



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

0251721-00 - 2016/09

198.94

Oakhurst 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
1501 SE 24TH RD	8/1/2014-1/31/2015	Number of Beds: 180	Superior: 0
OCALA, FL 34471-6005	Days in CR 184	Maximum: 33,120	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: 30,260	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 7,430	Inflation
Current Class North Large	Initial CR? False	Medicaid: 19,485	FY Index: 1.35323005
Class at 1/94: North Large	Medicaid Utilization	64.39194%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	91.36473%	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:	115.54625%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05485367
Previous Med # 201707			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	663,352	1,515,933	849,897	224,272	39,405	3,292,859	
1a	Audit Adjustments							
2	Cost Per Diem	34.0442	77.8000	43.6180	11.5100	2.0223	168.9945	
3	Cost Per Diem Inflated	36.3166	82.0676	46.5294				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	36.3166	82.0676	46.5294	11.5100	2.0223	178.4459	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	47.0363		61.6894				
7	Provider Target Rate	49.6528		65.1211				
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	36.3166	82.0676	46.5294	11.5100	2.0223	178.4459	
12/13	Medicaid Adjustment Rate		1.3288	0.7534				
14	Prospective Per Diem 11	36.3166	83.3964	47.2828	11.5100	2.0223	180.5281	
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 Payback FRV

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	6,600,000.00		Total Amount	Per Diem
RS to Start Calcs:	1984/01	Type:	Variable	80% Capital(1):	6,209,550	12.1610
Indexed Asset Value	7,761,938	<60% of Base:	False	20% ROE(2):	1,552,388	0.5744
FRVS Base Asset:	2,363,839	Interest Rate:	10.0000%	Insurance Cost(3):	2,423	0.0801
Occup Adj Factor	0.9000	Chase Rate:	8.4167%	Taxes Cost(3):	46,363	1.5322
ROE Factor	0.021880	Amortization Rate:	10.0000%	Home Office(3):	42,317	1.3984
		Interest Only:	False	Replacement(3&4):	21,643	0.0000
		Yearly Payment:	719,082	Total FRVS PD:		15.7461

(1) 80% Capital (\$6,209,550) amortized at 10.0000 % for 20 years Principal & Interest of \$719,082 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$12.1610

(2) 20% ROE (\$1,552,388) times the ROE factor (0.021880) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.5744

(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	36.3166	36.3166	1.6477	34.6689
Direct Care	83.3964	83.3964	3.7837	79.6127
Indirect Care	47.2828	47.2828	2.1452	45.1376
Property	11.5100	15.7461	0.5222	10.9878
ROE	2.0223		0.0918	1.9305
ROE Adjustment				
Quality Assess-Medicaid Share				18.4255
Supplemental Rate				8.1814
Totals	180.5281	182.7419	8.1906	198.9444

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	2,353,149	0.00	1.2952	1.2952		120	52.31	2,353,149	3,289,560	
1984/07		0.10	1.9179	1.9179		120	52.31	2,357,442	3,352,680	
1985/01		0.10	1.1471	1.1471		120	52.31	2,360,014	3,391,080	
1985/10		0.20	0.8522	0.8522		120	52.31	2,363,839	3,420,000	
1986/01		0.20	0.8299	0.8299		120	52.31	2,367,571	3,448,440	
1986/07		0.30	0.2974	0.2974		120	52.31	2,369,580	3,441,840	
1987/01		0.30	1.0091	1.0091		120	52.31	2,376,402	3,503,400	
1987/07		0.40	0.9007	0.9007		120	58.66	2,384,964	3,530,760	
1988/01		0.40	0.9007	0.9007		120	58.66	2,393,557	3,559,440	
1988/07		0.50	0.5899	0.5899		120	62.36	2,400,618	3,557,520	
1989/01		0.50	0.5899	0.5899		120	62.36	2,407,700	3,578,520	
1989/07		0.60	0.5899	0.5899		120	50.68	2,415,552	3,602,760	
1990/01		0.60	0.5899	0.5899		120	50.68	2,423,429	3,620,880	
1990/07		0.70	0.5899	0.5899		120	50.68	2,432,649	3,642,240	
1991/01		0.70	0.5899	0.5899		120	50.68	2,441,904	3,663,600	
1991/07		0.80	1.4932	1.4932		120	50.68	2,468,784	3,718,320	
1992/01		0.80	2.0117	2.0117		120	50.68	2,505,396	3,793,080	
1992/07		0.90	1.8152	1.8152		120	50.68	2,543,112	3,861,960	
1993/01		0.90	1.7710	1.7710		120	50.68	2,580,463	3,930,360	
1993/07	43,412	1.00	1.5329	1.5329		120	49.97	2,659,813	3,990,600	
1994/01		1.00	1.6983	1.6983		120	49.97	2,700,853	4,058,400	
1994/07		1.00	1.5991	1.5991		120	48.93	2,739,276	4,123,320	
1995/01		1.00	1.5812	1.5812		120	48.93	2,777,809	4,188,480	
1995/07		1.00	1.5250	1.5250		120	44.12	2,811,791	4,252,320	
1996/01		1.00	1.7228	1.7228		120	44.12	2,850,650	4,325,640	
1996/07	107,360	1.00	1.3294	1.3294		120	38.22	2,984,345	4,383,120	
1997/01		1.00	1.4109	1.4109		120	38.22	3,013,605	4,444,920	
1997/07	36,453	1.00	1.0917	1.0917		120	37.46	3,072,466	4,493,400	
1998/01		1.00	1.1663	1.1663		120	37.46	3,096,872	4,545,840	
1998/07		1.00	1.0794	1.0794		120	36.74	3,119,202	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	36.74	3,149,413	4,661,520	
1999/07	2,272,920	1.00	1.2299	1.2299		180	39.04	5,449,828	7,078,320	
2000/01		1.00	1.3356	1.3356		180	39.04	5,501,494	7,172,820	
2000/07	103,059	1.00	1.1129	1.1129		180	45.79	5,655,527	7,252,560	
2001/01		1.00	1.2976	1.2976		180	45.79	5,716,624	7,346,700	
2001/07	79,522	1.00	0.9615	0.9615		180	46.73	5,842,847	7,417,260	
2002/01		1.00	1.0301	1.0301		180	49.81	5,897,355	7,493,580	
2002/07		1.00	0.8337	0.8337		180	49.81	5,941,882	7,556,040	
2003/01	28,440	1.00	1.3271	1.3271		180	48.09	6,039,270	7,656,300	
2003/07		1.00	1.1664	1.1664		180	48.09	6,100,862	7,745,580	
2004/01		1.00	1.1103	1.1103		180	47.15	6,158,932	7,831,620	
2004/07		0.95	0.8378	0.8378		180	47.15	6,200,955	7,897,320	
2005/01	32,454	0.95	0.8595	0.8595		180	44.23	6,274,125	7,965,180	
2005/07		0.90	0.7364	0.7364		180	44.23	6,307,567	8,023,860	
2006/01	62,203	0.90	0.9068	0.9068		180	45.58	6,412,430	8,096,580	
2006/07		0.85	0.8133	0.8133		180	45.58	6,449,167	8,162,460	
2007/01	382,109	0.85	1.0133	1.0133		180	42.51	6,874,209	8,245,080	
2007/07		0.80	1.1050	1.1050		180	42.51	6,921,177	8,336,160	
2008/01		0.80	0.8556	0.8556		180	42.51	6,957,794	8,407,440	
2008/07	70,162	0.75	0.6104	0.6104		180	36.35	7,027,956	8,458,740	5
2009/01		0.75	1.3268	1.3268		180	36.35	7,095,367	8,571,060	
2009/07	42,378	0.70	0.6841	0.6841		180	32.94	7,158,096	8,629,740	
2010/01		0.70	0.8643	0.8643		180	32.94	7,184,033	8,704,260	
2010/07	116,436	0.65	0.7107	0.7107		180	35.71	7,322,019	8,766,180	
2011/01	38,144	0.65	0.9198	0.9198		180	40.16	7,392,129	8,846,820	
2011/07		0.60	0.9028	0.9028		180	40.16	7,421,368	8,926,740	
2012/01		0.60	0.3865	0.3865		180	40.16	7,433,935	8,961,300	
2012/07	52,849	0.55	0.9417	0.9417		180	46.42	7,519,278	9,045,720	
2013/01		0.55	0.4901	0.4901		180	46.42	7,536,388	9,090,000	
2013/07		0.50	0.6196	0.6196		180	54.65	7,559,587	9,146,340	



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2014/01		0.50	0.8564	0.8564		180	54.65	7,591,751	9,224,640	
2014/07		0.45	1.2383	1.2383		180	61.51	7,634,052	9,338,940	
2015/01		0.45	0.7571	0.7571		180	61.51	7,660,061	9,409,680	
2015/09		0.40	1.5736	1.5736		180	62.05	7,708,273	9,557,820	
2016/09		0.35	1.9890	1.9890		180	64.39	7,761,938	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: 251721013120150801201407142015150939



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249.98

Avante At Melbourne 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
1420 SOUTH OAK STREET	1/1/2015-12/31/2015	Number of Beds: 110	Superior: 0
MELBOURNE, FL 32901	Days in CR 365	Maximum: 40,150	Standard: 366
County: Brevard [5]	First Used : 2016/09	Max Annualized: 40,150	Conditional: 0
Region: Central Area: 7	Last Used: 2016/09	Total Patient: 31,854	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 3,441	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 22,062	FY Index: 1.37939113
Class at 1/94: North Large	Medicaid Utilization	69.25975%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	79.33748%	Cost: 1.04651568
Open Date: 09/01/1968	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 10/01/2000	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 10/01/1980	Low Occupancy Adjustment Factor:	100.33574%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 206024			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,089,663	2,082,473	1,593,463	127,298		4,892,897	
1a	Audit Adjustments							
2	Cost Per Diem	49.3909	94.3919	72.2266	5.7700		221.7794	
3	Cost Per Diem Inflated	51.6884	98.2323	75.5863				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	51.6884	98.2323	75.5863	5.7700		231.2770	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	58.6296		71.8337				
7	Provider Target Rate	61.8911		75.8297				
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	51.6884	98.2323	68.1848	5.7700		223.8755	
12/13	Medicaid Adjustment Rate		2.1284	1.4774				
14	Prospective Per Diem 11	51.6884	100.3607	69.6622	5.7700		227.4813	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Avante At Melbourne Inc

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	04/01/1992	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	2000/07	Type:	None	80% Capital(1):	2,661,716	9.1580
Indexed Asset Value	3,327,145	<60% of Base:	True	20% ROE(2):	665,429	0.3722
FRVS Base Asset:	2,937,694	Interest Rate:	12.5000%	Insurance Cost(3):	27,101	0.8508
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	40,961	1.2859
ROE Factor	0.020210	Amortization Rate:	12.5000%	Home Office(3):	33,633	1.0558
		Interest Only:	True	Replacement(3&4):	10,989	0.0000
		Yearly Payment:	330,924	Total FRVS PD:		12.7227

(1) 80% Capital (\$2,661,716) amortized at 12.5000 % for 20 years Interest of \$330,924 divided by annual available days (40150) divided by Occup. Adj. (0.90) = \$9.1580

(2) 20% ROE (\$665,429) times the ROE factor (0.020210) divided by annual available days (40150) divided by Occup. Adj. (0.90) = \$0.3722

(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	51.6884	51.6884	2.3451	49.3433
Direct Care	100.3607	100.3607	4.5533	95.8074
Indirect Care	69.6622	69.6622	3.1605	66.5017
Property	5.7700	12.7227	0.5772	12.1455
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.0010
Supplemental Rate				8.1814
Totals	227.4813	234.4340	10.6361	249.9803

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	875,387	0.00				110	100.00	875,387	1,128,710	
1972/01		0.10	3.9787	3.0000	0.9787	110	100.00	878,013	1,173,590	
1972/07		0.10	5.9113	3.0000	2.9113	110	100.00	880,647	1,231,450	
1973/01		0.20	8.0622	3.0000	5.0622	110	100.00	885,931	1,294,920	
1973/07		0.20	10.7186	3.0000	7.7186	110	100.00	891,247	1,368,180	
1974/01		0.30	12.9457	3.0000	9.9457	110	100.00	899,268	1,439,680	
1974/07		0.30	13.0494	3.0000	10.0494	110	100.00	907,361	1,484,340	
1975/01		0.40	13.1399	3.0000	10.1399	110	100.00	918,249	1,530,210	
1975/07		0.40	14.2033	3.0000	11.2033	110	100.00	929,268	1,592,470	
1976/01		0.50	15.2478	3.0000	12.2478	110	100.00	943,207	1,656,820	
1976/07		0.50	15.7330	3.0000	12.7330	110	100.00	957,355	1,714,570	
1977/01		0.60	16.4836	3.0000	13.4836	110	100.00	974,587	1,778,920	
1977/07		0.60	18.5412	3.0000	15.5412	110	100.00	992,130	1,868,790	
1978/01		0.70	20.2809	3.0000	17.2809	110	100.00	1,012,965	1,957,450	
1978/07		0.70	22.8203	3.0000	19.8203	110	100.00	1,034,237	2,065,800	
1979/01		0.80	24.9476	3.0000	21.9476	110	100.00	1,059,059	2,171,730	
1979/07		0.80	26.1458	3.0000	23.1458	110	100.00	1,084,476	2,262,920	
1980/01	50,529	0.90	29.3115	3.0000	26.3115	110	40.84	1,156,747	2,402,510	
1980/07	86,206	0.90	30.1222	3.0000	27.1222	110	40.84	1,266,144	2,494,030	
1981/01	8,546	1.00	30.9462	3.0000	27.9462	110	44.10	1,305,147	2,589,400	
1981/07		1.00	30.5350	3.0000	27.5350	110	44.10	1,336,542	2,656,390	
1982/01	13,236	1.00	30.2110	3.0000	27.2110	110	42.80	1,380,980	2,727,560	
1982/07		1.00	29.5087	3.0000	26.5087	110	42.80	1,413,220	2,790,150	
1983/04	50,368	1.00	29.1375	3.0000	26.1375	110	37.05	1,492,148	2,863,520	
1983/07		1.00	30.0953	3.0000	27.0953	110	37.05	1,522,303	2,976,820	
1984/01	17,389	1.00	28.3905	3.0000	25.3905	110	38.21	1,571,420	3,015,430	
1984/07	1,169	1.00	27.3084	3.0000	24.3084	110	38.21	1,605,340	3,073,290	
1985/01	13,167	1.00	25.4555	3.0000	22.4555	110	38.21	1,651,965	3,108,490	
1985/10		1.00	23.3077	3.0000	20.3077	110	38.21	1,686,395	3,135,000	
1986/01		1.00	21.1376	3.0000	18.1376	110	42.04	1,725,066	3,161,070	



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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
1986/07		1.00	18.4350	3.0000	15.4350	110	42.04	1,764,623	3,155,020	
1987/01	14,162	1.00	16.4441	3.0000	13.4441	110	44.77	1,821,877	3,211,450	
1987/07		1.00	14.3448	3.0000	11.3448	110	44.77	1,866,367	3,236,530	
1988/01	47,536	1.00	12.2455	3.0000	9.2455	110	48.23	1,963,002	3,262,820	
1988/07		1.00	9.8354	3.0000	6.8354	110	48.23	2,014,643	3,261,060	
1989/01		1.00	7.4253	3.0000	4.4253	110	50.63	2,070,280	3,280,310	
1989/07		1.00	5.0152	3.0000	2.0152	110	50.63	2,127,454	3,302,530	
1990/01		1.00	2.6051	2.6051		110	55.28	2,182,876	3,319,140	
1990/07		1.00	0.5899	0.5899		110	55.28	2,195,753	3,338,720	
1991/01		1.00	0.5899	0.5899		110	55.13	2,208,706	3,358,300	
1991/07		1.00	1.4932	1.4932		110	55.13	2,241,686	3,408,460	
1992/01	18,210	0.95	2.0117	2.0117		110	60.35	2,302,737	3,476,990	
1992/07		0.95	1.8152	1.8152		110	60.35	2,342,445	3,540,130	
1993/01		0.90	1.7710	1.7710		110	54.14	2,379,197	3,602,830	
1993/07		0.90	1.5329	1.5329		110	54.14	2,411,507	3,658,050	
1994/01		0.85	1.6983	1.6983		110	53.97	2,445,668	3,720,200	
1994/07		0.85	1.5991	1.5991		110	53.97	2,478,287	3,779,710	
1995/01		0.80	1.5812	1.5812		110	62.48	2,509,637	3,839,440	
1995/07		0.80	1.5250	1.5250		110	62.48	2,540,255	3,897,960	
1996/01		0.75	1.7228	1.7228		110	59.91	2,573,078	3,965,170	
1996/07		0.75	1.3294	1.3294		110	59.91	2,598,734	4,017,860	
1997/01		0.70	1.4109	1.4109		110	63.48	2,624,399	4,074,510	
1997/07		0.70	1.0917	1.0917		110	63.48	2,644,455	4,118,950	
1998/01	19,250	0.65	1.1663	1.1663		110	67.49	2,683,753	4,167,020	
1998/07		0.65	1.0794	1.0794		110	67.49	2,702,582	4,212,010	
1999/01		0.60	1.4499	1.4499		110	65.69	2,726,092	4,273,060	
1999/07		0.60	1.2299	1.2299		110	65.69	2,746,208	4,325,640	
2000/01	153,440	0.55	1.3356	1.3356		110	68.15	2,919,822	4,383,390	
2000/07		0.55	1.1129	1.1129		110	69.48	2,937,694	4,432,120	
2001/01		0.50	1.2976	1.2976		110	69.48	2,956,754	4,489,650	



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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
2001/07		0.50	0.9615	0.9615		110	69.48	2,970,970	4,532,770	
2002/01		0.45	1.0301	1.0301		110	69.48	2,984,740	4,579,410	
2002/07		0.45	0.8337	0.8337		110	69.48	2,995,939	4,617,580	
2003/01	16,456	0.40	1.3271	1.3271		110	63.18	3,028,297	4,678,850	
2003/07		0.40	1.1664	1.1664		110	63.18	3,042,427	4,733,410	
2004/01		0.35	1.1103	1.1103		110	58.50	3,054,250	4,785,990	
2004/07		0.35	0.8378	0.8378		110	58.50	3,063,205	4,826,140	
2005/01		0.30	0.8595	0.8595		110	59.67	3,071,105	4,867,610	
2005/07		0.30	0.7364	0.7364		110	59.67	3,077,889	4,903,470	
2006/01		0.25	0.9068	0.9068		110	61.09	3,084,867	4,947,910	
2006/07		0.25	0.8133	0.8133		110	61.09	3,091,139	4,988,170	
2007/01		0.20	1.0133	1.0133		110	57.57	3,097,405	5,038,660	
2007/07		0.20	1.1050	1.1050		110	57.57	3,104,250	5,094,320	
2008/01		0.15	0.8556	0.8556		110	64.53	3,108,233	5,137,880	
2008/07		0.15	0.6104	0.6104		110	64.53	3,111,080	5,169,230	
2009/01		0.10	1.3268	1.3268		110	68.02	3,115,208	5,237,870	
2009/07		0.10	0.6841	0.6841		110	68.02	3,117,339	5,273,730	
2010/01		0.05	0.8643	0.8643		110	71.77	3,118,686	5,319,270	
2010/07		0.05	0.7107	0.7107		110	71.77	3,119,793	5,357,110	
2011/01		0.00	0.9198	0.9198		110	74.89	3,119,793	5,406,390	
2011/07		0.00	0.9028	0.9028		110	74.89	3,119,793	5,455,230	
2012/01		0.00	0.3865	0.3865		110	73.34	3,119,793	5,476,350	
2012/07		0.00	0.9417	0.9417		110	73.34	3,119,793	5,527,940	
2013/01	52,262	0.00	0.4901	0.4901		110	74.34	3,172,055	5,555,000	
2013/07		0.00	0.6196	0.6196		110	74.34	3,172,055	5,589,430	
2014/01		0.00	0.8564	0.8564		110	74.04	3,172,055	5,637,280	
2014/07		0.00	1.2383	1.2383		110	74.04	3,172,055	5,707,130	
2015/01	155,090	0.00	0.7571	0.7571		110	69.66	3,327,145	5,750,360	
2015/09		0.00	1.5736	1.5736		110	69.66	3,327,145	5,840,890	
2016/09		0.00	1.9890	1.9890		110	69.26	3,327,145	5,957,050	

Message Code:



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Avante At Ormond 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
170 N KINGS ROAD	1/1/2015-12/31/2015	Number of Beds: 133	Superior: 0
ORMOND BEACH, FL 32174	Days in CR 365	Maximum: 48,545	Standard: 366
County: Volusia [64]	First Used : 2016/09	Max Annualized: 48,545	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 36,527	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 3,570	Inflation
Current Class North Large	Initial CR? False	Medicaid: 24,980	FY Index: 1.37939113
Class at 1/94: North Large	Medicaid Utilization	68.38777%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	75.24359%	Cost: 1.04651568
Open Date: 09/01/1968	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 09/01/1968	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 10/01/1980	Low Occupancy Adjustment Factor:	95.15832%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 214175			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,440,615	2,177,283	1,877,756	126,649		5,622,303	
1a	Audit Adjustments							
2	Cost Per Diem	57.6707	87.1610	75.1704	5.0700		225.0721	
3	Cost Per Diem Inflated	60.3533	90.7072	78.6670				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	60.3533	90.7072	78.6670	5.0700		234.7975	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	49.8773		69.2801				
7	Provider Target Rate	52.6519		73.1340				
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	52.6519	90.7072	66.1467	5.0700		214.5758	
12/13	Medicaid Adjustment Rate		1.8764	1.3683				
14	Prospective Per Diem 11	52.6519	92.5836	67.5150	5.0700		217.8205	
15	Inflated Usual & Customary Charge	Usual and Customary Limitations not applied after 7/1/2002.						0.00



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Avante At Ormond Beach Inc

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	04/01/1992	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	675,000.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	2,851,796	8.1152
Indexed Asset Value	3,564,745	<60% of Base:	True	20% ROE(2):	712,949	0.3298
FRVS Base Asset:	1,879,268	Interest Rate:	9.7500%	Insurance Cost(3):	32,076	0.8781
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	28,896	0.7911
ROE Factor	0.020210	Amortization Rate:	12.5000%	Home Office(3):	42,844	1.1729
		Interest Only:	True	Replacement(3&4):	28,959	0.0000
		Yearly Payment:	354,556	Total FRVS PD:		11.2871

(1) 80% Capital (\$2,851,796) amortized at 12.5000 % for 20 years Interest of \$354,556 divided by annual available days (48545) divided by Occup. Adj. (0.90) = \$8.1152

