0.80	0.5899	0.5899		120	81.55	2,122,269	3,557,520	
1989/01	359,075	0.80	0.5899	0.5899		120	81.55	2,491,359	3,578,520	
1989/07		0.90	0.5899	0.5899		120	80.06	2,504,586	3,602,760	
1990/01		0.90	0.5899	0.5899		120	84.56	2,517,883	3,620,880	
1990/07		1.00	0.5899	0.5899		120	85.00	2,532,736	3,642,240	
1991/01		1.00	0.5899	0.5899		120	85.00	2,547,677	3,663,600	
1991/07		1.00	1.4932	1.4932		120	85.00	2,585,719	3,718,320	
1992/01		1.00	2.0117	2.0117		120	85.00	2,637,736	3,793,080	
1992/07		1.00	1.8152	1.8152		120	85.00	2,685,616	3,861,960	
1993/01		1.00	1.7710	1.7710		120	85.00	2,733,178	3,930,360	
1993/07		1.00	1.5329	1.5329		120	85.00	2,775,075	3,990,600	
1994/01		1.00	1.6983	1.6983		120	82.51	2,822,204	4,058,400	
1994/07		1.00	1.5991	1.5991		120	82.51	2,867,334	4,123,320	
1995/01		1.00	1.5812	1.5812		120	83.90	2,912,672	4,188,480	
1995/07		1.00	1.5250	1.5250		120	83.90	2,957,090	4,252,320	



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199.96

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1996/01	30,196	1.00	1.7228	1.7228		120	82.66	3,038,231	4,325,640	
1996/07		1.00	1.3294	1.3294		120	82.66	3,078,621	4,383,120	
1997/01		1.00	1.4109	1.4109		120	81.07	3,122,057	4,444,920	
1997/07		1.00	1.0917	1.0917		120	81.07	3,156,140	4,493,400	
1998/01	42,535	1.00	1.1663	1.1663		120	77.50	3,235,485	4,545,840	
1998/07		1.00	1.0794	1.0794		120	77.50	3,270,409	4,594,920	
1999/01		1.00	1.4499	1.4499		120	77.50	3,317,827	4,661,520	
1999/07		1.00	1.2299	1.2299		120	74.81	3,358,633	4,718,880	
2000/01		1.00	1.3356	1.3356		120	66.88	3,403,491	4,781,880	
2000/07		1.00	1.1129	1.1129		120	66.88	3,441,368	4,835,040	
2001/01		1.00	1.2976	1.2976		120	66.88	3,486,023	4,897,800	
2001/07		0.95	0.9615	0.9615		120	66.88	3,517,864	4,944,840	
2002/01		0.95	1.0301	1.0301		120	69.39	3,552,290	4,995,720	
2002/07		0.90	0.8337	0.8337		120	69.39	3,578,943	5,037,360	
2003/01	24,111	0.90	1.3271	1.3271		120	71.42	3,645,801	5,104,200	
2003/07		0.85	1.1664	1.1664		120	71.42	3,681,945	5,163,720	
2004/01		0.85	1.1103	1.1103		120	69.29	3,716,695	5,221,080	
2004/07		0.80	0.8378	0.8378		120	69.29	3,741,604	5,264,880	
2005/01		0.80	0.8595	0.8595		120	59.95	3,767,331	5,310,120	
2005/07		0.75	0.7364	0.7364		120	59.95	3,788,138	5,349,240	
2006/01		0.75	0.9068	0.9068		120	55.55	3,813,901	5,397,720	
2006/07		0.70	0.8133	0.8133		120	55.55	3,835,614	5,441,640	
2007/01		0.70	1.0133	1.0133		120	55.55	3,862,820	5,496,720	
2007/07		0.65	1.1050	1.1050		120	53.63	3,889,875	5,557,440	
2008/01		0.65	0.8556	0.8556		120	57.47	3,911,507	5,604,960	
2008/07		0.60	0.6104	0.6104		120	57.47	3,925,831	5,639,160	
2009/01		0.60	1.3268	1.3268		120	57.47	3,957,085	5,714,040	
2009/07		0.55	0.6841	0.6841		120	59.14	3,971,976	5,753,160	
2010/01		0.55	0.8643	0.8643		120	59.14	3,990,859	5,802,840	
2010/07		0.50	0.7107	0.7107		120	63.42	4,005,043	5,844,120	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2011/01		0.50	0.9198	0.9198		120	64.46	4,023,462	5,897,880	
2011/07		0.45	0.9028	0.9028		120	64.46	4,039,809	5,951,160	
2012/01		0.45	0.3865	0.3865		120	64.46	4,046,834	5,974,200	
2012/07	20,038	0.40	0.9417	0.9417		120	59.64	4,082,116	6,030,480	
2013/01		0.40	0.4901	0.4901		120	59.64	4,090,117	6,060,000	
2013/07		0.35	0.6196	0.6196		120	59.19	4,098,988	6,097,560	
2014/01		0.35	0.8564	0.8564		120	59.19	4,111,273	6,149,760	
2014/07		0.30	1.2383	1.2383		120	60.28	4,126,546	6,225,960	
2015/01		0.30	0.7571	0.7571		120	63.42	4,135,917	6,273,120	
2015/09		0.25	1.5736	1.5736		120	63.42	4,152,188	6,371,880	
2016/09		0.20	1.9890	1.9890		120	63.42	4,168,705	6,498,600	

Message Code:

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Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

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Florida Agency for Health Care Administration
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0228001-00 - 2016/09

277.00

North Beach Rehabilitation Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
2201 NE 170TH STREET	1/1/2014-8/31/2014	Number of Beds: 99	Superior: 0
NORTH MIAMI BEACH, FL 331	Days in CR 243	Maximum: 24,057	Standard: 366
County: Dade [13]	First Used : 2015/01	Max Annualized: 36,135	Conditional: 0
Region: South Area: 11	Last Used: 2016/09	Total Patient: 21,977	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 3,409	Inflation
Current Class South Small	Initial CR? False	Medicaid: 11,784	FY Index: 1.33689974
Class at 1/94: South Small	Medicaid Utilization	53.61969%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	91.35387%	Cost: 1.07977764
Open Date: 06/01/1982	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 06/01/1982	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22666556
Entered Medicaid 06/01/1982	Low Occupancy Adjustment Factor:	115.53251%	DC Sem Index: 1.30450000
Med # Active Date: 09/20/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06345205
Previous Med # 225282			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	720,133	1,183,582	848,852	126,678	3,914	2,883,159	
1a	Audit Adjustments							
2	Cost Per Diem	61.1111	100.4397	72.0343	10.7500	0.3321	244.6672	
3	Cost Per Diem Inflated	65.9864	106.8128	77.7810				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	65.9864	106.8128	77.7810	10.7500	0.3321	261.6623	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	70.8259		75.0306				
7	Provider Target Rate	74.7658		79.2044				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	71.0408	115.1428	97.4246	13.6500			
9	Prior Semester: Class Ceiling Target Base	72.3589		85.0807				
10	Target Rate Class Ceiling	75.1765		88.3937				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	65.9864	106.8128	77.7810	10.7500	0.3321	261.6623	
12/13	Medicaid Adjustment Rate		0.4350	0.3167				
14	Prospective Per Diem 11	65.9864	107.2478	78.0977	10.7500	0.3321	262.4140	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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North Beach Rehabilitation Center

FRVS

FRVS Status as of this Semester

On Payback FRV

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,634,917.00		Total Amount	Per Diem
RS to Start Calcs:	1982/01	Type:	Variable	80% Capital(1):	3,894,021	12.6975
Indexed Asset Value	4,867,526	<60% of Base:	False	20% ROE(2):	973,505	0.6969
FRVS Base Asset:	1,345,871	Interest Rate:	10.4900%	Insurance Cost(3):	36,349	1.6540
Occup Adj Factor	0.9000	Chase Rate:	6.7500%	Taxes Cost(3):	28,447	1.2944
ROE Factor	0.023280	Amortization Rate:	8.7500%	Home Office(3):	20,183	0.9184
		Interest Only:	False	Replacement(3&4):	51,570	0.0000
		Yearly Payment:	412,943	Total FRVS PD:		17.2612

(1) 80% Capital (\$3,894,021) amortized at 8.7500 % for 20 years Principal & Interest of \$412,943 divided by annual available days (36135) divided by Occup. Adj. (0.90) = \$12.6975

(2) 20% ROE (\$973,505) times the ROE factor (0.023280) divided by annual available days (36135) divided by Occup. Adj. (0.90) = \$0.6969

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	99	Effective PBS Limitation	54,155
			2,821,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	65.9864	65.9864	2.9938	62.9926
Direct Care	107.2478	107.2478	4.8658	102.3820
Indirect Care	78.0977	78.0977	3.5433	74.5544
Property	10.7500	17.2612	0.4877	10.2623
ROE	0.3321	0.1568	0.0151	0.3170
ROE Adjustment	-0.1568	-0.1568	-0.0071	-0.1497
Quality Assess-Medicaid Share				18.4622
Supplemental Rate				8.1814
Totals	262.2572	268.5931	11.8986	277.0022

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1982/01	1,308,743	0.00	2.6760	2.6760		99	73.90	1,308,743	2,454,804	
1982/07		0.10	2.2977	2.2977		99	73.90	1,311,750	2,511,135	
1983/04		0.10	2.6288	2.6288		99	73.90	1,315,199	2,577,168	
1983/07		0.20	3.9578	3.0000	0.9578	99	73.90	1,323,090	2,679,138	
1984/01		0.20	2.2530	2.2530		99	73.90	1,329,052	2,713,887	
1984/07		0.30	1.9179	1.9179		99	78.97	1,336,699	2,765,961	
1985/01		0.30	1.1471	1.1471		99	78.97	1,341,299	2,797,641	
1985/10		0.40	0.8522	0.8522		99	68.08	1,345,871	2,821,500	
1986/01		0.40	0.8299	0.8299		99	68.08	1,350,339	2,844,963	
1986/07		0.50	0.2974	0.2974		99	74.47	1,352,347	2,839,518	
1987/01		0.50	1.0091	1.0091		99	74.47	1,359,171	2,890,305	
1987/07		0.60	0.9007	0.9007		99	78.97	1,366,516	2,912,877	
1988/01		0.60	0.9007	0.9007		99	78.97	1,373,901	2,936,538	
1988/07	45,768	0.70	0.5899	0.5899		99	81.33	1,425,342	2,934,954	
1989/01		0.70	0.5899	0.5899		99	81.33	1,431,227	2,952,279	
1989/07		0.80	0.5899	0.5899		99	72.35	1,437,981	2,972,277	
1990/01		0.80	0.5899	0.5899		99	72.35	1,444,767	2,987,226	
1990/07		0.90	0.5899	0.5899		99	74.47	1,452,437	3,004,848	
1991/01		0.90	0.5899	0.5899		99	74.47	1,452,437	3,022,470	5
1991/07		1.00	1.4932	1.4932		99	74.74	1,460,148	3,067,614	5
1992/01		1.00	2.0117	2.0117		99	74.74	1,481,951	3,129,291	5
1992/07	14,859	1.00	1.8152	1.8152		99	76.66	1,526,622	3,186,117	5
1993/01		1.00	1.7710	1.7710		99	76.66	1,554,064	3,242,547	5
1993/07		1.00	1.5329	1.5329		99	71.87	1,581,586	3,292,245	5
1994/01		1.00	1.6983	1.6983		99	71.87	1,633,102	3,348,180	
1994/07	15,570	1.00	1.5991	1.5991		99	73.23	1,674,787	3,401,739	
1995/01		1.00	1.5812	1.5812		99	73.23	1,701,269	3,455,496	
1995/07	17,434	1.00	1.5250	1.5250		99	69.58	1,744,647	3,508,164	
1996/01		1.00	1.7228	1.7228		99	69.58	1,774,704	3,568,653	
1996/07	1,004,443	1.00	1.3294	1.3294		99	67.54	2,802,740	3,616,074	



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277.00

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/01		1.00	1.4109	1.4109		99	67.54	2,842,284	3,667,059	
1997/07	25,719	1.00	1.0917	1.0917		99	69.70	2,899,032	3,707,055	
1998/01		1.00	1.1663	1.1663		99	69.70	2,932,843	3,750,318	
1998/07		1.00	1.0794	1.0794		99	74.80	2,964,500	3,790,809	
1999/01		1.00	1.4499	1.4499		99	74.80	3,007,482	3,845,754	
1999/07		1.00	1.2299	1.2299		99	71.62	3,044,471	3,893,076	
2000/01		1.00	1.3356	1.3356		99	71.62	3,085,133	3,945,051	
2000/07		1.00	1.1129	1.1129		99	75.25	3,119,467	3,988,908	
2001/01		1.00	1.2976	1.2976		99	75.25	3,159,945	4,040,685	
2001/07		1.00	0.9615	0.9615		99	75.25	3,190,328	4,079,493	
2002/01		1.00	1.0301	1.0301		99	75.25	3,223,192	4,121,469	
2002/07		0.95	0.8337	0.8337		99	75.25	3,248,720	4,155,822	
2003/01		0.95	1.3271	1.3271		99	74.94	3,289,677	4,210,965	
2003/07		0.90	1.1664	1.1664		99	74.94	3,324,212	4,260,069	
2004/01		0.90	1.1103	1.1103		99	69.75	3,357,431	4,307,391	
2004/07		0.85	0.8378	0.8378		99	69.75	3,381,339	4,343,526	
2005/01		0.85	0.8595	0.8595		99	66.11	3,406,043	4,380,849	
2005/07		0.80	0.7364	0.7364		99	61.74	3,426,108	4,413,123	
2006/01		0.80	0.9068	0.9068		99	61.74	3,450,961	4,453,119	
2006/07		0.75	0.8133	0.8133		99	61.74	3,472,012	4,489,353	
2007/01		0.75	1.0133	1.0133		99	63.76	3,498,399	4,534,794	
2007/07		0.70	1.1050	1.1050		99	64.03	3,525,459	4,584,888	
2008/01		0.70	0.8556	0.8556		99	64.03	3,546,573	4,624,092	
2008/07		0.65	0.6104	0.6104		99	64.03	3,560,646	4,652,307	
2009/01	122,093	0.65	1.3268	1.3268		99	60.73	3,713,446	4,714,083	
2009/07		0.60	0.6841	0.6841		99	60.73	3,728,690	4,746,357	
2010/01		0.60	0.8643	0.8643		99	60.98	3,748,027	4,787,343	
2010/07	18,229	0.55	0.7107	0.7107		99	63.72	3,780,907	4,821,399	
2011/01		0.55	0.9198	0.9198		99	63.72	3,800,035	4,865,751	
2011/07	675,114	0.50	0.9028	0.9028		99	58.96	4,492,302	4,909,707	



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277.00

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01		0.50	0.3865	0.3865		99	58.96	4,500,986	4,928,715	
2012/07		0.45	0.9417	0.9417		99	58.96	4,520,061	4,975,146	
2013/01	75,433	0.45	0.4901	0.4901		99	60.76	4,605,461	4,999,500	
2013/07		0.40	0.6196	0.6196		99	60.76	4,616,873	5,030,487	
2014/01	27,565	0.40	0.8564	0.8564		99	53.18	4,659,732	5,073,552	
2014/07	103,861	0.35	1.2383	1.2383		99	53.57	4,783,263	5,136,417	
2015/01	26,227	0.35	0.7571	0.7571		99	53.62	4,821,848	5,175,324	
2015/09		0.30	1.5736	1.5736		99	53.62	4,844,041	5,256,801	
2016/09		0.25	1.9890	1.9890		99	53.62	4,867,526	5,361,345	

Message Code:

5 Uncorrected Licensure Deficiency

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0228320-00 - 2016/09

265.58

The Gardens Court

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
3803 PGA BOULEVARD	9/1/2014-12/31/2015	Number of Beds: 120	Superior: 0
PALM BEACH GARDENS, FL 3	Days in CR 487	Maximum: 58,440	Standard: 366
County: Palm Beach [50]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 44,570	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 19,020	Inflation
Current Class South Large	Initial CR? False	Medicaid: 19,424	FY Index: 1.37302921
Class at 1/94: South Large	Medicaid Utilization	43.58088%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	76.26626%	Cost: 1.05136470
Open Date: 07/25/1996	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 03/13/1997	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24849500
Entered Medicaid 03/13/1997	Low Occupancy Adjustment Factor:	96.45166%	DC Sem Index: 1.30450000
Med # Active Date: 05/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04485801
Previous Med # 213713			PS Target: 1.05562807

Rate Calculations								
Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,015,521	1,829,504	1,377,626	613,021		4,835,672	
1a	Audit Adjustments							
2	Cost Per Diem	52.2818	94.1878	70.9239	31.5600		248.9535	
3	Cost Per Diem Inflated	54.9672	98.4129	74.5669				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	54.9672	98.4129	74.5669	31.5600		259.5070	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	79.6853		74.4863				
7	Provider Target Rate	84.1180		78.6298				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	54.9672	98.4129	70.3550	13.6500		237.3851	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	54.9672	98.4129	70.3550	13.6500		237.3851	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

Rate Semester 09/01/2016 through 08/31/2017

0 228320-00 - 2016/09

265.58

The Gardens Court

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 03/13/1997		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	7,200,000.00		Total Amount	Per Diem
RS to Start Calcs:	1997/01	Type:	Fixed	80% Capital(1):	4,663,481	11.2979
Indexed Asset Value	5,829,351	<60% of Base:	False	20% ROE(2):	1,165,870	0.6078
FRVS Base Asset:	4,325,640	Interest Rate:	7.3400%	Insurance Cost(3):	46,936	1.0531
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	245,124	5.4998
ROE Factor	0.020550	Amortization Rate:	7.3400%	Home Office(3):	74,904	1.6806
		Interest Only:	False	Replacement(3&4):	191,737	0.0000
		Yearly Payment:	445,365	Total FRVS PD:		20.1392

(1) 80% Capital (\$4,663,481) amortized at 7.3400 % for 20 years Principal & Interest of \$445,365 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$11.2979

(2) 20% ROE (\$1,165,870) times the ROE factor (0.020550) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6078

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	01/01/1996	Current RS PBS:	36,047
Comparison Bed	120	Effective PBS Limitation	54,155
			4,325,640

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.9672	54.9672	2.4938	52.4734
Direct Care	98.4129	98.4129	4.4649	93.9480
Indirect Care	70.3550	70.3550	3.1920	67.1630
Property	13.6500	20.1392	0.9137	19.2255
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				24.5900
Supplemental Rate				8.1814
Totals	237.3851	243.8743	11.0644	265.5813

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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265.58

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/01	15,000,000	0.00	1.4109	1.4109		120	40.31	4,325,640	4,325,640	1
1997/07		0.10	1.0917	1.0917		120	40.31	4,329,102	4,493,400	
1998/01		0.10	1.1663	1.1663		120	40.31	4,332,802	4,545,840	
1998/07		0.20	1.0794	1.0794		120	40.31	4,339,658	4,594,920	
1999/01		0.20	1.4499	1.4499		120	40.31	4,348,882	4,661,520	
1999/07		0.30	1.2299	1.2299		120	40.31	4,360,643	4,718,880	
2000/01		0.30	1.3356	1.3356		120	40.31	4,373,449	4,781,880	
2000/07		0.40	1.1129	1.1129		120	40.31	4,387,719	4,835,040	
2001/01	14,181	0.40	1.2976	1.2976		120	33.31	4,415,692	4,897,800	
2001/07	17,432	0.50	0.9615	0.9615		120	33.31	4,445,982	4,944,840	
2002/01	51,151	0.50	1.0301	1.0301		120	33.31	4,511,003	4,995,720	
2002/07	3,384	0.60	0.8337	0.8337		120	33.31	4,528,053	5,037,360	
2003/01		0.60	1.3271	1.3271		120	33.31	4,549,890	5,104,200	
2003/07		0.70	1.1664	1.1664		120	33.31	4,549,890	5,163,720	5
2004/01	37,890	0.70	1.1103	1.1103		120	32.65	4,631,375	5,221,080	
2004/07		0.80	0.8378	0.8378		120	32.65	4,649,801	5,264,880	
2005/01		0.80	0.8595	0.8595		120	32.66	4,668,787	5,310,120	
2005/07		0.90	0.7364	0.7364		120	32.66	4,687,163	5,349,240	
2006/01		0.90	0.9068	0.9068		120	32.66	4,709,878	5,397,720	
2006/07		1.00	0.8133	0.8133		120	32.77	4,732,701	5,441,640	
2007/01	36,311	1.00	1.0133	1.0133		120	30.45	4,795,562	5,496,720	
2007/07		1.00	1.1050	1.1050		120	30.45	4,824,900	5,557,440	
2008/01		1.00	0.8556	0.8556		120	30.45	4,847,755	5,604,960	
2008/07		1.00	0.6104	0.6104		120	28.91	4,863,309	5,639,160	
2009/01	232,916	1.00	1.3268	1.3268		120	29.32	5,130,623	5,714,040	
2009/07		1.00	0.6841	0.6841		120	29.32	5,149,334	5,753,160	
2010/01	68,011	1.00	0.8643	0.8643		120	27.72	5,239,776	5,802,840	
2010/07		1.00	0.7107	0.7107		120	27.72	5,258,545	5,844,120	
2011/01		1.00	0.9198	0.9198		120	27.72	5,282,923	5,897,880	
2011/07	30,731	1.00	0.9028	0.9028		120	27.77	5,337,735	5,951,160	



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265.58

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01	19,360	1.00	0.3865	0.3865		120	36.52	5,370,794	5,974,200	
2012/07		1.00	0.9417	0.9417		120	36.52	5,404,377	6,030,480	
2013/01		1.00	0.4901	0.4901		120	36.52	5,421,964	6,060,000	
2013/07		1.00	0.6196	0.6196		120	44.56	5,449,182	6,097,560	
2014/01		1.00	0.8564	0.8564		120	44.56	5,486,991	6,149,760	
2014/07	31,587	1.00	1.2383	1.2383		120	42.95	5,571,637	6,225,960	
2015/01		1.00	0.7571	0.7571		120	42.95	5,604,578	6,273,120	
2015/09	26,396	1.00	1.5736	1.5736		120	43.20	5,700,246	6,371,880	
2016/09	39,268	1.00	1.9890	1.9890		120	43.58	5,829,351	6,498,600	