(2) 20% ROE (\$712,949) times the ROE factor (0.020210) divided by annual available days (48545) divided by Occup. Adj. (0.90) = \$0.3298

(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 133	Effective PBS Limitation	3,790,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	52.6519	52.6519	2.3888	50.2631
Direct Care	92.5836	92.5836	4.2005	88.3831
Indirect Care	67.5150	67.5150	3.0631	64.4519
Property	5.0700	11.2871	0.5121	10.7750
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.0142
Supplemental Rate				8.1814
Totals	217.8205	224.0376	10.1645	240.0687

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	937,349	0.00				133	100.00	937,349	1,364,713	
1972/01		0.10	3.9787	3.0000	0.9787	133	100.00	940,161	1,418,977	
1972/07		0.10	5.9113	3.0000	2.9113	133	100.00	942,981	1,488,935	
1973/01		0.20	8.0622	3.0000	5.0622	133	100.00	948,639	1,565,676	
1973/07		0.20	10.7186	3.0000	7.7186	133	100.00	954,331	1,654,254	
1974/01		0.30	12.9457	3.0000	9.9457	133	100.00	962,920	1,740,704	
1974/07		0.30	13.0494	3.0000	10.0494	133	100.00	971,586	1,794,702	
1975/01		0.40	13.1399	3.0000	10.1399	133	100.00	983,245	1,850,163	
1975/07		0.40	14.2033	3.0000	11.2033	133	100.00	995,044	1,925,441	
1976/01		0.50	15.2478	3.0000	12.2478	133	100.00	1,009,970	2,003,246	
1976/07		0.50	15.7330	3.0000	12.7330	133	100.00	1,025,120	2,073,071	
1977/01		0.60	16.4836	3.0000	13.4836	133	100.00	1,043,572	2,150,876	
1977/07		0.60	18.5412	3.0000	15.5412	133	100.00	1,062,356	2,259,537	
1978/01	25,383	0.70	20.2809	3.0000	17.2809	133	100.00	1,110,048	2,366,735	
1978/07		0.70	22.8203	3.0000	19.8203	133	100.00	1,133,359	2,497,740	
1979/01		0.80	24.9476	3.0000	21.9476	133	100.00	1,160,560	2,625,819	
1979/07		0.80	26.1458	3.0000	23.1458	133	100.00	1,188,413	2,736,076	
1980/01	278	0.90	29.3115	3.0000	26.3115	133	75.01	1,220,778	2,904,853	
1980/07	50,086	0.90	30.1222	3.0000	27.1222	133	75.01	1,303,825	3,015,509	
1981/01	27,326	1.00	30.9462	3.0000	27.9462	133	79.85	1,370,266	3,130,820	
1981/07		1.00	30.5350	3.0000	27.5350	133	79.85	1,411,374	3,211,817	
1982/01	27,475	1.00	30.2110	3.0000	27.2110	133	77.37	1,481,190	3,297,868	
1982/07	1,681	1.00	29.5087	3.0000	26.5087	133	77.37	1,527,307	3,373,545	
1983/04	25,414	1.00	29.1375	3.0000	26.1375	133	72.05	1,598,540	3,462,256	
1983/07	1,757	1.00	30.0953	3.0000	27.0953	133	72.05	1,648,253	3,599,246	
1984/01	8,885	1.00	28.3905	3.0000	25.3905	133	72.96	1,706,586	3,645,929	
1984/07	13,606	1.00	27.3084	3.0000	24.3084	133	72.96	1,771,390	3,715,887	
1985/01		1.00	25.4555	3.0000	22.4555	133	72.96	1,824,532	3,758,447	
1985/10		1.00	23.3077	3.0000	20.3077	133	72.96	1,879,268	3,790,500	
1986/01		1.00	21.1376	3.0000	18.1376	133	72.82	1,935,646	3,822,021	



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1986/07		1.00	18.4350	3.0000	15.4350	133	72.82	1,993,715	3,814,706	
1987/01		1.00	16.4441	3.0000	13.4441	133	71.17	2,053,526	3,882,935	
1987/07		1.00	14.3448	3.0000	11.3448	133	71.17	2,115,132	3,913,259	
1988/01		1.00	12.2455	3.0000	9.2455	133	71.24	2,178,586	3,945,046	
1988/07		1.00	9.8354	3.0000	6.8354	133	71.24	2,243,944	3,942,918	
1989/01		1.00	7.4253	3.0000	4.4253	133	71.56	2,311,262	3,966,193	
1989/07		1.00	5.0152	3.0000	2.0152	133	71.56	2,380,600	3,993,059	
1990/01		1.00	2.6051	2.6051		133	64.55	2,442,617	4,013,142	
1990/07		1.00	0.5899	0.5899		133	64.55	2,457,026	4,036,816	
1991/01		1.00	0.5899	0.5899		133	66.23	2,471,520	4,060,490	
1991/07		1.00	1.4932	1.4932		133	66.23	2,508,425	4,121,138	
1992/01		0.95	2.0117	2.0117		133	75.64	2,556,364	4,203,997	
1992/07		0.95	1.8152	1.8152		133	75.64	2,600,446	4,280,339	
1993/01		0.90	1.7710	1.7710		133	71.29	2,641,895	4,356,149	
1993/07		0.90	1.5329	1.5329		133	71.29	2,678,343	4,422,915	
1994/01	29,644	0.85	1.6983	1.6983		133	63.47	2,746,652	4,498,060	
1994/07		0.85	1.5991	1.5991		133	63.47	2,783,984	4,570,013	
1995/01		0.80	1.5812	1.5812		133	58.33	2,819,201	4,642,232	
1995/07		0.80	1.5250	1.5250		133	58.33	2,853,595	4,712,988	
1996/01	51,942	0.75	1.7228	1.7228		133	53.82	2,941,617	4,794,251	
1996/07		0.75	1.3294	1.3294		133	53.82	2,970,319	4,857,958	
1997/01	21,749	0.70	1.4109	1.4109		133	56.81	3,021,403	4,926,453	
1997/07		0.70	1.0917	1.0917		133	56.81	3,044,493	4,980,185	
1998/01		0.65	1.1663	1.1663		133	60.42	3,067,573	5,038,306	
1998/07		0.65	1.0794	1.0794		133	60.42	3,089,095	5,092,703	
1999/01	23,331	0.60	1.4499	1.4499		133	70.94	3,139,298	5,166,518	
1999/07		0.60	1.2299	1.2299		133	70.94	3,162,463	5,230,092	
2000/01		0.55	1.3356	1.3356		133	70.94	3,185,694	5,299,917	
2000/07		0.55	1.1129	1.1129		133	64.97	3,205,194	5,358,836	
2001/01	33,763	0.50	1.2976	1.2976		133	64.97	3,259,752	5,428,395	



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2001/07		0.50	0.9615	0.9615		133	64.97	3,275,425	5,480,531	
2002/01		0.45	1.0301	1.0301		133	64.97	3,290,607	5,536,923	
2002/07		0.45	0.8337	0.8337		133	64.97	3,302,953	5,583,074	
2003/01		0.40	1.3271	1.3271		133	58.95	3,320,485	5,657,155	
2003/07		0.40	1.1664	1.1664		133	58.95	3,335,978	5,723,123	
2004/01		0.35	1.1103	1.1103		133	54.81	3,348,897	5,786,697	
2004/07		0.35	0.8378	0.8378		133	54.81	3,358,682	5,835,242	
2005/01		0.30	0.8595	0.8595		133	52.42	3,366,938	5,885,383	
2005/07		0.30	0.7364	0.7364		133	52.42	3,374,027	5,928,741	
2006/01		0.25	0.9068	0.9068		133	48.49	3,380,771	5,982,473	
2006/07		0.25	0.8133	0.8133		133	48.49	3,386,831	6,031,151	
2007/01		0.20	1.0133	1.0133		133	45.46	3,392,505	6,092,198	
2007/07		0.20	1.1050	1.1050		133	45.46	3,398,702	6,159,496	
2008/01		0.15	0.8556	0.8556		133	46.80	3,402,412	6,212,164	
2008/07		0.15	0.6104	0.6104		133	46.80	3,405,064	6,250,069	
2009/01	94,435	0.10	1.3268	1.3268		133	48.20	3,503,459	6,333,061	
2009/07		0.10	0.6841	0.6841		133	48.20	3,505,559	6,376,419	
2010/01	31,051	0.05	0.8643	0.8643		133	52.81	3,538,064	6,431,481	
2010/07		0.05	0.7107	0.7107		133	52.81	3,539,270	6,477,233	
2011/01		0.00	0.9198	0.9198		133	57.91	3,539,270	6,536,817	
2011/07		0.00	0.9028	0.9028		133	57.91	3,539,270	6,595,869	
2012/01		0.00	0.3865	0.3865		133	57.98	3,539,270	6,621,405	
2012/07		0.00	0.9417	0.9417		133	57.98	3,539,270	6,683,782	
2013/01	25,475	0.00	0.4901	0.4901		133	57.54	3,564,745	6,716,500	
2013/07		0.00	0.6196	0.6196		133	57.54	3,564,745	6,758,129	
2014/01		0.00	0.8564	0.8564		133	65.64	3,564,745	6,815,984	
2014/07		0.00	1.2383	1.2383		133	65.64	3,564,745	6,900,439	
2015/01		0.00	0.7571	0.7571		133	71.45	3,564,745	6,952,708	
2015/09		0.00	1.5736	1.5736		133	71.45	3,564,745	7,062,167	
2016/09		0.00	1.9890	1.9890		133	68.39	3,564,745	7,202,615	

Message Code:



Florida Agency for Health Care Administration
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Avante At Mt Dora 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
3050 BROWN AVE	6/1/2014-12/31/2014	Number of Beds: 116	Superior: 0
MOUNT DORA, FL 32757	Days in CR 214	Maximum: 24,824	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: 22,162	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 5,224	Inflation
Current Class North Large	Initial CR? False	Medicaid: 13,436	FY Index: 1.35002422
Class at 1/94: North Large	Medicaid Utilization	60.62630%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	89.27651%	Cost: 1.06928041
Open Date: 06/01/1963	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 06/01/1963	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23500000
Entered Medicaid 10/01/1980	Low Occupancy Adjustment Factor:	112.90534%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05627530
Previous Med # 206032			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	516,520	1,130,333	756,369	60,328		2,463,550	
1a	Audit Adjustments							
2	Cost Per Diem	38.4430	84.1272	56.2942	4.4900		183.3544	
3	Cost Per Diem Inflated	41.1063	88.8615	60.1943				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	41.1063	88.8615	60.1943	4.4900		194.6521	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	55.5945		69.8985				
7	Provider Target Rate	58.6871		73.7868				
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	41.1063	88.8615	60.1943	4.4900		194.6521	
12/13	Medicaid Adjustment Rate		1.0623	0.7196				
14	Prospective Per Diem 11	41.1063	89.9238	60.9139	4.4900		196.4340	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Avante At Mt Dora Inc

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	04/01/1992	Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	None	80% Capital(1):	2,374,538	7.7473
Indexed Asset Value	2,968,172	<60% of Base:	True	20% ROE(2):	593,634	0.3449
FRVS Base Asset:	1,561,653	Interest Rate:	12.5000%	Insurance Cost(3):	19,509	0.8803
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	16,384	0.7393
ROE Factor	0.022140	Amortization Rate:	12.5000%	Home Office(3):	16,599	0.7490
		Interest Only:	True	Replacement(3&4):	21,175	0.0000
		Yearly Payment:	295,220	Total FRVS PD:		10.4608

(1) 80% Capital (\$2,374,538) amortized at 12.5000 % for 20 years Interest of \$295,220 divided by annual available days (42340) divided by Occup. Adj. (0.90) = \$7.7473

(2) 20% ROE (\$593,634) times the ROE factor (0.022140) divided by annual available days (42340) divided by Occup. Adj. (0.90) = \$0.3449

(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	41.1063	41.1063	1.8650	39.2413
Direct Care	89.9238	89.9238	4.0798	85.8440
Indirect Care	60.9139	60.9139	2.7636	58.1503
Property	4.4900	10.4608	0.4746	9.9862
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				14.0218
Supplemental Rate				8.1814
Totals	196.4340	202.4048	9.1830	215.4250

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	802,927	0.00				116	100.00	802,927	1,190,276	
1972/01		0.10	3.9787	3.0000	0.9787	116	100.00	805,336	1,237,604	
1972/07		0.10	5.9113	3.0000	2.9113	116	100.00	807,752	1,298,620	
1973/01		0.20	8.0622	3.0000	5.0622	116	100.00	812,599	1,365,552	
1973/07		0.20	10.7186	3.0000	7.7186	116	100.00	817,475	1,442,808	
1974/01		0.30	12.9457	3.0000	9.9457	116	100.00	824,832	1,518,208	
1974/07		0.30	13.0494	3.0000	10.0494	116	100.00	832,255	1,565,304	
1975/01		0.40	13.1399	3.0000	10.1399	116	100.00	842,242	1,613,676	
1975/07		0.40	14.2033	3.0000	11.2033	116	100.00	852,349	1,679,332	
1976/01		0.50	15.2478	3.0000	12.2478	116	100.00	865,134	1,747,192	
1976/07		0.50	15.7330	3.0000	12.7330	116	100.00	878,111	1,808,092	
1977/01		0.60	16.4836	3.0000	13.4836	116	100.00	893,917	1,875,952	
1977/07		0.60	18.5412	3.0000	15.5412	116	100.00	910,008	1,970,724	
1978/01		0.70	20.2809	3.0000	17.2809	116	100.00	929,118	2,064,220	
1978/07		0.70	22.8203	3.0000	19.8203	116	100.00	948,629	2,178,480	
1979/01		0.80	24.9476	3.0000	21.9476	116	100.00	971,396	2,290,188	
1979/07		0.80	26.1458	3.0000	23.1458	116	100.00	994,710	2,386,352	
1980/01	900	0.90	29.3115	3.0000	26.3115	116	55.00	1,022,467	2,533,556	
1980/07	47,096	0.90	30.1222	3.0000	27.1222	116	55.00	1,097,170	2,630,068	
1981/01	6,008	1.00	30.9462	3.0000	27.9462	116	66.66	1,136,093	2,730,640	
1981/07		1.00	30.5350	3.0000	27.5350	116	66.66	1,170,176	2,801,284	
1982/01		1.00	30.2110	3.0000	27.2110	116	66.22	1,205,281	2,876,336	
1982/07	4,471	1.00	29.5087	3.0000	26.5087	116	66.22	1,245,910	2,942,340	
1983/04		1.00	29.1375	3.0000	26.1375	116	71.05	1,283,287	3,019,712	
1983/07	23,288	1.00	30.0953	3.0000	27.0953	116	71.05	1,345,074	3,139,192	
1984/01		1.00	28.3905	3.0000	25.3905	116	76.67	1,385,426	3,179,908	
1984/07	30,016	1.00	27.3084	3.0000	24.3084	116	76.67	1,457,005	3,240,924	
1985/01	15,453	1.00	25.4555	3.0000	22.4555	116	76.67	1,516,168	3,278,044	
1985/10		1.00	23.3077	3.0000	20.3077	116	76.67	1,561,653	3,306,000	
1986/01		1.00	21.1376	3.0000	18.1376	116	78.22	1,608,503	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	78.22	1,656,758	3,327,112	
1987/01		1.00	16.4441	3.0000	13.4441	116	79.26	1,706,461	3,386,620	
1987/07		1.00	14.3448	3.0000	11.3448	116	79.26	1,757,655	3,413,068	
1988/01		1.00	12.2455	3.0000	9.2455	116	80.72	1,810,385	3,440,792	
1988/07		1.00	9.8354	3.0000	6.8354	116	80.72	1,864,697	3,438,936	
1989/01		1.00	7.4253	3.0000	4.4253	116	79.75	1,920,638	3,459,236	
1989/07		1.00	5.0152	3.0000	2.0152	116	79.75	1,978,257	3,482,668	
1990/01		1.00	2.6051	2.6051		116	72.24	2,029,793	3,500,184	
1990/07		1.00	0.5899	0.5899		116	72.24	2,041,767	3,520,832	
1991/01		1.00	0.5899	0.5899		116	72.58	2,053,811	3,541,480	
1991/07		1.00	1.4932	1.4932		116	72.58	2,084,479	3,594,376	
1992/01		0.95	2.0117	2.0117		116	75.87	2,124,315	3,666,644	
1992/07		0.95	1.8152	1.8152		116	75.87	2,160,947	3,733,228	
1993/01		0.90	1.7710	1.7710		116	79.72	2,195,390	3,799,348	
1993/07		0.90	1.5329	1.5329		116	79.72	2,225,678	3,857,580	
1994/01		0.85	1.6983	1.6983		116	79.95	2,257,808	3,923,120	
1994/07		0.85	1.5991	1.5991		116	79.95	2,288,496	3,985,876	
1995/01	17,997	0.80	1.5812	1.5812		116	69.47	2,335,442	4,048,864	
1995/07		0.80	1.5250	1.5250		116	69.47	2,363,934	4,110,576	
1996/01		0.75	1.7228	1.7228		116	72.80	2,394,478	4,181,452	
1996/07		0.75	1.3294	1.3294		116	72.80	2,418,353	4,237,016	
1997/01		0.70	1.4109	1.4109		116	65.39	2,442,237	4,296,756	
1997/07		0.70	1.0917	1.0917		116	65.39	2,460,901	4,343,620	
1998/01	22,953	0.65	1.1663	1.1663		116	69.29	2,502,510	4,394,312	
1998/07		0.65	1.0794	1.0794		116	69.29	2,520,068	4,441,756	
1999/01	17,220	0.60	1.4499	1.4499		116	70.83	2,559,210	4,506,136	
1999/07		0.60	1.2299	1.2299		116	70.83	2,578,094	4,561,584	
2000/01	53,289	0.55	1.3356	1.3356		116	76.87	2,650,322	4,622,484	
2000/07		0.55	1.1129	1.1129		116	69.87	2,666,545	4,673,872	
2001/01		0.50	1.2976	1.2976		116	69.87	2,683,846	4,734,540	



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2001/07		0.50	0.9615	0.9615		116	69.87	2,696,750	4,780,012	
2002/01		0.45	1.0301	1.0301		116	69.87	2,709,249	4,829,196	
2002/07		0.45	0.8337	0.8337		116	69.87	2,719,414	4,869,448	
2003/01		0.40	1.3271	1.3271		116	63.50	2,733,849	4,934,060	
2003/07		0.40	1.1664	1.1664		116	63.50	2,746,605	4,991,596	
2004/01		0.35	1.1103	1.1103		116	47.20	2,755,765	5,047,044	
2004/07		0.35	0.8378	0.8378		116	47.20	2,762,699	5,089,384	
2005/01		0.30	0.8595	0.8595		116	44.72	2,768,492	5,133,116	
2005/07		0.30	0.7364	0.7364		116	44.72	2,773,465	5,170,932	
2006/01		0.25	0.9068	0.9068		116	41.06	2,778,159	5,217,796	
2006/07		0.25	0.8133	0.8133		116	41.06	2,782,375	5,260,252	
2007/01		0.20	1.0133	1.0133		116	41.11	2,786,591	5,313,496	
2007/07		0.20	1.1050	1.1050		116	41.11	2,791,194	5,372,192	
2008/01		0.15	0.8556	0.8556		116	37.21	2,793,617	5,418,128	
2008/07		0.15	0.6104	0.6104		116	37.21	2,795,348	5,451,188	
2009/01		0.10	1.3268	1.3268		116	42.06	2,798,185	5,523,572	
2009/07		0.10	0.6841	0.6841		116	42.06	2,799,649	5,561,388	
2010/01		0.05	0.8643	0.8643		116	42.25	2,800,578	5,609,412	
2010/07		0.05	0.7107	0.7107		116	42.25	2,801,342	5,649,316	
2011/01	97,757	0.00	0.9198	0.9198		116	44.27	2,899,099	5,701,284	
2011/07		0.00	0.9028	0.9028		116	44.27	2,899,099	5,752,788	
2012/01	33,482	0.00	0.3865	0.3865		116	54.74	2,932,581	5,775,060	
2012/07		0.00	0.9417	0.9417		116	54.74	2,932,581	5,829,464	
2013/01	35,591	0.00	0.4901	0.4901		116	62.09	2,968,172	5,858,000	
2013/07		0.00	0.6196	0.6196		116	62.09	2,968,172	5,894,308	
2014/01		0.00	0.8564	0.8564		116	64.82	2,968,172	5,944,768	
2014/07		0.00	1.2383	1.2383		116	64.82	2,968,172	6,018,428	
2015/01		0.00	0.7571	0.7571		116	62.24	2,968,172	6,064,016	
2015/09		0.00	1.5736	1.5736		116	62.24	2,968,172	6,159,484	
2016/09		0.00	1.9890	1.9890		116	60.63	2,968,172	6,281,980	

Message Code:



Florida Agency for Health Care Administration
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227.92

Pinebrook 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
1240 PINEBROOK ROAD	8/1/2014-1/31/2015	Number of Beds: 120	Superior: 0
VENICE, FL 34285	Days in CR 184	Maximum: 22,080	Standard: 366
County: Sarasota [58]	First Used : 2015/09	Max Annualized: 43,800	Conditional: 0
Region: South Area: 8	Last Used: 2016/09	Total Patient: 18,352	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 4,415	Inflation
Current Class South Large	Initial CR? False	Medicaid: 10,832	FY Index: 1.35323005
Class at 1/94: South Large	Medicaid Utilization	59.02354%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	83.11594%	Cost: 1.06674726
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: 1.23666442
Entered Medicaid 03/01/1985	Low Occupancy Adjustment Factor:	105.11425%	DC Sem Index: 1.30450000
Med # Active Date: 11/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05485367
Previous Med # 212202			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	443,797	979,213	543,972	226,172		2,193,154
1a	Audit Adjustments						
2	Cost Per Diem	40.9709	90.4000	50.2190	20.8800		202.4699
3	Cost Per Diem Inflated	43.7056	95.3588	53.5710			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	43.7056	95.3588	53.5710	20.8800		213.5154
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	51.4058		63.5244			
7	Provider Target Rate	54.2654		67.0581			
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	43.7056	95.3588	53.5710	13.6500		206.2854
12/13	Medicaid Adjustment Rate		0.9680	0.5438			
14	Prospective Per Diem 11	43.7056	96.3268	54.1148	13.6500		207.7972
15	Inflated Usual & Customary Charge						0.00

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



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Pinebrook Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/01/2005	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):	4,139,181	12.0011
Indexed Asset Value	5,173,976	<60% of Base:	True	20% ROE(2):	1,034,795	0.5744
FRVS Base Asset:	3,158,217	Interest Rate:	11.5000%	Insurance Cost(3):	622	0.0339
Occup Adj Factor	0.9000	Chase Rate:	11.5000%	Taxes Cost(3):	40,588	2.2116
ROE Factor	0.021880	Amortization Rate:	11.5000%	Home Office(3):	22,720	1.2380
		Interest Only:	True	Replacement(3&4):	71,774	0.0000
		Yearly Payment:	473,083	Total FRVS PD:		16.0590

(1) 80% Capital (\$4,139,181) amortized at 11.5000 % for 20 years Interest of \$473,083 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$12.0011

(2) 20% ROE (\$1,034,795) times the ROE factor (0.021880) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5744

(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	43.7056	43.7056	1.9829	41.7227
Direct Care	96.3268	96.3268	4.3703	91.9565
Indirect Care	54.1148	54.1148	2.4552	51.6596
Property	13.6500	16.0590	0.7286	15.3304
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.0697
Supplemental Rate				8.1814
Totals	207.7972	210.2062	9.5370	227.9203

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	3,156,903	0.00	1.1471	1.1471		120	26.86	3,156,903	3,391,080	
1985/10		0.10	0.8522	0.8522		120	26.86	3,158,217	3,420,000	
1986/01		0.10	0.8299	0.8299		120	26.86	3,159,497	3,448,440	
1986/07		0.20	0.2974	0.2974		120	26.86	3,160,415	3,441,840	
1987/01		0.20	1.0091	1.0091		120	26.86	3,163,530	3,503,400	
1987/07		0.30	0.9007	0.9007		120	26.86	3,167,704	3,530,760	
1988/01		0.30	0.9007	0.9007		120	26.86	3,171,884	3,559,440	
1988/07		0.40	0.5899	0.5899		120	26.86	3,175,540	3,557,520	
1989/01		0.40	0.5899	0.5899		120	30.17	3,179,651	3,578,520	
1989/07		0.50	0.5899	0.5899		120	30.17	3,184,796	3,602,760	
1990/01		0.50	0.5899	0.5899		120	30.17	3,189,950	3,620,880	
1990/07		0.60	0.5899	0.5899		120	30.17	3,196,143	3,642,240	
1991/01		0.60	0.5899	0.5899		120	30.17	3,202,348	3,663,600	
1991/07		0.70	1.4932	1.4932		120	30.17	3,220,708	3,718,320	
1992/01		0.70	2.0117	2.0117		120	30.17	3,245,587	3,793,080	
1992/07		0.80	1.8152	1.8152		120	23.30	3,245,587	3,861,960	
1993/01		0.80	1.7710	1.7710		120	23.30	3,245,587	3,930,360	
1993/07		0.90	1.5329	1.5329		120	27.28	3,267,796	3,990,600	
1994/01		0.90	1.6983	1.6983		120	27.28	3,292,570	4,058,400	
1994/07		1.00	1.5991	1.5991		120	28.47	3,319,824	4,123,320	
1995/01		1.00	1.5812	1.5812		120	28.47	3,346,996	4,188,480	
1995/07		1.00	1.5250	1.5250		120	34.51	3,379,022	4,252,320	
1996/01		1.00	1.7228	1.7228		120	34.50	3,415,538	4,325,640	
1996/07	21,791	1.00	1.3294	1.3294		120	39.08	3,469,592	4,383,120	
1997/01		1.00	1.4109	1.4109		120	39.08	3,504,375	4,444,920	
1997/07	36,921	1.00	1.0917	1.0917		120	37.23	3,567,193	4,493,400	
1998/01		1.00	1.1663	1.1663		120	37.23	3,595,355	4,545,840	
1998/07	20,207	1.00	1.0794	1.0794		120	40.65	3,644,245	4,594,920	
1999/01		1.00	1.4499	1.4499		120	40.65	3,683,297	4,661,520	
1999/07		1.00	1.2299	1.2299		120	50.47	3,724,867	4,718,880	



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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
2000/01		1.00	1.3356	1.3356		120	50.47	3,724,867	4,781,880	5
2000/07	53,133	1.00	1.1129	1.1129		120	60.28	3,823,652	4,835,040	5
2001/01		1.00	1.2976	1.2976		120	60.28	3,865,614	4,897,800	5
2001/07		1.00	0.9615	0.9615		120	54.12	3,915,774	4,944,840	5
2002/01	15,248	1.00	1.0301	1.0301		120	54.43	4,008,366	4,995,720	
2002/07		1.00	0.8337	0.8337		120	54.43	4,041,437	5,037,360	
2003/01		1.00	1.3271	1.3271		120	59.08	4,095,071	5,104,200	
2003/07		1.00	1.1664	1.1664		120	59.08	4,142,836	5,163,720	
2004/01		1.00	1.1103	1.1103		120	57.68	4,188,834	5,221,080	
2004/07		1.00	0.8378	0.8378		120	57.68	4,223,928	5,264,880	
2005/01	42,337	1.00	0.8595	0.8595		120	62.04	4,302,570	5,310,120	
2005/07		0.95	0.7364	0.7364		120	62.04	4,332,671	5,349,240	
2006/01		0.95	0.9068	0.9068		120	62.04	4,369,997	5,397,720	
2006/07	61,491	0.90	0.8133	0.8133		120	60.64	4,463,476	5,441,640	
2007/01		0.90	1.0133	1.0133		120	60.64	4,504,183	5,496,720	
2007/07		0.85	1.1050	1.1050		120	60.48	4,546,491	5,557,440	
2008/01		0.85	0.8556	0.8556		120	60.48	4,579,558	5,604,960	
2008/07		0.80	0.6104	0.6104		120	56.53	4,601,920	5,639,160	
2009/01		0.80	1.3268	1.3268		120	56.53	4,650,765	5,714,040	
2009/07	20,350	0.75	0.6841	0.6841		120	50.38	4,692,974	5,753,160	
2010/01		0.75	0.8643	0.8643		120	50.38	4,720,839	5,802,840	
2010/07	101,801	0.70	0.7107	0.7107		120	51.47	4,844,619	5,844,120	
2011/01	27,865	0.70	0.9198	0.9198		120	49.33	4,900,463	5,897,880	
2011/07		0.65	0.9028	0.9028		120	49.33	4,926,254	5,951,160	
2012/01		0.65	0.3865	0.3865		120	46.71	4,936,764	5,974,200	
2012/07		0.60	0.9417	0.9417		120	46.71	4,960,453	6,030,480	
2013/01		0.60	0.4901	0.4901		120	46.71	4,972,843	6,060,000	
2013/07		0.55	0.6196	0.6196		120	50.50	4,988,404	6,097,560	
2014/01		0.55	0.8564	0.8564		120	50.50	5,009,977	6,149,760	
2014/07		0.50	1.2383	1.2383		120	50.02	5,038,190	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	50.02	5,055,537	6,273,120	
2015/09	41,802	0.45	1.5736	1.5736		120	59.02	5,133,137	6,371,880	
2016/09		0.40	1.9890	1.9890		120	59.02	5,173,976	6,498,600	

Message Code:

5 Uncorrected Licensure Deficiency



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The Palms of Sebring

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
725 S PINE ST	1/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
SEBRING, FL 33870	Days in CR 365	Maximum: 43,800	Standard: 366
County: Highlands [28]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 36,978	Total: 366
Control: Proprietary : Partnership	Unaudited	Medicare: 13,412	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 17,970	FY Index: 1.34193004
Class at 1/94: South Large	Medicaid Utilization	48.59646%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	84.42466%	Cost: 1.07573004
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: 1.22900000
Entered Medicaid 12/01/1970	Low Occupancy Adjustment Factor:	106.76935%	DC Sem Index: 1.30450000
Med # Active Date: 07/26/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 200972			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	729,004	1,446,328	858,982	309,803		3,344,117	
1a	Audit Adjustments							
2	Cost Per Diem	40.5678	80.4857	47.8009	17.2400		186.0944	
3	Cost Per Diem Inflated	43.6400	85.4301	51.4209				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	43.6400	85.4301	51.4209	17.2400		197.7310	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	60.9578		76.1743				
7	Provider Target Rate	64.3488		80.4117				
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	43.6400	85.4301	51.4209	13.6500		194.1410	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	43.6400	85.4301	51.4209	13.6500		194.1410	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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The Palms of Sebring

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:	2,005,713.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Variable	80% Capital(1):	3,233,278	8.6980
Indexed Asset Value	4,041,598	<60% of Base:	False	20% ROE(2):	808,320	0.4657
FRVS Base Asset:	958,753	Interest Rate:	11.0000%	Insurance Cost(3):	16,660	0.4505
Occup Adj Factor	0.9000	Chase Rate:	6.7500%	Taxes Cost(3):	54,994	1.4872
ROE Factor	0.022710	Amortization Rate:	8.7500%	Home Office(3):	22,306	0.6032
		Interest Only:	False	Replacement(3&4):	190,653	0.0000
		Yearly Payment:	342,874	Total FRVS PD:		11.7046

(1) 80% Capital (\$3,233,278) amortized at 8.7500 % for 20 years Principal & Interest of \$342,874 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$8.6980

(2) 20% ROE (\$808,320) times the ROE factor (0.022710) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.4657

(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	54	Effective PBS Limitation	54,155
			1,539,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	43.6400	43.6400	1.9799	41.6601
Direct Care	85.4301	85.4301	3.8759	81.5542
Indirect Care	51.4209	51.4209	2.3329	49.0880
Property	13.6500	11.7046	0.5310	11.1736
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				16.1575
Supplemental Rate				8.1814
Totals	194.1410	192.1956	8.7197	207.8148

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	565,933	0.00				54	100.00	565,933	554,094	
1972/01		0.10	3.9787	3.0000	0.9787	54	100.00	567,631	576,126	
1972/07	192	0.10	5.9113	3.0000	2.9113	54	100.00	569,526	604,530	
1973/01		0.20	8.0622	3.0000	5.0622	54	100.00	572,943	635,688	
1973/07	487	0.20	10.7186	3.0000	7.7186	54	100.00	576,868	671,652	
1974/01	365	0.30	12.9457	3.0000	9.9457	54	100.00	582,425	706,752	
1974/07		0.30	13.0494	3.0000	10.0494	54	100.00	587,667	728,676	
1975/01	619	0.40	13.1399	3.0000	10.1399	54	100.00	595,338	751,194	
1975/07	3,996	0.40	14.2033	3.0000	11.2033	54	100.00	606,478	781,758	
1976/01		0.50	15.2478	3.0000	12.2478	54	100.00	615,575	813,348	
1976/07		0.50	15.7330	3.0000	12.7330	54	100.00	624,809	841,698	
1977/01		0.60	16.4836	3.0000	13.4836	54	100.00	636,056	873,288	
1977/07		0.60	18.5412	3.0000	15.5412	54	100.00	647,505	917,406	
1978/01		0.70	20.2809	3.0000	17.2809	54	100.00	661,103	960,930	
1978/07		0.70	22.8203	3.0000	19.8203	54	100.00	674,986	1,014,120	
1979/01	363	0.80	24.9476	3.0000	21.9476	54	100.00	691,549	1,066,122	
1979/07		0.80	26.1458	3.0000	23.1458	54	100.00	708,146	1,110,888	
1980/01	2,655	0.90	29.3115	3.0000	26.3115	54	37.73	723,917	1,179,414	
1980/07	4,705	0.90	30.1222	3.0000	27.1222	54	37.73	742,030	1,224,342	
1981/01	2,436	1.00	30.9462	3.0000	27.9462	54	36.12	759,085	1,271,160	
1981/07		1.00	30.5350	3.0000	27.5350	54	36.12	774,040	1,304,046	
1982/01	1,429	1.00	30.2110	3.0000	27.2110	54	31.23	788,654	1,338,984	
1982/07		1.00	29.5087	3.0000	26.5087	54	77.87	812,314	1,369,710	
1983/04		1.00	29.1375	3.0000	26.1375	54	77.87	836,683	1,405,728	
1983/07		1.00	30.0953	3.0000	27.0953	54	31.23	850,936	1,461,348	
1984/01	577	1.00	28.3905	3.0000	25.3905	54	82.42	877,041	1,480,302	
1984/07		1.00	27.3084	3.0000	24.3084	54	82.42	903,352	1,508,706	
1985/01	375	1.00	25.4555	3.0000	22.4555	54	100.00	930,828	1,525,986	
1985/10		1.00	23.3077	3.0000	20.3077	54	100.00	958,753	1,539,000	
1986/01		1.00	21.1376	3.0000	18.1376	52	27.76	973,270	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	466,108	1.00	18.4350	3.0000	15.4350	52	27.76	1,454,115	1,491,464	
1987/01		1.00	16.4441	3.0000	13.4441	74	28.93	1,477,061	2,160,430	
1987/07		1.00	14.3448	3.0000	11.3448	74	28.93	1,500,369	2,177,302	
1988/01		1.00	12.2455	3.0000	9.2455	74	28.93	1,524,045	2,194,988	
1988/07	719,644	1.00	9.8354	3.0000	6.8354	104	40.12	2,277,041	3,083,184	
1989/01		1.00	7.4253	3.0000	4.4253	104	40.12	2,326,871	3,101,384	
1989/07		1.00	5.0152	3.0000	2.0152	104	40.12	2,377,791	3,122,392	
1990/01		1.00	2.6051	2.6051		104	40.12	2,422,976	3,138,096	
1990/07	159,815	1.00	0.5899	0.5899		104	40.12	2,593,217	3,156,608	
1991/01		1.00	0.5899	0.5899		120	51.00	2,607,402	3,663,600	
1991/07		1.00	1.4932	1.4932		120	49.39	2,642,364	3,718,320	
1992/01		0.95	2.0117	2.0117		120	49.39	2,687,711	3,793,080	
1992/07		0.95	1.8152	1.8152		120	51.07	2,730,746	3,861,960	
1993/01		0.90	1.7710	1.7710		120	51.07	2,771,161	3,930,360	
1993/07	31,094	0.90	1.5329	1.5329		120	48.91	2,836,253	3,990,600	
1994/01		0.85	1.6983	1.6983		120	48.91	2,872,664	4,058,400	
1994/07		0.85	1.5991	1.5991		120	49.81	2,908,025	4,123,320	
1995/01		0.80	1.5812	1.5812		120	49.81	2,941,340	4,188,480	
1995/07		0.80	1.5250	1.5250		120	49.79	2,973,825	4,252,320	
1996/01		0.75	1.7228	1.7228		120	49.79	3,008,610	4,325,640	
1996/07		0.75	1.3294	1.3294		120	58.17	3,038,609	4,383,120	
1997/01		0.70	1.4109	1.4109		120	58.17	3,068,618	4,444,920	
1997/07	27,746	0.70	1.0917	1.0917		120	61.60	3,119,814	4,493,400	
1998/01		0.65	1.1663	1.1663		120	61.60	3,143,465	4,545,840	
1998/07	21,620	0.65	1.0794	1.0794		120	61.77	3,187,140	4,594,920	
1999/01		0.60	1.4499	1.4499		120	61.77	3,214,865	4,661,520	
1999/07		0.60	1.2299	1.2299		120	61.77	3,238,587	4,718,880	
2000/01		0.55	1.3356	1.3356		120	61.77	3,262,378	4,781,880	
2000/07		0.55	1.1129	1.1129		120	59.89	3,282,347	4,835,040	
2001/01		0.50	1.2976	1.2976		120	59.89	3,303,643	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	51.76	3,318,591	4,944,840	
2002/01		0.45	1.0301	1.0301		120	51.76	3,333,067	4,995,720	
2002/07		0.45	0.8337	0.8337		120	51.76	3,344,836	5,037,360	
2003/01		0.40	1.3271	1.3271		120	51.76	3,361,544	5,104,200	
2003/07		0.40	1.1664	1.1664		120	51.76	3,376,305	5,163,720	
2004/01		0.35	1.1103	1.1103		120	51.76	3,388,652	5,221,080	
2004/07	244,408	0.35	0.8378	0.8378		120	52.54	3,642,551	5,264,880	
2005/01		0.30	0.8595	0.8595		120	52.54	3,651,525	5,310,120	
2005/07	38,376	0.30	0.7364	0.7364		120	51.64	3,697,474	5,349,240	
2006/01		0.25	0.9068	0.9068		120	51.64	3,705,344	5,397,720	
2006/07	22,938	0.25	0.8133	0.8133		120	46.69	3,734,677	5,441,640	
2007/01		0.20	1.0133	1.0133		120	46.69	3,741,103	5,496,720	
2007/07		0.20	1.1050	1.1050		120	46.69	3,748,122	5,557,440	
2008/01	112,570	0.15	0.8556	0.8556		120	42.76	3,864,431	5,604,960	
2008/07		0.15	0.6104	0.6104		120	42.76	3,867,183	5,639,160	
2009/01	37,709	0.10	1.3268	1.3268		120	40.47	3,908,668	5,714,040	
2009/07	110,221	0.10	0.6841	0.6841		120	43.40	4,020,999	5,753,160	
2010/01		0.05	0.8643	0.8643		120	43.40	4,022,370	5,802,840	
2010/07		0.05	0.7107	0.7107		120	43.40	4,023,497	5,844,120	
2011/01		0.00	0.9198	0.9198		120	48.66	4,023,497	5,897,880	
2011/07		0.00	0.9028	0.9028		120	48.66	4,023,497	5,951,160	
2012/01		0.00	0.3865	0.3865		120	49.64	4,023,497	5,974,200	
2012/07		0.00	0.9417	0.9417		120	49.64	4,023,497	6,030,480	
2013/01		0.00	0.4901	0.4901		120	50.26	4,023,497	6,060,000	
2013/07		0.00	0.6196	0.6196		120	50.26	4,023,497	6,097,560	
2014/01		0.00	0.8564	0.8564		120	45.04	4,023,497	6,149,760	
2014/07		0.00	1.2383	1.2383		120	45.13	4,023,497	6,225,960	
2015/01		0.00	0.7571	0.7571		120	45.13	4,023,497	6,273,120	
2015/09		0.00	1.5736	1.5736		120	45.13	4,023,497	6,371,880	
2016/09	18,101	0.00	1.9890	1.9890		120	48.60	4,041,598	6,498,600	

Message Code:



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Orchard Ridge

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
4927 VOORHEES RD	8/1/2014-1/31/2015	Number of Beds: 120	Superior: 0
NEW PORT RICHEY, FL 34653	Days in CR 184	Maximum: 22,080	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: 21,688	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 5,691	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 13,919	FY Index: 1.35323005
Class at 1/94: North Large	Medicaid Utilization	64.17835%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	98.22464%	Cost: 1.06674726
Open Date: 08/01/1983	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 08/01/1983	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23666442
Entered Medicaid 08/01/1983	Low Occupancy Adjustment Factor:	124.22177%	DC Sem Index: 1.30450000
Med # Active Date: 09/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05485367
Previous Med # 201669			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	414,729	1,115,868	587,035	250,820	28,814	2,397,266	
1a	Audit Adjustments							
2	Cost Per Diem	29.7959	80.1687	42.1751	18.0200	2.0701	172.2298	
3	Cost Per Diem Inflated	31.7847	84.5662	44.9902				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	31.7847	84.5662	44.9902	18.0200	2.0701	181.4312	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	51.2006		83.3152				
7	Provider Target Rate	54.0488		87.9499				
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	31.7847	84.5662	44.9902	13.6500	2.0701	177.0612	
12/13	Medicaid Adjustment Rate		1.3489	0.7176				
14	Prospective Per Diem 11	31.7847	85.9151	45.7078	13.6500	2.0701	179.1277	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Orchard Ridge

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:	2,200,000.00		Total Amount	Per Diem
RS to Start Calcs:	1983/07	Type:	Variable	80% Capital(1):	3,979,816	10.1336
Indexed Asset Value	4,974,770	<60% of Base:	False	20% ROE(2):	994,954	0.5522
FRVS Base Asset:	2,095,491	Interest Rate:	8.0000%	Insurance Cost(3):	616	0.0284
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	55,245	2.5473
ROE Factor	0.021880	Amortization Rate:	8.0000%	Home Office(3):	29,750	1.3717
		Interest Only:	False	Replacement(3&4):	11,886	0.0000
		Yearly Payment:	399,465	Total FRVS PD:		14.6332

(1) 80% Capital (\$3,979,816) amortized at 8.0000 % for 20 years Principal & Interest of \$399,465 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$10.1336

(2) 20% ROE (\$994,954) times the ROE factor (0.021880) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5522

(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	31.7847	31.7847	1.4421	30.3426
Direct Care	85.9151	85.9151	3.8979	82.0172
Indirect Care	45.7078	45.7078	2.0737	43.6341
Property	13.6500	14.6332	0.6193	13.0307
ROE	2.0701	0.0526	0.0939	1.9762
ROE Adjustment	-0.0526	-0.0526	-0.0024	-0.0502
Quality Assess-Medicaid Share				16.4977
Supplemental Rate				8.1814
Totals	179.0751	178.0408	8.1245	195.6297