Message Code:

- | |
|---|
| 1 Per Bed Standard Limitation
5 Uncorrected Licensure Deficiency |
|---|

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016 ID: 228320123120150901201404202016214810



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0228338-00 - 2016/09

219.53

Life Care Center of Melbourne

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
606 E SHERIDAN RD	3/1/2015-2/29/2016	Number of Beds: 120	Superior: 0
MELBOURNE, FL 32901	Days in CR 366	Maximum: 43,920	Standard: 366
County: Brevard [5]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 7	Last Used: 2016/09	Total Patient: 41,035	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 19,440	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 13,114	FY Index: 1.38327652
Class at 1/94: North Large	Medicaid Utilization	31.95808%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	93.43124%	Cost: 1.04357620
Open Date: 02/01/1990	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 02/01/1990	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25683112
Entered Medicaid 02/01/1990	Low Occupancy Adjustment Factor:	118.15970%	DC Sem Index: 1.30450000
Med # Active Date: 02/28/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03792783
Previous Med # 202088			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	513,880	1,130,797	948,602	225,167		2,818,446	
1a	Audit Adjustments							
2	Cost Per Diem	39.1856	86.2282	72.3351	17.1700		214.9189	
3	Cost Per Diem Inflated	40.8932	89.4986	75.4872				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	40.8932	89.4986	75.4872	17.1700		223.0490	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	67.7924		59.0692				
7	Provider Target Rate	71.5636		62.3551				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500			
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292				
10	Target Rate Class Ceiling	59.0945		68.1848				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	40.8932	89.4986	62.3551	13.6500		206.3969	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	40.8932	89.4986	62.3551	13.6500		206.3969	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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Computation of Nursing Home Medicaid Reimbursement Rate

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219.53

Life Care Center of Melbourne

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 02/01/1990		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	4,085,472.00		Total Amount	Per Diem
RS to Start Calcs:	1990/01	Type:	Fixed	80% Capital(1):	4,963,118	13.1114
Indexed Asset Value	6,203,897	<60% of Base:	False	20% ROE(2):	1,240,779	0.6459
FRVS Base Asset:	1,801,380	Interest Rate:	8.5000%	Insurance Cost(3):	22,016	0.5365
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	74,313	1.8110
ROE Factor	0.020520	Amortization Rate:	8.5000%	Home Office(3):	63,287	1.5423
		Interest Only:	False	Replacement(3&4):	80,196	0.0000
		Yearly Payment:	516,853	Total FRVS PD:		17.6471

(1) 80% Capital (\$4,963,118) amortized at 8.5000 % for 20 years Principal & Interest of \$516,853 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$13.1114

(2) 20% ROE (\$1,240,779) times the ROE factor (0.020520) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6459

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1989	Current RS PBS:	30,023
Comparison Bed	60	Effective PBS Limitation	54,155
			1,801,380

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	40.8932	40.8932	1.8553	39.0379
Direct Care	89.4986	89.4986	4.0605	85.4381
Indirect Care	62.3551	62.3551	2.8290	59.5261
Property	13.6500	17.6471	0.8006	16.8465
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				10.5020
Supplemental Rate				8.1814
Totals	206.3969	210.3940	9.5454	219.5320

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1990/01	2,732,776	0.00	0.5899	0.5899		60	43.23	1,801,380	1,801,380	1
1990/07		0.10	0.5899	0.5899		60	43.23	1,802,215	1,821,120	
1991/01		0.10	0.5899	0.5899		60	43.23	1,803,051	1,831,800	
1991/07		0.20	1.4932	1.4932		60	43.23	1,807,283	1,859,160	
1992/01		0.20	2.0117	2.0117		60	43.23	1,812,998	1,896,540	
1992/07		0.30	1.8152	1.8152		60	43.23	1,820,759	1,930,980	
1993/01	1,545,975	0.30	1.7710	1.7710		120	44.74	3,374,603	3,930,360	
1993/07	9,379	0.40	1.5329	1.5329		120	49.26	3,402,515	3,990,600	
1994/01		0.40	1.6983	1.6983		120	49.26	3,423,216	4,058,400	
1994/07		0.50	1.5991	1.5991		120	47.68	3,446,945	4,123,320	
1995/01		0.50	1.5812	1.5812		120	47.68	3,470,570	4,188,480	
1995/07	29,909	0.60	1.5250	1.5250		120	47.48	3,527,893	4,252,320	
1996/01		0.60	1.7228	1.7228		120	47.48	3,559,375	4,325,640	
1996/07		0.70	1.3294	1.3294		120	47.74	3,588,126	4,383,120	
1997/01		0.70	1.4109	1.4109		120	47.74	3,618,885	4,444,920	
1997/07		0.80	1.0917	1.0917		120	50.94	3,648,159	4,493,400	
1998/01		0.80	1.1663	1.1663		120	50.94	3,679,684	4,545,840	
1998/07		0.90	1.0794	1.0794		120	49.92	3,712,130	4,594,920	
1999/01		0.90	1.4499	1.4499		120	49.92	3,712,130	4,661,520	5
1999/07		1.00	1.2299	1.2299		120	49.92	3,798,025	4,718,880	
2000/01	52,512	1.00	1.3356	1.3356		120	57.28	3,850,537	4,781,880	5
2000/07		1.00	1.1129	1.1129		120	66.42	3,944,680	4,835,040	
2001/01	46,331	1.00	1.2976	1.2976		120	65.16	4,042,197	4,897,800	
2001/07	10,596	1.00	0.9615	0.9615		120	65.16	4,091,659	4,944,840	
2002/01	20,533	1.00	1.0301	1.0301		120	65.16	4,154,340	4,995,720	
2002/07		1.00	0.8337	0.8337		120	65.16	4,188,975	5,037,360	
2003/01		1.00	1.3271	1.3271		120	65.16	4,244,567	5,104,200	
2003/07		1.00	1.1664	1.1664		120	65.16	4,294,076	5,163,720	
2004/01	312,573	1.00	1.1103	1.1103		120	58.96	4,654,326	5,221,080	
2004/07	30,994	1.00	0.8378	0.8378		120	54.59	4,724,023	5,264,880	



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219.53

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2005/01		1.00	0.8595	0.8595		120	54.59	4,764,323	5,310,120	
2005/07	99,909	1.00	0.7364	0.7364		120	48.70	4,864,232	5,349,240	5
2006/01		1.00	0.9068	0.9068		120	48.70	4,934,604	5,397,720	
2006/07	90,290	1.00	0.8133	0.8133		120	48.23	5,060,087	5,441,640	
2007/01		1.00	1.0133	1.0133		120	48.23	5,105,050	5,496,720	
2007/07		1.00	1.1050	1.1050		120	48.23	5,154,517	5,557,440	
2008/01	169,577	1.00	0.8556	0.8556		120	39.01	5,355,374	5,604,960	
2008/07		1.00	0.6104	0.6104		120	39.01	5,378,560	5,639,160	
2009/01	21,291	1.00	1.3268	1.3268		120	38.28	5,449,519	5,714,040	
2009/07	132,304	1.00	0.6841	0.6841		120	32.40	5,603,784	5,753,160	
2010/01		1.00	0.8643	0.8643		120	32.40	5,632,316	5,802,840	
2010/07		0.95	0.7107	0.7107		120	31.82	5,654,318	5,844,120	
2011/01		0.95	0.9198	0.9198		120	31.82	5,682,902	5,897,880	
2011/07		0.90	0.9028	0.9028		120	31.82	5,709,616	5,951,160	
2012/01	1,608,182	0.90	0.3865	0.3865		120	33.02	5,974,200	5,974,200	8
2012/07		0.85	0.9417	0.9417		120	33.02	6,002,908	6,030,480	
2013/01	24,497	0.85	0.4901	0.4901		120	30.94	6,041,473	6,060,000	
2013/07		0.80	0.6196	0.6196		120	30.94	6,058,320	6,097,560	
2014/01		0.80	0.8564	0.8564		120	26.10	6,078,016	6,149,760	
2014/07	58,391	0.75	1.2383	1.2383		120	23.49	6,136,407	6,225,960	
2015/01		0.75	0.7571	0.7571		120	23.49	6,136,407	6,273,120	
2015/09		0.70	1.5736	1.5736		120	23.49	6,136,407	6,371,880	
2016/09	21,388	0.65	1.9890	1.9890		120	31.96	6,203,897	6,498,600	

Message Code:

- | |
|--|
| 1 Per Bed Standard Limitation |
| 5 Uncorrected Licensure Deficiency |
| 8 Limited to Current RS Per Bed Standard |



Florida Agency for Health Care Administration
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 Rate Semester 09/01/2016 through 08/31/2017

0228401-00 - 2016/09

203.18

Park Ridge Nursing Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Partnership

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
730 COLLEGE STREET	1/1/2014-12/31/2014	Number of Beds: 104	Superior: 0
JACKSONVILLE, FL 32204	Days in CR 365	Maximum: 37,960	Standard: 366
County: Duval [16]	First Used : 2016/09	Max Annualized: 37,960	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 33,024	Total: 366
Control: Proprietary : Partnership	Unaudited	Medicare: 3,784	Inflation
Current Class North Large	Initial CR? False	Medicaid: 25,584	FY Index: 1.34193004
Class at 1/94: North Large	Medicaid Utilization	77.47093%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	86.99684%	Cost: 1.07573004
Open Date: 04/01/1979	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 04/01/1979	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 11/01/1980	Low Occupancy Adjustment Factor:	110.02231%	DC Sem Index: 1.30450000
Med # Active Date: 07/16/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 202908			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	939,114	1,933,554	1,166,329	171,157		4,210,154
1a	Audit Adjustments						
2	Cost Per Diem	36.7071	75.5767	45.5882	6.6900		164.5620
3	Cost Per Diem Inflated	39.4869	80.2195	49.0406			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	39.4869	80.2195	49.0406	6.6900		175.4370
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	54.5449		56.7094			
7	Provider Target Rate	57.5791		59.8640			
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500		
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675			
10	Target Rate Class Ceiling	55.9464		66.1467			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	39.4869	80.2195	49.0406	6.6900		175.4370
12/13	Medicaid Adjustment Rate		2.4792	1.5156			
14	Prospective Per Diem 11	39.4869	82.6987	50.5562	6.6900		179.4318
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



Florida Agency for Health Care Administration

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Computation of Nursing Home Medicaid Reimbursement Rate

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Park Ridge Nursing Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	10/01/1987	Amount:	1,230,000.00		Total Amount	Per Diem
RS to Start Calcs:	1979/01	Type:	Fixed	80% Capital(1):	2,085,178	7.0679
Indexed Asset Value	2,606,473	<60% of Base:	False	20% ROE(2):	521,295	0.3465
FRVS Base Asset:	1,293,889	Interest Rate:	10.0000%	Insurance Cost(3):	18,471	0.5593
Occup Adj Factor	0.9000	Chase Rate:	9.5000%	Taxes Cost(3):	37,811	1.1450
ROE Factor	0.022710	Amortization Rate:	10.0000%	Home Office(3):	15,158	0.4590
		Interest Only:	False	Replacement(3&4):	25,421	0.0000
		Yearly Payment:	241,469	Total FRVS PD:		9.5777

(1) 80% Capital (\$2,085,178) amortized at 10.0000 % for 20 years Principal & Interest of \$241,469 divided by annual available days (37960) divided by Occup. Adj. (0.90) = \$7.0679

(2) 20% ROE (\$521,295) times the ROE factor (0.022710) divided by annual available days (37960) divided by Occup. Adj. (0.90) = \$0.3465

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	104	Effective PBS Limitation	54,155
			2,964,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	39.4869	39.4869	1.7915	37.6954
Direct Care	82.6987	82.6987	3.7520	78.9467
Indirect Care	50.5562	50.5562	2.2937	48.2625
Property	6.6900	9.5777	0.4345	9.1432
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.9519
Supplemental Rate				8.1814
Totals	179.4318	182.3195	8.2717	203.1811

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1979/01	1,059,622	0.00	5.1272	3.0000	2.1272	104	100.00	1,059,622	2,053,272	
1979/07		0.10	6.3255	3.0000	3.3255	104	100.00	1,062,801	2,139,488	
1980/01		0.10	9.4912	3.0000	6.4912	104	62.21	1,065,989	2,271,464	
1980/07	9,707	0.20	10.3018	3.0000	7.3018	104	62.21	1,082,092	2,357,992	
1981/01	6,139	0.20	11.1259	3.0000	8.1259	104	65.97	1,094,724	2,448,160	
1981/07		0.30	10.7147	3.0000	7.7147	104	65.97	1,104,577	2,511,496	
1982/01		0.30	10.3907	3.0000	7.3907	104	67.80	1,114,518	2,578,784	
1982/07	10,397	0.40	9.6883	3.0000	6.6883	104	67.80	1,138,289	2,637,960	
1983/04	616	0.40	9.3172	3.0000	6.3172	104	75.66	1,152,564	2,707,328	
1983/07	14,823	0.50	10.2750	3.0000	7.2750	104	75.66	1,184,675	2,814,448	
1984/01	9,144	0.50	8.5701	3.0000	5.5701	104	77.18	1,211,589	2,850,952	
1984/07		0.60	7.4880	3.0000	4.4880	104	77.18	1,233,398	2,905,656	
1985/01		0.60	5.6351	3.0000	2.6351	104	77.54	1,255,599	2,938,936	
1985/10	11,922	0.70	3.4873	3.0000	0.4873	104	77.54	1,293,889	2,964,000	
1986/01		0.70	1.3172	1.3172		104	77.54	1,305,819	2,988,648	
1986/07		0.80	0.2974	0.2974		104	77.54	1,308,926	2,982,928	
1987/01		0.80	1.0091	1.0091		104	76.00	1,319,493	3,036,280	
1987/07		0.90	0.9007	0.9007		104	76.00	1,330,189	3,059,992	
1988/01	11,088	0.90	0.9007	0.9007		104	79.82	1,352,060	3,084,848	
1988/07		1.00	0.5899	0.5899		104	79.82	1,360,036	3,083,184	
1989/01		1.00	0.5899	0.5899		104	85.84	1,368,059	3,101,384	
1989/07		1.00	0.5899	0.5899		104	85.84	1,376,129	3,122,392	
1990/01		1.00	0.5899	0.5899		104	73.88	1,384,247	3,138,096	
1990/07	16,896	1.00	0.5899	0.5899		104	95.29	1,409,309	3,156,608	
1991/01		1.00	0.5899	0.5899		104	95.29	1,417,623	3,175,120	
1991/07		1.00	1.4932	1.4932		104	95.29	1,438,791	3,222,544	
1992/01		1.00	2.0117	2.0117		104	95.29	1,467,735	3,287,336	
1992/07		1.00	1.8152	1.8152		104	95.29	1,494,377	3,347,032	
1993/01		1.00	1.7710	1.7710		104	95.29	1,520,842	3,406,312	
1993/07		1.00	1.5329	1.5329		104	95.29	1,544,155	3,458,520	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1994/01		1.00	1.6983	1.6983		104	96.73	1,570,379	3,517,280	
1994/07		1.00	1.5991	1.5991		104	96.73	1,595,491	3,573,544	
1995/01		1.00	1.5812	1.5812		104	89.65	1,620,719	3,630,016	
1995/07		1.00	1.5250	1.5250		104	89.65	1,645,435	3,685,344	
1996/01		1.00	1.7228	1.7228		104	91.41	1,673,783	3,748,888	
1996/07		1.00	1.3294	1.3294		104	91.21	1,696,034	3,798,704	
1997/01		1.00	1.4109	1.4109		104	92.19	1,719,963	3,852,264	
1997/07		1.00	1.0917	1.0917		104	92.19	1,738,740	3,894,280	
1998/01		1.00	1.1663	1.1663		104	91.66	1,759,019	3,939,728	
1998/07		1.00	1.0794	1.0794		104	91.66	1,778,006	3,982,264	
1999/01		1.00	1.4499	1.4499		104	89.75	1,803,785	4,039,984	
1999/07		0.95	1.2299	1.2299		104	89.75	1,803,785	4,089,696	5
2000/01		0.95	1.3356	1.3356		104	92.92	1,848,014	4,144,296	
2000/07		0.90	1.1129	1.1129		104	92.92	1,866,524	4,190,368	
2001/01		0.90	1.2976	1.2976		104	91.16	1,888,321	4,244,760	
2001/07	69,550	0.85	0.9615	0.9615		104	85.90	1,973,304	4,285,528	
2002/01		0.85	1.0301	1.0301		104	85.90	1,990,582	4,329,624	
2002/07		0.80	0.8337	0.8337		104	85.90	2,003,859	4,365,712	
2003/01		0.80	1.3271	1.3271		104	85.90	2,025,134	4,423,640	
2003/07		0.75	1.1664	1.1664		104	85.90	2,042,850	4,475,224	
2004/01		0.75	1.1103	1.1103		104	79.21	2,059,861	4,524,936	
2004/07		0.70	0.8378	0.8378		104	79.21	2,071,942	4,562,896	
2005/01		0.70	0.8595	0.8595		104	72.02	2,084,409	4,602,104	
2005/07		0.65	0.7364	0.7364		104	72.02	2,094,387	4,636,008	
2006/01	77,526	0.65	0.9068	0.9068		104	78.87	2,184,257	4,678,024	
2006/07		0.60	0.8133	0.8133		104	78.87	2,194,916	4,716,088	
2007/01	67,757	0.60	1.0133	1.0133		104	81.56	2,276,018	4,763,824	
2007/07		0.55	1.1050	1.1050		104	81.56	2,289,852	4,816,448	
2008/01	84,197	0.55	0.8556	0.8556		104	76.79	2,384,825	4,857,632	
2008/07		0.50	0.6104	0.6104		104	76.41	2,392,103	4,887,272	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2009/01		0.50	1.3268	1.3268		104	76.41	2,407,972	4,952,168	
2009/07		0.45	0.6841	0.6841		104	76.41	2,415,384	4,986,072	
2010/01		0.45	0.8643	0.8643		104	75.69	2,424,777	5,029,128	
2010/07	16,333	0.40	0.7107	0.7107		104	76.49	2,448,004	5,064,904	
2011/01		0.40	0.9198	0.9198		104	76.49	2,457,010	5,111,496	
2011/07		0.35	0.9028	0.9028		104	76.49	2,464,774	5,157,672	
2012/01		0.35	0.3865	0.3865		104	75.82	2,468,109	5,177,640	
2012/07		0.30	0.9417	0.9417		104	75.82	2,475,081	5,226,416	
2013/01		0.30	0.4901	0.4901		104	72.60	2,478,719	5,252,000	
2013/07		0.25	0.6196	0.6196		104	72.60	2,482,559	5,284,552	
2014/01	26,549	0.25	0.8564	0.8564		104	71.33	2,514,423	5,329,792	
2014/07	70,600	0.20	1.2383	1.2383		104	70.87	2,591,251	5,395,832	
2015/01		0.20	0.7571	0.7571		104	70.87	2,595,174	5,436,704	
2015/09		0.15	1.5736	1.5736		104	70.87	2,601,299	5,522,296	
2016/09		0.10	1.9890	1.9890		104	77.47	2,606,473	5,632,120	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

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195.24

Bear Creek Nursing Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
8041 STATE RD 52 E	8/1/2013-7/31/2014	Number of Beds: 120	Superior: 366
HUDSON, FL 34667	Days in CR 365	Maximum: 43,800	Standard: 0
County: Pasco [51]	First Used : 2015/09	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 39,511	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 11,763	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 20,017	FY Index: 1.32622051
Class at 1/94: North Large	Medicaid Utilization	50.66184%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	90.20776%	Cost: 1.08847242
Open Date: 09/01/1981	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 09/01/1981	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22383277
Entered Medicaid 09/01/1981	Low Occupancy Adjustment Factor:	114.08306%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06591361
Previous Med # 222461			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	779,143	1,486,324	887,057	288,245		3,440,769	
1a	Audit Adjustments							
2	Cost Per Diem	38.9241	74.2531	44.3152	14.4000		171.8924	
3	Cost Per Diem Inflated	42.3678	79.1474	48.2359				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	42.3678	79.1474	48.2359	14.4000		184.1511	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	48.9802		59.0692				
7	Provider Target Rate	51.7049		62.3551				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500			
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292				
10	Target Rate Class Ceiling	59.0945		68.1848				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	42.3678	79.1474	48.2359	13.6500		183.4011	
12/13	Medicaid Adjustment Rate		0.0589	0.0359				
14	Prospective Per Diem 11	42.3678	79.2063	48.2718	13.6500		183.4959	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Bear Creek Nursing Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/01/2000	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	4,286,753.00	Total Amount	Per Diem	
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	2,413,414	7.8348
RS to Start Calcs:	1981/07	<60% of Base:	False	20% ROE(2):	603,353	0.3491
Indexed Asset Value	3,016,767	Interest Rate:	11.5000%	Insurance Cost(3):	51,007	1.2910
FRVS Base Asset:	1,625,865	Chase Rate:	8.5000%	Taxes Cost(3):	41,317	1.0457
Occup Adj Factor	0.9000	Amortization Rate:	11.5000%	Home Office(3):	0	0.0000
ROE Factor	0.022810	Interest Only:	False	Replacement(3&4):	109,111	0.0000
		Yearly Payment:	308,848	Total FRVS PD:		10.5206

- (1) 80% Capital (\$2,413,414) amortized at 11.5000 % for 20 years Principal & Interest of \$308,848 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$7.8348
- (2) 20% ROE (\$603,353) times the ROE factor (0.022810) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.3491
- (3) Pass-throughs: Cost divided by Total Patient Days
- (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	42.3678	42.3678	1.9222	40.4456
Direct Care	79.2063	79.2063	3.5936	75.6127
Indirect Care	48.2718	48.2718	2.1901	46.0817
Property	13.6500	10.5206	0.4773	10.0433
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				14.8777
Supplemental Rate				8.1814
Totals	183.4959	180.3665	8.1832	195.2424