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	2,090,373	0.00	3.9578	3.0000	0.9578	120	21.65	2,090,373	3,247,440	
1984/01		0.10	2.2530	2.2530		120	21.65	2,090,373	3,289,560	
1984/07		0.10	1.9179	1.9179		120	21.65	2,090,373	3,352,680	
1985/01		0.20	1.1471	1.1471		120	33.66	2,093,308	3,391,080	
1985/10		0.20	0.8522	0.8522		120	33.66	2,095,491	3,420,000	
1986/01		0.30	0.8299	0.8299		120	33.66	2,098,684	3,448,440	
1986/07		0.30	0.2974	0.2974		120	33.66	2,099,830	3,441,840	
1987/01		0.40	1.0091	1.0091		120	33.66	2,105,017	3,503,400	
1987/07		0.40	0.9007	0.9007		120	36.20	2,110,009	3,530,760	
1988/01		0.50	0.9007	0.9007		120	36.20	2,116,264	3,559,440	
1988/07		0.50	0.5899	0.5899		120	37.14	2,120,480	3,557,520	
1989/01		0.60	0.5899	0.5899		120	37.14	2,125,548	3,578,520	
1989/07		0.60	0.5899	0.5899		120	35.48	2,130,401	3,602,760	
1990/01		0.70	0.5899	0.5899		120	35.48	2,136,075	3,620,880	
1990/07		0.70	0.5899	0.5899		120	35.48	2,141,765	3,642,240	
1991/01		0.80	0.5899	0.5899		120	35.48	2,148,285	3,663,600	
1991/07		0.80	1.4932	1.4932		120	35.48	2,164,840	3,718,320	
1992/01		0.90	2.0117	2.0117		120	35.48	2,190,124	3,793,080	
1992/07		0.90	1.8152	1.8152		120	35.48	2,213,205	3,861,960	
1993/01		1.00	1.7710	1.7710		120	35.48	2,238,490	3,930,360	
1993/07		1.00	1.5329	1.5329		120	26.33	2,254,917	3,990,600	
1994/01		1.00	1.6983	1.6983		120	26.33	2,273,250	4,058,400	
1994/07		1.00	1.5991	1.5991		120	22.19	2,273,250	4,123,320	
1995/01		1.00	1.5812	1.5812		120	22.19	2,273,250	4,188,480	
1995/07	1,403,258	1.00	1.5250	1.5250		120	23.34	3,676,508	4,252,320	
1996/01		1.00	1.7228	1.7228		120	23.34	3,676,508	4,325,640	5
1996/07		1.00	1.3294	1.3294		120	30.86	3,676,508	4,383,120	5
1997/01		1.00	1.4109	1.4109		120	30.86	3,733,254	4,444,920	
1997/07	20,463	1.00	1.0917	1.0917		120	35.25	3,779,838	4,493,400	
1998/01		1.00	1.1663	1.1663		120	35.25	3,808,092	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	33.45	3,833,091	4,594,920	
1999/01		1.00	1.4499	1.4499		120	33.45	3,866,891	4,661,520	
1999/07		1.00	1.2299	1.2299		120	31.11	3,893,792	4,718,880	
2000/01		1.00	1.3356	1.3356		120	31.11	3,923,208	4,781,880	
2000/07		1.00	1.1129	1.1129		120	34.20	3,950,357	4,835,040	
2001/01		1.00	1.2976	1.2976		120	34.20	3,982,231	4,897,800	
2001/07		1.00	0.9615	0.9615		120	38.18	4,008,811	4,944,840	
2002/01	12,625	1.00	1.0301	1.0301		120	35.02	4,047,730	4,995,720	
2002/07		1.00	0.8337	0.8337		120	35.02	4,069,217	5,037,360	
2003/01		1.00	1.3271	1.3271		120	36.33	4,104,888	5,104,200	
2003/07		1.00	1.1664	1.1664		120	36.33	4,136,515	5,163,720	
2004/01		0.95	1.1103	1.1103		120	38.33	4,166,923	5,221,080	
2004/07		0.95	0.8378	0.8378		120	38.33	4,190,036	5,264,880	
2005/01	32,192	0.90	0.8595	0.8595		120	41.86	4,246,898	5,310,120	
2005/07		0.90	0.7364	0.7364		120	41.86	4,268,322	5,349,240	
2006/01		0.85	0.9068	0.9068		120	41.86	4,293,362	5,397,720	
2006/07	65,882	0.85	0.8133	0.8133		120	40.66	4,381,186	5,441,640	
2007/01	37,954	0.80	1.0133	1.0133		120	37.81	4,443,554	5,496,720	
2007/07		0.80	1.1050	1.1050		120	37.81	4,470,558	5,557,440	
2008/01		0.75	0.8556	0.8556		120	37.81	4,490,279	5,604,960	
2008/07	43,755	0.75	0.6104	0.6104		120	40.72	4,549,253	5,639,160	
2009/01		0.70	1.3268	1.3268		120	40.72	4,580,536	5,714,040	
2009/07		0.70	0.6841	0.6841		120	46.24	4,598,978	5,753,160	
2010/01		0.65	0.8643	0.8643		120	46.24	4,620,700	5,802,840	
2010/07	42,872	0.65	0.7107	0.7107		120	42.83	4,680,196	5,844,120	
2011/01	28,310	0.60	0.9198	0.9198		120	43.13	4,728,761	5,897,880	
2011/07		0.60	0.9028	0.9028		120	43.13	4,748,848	5,951,160	
2012/01		0.55	0.3865	0.3865		120	43.13	4,756,765	5,974,200	
2012/07	40,651	0.55	0.9417	0.9417		120	56.05	4,822,051	6,030,480	
2013/01		0.50	0.4901	0.4901		120	56.05	4,833,870	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	58.92	4,848,845	6,097,560	
2014/01		0.45	0.8564	0.8564		120	58.92	4,867,532	6,149,760	
2014/07		0.45	1.2383	1.2383		120	56.44	4,894,654	6,225,960	
2015/01		0.40	0.7571	0.7571		120	56.44	4,909,475	6,273,120	
2015/09		0.40	1.5736	1.5736		120	61.14	4,940,375	6,371,880	
2016/09		0.35	1.9890	1.9890		120	64.18	4,974,770	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: 252689013120150801201407142015150355



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Springwood 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
4602 NORTHGATE COURT	2/1/2015-1/31/2016	Number of Beds: 120	Superior: 0
SARASOTA, FL 34234	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: 40,422	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 2,730	Inflation
Current Class South Large	Initial CR? False	Medicaid: 32,102	FY Index: 1.38133246
Class at 1/94: South Large	Medicaid Utilization	79.41715%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	92.28767%	Cost: 1.04504491
Open Date: 05/01/1982	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 05/01/1982	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25516446
Entered Medicaid 05/01/1982	Low Occupancy Adjustment Factor:	116.71346%	DC Sem Index: 1.30450000
Med # Active Date: 11/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03930604
Previous Med # 212270			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,680,428	2,655,553	1,160,688	559,538		6,056,207
1a	Audit Adjustments						
2	Cost Per Diem	52.3465	82.7224	36.1563	17.4300		188.6552
3	Cost Per Diem Inflated	54.7044	85.9739	37.7850			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	54.7044	85.9739	37.7850	17.4300		195.8933
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	56.5042		61.4777			
7	Provider Target Rate	59.6474		64.8976			
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	54.7044	85.9739	37.7850	13.6500		192.1133
12/13	Medicaid Adjustment Rate		2.8452	1.2505			
14	Prospective Per Diem 11	54.7044	88.8191	39.0355	13.6500		196.2090
15	Inflated Usual & Customary Charge						0.00

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



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Springwood Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 01/01/2005		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):	3,601,783	9.0689
Indexed Asset Value	4,502,229	<60% of Base:	True	20% ROE(2):	900,446	0.4639
FRVS Base Asset:	2,100,178	Interest Rate:	10.0000%	Insurance Cost(3):	49,198	1.2171
Occup Adj Factor	0.9000	Chase Rate:	10.0000%	Taxes Cost(3):	66,458	1.6441
ROE Factor	0.020310	Amortization Rate:	10.0000%	Home Office(3):	37,493	0.9275
		Interest Only:	True	Replacement(3&4):	36,015	0.0000
		Yearly Payment:	357,496	Total FRVS PD:		13.3215

(1) 80% Capital (\$3,601,783) amortized at 10.0000 % for 20 years Interest of \$357,496 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.0689

(2) 20% ROE (\$900,446) times the ROE factor (0.020310) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.4639

(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	54.7044	54.7044	2.4819	52.2225
Direct Care	88.8191	88.8191	4.0297	84.7894
Indirect Care	39.0355	39.0355	1.7710	37.2645
Property	13.6500	13.3215	0.6044	12.7171
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.7254
Supplemental Rate				8.1814
Totals	196.2090	195.8805	8.8870	217.9003

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	2,016,743	0.00	2.6760	2.6760		120	31.73	2,016,743	2,975,520	
1982/07		0.10	2.2977	2.2977		120	31.73	2,019,417	3,043,800	
1983/04		0.10	2.6288	2.6288		120	34.87	2,022,783	3,123,840	
1983/07	9,856	0.20	3.9578	3.0000	0.9578	120	34.87	2,040,334	3,247,440	
1984/01		0.20	2.2530	2.2530		120	37.69	2,046,634	3,289,560	
1984/07	33,415	0.30	1.9179	1.9179		120	37.69	2,088,119	3,352,680	
1985/01		0.30	1.1471	1.1471		120	46.30	2,094,168	3,391,080	
1985/10		0.40	0.8522	0.8522		120	46.30	2,100,178	3,420,000	
1986/01		0.40	0.8299	0.8299		120	46.30	2,106,048	3,448,440	
1986/07		0.50	0.2974	0.2974		120	46.30	2,108,684	3,441,840	
1987/01		0.50	1.0091	1.0091		120	46.30	2,117,641	3,503,400	
1987/07		0.60	0.9007	0.9007		120	52.64	2,128,594	3,530,760	
1988/01		0.60	0.9007	0.9007		120	52.64	2,139,603	3,559,440	
1988/07		0.70	0.5899	0.5899		120	56.26	2,148,437	3,557,520	
1989/01	22,358	0.70	0.5899	0.5899		120	56.26	2,179,666	3,578,520	
1989/07		0.80	0.5899	0.5899		120	69.88	2,189,952	3,602,760	
1990/01		0.80	0.5899	0.5899		120	69.88	2,200,286	3,620,880	
1990/07		0.90	0.5899	0.5899		120	69.88	2,211,967	3,642,240	
1991/01		0.90	0.5899	0.5899		120	69.88	2,223,710	3,663,600	
1991/07	50,073	1.00	1.4932	1.4932		120	69.88	2,306,987	3,718,320	
1992/01		1.00	2.0117	2.0117		120	69.88	2,353,397	3,793,080	
1992/07		1.00	1.8152	1.8152		120	69.88	2,396,116	3,861,960	
1993/01		1.00	1.7710	1.7710		120	69.88	2,438,551	3,930,360	
1993/07		1.00	1.5329	1.5329		120	66.91	2,475,932	3,990,600	
1994/01		1.00	1.6983	1.6983		120	66.91	2,517,981	4,058,400	
1994/07		1.00	1.5991	1.5991		120	64.21	2,558,246	4,123,320	
1995/01		1.00	1.5812	1.5812		120	64.21	2,598,697	4,188,480	
1995/07		1.00	1.5250	1.5250		120	68.34	2,638,327	4,252,320	
1996/01		1.00	1.7228	1.7228		120	68.34	2,683,780	4,325,640	
1996/07	141,517	1.00	1.3294	1.3294		120	57.40	2,860,975	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	57.40	2,901,340	4,444,920	
1997/07	51,397	1.00	1.0917	1.0917		120	57.37	2,984,411	4,493,400	
1998/01		1.00	1.1663	1.1663		120	57.37	3,019,218	4,545,840	
1998/07	34,534	1.00	1.0794	1.0794		120	64.55	3,086,341	4,594,920	
1999/01		1.00	1.4499	1.4499		120	64.55	3,131,090	4,661,520	
1999/07		1.00	1.2299	1.2299		120	75.34	3,169,599	4,718,880	
2000/01		1.00	1.3356	1.3356		120	75.34	3,211,932	4,781,880	
2000/07	30,168	1.00	1.1129	1.1129		120	76.04	3,242,100	4,835,040	5
2001/01		1.00	1.2976	1.2976		120	76.04	3,320,379	4,897,800	
2001/07	42,988	1.00	0.9615	0.9615		120	79.83	3,395,292	4,944,840	
2002/01	85,621	1.00	1.0301	1.0301		120	76.10	3,515,888	4,995,720	
2002/07		0.95	0.8337	0.8337		120	76.10	3,543,734	5,037,360	
2003/01	28,140	0.95	1.3271	1.3271		120	79.34	3,616,550	5,104,200	
2003/07		0.90	1.1664	1.1664		120	79.34	3,654,517	5,163,720	
2004/01		0.90	1.1103	1.1103		120	77.63	3,691,037	5,221,080	
2004/07		0.85	0.8378	0.8378		120	77.63	3,717,321	5,264,880	
2005/01	29,196	0.85	0.8595	0.8595		120	78.92	3,773,676	5,310,120	
2005/07		0.80	0.7364	0.7364		120	78.92	3,795,907	5,349,240	
2006/01		0.80	0.9068	0.9068		120	78.92	3,823,443	5,397,720	
2006/07	72,559	0.75	0.8133	0.8133		120	79.54	3,919,325	5,441,640	
2007/01		0.75	1.0133	1.0133		120	79.54	3,949,112	5,496,720	
2007/07	25,464	0.70	1.1050	1.1050		120	72.21	4,005,122	5,557,440	
2008/01		0.70	0.8556	0.8556		120	72.21	4,029,109	5,604,960	
2008/07		0.65	0.6104	0.6104		120	71.58	4,045,097	5,639,160	
2009/01		0.65	1.3268	1.3268		120	71.58	4,079,982	5,714,040	
2009/07	37,399	0.60	0.6841	0.6841		120	72.77	4,134,129	5,753,160	
2010/01	33,632	0.60	0.8643	0.8643		120	81.44	4,189,201	5,802,840	
2010/07		0.55	0.7107	0.7107		120	81.44	4,205,577	5,844,120	
2011/01		0.55	0.9198	0.9198		120	81.44	4,226,853	5,897,880	
2011/07		0.50	0.9028	0.9028		120	80.95	4,245,933	5,951,160	



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2012/01		0.50	0.3865	0.3865		120	80.95	4,254,140	5,974,200	
2012/07	45,108	0.45	0.9417	0.9417		120	81.99	4,317,277	6,030,480	
2013/01		0.45	0.4901	0.4901		120	81.99	4,326,797	6,060,000	
2013/07		0.40	0.6196	0.6196		120	79.61	4,337,519	6,097,560	
2014/01		0.40	0.8564	0.8564		120	79.61	4,352,379	6,149,760	
2014/07		0.35	1.2383	1.2383		120	80.58	4,371,242	6,225,960	
2015/01		0.35	0.7571	0.7571		120	80.58	4,382,826	6,273,120	
2015/09	23,199	0.30	1.5736	1.5736		120	78.78	4,426,716	6,371,880	
2016/09	53,499	0.25	1.9890	1.9890		120	79.42	4,502,229	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: 253014013120160201201504262016113822



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Sunset Point

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
1980 SUNSET POINT RD	2/1/2015-1/31/2016	Number of Beds: 120	Superior: 0
CLEARWATER, FL 33765-1132	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: 41,327	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 5,392	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 24,692	FY Index: 1.38133246
Class at 1/94: North Large	Medicaid Utilization	59.74786%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.35388%	Cost: 1.04504491
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: 1.25516446
Entered Medicaid 05/01/1984	Low Occupancy Adjustment Factor:	119.32654%	DC Sem Index: 1.30450000
Med # Active Date: 11/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03930604
Previous Med # 201839			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,193,470	1,881,080	859,882	1,094,843		5,029,275	
1a	Audit Adjustments							
2	Cost Per Diem	48.3343	76.1818	34.8243	44.3400		203.6804	
3	Cost Per Diem Inflated	50.5115	79.1762	36.3930				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	50.5115	79.1762	36.3930	44.3400		210.4207	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	49.3854		59.0692				
7	Provider Target Rate	52.1326		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	50.5115	79.1762	36.3930	13.6500		179.7307	
12/13	Medicaid Adjustment Rate		0.8683	0.3991				
14	Prospective Per Diem 11	50.5115	80.0445	36.7921	13.6500		180.9981	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Sunset Point

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	01/01/1988	Amount:	1,365,000.00		Total Amount	Per Diem
RS to Start Calcs:	1980/01	Type:	Variable	80% Capital(1):	2,986,060	8.6220
Indexed Asset Value	3,732,575	<60% of Base:	False	20% ROE(2):	746,515	0.3846
FRVS Base Asset:	1,921,442	Interest Rate:	10.6500%	Insurance Cost(3):	87,342	2.1134
Occup Adj Factor	0.9000	Chase Rate:	7.7500%	Taxes Cost(3):	49,979	1.2094
ROE Factor	0.020310	Amortization Rate:	9.7500%	Home Office(3):	39,753	0.9619
		Interest Only:	False	Replacement(3&4):	75,180	0.0000
		Yearly Payment:	339,879	Total FRVS PD:		13.2913

(1) 80% Capital (\$2,986,060) amortized at 9.7500 % for 20 years Principal & Interest of \$339,879 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$8.6220

(2) 20% ROE (\$746,515) times the ROE factor (0.020310) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.3846

(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	50.5115	50.5115	2.2917	48.2198
Direct Care	80.0445	80.0445	3.6316	76.4129
Indirect Care	36.7921	36.7921	1.6692	35.1229
Property	13.6500	13.2913	0.6030	12.6883
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				17.8301
Supplemental Rate				8.1814
Totals	180.9981	180.6394	8.1955	198.4554

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
1980/01	1,869,176	0.00	6.1657	3.0000	3.1657	120		1,869,176	2,620,920	
1980/07		0.10	6.9764	3.0000	3.9764	120		1,869,176	2,720,760	
1981/01		0.10	7.8004	3.0000	4.8004	120		1,869,176	2,824,800	
1981/07		0.20	7.3892	3.0000	4.3892	120		1,869,176	2,897,880	
1982/01		0.20	7.0652	3.0000	4.0652	120		1,869,176	2,975,520	
1982/07		0.30	6.3629	3.0000	3.3629	120		1,869,176	3,043,800	
1983/04		0.30	5.9917	3.0000	2.9917	120		1,869,176	3,123,840	
1983/07		0.40	6.9495	3.0000	3.9495	120		1,869,176	3,247,440	
1984/01		0.40	5.2447	3.0000	2.2447	120	30.37	1,881,562	3,289,560	
1984/07		0.50	4.1626	3.0000	1.1626	120	30.37	1,897,146	3,352,680	
1985/01		0.50	2.3097	2.3097		120	42.16	1,913,941	3,391,080	
1985/10		0.60	0.8522	0.8522		120	42.16	1,921,442	3,420,000	
1986/01		0.60	0.8299	0.8299		120	42.16	1,928,775	3,448,440	
1986/07		0.70	0.2974	0.2974		120	42.16	1,931,853	3,441,840	
1987/01		0.70	1.0091	1.0091		120	42.16	1,942,314	3,503,400	
1987/07		0.80	0.9007	0.9007		120	43.04	1,953,267	3,530,760	
1988/01	24,350	0.80	0.9007	0.9007		120	43.04	1,988,632	3,559,440	
1988/07	20,770	0.90	0.5899	0.5899		120	43.60	2,017,771	3,557,520	
1989/01		0.90	0.5899	0.5899		120	43.60	2,026,263	3,578,520	
1989/07		1.00	0.5899	0.5899		120	45.80	2,036,217	3,602,760	
1990/01		1.00	0.5899	0.5899		120	45.80	2,046,219	3,620,880	
1990/07		1.00	0.5899	0.5899		120	45.80	2,056,271	3,642,240	
1991/01		1.00	0.5899	0.5899		120	45.80	2,056,271	3,663,600	5
1991/07		1.00	1.4932	1.4932		120	45.80	2,066,372	3,718,320	5
1992/01		1.00	2.0117	2.0117		120	45.80	2,127,112	3,793,080	
1992/07		1.00	1.8152	1.8152		120	45.80	2,159,265	3,861,960	
1993/01		1.00	1.7710	1.7710		120	45.80	2,191,109	3,930,360	
1993/07		1.00	1.5329	1.5329		120	46.03	2,219,219	3,990,600	
1994/01		1.00	1.6983	1.6983		120	46.03	2,250,761	4,058,400	
1994/07		1.00	1.5991	1.5991		120	45.99	2,280,857	4,123,320	



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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
1995/01		1.00	1.5812	1.5812		120	45.99	2,311,014	4,188,480	
1995/07		1.00	1.5250	1.5250		120	49.76	2,342,899	4,252,320	
1996/01		1.00	1.7228	1.7228		120	49.76	2,379,417	4,325,640	
1996/07	145,977	1.00	1.3294	1.3294		120	52.47	2,555,571	4,383,120	
1997/01		1.00	1.4109	1.4109		120	52.47	2,589,969	4,444,920	
1997/07		1.00	1.0917	1.0917		120	55.86	2,618,244	4,493,400	
1998/01		1.00	1.1663	1.1663		120	55.86	2,648,781	4,545,840	
1998/07		1.00	1.0794	1.0794		120	59.30	2,648,781	4,594,920	5
1999/01		1.00	1.4499	1.4499		120	59.30	2,716,191	4,661,520	
1999/07		1.00	1.2299	1.2299		120	63.66	2,749,597	4,718,880	
2000/01		1.00	1.3356	1.3356		120	63.66	2,786,321	4,781,880	
2000/07	24,685	0.95	1.1129	1.1129		120	66.54	2,840,466	4,835,040	
2001/01		0.95	1.2976	1.2976		120	66.54	2,875,480	4,897,800	
2001/07		0.90	0.9615	0.9615		120	65.82	2,900,364	4,944,840	
2002/01	16,844	0.90	1.0301	1.0301		120	63.56	2,944,097	4,995,720	
2002/07		0.85	0.8337	0.8337		120	63.56	2,964,959	5,037,360	
2003/01	18,062	0.85	1.3271	1.3271		120	67.41	3,016,466	5,104,200	
2003/07		0.80	1.1664	1.1664		120	67.41	3,044,613	5,163,720	
2004/01		0.80	1.1103	1.1103		120	66.47	3,071,655	5,221,080	
2004/07		0.75	0.8378	0.8378		120	66.47	3,090,957	5,264,880	
2005/01	17,703	0.75	0.8595	0.8595		120	69.07	3,128,584	5,310,120	
2005/07		0.70	0.7364	0.7364		120	69.07	3,144,712	5,349,240	
2006/01	78,977	0.70	0.9068	0.9068		120	68.43	3,243,652	5,397,720	
2006/07		0.65	0.8133	0.8133		120	68.43	3,260,798	5,441,640	
2007/01		0.65	1.0133	1.0133		120	68.43	3,282,274	5,496,720	
2007/07	42,856	0.60	1.1050	1.1050		120	65.76	3,346,891	5,557,440	
2008/01		0.60	0.8556	0.8556		120	65.76	3,364,074	5,604,960	
2008/07		0.55	0.6104	0.6104		120	59.02	3,375,367	5,639,160	
2009/01		0.55	1.3268	1.3268		120	59.02	3,399,997	5,714,040	
2009/07	136,730	0.50	0.6841	0.6841		120	58.04	3,548,358	5,753,160	



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2010/01		0.50	0.8643	0.8643		120	58.04	3,563,694	5,802,840	
2010/07	31,794	0.45	0.7107	0.7107		120	53.48	3,606,570	5,844,120	
2011/01		0.45	0.9198	0.9198		120	53.48	3,621,085	5,897,880	
2011/07	18,003	0.40	0.9028	0.9028		120	50.58	3,651,113	5,951,160	
2012/01		0.40	0.3865	0.3865		120	56.75	3,656,758	5,974,200	
2012/07		0.35	0.9417	0.9417		120	56.75	3,668,811	6,030,480	
2013/01		0.35	0.4901	0.4901		120	56.75	3,675,103	6,060,000	
2013/07		0.30	0.6196	0.6196		120	58.67	3,681,935	6,097,560	
2014/01		0.30	0.8564	0.8564		120	58.67	3,691,394	6,149,760	
2014/07		0.25	1.2383	1.2383		120	54.89	3,702,800	6,225,960	
2015/01		0.25	0.7571	0.7571		120	54.89	3,709,795	6,273,120	
2015/09		0.20	1.5736	1.5736		120	57.52	3,721,470	6,371,880	
2016/09		0.15	1.9890	1.9890		120	59.75	3,732,575	6,498,600	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