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1981/07	1,553,173	0.00	2.5888	2.5888		120	52.54	1,553,173	2,897,880	
1982/01		0.10	2.6760	2.6760		120	45.91	1,556,642	2,975,520	
1982/07		0.10	2.2977	2.2977		120	45.91	1,559,628	3,043,800	
1983/04		0.20	2.6288	2.6288		120	53.78	1,567,647	3,123,840	
1983/07		0.20	3.9578	3.0000	0.9578	120	53.78	1,576,844	3,247,440	
1984/01	1,978	0.30	2.2530	2.2530		120	56.24	1,589,480	3,289,560	
1984/07	2,103	0.30	1.9179	1.9179		120	56.24	1,600,729	3,352,680	
1985/01	12,452	0.40	1.1471	1.1471		120	54.21	1,620,420	3,391,080	
1985/10		0.40	0.8522	0.8522		120	54.21	1,625,865	3,420,000	
1986/01		0.50	0.8299	0.8299		120	54.21	1,632,515	3,448,440	
1986/07		0.50	0.2974	0.2974		120	54.21	1,634,908	3,441,840	
1987/01		0.60	1.0091	1.0091		120	54.21	1,644,665	3,503,400	
1987/07		0.60	0.9007	0.9007		120	59.45	1,653,553	3,530,760	
1988/01		0.70	0.9007	0.9007		120	67.44	1,663,979	3,559,440	
1988/07		0.70	0.5899	0.5899		120	67.44	1,670,850	3,557,520	
1989/01	15,145	0.80	0.5899	0.5899		120	67.44	1,693,880	3,578,520	
1989/07		0.80	0.5899	0.5899		120	67.44	1,701,873	3,602,760	
1990/01		0.90	0.5899	0.5899		120	67.44	1,710,908	3,620,880	
1990/07		0.90	0.5899	0.5899		120	64.58	1,719,991	3,642,240	
1991/01		1.00	0.5899	0.5899		120	64.58	1,730,137	3,663,600	
1991/07		1.00	1.4932	1.4932		120	64.58	1,755,971	3,718,320	
1992/01		1.00	2.0117	2.0117		120	64.58	1,791,296	3,793,080	
1992/07		1.00	1.8152	1.8152		120	64.58	1,823,812	3,861,960	
1993/01		1.00	1.7710	1.7710		120	64.58	1,856,112	3,930,360	
1993/07		1.00	1.5329	1.5329		120	64.58	1,884,564	3,990,600	
1994/01		1.00	1.6983	1.6983		120	71.11	1,916,570	4,058,400	
1994/07		1.00	1.5991	1.5991		120	71.11	1,947,218	4,123,320	
1995/01		1.00	1.5812	1.5812		120	70.08	1,978,007	4,188,480	
1995/07		1.00	1.5250	1.5250		120	70.08	2,008,172	4,252,320	
1996/01	22,492	1.00	1.7228	1.7228		120	69.71	2,030,664	4,325,640	5



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195.24

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1996/07		1.00	1.3294	1.3294		120	69.71	2,065,261	4,383,120	5
1997/01	24,431	1.00	1.4109	1.4109		120	68.17	2,146,674	4,444,920	
1997/07		1.00	1.0917	1.0917		120	68.17	2,170,109	4,493,400	
1998/01		1.00	1.1663	1.1663		120	66.68	2,195,419	4,545,840	
1998/07		1.00	1.0794	1.0794		120	66.68	2,219,116	4,594,920	
1999/01		1.00	1.4499	1.4499		120	66.68	2,251,291	4,661,520	
1999/07		1.00	1.2299	1.2299		120	77.83	2,278,980	4,718,880	
2000/01		1.00	1.3356	1.3356		120	71.02	2,309,418	4,781,880	
2000/07		1.00	1.1129	1.1129		120	71.02	2,335,120	4,835,040	
2001/01		1.00	1.2976	1.2976		120	71.02	2,365,421	4,897,800	
2001/07		1.00	0.9615	0.9615		120	71.02	2,388,165	4,944,840	
2002/01		0.95	1.0301	1.0301		120	71.58	2,411,536	4,995,720	
2002/07		0.95	0.8337	0.8337		120	71.58	2,430,635	5,037,360	
2003/01		0.90	1.3271	1.3271		120	67.37	2,459,667	5,104,200	
2003/07		0.90	1.1664	1.1664		120	67.37	2,485,489	5,163,720	
2004/01		0.85	1.1103	1.1103		120	64.52	2,508,947	5,221,080	
2004/07		0.85	0.8378	0.8378		120	64.52	2,526,813	5,264,880	
2005/01		0.80	0.8595	0.8595		120	64.52	2,544,187	5,310,120	
2005/07		0.80	0.7364	0.7364		120	65.04	2,559,175	5,349,240	
2006/01		0.75	0.9068	0.9068		120	65.04	2,576,580	5,397,720	
2006/07		0.75	0.8133	0.8133		120	55.75	2,592,297	5,441,640	
2007/01		0.70	1.0133	1.0133		120	55.75	2,610,684	5,496,720	
2007/07		0.70	1.1050	1.1050		120	50.45	2,629,207	5,557,440	
2008/01		0.65	0.8556	0.8556		120	50.45	2,642,618	5,604,960	
2008/07	51,713	0.65	0.6104	0.6104		120	49.02	2,703,677	5,639,160	
2009/01		0.60	1.3268	1.3268		120	49.02	2,722,861	5,714,040	
2009/07		0.60	0.6841	0.6841		120	46.87	2,732,386	5,753,160	
2010/01		0.55	0.8643	0.8643		120	46.87	2,743,456	5,802,840	
2010/07		0.55	0.7107	0.7107		120	55.53	2,754,180	5,844,120	
2011/01		0.50	0.9198	0.9198		120	55.53	2,766,846	5,897,880	



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195.24

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2011/07	17,999	0.50	0.9028	0.9028		120	55.78	2,797,335	5,951,160	
2012/01	101,965	0.45	0.3865	0.3865		120	56.34	2,904,165	5,974,200	
2012/07		0.45	0.9417	0.9417		120	56.34	2,916,473	6,030,480	
2013/01		0.40	0.4901	0.4901		120	56.34	2,922,189	6,060,000	
2013/07	32,150	0.40	0.6196	0.6196		120	54.27	2,961,484	6,097,560	
2014/01		0.35	0.8564	0.8564		120	55.83	2,970,360	6,149,760	
2014/07		0.35	1.2383	1.2383		120	55.83	2,983,234	6,225,960	
2015/01		0.30	0.7571	0.7571		120	55.83	2,990,009	6,273,120	
2015/09		0.30	1.5736	1.5736		120	50.66	3,003,011	6,371,880	
2016/09		0.25	1.9890	1.9890		120	50.66	3,016,767	6,498,600	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

ID: 228567073120140801201311132014111937



Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0228575-00 - 2016/09

206.57

Royal Oak Nursing Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
37300 ROYAL OAK LANE	8/1/2013-7/31/2014	Number of Beds: 120	Superior: 0
DADE CITY, FL 33525	Days in CR 365	Maximum: 43,800	Standard: 366
County: Pasco [51]	First Used : 2015/01	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 39,069	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 4,744	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 27,226	FY Index: 1.32622051
Class at 1/94: North Large	Medicaid Utilization	69.68696%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	89.19863%	Cost: 1.08847242
Open Date: 05/01/1981	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 05/01/1981	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22383277
Entered Medicaid 05/01/1981	Low Occupancy Adjustment Factor:	112.80685%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06591361
Previous Med # 222542			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,063,203	2,055,890	1,172,660	393,143		4,684,896	
1a	Audit Adjustments							
2	Cost Per Diem	39.0510	75.5120	43.0713	14.4400		172.0743	
3	Cost Per Diem Inflated	42.5059	80.4893	46.8819				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	42.5059	80.4893	46.8819	14.4400		184.3171	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	50.9652		59.0692				
7	Provider Target Rate	53.8003		62.3551				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500			
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292				
10	Target Rate Class Ceiling	59.0945		68.1848				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	42.5059	80.4893	46.8819	13.6500		183.5271	
12/13	Medicaid Adjustment Rate		1.7827	1.0383				
14	Prospective Per Diem 11	42.5059	82.2720	47.9202	13.6500		186.3481	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Royal Oak Nursing Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	01/01/2000	Amount:	4,458,223.00		Total Amount	Per Diem
RS to Start Calcs:	1981/01	Type:	Fixed	80% Capital(1):	3,407,610	11.0623
Indexed Asset Value	4,259,512	<60% of Base:	False	20% ROE(2):	851,902	0.4929
FRVS Base Asset:	2,272,819	Interest Rate:	11.5000%	Insurance Cost(3):	47,205	1.2082
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	61,331	1.5698
ROE Factor	0.022810	Amortization Rate:	11.5000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	14,505	0.0000
		Yearly Payment:	436,077	Total FRVS PD:		14.3332

(1) 80% Capital (\$3,407,610) amortized at 11.5000 % for 20 years Principal & Interest of \$436,077 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$11.0623

(2) 20% ROE (\$851,902) times the ROE factor (0.022810) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.4929

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	54,155
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	42.5059	42.5059	1.9285	40.5774
Direct Care	82.2720	82.2720	3.7326	78.5394
Indirect Care	47.9202	47.9202	2.1741	45.7461
Property	13.6500	14.3332	0.6503	13.6829
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.8437
Supplemental Rate				8.1814
Totals	186.3481	187.0313	8.4855	206.5709

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1981/01	2,157,345	0.00	3.8241	3.0000	0.8241	120	55.03	2,157,345	2,824,800	
1981/07	5,872	0.10	3.4129	3.0000	0.4129	120	55.03	2,169,689	2,897,880	
1982/01		0.10	3.0888	3.0000	0.0888	120	46.80	2,175,228	2,975,520	
1982/07		0.20	2.3865	2.3865		120	46.80	2,184,062	3,043,800	
1983/04		0.20	2.6288	2.6288		120	51.90	2,194,899	3,123,840	
1983/07	2,698	0.30	3.9578	3.0000	0.9578	120	51.90	2,216,238	3,247,440	
1984/01	2,709	0.30	2.2530	2.2530		120	60.97	2,233,927	3,289,560	
1984/07	1,774	0.40	1.9179	1.9179		120	60.97	2,252,840	3,352,680	
1985/01		0.40	1.1471	1.1471		120	60.45	2,263,176	3,391,080	
1985/10		0.50	0.8522	0.8522		120	60.45	2,272,819	3,420,000	
1986/01		0.50	0.8299	0.8299		120	60.45	2,282,251	3,448,440	
1986/07		0.60	0.2974	0.2974		120	60.45	2,286,323	3,441,840	
1987/01	23,638	0.60	1.0091	1.0091		120	65.00	2,323,805	3,503,400	
1987/07	66,539	0.70	0.9007	0.9007		120	65.00	2,404,996	3,530,760	
1988/01		0.70	0.9007	0.9007		120	64.00	2,420,159	3,559,440	
1988/07		0.80	0.5899	0.5899		120	64.00	2,431,580	3,557,520	
1989/01	25,068	0.80	0.5899	0.5899		120	63.83	2,468,123	3,578,520	
1989/07		0.90	0.5899	0.5899		120	63.83	2,481,226	3,602,760	
1990/01		0.90	0.5899	0.5899		120	72.66	2,494,399	3,620,880	
1990/07		1.00	0.5899	0.5899		120	76.72	2,509,113	3,642,240	
1991/01		1.00	0.5899	0.5899		120	76.72	2,523,914	3,663,600	
1991/07		1.00	1.4932	1.4932		120	76.72	2,561,601	3,718,320	
1992/01		1.00	2.0117	2.0117		120	76.72	2,613,133	3,793,080	
1992/07		1.00	1.8152	1.8152		120	76.72	2,660,567	3,861,960	
1993/01		1.00	1.7710	1.7710		120	76.72	2,707,686	3,930,360	
1993/07		1.00	1.5329	1.5329		120	76.72	2,749,192	3,990,600	
1994/01		1.00	1.6983	1.6983		120	82.49	2,795,882	4,058,400	
1994/07		1.00	1.5991	1.5991		120	82.49	2,840,591	4,123,320	
1995/01		1.00	1.5812	1.5812		120	85.04	2,885,506	4,188,480	
1995/07		1.00	1.5250	1.5250		120	85.04	2,929,510	4,252,320	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1996/01	48,425	1.00	1.7228	1.7228		120	82.69	3,028,405	4,325,640	
1996/07		1.00	1.3294	1.3294		120	82.69	3,068,665	4,383,120	
1997/01	29,438	1.00	1.4109	1.4109		120	81.26	3,141,399	4,444,920	
1997/07		1.00	1.0917	1.0917		120	81.26	3,175,694	4,493,400	
1998/01		1.00	1.1663	1.1663		120	78.98	3,212,732	4,545,840	
1998/07		1.00	1.0794	1.0794		120	78.98	3,247,410	4,594,920	
1999/01		1.00	1.4499	1.4499		120	79.98	3,294,494	4,661,520	
1999/07		1.00	1.2299	1.2299		120	79.98	3,335,013	4,718,880	
2000/01		1.00	1.3356	1.3356		120	86.42	3,379,555	4,781,880	
2000/07		1.00	1.1129	1.1129		120	86.42	3,417,166	4,835,040	
2001/01		1.00	1.2976	1.2976		120	86.42	3,461,507	4,897,800	
2001/07		0.95	0.9615	0.9615		120	86.42	3,493,124	4,944,840	
2002/01		0.95	1.0301	1.0301		120	86.34	3,527,308	4,995,720	
2002/07		0.90	0.8337	0.8337		120	86.34	3,553,773	5,037,360	
2003/01		0.90	1.3271	1.3271		120	78.90	3,596,219	5,104,200	
2003/07		0.85	1.1664	1.1664		120	78.90	3,631,872	5,163,720	
2004/01		0.85	1.1103	1.1103		120	77.81	3,666,150	5,221,080	
2004/07		0.80	0.8378	0.8378		120	77.81	3,690,721	5,264,880	
2005/01		0.80	0.8595	0.8595		120	77.81	3,716,098	5,310,120	
2005/07		0.75	0.7364	0.7364		120	81.81	3,736,622	5,349,240	
2006/01		0.75	0.9068	0.9068		120	81.81	3,762,035	5,397,720	
2006/07		0.70	0.8133	0.8133		120	79.30	3,783,452	5,441,640	
2007/01		0.70	1.0133	1.0133		120	79.30	3,810,288	5,496,720	
2007/07		0.65	1.1050	1.1050		120	74.33	3,837,657	5,557,440	
2008/01		0.65	0.8556	0.8556		120	74.33	3,858,998	5,604,960	
2008/07	74,940	0.60	0.6104	0.6104		120	71.29	3,948,070	5,639,160	
2009/01		0.60	1.3268	1.3268		120	71.29	3,979,501	5,714,040	
2009/07	47,943	0.55	0.6841	0.6841		120	64.99	4,042,419	5,753,160	
2010/01	18,177	0.55	0.8643	0.8643		120	65.10	4,079,814	5,802,840	
2010/07		0.50	0.7107	0.7107		120	65.10	4,094,314	5,844,120	



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206.57

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2011/01		0.50	0.9198	0.9198		120	63.22	4,113,144	5,897,880	
2011/07		0.45	0.9028	0.9028		120	63.22	4,113,144	5,951,160	5
2012/01	18,345	0.45	0.3865	0.3865		120	71.15	4,155,383	5,974,200	
2012/07		0.40	0.9417	0.9417		120	71.15	4,171,036	6,030,480	
2013/01		0.40	0.4901	0.4901		120	71.15	4,179,211	6,060,000	
2013/07		0.35	0.6196	0.6196		120	67.77	4,188,276	6,097,560	
2014/01		0.35	0.8564	0.8564		120	70.11	4,200,828	6,149,760	
2014/07		0.30	1.2383	1.2383		120	70.11	4,216,434	6,225,960	
2015/01		0.30	0.7571	0.7571		120	69.69	4,226,010	6,273,120	
2015/09		0.25	1.5736	1.5736		120	69.69	4,242,635	6,371,880	
2016/09		0.20	1.9890	1.9890		120	69.69	4,259,512	6,498,600	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

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Florida Agency for Health Care Administration
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0228591-00 - 2016/09

205.99

Heather Hill Healthcare Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
6630 KENTUCKY AVE	8/1/2013-7/31/2014	Number of Beds: 120	Superior: 0
NEW PORT RICHEY, FL 34653	Days in CR 365	Maximum: 43,800	Standard: 366
County: Pasco [51]	First Used : 2015/01	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 34,800	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 3,978	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 25,827	FY Index: 1.32622051
Class at 1/94: North Large	Medicaid Utilization	74.21552%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	79.45205%	Cost: 1.08847242
Open Date: 05/01/1979	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 05/01/1979	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22383277
Entered Medicaid 05/01/1979	Low Occupancy Adjustment Factor:	100.48064%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06591361
Previous Med # 222372			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,123,852	1,826,165	1,170,186	313,798		4,434,001	
1a	Audit Adjustments							
2	Cost Per Diem	43.5146	70.7076	45.3086	12.1500		171.6808	
3	Cost Per Diem Inflated	47.3644	75.3682	49.3172				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	47.3644	75.3682	49.3172	12.1500		184.1998	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	48.8637		59.0692				
7	Provider Target Rate	51.5819		62.3551				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500			
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292				
10	Target Rate Class Ceiling	59.0945		68.1848				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	47.3644	75.3682	49.3172	12.1500		184.1998	
12/13	Medicaid Adjustment Rate		2.0532	1.3435				
14	Prospective Per Diem 11	47.3644	77.4214	50.6607	12.1500		187.5965	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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205.99

Heather Hill Healthcare Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	4,091,900.00		Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	2,379,474	7.7246
RS to Start Calcs:	1979/01	<60% of Base:	False	20% ROE(2):	594,868	0.3442
Indexed Asset Value	2,974,342	Interest Rate:	11.5000%	Insurance Cost(3):	37,258	1.0706
FRVS Base Asset:	1,706,576	Chase Rate:	8.5000%	Taxes Cost(3):	58,380	1.6776
Occup Adj Factor	0.9000	Amortization Rate:	11.5000%	Home Office(3):	0	0.0000
ROE Factor	0.022810	Interest Only:	False	Replacement(3&4):	249,411	0.0000
		Yearly Payment:	304,505	Total FRVS PD:		10.8170

(1) 80% Capital (\$2,379,474) amortized at 11.5000 % for 20 years Principal & Interest of \$304,505 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$7.7246

(2) 20% ROE (\$594,868) times the ROE factor (0.022810) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.3442

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	47.3644	47.3644	2.1489	45.2155
Direct Care	77.4214	77.4214	3.5126	73.9088
Indirect Care	50.6607	50.6607	2.2985	48.3622
Property	12.1500	10.8170	0.4908	10.3262
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.9945
Supplemental Rate				8.1814
Totals	187.5965	186.2635	8.4508	205.9886

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1979/01	1,384,809	0.00	5.1272	3.0000	2.1272	120	100.00	1,384,809	2,369,160	
1979/07		0.10	6.3255	3.0000	3.3255	120	100.00	1,388,963	2,468,640	
1980/01	71,968	0.10	9.4912	3.0000	6.4912	120	45.39	1,464,370	2,620,920	
1980/07		0.20	10.3018	3.0000	7.3018	120	45.39	1,471,621	2,720,760	
1981/01	4,126	0.20	11.1259	3.0000	8.1259	120	44.67	1,482,918	2,824,800	
1981/07		0.30	10.7147	3.0000	7.7147	120	44.67	1,493,758	2,897,880	
1982/01		0.30	10.3907	3.0000	7.3907	120	56.17	1,507,202	2,975,520	
1982/07		0.40	9.6883	3.0000	6.6883	120	56.17	1,525,288	3,043,800	
1983/04	630	0.40	9.3172	3.0000	6.3172	120	65.58	1,544,221	3,123,840	
1983/07		0.50	10.2750	3.0000	7.2750	120	65.58	1,567,384	3,247,440	
1984/01	23,585	0.50	8.5701	3.0000	5.5701	120	63.89	1,614,480	3,289,560	
1984/07		0.60	7.4880	3.0000	4.4880	120	63.89	1,643,541	3,352,680	
1985/01		0.60	5.6351	3.0000	2.6351	120	53.06	1,672,081	3,391,080	
1985/10	620	0.70	3.4873	3.0000	0.4873	120	53.06	1,706,576	3,420,000	
1986/01		0.70	1.3172	1.3172		120	53.06	1,721,756	3,448,440	
1986/07		0.80	0.2974	0.2974		120	53.06	1,725,708	3,441,840	
1987/01	25,748	0.80	1.0091	1.0091		120	53.06	1,764,896	3,503,400	
1987/07	12,673	0.90	0.9007	0.9007		120	51.83	1,791,051	3,530,760	
1988/01		0.90	0.9007	0.9007		120	57.64	1,805,569	3,559,440	
1988/07		1.00	0.5899	0.5899		120	57.64	1,816,220	3,557,520	
1989/01	20,603	1.00	0.5899	0.5899		120	57.64	1,847,537	3,578,520	
1989/07		1.00	0.5899	0.5899		120	53.57	1,858,152	3,602,760	
1990/01		1.00	0.5899	0.5899		120	53.57	1,868,828	3,620,880	
1990/07		1.00	0.5899	0.5899		120	63.65	1,879,852	3,642,240	
1991/01		1.00	0.5899	0.5899		120	63.65	1,890,941	3,663,600	
1991/07		1.00	1.4932	1.4932		120	63.65	1,919,177	3,718,320	
1992/01		1.00	2.0117	2.0117		120	63.65	1,957,785	3,793,080	
1992/07		1.00	1.8152	1.8152		120	63.65	1,993,323	3,861,960	
1993/01		1.00	1.7710	1.7710		120	63.65	2,028,625	3,930,360	
1993/07		1.00	1.5329	1.5329		120	63.65	2,059,722	3,990,600	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1994/01		1.00	1.6983	1.6983		120	66.91	2,094,702	4,058,400	
1994/07		1.00	1.5991	1.5991		120	66.91	2,128,198	4,123,320	
1995/01		1.00	1.5812	1.5812		120	64.18	2,161,849	4,188,480	
1995/07		1.00	1.5250	1.5250		120	64.18	2,161,849	4,252,320	5
1996/01	35,708	1.00	1.7228	1.7228		120	66.73	2,230,525	4,325,640	5
1996/07		1.00	1.3294	1.3294		120	66.73	2,298,492	4,383,120	
1997/01		1.00	1.4109	1.4109		120	62.81	2,330,921	4,444,920	
1997/07		1.00	1.0917	1.0917		120	62.81	2,356,368	4,493,400	
1998/01		1.00	1.1663	1.1663		120	62.60	2,383,850	4,545,840	
1998/07		1.00	1.0794	1.0794		120	62.60	2,409,581	4,594,920	
1999/01		1.00	1.4499	1.4499		120	62.60	2,444,518	4,661,520	
1999/07	27,807	0.95	1.2299	1.2299		120	66.12	2,500,887	4,718,880	
2000/01		0.95	1.3356	1.3356		120	77.46	2,532,618	4,781,880	
2000/07		0.90	1.1129	1.1129		120	77.46	2,557,985	4,835,040	
2001/01		0.90	1.2976	1.2976		120	77.46	2,587,857	4,897,800	
2001/07		0.85	0.9615	0.9615		120	77.46	2,609,008	4,944,840	
2002/01		0.85	1.0301	1.0301		120	79.22	2,631,852	4,995,720	
2002/07		0.80	0.8337	0.8337		120	79.22	2,649,406	5,037,360	
2003/01		0.80	1.3271	1.3271		120	84.73	2,677,535	5,104,200	
2003/07		0.75	1.1664	1.1664		120	84.73	2,700,958	5,163,720	
2004/01		0.75	1.1103	1.1103		120	79.64	2,723,449	5,221,080	
2004/07		0.70	0.8378	0.8378		120	79.64	2,739,422	5,264,880	
2005/01		0.70	0.8595	0.8595		120	80.05	2,755,905	5,310,120	
2005/07		0.65	0.7364	0.7364		120	80.05	2,769,098	5,349,240	
2006/01		0.65	0.9068	0.9068		120	80.05	2,785,419	5,397,720	
2006/07		0.60	0.8133	0.8133		120	79.46	2,799,012	5,441,640	
2007/01		0.60	1.0133	1.0133		120	79.46	2,816,030	5,496,720	
2007/07		0.55	1.1050	1.1050		120	78.73	2,833,146	5,557,440	
2008/01		0.55	0.8556	0.8556		120	74.42	2,846,479	5,604,960	
2008/07		0.50	0.6104	0.6104		120	74.42	2,855,166	5,639,160	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2009/01		0.50	1.3268	1.3268		120	74.42	2,874,107	5,714,040	
2009/07		0.45	0.6841	0.6841		120	65.30	2,882,954	5,753,160	
2010/01		0.45	0.8643	0.8643		120	64.67	2,894,166	5,802,840	
2010/07		0.40	0.7107	0.7107		120	64.67	2,902,394	5,844,120	
2011/01		0.40	0.9198	0.9198		120	71.28	2,913,072	5,897,880	
2011/07		0.35	0.9028	0.9028		120	71.28	2,922,277	5,951,160	
2012/01		0.35	0.3865	0.3865		120	71.19	2,926,231	5,974,200	
2012/07		0.30	0.9417	0.9417		120	71.19	2,934,498	6,030,480	
2013/01		0.30	0.4901	0.4901		120	71.19	2,938,812	6,060,000	
2013/07		0.25	0.6196	0.6196		120	75.76	2,943,364	6,097,560	
2014/01		0.25	0.8564	0.8564		120	75.76	2,949,666	6,149,760	
2014/07		0.20	1.2383	1.2383		120	73.62	2,956,972	6,225,960	
2015/01		0.20	0.7571	0.7571		120	74.22	2,961,449	6,273,120	
2015/09		0.15	1.5736	1.5736		120	74.22	2,968,438	6,371,880	
2016/09		0.10	1.9890	1.9890		120	74.22	2,974,342	6,498,600	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

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298.97

Inn at Sarasota Bay Club

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1303 NORTH TAMiami TRAIL	1/1/2014-12/31/2014	Number of Beds: 60	Superior: 0
SARASOTA, FL 34236	Days in CR 365	Maximum: 21,900	Standard: 366
County: Sarasota [58]	First Used : 2016/09	Max Annualized: 21,900	Conditional: 0
Region: South Area: 8	Last Used: 2016/09	Total Patient: 18,251	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 8,930	Inflation
Current Class South Small	Initial CR? False	Medicaid: 2,708	FY Index: 1.34193004
Class at 1/94: South Small	Medicaid Utilization	14.83754%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	83.33790%	Cost: 1.07573004
Open Date: 02/22/2001	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 02/22/2001	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 06/20/2001	Low Occupancy Adjustment Factor:	105.39496%	DC Sem Index: 1.30450000
Med # Active Date: 06/20/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	206,458	368,995	236,083	98,815		910,351	
1a	Audit Adjustments							
2	Cost Per Diem	76.2400	136.2611	87.1798	36.4900		336.1709	
3	Cost Per Diem Inflated	82.0137	144.6319	93.7819				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	82.0137	144.6319	93.7819	36.4900		356.9175	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	71.5552		117.2257				
7	Provider Target Rate	75.5357		123.7467				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	71.0408	115.1428	97.4246	13.6500			
9	Prior Semester: Class Ceiling Target Base	72.3589		85.0807				
10	Target Rate Class Ceiling	75.1765		88.3937				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	71.0408	115.1428	88.3937	13.6500		288.2273	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	71.0408	115.1428	88.3937	13.6500		288.2273	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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298.97

Inn at Sarasota Bay Club

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 06/20/2001		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	5,453,000.00		Total Amount	Per Diem
RS to Start Calcs:	2001/01	Type:	Variable	80% Capital(1):	2,075,714	6.5499
Indexed Asset Value	2,594,642	<60% of Base:	False	20% ROE(2):	518,928	0.5979
FRVS Base Asset:	2,417,520	Interest Rate:	2.2600%	Insurance Cost(3):	92,193	5.0514
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	105,884	5.8015
ROE Factor	0.022710	Amortization Rate:	2.2600%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	32,830	0.0000
		Yearly Payment:	129,098	Total FRVS PD:		18.0007

(1) 80% Capital (\$2,075,714) amortized at 2.2600 % for 20 years Principal & Interest of \$129,098 divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$6.5499

(2) 20% ROE (\$518,928) times the ROE factor (0.022710) divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$0.5979

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	40,292
Comparison Date: 07/01/2000	Current RS PBS:	54,155
Comparison Bed 60	Effective PBS Limitation	2,417,520

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	71.0408	71.0408	3.2231	67.8177
Direct Care	115.1428	115.1428	5.2240	109.9188
Indirect Care	88.3937	88.3937	4.0104	84.3833
Property	13.6500	18.0007	0.8167	17.1840
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				11.4806
Supplemental Rate				8.1814
Totals	288.2273	292.5780	13.2742	298.9658

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/01	5,921,970	0.00	1.2976	1.2976		60	6.28	2,417,520	2,417,520	1
2001/07		0.10	0.9615	0.9615		60	6.28	2,417,520	2,472,420	
2002/01		0.10	1.0301	1.0301		60	6.28	2,417,520	2,497,860	
2002/07		0.20	0.8337	0.8337		60	6.28	2,417,520	2,518,680	
2003/01		0.20	1.3271	1.3271		60	6.28	2,417,520	2,552,100	
2003/07	37,725	0.30	1.1664	1.1664		60	7.25	2,455,245	2,581,860	
2004/01		0.30	1.1103	1.1103		60	7.25	2,455,245	2,610,540	
2004/07	13,717	0.40	0.8378	0.8378		60	10.82	2,468,962	2,632,440	
2005/01		0.40	0.8595	0.8595		60	10.82	2,468,962	2,655,060	
2005/07		0.50	0.7364	0.7364		60	10.82	2,468,962	2,674,620	
2006/01		0.50	0.9068	0.9068		60	15.15	2,468,962	2,698,860	
2006/07		0.60	0.8133	0.8133		60	15.15	2,468,962	2,720,820	
2007/01	70,678	0.60	1.0133	1.0133		60	24.13	2,539,640	2,748,360	
2007/07		0.70	1.1050	1.1050		60	24.13	2,539,640	2,778,720	
2008/01	10,328	0.70	0.8556	0.8556		60	23.64	2,549,968	2,802,480	
2008/07	44,674	0.80	0.6104	0.6104		60	19.03	2,594,642	2,819,580	
2009/01		0.80	1.3268	1.3268		60	19.03	2,594,642	2,857,020	
2009/07		0.90	0.6841	0.6841		60	19.03	2,594,642	2,876,580	
2010/01		0.90	0.8643	0.8643		60	15.54	2,594,642	2,901,420	
2010/07		1.00	0.7107	0.7107		60	15.54	2,594,642	2,922,060	
2011/01		1.00	0.9198	0.9198		60	15.29	2,594,642	2,948,940	
2011/07		1.00	0.9028	0.9028		60	15.29	2,594,642	2,975,580	
2012/01		1.00	0.3865	0.3865		60	16.75	2,594,642	2,987,100	
2012/07		1.00	0.9417	0.9417		60	16.75	2,594,642	3,015,240	
2013/01		1.00	0.4901	0.4901		60	16.90	2,594,642	3,030,000	
2013/07		1.00	0.6196	0.6196		60	16.90	2,594,642	3,048,780	
2014/01		1.00	0.8564	0.8564		60	15.52	2,594,642	3,074,880	
2014/07		1.00	1.2383	1.2383		60	15.52	2,594,642	3,112,980	
2015/01		1.00	0.7571	0.7571		60	9.53	2,594,642	3,136,560	
2015/09		1.00	1.5736	1.5736		60	9.53	2,594,642	3,185,940	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2016/09		1.00	1.9890	1.9890		60	14.84	2,594,642	3,249,300	

Message Code:

1 Per Bed Standard Limitation

2Z0S4

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Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid Reimbursement Rate
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200.65

Winter Haven Health And Rehabilitation Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
202 AVE O NE	7/1/2014-12/31/2014	Number of Beds: 144	Superior: 0
WINTER HAVEN, FL 33881	Days in CR 184	Maximum: 26,496	Standard: 366
County: Polk [53]	First Used : 2016/09	Max Annualized: 52,560	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 23,988	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 3,413	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 18,493	FY Index: 1.35002422
Class at 1/94: South Large	Medicaid Utilization	77.09271%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	90.53442%	Cost: 1.06928041
Open Date: 06/01/1982	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 06/01/1982	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23500000
Entered Medicaid 06/01/1982	Low Occupancy Adjustment Factor:	114.49618%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05627530
Previous Med # 220825			PS Target: 1.05562807

Rate Calculations								
Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	690,024	1,279,608	839,057	506,338		3,315,027	
1a	Audit Adjustments							
2	Cost Per Diem	37.3127	69.1942	45.3716	27.3800		179.2585	
3	Cost Per Diem Inflated	39.8977	73.0881	48.5150				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	39.8977	73.0881	48.5150	27.3800		188.8808	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	48.8637		59.0692				
7	Provider Target Rate	51.5819		62.3551				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500			
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292				
10	Target Rate Class Ceiling	59.0945		68.1848				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	39.8977	73.0881	48.5150	13.6500		175.1508	
12/13	Medicaid Adjustment Rate		2.2277	1.4787				
14	Prospective Per Diem 11	39.8977	75.3158	49.9937	13.6500		178.8572	
15	Inflated Usual & Customary Charge	Usual and Customary Limitations not applied after 7/1/2002.						0.00



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Winter Haven Health And Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 01/01/2001		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,000,000.00		Total Amount	Per Diem
RS to Start Calcs:	1982/01	Type:	Fixed	80% Capital(1):	3,505,511	9.1790
Indexed Asset Value	4,381,889	<60% of Base:	False	20% ROE(2):	876,378	0.4091
FRVS Base Asset:	1,887,440	Interest Rate:	11.0000%	Insurance Cost(3):	94,792	3.9516
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	11,974	0.4992
ROE Factor	0.022080	Amortization Rate:	11.0000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	66,966	0.0000
		Yearly Payment:	434,202	Total FRVS PD:		14.0389

(1) 80% Capital (\$3,505,511) amortized at 11.0000 % for 20 years Principal & Interest of \$434,202 divided by annual available days (52560) divided by Occup. Adj. (0.90) = \$9.1790

(2) 20% ROE (\$876,378) times the ROE factor (0.022080) divided by annual available days (52560) divided by Occup. Adj. (0.90) = \$0.4091

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	144	Effective PBS Limitation	54,155
			4,104,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	39.8977	39.8977	1.8101	38.0876
Direct Care	75.3158	75.3158	3.4170	71.8988
Indirect Care	49.9937	49.9937	2.2682	47.7255
Property	13.6500	14.0389	0.6369	13.4020
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.3537
Supplemental Rate				8.1814
Totals	178.8572	179.2461	8.1322	200.6490

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1982/01	1,839,082	0.00	2.6760	2.6760		144	62.55	1,839,082	3,570,624	
1982/07		0.10	2.2977	2.2977		144	62.55	1,843,308	3,652,560	
1983/04		0.10	2.6288	2.6288		144	42.07	1,847,015	3,748,608	
1983/07		0.20	3.9578	3.0000	0.9578	144	42.07	1,855,492	3,896,928	
1984/01		0.20	2.2530	2.2530		144	68.89	1,863,853	3,947,472	
1984/07		0.30	1.9179	1.9179		144	63.07	1,874,578	4,023,216	
1985/01		0.30	1.1471	1.1471		144	63.07	1,881,028	4,069,296	
1985/10		0.40	0.8522	0.8522		144	69.89	1,887,440	4,104,000	
1986/01		0.40	0.8299	0.8299		144	69.89	1,893,706	4,138,128	
1986/07		0.50	0.2974	0.2974		144	76.68	1,896,522	4,130,208	
1987/01		0.50	1.0091	1.0091		144	76.68	1,906,092	4,204,080	
1987/07		0.60	0.9007	0.9007		144	82.04	1,916,393	4,236,912	
1988/01		0.60	0.9007	0.9007		144	82.04	1,926,749	4,271,328	
1988/07	15,150	0.70	0.5899	0.5899		144	86.84	1,949,855	4,269,024	
1989/01		0.70	0.5899	0.5899		144	86.84	1,957,906	4,294,224	
1989/07		0.80	0.5899	0.5899		144	86.84	1,967,145	4,323,312	
1990/01	18,813	0.80	0.5899	0.5899		144	89.22	1,995,241	4,345,056	
1990/07		0.90	0.5899	0.5899		144	87.40	2,005,834	4,370,688	
1991/01		0.90	0.5899	0.5899		144	87.40	2,016,483	4,396,320	
1991/07		1.00	1.4932	1.4932		144	94.24	2,046,593	4,461,984	
1992/01		1.00	2.0117	2.0117		144	94.24	2,087,764	4,551,696	
1992/07		1.00	1.8152	1.8152		144	90.14	2,125,661	4,634,352	
1993/01		1.00	1.7710	1.7710		144	90.14	2,163,306	4,716,432	
1993/07		1.00	1.5329	1.5329		144	86.41	2,196,467	4,788,720	
1994/01		1.00	1.6983	1.6983		144	86.41	2,233,770	4,870,080	
1994/07	22,362	1.00	1.5991	1.5991		144	90.24	2,291,852	4,947,984	
1995/01		1.00	1.5812	1.5812		144	90.24	2,328,091	5,026,176	
1995/07	95,166	1.00	1.5250	1.5250		144	83.92	2,458,760	5,102,784	
1996/01		1.00	1.7228	1.7228		144	83.92	2,501,120	5,190,768	
1996/07	59,480	1.00	1.3294	1.3294		144	79.04	2,560,600	5,259,744	5



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/01		1.00	1.4109	1.4109		144	79.04	2,593,850	5,333,904	5
1997/07	43,610	1.00	1.0917	1.0917		144	80.51	2,702,774	5,392,080	
1998/01		1.00	1.1663	1.1663		144	80.51	2,734,296	5,455,008	
1998/07	493,436	1.00	1.0794	1.0794		144	79.78	3,257,246	5,513,904	
1999/01		1.00	1.4499	1.4499		144	79.78	3,257,246	5,593,824	5
1999/07		1.00	1.2299	1.2299		144	82.43	3,345,115	5,662,656	
2000/01		1.00	1.3356	1.3356		144	82.43	3,389,792	5,738,256	
2000/07		1.00	1.1129	1.1129		144	92.81	3,427,517	5,802,048	
2001/01		1.00	1.2976	1.2976		144	89.13	3,471,992	5,877,360	
2001/07		1.00	0.9615	0.9615		144	89.13	3,505,375	5,933,808	
2002/01		1.00	1.0301	1.0301		144	89.13	3,541,484	5,994,864	
2002/07		0.95	0.8337	0.8337		144	89.13	3,569,533	6,044,832	
2003/01		0.95	1.3271	1.3271		144	89.13	3,614,534	6,125,040	
2003/07		0.90	1.1664	1.1664		144	87.98	3,652,479	6,196,464	
2004/01		0.90	1.1103	1.1103		144	87.98	3,688,978	6,265,296	
2004/07		0.85	0.8378	0.8378		144	84.95	3,715,247	6,317,856	
2005/01		0.85	0.8595	0.8595		144	84.95	3,742,391	6,372,144	
2005/07		0.80	0.7364	0.7364		144	84.95	3,764,437	6,419,088	
2006/01		0.80	0.9068	0.9068		144	81.60	3,791,744	6,477,264	
2006/07		0.75	0.8133	0.8133		144	81.60	3,814,874	6,529,968	
2007/01		0.75	1.0133	1.0133		144	75.19	3,843,867	6,596,064	
2007/07		0.70	1.1050	1.1050		144	75.19	3,873,599	6,668,928	
2008/01		0.70	0.8556	0.8556		144	75.19	3,896,798	6,725,952	
2008/07		0.65	0.6104	0.6104		144	68.80	3,912,260	6,766,992	
2009/01		0.65	1.3268	1.3268		144	68.80	3,945,999	6,856,848	
2009/07	71,965	0.60	0.6841	0.6841		144	69.40	4,034,162	6,903,792	
2010/01		0.60	0.8643	0.8643		144	68.68	4,055,083	6,963,408	
2010/07		0.55	0.7107	0.7107		144	68.68	4,070,934	7,012,944	
2011/01		0.55	0.9198	0.9198		144	68.68	4,091,529	7,077,456	
2011/07		0.50	0.9028	0.9028		144	73.41	4,109,998	7,141,392	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01		0.50	0.3865	0.3865		144	73.41	4,117,943	7,169,040	
2012/07		0.45	0.9417	0.9417		144	77.68	4,135,395	7,236,576	
2013/01		0.45	0.4901	0.4901		144	77.68	4,144,514	7,272,000	
2013/07	25,363	0.40	0.6196	0.6196		144	79.63	4,180,147	7,317,072	
2014/01	115,102	0.40	0.8564	0.8564		144	79.93	4,309,570	7,379,712	
2014/07		0.35	1.2383	1.2383		144	79.93	4,328,248	7,471,152	
2015/01		0.35	0.7571	0.7571		144	79.93	4,339,718	7,527,744	
2015/09		0.30	1.5736	1.5736		144	78.52	4,360,206	7,646,256	
2016/09		0.25	1.9890	1.9890		144	77.09	4,381,889	7,798,320	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

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East Ridge Retirement Village Inc

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
19225 SW 87TH AVE	1/1/2014-12/31/2014	Number of Beds: 60	Superior: 0
CUTLER BAY, FL 33157-8984	Days in CR 365	Maximum: 21,900	Standard: 366
County: Dade [13]	First Used : 2016/09	Max Annualized: 21,900	Conditional: 0
Region: South Area: 11	Last Used: 2016/09	Total Patient: 18,896	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 2,830	Inflation
Current Class South Small	Initial CR? False	Medicaid: 3,216	FY Index: 1.34193004
Class at 1/94: South Small	Medicaid Utilization	17.01948%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	86.28311%	Cost: 1.07573004
Open Date: 03/15/1962	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 10/15/1976	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 07/12/2001	Low Occupancy Adjustment Factor:	109.11968%	DC Sem Index: 1.30450000
Med # Active Date: 07/12/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	219,069	273,676	347,510	29,619		869,874	
1a	Audit Adjustments							
2	Cost Per Diem	68.1185	85.0983	108.0566	9.2099		270.4833	
3	Cost Per Diem Inflated	73.2771	90.3261	116.2397				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	73.2771	90.3261	116.2397	9.2099		289.0528	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	73.2146		94.6657				
7	Provider Target Rate	77.2874		99.9318				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	71.0408	115.1428	97.4246	13.6500			
9	Prior Semester: Class Ceiling Target Base	72.3589		85.0807				
10	Target Rate Class Ceiling	75.1765		88.3937				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	71.0408	90.3261	88.3937	9.2099		258.9705	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	71.0408	90.3261	88.3937	9.2099		258.9705	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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East Ridge Retirement Village Inc

FRVS

FRVS Status as of this Semester

On FRVS

FRVS Status as of this Semester		Mortgage Information		Calculation of FRVS Per Diem		
Began FRVS:	07/12/2001	Amount:	0.00		Total Amount	Per Diem
Year of Phase-In/Full:		Type:	None	80% Capital(1):	1,517,232	5.1384
RS to Start Calcs:	1976/07	<60% of Base:	True	20% ROE(2):	379,308	0.4370
Indexed Asset Value	1,896,540	Interest Rate:	6.7500%	Insurance Cost(3):	9,994	0.5289
FRVS Base Asset:	0	Chase Rate:	6.7500%	Taxes Cost(3):	1,590	0.0841
Occup Adj Factor	0.9000	Amortization Rate:	6.7500%	Home Office(3):	0	0.0000
ROE Factor	0.022710	Interest Only:	True	Replacement(3&4):	1,088,109	0.0000
		Yearly Payment:	101,278	Total FRVS PD:		6.1884

(1) 80% Capital (\$1,517,232) amortized at 6.7500 % for 20 years Interest of \$101,278 divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$5.1384

(2) 20% ROE (\$379,308) times the ROE factor (0.022710) divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$0.4370

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	01/01/1992	Current RS PBS:	54,155
Comparison Bed	60	Effective PBS Limitation	1,896,540

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	71.0408	71.0408	3.2231	67.8177
Direct Care	90.3261	90.3261	4.0980	86.2281
Indirect Care	88.3937	88.3937	4.0104	84.3833
Property	9.2099	6.1884	0.2808	5.9076
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	258.9705	255.9490	11.6123	252.5181