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

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Bay Tree 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
2600 HIGHLANDS BLVD N	8/1/2014-1/31/2015	Number of Beds: 120	Superior: 0
PALM HARBOR, FL 34684-2114	Days in CR 184	Maximum: 22,080	Standard: 366
County: Pinellas [52]	First Used : 2015/09	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 20,566	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 3,469	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 12,012	FY Index: 1.35323005
Class at 1/94: North Large	Medicaid Utilization	58.40708%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	93.14312%	Cost: 1.06674726
Open Date: 09/01/1982	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 09/01/1982	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23666442
Entered Medicaid 09/01/1982	Low Occupancy Adjustment Factor:	117.79533%	DC Sem Index: 1.30450000
Med # Active Date: 11/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05485367
Previous Med # 201782			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	395,753	1,029,655	467,779	355,916		2,249,103	
1a	Audit Adjustments							
2	Cost Per Diem	32.9465	85.7189	38.9426	29.6300		187.2380	
3	Cost Per Diem Inflated	35.1456	90.4209	41.5419				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	35.1456	90.4209	41.5419	29.6300		196.7384	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	52.2685		60.2539				
7	Provider Target Rate	55.1761		63.6057				
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	35.1456	90.4209	41.5419	13.6500		180.7584	
12/13	Medicaid Adjustment Rate		0.8552	0.3929				
14	Prospective Per Diem 11	35.1456	91.2761	41.9348	13.6500		182.0065	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Bay Tree Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 01/01/2007		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:	1982/07	Type:	Variable	80% Capital(1):	3,230,109	8.2246
Indexed Asset Value	4,037,636	<60% of Base:	False	20% ROE(2):	807,527	0.4482
FRVS Base Asset:	1,845,021	Interest Rate:	8.0000%	Insurance Cost(3):	982	0.0477
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	27,879	1.3556
ROE Factor	0.021880	Amortization Rate:	8.0000%	Home Office(3):	18,987	0.9232
		Interest Only:	False	Replacement(3&4):	45,259	0.0000
		Yearly Payment:	324,215	Total FRVS PD:		10.9993

(1) 80% Capital (\$3,230,109) amortized at 8.0000 % for 20 years Principal & Interest of \$324,215 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$8.2246

(2) 20% ROE (\$807,527) times the ROE factor (0.021880) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.4482

(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	35.1456	35.1456	1.5945	33.5511
Direct Care	91.2761	91.2761	4.1412	87.1349
Indirect Care	41.9348	41.9348	1.9026	40.0322
Property	13.6500	10.9993	0.4990	10.5003
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.8417
Supplemental Rate				8.1814
Totals	182.0065	179.3558	8.1373	200.2416

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	1,827,389	0.00	2.2977	2.2977		120	27.14	1,827,389	3,043,800	
1983/04		0.10	2.6288	2.6288		120	24.53	1,827,389	3,123,840	
1983/07		0.10	3.9578	3.0000	0.9578	120	24.53	1,827,389	3,247,440	
1984/01		0.20	2.2530	2.2530		120	36.03	1,832,783	3,289,560	
1984/07		0.20	1.9179	1.9179		120	36.03	1,837,389	3,352,680	
1985/01		0.30	1.1471	1.1471		120	38.05	1,841,763	3,391,080	
1985/10		0.30	0.8522	0.8522		120	38.05	1,845,021	3,420,000	
1986/01		0.40	0.8299	0.8299		120	38.05	1,849,259	3,448,440	
1986/07		0.40	0.2974	0.2974		120	38.05	1,850,781	3,441,840	
1987/01		0.50	1.0091	1.0091		120	38.05	1,857,242	3,503,400	
1987/07		0.50	0.9007	0.9007		120	37.30	1,862,915	3,530,760	
1988/01	19,838	0.60	0.9007	0.9007		120	37.30	1,889,580	3,559,440	
1988/07		0.60	0.5899	0.5899		120	39.80	1,894,419	3,557,520	
1989/01	19,162	0.70	0.5899	0.5899		120	39.80	1,919,241	3,578,520	
1989/07		0.70	0.5899	0.5899		120	50.21	1,926,475	3,602,760	
1990/01		0.80	0.5899	0.5899		120	50.21	1,934,774	3,620,880	
1990/07		0.80	0.5899	0.5899		120	50.21	1,943,109	3,642,240	
1991/01		0.90	0.5899	0.5899		120	50.21	1,952,527	3,663,600	
1991/07		0.90	1.4932	1.4932		120	50.21	1,976,482	3,718,320	
1992/01		1.00	2.0117	2.0117		120	50.21	2,012,780	3,793,080	
1992/07		1.00	1.8152	1.8152		120	50.21	2,046,134	3,861,960	
1993/01		1.00	1.7710	1.7710		120	50.21	2,079,215	3,930,360	
1993/07	46,186	1.00	1.5329	1.5329		120	55.43	2,157,273	3,990,600	
1994/01		1.00	1.6983	1.6983		120	55.43	2,193,910	4,058,400	
1994/07		1.00	1.5991	1.5991		120	55.45	2,228,993	4,123,320	
1995/01		1.00	1.5812	1.5812		120	55.45	2,264,238	4,188,480	
1995/07		1.00	1.5250	1.5250		120	56.94	2,298,768	4,252,320	
1996/01		1.00	1.7228	1.7228		120	56.94	2,338,371	4,325,640	
1996/07	149,392	1.00	1.3294	1.3294		120	57.71	2,487,763	4,383,120	5
1997/01		1.00	1.4109	1.4109		120	57.71	2,518,849	4,444,920	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
1997/07	111,019	1.00	1.0917	1.0917		120	57.77	2,693,292	4,493,400	
1998/01		1.00	1.1663	1.1663		120	57.77	2,724,704	4,545,840	
1998/07	38,979	1.00	1.0794	1.0794		120	58.85	2,793,093	4,594,920	
1999/01		1.00	1.4499	1.4499		120	58.85	2,793,093	4,661,520	5
1999/07		1.00	1.2299	1.2299		120	67.63	2,868,440	4,718,880	
2000/01		1.00	1.3356	1.3356		120	67.63	2,906,751	4,781,880	
2000/07	19,046	1.00	1.1129	1.1129		120	67.85	2,958,146	4,835,040	
2001/01		1.00	1.2976	1.2976		120	67.85	2,996,531	4,897,800	
2001/07	70,070	1.00	0.9615	0.9615		120	67.88	3,095,413	4,944,840	
2002/01		1.00	1.0301	1.0301		120	62.89	3,127,299	4,995,720	
2002/07		1.00	0.8337	0.8337		120	62.89	3,153,371	5,037,360	
2003/01		0.95	1.3271	1.3271		120	59.36	3,193,126	5,104,200	
2003/07		0.95	1.1664	1.1664		120	59.36	3,228,509	5,163,720	
2004/01		0.90	1.1103	1.1103		120	65.79	3,260,771	5,221,080	
2004/07		0.90	0.8378	0.8378		120	65.79	3,285,357	5,264,880	
2005/01	64,938	0.85	0.8595	0.8595		120	68.90	3,374,298	5,310,120	
2005/07		0.85	0.7364	0.7364		120	68.90	3,395,418	5,349,240	
2006/01		0.80	0.9068	0.9068		120	68.90	3,420,048	5,397,720	
2006/07	54,370	0.80	0.8133	0.8133		120	69.59	3,496,669	5,441,640	
2007/01		0.75	1.0133	1.0133		120	69.59	3,523,244	5,496,720	
2007/07	69,533	0.75	1.1050	1.1050		120	71.53	3,621,978	5,557,440	
2008/01		0.70	0.8556	0.8556		120	71.53	3,643,670	5,604,960	
2008/07		0.70	0.6104	0.6104		120	70.88	3,659,239	5,639,160	
2009/01		0.65	1.3268	1.3268		120	70.88	3,690,796	5,714,040	
2009/07	19,104	0.65	0.6841	0.6841		120	72.84	3,726,313	5,753,160	
2010/01		0.60	0.8643	0.8643		120	72.84	3,745,638	5,802,840	
2010/07	38,695	0.60	0.7107	0.7107		120	66.96	3,800,304	5,844,120	
2011/01	23,418	0.55	0.9198	0.9198		120	64.79	3,842,948	5,897,880	
2011/07		0.55	0.9028	0.9028		120	64.79	3,862,028	5,951,160	
2012/01		0.50	0.3865	0.3865		120	64.79	3,869,493	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	40,651	0.50	0.9417	0.9417		120	69.13	3,928,365	6,030,480	
2013/01		0.45	0.4901	0.4901		120	69.13	3,937,027	6,060,000	
2013/07		0.45	0.6196	0.6196		120	72.04	3,948,003	6,097,560	
2014/01		0.40	0.8564	0.8564		120	72.04	3,961,529	6,149,760	
2014/07		0.40	1.2383	1.2383		120	57.56	3,981,150	6,225,960	
2015/01		0.35	0.7571	0.7571		120	57.56	3,991,700	6,273,120	
2015/09		0.35	1.5736	1.5736		120	58.41	4,013,686	6,371,880	
2016/09		0.30	1.9890	1.9890		120	58.41	4,037,636	6,498,600	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

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Hawthorne Health And Rehab Of Ocala

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
4100 SW 33RD AVE	7/1/2014-6/30/2015	Number of Beds: 120	Superior: 0
OCALA, FL 34474	Days in CR 365	Maximum: 43,800	Standard: 366
County: Marion [42]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 40,037	Total: 366
Control: Nonprofit : Other	Unaudited	Medicare: 8,339	Inflation
Current Class North Large	Initial CR? False	Medicaid: 19,903	FY Index: 1.35966457
Class at 1/94: North Large	Medicaid Utilization	49.71152%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	91.40868%	Cost: 1.06169895
Open Date: 03/04/1988	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 03/04/1988	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24000000
Entered Medicaid 03/04/1988	Low Occupancy Adjustment Factor:	115.60183%	DC Sem Index: 1.30450000
Med # Active Date: 12/07/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05201613
Previous Med # 204188			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	862,198	1,562,426	1,067,603	488,221		3,980,448	
1a	Audit Adjustments							
2	Cost Per Diem	43.3200	78.5020	53.6403	24.5300		199.9923	
3	Cost Per Diem Inflated	45.9928	82.5854	56.9499				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	45.9928	82.5854	56.9499	24.5300		210.0581	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	50.5500		65.9409				
7	Provider Target Rate	53.3620		69.6091				
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	45.9928	82.5854	56.9499	13.6500		199.1781	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	45.9928	82.5854	56.9499	13.6500		199.1781	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Hawthorne Health And Rehab Of Ocala

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 03/04/1988		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,020,000.00		Total Amount	Per Diem
RS to Start Calcs:	1988/01	Type:	Variable	80% Capital(1):	4,926,608	14.0427
Indexed Asset Value	6,158,260	<60% of Base:	False	20% ROE(2):	1,231,652	0.6446
FRVS Base Asset:	1,765,380	Interest Rate:	10.1800%	Insurance Cost(3):	76,123	1.9013
Occup Adj Factor	0.9000	Chase Rate:	7.5645%	Taxes Cost(3):	1,094	0.0273
ROE Factor	0.020630	Amortization Rate:	9.5645%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	61,349	0.0000
		Yearly Payment:	553,562	Total FRVS PD:		16.6159

(1) 80% Capital (\$4,926,608) amortized at 9.5645 % for 20 years Principal & Interest of \$553,562 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$14.0427

(2) 20% ROE (\$1,231,652) times the ROE factor (0.020630) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6446

(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:	07/01/1987	Current RS PBS:	29,423
Comparison Bed	60	Effective PBS Limitation	54,155
			1,765,380

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	45.9928	45.9928	2.0867	43.9061
Direct Care	82.5854	82.5854	3.7469	78.8385
Indirect Care	56.9499	56.9499	2.5838	54.3661
Property	13.6500	16.6159	0.7539	15.8620
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				16.6914
Supplemental Rate				8.1814
Totals	199.1781	202.1440	9.1713	217.8455

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	1,844,721	0.00	0.9007	0.9007		60	62.09	1,765,380	1,765,380	1
1988/07	15,744	0.10	0.5899	0.5899		60	62.09	1,782,166	1,778,760	
1989/01		0.10	0.5899	0.5899		60	62.09	1,783,217	1,789,260	
1989/07		0.20	0.5899	0.5899		60	62.09	1,785,321	1,801,380	
1990/01		0.20	0.5899	0.5899		60	62.09	1,787,428	1,810,440	
1990/07		0.30	0.5899	0.5899		60	62.09	1,790,592	1,821,120	
1991/01		0.30	0.5899	0.5899		60	58.33	1,793,761	1,831,800	
1991/07		0.40	1.4932	1.4932		60	70.29	1,804,475	1,859,160	
1992/01		0.40	2.0117	2.0117		120	70.29	1,818,996	3,793,080	
1992/07	1,717,199	0.50	1.8152	1.8152		120	70.29	3,552,704	3,861,960	
1993/01		0.50	1.7710	1.7710		120	70.29	3,584,163	3,930,360	
1993/07		0.60	1.5329	1.5329		120	70.29	3,617,127	3,990,600	
1994/01		0.60	1.6983	1.6983		120	70.29	3,653,986	4,058,400	
1994/07		0.70	1.5991	1.5991		120	70.29	3,694,889	4,123,320	
1995/01		0.70	1.5812	1.5812		120	70.79	3,735,784	4,188,480	
1995/07		0.80	1.5250	1.5250		120	70.79	3,781,361	4,252,320	
1996/01		0.80	1.7228	1.7228		120	64.49	3,833,476	4,325,640	
1996/07		0.90	1.3294	1.3294		120	65.17	3,879,344	4,383,120	
1997/01		0.90	1.4109	1.4109		120	65.17	3,928,604	4,444,920	
1997/07		1.00	1.0917	1.0917		120	57.93	3,971,493	4,493,400	
1998/01		1.00	1.1663	1.1663		120	57.93	4,017,813	4,545,840	
1998/07	18,240	1.00	1.0794	1.0794		120	59.18	4,079,421	4,594,920	
1999/01		1.00	1.4499	1.4499		120	59.18	4,138,569	4,661,520	
1999/07	38,888	1.00	1.2299	1.2299		120	64.78	4,228,357	4,718,880	
2000/01	17,389	1.00	1.3356	1.3356		120	63.95	4,302,220	4,781,880	
2000/07		1.00	1.1129	1.1129		120	63.95	4,350,099	4,835,040	
2001/01		1.00	1.2976	1.2976		120	67.74	4,406,546	4,897,800	
2001/07		1.00	0.9615	0.9615		120	71.79	4,448,915	4,944,840	
2002/01	80,251	1.00	1.0301	1.0301		120	71.79	4,574,994	4,995,720	
2002/07		1.00	0.8337	0.8337		120	71.79	4,613,136	5,037,360	



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217.85

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	71.79	4,674,357	5,104,200	
2003/07		1.00	1.1664	1.1664		120	71.79	4,728,879	5,163,720	
2004/01		1.00	1.1103	1.1103		120	71.79	4,781,384	5,221,080	
2004/07		1.00	0.8378	0.8378		120	71.79	4,821,442	5,264,880	
2005/01		1.00	0.8595	0.8595		120	73.09	4,862,882	5,310,120	
2005/07		1.00	0.7364	0.7364		120	73.09	4,898,692	5,349,240	
2006/01	53,555	1.00	0.9068	0.9068		120	61.88	4,996,668	5,397,720	
2006/07		1.00	0.8133	0.8133		120	61.88	5,037,306	5,441,640	
2007/01	50,467	1.00	1.0133	1.0133		120	65.32	5,138,816	5,496,720	
2007/07		1.00	1.1050	1.1050		120	65.32	5,195,600	5,557,440	
2008/01		1.00	0.8556	0.8556		120	59.67	5,240,054	5,604,960	
2008/07	27,458	0.95	0.6104	0.6104		120	57.97	5,297,899	5,639,160	
2009/01		0.95	1.3268	1.3268		120	57.97	5,364,679	5,714,040	
2009/07		0.90	0.6841	0.6841		120	57.97	5,397,709	5,753,160	
2010/01	29,700	0.90	0.8643	0.8643		120	59.44	5,469,398	5,802,840	
2010/07		0.85	0.7107	0.7107		120	59.44	5,502,439	5,844,120	
2011/01		0.85	0.9198	0.9198		120	68.89	5,545,457	5,897,880	
2011/07		0.80	0.9028	0.9028		120	68.89	5,585,506	5,951,160	
2012/01	36,840	0.80	0.3865	0.3865		120	65.64	5,639,616	5,974,200	
2012/07		0.75	0.9417	0.9417		120	65.64	5,679,449	6,030,480	
2013/01		0.75	0.4901	0.4901		120	65.64	5,700,327	6,060,000	
2013/07	26,624	0.70	0.6196	0.6196		120	64.07	5,751,673	6,097,560	
2014/01	164,761	0.70	0.8564	0.8564		120	58.16	5,950,915	6,149,760	
2014/07		0.65	1.2383	1.2383		120	58.16	5,998,814	6,225,960	
2015/01	17,740	0.65	0.7571	0.7571		120	51.71	6,044,308	6,273,120	
2015/09		0.60	1.5736	1.5736		120	51.71	6,097,965	6,371,880	
2016/09		0.55	1.9890	1.9890		120	49.71	6,158,260	6,498,600	

Message Code:

1 Per Bed Standard Limitation



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202.01

West Bay Of Tampa

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
3865 TAMPA RD	8/1/2014-1/31/2015	Number of Beds: 120	Superior: 0
OLDSMAR, FL 34677	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: 20,858	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 4,302	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 13,598	FY Index: 1.35323005
Class at 1/94: North Large	Medicaid Utilization	65.19321%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.46558%	Cost: 1.06674726
Open Date: 09/01/1982	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 09/01/1982	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23666442
Entered Medicaid 09/01/1982	Low Occupancy Adjustment Factor:	119.46780%	DC Sem Index: 1.30450000
Med # Active Date: 11/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05485367
Previous Med # 201693			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	467,246	1,159,102	502,809	437,312		2,566,469	
1a	Audit Adjustments							
2	Cost Per Diem	34.3614	85.2406	36.9767	32.1600		188.7387	
3	Cost Per Diem Inflated	36.6549	89.9164	39.4448				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	36.6549	89.9164	39.4448	32.1600		198.1761	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	48.8637		63.1193				
7	Provider Target Rate	51.5819		66.6305				
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	36.6549	89.9164	39.4448	13.6500		179.6661	
12/13	Medicaid Adjustment Rate		1.5369	0.6742				
14	Prospective Per Diem 11	36.6549	91.4533	40.1190	13.6500		181.8772	
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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202.01

West Bay Of Tampa

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 10/01/1998		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,100,000.00		Total Amount	Per Diem
RS to Start Calcs:	1982/07	Type:	Variable	80% Capital(1):	3,835,722	11.0753
Indexed Asset Value	4,794,652	<60% of Base:	False	20% ROE(2):	958,930	0.5323
FRVS Base Asset:	2,238,197	Interest Rate:	10.6500%	Insurance Cost(3):	1,316	0.0631
Occup Adj Factor	0.9000	Chase Rate:	7.7500%	Taxes Cost(3):	25,281	1.2121
ROE Factor	0.021880	Amortization Rate:	9.7500%	Home Office(3):	25,749	1.2345
		Interest Only:	False	Replacement(3&4):	23,489	0.0000
		Yearly Payment:	436,590	Total FRVS PD:		14.1173

(1) 80% Capital (\$3,835,722) amortized at 9.7500 % for 20 years Principal & Interest of \$436,590 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$11.0753

(2) 20% ROE (\$958,930) times the ROE factor (0.021880) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5323

(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	36.6549	36.6549	1.6630	34.9919
Direct Care	91.4533	91.4533	4.1492	87.3041
Indirect Care	40.1190	40.1190	1.8202	38.2988
Property	13.6500	14.1173	0.6405	13.4768
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.7532
Supplemental Rate				8.1814
Totals	181.8772	182.3445	8.2729	202.0062

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	2,194,793	0.00	2.2977	2.2977		120	39.78	2,194,793	3,043,800	
1983/04	8,484	0.10	2.6288	2.6288		120	39.78	2,207,450	3,123,840	
1983/07		0.10	3.9578	3.0000	0.9578	120	39.78	2,212,240	3,247,440	
1984/01		0.20	2.2530	2.2530		120	44.81	2,220,361	3,289,560	
1984/07		0.20	1.9179	1.9179		120	44.81	2,227,300	3,352,680	
1985/01		0.30	1.1471	1.1471		120	44.81	2,233,544	3,391,080	
1985/10		0.30	0.8522	0.8522		120	44.81	2,238,197	3,420,000	
1986/01		0.40	0.8299	0.8299		120	44.81	2,244,251	3,448,440	
1986/07		0.40	0.2974	0.2974		120	51.00	2,246,727	3,441,840	
1987/01		0.50	1.0091	1.0091		120	51.71	2,257,386	3,503,400	
1987/07		0.50	0.9007	0.9007		120	51.71	2,266,945	3,530,760	
1988/01	17,291	0.60	0.9007	0.9007		120	51.71	2,295,754	3,559,440	
1988/07	15,618	0.60	0.5899	0.5899		120	57.67	2,319,497	3,557,520	
1989/01	14,616	0.70	0.5899	0.5899		120	57.67	2,343,690	3,578,520	
1989/07		0.70	0.5899	0.5899		120	69.04	2,353,367	3,602,760	
1990/01		0.80	0.5899	0.5899		120	69.04	2,364,473	3,620,880	
1990/07		0.80	0.5899	0.5899		120	69.04	2,375,631	3,642,240	
1991/01		0.90	0.5899	0.5899		120	69.04	2,388,243	3,663,600	
1991/07	9,581	0.90	1.4932	1.4932		120	69.04	2,429,920	3,718,320	
1992/01		1.00	2.0117	2.0117		120	69.04	2,478,803	3,793,080	
1992/07		1.00	1.8152	1.8152		120	69.04	2,523,798	3,861,960	
1993/01		1.00	1.7710	1.7710		120	69.04	2,568,494	3,930,360	
1993/07		1.00	1.5329	1.5329		120	68.31	2,607,866	3,990,600	
1994/01		1.00	1.6983	1.6983		120	68.31	2,652,155	4,058,400	
1994/07		1.00	1.5991	1.5991		120	53.24	2,693,208	4,123,320	
1995/01		1.00	1.5812	1.5812		120	53.24	2,734,430	4,188,480	
1995/07	19,070	1.00	1.5250	1.5250		120	48.56	2,790,317	4,252,320	
1996/01		1.00	1.7228	1.7228		120	48.56	2,790,317	4,325,640	5
1996/07	150,366	1.00	1.3294	1.3294		120	50.89	3,017,971	4,383,120	
1997/01		1.00	1.4109	1.4109		120	50.89	3,057,370	4,444,920	