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07	2,324,205	0.00	0.9615	0.9615		60	3.06	1,896,540	1,896,540	1
2002/01		0.10	1.0301	1.0301		60	3.06	1,896,540	2,497,860	
2002/07		0.10	0.8337	0.8337		60	3.06	1,896,540	2,518,680	
2003/01		0.20	1.3271	1.3271		60	3.06	1,896,540	2,552,100	
2003/07		0.20	1.1664	1.1664		60	3.06	1,896,540	2,581,860	
2004/01		0.30	1.1103	1.1103		60	3.06	1,896,540	2,610,540	
2004/07		0.30	0.8378	0.8378		60	3.06	1,896,540	2,632,440	
2005/01		0.40	0.8595	0.8595		60	2.74	1,896,540	2,655,060	
2005/07		0.40	0.7364	0.7364		60	2.74	1,896,540	2,674,620	
2006/01		0.50	0.9068	0.9068		60	5.34	1,896,540	2,698,860	
2006/07		0.50	0.8133	0.8133		60	5.34	1,896,540	2,720,820	
2007/01		0.60	1.0133	1.0133		60	6.56	1,896,540	2,748,360	
2007/07		0.60	1.1050	1.1050		60	6.56	1,896,540	2,778,720	
2008/01		0.70	0.8556	0.8556		60	8.17	1,896,540	2,802,480	
2008/07		0.70	0.6104	0.6104		60	8.17	1,896,540	2,819,580	
2009/01		0.80	1.3268	1.3268		60	12.62	1,896,540	2,857,020	
2009/07		0.80	0.6841	0.6841		60	12.62	1,896,540	2,876,580	
2010/01		0.90	0.8643	0.8643		60	17.20	1,896,540	2,901,420	
2010/07		0.90	0.7107	0.7107		60	17.20	1,896,540	2,922,060	
2011/01		1.00	0.9198	0.9198		60	6.31	1,896,540	2,948,940	
2011/07		1.00	0.9028	0.9028		60	6.31	1,896,540	2,975,580	
2012/01		1.00	0.3865	0.3865		60	13.24	1,896,540	2,987,100	
2012/07		1.00	0.9417	0.9417		60	13.24	1,896,540	3,015,240	
2013/01		1.00	0.4901	0.4901		60	19.41	1,896,540	3,030,000	
2013/07		1.00	0.6196	0.6196		60	19.41	1,896,540	3,048,780	
2014/01		1.00	0.8564	0.8564		60	19.51	1,896,540	3,074,880	
2014/07		1.00	1.2383	1.2383		60	19.51	1,896,540	3,112,980	
2015/01		1.00	0.7571	0.7571		60	20.42	1,896,540	3,136,560	
2015/09		1.00	1.5736	1.5736		60	20.42	1,896,540	3,185,940	
2016/09		1.00	1.9890	1.9890		60	17.02	1,896,540	3,249,300	

Message Code:



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Cypress Cove Care Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
700 SE 8TH AVE	8/1/2013-7/31/2014	Number of Beds: 120	Superior: 0
CRYSTAL RIVER, FL 34429	Days in CR 365	Maximum: 43,800	Standard: 366
County: Citrus [9]	First Used : 2015/01	Max Annualized: 43,800	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 38,446	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 7,314	Inflation
Current Class North Large	Initial CR? False	Medicaid: 20,021	FY Index: 1.32622051
Class at 1/94: North Large	Medicaid Utilization	52.07564%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	87.77626%	Cost: 1.08847242
Open Date: 05/01/1983	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 05/01/1983	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22383277
Entered Medicaid 05/01/1983	Low Occupancy Adjustment Factor:	111.00802%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06591361
Previous Med # 222313			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	837,727	1,484,043	914,007	348,766		3,584,543	
1a	Audit Adjustments							
2	Cost Per Diem	41.8424	74.1243	45.6524	17.4200		179.0391	
3	Cost Per Diem Inflated	45.5443	79.0101	49.6914				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	45.5443	79.0101	49.6914	17.4200		191.6658	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	51.3112		56.7094				
7	Provider Target Rate	54.1655		59.8640				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	45.5443	79.0101	49.6914	13.6500		187.8958	
12/13	Medicaid Adjustment Rate		0.1845	0.1160				
14	Prospective Per Diem 11	45.5443	79.1946	49.8074	13.6500		188.1963	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Cypress Cove Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 01/01/2000		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	7,794,096.00		Total Amount	Per Diem
RS to Start Calcs:	1983/04	Type:	Fixed	80% Capital(1):	3,828,810	12.4297
Indexed Asset Value	4,786,012	<60% of Base:	False	20% ROE(2):	957,202	0.5539
FRVS Base Asset:	2,736,744	Interest Rate:	11.5000%	Insurance Cost(3):	51,772	1.3466
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	41,269	1.0734
ROE Factor	0.022810	Amortization Rate:	11.5000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	18,554	0.0000
		Yearly Payment:	489,979	Total FRVS PD:		15.4036

- (1) 80% Capital (\$3,828,810) amortized at 11.5000 % for 20 years Principal & Interest of \$489,979 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$12.4297
 (2) 20% ROE (\$957,202) times the ROE factor (0.022810) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5539
 (3) Pass-throughs: Cost divided by Total Patient Days
 (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	45.5443	45.5443	2.0663	43.4780
Direct Care	79.1946	79.1946	3.5930	75.6016
Indirect Care	49.8074	49.8074	2.2597	47.5477
Property	13.6500	15.4036	0.6989	14.7047
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.7212
Supplemental Rate				8.1814
Totals	188.1963	189.9499	8.6179	209.2346

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1983/04	2,663,156	0.00	2.6288	2.6288		120	64.13	2,663,156	3,123,840	
1983/07		0.10	3.9578	3.0000	0.9578	120	64.13	2,671,145	3,247,440	
1984/01	3,713	0.10	2.2530	2.2530		120	64.13	2,680,876	3,289,560	
1984/07	19,800	0.20	1.9179	1.9179		120	64.13	2,710,960	3,352,680	
1985/01	12,585	0.20	1.1471	1.1471		120	64.13	2,729,764	3,391,080	
1985/10		0.30	0.8522	0.8522		120	64.13	2,736,744	3,420,000	
1986/01		0.30	0.8299	0.8299		120	64.13	2,743,558	3,448,440	
1986/07		0.40	0.2974	0.2974		120	71.48	2,746,823	3,441,840	
1987/01		0.40	1.0091	1.0091		120	71.48	2,757,909	3,503,400	
1987/07		0.50	0.9007	0.9007		120	77.96	2,770,331	3,530,760	
1988/01		0.50	0.9007	0.9007		120	77.96	2,782,809	3,559,440	
1988/07		0.60	0.5899	0.5899		120	77.24	2,792,657	3,557,520	
1989/01		0.60	0.5899	0.5899		120	79.58	2,802,540	3,578,520	
1989/07		0.70	0.5899	0.5899		120	79.58	2,814,112	3,602,760	
1990/01		0.70	0.5899	0.5899		120	79.58	2,825,731	3,620,880	
1990/07		0.80	0.5899	0.5899		120	78.81	2,839,066	3,642,240	
1991/01		0.80	0.5899	0.5899		120	78.81	2,852,464	3,663,600	
1991/07		0.90	1.4932	1.4932		120	78.81	2,890,798	3,718,320	
1992/01		0.90	2.0117	2.0117		120	78.81	2,943,136	3,793,080	
1992/07		1.00	1.8152	1.8152		120	78.81	2,996,560	3,861,960	
1993/01		1.00	1.7710	1.7710		120	78.81	3,049,629	3,930,360	
1993/07		1.00	1.5329	1.5329		120	78.81	3,096,377	3,990,600	
1994/01		1.00	1.6983	1.6983		120	78.07	3,148,963	4,058,400	
1994/07		1.00	1.5991	1.5991		120	78.07	3,199,318	4,123,320	
1995/01		1.00	1.5812	1.5812		120	79.11	3,249,906	4,188,480	
1995/07		1.00	1.5250	1.5250		120	79.11	3,299,467	4,252,320	
1996/01	26,225	1.00	1.7228	1.7228		120	73.06	3,382,535	4,325,640	
1996/07		1.00	1.3294	1.3294		120	73.06	3,427,502	4,383,120	
1997/01	23,734	1.00	1.4109	1.4109		120	76.25	3,499,595	4,444,920	
1997/07		1.00	1.0917	1.0917		120	76.25	3,537,800	4,493,400	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/01		1.00	1.1663	1.1663		120	74.16	3,579,061	4,545,840	
1998/07		1.00	1.0794	1.0794		120	74.16	3,617,693	4,594,920	
1999/01		1.00	1.4499	1.4499		120	71.32	3,670,146	4,661,520	
1999/07		1.00	1.2299	1.2299		120	71.32	3,715,285	4,718,880	
2000/01		1.00	1.3356	1.3356		120	71.02	3,764,906	4,781,880	
2000/07		1.00	1.1129	1.1129		120	71.02	3,806,806	4,835,040	
2001/01		1.00	1.2976	1.2976		120	71.02	3,856,203	4,897,800	
2001/07		1.00	0.9615	0.9615		120	71.02	3,893,280	4,944,840	
2002/01		1.00	1.0301	1.0301		120	66.18	3,933,385	4,995,720	
2002/07		1.00	0.8337	0.8337		120	66.18	3,966,178	5,037,360	
2003/01		1.00	1.3271	1.3271		120	63.78	4,018,813	5,104,200	
2003/07		0.95	1.1664	1.1664		120	63.78	4,063,345	5,163,720	
2004/01		0.95	1.1103	1.1103		120	62.21	4,106,205	5,221,080	
2004/07		0.90	0.8378	0.8378		120	62.21	4,137,166	5,264,880	
2005/01		0.90	0.8595	0.8595		120	62.52	4,169,171	5,310,120	
2005/07		0.85	0.7364	0.7364		120	62.52	4,195,266	5,349,240	
2006/01		0.85	0.9068	0.9068		120	62.52	4,227,603	5,397,720	
2006/07		0.80	0.8133	0.8133		120	63.17	4,255,108	5,441,640	
2007/01		0.80	1.0133	1.0133		120	63.17	4,289,600	5,496,720	
2007/07		0.75	1.1050	1.1050		120	58.23	4,325,152	5,557,440	
2008/01		0.75	0.8556	0.8556		120	56.84	4,352,907	5,604,960	
2008/07		0.70	0.6104	0.6104		120	56.84	4,371,507	5,639,160	
2009/01		0.70	1.3268	1.3268		120	56.84	4,412,110	5,714,040	
2009/07		0.65	0.6841	0.6841		120	56.22	4,431,731	5,753,160	
2010/01	17,675	0.65	0.8643	0.8643		120	52.97	4,473,385	5,802,840	
2010/07		0.60	0.7107	0.7107		120	52.97	4,491,755	5,844,120	
2011/01	57,901	0.60	0.9198	0.9198		120	53.14	4,573,608	5,897,880	
2011/07		0.55	0.9028	0.9028		120	53.14	4,595,548	5,951,160	
2012/01		0.55	0.3865	0.3865		120	53.14	4,604,988	5,974,200	
2012/07		0.50	0.9417	0.9417		120	51.13	4,625,147	6,030,480	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/01		0.50	0.4901	0.4901		120	51.13	4,635,686	6,060,000	
2013/07	31,592	0.45	0.6196	0.6196		120	54.77	4,680,148	6,097,560	
2014/01		0.45	0.8564	0.8564		120	54.77	4,698,110	6,149,760	
2014/07		0.40	1.2383	1.2383		120	53.85	4,720,893	6,225,960	
2015/01		0.40	0.7571	0.7571		120	52.08	4,734,429	6,273,120	
2015/09		0.35	1.5736	1.5736		120	52.08	4,759,122	6,371,880	
2016/09		0.30	1.9890	1.9890		120	52.08	4,786,012	6,498,600	

Message Code:

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

ID: 228940073120140801201310292014122822



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Brooksville Healthcare Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1114 CHATMAN BLVD	8/1/2013-7/31/2014	Number of Beds: 180	Superior: 0
BROOKSVILLE, FL 34601	Days in CR 365	Maximum: 65,700	Standard: 366
County: Hernando [27]	First Used : 2015/01	Max Annualized: 65,700	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 56,172	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 9,220	Inflation
Current Class North Large	Initial CR? False	Medicaid: 39,900	FY Index: 1.32622051
Class at 1/94: North Large	Medicaid Utilization	71.03183%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	85.49772%	Cost: 1.08847242
Open Date: 10/01/1976	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 10/01/1976	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22383277
Entered Medicaid 10/01/1976	Low Occupancy Adjustment Factor:	108.12642%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06591361
Previous Med # 221627			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,436,320	2,826,945	1,663,387	556,605		6,483,257
1a	Audit Adjustments						
2	Cost Per Diem	35.9980	70.8508	41.6889	13.9500		162.4877
3	Cost Per Diem Inflated	39.1828	75.5208	45.3772			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	39.1828	75.5208	45.3772	13.9500		174.0308
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	46.6627		56.7094			
7	Provider Target Rate	49.2585		59.8640			
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500		
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675			
10	Target Rate Class Ceiling	55.9464		66.1467			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	39.1828	75.5208	45.3772	13.6500		173.7308
12/13	Medicaid Adjustment Rate		1.7869	1.0737			
14	Prospective Per Diem 11	39.1828	77.3077	46.4509	13.6500		176.5914
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



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Brooksville Healthcare Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	01/01/2000	Amount:	5,455,867.00		Total Amount	Per Diem
RS to Start Calcs:	1976/07	Type:	Fixed	80% Capital(1):	4,213,706	9.1195
Indexed Asset Value	5,267,132	<60% of Base:	False	20% ROE(2):	1,053,426	0.4064
FRVS Base Asset:	2,777,784	Interest Rate:	11.5000%	Insurance Cost(3):	67,232	1.1969
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	58,563	1.0426
ROE Factor	0.022810	Amortization Rate:	11.5000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	76,047	0.0000
		Yearly Payment:	539,235	Total FRVS PD:		11.7654

(1) 80% Capital (\$4,213,706) amortized at 11.5000 % for 20 years Principal & Interest of \$539,235 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$9.1195

(2) 20% ROE (\$1,053,426) times the ROE factor (0.022810) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.4064

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 180	Effective PBS Limitation	5,130,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	39.1828	39.1828	1.7777	37.4051
Direct Care	77.3077	77.3077	3.5074	73.8003
Indirect Care	46.4509	46.4509	2.1075	44.3434
Property	13.6500	11.7654	0.5338	11.2316
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.1950
Supplemental Rate				8.1814
Totals	176.5914	174.7068	7.9264	193.1568

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1976/07	90,898	0.00	3.4853	3.0000	0.4853	180	100.00	90,898	2,805,660	
1977/01	1,142,451	0.10	4.2359	3.0000	1.2359	180	100.00	1,233,622	2,910,960	
1977/07	36,423	0.10	6.2934	3.0000	3.2934	180	100.00	1,273,746	3,058,020	
1978/01	2,756	0.20	8.0331	3.0000	5.0331	180	100.00	1,284,144	3,203,100	
1978/07	6,684	0.20	10.5726	3.0000	7.5726	180	100.00	1,298,533	3,380,400	
1979/01	1,578	0.30	12.6998	3.0000	9.6998	180	100.00	1,311,798	3,553,740	
1979/07	2,635	0.30	13.8980	3.0000	10.8980	180	100.00	1,326,239	3,702,960	
1980/01	4,310	0.40	17.0638	3.0000	14.0638	180	55.00	1,346,464	3,931,380	
1980/07		0.40	17.8744	3.0000	14.8744	180	55.00	1,362,622	4,081,140	
1981/01	4,706	0.50	18.6984	3.0000	15.6984	180	55.00	1,387,767	4,237,200	
1981/07	6,654	0.50	18.2872	3.0000	15.2872	180	55.00	1,415,238	4,346,820	
1982/01	45,704	0.60	17.9632	3.0000	14.9632	180	69.90	1,486,416	4,463,280	
1982/07	838,129	0.60	17.2609	3.0000	14.2609	180	69.90	2,351,300	4,565,700	
1983/04	58,873	0.70	16.8897	3.0000	13.8897	180	73.36	2,459,550	4,685,760	
1983/07		0.70	17.8475	3.0000	14.8475	180	73.36	2,511,201	4,871,160	
1984/01	452	0.80	16.1427	3.0000	13.1427	180	73.25	2,571,922	4,934,340	
1984/07		0.80	15.0606	3.0000	12.0606	180	73.25	2,633,648	5,029,020	
1985/01		0.90	13.2077	3.0000	10.2077	180	75.67	2,704,756	5,086,620	
1985/10		0.90	11.0599	3.0000	8.0599	180	75.67	2,777,784	5,130,000	
1986/01		1.00	8.8898	3.0000	5.8898	180	75.67	2,861,118	5,172,660	
1986/07		1.00	6.1872	3.0000	3.1872	180	75.67	2,946,952	5,162,760	
1987/01	160,093	1.00	4.1963	3.0000	1.1963	180	74.00	3,195,454	5,255,100	
1987/07		1.00	2.0970	2.0970		180	74.00	3,262,463	5,296,140	
1988/01		1.00	0.9007	0.9007		180	74.00	3,291,848	5,339,160	
1988/07		1.00	0.5899	0.5899		180	75.87	3,311,267	5,336,280	
1989/01		1.00	0.5899	0.5899		180	71.92	3,330,800	5,367,780	
1989/07		1.00	0.5899	0.5899		180	71.91	3,350,448	5,404,140	
1990/01		1.00	0.5899	0.5899		180	76.01	3,370,212	5,431,320	
1990/07		1.00	0.5899	0.5899		180	80.79	3,390,093	5,463,360	
1991/01		1.00	0.5899	0.5899		180	80.79	3,410,091	5,495,400	



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193.16

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1991/07		1.00	1.4932	1.4932		180	80.79	3,461,010	5,577,480	
1992/01		1.00	2.0117	2.0117		180	80.79	3,530,635	5,689,620	
1992/07		1.00	1.8152	1.8152		180	80.79	3,594,723	5,792,940	
1993/01		1.00	1.7710	1.7710		180	80.79	3,658,386	5,895,540	
1993/07		1.00	1.5329	1.5329		180	80.79	3,714,465	5,985,900	
1994/01		1.00	1.6983	1.6983		180	83.19	3,777,548	6,087,600	
1994/07		1.00	1.5991	1.5991		180	83.19	3,837,955	6,184,980	
1995/01		1.00	1.5812	1.5812		180	85.20	3,898,641	6,282,720	
1995/07		1.00	1.5250	1.5250		180	85.20	3,958,095	6,378,480	
1996/01		1.00	1.7228	1.7228		180	79.92	4,026,285	6,488,460	
1996/07		1.00	1.3294	1.3294		180	79.92	4,079,810	6,574,680	
1997/01		0.95	1.4109	1.4109		180	77.79	4,134,496	6,667,380	
1997/07		0.95	1.0917	1.0917		180	77.79	4,177,375	6,740,100	
1998/01		0.90	1.1663	1.1663		180	75.41	4,221,225	6,818,760	
1998/07		0.90	1.0794	1.0794		180	75.41	4,262,234	6,892,380	
1999/01		0.85	1.4499	1.4499		180	74.65	4,314,762	6,992,280	
1999/07		0.85	1.2299	1.2299		180	74.65	4,359,869	7,078,320	
2000/01		0.80	1.3356	1.3356		180	73.22	4,406,454	7,172,820	
2000/07		0.80	1.1129	1.1129		180	73.22	4,445,685	7,252,560	
2001/01		0.75	1.2976	1.2976		180	73.22	4,488,950	7,346,700	
2001/07		0.75	0.9615	0.9615		180	73.22	4,521,320	7,417,260	
2002/01		0.70	1.0301	1.0301		180	67.27	4,553,923	7,493,580	
2002/07		0.70	0.8337	0.8337		180	67.27	4,580,500	7,556,040	
2003/01	69,613	0.65	1.3271	1.3271		180	68.93	4,689,624	7,656,300	
2003/07		0.65	1.1664	1.1664		180	68.93	4,725,181	7,745,580	
2004/01		0.60	1.1103	1.1103		180	67.86	4,756,660	7,831,620	
2004/07		0.60	0.8378	0.8378		180	67.86	4,780,572	7,897,320	
2005/01		0.55	0.8595	0.8595		180	67.86	4,803,170	7,965,180	
2005/07		0.55	0.7364	0.7364		180	66.19	4,822,623	8,023,860	
2006/01		0.50	0.9068	0.9068		180	66.19	4,844,489	8,096,580	



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193.16

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2006/07		0.50	0.8133	0.8133		180	63.37	4,864,192	8,162,460	
2007/01		0.45	1.0133	1.0133		180	63.37	4,886,373	8,245,080	
2007/07	108,948	0.45	1.1050	1.1050		180	63.57	5,019,621	8,336,160	
2008/01		0.40	0.8556	0.8556		180	63.57	5,036,798	8,407,440	
2008/07		0.40	0.6104	0.6104		180	60.57	5,049,098	8,458,740	
2009/01		0.35	1.3268	1.3268		180	60.57	5,072,546	8,571,060	
2009/07	65,246	0.35	0.6841	0.6841		180	60.84	5,149,936	8,629,740	
2010/01		0.30	0.8643	0.8643		180	60.84	5,163,290	8,704,260	
2010/07	29,342	0.30	0.7107	0.7107		180	64.57	5,203,640	8,766,180	
2011/01		0.25	0.9198	0.9198		180	64.57	5,215,608	8,846,820	
2011/07		0.25	0.9028	0.9028		180	62.92	5,227,380	8,926,740	
2012/01		0.20	0.3865	0.3865		180	64.88	5,231,421	8,961,300	
2012/07		0.20	0.9417	0.9417		180	64.88	5,241,272	9,045,720	
2013/01		0.15	0.4901	0.4901		180	64.88	5,245,124	9,090,000	
2013/07		0.15	0.6196	0.6196		180	62.51	5,249,997	9,146,340	
2014/01		0.10	0.8564	0.8564		180	62.51	5,254,491	9,224,640	
2014/07		0.10	1.2383	1.2383		180	65.97	5,260,996	9,338,940	
2015/01		0.05	0.7571	0.7571		180	71.03	5,262,990	9,409,680	
2015/09		0.05	1.5736	1.5736		180	71.03	5,267,132	9,557,820	
2016/09		0.00	1.9890	1.9890		180	71.03	5,267,132	9,747,900	

Message Code:

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Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0229202-00 - 2016/09

240.50

Shell Point Nursing Pavilion

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : Church CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
15071 SHELL POINT BLVD	7/1/2014-6/30/2015	Number of Beds: 219	Superior: 0
FORT MYERS, FL 33908	Days in CR 365	Maximum: 79,935	Standard: 366
County: Lee [36]	First Used : 2016/09	Max Annualized: 79,935	Conditional: 0
Region: South Area: 8	Last Used: 2016/09	Total Patient: 66,238	Total: 366
Control: Nonprofit : Church	Unaudited	Medicare: 11,537	Inflation
Current Class South Large	Initial CR? False	Medicaid: 6,719	FY Index: 1.35966457
Class at 1/94: South Large	Medicaid Utilization	10.14372%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	82.86483%	Cost: 1.06169895
Open Date: 12/01/1971	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 12/01/1971	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24000000
Entered Medicaid 03/28/2001	Low Occupancy Adjustment Factor:	104.79668%	DC Sem Index: 1.30450000
Med # Active Date: 03/28/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05201613
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	377,383	704,088	492,294	275,210		1,848,975	
1a	Audit Adjustments							
2	Cost Per Diem	56.1665	104.7906	73.2689	40.9600		275.1860	
3	Cost Per Diem Inflated	59.6319	110.2414	77.7895				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	59.6319	110.2414	77.7895	40.9600		288.6228	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	60.1045		93.3026				
7	Provider Target Rate	63.4480		98.4928				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	58.7902	104.3884	70.3550	13.6500		247.1836	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	58.7902	104.3884	70.3550	13.6500		247.1836	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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240.50

Shell Point Nursing Pavilion

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	03/28/2001	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	7,441,914.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	4,620,872	5.3457
Indexed Asset Value	5,776,090	<60% of Base:	False	20% ROE(2):	1,155,218	0.3313
FRVS Base Asset:	0	Interest Rate:	5.6000%	Insurance Cost(3):	275,000	4.1517
Occup Adj Factor	0.9000	Chase Rate:	4.7500%	Taxes Cost(3):	0	0.0000
ROE Factor	0.020630	Amortization Rate:	5.6000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	134,872	0.0000
		Yearly Payment:	384,575	Total FRVS PD:		9.8287

(1) 80% Capital (\$4,620,872) amortized at 5.6000 % for 20 years Principal & Interest of \$384,575 divided by annual available days (79935) divided by Occup. Adj. (0.90) = \$5.3457

(2) 20% ROE (\$1,155,218) times the ROE factor (0.020630) divided by annual available days (79935) divided by Occup. Adj. (0.90) = \$0.3313

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	10,261
Comparison Date: 07/01/1971	Current RS PBS:	54,155
Comparison Bed 180	Effective PBS Limitation	1,846,980

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.7902	58.7902	2.6673	56.1229
Direct Care	104.3884	104.3884	4.7360	99.6524
Indirect Care	70.3550	70.3550	3.1920	67.1630
Property	13.6500	9.8287	0.4459	9.3828
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	247.1836	243.3623	11.0412	240.5025

Medicaid Trend Adjustment



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240.50

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/01	4,000,000	0.00	1.2976	1.2976		180	0.08	1,846,980	1,846,980	1
2001/07		0.10	0.9615	0.9615		180	0.08	1,846,980	7,417,260	
2002/01		0.10	1.0301	1.0301		180	0.08	1,846,980	7,493,580	
2002/07		0.20	0.8337	0.8337		180	0.08	1,846,980	7,556,040	
2003/01		0.20	1.3271	1.3271		180	0.08	1,846,980	7,656,300	5
2003/07		0.30	1.1664	1.1664		180	0.08	1,846,980	7,745,580	
2004/01	1,623,609	0.30	1.1103	1.1103		219	4.59	3,470,589	9,528,471	
2004/07		0.40	0.8378	0.8378		219	5.81	3,470,589	9,608,406	
2005/01		0.40	0.8595	0.8595		219	5.81	3,470,589	9,690,969	5
2005/07		0.50	0.7364	0.7364		219	8.25	3,470,589	9,762,363	
2006/01	51,561	0.50	0.9068	0.9068		219	8.43	3,522,150	9,850,839	
2006/07		0.60	0.8133	0.8133		219	8.43	3,522,150	9,930,993	
2007/01		0.60	1.0133	1.0133		219	8.43	3,522,150	10,031,514	
2007/07		0.70	1.1050	1.1050		219	8.66	3,522,150	10,142,328	
2008/01		0.70	0.8556	0.8556		219	8.66	3,522,150	10,229,052	
2008/07	111,102	0.80	0.6104	0.6104		219	9.01	3,633,252	10,291,467	
2009/01		0.80	1.3268	1.3268		219	9.01	3,633,252	10,428,123	
2009/07	33,086	0.90	0.6841	0.6841		219	8.39	3,666,338	10,499,517	
2010/01		0.90	0.8643	0.8643		219	8.39	3,666,338	10,590,183	
2010/07		1.00	0.7107	0.7107		219	9.28	3,666,338	10,665,519	
2011/01		1.00	0.9198	0.9198		219	9.28	3,666,338	10,763,631	
2011/07		1.00	0.9028	0.9028		219	6.36	3,666,338	10,860,867	
2012/01	2,073,250	1.00	0.3865	0.3865		219	2.95	5,739,588	10,902,915	
2012/07		1.00	0.9417	0.9417		219	2.95	5,739,588	11,005,626	
2013/01		1.00	0.4901	0.4901		219	9.47	5,739,588	11,059,500	
2013/07		1.00	0.6196	0.6196		219	9.47	5,739,588	11,128,047	
2014/01		1.00	0.8564	0.8564		219	9.47	5,739,588	11,223,312	
2014/07	36,502	1.00	1.2383	1.2383		219	11.87	5,776,090	11,362,377	
2015/01		1.00	0.7571	0.7571		219	11.87	5,776,090	11,448,444	
2015/09		1.00	1.5736	1.5736		219	11.38	5,776,090	11,628,681	



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240.50

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2016/09		1.00	1.9890	1.9890		219	10.14	5,776,090	11,859,945	

Message Code:

- 1 Per Bed Standard Limitation
- 5 Uncorrected Licensure Deficiency

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Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0229288-00 - 2016/09

217.22

Gainesville Health Care Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
4842 SW ARCHER ROAD	9/1/2013-12/31/2014	Number of Beds: 180	Superior: 0
GAINESVILLE, FL 32607	Days in CR 487	Maximum: 87,660	Standard: 366
County: Alachua [1]	First Used : 2016/09	Max Annualized: 65,700	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 83,999	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 11,756	Inflation
Current Class North Large	Initial CR? False	Medicaid: 57,964	FY Index: 1.33689974
Class at 1/94: North Large	Medicaid Utilization	69.00558%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	95.82364%	Cost: 1.07977764
Open Date: 07/01/1983	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/01/1983	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22666556
Entered Medicaid 07/01/1983	Low Occupancy Adjustment Factor:	121.18530%	DC Sem Index: 1.30450000
Med # Active Date: 03/07/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06345205
Previous Med # 212776			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,295,894	4,524,646	2,521,601	1,372,008		10,714,149	
1a	Audit Adjustments							
2	Cost Per Diem	39.6090	78.0596	43.5029	23.6700		184.8415	
3	Cost Per Diem Inflated	42.7689	83.0126	46.9735				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	42.7689	83.0126	46.9735	23.6700		196.4250	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	57.3915		56.7094				
7	Provider Target Rate	60.5841		59.8640				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	54.8223	101.4900	68.9084	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.8495		63.6675				
10	Target Rate Class Ceiling	55.9464		66.1467				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	42.7689	83.0126	46.9735	13.6500		186.4050	
12/13	Medicaid Adjustment Rate		1.7749	1.0044				
14	Prospective Per Diem 11	42.7689	84.7875	47.9779	13.6500		189.1843	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

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217.22

Gainesville Health Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 07/01/1989		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	7,400,000.00		Total Amount	Per Diem
RS to Start Calcs:	1983/07	Type:	Fixed	80% Capital(1):	7,176,414	19.1777
Indexed Asset Value	8,970,517	<60% of Base:	False	20% ROE(2):	1,794,103	0.6875
FRVS Base Asset:	5,130,000	Interest Rate:	15.1230%	Insurance Cost(3):	78,370	0.9330
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	6,634	0.0790
ROE Factor	0.022660	Amortization Rate:	15.0000%	Home Office(3):	2,810	0.0335
		Interest Only:	False	Replacement(3&4):	209,796	0.0000
		Yearly Payment:	1,133,979	Total FRVS PD:		20.9107

(1) 80% Capital (\$7,176,414) amortized at 15.0000 % for 20 years Principal & Interest of \$1,133,979 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$19.1777

(2) 20% ROE (\$1,794,103) times the ROE factor (0.022660) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.6875

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	54,155
Comparison Bed	180	Effective PBS Limitation	5,130,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	42.7689	42.7689	1.9404	40.8285
Direct Care	84.7875	84.7875	3.8468	80.9407
Indirect Care	47.9779	47.9779	2.1767	45.8012
Property	13.6500	20.9107	0.9487	19.9620
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.5068
Supplemental Rate				8.1814
Totals	189.1843	196.4450	8.9126	217.2206

Medicaid Trend Adjustment



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0 229288-00 - 2016/09

217.22

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1983/07	6,478,802	0.00	3.9578	3.0000	0.9578	180	55.00	6,478,802	4,871,160	
1984/01	12,381	0.10	2.2530	2.2530		180	82.03	6,505,780	4,934,340	
1984/07		0.10	1.9179	1.9179		180	82.03	6,518,258	5,029,020	
1985/01	75,005	0.20	1.1471	1.1471		180	87.19	6,608,216	5,086,620	
1985/10		0.20	0.8522	0.8522		180	87.19	5,130,000	5,130,000	1
1986/01		0.30	0.8299	0.8299		180	87.19	5,142,774	5,172,660	
1986/07		0.30	0.2974	0.2974		180	87.19	5,147,361	5,162,760	
1987/01		0.40	1.0091	1.0091		180	87.19	5,168,136	5,255,100	
1987/07		0.40	0.9007	0.9007		180	93.44	5,186,757	5,296,140	
1988/01		0.50	0.9007	0.9007		180	93.44	5,210,118	5,339,160	
1988/07		0.50	0.5899	0.5899		180	93.44	5,225,488	5,336,280	
1989/01		0.60	0.5899	0.5899		180	91.63	5,243,981	5,367,780	
1989/07		0.60	0.5899	0.5899		180	91.63	5,262,539	5,404,140	
1990/01	20,864	0.70	0.5899	0.5899		180	91.63	5,283,403	5,431,320	5
1990/07		0.70	0.5899	0.5899		180	88.71	5,305,132	5,463,360	5
1991/01		0.80	0.5899	0.5899		180	84.17	5,352,175	5,495,400	
1991/07		0.80	1.4932	1.4932		180	90.49	5,416,112	5,577,480	
1992/01		0.90	2.0117	2.0117		180	90.49	5,514,171	5,689,620	
1992/07		0.90	1.8152	1.8152		180	87.82	5,604,256	5,792,940	
1993/01		1.00	1.7710	1.7710		180	87.82	5,703,507	5,895,540	
1993/07		1.00	1.5329	1.5329		180	85.58	5,790,936	5,985,900	
1994/01		1.00	1.6983	1.6983		180	85.58	5,889,283	6,087,600	
1994/07		1.00	1.5991	1.5991		180	85.58	5,983,459	6,184,980	
1995/01		1.00	1.5812	1.5812		180	85.50	6,078,069	6,282,720	
1995/07		1.00	1.5250	1.5250		180	85.50	6,170,760	6,378,480	
1996/01		1.00	1.7228	1.7228		180	86.72	6,277,070	6,488,460	
1996/07		1.00	1.3294	1.3294		180	87.51	6,360,517	6,574,680	
1997/01		1.00	1.4109	1.4109		180	87.51	6,450,258	6,667,380	
1997/07		1.00	1.0917	1.0917		180	87.51	6,450,258	6,740,100	5
1998/01		1.00	1.1663	1.1663		180	87.51	6,520,675	6,818,760	5



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/07		1.00	1.0794	1.0794		180	87.51	6,667,931	6,892,380	
1999/01		1.00	1.4499	1.4499		180	87.51	6,764,609	6,992,280	
1999/07		1.00	1.2299	1.2299		180	87.51	6,847,807	7,078,320	
2000/01		1.00	1.3356	1.3356		180	87.51	6,939,266	7,172,820	
2000/07	93,695	1.00	1.1129	1.1129		180	85.98	7,110,188	7,252,560	
2001/01	47,580	1.00	1.2976	1.2976		180	79.71	7,250,030	7,346,700	
2001/07	5,688	1.00	0.9615	0.9615		180	79.71	7,325,427	7,417,260	
2002/01	7,955	1.00	1.0301	1.0301		180	79.71	7,408,841	7,493,580	
2002/07	10,654	1.00	0.8337	0.8337		180	79.71	7,481,263	7,556,040	
2003/01		1.00	1.3271	1.3271		180	79.71	7,580,547	7,656,300	
2003/07		1.00	1.1664	1.1664		180	79.71	7,668,967	7,745,580	
2004/01		0.95	1.1103	1.1103		180	79.71	7,749,859	7,831,620	
2004/07		0.95	0.8378	0.8378		180	73.87	7,811,540	7,897,320	
2005/01	27,526	0.90	0.8595	0.8595		180	73.30	7,899,496	7,965,180	
2005/07		0.90	0.7364	0.7364		180	73.30	7,951,854	8,023,860	
2006/01		0.85	0.9068	0.9068		180	73.30	8,013,147	8,096,580	
2006/07		0.85	0.8133	0.8133		180	73.13	8,068,542	8,162,460	
2007/01		0.80	1.0133	1.0133		180	73.13	8,133,946	8,245,080	
2007/07		0.80	1.1050	1.1050		180	73.36	8,205,850	8,336,160	
2008/01		0.75	0.8556	0.8556		180	73.36	8,258,507	8,407,440	
2008/07		0.75	0.6104	0.6104		180	72.17	8,296,314	8,458,740	
2009/01		0.70	1.3268	1.3268		180	72.17	8,373,370	8,571,060	
2009/07		0.70	0.6841	0.6841		180	74.49	8,413,470	8,629,740	
2010/01		0.65	0.8643	0.8643		180	71.28	8,460,737	8,704,260	
2010/07		0.65	0.7107	0.7107		180	71.28	8,499,826	8,766,180	
2011/01		0.60	0.9198	0.9198		180	71.28	8,546,737	8,846,820	
2011/07	38,946	0.60	0.9028	0.9028		180	69.86	8,631,981	8,926,740	
2012/01		0.55	0.3865	0.3865		180	69.86	8,650,333	8,961,300	
2012/07		0.55	0.9417	0.9417		180	69.86	8,695,133	9,045,720	
2013/01		0.50	0.4901	0.4901		180	68.65	8,716,445	9,090,000	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/07		0.50	0.6196	0.6196		180	68.65	8,743,449	9,146,340	
2014/01		0.45	0.8564	0.8564		180	68.65	8,777,146	9,224,640	
2014/07		0.45	1.2383	1.2383		180	69.14	8,826,052	9,338,940	
2015/01		0.40	0.7571	0.7571		180	69.14	8,852,777	9,409,680	
2015/09		0.40	1.5736	1.5736		180	69.14	8,908,496	9,557,820	
2016/09		0.35	1.9890	1.9890		180	69.01	8,970,517	9,747,900	

Message Code:

- 1 Per Bed Standard Limitation
- 5 Uncorrected Licensure Deficiency

2Z0S4 Report Calculated: 6/30/2016 8:16:40 AM

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Lake View Care Center at Delray

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
5430 LINTON BLVD	1/1/2015-12/31/2015	Number of Beds: 120	Superior: 0
DELRAY BEACH, FL 33484	Days in CR 365	Maximum: 43,800	Standard: 366
County: Palm Beach [50]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 38,106	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 14,674	Inflation
Current Class South Large	Initial CR? False	Medicaid: 15,212	FY Index: 1.37939113
Class at 1/94: South Large	Medicaid Utilization	39.92022%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	87.00000%	Cost: 1.04651568
Open Date: 09/01/1984	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 09/01/1984	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 09/01/1984	Low Occupancy Adjustment Factor:	110.02631%	DC Sem Index: 1.30450000
Med # Active Date: 09/20/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 208124			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	697,751	1,351,091	1,148,480	249,477		3,446,799	
1a	Audit Adjustments							
2	Cost Per Diem	45.8685	88.8174	75.4983	16.4000		226.5842	
3	Cost Per Diem Inflated	48.0021	92.4310	79.0102				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	48.0021	92.4310	79.0102	16.4000		235.8433	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	51.4058		61.7863				
7	Provider Target Rate	54.2654		65.2234				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	48.0021	92.4310	65.2234	13.6500		219.3065	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	48.0021	92.4310	65.2234	13.6500		219.3065	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Lake View Care Center at Delray

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 09/01/2000		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,596,000.00		Total Amount	Per Diem
RS to Start Calcs:	1984/07	Type:	Fixed	80% Capital(1):	4,666,047	16.3889
Indexed Asset Value	5,832,559	<60% of Base:	False	20% ROE(2):	1,166,512	0.5981
FRVS Base Asset:	3,420,000	Interest Rate:	12.7500%	Insurance Cost(3):	65,140	1.7094
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	111,145	2.9167
ROE Factor	0.020210	Amortization Rate:	12.7500%	Home Office(3):	1,997	0.0524
		Interest Only:	False	Replacement(3&4):	84,807	0.0000
		Yearly Payment:	646,049	Total FRVS PD:		21.6655

(1) 80% Capital (\$4,666,047) amortized at 12.7500 % for 20 years Principal & Interest of \$646,049 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$16.3889

(2) 20% ROE (\$1,166,512) times the ROE factor (0.020210) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5981

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	28,500
Comparison Date: 07/01/1985	Current RS PBS:	54,155
Comparison Bed 120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	48.0021	48.0021	2.1778	45.8243
Direct Care	92.4310	92.4310	4.1935	88.2375
Indirect Care	65.2234	65.2234	2.9592	62.2642
Property	13.6500	21.6655	0.9830	20.6825
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				12.7154
Supplemental Rate				8.1814
Totals	219.3065	227.3220	10.3135	237.9053

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1984/07	4,156,280	0.00	1.9179	1.9179		120	7.30	4,156,280	3,352,680	
1985/01	888,255	0.10	1.1471	1.1471		120	7.30	5,044,535	3,391,080	
1985/10		0.10	0.8522	0.8522		120	7.30	3,420,000	3,420,000	1
1986/01		0.20	0.8299	0.8299		120	7.30	3,420,000	3,448,440	
1986/07		0.20	0.2974	0.2974		120	7.30	3,420,000	3,441,840	
1987/01		0.30	1.0091	1.0091		120	58.80	3,430,352	3,503,400	
1987/07		0.30	0.9007	0.9007		120	58.80	3,439,621	3,530,760	
1988/01		0.40	0.9007	0.9007		120	71.16	3,452,014	3,559,440	
1988/07		0.40	0.5899	0.5899		120	71.16	3,460,161	3,557,520	
1989/01	53,029	0.50	0.5899	0.5899		120	75.74	3,523,397	3,578,520	
1989/07		0.50	0.5899	0.5899		120	75.74	3,533,791	3,602,760	
1990/01		0.60	0.5899	0.5899		120	70.15	3,546,297	3,620,880	
1990/07		0.60	0.5899	0.5899		120	70.15	3,558,847	3,642,240	
1991/01		0.70	0.5899	0.5899		120	66.79	3,573,541	3,663,600	
1991/07		0.70	1.4932	1.4932		120	66.79	3,573,541	3,718,320	5
1992/01		0.80	2.0117	2.0117		120	67.76	3,669,006	3,793,080	
1992/07		0.80	1.8152	1.8152		120	67.76	3,722,287	3,861,960	
1993/01		0.90	1.7710	1.7710		120	66.71	3,781,617	3,930,360	
1993/07		0.90	1.5329	1.5329		120	66.71	3,833,788	3,990,600	
1994/01		1.00	1.6983	1.6983		120	63.94	3,898,897	4,058,400	
1994/07		1.00	1.5991	1.5991		120	63.94	3,961,244	4,123,320	
1995/01		1.00	1.5812	1.5812		120	62.05	4,023,879	4,188,480	
1995/07		1.00	1.5250	1.5250		120	62.05	4,085,243	4,252,320	
1996/01		1.00	1.7228	1.7228		120	58.38	4,155,624	4,325,640	
1996/07		1.00	1.3294	1.3294		120	58.38	4,210,869	4,383,120	
1997/01		1.00	1.4109	1.4109		120	51.17	4,210,869	4,444,920	5
1997/07		1.00	1.0917	1.0917		120	51.17	4,309,473	4,493,400	
1998/01		1.00	1.1663	1.1663		120	49.14	4,354,379	4,545,840	
1998/07		1.00	1.0794	1.0794		120	49.14	4,396,372	4,594,920	
1999/01		1.00	1.4499	1.4499		120	46.35	4,450,090	4,661,520	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1999/07		1.00	1.2299	1.2299		120	46.35	4,496,214	4,718,880	
2000/01		1.00	1.3356	1.3356		120	53.29	4,496,214	4,781,880	5
2000/07		1.00	1.1129	1.1129		120	53.29	4,603,508	4,835,040	
2001/01		1.00	1.2976	1.2976		120	57.33	4,603,508	4,897,800	5
2001/07		1.00	0.9615	0.9615		120	51.56	4,705,276	4,944,840	
2002/01		1.00	1.0301	1.0301		120	51.56	4,705,276	4,995,720	5
2002/07		1.00	0.8337	0.8337		120	51.56	4,787,843	5,037,360	
2003/01		1.00	1.3271	1.3271		120	51.56	4,847,408	5,104,200	
2003/07		1.00	1.1664	1.1664		120	51.56	4,900,412	5,163,720	
2004/01		1.00	1.1103	1.1103		120	53.31	4,953,149	5,221,080	
2004/07		1.00	0.8378	0.8378		120	53.31	4,993,371	5,264,880	
2005/01		0.95	0.8595	0.8595		120	62.36	5,034,142	5,310,120	
2005/07		0.95	0.7364	0.7364		120	62.36	5,069,361	5,349,240	
2006/01		0.90	0.9068	0.9068		120	59.11	5,110,732	5,397,720	
2006/07		0.90	0.8133	0.8133		120	59.11	5,148,143	5,441,640	
2007/01		0.85	1.0133	1.0133		120	57.51	5,192,484	5,496,720	
2007/07		0.85	1.1050	1.1050		120	57.51	5,192,484	5,557,440	5
2008/01		0.80	0.8556	0.8556		120	48.53	5,272,913	5,604,960	
2008/07		0.80	0.6104	0.6104		120	43.62	5,293,333	5,639,160	
2009/01		0.75	1.3268	1.3268		120	43.62	5,335,108	5,714,040	
2009/07	100,226	0.75	0.6841	0.6841		120	44.18	5,457,323	5,753,160	
2010/01		0.70	0.8643	0.8643		120	44.18	5,483,844	5,802,840	
2010/07		0.70	0.7107	0.7107		120	44.18	5,505,759	5,844,120	
2011/01		0.65	0.9198	0.9198		120	42.47	5,531,178	5,897,880	
2011/07	52,604	0.65	0.9028	0.9028		120	43.55	5,609,482	5,951,160	
2012/01		0.60	0.3865	0.3865		120	43.55	5,619,782	5,974,200	
2012/07	16,679	0.60	0.9417	0.9417		120	41.27	5,660,286	6,030,480	
2013/01		0.55	0.4901	0.4901		120	41.27	5,671,737	6,060,000	
2013/07	17,796	0.55	0.6196	0.6196		120	45.45	5,705,506	6,097,560	
2014/01		0.50	0.8564	0.8564		120	45.45	5,725,695	6,149,760	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2014/07		0.50	1.2383	1.2383		120	45.45	5,754,992	6,225,960	
2015/01		0.45	0.7571	0.7571		120	40.10	5,769,287	6,273,120	
2015/09		0.45	1.5736	1.5736		120	40.10	5,799,072	6,371,880	
2016/09		0.40	1.9890	1.9890		120	39.92	5,832,559	6,498,600	