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202.01

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/07	128,326	1.00	1.0917	1.0917		120	61.47	3,219,073	4,493,400	
1998/01		1.00	1.1663	1.1663		120	61.47	3,256,617	4,545,840	
1998/07	19,004	1.00	1.0794	1.0794		120	59.71	3,310,773	4,594,920	
1999/01		1.00	1.4499	1.4499		120	59.71	3,358,776	4,661,520	
1999/07	76,253	1.00	1.2299	1.2299		120	60.78	3,476,339	4,718,880	
2000/01		1.00	1.3356	1.3356		120	60.78	3,522,769	4,781,880	
2000/07	33,207	1.00	1.1129	1.1129		120	66.70	3,595,181	4,835,040	
2001/01		1.00	1.2976	1.2976		120	66.70	3,641,832	4,897,800	
2001/07		1.00	0.9615	0.9615		120	70.01	3,676,848	4,944,840	
2002/01		1.00	1.0301	1.0301		120	69.86	3,714,723	4,995,720	
2002/07		1.00	0.8337	0.8337		120	69.86	3,745,693	5,037,360	
2003/01	25,425	0.95	1.3271	1.3271		120	71.89	3,818,340	5,104,200	
2003/07		0.95	1.1664	1.1664		120	71.89	3,860,651	5,163,720	
2004/01		0.90	1.1103	1.1103		120	69.11	3,899,230	5,221,080	
2004/07		0.90	0.8378	0.8378		120	69.11	3,928,630	5,264,880	
2005/01	47,099	0.85	0.8595	0.8595		120	67.94	4,004,432	5,310,120	
2005/07		0.85	0.7364	0.7364		120	67.94	4,029,496	5,349,240	
2006/01	158,841	0.80	0.9068	0.9068		120	69.08	4,217,567	5,397,720	
2006/07		0.80	0.8133	0.8133		120	69.08	4,245,006	5,441,640	
2007/01		0.75	1.0133	1.0133		120	69.08	4,277,268	5,496,720	
2007/07	21,730	0.75	1.1050	1.1050		120	65.50	4,334,448	5,557,440	
2008/01		0.70	0.8556	0.8556		120	65.50	4,360,407	5,604,960	
2008/07		0.70	0.6104	0.6104		120	63.77	4,379,039	5,639,160	
2009/01		0.65	1.3268	1.3268		120	63.77	4,416,804	5,714,040	
2009/07	64,368	0.65	0.6841	0.6841		120	62.13	4,500,814	5,753,160	
2010/01		0.60	0.8643	0.8643		120	62.13	4,524,155	5,802,840	
2010/07	27,697	0.60	0.7107	0.7107		120	56.45	4,571,143	5,844,120	
2011/01		0.55	0.9198	0.9198		120	56.45	4,594,268	5,897,880	
2011/07		0.55	0.9028	0.9028		120	59.72	4,617,079	5,951,160	
2012/01		0.50	0.3865	0.3865		120	61.93	4,626,004	5,974,200	



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202.01

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/07		0.50	0.9417	0.9417		120	61.93	4,647,788	6,030,480	
2013/01		0.45	0.4901	0.4901		120	61.93	4,658,036	6,060,000	
2013/07		0.45	0.6196	0.6196		120	66.66	4,671,023	6,097,560	
2014/01		0.40	0.8564	0.8564		120	66.66	4,687,026	6,149,760	
2014/07		0.40	1.2383	1.2383		120	64.54	4,710,241	6,225,960	
2015/01		0.35	0.7571	0.7571		120	64.54	4,722,723	6,273,120	
2015/09		0.35	1.5736	1.5736		120	62.93	4,748,736	6,371,880	
2016/09	17,580	0.30	1.9890	1.9890		120	65.19	4,794,652	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: 253464013120150801201407142015145525



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273.17

Forum at Deer Creek

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
3001 DEER CREEK COUNTRY C DEERFIELD BEACH, FL 33442	7/1/2014-12/31/2014	Number of Beds: 60	Superior: 0
County: Broward [6]	Days in CR 184	Maximum: 11,040	Standard: 366
Region: South Area: 10	First Used : 2015/09	Max Annualized: 21,900	Conditional: 0
Control: Proprietary : Corporation	Last Used: 2016/09	Total Patient: 9,869	Total: 366
Current Class South Small	Unaudited	Medicare: 4,476	Inflation
Class at 1/94: South Small	Initial CR? False	Medicaid: 3,444	FY Index: 1.35002422
Operating Ex > 18 months	Medicaid Utilization	34.89715%	Semester Index: 1.44355445
Open Date: 03/30/1990	Occupancy:	89.39312%	Cost: 1.06928041
Acquired Date: 03/30/1990	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Entered Medicaid 06/04/1990	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23500000
Med # Active Date: 01/11/2002	Low Occupancy Adjustment Factor:	113.05281%	DC Sem Index: 1.30450000
Previous Med # 211460	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	195,668	304,530	340,982	165,140		1,006,320	
1a	Audit Adjustments							
2	Cost Per Diem	56.8142	88.4233	99.0075	47.9501		292.1951	
3	Cost Per Diem Inflated	60.7503	93.3993	105.8668				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	60.7503	93.3993	105.8668	47.9501		307.9665	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	109.5847		95.3434				
7	Provider Target Rate	115.6807		100.6472				
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	60.7503	93.3993	88.3937	13.6500		256.1933	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	60.7503	93.3993	88.3937	13.6500		256.1933	
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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273.17

Forum at Deer Creek

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 06/04/1990		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	1,731,844.00		Total Amount	Per Diem
RS to Start Calcs:	1990/01	Type:	Fixed	80% Capital(1):	2,196,090	14.7220
Indexed Asset Value	2,745,113	<60% of Base:	False	20% ROE(2):	549,023	0.6150
FRVS Base Asset:	1,801,380	Interest Rate:	12.0000%	Insurance Cost(3):	14,934	1.5132
Occup Adj Factor	0.9000	Chase Rate:	11.5000%	Taxes Cost(3):	29,670	3.0064
ROE Factor	0.022080	Amortization Rate:	12.0000%	Home Office(3):	2,485	0.2518
		Interest Only:	False	Replacement(3&4):	417,257	0.0000
		Yearly Payment:	290,170	Total FRVS PD:		20.1084

(1) 80% Capital (\$2,196,090) amortized at 12.0000 % for 20 years Principal & Interest of \$290,170 divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$14.7220

(2) 20% ROE (\$549,023) times the ROE factor (0.022080) divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$0.6150

(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	60.7503	60.7503	2.7562	57.9941
Direct Care	93.3993	93.3993	4.2375	89.1618
Indirect Care	88.3937	88.3937	4.0104	84.3833
Property	13.6500	20.1084	0.9123	19.1961
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				14.2528
Supplemental Rate				8.1814
Totals	256.1933	262.6517	11.9164	273.1695

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	2,352,888	0.00	0.5899	0.5899		60	27.26	1,801,380	1,801,380	1
1990/07		0.10	0.5899	0.5899		60	27.26	1,801,907	1,821,120	
1991/01		0.10	0.5899	0.5899		60	27.26	1,802,434	1,831,800	
1991/07		0.20	1.4932	1.4932		60	27.26	1,805,102	1,859,160	
1992/01		0.20	2.0117	2.0117		60	27.26	1,808,701	1,896,540	
1992/07		0.30	1.8152	1.8152		60	27.26	1,813,583	1,930,980	
1993/01		0.30	1.7710	1.7710		60	27.26	1,813,583	1,965,180	5
1993/07		0.40	1.5329	1.5329		60	36.91	1,825,842	1,995,300	
1994/01		0.40	1.6983	1.6983		60	36.91	1,834,166	2,029,200	
1994/07		0.50	1.5991	1.5991		60	39.12	1,844,598	2,061,660	
1995/01		0.50	1.5812	1.5812		60	39.12	1,854,971	2,094,240	
1995/07	21,411	0.60	1.5250	1.5250		60	42.60	1,889,528	2,126,160	
1996/01		0.60	1.7228	1.7228		60	42.60	1,904,656	2,162,820	
1996/07	37,124	0.70	1.3294	1.3294		60	44.43	1,956,098	2,191,560	
1997/01		0.70	1.4109	1.4109		60	44.43	1,971,704	2,222,460	
1997/07		0.80	1.0917	1.0917		60	44.52	1,985,644	2,246,700	
1998/01		0.80	1.1663	1.1663		60	44.52	2,000,640	2,272,920	
1998/07		0.90	1.0794	1.0794		60	35.06	2,013,030	2,297,460	
1999/01		0.90	1.4499	1.4499		60	35.06	2,029,775	2,330,760	
1999/07	30,355	1.00	1.2299	1.2299		60	38.08	2,077,414	2,359,440	
2000/01		1.00	1.3356	1.3356		60	38.08	2,096,624	2,390,940	
2000/07		1.00	1.1129	1.1129		60	47.60	2,116,818	2,417,520	
2001/01		1.00	1.2976	1.2976		60	47.60	2,140,590	2,448,900	
2001/07	16,001	1.00	0.9615	0.9615		60	40.53	2,171,758	2,472,420	
2002/01		1.00	1.0301	1.0301		60	40.53	2,188,244	2,497,860	
2002/07		1.00	0.8337	0.8337		60	62.11	2,206,487	2,518,680	
2003/01		1.00	1.3271	1.3271		60	62.11	2,235,769	2,552,100	
2003/07		1.00	1.1664	1.1664		60	64.05	2,261,847	2,581,860	
2004/01	11,902	1.00	1.1103	1.1103		60	63.11	2,298,862	2,610,540	
2004/07		1.00	0.8378	0.8378		60	63.11	2,318,122	2,632,440	



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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
2005/01	9,005	1.00	0.8595	0.8595		60	65.35	2,347,051	2,655,060	
2005/07		1.00	0.7364	0.7364		60	65.35	2,364,335	2,674,620	
2006/01		1.00	0.9068	0.9068		60	65.35	2,385,775	2,698,860	
2006/07	17,689	1.00	0.8133	0.8133		60	53.79	2,422,441	2,720,820	
2007/01	35,854	1.00	1.0133	1.0133		60	41.40	2,476,772	2,748,360	
2007/07		1.00	1.1050	1.1050		60	41.40	2,497,373	2,778,720	
2008/01		1.00	0.8556	0.8556		60	33.50	2,510,388	2,802,480	
2008/07		1.00	0.6104	0.6104		60	33.50	2,519,721	2,819,580	
2009/01		1.00	1.3268	1.3268		60	33.50	2,540,084	2,857,020	
2009/07		1.00	0.6841	0.6841		60	41.09	2,553,066	2,876,580	
2010/01		1.00	0.8643	0.8643		60	41.09	2,569,551	2,901,420	
2010/07		0.95	0.7107	0.7107		60	39.81	2,582,109	2,922,060	
2011/01		0.95	0.9198	0.9198		60	33.57	2,595,880	2,948,940	
2011/07		0.90	0.9028	0.9028		60	33.57	2,608,753	2,975,580	
2012/01		0.90	0.3865	0.3865		60	45.88	2,616,324	2,987,100	
2012/07		0.85	0.9417	0.9417		60	45.88	2,633,793	3,015,240	
2013/01		0.85	0.4901	0.4901		60	45.88	2,642,946	3,030,000	
2013/07		0.80	0.6196	0.6196		60	48.73	2,654,554	3,048,780	
2014/01		0.80	0.8564	0.8564		60	46.56	2,669,950	3,074,880	
2014/07		0.75	1.2383	1.2383		60	46.56	2,690,941	3,112,980	
2015/01		0.75	0.7571	0.7571		60	46.56	2,703,876	3,136,560	
2015/09		0.70	1.5736	1.5736		60	34.90	2,722,775	3,185,940	
2016/09		0.65	1.9890	1.9890		60	34.90	2,745,113	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: 253481123120140701201404042015135110



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Eden Springs 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
4679 CRAWFORDVILLE HWY	8/1/2014-1/31/2015	Number of Beds: 120	Superior: 0
CRAWFORDVILLE , FL 323	Days in CR 184	Maximum: 22,080	Standard: 366
County: Wakulla [65]	First Used : 2015/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 2	Last Used: 2016/09	Total Patient: 18,393	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 2,421	Inflation
Current Class North Large	Initial CR? False	Medicaid: 13,687	FY Index: 1.35323005
Class at 1/94: North Large	Medicaid Utilization	74.41418%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	83.30163%	Cost: 1.06674726
Open Date: 06/01/1974	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 06/01/1974	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23666442
Entered Medicaid 06/01/1974	Low Occupancy Adjustment Factor:	105.34909%	DC Sem Index: 1.30450000
Med # Active Date: 08/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05485367
Previous Med # 221392			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	582,859	1,304,454	614,538	218,034		2,719,885
1a	Audit Adjustments						
2	Cost Per Diem	42.5849	95.3061	44.8994	15.9300		198.7204
3	Cost Per Diem Inflated	45.4273	100.5340	47.8963			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	45.4273	100.5340	47.8963	15.9300		209.7876
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	48.2727		75.4207			
7	Provider Target Rate	50.9580		79.6162			
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	45.4273	100.5340	47.8963	13.6500		207.5076
12/13	Medicaid Adjustment Rate		2.7613	1.3155			
14	Prospective Per Diem 11	45.4273	103.2953	49.2118	13.6500		211.5844
15	Inflated Usual & Customary Charge						0.00

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



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Eden Springs 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:	3,300,000.00		Total Amount	Per Diem
RS to Start Calcs:	1974/01	Type:	Fixed	80% Capital(1):	3,179,186	9.1796
Indexed Asset Value	3,973,983	<60% of Base:	False	20% ROE(2):	794,797	0.4412
FRVS Base Asset:	1,939,160	Interest Rate:	10.5000%	Insurance Cost(3):	20,260	1.1015
Occup Adj Factor	0.9000	Chase Rate:	6.7500%	Taxes Cost(3):	14,139	0.7687
ROE Factor	0.021880	Amortization Rate:	9.7500%	Home Office(3):	7,451	0.4051
		Interest Only:	False	Replacement(3&4):	23,046	0.0000
		Yearly Payment:	361,861	Total FRVS PD:		11.8961

(1) 80% Capital (\$3,179,186) amortized at 9.7500 % for 20 years Principal & Interest of \$361,861 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.1796

(2) 20% ROE (\$794,797) times the ROE factor (0.021880) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.4412

(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	45.4273	45.4273	2.0610	43.3663
Direct Care	103.2953	103.2953	4.6865	98.6088
Indirect Care	49.2118	49.2118	2.2327	46.9791
Property	13.6500	11.8961	0.5397	11.3564
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.9091
Supplemental Rate				8.1814
Totals	211.5844	209.8305	9.5199	229.4011

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
1974/01	1,277,775	0.00	5.2272	3.0000	2.2272	120	100.00	1,277,775	1,570,560	
1974/07		0.10	5.3308	3.0000	2.3308	120	100.00	1,277,775	1,619,280	4
1975/01		0.10	5.4213	3.0000	2.4213	120	100.00	1,277,775	1,669,320	4
1975/07		0.20	6.4847	3.0000	3.4847	120	100.00	1,277,775	1,737,240	4
1976/01		0.20	7.5292	3.0000	4.5292	120	100.00	1,277,775	1,807,440	4
1976/07		0.30	8.0145	3.0000	5.0145	120	100.00	1,289,275	1,870,440	
1977/01		0.30	8.7650	3.0000	5.7650	120	100.00	1,300,878	1,940,640	
1977/07		0.40	10.8226	3.0000	7.8226	120	100.00	1,316,489	2,038,680	
1978/01		0.40	12.5623	3.0000	9.5623	120	100.00	1,332,287	2,135,400	
1978/07	27,077	0.50	15.1018	3.0000	12.1018	120	100.00	1,379,348	2,253,600	
1979/01		0.50	17.2290	3.0000	14.2290	120	100.00	1,400,038	2,369,160	
1979/07		0.60	18.4272	3.0000	15.4272	120	100.00	1,425,239	2,468,640	
1980/01		0.60	21.5930	3.0000	18.5930	120	88.86	1,450,893	2,620,920	
1980/07		0.70	22.4036	3.0000	19.4036	120	88.86	1,481,362	2,720,760	
1981/01		0.70	23.2276	3.0000	20.2276	120	89.44	1,512,471	2,824,800	
1981/07		0.80	22.8164	3.0000	19.8164	120	89.44	1,548,770	2,897,880	
1982/01		0.80	22.4924	3.0000	19.4924	120	88.12	1,585,940	2,975,520	
1982/07		0.90	21.7901	3.0000	18.7901	120	100.00	1,628,760	3,043,800	
1983/04		0.90	21.4189	3.0000	18.4189	120	100.00	1,672,737	3,123,840	
1983/07		1.00	22.3767	3.0000	19.3767	120	88.33	1,722,919	3,247,440	
1984/01		1.00	20.6719	3.0000	17.6719	120	95.69	1,774,607	3,289,560	
1984/07		1.00	19.5898	3.0000	16.5898	120	95.69	1,827,845	3,352,680	
1985/01		1.00	17.7369	3.0000	14.7369	120	91.47	1,882,680	3,391,080	
1985/10		1.00	15.5891	3.0000	12.5891	120	91.47	1,939,160	3,420,000	
1986/01		1.00	13.4190	3.0000	10.4190	120	90.33	1,997,335	3,448,440	
1986/07		1.00	10.7164	3.0000	7.7164	120	90.33	2,057,255	3,441,840	
1987/01		1.00	8.7255	3.0000	5.7255	120	89.34	2,118,973	3,503,400	
1987/07		1.00	6.6262	3.0000	3.6262	120	89.34	2,182,542	3,530,760	
1988/01		1.00	4.5269	3.0000	1.5269	120	86.66	2,248,018	3,559,440	
1988/07		1.00	2.1168	2.1168		120	86.66	2,295,604	3,557,520	



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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
1989/01		1.00	0.5899	0.5899		120	89.19	2,309,146	3,578,520	
1989/07		1.00	0.5899	0.5899		120	89.19	2,322,768	3,602,760	
1990/01		1.00	0.5899	0.5899		120	91.32	2,336,470	3,620,880	
1990/07		1.00	0.5899	0.5899		120	91.32	2,350,253	3,642,240	
1991/01		1.00	0.5899	0.5899		120	90.64	2,350,253	3,663,600	5
1991/07		1.00	1.4932	1.4932		120	90.64	2,364,117	3,718,320	5
1992/01	143,491	1.00	2.0117	2.0117		120	92.10	2,542,909	3,793,080	5
1992/07		1.00	1.8152	1.8152		120	92.10	2,591,178	3,861,960	5
1993/01		1.00	1.7710	1.7710		120	92.10	2,684,936	3,930,360	
1993/07	136,584	1.00	1.5329	1.5329		120	90.49	2,862,677	3,990,600	
1994/01		1.00	1.6983	1.6983		120	90.49	2,911,294	4,058,400	
1994/07	55,862	0.95	1.5991	1.5991		120	91.31	3,011,381	4,123,320	
1995/01		0.95	1.5812	1.5812		120	91.31	3,056,615	4,188,480	
1995/07		0.90	1.5250	1.5250		120	89.40	3,098,567	4,252,320	
1996/01		0.90	1.7228	1.7228		120	89.40	3,146,610	4,325,640	
1996/07		0.85	1.3294	1.3294		120	88.41	3,182,167	4,383,120	
1997/01		0.85	1.4109	1.4109		120	88.41	3,220,331	4,444,920	
1997/07		0.80	1.0917	1.0917		120	91.05	3,248,457	4,493,400	
1998/01		0.80	1.1663	1.1663		120	91.62	3,278,765	4,545,840	
1998/07		0.75	1.0794	1.0794		120	91.62	3,305,310	4,594,920	
1999/01		0.75	1.4499	1.4499		120	91.62	3,341,252	4,661,520	
1999/07	2,810	0.70	1.2299	1.2299		120	87.29	3,344,062	4,718,880	5
2000/01	15,047	0.70	1.3356	1.3356		120	87.29	3,387,874	4,781,880	5
2000/07		0.65	1.1129	1.1129		120	87.29	3,444,143	4,835,040	
2001/01		0.65	1.2976	1.2976		120	87.29	3,473,191	4,897,800	
2001/07		0.60	0.9615	0.9615		120	85.62	3,493,228	4,944,840	
2002/01		0.60	1.0301	1.0301		120	85.62	3,514,820	4,995,720	
2002/07		0.55	0.8337	0.8337		120	85.62	3,530,935	5,037,360	
2003/01		0.55	1.3271	1.3271		120	85.62	3,556,707	5,104,200	
2003/07		0.50	1.1664	1.1664		120	85.62	3,577,450	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	52,708	0.50	1.1103	1.1103		120	82.34	3,650,020	5,221,080	
2004/07		0.45	0.8378	0.8378		120	82.34	3,663,781	5,264,880	
2005/01		0.45	0.8595	0.8595		120	74.87	3,677,953	5,310,120	
2005/07		0.40	0.7364	0.7364		120	74.87	3,677,953	5,349,240	5
2006/01	48,335	0.40	0.9068	0.9068		120	71.21	3,737,123	5,397,720	5
2006/07		0.35	0.8133	0.8133		120	71.21	3,750,502	5,441,640	5
2007/01		0.35	1.0133	1.0133		120	73.22	3,774,521	5,496,720	
2007/07		0.30	1.1050	1.1050		120	73.22	3,787,034	5,557,440	
2008/01		0.30	0.8556	0.8556		120	73.22	3,796,755	5,604,960	
2008/07		0.25	0.6104	0.6104		120	72.18	3,802,549	5,639,160	
2009/01	39,298	0.25	1.3268	1.3268		120	74.39	3,854,460	5,714,040	
2009/07		0.20	0.6841	0.6841		120	74.39	3,859,733	5,753,160	
2010/01		0.20	0.8643	0.8643		120	74.39	3,866,406	5,802,840	
2010/07		0.15	0.7107	0.7107		120	68.66	3,870,528	5,844,120	
2011/01	45,086	0.15	0.9198	0.9198		120	70.33	3,920,955	5,897,880	
2011/07		0.10	0.9028	0.9028		120	70.33	3,924,496	5,951,160	
2012/01	21,030	0.10	0.3865	0.3865		120	70.29	3,947,045	5,974,200	
2012/07		0.05	0.9417	0.9417		120	70.29	3,948,904	6,030,480	
2013/01		0.05	0.4901	0.4901		120	70.29	3,949,871	6,060,000	
2013/07	24,112	0.00	0.6196	0.6196		120	67.44	3,973,983	6,097,560	
2014/01		0.00	0.8564	0.8564		120	67.44	3,973,983	6,149,760	
2014/07		0.00	1.2383	1.2383		120	65.45	3,973,983	6,225,960	
2015/01		0.00	0.7571	0.7571		120	65.45	3,973,983	6,273,120	
2015/09		0.00	1.5736	1.5736		120	74.41	3,973,983	6,371,880	
2016/09		0.00	1.9890	1.9890		120	74.41	3,973,983	6,498,600	