Message Code:

- 1 Per Bed Standard Limitation
- 5 Uncorrected Licensure Deficiency

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239.84

Menorah House

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
9945 CENTRAL PARK BLVD N	1/1/2015-12/31/2015	Number of Beds: 120	Superior: 0
BOCA RATON, FL 33428-1745	Days in CR 365	Maximum: 43,800	Standard: 366
County: Palm Beach [50]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 36,939	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 5,893	Inflation
Current Class South Large	Initial CR? False	Medicaid: 25,426	FY Index: 1.37939113
Class at 1/94: South Large	Medicaid Utilization	68.83240%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	84.33562%	Cost: 1.04651568
Open Date: 12/14/1989	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 12/14/1989	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 10/01/1990	Low Occupancy Adjustment Factor:	106.65674%	DC Sem Index: 1.30450000
Med # Active Date: 09/20/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 201413			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,155,965	2,141,847	1,559,343	328,504		5,185,659	
1a	Audit Adjustments							
2	Cost Per Diem	45.4639	84.2385	61.3287	12.9200		203.9511	
3	Cost Per Diem Inflated	47.5787	87.6658	64.1814				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	47.5787	87.6658	64.1814	12.9200		212.3459	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	51.4709		64.7712				
7	Provider Target Rate	54.3341		68.3743				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	47.5787	87.6658	64.1814	12.9200		212.3459	
12/13	Medicaid Adjustment Rate		1.8573	1.3598				
14	Prospective Per Diem 11	47.5787	89.5231	65.5412	12.9200		215.5630	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

Rate Semester 09/01/2016 through 08/31/2017

0 229628-00 - 2016/09

239.84

Menorah House

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	10/01/1990	Amount:	3,900,000.00		Total Amount	Per Diem
RS to Start Calcs:	1989/07	Type:	Fixed	80% Capital(1):	5,070,642	14.3881
Indexed Asset Value	6,338,303	<60% of Base:	False	20% ROE(2):	1,267,661	0.6499
FRVS Base Asset:	3,578,520	Interest Rate:	15.0000%	Insurance Cost(3):	77,472	2.0973
Occup Adj Factor	0.9000	Chase Rate:	6.5000%	Taxes Cost(3):	96,549	2.6137
ROE Factor	0.020210	Amortization Rate:	9.5000%	Home Office(3):	1,936	0.0524
		Interest Only:	False	Replacement(3&4):	34,681	0.0000
		Yearly Payment:	567,180	Total FRVS PD:		19.8014

(1) 80% Capital (\$5,070,642) amortized at 9.5000 % for 20 years Principal & Interest of \$567,180 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$14.3881

(2) 20% ROE (\$1,267,661) times the ROE factor (0.020210) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6499

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	01/01/1989	Current RS PBS:	29,821
Comparison Bed	120	Effective PBS Limitation	54,155
			3,578,520

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	47.5787	47.5787	2.1586	45.4201
Direct Care	89.5231	89.5231	4.0616	85.4615
Indirect Care	65.5412	65.5412	2.9736	62.5676
Property	12.9200	19.8014	0.8984	18.9030
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.3106
Supplemental Rate				8.1814
Totals	215.5630	222.4444	10.0922	239.8442

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid FRVS Property Reimbursement Rate
 Rate Semester 9/1/2016 through 8/31/2017 Based on Cost Report: 12/31/2015

0 229628-00 - 2016/09

239.84

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1989/07	4,272,092	0.00	0.5899	0.5899		120		3,578,520	3,578,520	1
1990/01		0.10	0.5899	0.5899		120		3,578,520	3,620,880	
1990/07		0.10	0.5899	0.5899		120	25.37	3,579,494	3,642,240	
1991/01		0.20	0.5899	0.5899		120	25.37	3,581,442	3,663,600	
1991/07		0.20	1.4932	1.4932		120	25.37	3,586,375	3,718,320	
1992/01		0.30	2.0117	2.0117		120	25.37	3,596,359	3,793,080	
1992/07		0.30	1.8152	1.8152		120	25.37	3,605,393	3,861,960	
1993/01		0.40	1.7710	1.7710		120	39.22	3,623,606	3,930,360	
1993/07		0.40	1.5329	1.5329		120	39.22	3,639,451	3,990,600	
1994/01		0.50	1.6983	1.6983		120	47.90	3,666,368	4,058,400	
1994/07		0.50	1.5991	1.5991		120	47.90	3,691,900	4,123,320	
1995/01		0.60	1.5812	1.5812		120	57.92	3,726,925	4,188,480	
1995/07		0.60	1.5250	1.5250		120	57.92	3,761,026	4,252,320	
1996/01		0.70	1.7228	1.7228		120	64.39	3,806,384	4,325,640	
1996/07		0.70	1.3294	1.3294		120	64.39	3,841,806	4,383,120	
1997/01		0.80	1.4109	1.4109		120	61.74	3,885,168	4,444,920	
1997/07		0.80	1.0917	1.0917		120	61.74	3,919,101	4,493,400	
1998/01		0.90	1.1663	1.1663		120	66.17	3,919,101	4,545,840	5
1998/07		0.90	1.0794	1.0794		120	66.17	3,998,714	4,594,920	
1999/01		1.00	1.4499	1.4499		120	65.91	4,056,691	4,661,520	
1999/07		1.00	1.2299	1.2299		120	65.91	4,106,584	4,718,880	
2000/01		1.00	1.3356	1.3356		120	72.40	4,161,432	4,781,880	
2000/07		1.00	1.1129	1.1129		120	72.40	4,207,745	4,835,040	
2001/01		1.00	1.2976	1.2976		120	73.05	4,262,345	4,897,800	
2001/07		1.00	0.9615	0.9615		120	67.62	4,303,327	4,944,840	
2002/01	595,058	1.00	1.0301	1.0301		120	67.62	4,942,714	4,995,720	
2002/07		1.00	0.8337	0.8337		120	67.62	4,983,921	5,037,360	
2003/01		1.00	1.3271	1.3271		120	67.62	5,050,063	5,104,200	
2003/07		1.00	1.1664	1.1664		120	67.62	5,108,967	5,163,720	
2004/01		1.00	1.1103	1.1103		120	66.32	5,165,692	5,221,080	



Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid FRVS Property Reimbursement Rate
 Rate Semester 9/1/2016 through 8/31/2017 Based on Cost Report: 12/31/2015

0 229628-00 - 2016/09

239.84

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2004/07		1.00	0.8378	0.8378		120	66.32	5,208,970	5,264,880	
2005/01		1.00	0.8595	0.8595		120	70.85	5,253,741	5,310,120	
2005/07		1.00	0.7364	0.7364		120	68.05	5,292,430	5,349,240	
2006/01		1.00	0.9068	0.9068		120	68.05	5,340,422	5,397,720	
2006/07		1.00	0.8133	0.8133		120	68.05	5,383,856	5,441,640	
2007/01		1.00	1.0133	1.0133		120	63.71	5,438,411	5,496,720	
2007/07		1.00	1.1050	1.1050		120	63.71	5,498,505	5,557,440	
2008/01		1.00	0.8556	0.8556		120	63.15	5,545,550	5,604,960	
2008/07		1.00	0.6104	0.6104		120	68.35	5,579,400	5,639,160	
2009/01		1.00	1.3268	1.3268		120	68.35	5,653,427	5,714,040	
2009/07		1.00	0.6841	0.6841		120	68.35	5,692,102	5,753,160	
2010/01		0.95	0.8643	0.8643		120	66.52	5,738,840	5,802,840	
2010/07		0.95	0.7107	0.7107		120	66.32	5,777,589	5,844,120	
2011/01		0.90	0.9198	0.9198		120	66.32	5,825,416	5,897,880	
2011/07		0.90	0.9028	0.9028		120	66.32	5,872,748	5,951,160	
2012/01		0.85	0.3865	0.3865		120	69.59	5,892,040	5,974,200	
2012/07	21,160	0.85	0.9417	0.9417		120	65.91	5,960,360	6,030,480	
2013/01		0.80	0.4901	0.4901		120	65.91	5,983,731	6,060,000	
2013/07		0.80	0.6196	0.6196		120	65.91	6,013,392	6,097,560	
2014/01		0.75	0.8564	0.8564		120	65.24	6,052,016	6,149,760	
2014/07		0.75	1.2383	1.2383		120	65.24	6,108,221	6,225,960	
2015/01	30,376	0.70	0.7571	0.7571		120	63.17	6,170,971	6,273,120	
2015/09	18,457	0.70	1.5736	1.5736		120	68.18	6,257,401	6,371,880	
2016/09		0.65	1.9890	1.9890		120	68.83	6,338,303	6,498,600	

Message Code:

- | |
|------------------------------------|
| 1 Per Bed Standard Limitation |
| 5 Uncorrected Licensure Deficiency |



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0229849-00 - 2016/09

255.24

Alexander "Sandy" Nininger State Veterans Nursing Home

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Government CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
8401 W CYPRESS DR	7/1/2014-6/30/2015	Number of Beds: 120	Superior: 0
PEMBROKE PINES, FL 33025	Days in CR 365	Maximum: 43,800	Standard: 366
County: Broward [6]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: South Area: 10	Last Used: 2016/09	Total Patient: 42,860	Total: 366
Control: Government	Unaudited	Medicare: 1,599	Inflation
Current Class South Large	Initial CR? False	Medicaid: 15,526	FY Index: 1.35966457
Class at 1/94: South Large	Medicaid Utilization	36.22492%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	97.85388%	Cost: 1.06169895
Open Date: 06/18/2001	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 06/18/2001	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24000000
Entered Medicaid 09/06/2001	Low Occupancy Adjustment Factor:	123.75288%	DC Sem Index: 1.30450000
Med # Active Date: 09/06/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05201613
Previous Med #			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	729,645	1,855,392	1,104,679	273,258		3,962,974	
1a	Audit Adjustments							
2	Cost Per Diem	46.9950	119.5023	71.1503	17.6000		255.2476	
3	Cost Per Diem Inflated	49.8945	125.7183	75.5402				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	49.8945	125.7183	75.5402	17.6000		268.7530	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	69.9460		70.8059				
7	Provider Target Rate	73.8370		74.7447				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500			
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181				
10	Target Rate Class Ceiling	62.2421		70.3550				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	49.8945	104.3884	70.3550	13.6500		238.2879	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	49.8945	104.3884	70.3550	13.6500		238.2879	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

Rate Semester 09/01/2016 through 08/31/2017

0 229849-00 - 2016/09

255.24

Alexander "Sandy" Nininger State Veterans Nursing Home

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 09/06/2001		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	2001/01	Type:	None	80% Capital(1):	4,532,401	7.3882
Indexed Asset Value	5,665,501	<60% of Base:	True	20% ROE(2):	1,133,100	0.5930
FRVS Base Asset:	0	Interest Rate:	6.5000%	Insurance Cost(3):	282	0.0066
Occup Adj Factor	0.9000	Chase Rate:	6.5000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.020630	Amortization Rate:	6.5000%	Home Office(3):	48,126	1.1229
		Interest Only:	True	Replacement(3&4):	90,685	0.0000
		Yearly Payment:	291,242	Total FRVS PD:		9.1107

(1) 80% Capital (\$4,532,401) amortized at 6.5000 % for 20 years Interest of \$291,242 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$7.3882

(2) 20% ROE (\$1,133,100) times the ROE factor (0.020630) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5930

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/2000	Current RS PBS:	40,292
Comparison Bed	120	Effective PBS Limitation	54,155
			4,835,040

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	49.8945	49.8945	2.2637	47.6308
Direct Care	104.3884	104.3884	4.7360	99.6524
Indirect Care	70.3550	70.3550	3.1920	67.1630
Property	13.6500	9.1107	0.4133	8.6974
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				23.9182
Supplemental Rate				8.1814
Totals	238.2879	233.7486	10.6050	255.2432

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid FRVS Property Reimbursement Rate
 Rate Semester 9/1/2016 through 8/31/2017 Based on Cost Report: 6/30/2015

0 229849-00 - 2016/09

255.24

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07	23,016,141	0.00	0.9615	0.9615		120	27.94	4,835,040	4,835,040	1
2002/01		0.10	1.0301	1.0301		120	27.94	4,837,570	4,995,720	
2002/07		0.10	0.8337	0.8337		120	27.94	4,839,620	5,037,360	
2003/01		0.20	1.3271	1.3271		120	27.94	4,839,620	5,104,200	5
2003/07		0.20	1.1664	1.1664		120	27.94	4,851,888	5,163,720	
2004/01	26,798	0.30	1.1103	1.1103		120	47.91	4,892,764	5,221,080	
2004/07		0.30	0.8378	0.8378		120	47.91	4,903,475	5,264,880	
2005/01		0.40	0.8595	0.8595		120	61.16	4,920,333	5,310,120	
2005/07		0.40	0.7364	0.7364		120	61.16	4,934,828	5,349,240	
2006/01		0.50	0.9068	0.9068		120	61.16	4,957,203	5,397,720	
2006/07		0.50	0.8133	0.8133		120	62.63	4,977,364	5,441,640	
2007/01		0.60	1.0133	1.0133		120	62.63	5,007,626	5,496,720	
2007/07		0.60	1.1050	1.1050		120	58.06	5,040,827	5,557,440	
2008/01		0.70	0.8556	0.8556		120	48.89	5,067,663	5,604,960	
2008/07		0.70	0.6104	0.6104		120	48.89	5,086,912	5,639,160	
2009/01		0.80	1.3268	1.3268		120	48.89	5,134,906	5,714,040	
2009/07		0.80	0.6841	0.6841		120	48.62	5,159,749	5,753,160	
2010/01		0.90	0.8643	0.8643		120	48.62	5,195,231	5,802,840	
2010/07		0.90	0.7107	0.7107		120	43.67	5,221,615	5,844,120	
2011/01		1.00	0.9198	0.9198		120	43.67	5,259,750	5,897,880	
2011/07		1.00	0.9028	0.9028		120	40.48	5,294,699	5,951,160	
2012/01		1.00	0.3865	0.3865		120	40.48	5,309,761	5,974,200	
2012/07	27,695	1.00	0.9417	0.9417		120	37.68	5,371,712	6,030,480	
2013/01		1.00	0.4901	0.4901		120	37.68	5,389,748	6,060,000	
2013/07		1.00	0.6196	0.6196		120	35.70	5,411,424	6,097,560	
2014/01		1.00	0.8564	0.8564		120	35.70	5,441,505	6,149,760	
2014/07		1.00	1.2383	1.2383		120	33.37	5,482,388	6,225,960	
2015/01	24,707	1.00	0.7571	0.7571		120	36.42	5,534,580	6,273,120	
2015/09		1.00	1.5736	1.5736		120	36.42	5,592,251	6,371,880	
2016/09		1.00	1.9890	1.9890		120	36.22	5,665,501	6,498,600	

Message Code:

1 Per Bed Standard Limitation



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0250988-00 - 2016/09

252.97

HIALEAH SHORES NURSING AND REHAB CENTER

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
8785 NW 32ND AVENUE	9/1/2014-2/28/2015	Number of Beds: 120	Superior: 0
MIAMI, FL 33147	Days in CR 181	Maximum: 21,720	Standard: 366
County: Dade [13]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: South Area: 11	Last Used: 2016/09	Total Patient: 17,933	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 5,019	Inflation
Current Class South Large	Initial CR? False	Medicaid: 11,509	FY Index: 1.35644350
Class at 1/94: South Large	Medicaid Utilization	64.17777%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	82.56446%	Cost: 1.06422011
Open Date: 03/20/1985	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 03/20/1985	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23833109
Entered Medicaid 03/20/1985	Low Occupancy Adjustment Factor:	104.41681%	DC Sem Index: 1.30450000
Med # Active Date: 02/25/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05343394
Previous Med # 210722			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	566,995	1,118,948	728,805	178,735		2,593,483
1a	Audit Adjustments						
2	Cost Per Diem	49.2654	97.2237	63.3248	15.5300		225.3439
3	Cost Per Diem Inflated	52.4292	102.4187	67.3915			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	52.4292	102.4187	67.3915	15.5300		237.7694
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	61.7202		73.3957			
7	Provider Target Rate	65.1536		77.4786			
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	58.7902	104.3884	73.0969	13.6500		
9	Prior Semester: Class Ceiling Target Base	59.9093		67.7181			
10	Target Rate Class Ceiling	62.2421		70.3550			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	52.4292	102.4187	67.3915	13.6500		235.8894
12/13	Medicaid Adjustment Rate		1.6336	1.0749			
14	Prospective Per Diem 11	52.4292	104.0523	68.4664	13.6500		238.5979
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



Florida Agency for Health Care Administration

Office of Medicaid Cost Reimbursement Planning and Finance

Computation of Nursing Home Medicaid Reimbursement Rate

Rate Semester 09/01/2016 through 08/31/2017

0 250988-00 - 2016/09

252.97

HIALEAH SHORES NURSING AND REHAB CENTER

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 02/01/1993		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,375,000.00		Total Amount	Per Diem
RS to Start Calcs:	1985/01	Type:	Fixed	80% Capital(1):	2,560,403	8.8553
Indexed Asset Value	3,200,504	<60% of Base:	False	20% ROE(2):	640,101	0.3350
FRVS Base Asset:	1,751,491	Interest Rate:	15.0000%	Insurance Cost(3):	27,034	1.5075
Occup Adj Factor	0.9000	Chase Rate:	9.5000%	Taxes Cost(3):	18,483	1.0307
ROE Factor	0.020630	Amortization Rate:	12.5000%	Home Office(3):	8,915	0.4971
		Interest Only:	False	Replacement(3&4):	11,110	0.0000
		Yearly Payment:	349,077	Total FRVS PD:		12.2256

(1) 80% Capital (\$2,560,403) amortized at 12.5000 % for 20 years Principal & Interest of \$349,077 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$8.8553

(2) 20% ROE (\$640,101) times the ROE factor (0.020630) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.3350

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	120	Effective PBS Limitation	54,155
			3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	52.4292	52.4292	2.3787	50.0505
Direct Care	104.0523	104.0523	4.7208	99.3315
Indirect Care	68.4664	68.4664	3.1063	65.3601
Property	13.6500	12.2256	0.5547	11.6709
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.3723
Supplemental Rate				8.1814
Totals	238.5979	237.1735	10.7605	252.9667

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1985/01	1,750,000	0.00	1.1471	1.1471		120	97.66	1,750,000	3,391,080	
1985/10		0.10	0.8522	0.8522		120	97.66	1,751,491	3,420,000	
1986/01		0.10	0.8299	0.8299		120	97.66	1,752,945	3,448,440	
1986/07		0.20	0.2974	0.2974		120	97.66	1,753,988	3,441,840	
1987/01		0.20	1.0091	1.0091		120	97.66	1,757,528	3,503,400	
1987/07		0.30	0.9007	0.9007		120	97.02	1,762,277	3,530,760	
1988/01		0.30	0.9007	0.9007		120	97.02	1,767,039	3,559,440	
1988/07		0.40	0.5899	0.5899		120	96.96	1,771,209	3,557,520	
1989/01		0.40	0.5899	0.5899		120	96.96	1,775,389	3,578,520	
1989/07		0.50	0.5899	0.5899		120	97.11	1,780,626	3,602,760	
1990/01		0.50	0.5899	0.5899		120	97.11	1,785,879	3,620,880	
1990/07		0.60	0.5899	0.5899		120	92.40	1,785,879	3,642,240	5
1991/01		0.60	0.5899	0.5899		120	92.40	1,792,199	3,663,600	5
1991/07		0.70	1.4932	1.4932		120	92.40	1,798,542	3,718,320	5
1992/01		0.70	2.0117	2.0117		120	98.67	1,817,340	3,793,080	5
1992/07		0.80	1.8152	1.8152		120	96.37	1,842,932	3,861,960	5
1993/01	900	0.80	1.7710	1.7710		120	99.89	1,897,085	3,930,360	
1993/07	18,190	0.90	1.5329	1.5329		120	99.89	1,915,275	3,990,600	5
1994/01	3,785	0.90	1.6983	1.6983		120	99.89	1,945,232	4,058,400	5
1994/07		1.00	1.5991	1.5991		120	99.89	1,974,907	4,123,320	5
1995/01		1.00	1.5812	1.5812		120	99.89	2,038,215	4,188,480	
1995/07		1.00	1.5250	1.5250		120	99.89	2,069,298	4,252,320	
1996/01		1.00	1.7228	1.7228		120	99.89	2,104,948	4,325,640	
1996/07		1.00	1.3294	1.3294		120	99.89	2,132,931	4,383,120	
1997/01		1.00	1.4109	1.4109		120	99.89	2,163,025	4,444,920	
1997/07		1.00	1.0917	1.0917		120	99.89	2,186,639	4,493,400	
1998/01		1.00	1.1663	1.1663		120	99.89	2,212,142	4,545,840	
1998/07		1.00	1.0794	1.0794		120	93.35	2,236,020	4,594,920	
1999/01		1.00	1.4499	1.4499		120	93.35	2,236,020	4,661,520	5
1999/07		1.00	1.2299	1.2299		120	93.35	2,268,440	4,718,880	5



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2000/01		1.00	1.3356	1.3356		120	77.21	2,296,340	4,781,880	5
2000/07		1.00	1.1129	1.1129		120	77.21	2,352,907	4,835,040	
2001/01		1.00	1.2976	1.2976		120	77.21	2,383,438	4,897,800	
2001/07		1.00	0.9615	0.9615		120	77.21	2,406,355	4,944,840	
2002/01		1.00	1.0301	1.0301		120	80.12	2,431,143	4,995,720	
2002/07		1.00	0.8337	0.8337		120	80.12	2,451,411	5,037,360	
2003/01		1.00	1.3271	1.3271		120	87.65	2,483,944	5,104,200	
2003/07		1.00	1.1664	1.1664		120	87.65	2,512,917	5,163,720	
2004/01		1.00	1.1103	1.1103		120	87.65	2,540,818	5,221,080	
2004/07		1.00	0.8378	0.8378		120	87.09	2,562,105	5,264,880	
2005/01		1.00	0.8595	0.8595		120	81.44	2,584,126	5,310,120	
2005/07		0.95	0.7364	0.7364		120	81.44	2,602,205	5,349,240	
2006/01		0.95	0.9068	0.9068		120	81.11	2,624,623	5,397,720	
2006/07		0.90	0.8133	0.8133		120	81.11	2,643,835	5,441,640	
2007/01		0.90	1.0133	1.0133		120	81.51	2,667,947	5,496,720	
2007/07		0.85	1.1050	1.1050		120	81.51	2,693,007	5,557,440	
2008/01		0.85	0.8556	0.8556		120	81.51	2,712,593	5,604,960	
2008/07		0.80	0.6104	0.6104		120	78.35	2,725,839	5,639,160	
2009/01	33,984	0.80	1.3268	1.3268		120	70.46	2,788,755	5,714,040	
2009/07		0.75	0.6841	0.6841		120	70.46	2,803,064	5,753,160	
2010/01	113,706	0.75	0.8643	0.8643		120	72.50	2,934,939	5,802,840	
2010/07		0.70	0.7107	0.7107		120	72.50	2,949,540	5,844,120	
2011/01		0.70	0.9198	0.9198		120	72.50	2,968,532	5,897,880	
2011/07		0.65	0.9028	0.9028		120	62.86	2,985,951	5,951,160	
2012/01	76,629	0.65	0.3865	0.3865		120	64.49	3,070,081	5,974,200	
2012/07		0.60	0.9417	0.9417		120	64.49	3,087,427	6,030,480	
2013/01		0.60	0.4901	0.4901		120	64.49	3,096,507	6,060,000	
2013/07		0.55	0.6196	0.6196		120	67.90	3,107,060	6,097,560	
2014/01		0.55	0.8564	0.8564		120	67.90	3,121,694	6,149,760	
2014/07		0.50	1.2383	1.2383		120	65.17	3,141,024	6,225,960	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2015/01		0.50	0.7571	0.7571		120	66.55	3,152,916	6,273,120	
2015/09		0.45	1.5736	1.5736		120	66.55	3,175,242	6,371,880	
2016/09		0.40	1.9890	1.9890		120	64.18	3,200,504	6,498,600	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

Report Calculated: 6/30/2016 8:16:40 AM

Report Printed: 6/30/2016

ID: 250988022820150901201404272015084306



Florida Agency for Health Care Administration
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199.52

Brandywyne Health Care Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1801 N LAKE MARIAM DR	8/1/2014-7/31/2015	Number of Beds: 120	Superior: 0
WINTER HAVEN, FL 33884	Days in CR 365	Maximum: 43,800	Standard: 366
County: Polk [53]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 40,469	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 2,984	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 33,022	FY Index: 1.36305434
Class at 1/94: South Large	Medicaid Utilization	81.59826%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	92.39498%	Cost: 1.05905862
Open Date: 04/01/1983	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 04/01/1983	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24199678
Entered Medicaid 04/01/1983	Low Occupancy Adjustment Factor:	116.84918%	DC Sem Index: 1.30450000
Med # Active Date: 08/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05032478
Previous Med # 219509			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,233,623	2,439,860	1,379,460	593,405		5,646,348
1a	Audit Adjustments						
2	Cost Per Diem	37.3576	73.8859	41.7740	17.9700		170.9875
3	Cost Per Diem Inflated	39.5639	77.6042	44.2411			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	39.5639	77.6042	44.2411	17.9700		179.3792
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	55.3139		59.0692			
7	Provider Target Rate	58.3909		62.3551			
7a	Interim Adjustment						
7b	Interim Adjusted Target Rate						
8	Cost Based Class Ceilings	56.8063	102.9392	71.0026	13.6500		
9	Prior Semester: Class Ceiling Target Base	56.8796		65.6292			
10	Target Rate Class Ceiling	59.0945		68.1848			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	39.5639	77.6042	44.2411	13.6500		175.0592
12/13	Medicaid Adjustment Rate		2.7587	1.5727			
14	Prospective Per Diem 11	39.5639	80.3629	45.8138	13.6500		179.3906
15	Inflated Usual & Customary Charge						0.00

Usual and Customary Limitations not applied after 7/1/2002.



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Brandywyne Health Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	11/01/1999	Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1983/04	Type:	None	80% Capital(1):	2,988,967	7.9059
Indexed Asset Value	3,736,209	<60% of Base:	True	20% ROE(2):	747,242	0.3911
FRVS Base Asset:	2,117,770	Interest Rate:	10.5000%	Insurance Cost(3):	53,665	1.3261
Occup Adj Factor	0.9000	Chase Rate:	10.5000%	Taxes Cost(3):	25,511	0.6304
ROE Factor	0.020630	Amortization Rate:	10.5000%	Home Office(3):	0	0.0000
		Interest Only:	True	Replacement(3&4):	121,506	0.0000
		Yearly Payment:	311,649	Total FRVS PD:		10.2535

(1) 80% Capital (\$2,988,967) amortized at 10.5000 % for 20 years Interest of \$311,649 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$7.9059

(2) 20% ROE (\$747,242) times the ROE factor (0.020630) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.3911

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	120	Effective PBS Limitation	54,155
			3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	39.5639	39.5639	1.7950	37.7689
Direct Care	80.3629	80.3629	3.6460	76.7169
Indirect Care	45.8138	45.8138	2.0785	43.7353
Property	13.6500	10.2535	0.4652	9.7883
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				23.3318
Supplemental Rate				8.1814
Totals	179.3906	175.9941	7.9847	199.5226

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1983/04	2,067,081	0.00	2.6288	2.6288		120	24.06	2,067,081	3,123,840	
1983/07		0.10	3.9578	3.0000	0.9578	120	24.06	2,067,081	3,247,440	
1984/01	34,196	0.10	2.2530	2.2530		120	39.48	2,104,620	3,289,560	
1984/07		0.20	1.9179	1.9179		120	39.48	2,110,415	3,352,680	
1985/01		0.20	1.1471	1.1471		120	39.48	2,113,890	3,391,080	
1985/10		0.30	0.8522	0.8522		120	39.48	2,117,770	3,420,000	
1986/01		0.30	0.8299	0.8299		120	39.48	2,121,555	3,448,440	
1986/07		0.40	0.2974	0.2974		120	39.48	2,123,367	3,441,840	
1987/01		0.40	1.0091	1.0091		120	43.00	2,130,067	3,503,400	
1987/07		0.50	0.9007	0.9007		120	53.59	2,139,415	3,530,760	
1988/01		0.50	0.9007	0.9007		120	62.61	2,149,051	3,559,440	
1988/07		0.60	0.5899	0.5899		120	62.61	2,156,656	3,557,520	
1989/01		0.60	0.5899	0.5899		120	67.71	2,164,288	3,578,520	
1989/07	20,692	0.70	0.5899	0.5899		120	62.32	2,193,916	3,602,760	
1990/01		0.70	0.5899	0.5899		120	62.32	2,202,975	3,620,880	
1990/07		0.80	0.5899	0.5899		120	62.32	2,213,371	3,642,240	
1991/01		0.80	0.5899	0.5899		120	62.32	2,223,816	3,663,600	
1991/07		0.90	1.4932	1.4932		120	62.32	2,253,702	3,718,320	
1992/01		0.90	2.0117	2.0117		120	62.32	2,294,505	3,793,080	
1992/07		1.00	1.8152	1.8152		120	66.25	2,336,155	3,861,960	
1993/01		1.00	1.7710	1.7710		120	66.25	2,377,528	3,930,360	
1993/07		1.00	1.5329	1.5329		120	71.83	2,413,973	3,990,600	
1994/01		1.00	1.6983	1.6983		120	71.83	2,454,970	4,058,400	
1994/07		1.00	1.5991	1.5991		120	78.93	2,454,970	4,123,320	5
1995/01		1.00	1.5812	1.5812		120	78.93	2,533,666	4,188,480	
1995/07		1.00	1.5250	1.5250		120	75.58	2,572,304	4,252,320	
1996/01		1.00	1.7228	1.7228		120	75.58	2,616,620	4,325,640	
1996/07	20,171	1.00	1.3294	1.3294		120	81.20	2,671,576	4,383,120	
1997/01		1.00	1.4109	1.4109		120	81.20	2,709,269	4,444,920	
1997/07		1.00	1.0917	1.0917		120	81.54	2,738,846	4,493,400	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/01		1.00	1.1663	1.1663		120	81.54	2,770,789	4,545,840	
1998/07		1.00	1.0794	1.0794		120	76.11	2,800,697	4,594,920	
1999/01		1.00	1.4499	1.4499		120	76.11	2,841,304	4,661,520	
1999/07	29,037	1.00	1.2299	1.2299		120	82.57	2,905,286	4,718,880	
2000/01		1.00	1.3356	1.3356		120	82.57	2,944,089	4,781,880	
2000/07	24,781	1.00	1.1129	1.1129		120	77.17	3,001,635	4,835,040	
2001/01		1.00	1.2976	1.2976		120	77.17	3,040,584	4,897,800	
2001/07		1.00	0.9615	0.9615		120	77.17	3,069,819	4,944,840	
2002/01		1.00	1.0301	1.0301		120	77.17	3,101,441	4,995,720	
2002/07		1.00	0.8337	0.8337		120	77.17	3,127,298	5,037,360	
2003/01		1.00	1.3271	1.3271		120	78.61	3,168,800	5,104,200	
2003/07		0.95	1.1664	1.1664		120	78.61	3,203,913	5,163,720	
2004/01		0.95	1.1103	1.1103		120	82.02	3,237,708	5,221,080	
2004/07		0.90	0.8378	0.8378		120	82.02	3,262,120	5,264,880	
2005/01		0.90	0.8595	0.8595		120	82.02	3,287,356	5,310,120	
2005/07		0.85	0.7364	0.7364		120	82.65	3,307,932	5,349,240	
2006/01		0.85	0.9068	0.9068		120	82.65	3,333,430	5,397,720	
2006/07		0.80	0.8133	0.8133		120	81.62	3,355,117	5,441,640	
2007/01		0.80	1.0133	1.0133		120	81.62	3,382,314	5,496,720	
2007/07		0.75	1.1050	1.1050		120	83.09	3,410,347	5,557,440	
2008/01		0.75	0.8556	0.8556		120	83.09	3,432,231	5,604,960	
2008/07		0.70	0.6104	0.6104		120	83.51	3,446,897	5,639,160	
2009/01		0.70	1.3268	1.3268		120	83.51	3,478,912	5,714,040	
2009/07		0.65	0.6841	0.6841		120	84.34	3,494,383	5,753,160	
2010/01		0.65	0.8643	0.8643		120	87.39	3,514,014	5,802,840	
2010/07		0.60	0.7107	0.7107		120	87.39	3,528,998	5,844,120	
2011/01		0.60	0.9198	0.9198		120	87.39	3,548,475	5,897,880	
2011/07		0.55	0.9028	0.9028		120	83.45	3,566,093	5,951,160	
2012/01		0.55	0.3865	0.3865		120	83.45	3,573,675	5,974,200	
2012/07	40,781	0.50	0.9417	0.9417		120	79.98	3,614,456	6,030,480	5



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199.52

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/01		0.50	0.4901	0.4901		120	79.98	3,640,184	6,060,000	
2013/07		0.45	0.6196	0.6196		120	81.03	3,650,333	6,097,560	
2014/01		0.45	0.8564	0.8564		120	87.31	3,664,401	6,149,760	
2014/07		0.40	1.2383	1.2383		120	87.31	3,682,551	6,225,960	
2015/01		0.40	0.7571	0.7571		120	87.31	3,693,702	6,273,120	
2015/09		0.35	1.5736	1.5736		120	79.96	3,714,047	6,371,880	
2016/09		0.30	1.9890	1.9890		120	81.60	3,736,209	6,498,600	

Message Code:

5 Uncorrected Licensure Deficiency

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197.78

Concordia Manor

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
321 13TH AVE N	7/1/2014-12/31/2014	Number of Beds: 39	Superior: 0
SAINT PETERSBURG, FL 33701	Days in CR 184	Maximum: 7,176	Standard: 366
County: Pinellas [52]	First Used : 2016/09	Max Annualized: 14,235	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 6,586	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 1,023	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 5,532	FY Index: 1.35002422
Class at 1/94: North Small	Medicaid Utilization	83.99636%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	91.77815%	Cost: 1.06928041
Open Date: 06/01/1985	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 06/01/1985	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23500000
Entered Medicaid 06/01/1985	Low Occupancy Adjustment Factor:	116.06909%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05627530
Previous Med # 220833			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	276,634	409,523	265,711	126,517		1,078,385	
1a	Audit Adjustments							
2	Cost Per Diem	50.0061	74.0280	48.0316	22.8700		194.9357	
3	Cost Per Diem Inflated	53.4705	78.1939	51.3592				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	53.4705	78.1939	51.3592	22.8700		205.8936	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	72.5121		68.7230				
7	Provider Target Rate	76.5458		72.5459				
7a	Interim Adjustment							
7b	Interim Adjusted Target Rate							
8	Cost Based Class Ceilings	66.8502	108.0204	86.7059	13.6500			
9	Prior Semester: Class Ceiling Target Base	64.9876		76.7674				
10	Target Rate Class Ceiling	67.5182		79.7567				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	53.4705	78.1939	51.3592	13.6500		196.6736	
12/13	Medicaid Adjustment Rate		2.9906	1.9643				
14	Prospective Per Diem 11	53.4705	81.1845	53.3235	13.6500		201.6285	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Concordia Manor

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 01/01/2001		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1985/01	Type:	None	80% Capital(1):	588,948	5.7153
Indexed Asset Value	736,185	<60% of Base:	True	20% ROE(2):	147,237	0.2538
FRVS Base Asset:	288,882	Interest Rate:	12.5000%	Insurance Cost(3):	25,217	3.8289
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	5,511	0.8368
ROE Factor	0.022080	Amortization Rate:	12.5000%	Home Office(3):	0	0.0000
		Interest Only:	True	Replacement(3&4):	0	0.0000
		Yearly Payment:	73,222	Total FRVS PD:		10.6348

(1) 80% Capital (\$588,948) amortized at 12.5000 % for 20 years Interest of \$73,222 divided by annual available days (14235) divided by Occup. Adj. (0.90) = \$5.7153

(2) 20% ROE (\$147,237) times the ROE factor (0.022080) divided by annual available days (14235) divided by Occup. Adj. (0.90) = \$0.2538

(3) Pass-throughs: Cost divided by Total Patient Days

(4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	
Comparison Date:	07/01/1985	Current RS PBS:	28,500
Comparison Bed	39	Effective PBS Limitation	54,155
			1,111,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	53.4705	53.4705	2.4259	51.0446
Direct Care	81.1845	81.1845	3.6833	77.5012
Indirect Care	53.3235	53.3235	2.4193	50.9042
Property	13.6500	10.6348	0.4825	10.1523
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	201.6285	198.6133	9.0110	197.7837

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1985/01	288,636	0.00	1.1471	1.1471		39	59.63	288,636	1,102,101	
1985/10		0.10	0.8522	0.8522		39	59.63	288,882	1,111,500	
1986/01		0.10	0.8299	0.8299		39	59.63	289,122	1,120,743	
1986/07		0.20	0.2974	0.2974		39	59.63	289,294	1,118,598	
1987/01		0.20	1.0091	1.0091		39	59.63	289,878	1,138,605	
1987/07		0.30	0.9007	0.9007		39	64.74	290,661	1,147,497	
1988/01		0.30	0.9007	0.9007		39	64.74	291,446	1,156,818	
1988/07		0.40	0.5899	0.5899		39	58.14	292,134	1,156,194	
1989/01		0.40	0.5899	0.5899		39	58.14	292,823	1,163,019	
1989/07		0.50	0.5899	0.5899		39	62.64	293,687	1,170,897	
1990/01		0.50	0.5899	0.5899		39	62.64	294,553	1,176,786	
1990/07		0.60	0.5899	0.5899		39	61.58	295,595	1,183,728	
1991/01		0.60	0.5899	0.5899		39	61.58	296,641	1,190,670	
1991/07		0.70	1.4932	1.4932		39	61.12	299,741	1,208,454	
1992/01		0.70	2.0117	2.0117		39	61.12	303,962	1,232,751	
1992/07		0.80	1.8152	1.8152		39	55.39	308,376	1,255,137	
1993/01		0.80	1.7710	1.7710		39	55.39	312,745	1,277,367	
1993/07		0.90	1.5329	1.5329		39	64.39	317,060	1,296,945	
1994/01		0.90	1.6983	1.6983		39	64.39	321,906	1,318,980	
1994/07	15,920	1.00	1.5991	1.5991		39	65.65	342,974	1,340,079	
1995/01		1.00	1.5812	1.5812		39	65.65	348,397	1,361,256	
1995/07	30,848	1.00	1.5250	1.5250		39	68.67	384,558	1,382,004	
1996/01		1.00	1.7228	1.7228		39	68.67	391,183	1,405,833	
1996/07	13,027	1.00	1.3294	1.3294		39	71.52	409,410	1,424,514	
1997/01		1.00	1.4109	1.4109		39	71.52	415,186	1,444,599	
1997/07		1.00	1.0917	1.0917		39	72.82	419,719	1,460,355	
1998/01		1.00	1.1663	1.1663		39	72.82	424,614	1,477,398	
1998/07	12,837	1.00	1.0794	1.0794		39	59.73	442,034	1,493,349	
1999/01		1.00	1.4499	1.4499		39	59.73	448,443	1,514,994	
1999/07	10,419	1.00	1.2299	1.2299		39	59.21	464,377	1,533,636	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2000/01		1.00	1.3356	1.3356		39	59.21	470,579	1,554,111	
2000/07		1.00	1.1129	1.1129		39	63.91	475,816	1,571,388	
2001/01		1.00	1.2976	1.2976		39	71.59	481,990	1,591,785	
2001/07		1.00	0.9615	0.9615		39	71.59	486,624	1,607,073	
2002/01		1.00	1.0301	1.0301		39	71.59	491,637	1,623,609	
2002/07		1.00	0.8337	0.8337		39	71.59	495,736	1,637,142	
2003/01		1.00	1.3271	1.3271		39	71.59	502,315	1,658,865	
2003/07		1.00	1.1664	1.1664		39	72.43	508,174	1,678,209	
2004/01		1.00	1.1103	1.1103		39	72.43	513,816	1,696,851	
2004/07		1.00	0.8378	0.8378		39	69.45	518,121	1,711,086	
2005/01		1.00	0.8595	0.8595		39	69.45	522,574	1,725,789	
2005/07		0.95	0.7364	0.7364		39	69.45	526,230	1,738,503	
2006/01		0.95	0.9068	0.9068		39	72.68	530,763	1,754,259	
2006/07		0.90	0.8133	0.8133		39	72.68	534,648	1,768,533	
2007/01		0.90	1.0133	1.0133		39	78.87	539,524	1,786,434	
2007/07		0.85	1.1050	1.1050		39	78.87	544,592	1,806,168	
2008/01		0.85	0.8556	0.8556		39	78.87	548,553	1,821,612	
2008/07		0.80	0.6104	0.6104		39	77.59	551,232	1,832,727	
2009/01		0.80	1.3268	1.3268		39	77.59	557,083	1,857,063	
2009/07	31,340	0.75	0.6841	0.6841		39	79.19	591,281	1,869,777	
2010/01		0.75	0.8643	0.8643		39	79.19	595,114	1,885,923	
2010/07		0.70	0.7107	0.7107		39	86.85	598,075	1,899,339	
2011/01	10,122	0.70	0.9198	0.9198		39	83.01	612,048	1,916,811	
2011/07		0.65	0.9028	0.9028		39	83.01	615,639	1,934,127	
2012/01		0.65	0.3865	0.3865		39	83.01	617,185	1,941,615	
2012/07		0.60	0.9417	0.9417		39	82.91	620,672	1,959,906	
2013/01	65,222	0.60	0.4901	0.4901		39	81.70	687,719	1,969,500	
2013/07		0.55	0.6196	0.6196		39	81.70	690,063	1,981,707	
2014/01	24,745	0.55	0.8564	0.8564		39	86.07	718,058	1,998,672	
2014/07		0.50	1.2383	1.2383		39	86.07	722,504	2,023,437	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2015/01		0.50	0.7571	0.7571		39	86.07	725,239	2,038,764	
2015/09		0.45	1.5736	1.5736		39	86.39	730,374	2,070,861	
2016/09		0.40	1.9890	1.9890		39	84.00	736,185	2,112,045	

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