Message Code:

- | |
|------------------------------------|
| 4 Index Cost 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

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272.83

Jackson Plaza Nursing & 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
1861 NW 8TH AVENUE	3/1/2014-2/28/2015	Number of Beds: 120	Superior: 0
MIAMI, FL 33136	Days in CR 365	Maximum: 43,800	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: 40,897	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 6,397	Inflation
Current Class South Large	Initial CR? False	Medicaid: 30,514	FY Index: 1.34732075
Class at 1/94: South Large	Medicaid Utilization	74.61183%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	93.37215%	Cost: 1.07142598
Open Date: 12/07/2000	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 11/06/2000	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23299675
Entered Medicaid 12/07/2000	Low Occupancy Adjustment Factor:	118.08497%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2002	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05799143
Previous Med # 228460			PS Target: 1.05562807

Rate Calculations								
Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,987,762	2,977,598	1,958,241	1,012,149		7,935,750	
1a	Audit Adjustments							
2	Cost Per Diem	65.1426	97.5814	64.1752	33.1700		260.0692	
3	Cost Per Diem Inflated	69.7955	103.2403	68.7590				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	69.7955	103.2403	68.7590	33.1700		274.9648	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	56.2538		73.3126				
7	Provider Target Rate	59.3831		77.3908				
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	103.2403	68.7590	13.6500		244.4395	
12/13	Medicaid Adjustment Rate		2.8585	1.9038				
14	Prospective Per Diem 11	58.7902	106.0988	70.6628	13.6500		249.2018	
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 Plaza 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:	2,100,000.00		Total Amount	Per Diem
RS to Start Calcs:	2000/07	Type:	Fixed	80% Capital(1):	4,777,535	14.7650
Indexed Asset Value	5,971,919	<60% of Base:	False	20% ROE(2):	1,194,384	0.6629
FRVS Base Asset:	0	Interest Rate:	11.0000%	Insurance Cost(3):	150,408	3.6777
Occup Adj Factor	0.9000	Chase Rate:	7.7500%	Taxes Cost(3):	0	0.0000
ROE Factor	0.021880	Amortization Rate:	10.7500%	Home Office(3):	30,469	0.7450
		Interest Only:	False	Replacement(3&4):	23,950	0.0000
		Yearly Payment:	582,035	Total FRVS PD:		19.8506

(1) 80% Capital (\$4,777,535) amortized at 10.7500 % for 20 years Principal & Interest of \$582,035 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$14.7650

(2) 20% ROE (\$1,194,384) times the ROE factor (0.021880) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6629

(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:	01/01/2000	Current RS PBS:	39,849
Comparison Bed	120	Effective PBS Limitation	54,155
			4,781,880

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.7902	58.7902	2.6673	56.1229
Direct Care	106.0988	106.0988	4.8136	101.2852
Indirect Care	70.6628	70.6628	3.2059	67.4569
Property	13.6500	19.8506	0.9006	18.9500
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.8351
Supplemental Rate				8.1814
Totals	249.2018	255.4024	11.5874	272.8315

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: 2/28/2015

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272.83

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/01	6,858,189	0.00	1.2976	1.2976		120	74.70	4,781,880	4,781,880	1
2001/07	933	0.10	0.9615	0.9615		120	74.70	4,787,413	4,944,840	
2002/01		0.10	1.0301	1.0301		120	74.70	4,792,344	4,995,720	
2002/07		0.20	0.8337	0.8337		120	74.70	4,800,333	5,037,360	
2003/01		0.20	1.3271	1.3271		120	74.70	4,813,073	5,104,200	
2003/07		0.30	1.1664	1.1664		120	74.70	4,829,914	5,163,720	
2004/01		0.30	1.1103	1.1103		120	78.57	4,846,002	5,221,080	
2004/07		0.40	0.8378	0.8378		120	78.57	4,862,241	5,264,880	
2005/01		0.40	0.8595	0.8595		120	83.13	4,878,957	5,310,120	
2005/07		0.50	0.7364	0.7364		120	73.77	4,896,921	5,349,240	
2006/01		0.50	0.9068	0.9068		120	73.77	4,919,124	5,397,720	
2006/07		0.60	0.8133	0.8133		120	73.77	4,943,129	5,441,640	
2007/01		0.60	1.0133	1.0133		120	76.02	4,973,183	5,496,720	
2007/07		0.70	1.1050	1.1050		120	76.02	5,011,651	5,557,440	
2008/01		0.70	0.8556	0.8556		120	75.38	5,041,666	5,604,960	
2008/07	60,000	0.80	0.6104	0.6104		120	76.72	5,126,284	5,639,160	
2009/01		0.80	1.3268	1.3268		120	76.72	5,180,694	5,714,040	
2009/07		0.90	0.6841	0.6841		120	76.72	5,212,592	5,753,160	
2010/01	25,893	0.90	0.8643	0.8643		120	72.05	5,279,034	5,802,840	
2010/07		1.00	0.7107	0.7107		120	70.28	5,316,552	5,844,120	
2011/01		1.00	0.9198	0.9198		120	70.28	5,365,454	5,897,880	
2011/07		1.00	0.9028	0.9028		120	71.86	5,413,893	5,951,160	
2012/01		1.00	0.3865	0.3865		120	71.86	5,434,818	5,974,200	
2012/07		1.00	0.9417	0.9417		120	69.60	5,485,998	6,030,480	
2013/01		1.00	0.4901	0.4901		120	69.60	5,512,885	6,060,000	
2013/07	56,410	1.00	0.6196	0.6196		120	68.14	5,603,453	6,097,560	
2014/01		1.00	0.8564	0.8564		120	68.14	5,651,441	6,149,760	
2014/07		1.00	1.2383	1.2383		120	71.60	5,721,423	6,225,960	
2015/01		1.00	0.7571	0.7571		120	71.60	5,764,740	6,273,120	
2015/09		1.00	1.5736	1.5736		120	71.60	5,855,454	6,371,880	



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272.83

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2016/09		1.00	1.9890	1.9890		120	74.61	5,971,919	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

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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

0254177-00 - 2016/09

225.18

Manor Pines Convalescent 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
1701 NE 26TH ST	2/1/2015-1/31/2016	Number of Beds: 206	Superior: 0
WILTON MANORS, FL 33305	Days in CR 365	Maximum: 75,190	Standard: 366
County: Broward [6]	First Used : 2016/09	Max Annualized: 75,190	Conditional: 0
Region: South Area: 10	Last Used: 2016/09	Total Patient: 52,297	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 12,143	Inflation
Current Class South Large	Initial CR? False	Medicaid: 19,567	FY Index: 1.38133246
Class at 1/94: South Large	Medicaid Utilization	37.41515%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	69.55313%	Cost: 1.04504491
Open Date: 07/01/1966	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 03/06/2002	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25516446
Entered Medicaid 03/06/2002	Low Occupancy Adjustment Factor:	87.96177%	DC Sem Index: 1.30450000
Med # Active Date: 03/06/2002	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	978,383	1,673,742	1,116,300	311,507		4,079,932	
1a	Audit Adjustments							
2	Cost Per Diem	50.0017	85.5390	57.0501	15.9200		208.5108	
3	Cost Per Diem Inflated	52.2540	88.9012	59.6199				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	52.2540	88.9012	59.6199	15.9200		216.6951	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	64.4428		61.7847				
7	Provider Target Rate	68.0276		65.2217				
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	52.2540	88.9012	59.6199	13.6500		214.4251	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	52.2540	88.9012	59.6199	13.6500		214.4251	
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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225.18

Manor Pines Convalescent Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 03/06/2002		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	375,000.00		Total Amount	Per Diem
RS to Start Calcs:	2002/01	Type:	Fixed	80% Capital(1):	2,200,353	2.7390
Indexed Asset Value	2,750,441	<60% of Base:	True	20% ROE(2):	550,088	0.1651
FRVS Base Asset:	2,113,766	Interest Rate:	9.5700%	Insurance Cost(3):	122,046	2.3337
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	209,746	4.0107
ROE Factor	0.020310	Amortization Rate:	8.5000%	Home Office(3):	75,966	1.4526
		Interest Only:	True	Replacement(3&4):	242,824	0.0000
		Yearly Payment:	185,350	Total FRVS PD:		10.7011

(1) 80% Capital (\$2,200,353) amortized at 8.5000 % for 20 years Interest of \$185,350 divided by annual available days (75190) divided by Occup. Adj. (0.90) = \$2.7390

(2) 20% ROE (\$550,088) times the ROE factor (0.020310) divided by annual available days (75190) divided by Occup. Adj. (0.90) = \$0.1651

(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	206	Effective PBS Limitation	54,155
			2,113,766

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	52.2540	52.2540	2.3707	49.8833
Direct Care	88.9012	88.9012	4.0334	84.8678
Indirect Care	59.6199	59.6199	2.7049	56.9150
Property	13.6500	10.7011	0.4855	10.2156
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				15.1124
Supplemental Rate				8.1814
Totals	214.4251	211.4762	9.5945	225.1755

Medicaid Trend Adjustment



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0 254177-00 - 2016/09

225.18

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	2,113,766	0.00	1.0301	1.0301		206	11.50	2,113,766	8,575,986	
2002/07		0.10	0.8337	0.8337		206	11.50	2,113,766	8,647,468	
2003/01		0.10	1.3271	1.3271		206	11.50	2,113,766	8,762,210	
2003/07		0.20	1.1664	1.1664		206	11.50	2,113,766	8,864,386	
2004/01		0.20	1.1103	1.1103		206	11.50	2,113,766	8,962,854	
2004/07		0.30	0.8378	0.8378		206	11.50	2,113,766	9,038,044	
2005/01		0.30	0.8595	0.8595		206	11.50	2,113,766	9,115,706	
2005/07		0.40	0.7364	0.7364		206	11.50	2,113,766	9,182,862	
2006/01		0.40	0.9068	0.9068		206	19.32	2,113,766	9,266,086	
2006/07		0.50	0.8133	0.8133		206	19.32	2,113,766	9,341,482	
2007/01		0.50	1.0133	1.0133		206	26.62	2,118,950	9,436,036	
2007/07		0.60	1.1050	1.1050		206	26.62	2,125,750	9,540,272	
2008/01		0.60	0.8556	0.8556		206	26.62	2,131,032	9,621,848	
2008/07		0.70	0.6104	0.6104		206	35.80	2,136,959	9,680,558	
2009/01		0.70	1.3268	1.3268		206	37.27	2,150,409	9,809,102	
2009/07		0.80	0.6841	0.6841		206	37.27	2,158,384	9,876,258	
2010/01		0.80	0.8643	0.8643		206	37.27	2,168,496	9,961,542	
2010/07	264,178	0.90	0.7107	0.7107		206	35.30	2,441,576	10,032,406	
2011/01		0.90	0.9198	0.9198		206	35.30	2,454,548	10,124,694	
2011/07	37,745	1.00	0.9028	0.9028		206	35.67	2,506,665	10,216,158	
2012/01		1.00	0.3865	0.3865		206	39.01	2,513,537	10,255,710	
2012/07		1.00	0.9417	0.9417		206	39.01	2,530,325	10,352,324	
2013/01		1.00	0.4901	0.4901		206	39.01	2,539,121	10,403,000	
2013/07		1.00	0.6196	0.6196		206	44.01	2,551,710	10,467,478	
2014/01		1.00	0.8564	0.8564		206	42.72	2,568,684	10,557,088	
2014/07		1.00	1.2383	1.2383		206	42.72	2,593,390	10,687,898	
2015/01		1.00	0.7571	0.7571		206	42.72	2,608,641	10,768,856	
2015/09	74,521	1.00	1.5736	1.5736		206	40.94	2,713,718	10,938,394	
2016/09		1.00	1.9890	1.9890		206	37.42	2,750,441	11,155,930	

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
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0254291-00 - 2016/09

262.16

Arch Plaza Nursing & 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
12505 NE 16TH AVE	8/1/2014-1/31/2015	Number of Beds: 98	Superior: 0
NORTH MIAMI, FL 33161-6019	Days in CR 184	Maximum: 18,032	Standard: 366
County: Dade [13]	First Used : 2016/09	Max Annualized: 35,770	Conditional: 0
Region: South Area: 11	Last Used: 2016/09	Total Patient: 16,370	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 1,898	Inflation
Current Class South Small	Initial CR? False	Medicaid: 13,152	FY Index: 1.35323005
Class at 1/94: South Small	Medicaid Utilization	80.34209%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	90.78305%	Cost: 1.06674726
Open Date: 11/23/1998	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 10/01/1978	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23666442
Entered Medicaid 05/01/1971	Low Occupancy Adjustment Factor:	114.81062%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2002	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05485367
Previous Med # 213845			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	804,525	1,148,508	793,778	379,172		3,125,983	
1a	Audit Adjustments							
2	Cost Per Diem	61.1713	87.3257	60.3542	28.8300		237.6812	
3	Cost Per Diem Inflated	65.2543	92.1158	64.3827				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	65.2543	92.1158	64.3827	28.8300		250.5828	
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	65.2543	92.1158	64.3827	13.6500		235.4028	
12/13	Medicaid Adjustment Rate		3.1444	2.1977				
14	Prospective Per Diem 11	65.2543	95.2602	66.5804	13.6500		240.7449	
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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262.16

Arch Plaza Nursing & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 05/01/1996		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	1,800,000.00		Total Amount	Per Diem
RS to Start Calcs:	1978/07	Type:	Fixed	80% Capital(1):	3,619,742	13.6981
Indexed Asset Value	4,524,678	<60% of Base:	False	20% ROE(2):	904,936	0.6150
FRVS Base Asset:	1,103,440	Interest Rate:	11.0000%	Insurance Cost(3):	40,276	2.4604
Occup Adj Factor	0.9000	Chase Rate:	7.7500%	Taxes Cost(3):	0	0.0000
ROE Factor	0.021880	Amortization Rate:	10.7500%	Home Office(3):	11,375	0.6949
		Interest Only:	False	Replacement(3&4):	6,413	0.0000
		Yearly Payment:	440,984	Total FRVS PD:		17.4684

(1) 80% Capital (\$3,619,742) amortized at 10.7500 % for 20 years Principal & Interest of \$440,984 divided by annual available days (35770) divided by Occup. Adj. (0.90) = \$13.6981

(2) 20% ROE (\$904,936) times the ROE factor (0.021880) divided by annual available days (35770) divided by Occup. Adj. (0.90) = \$0.6150

(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	118	Effective PBS Limitation	3,363,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	65.2543	65.2543	2.9606	62.2937
Direct Care	95.2602	95.2602	4.3219	90.9383
Indirect Care	66.5804	66.5804	3.0207	63.5597
Property	13.6500	17.4684	0.7925	16.6759
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.5083
Supplemental Rate				8.1814
Totals	240.7449	244.5633	11.0957	262.1573

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	1,096,849	0.00	5.5395	3.0000	2.5395	118	100.00	1,096,849	2,216,040	
1979/01		0.10	7.6667	3.0000	4.6667	118	100.00	1,100,140	2,329,674	
1979/07		0.10	8.8649	3.0000	5.8649	118	100.00	1,103,440	2,427,496	
1980/01		0.20	12.0306	3.0000	9.0306	118	24.88	1,103,440	2,577,238	
1980/07		0.20	12.8413	3.0000	9.8413	118	24.88	1,103,440	2,675,414	
1981/01		0.30	13.6653	3.0000	10.6653	118	19.88	1,103,440	2,777,720	
1981/07		0.30	13.2541	3.0000	10.2541	118	19.88	1,103,440	2,849,582	
1982/01		0.40	12.9301	3.0000	9.9301	118	15.57	1,103,440	2,925,928	
1982/07		0.40	12.2278	3.0000	9.2278	118	15.57	1,103,440	2,993,070	
1983/04		0.50	11.8566	3.0000	8.8566	118	23.40	1,103,440	3,071,776	
1983/07		0.50	12.8144	3.0000	9.8144	118	23.40	1,103,440	3,193,316	
1984/01		0.60	11.1096	3.0000	8.1096	118	15.57	1,103,440	3,234,734	
1984/07		0.60	10.0275	3.0000	7.0275	118	23.40	1,103,440	3,296,802	
1985/01		0.70	8.1746	3.0000	5.1746	118	23.40	1,103,440	3,334,562	
1985/10		0.70	6.0268	3.0000	3.0268	118	0.80	1,103,440	3,363,000	
1986/01		0.80	3.8567	3.0000	0.8567	118	0.80	1,103,440	3,390,966	
1986/07		0.80	1.1541	1.1541		118	0.80	1,103,440	3,384,476	
1987/01		0.90	1.0091	1.0091		118	0.80	1,103,440	3,445,010	
1987/07		0.90	0.9007	0.9007		118	3.83	1,103,440	3,471,914	
1988/01		1.00	0.9007	0.9007		118	3.83	1,103,440	3,500,116	
1988/07		1.00	0.5899	0.5899		118	3.83	1,103,440	3,498,228	
1989/01		1.00	0.5899	0.5899		118	18.42	1,103,440	3,518,878	
1989/07		1.00	0.5899	0.5899		118	18.42	1,103,440	3,542,714	5
1990/01		1.00	0.5899	0.5899		118	37.08	1,103,440	3,560,532	5
1990/07		1.00	0.5899	0.5899		118	44.72	1,113,142	3,581,536	
1991/01		1.00	0.5899	0.5899		118	44.72	1,113,142	3,602,540	5
1991/07		1.00	1.4932	1.4932		118	59.84	1,118,481	3,656,348	5
1992/01		1.00	2.0117	2.0117		118	59.84	1,158,018	3,729,862	
1992/07		1.00	1.8152	1.8152		118	73.73	1,179,038	3,797,594	
1993/01		1.00	1.7710	1.7710		118	73.73	1,199,919	3,864,854	



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262.16

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1993/07		1.00	1.5329	1.5329		118	77.37	1,199,919	3,924,090	5
1994/01		1.00	1.6983	1.6983		118	77.37	1,218,313	3,990,760	5
1994/07		1.00	1.5991	1.5991		118	87.65	1,258,817	4,054,598	
1995/01		1.00	1.5812	1.5812		118	87.65	1,278,721	4,118,672	
1995/07		1.00	1.5250	1.5250		118	91.04	1,298,221	4,181,448	
1996/01		1.00	1.7228	1.7228		118	90.53	1,320,587	4,253,546	
1996/07		1.00	1.3294	1.3294		118	90.53	1,338,143	4,310,068	
1997/01		1.00	1.4109	1.4109		118	90.53	1,357,023	4,370,838	
1997/07		1.00	1.0917	1.0917		118	90.53	1,371,838	4,418,510	
1998/01		1.00	1.1663	1.1663		118	90.53	1,387,838	4,470,076	
1998/07	2,397,185	1.00	1.0794	1.0794		80	85.13	3,063,280	3,063,280	8
1999/01	16,266	0.95	1.4499	1.4499		80	85.13	3,107,680	3,107,680	8
1999/07		0.95	1.2299	1.2299		80	85.13	3,107,680	3,145,920	5
2000/01		0.90	1.3356	1.3356		80	85.13	3,181,781	3,187,920	
2000/07		0.90	1.1129	1.1129		80	85.13	3,213,650	3,223,360	
2001/01		0.85	1.2976	1.2976		80	85.13	3,249,097	3,265,200	
2001/07		0.85	0.9615	0.9615		80	90.69	3,275,652	3,296,560	
2002/01		0.80	1.0301	1.0301		80	89.29	3,302,647	3,330,480	
2002/07		0.80	0.8337	0.8337		80	89.29	3,324,676	3,358,240	
2003/01		0.75	1.3271	1.3271		80	84.95	3,357,767	3,402,800	
2003/07		0.75	1.1664	1.1664		80	84.95	3,387,141	3,442,480	
2004/01	731,415	0.70	1.1103	1.1103		98	75.63	4,144,881	4,263,882	
2004/07		0.70	0.8378	0.8378		98	75.63	4,169,191	4,299,652	
2005/01		0.65	0.8595	0.8595		98	82.30	4,192,484	4,336,598	
2005/07		0.65	0.7364	0.7364		98	82.30	4,212,553	4,368,546	
2006/01		0.60	0.9068	0.9068		98	74.05	4,235,474	4,408,138	
2006/07		0.60	0.8133	0.8133		98	74.05	4,256,143	4,444,006	
2007/01		0.55	1.0133	1.0133		98	74.04	4,279,862	4,488,988	
2007/07		0.55	1.1050	1.1050		98	74.04	4,305,875	4,538,576	
2008/01		0.50	0.8556	0.8556		98	71.36	4,324,296	4,577,384	



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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		98	71.36	4,337,494	4,605,314	
2009/01		0.45	1.3268	1.3268		98	69.11	4,363,393	4,666,466	
2009/07		0.45	0.6841	0.6841		98	69.11	4,376,824	4,698,414	
2010/01		0.40	0.8643	0.8643		98	68.60	4,391,955	4,738,986	
2010/07		0.40	0.7107	0.7107		98	68.60	4,404,441	4,772,698	
2011/01		0.35	0.9198	0.9198		98	73.41	4,418,619	4,816,602	
2011/07		0.35	0.9028	0.9028		98	73.41	4,432,582	4,860,114	
2012/01		0.30	0.3865	0.3865		98	73.41	4,437,724	4,878,930	
2012/07	18,491	0.30	0.9417	0.9417		98	78.88	4,468,752	4,924,892	
2013/01		0.25	0.4901	0.4901		98	78.88	4,474,226	4,949,000	
2013/07		0.25	0.6196	0.6196		98	77.83	4,481,157	4,979,674	
2014/01		0.20	0.8564	0.8564		98	81.45	4,488,833	5,022,304	
2014/07		0.20	1.2383	1.2383		98	81.45	4,499,952	5,084,534	
2015/01		0.15	0.7571	0.7571		98	81.45	4,505,064	5,123,048	
2015/09		0.15	1.5736	1.5736		98	83.93	4,515,696	5,203,702	
2016/09		0.10	1.9890	1.9890		98	80.34	4,524,678	5,307,190	

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: 254291013120150801201406012015134404



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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215.74

Wrights 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
11300 110TH AVE N	1/1/2014-12/31/2014	Number of Beds: 60	Superior: 0
SEMINOLE, FL 33778-3711	Days in CR 365	Maximum: 21,900	Standard: 366
County: Pinellas [52]	First Used : 2016/09	Max Annualized: 21,900	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 19,161	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 2,963	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 9,096	FY Index: 1.34193004
Class at 1/94: North Small	Medicaid Utilization	47.47143%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	87.49315%	Cost: 1.07573004
Open Date: 01/01/1962	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 04/01/2002	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 05/21/2002	Low Occupancy Adjustment Factor:	110.64998%	DC Sem Index: 1.30450000
Med # Active Date: 05/21/2002	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	375,715	698,626	440,928	333,550		1,848,819	
1a	Audit Adjustments							
2	Cost Per Diem	41.3055	76.8058	48.4749	36.6700		203.2562	
3	Cost Per Diem Inflated	44.4336	81.5241	52.1459				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	44.4336	81.5241	52.1459	36.6700		214.7736	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	59.2316		68.7230				
7	Provider Target Rate	62.5265		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	44.4336	81.5241	52.1459	13.6500		191.7536	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	44.4336	81.5241	52.1459	13.6500		191.7536	
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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215.74

Wrights Healthcare And Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 05/21/2002		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:	2002/01	Type:	Fixed	80% Capital(1):	2,199,614	10.9940
Indexed Asset Value	2,749,518	<60% of Base:	False	20% ROE(2):	549,904	0.6336
FRVS Base Asset:	2,472,420	Interest Rate:	9.5000%	Insurance Cost(3):	103,657	5.4098
Occup Adj Factor	0.9000	Chase Rate:	4.7500%	Taxes Cost(3):	16,293	0.8503
ROE Factor	0.022710	Amortization Rate:	7.7500%	Home Office(3):	11,985	0.6255
		Interest Only:	False	Replacement(3&4):	3,858	0.0000
		Yearly Payment:	216,692	Total FRVS PD:		18.5132

(1) 80% Capital (\$2,199,614) amortized at 7.7500 % for 20 years Principal & Interest of \$216,692 divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$10.9940

(2) 20% ROE (\$549,904) times the ROE factor (0.022710) divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$0.6336

(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	60	Effective PBS Limitation	54,155
			2,472,420

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	44.4336	44.4336	2.0159	42.4177
Direct Care	81.5241	81.5241	3.6987	77.8254
Indirect Care	52.1459	52.1459	2.3658	49.7801
Property	13.6500	18.5132	0.8399	17.6733
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.8608
Supplemental Rate				8.1814
Totals	191.7536	196.6168	8.9203	215.7387

Medicaid Trend Adjustment



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0 254762-00 - 2016/09

215.74

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2002/01	3,000,000	0.00	1.0301	1.0301		60	16.37	2,472,420	2,472,420	1
2002/07		0.10	0.8337	0.8337		60	16.37	2,472,420	2,518,680	
2003/01		0.10	1.3271	1.3271		60	16.37	2,472,420	2,552,100	
2003/07		0.20	1.1664	1.1664		60	16.37	2,472,420	2,581,860	
2004/01		0.20	1.1103	1.1103		60	16.37	2,472,420	2,610,540	
2004/07		0.30	0.8378	0.8378		60	22.28	2,472,420	2,632,440	
2005/01		0.30	0.8595	0.8595		60	22.28	2,472,420	2,655,060	
2005/07		0.40	0.7364	0.7364		60	22.28	2,472,420	2,674,620	
2006/01		0.40	0.9068	0.9068		60	28.89	2,477,130	2,698,860	
2006/07		0.50	0.8133	0.8133		60	28.31	2,482,316	2,720,820	
2007/01		0.50	1.0133	1.0133		60	28.31	2,488,790	2,748,360	
2007/07		0.60	1.1050	1.1050		60	28.17	2,497,241	2,778,720	
2008/01		0.60	0.8556	0.8556		60	28.17	2,503,808	2,802,480	
2008/07		0.70	0.6104	0.6104		60	28.17	2,509,288	2,819,580	
2009/01		0.70	1.3268	1.3268		60	25.73	2,520,191	2,857,020	
2009/07		0.80	0.6841	0.6841		60	25.73	2,526,644	2,876,580	
2010/01		0.80	0.8643	0.8643		60	23.21	2,526,644	2,901,420	
2010/07		0.90	0.7107	0.7107		60	23.21	2,526,644	2,922,060	
2011/01		0.90	0.9198	0.9198		60	35.17	2,540,019	2,948,940	
2011/07		1.00	0.9028	0.9028		60	40.60	2,556,946	2,975,580	
2012/01		1.00	0.3865	0.3865		60	40.60	2,564,241	2,987,100	
2012/07		1.00	0.9417	0.9417		60	45.02	2,584,007	3,015,240	
2013/01		1.00	0.4901	0.4901		60	45.02	2,594,373	3,030,000	
2013/07		1.00	0.6196	0.6196		60	45.02	2,607,531	3,048,780	
2014/01		1.00	0.8564	0.8564		60	40.56	2,623,999	3,074,880	
2014/07		1.00	1.2383	1.2383		60	40.56	2,647,961	3,112,980	
2015/01		1.00	0.7571	0.7571		60	41.16	2,662,964	3,136,560	
2015/09		1.00	1.5736	1.5736		60	41.16	2,694,324	3,185,940	
2016/09	8,941	1.00	1.9890	1.9890		60	47.47	2,749,518	3,249,300	

Message Code:

1 Per Bed Standard Limitation



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
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214.72

EdgeWood 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
1771 EDGEWOOD AVE W	1/1/2014-12/31/2014	Number of Beds: 60	Superior: 0
JACKSONVILLE, FL 32208	Days in CR 365	Maximum: 21,900	Standard: 366
County: Duval [16]	First Used : 2015/09	Max Annualized: 21,900	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 20,422	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 2,282	Inflation
Current Class North Small	Initial CR? False	Medicaid: 16,385	FY Index: 1.34193004
Class at 1/94: North Small	Medicaid Utilization	80.23210%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	93.25114%	Cost: 1.07573004
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: 1.22900000
Entered Medicaid 02/12/1988	Low Occupancy Adjustment Factor:	117.93194%	DC Sem Index: 1.30450000
Med # Active Date: 05/16/2002	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 212521			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	727,944	1,153,368	770,612	343,921		2,995,845	
1a	Audit Adjustments							
2	Cost Per Diem	44.4275	70.3917	47.0316	20.9900		182.8408	
3	Cost Per Diem Inflated	47.7920	74.7160	50.5933				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	47.7920	74.7160	50.5933	20.9900		194.0913	
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	47.7920	74.7160	50.5933	13.6500		186.7513	
12/13	Medicaid Adjustment Rate		2.5412	1.7207				
14	Prospective Per Diem 11	47.7920	77.2572	52.3140	13.6500		191.0132	
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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214.72

EdgeWood Nursing Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 06/01/1993		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,353,489.00		Total Amount	Per Diem
RS to Start Calcs:	1988/01	Type:	Fixed	80% Capital(1):	2,368,436	12.9738
Indexed Asset Value	2,960,545	<60% of Base:	False	20% ROE(2):	592,109	0.6822
FRVS Base Asset:	1,765,380	Interest Rate:	9.7500%	Insurance Cost(3):	19,952	0.9770
Occup Adj Factor	0.9000	Chase Rate:	6.0000%	Taxes Cost(3):	33,409	1.6359
ROE Factor	0.022710	Amortization Rate:	9.0000%	Home Office(3):	9,095	0.4454
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	255,713	Total FRVS PD:		16.7143

(1) 80% Capital (\$2,368,436) amortized at 9.0000 % for 20 years Principal & Interest of \$255,713 divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$12.9738

(2) 20% ROE (\$592,109) times the ROE factor (0.022710) divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$0.6822

(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:	07/01/1987	Current RS PBS:	29,423
Comparison Bed	60	Effective PBS Limitation	54,155
			1,765,380

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	47.7920	47.7920	2.1683	45.6237
Direct Care	77.2572	77.2572	3.5051	73.7521
Indirect Care	52.3140	52.3140	2.3735	49.9405
Property	13.6500	16.7143	0.7583	15.9560
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.2644
Supplemental Rate				8.1814
Totals	191.0132	194.0775	8.8052	214.7181

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	4,147,920	0.00	0.9007	0.9007		60	95.39	1,765,380	1,765,380	1
1988/07		0.10	0.5899	0.5899		60	95.39	1,766,422	1,778,760	
1989/01		0.10	0.5899	0.5899		60	95.39	1,767,464	1,789,260	
1989/07		0.20	0.5899	0.5899		60	95.39	1,769,550	1,801,380	
1990/01		0.20	0.5899	0.5899		60	95.39	1,771,638	1,810,440	
1990/07	21,561	0.30	0.5899	0.5899		60	100.00	1,796,335	1,821,120	
1991/01		0.30	0.5899	0.5899		60	100.00	1,799,515	1,831,800	
1991/07		0.40	1.4932	1.4932		60	100.00	1,810,264	1,859,160	
1992/01		0.40	2.0117	2.0117		60	100.00	1,824,831	1,896,540	
1992/07		0.50	1.8152	1.8152		60	100.00	1,824,831	1,930,980	5
1993/01		0.50	1.7710	1.7710		60	100.00	1,857,699	1,965,180	
1993/07		0.60	1.5329	1.5329		60	100.00	1,874,784	1,995,300	
1994/01		0.60	1.6983	1.6983		60	100.00	1,893,888	2,029,200	
1994/07		0.70	1.5991	1.5991		60	100.00	1,915,088	2,061,660	
1995/01	11,650	0.70	1.5812	1.5812		60	100.00	1,947,934	2,094,240	
1995/07		0.80	1.5250	1.5250		60	100.00	1,971,699	2,126,160	
1996/01		0.80	1.7228	1.7228		60	100.00	1,998,873	2,162,820	
1996/07		0.90	1.3294	1.3294		60	93.19	2,022,790	2,191,560	
1997/01		0.90	1.4109	1.4109		60	93.19	2,048,475	2,222,460	
1997/07		1.00	1.0917	1.0917		60	93.19	2,070,838	2,246,700	
1998/01		1.00	1.1663	1.1663		60	92.29	2,070,838	2,272,920	5
1998/07	11,498	1.00	1.0794	1.0794		60	82.62	2,129,101	2,297,460	
1999/01		1.00	1.4499	1.4499		60	82.62	2,159,971	2,330,760	
1999/07		1.00	1.2299	1.2299		60	82.62	2,186,536	2,359,440	
2000/01	25,967	1.00	1.3356	1.3356		60	84.61	2,241,706	2,390,940	
2000/07	19,972	1.00	1.1129	1.1129		60	82.99	2,286,626	2,417,520	
2001/01		1.00	1.2976	1.2976		60	82.99	2,316,297	2,448,900	
2001/07		1.00	0.9615	0.9615		60	88.22	2,338,568	2,472,420	
2002/01		1.00	1.0301	1.0301		60	84.45	2,362,658	2,497,860	
2002/07		1.00	0.8337	0.8337		60	84.45	2,382,355	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	84.45	2,413,971	2,552,100	
2003/07		1.00	1.1664	1.1664		60	84.45	2,442,128	2,581,860	
2004/01		1.00	1.1103	1.1103		60	84.45	2,469,243	2,610,540	
2004/07		1.00	0.8378	0.8378		60	77.43	2,489,930	2,632,440	
2005/01		1.00	0.8595	0.8595		60	77.43	2,489,930	2,655,060	5
2005/07		1.00	0.7364	0.7364		60	75.31	2,529,824	2,674,620	
2006/01		1.00	0.9068	0.9068		60	75.31	2,552,764	2,698,860	
2006/07		1.00	0.8133	0.8133		60	75.31	2,573,526	2,720,820	
2007/01		1.00	1.0133	1.0133		60	81.14	2,599,604	2,748,360	
2007/07		1.00	1.1050	1.1050		60	81.14	2,628,330	2,778,720	
2008/01		1.00	0.8556	0.8556		60	81.14	2,650,818	2,802,480	
2008/07		0.95	0.6104	0.6104		60	81.14	2,666,190	2,819,580	
2009/01		0.95	1.3268	1.3268		60	81.14	2,699,797	2,857,020	
2009/07		0.90	0.6841	0.6841		60	76.78	2,716,420	2,876,580	
2010/01		0.90	0.8643	0.8643		60	80.58	2,737,551	2,901,420	
2010/07		0.85	0.7107	0.7107		60	80.58	2,754,089	2,922,060	
2011/01		0.85	0.9198	0.9198		60	81.27	2,775,620	2,948,940	
2011/07		0.80	0.9028	0.9028		60	73.56	2,795,666	2,975,580	
2012/01		0.80	0.3865	0.3865		60	73.56	2,804,310	2,987,100	
2012/07		0.75	0.9417	0.9417		60	75.08	2,824,117	3,015,240	
2013/01		0.75	0.4901	0.4901		60	75.08	2,834,498	3,030,000	
2013/07		0.70	0.6196	0.6196		60	75.08	2,846,791	3,048,780	
2014/01		0.70	0.8564	0.8564		60	76.58	2,863,858	3,074,880	
2014/07		0.65	1.2383	1.2383		60	81.80	2,886,909	3,112,980	
2015/01		0.65	0.7571	0.7571		60	81.80	2,901,115	3,136,560	
2015/09		0.60	1.5736	1.5736		60	80.23	2,928,507	3,185,940	
2016/09		0.55	1.9890	1.9890		60	80.23	2,960,545	3,249,300	

Message Code:

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



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Diamond Ridge Health And Rehabilitation 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
2730 W MARC KNIGHTON CT	1/1/2015-12/31/2015	Number of Beds: 120	Superior: 366
LECANTO, FL 34461	Days in CR 365	Maximum: 43,800	Standard: 0
County: Citrus [9]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 40,248	Total: 366
Control: Proprietary : Partnership	Unaudited	Medicare: 16,161	Inflation
Current Class North Large	Initial CR? False	Medicaid: 17,920	FY Index: 1.37939113
Class at 1/94: North Large	Medicaid Utilization	44.52395%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	91.89041%	Cost: 1.04651568
Open Date: 03/01/1989	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 03/01/1989	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 06/23/1989	Low Occupancy Adjustment Factor:	116.21106%	DC Sem Index: 1.30450000
Med # Active Date: 06/01/2002	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 211893			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	756,926	1,583,720	1,170,125	578,278		4,089,049	
1a	Audit Adjustments							
2	Cost Per Diem	42.2392	88.3772	65.2972	32.2700		228.1836	
3	Cost Per Diem Inflated	44.2040	91.9729	68.3345				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	44.2040	91.9729	68.3345	32.2700		236.7814	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	46.3216		65.7853				
7	Provider Target Rate	48.8984		69.4448				
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	44.2040	91.9729	66.1467	13.6500		215.9736	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	44.2040	91.9729	66.1467	13.6500		215.9736	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Diamond Ridge Health And Rehabilitation Center

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):	5,078,346	10.8519
Indexed Asset Value	6,347,932	<60% of Base:	True	20% ROE(2):	1,269,586	0.6509
FRVS Base Asset:	1,778,760	Interest Rate:	8.5000%	Insurance Cost(3):	61,300	1.5231
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	94,998	2.3603
ROE Factor	0.020210	Amortization Rate:	8.5000%	Home Office(3):	16,306	0.4051
		Interest Only:	True	Replacement(3&4):	12,736	0.0000
		Yearly Payment:	427,782	Total FRVS PD:		15.7913

(1) 80% Capital (\$5,078,346) amortized at 8.5000 % for 20 years Interest of \$427,782 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$10.8519

(2) 20% ROE (\$1,269,586) times the ROE factor (0.020210) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6509

(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:	07/01/1988	Current RS PBS:	29,646
Comparison Bed	60	Effective PBS Limitation	54,155
			1,778,760

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	44.2040	44.2040	2.0055	42.1985
Direct Care	91.9729	91.9729	4.1728	87.8001
Indirect Care	66.1467	66.1467	3.0010	63.1457
Property	13.6500	15.7913	0.7164	15.0749
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				13.4041
Supplemental Rate				8.1814
Totals	215.9736	218.1149	9.8957	229.8047

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	2,299,530	0.00	0.5899	0.5899		60	38.67	1,778,760	1,778,760	1
1989/07		0.10	0.5899	0.5899		60	38.67	1,779,498	1,801,380	
1990/01		0.10	0.5899	0.5899		60	38.67	1,780,236	1,810,440	
1990/07		0.20	0.5899	0.5899		60	38.67	1,781,713	1,821,120	
1991/01		0.20	0.5899	0.5899		60	38.67	1,783,191	1,831,800	
1991/07		0.30	1.4932	1.4932		60	38.67	1,788,808	1,859,160	
1992/01	30,620	0.30	2.0117	2.0117		60	55.76	1,830,223	1,896,540	
1992/07		0.40	1.8152	1.8152		60	65.07	1,843,512	1,930,980	
1993/01		0.40	1.7710	1.7710		60	65.07	1,856,571	1,965,180	
1993/07		0.50	1.5329	1.5329		60	68.02	1,870,802	1,995,300	
1994/01		0.50	1.6983	1.6983		60	68.02	1,886,689	2,029,200	
1994/07		0.60	1.5991	1.5991		60	68.02	1,904,792	2,061,660	
1995/01	19,372	0.60	1.5812	1.5812		60	64.28	1,942,235	2,094,240	
1995/07		0.70	1.5250	1.5250		60	64.28	1,942,235	2,126,160	5
1996/01	1,708,528	0.70	1.7228	1.7228		120	64.50	3,695,169	4,325,640	
1996/07		0.80	1.3294	1.3294		120	64.50	3,734,467	4,383,120	
1997/01		0.80	1.4109	1.4109		120	68.70	3,776,618	4,444,920	
1997/07		0.90	1.0917	1.0917		120	73.42	3,813,723	4,493,400	
1998/01		0.90	1.1663	1.1663		120	73.42	3,853,756	4,545,840	
1998/07		1.00	1.0794	1.0794		120	73.42	3,895,353	4,594,920	
1999/01		1.00	1.4499	1.4499		120	70.93	3,951,832	4,661,520	
1999/07		1.00	1.2299	1.2299		120	70.76	4,000,436	4,718,880	
2000/01		1.00	1.3356	1.3356		120	70.76	4,053,866	4,781,880	
2000/07		1.00	1.1129	1.1129		120	70.44	4,098,981	4,835,040	
2001/01		1.00	1.2976	1.2976		120	70.44	4,152,169	4,897,800	
2001/07		1.00	0.9615	0.9615		120	70.44	4,192,092	4,944,840	
2002/01		1.00	1.0301	1.0301		120	62.86	4,235,275	4,995,720	
2002/07		1.00	0.8337	0.8337		120	62.86	4,270,584	5,037,360	
2003/01		1.00	1.3271	1.3271		120	62.86	4,327,259	5,104,200	
2003/07		1.00	1.1664	1.1664		120	62.86	4,377,732	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	62.86	4,426,338	5,221,080	
2004/07		1.00	0.8378	0.8378		120	62.39	4,463,422	5,264,880	
2005/01		1.00	0.8595	0.8595		120	62.39	4,501,785	5,310,120	
2005/07		1.00	0.7364	0.7364		120	62.39	4,534,936	5,349,240	
2006/01		1.00	0.9068	0.9068		120	63.31	4,576,059	5,397,720	
2006/07		1.00	0.8133	0.8133		120	63.31	4,613,276	5,441,640	
2007/01		1.00	1.0133	1.0133		120	66.35	4,660,022	5,496,720	
2007/07		1.00	1.1050	1.1050		120	52.98	4,709,624	5,557,440	
2008/01		1.00	0.8556	0.8556		120	52.98	4,748,440	5,604,960	
2008/07		1.00	0.6104	0.6104		120	52.98	4,776,360	5,639,160	
2009/01		1.00	1.3268	1.3268		120	46.97	4,830,480	5,714,040	
2009/07		0.95	0.6841	0.6841		120	46.97	4,857,290	5,753,160	
2010/01	47,477	0.95	0.8643	0.8643		120	44.99	4,937,391	5,802,840	
2010/07		0.90	0.7107	0.7107		120	44.99	4,963,223	5,844,120	
2011/01		0.90	0.9198	0.9198		120	42.31	4,994,829	5,897,880	
2011/07		0.85	0.9028	0.9028		120	45.86	5,026,790	5,951,160	
2012/01		0.85	0.3865	0.3865		120	45.86	5,040,559	5,974,200	
2012/07	32,340	0.80	0.9417	0.9417		120	51.42	5,108,403	6,030,480	
2013/01		0.80	0.4901	0.4901		120	51.42	5,127,129	6,060,000	
2013/07	4,125,421	0.75	0.6196	0.6196		120	47.18	6,097,560	6,097,560	8
2014/01		0.75	0.8564	0.8564		120	47.18	6,131,156	6,149,760	
2014/07		0.70	1.2383	1.2383		120	47.18	6,176,745	6,225,960	
2015/01		0.70	0.7571	0.7571		120	47.13	6,204,797	6,273,120	
2015/09		0.65	1.5736	1.5736		120	47.13	6,259,179	6,371,880	
2016/09	28,289	0.60	1.9890	1.9890		120	44.52	6,347,932	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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Surrey Place Healthcare and Rehabilitation

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
5525 21ST AVE W	1/1/2015-12/31/2015	Number of Beds: 65	Superior: 0
BRADENTON, FL 34209	Days in CR 365	Maximum: 23,655	Standard: 366
County: Manatee [41]	First Used : 2016/09	Max Annualized: 23,725	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 21,612	Total: 366
Control: Proprietary : Partnership	Unaudited	Medicare: 10,768	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 6,767	FY Index: 1.37939113
Class at 1/94: North Small	Medicaid Utilization	31.31131%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	91.36335%	Cost: 1.04651568
Open Date: 02/08/1989	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 02/08/1989	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 02/08/1989	Low Occupancy Adjustment Factor:	115.54450%	DC Sem Index: 1.30450000
Med # Active Date: 06/01/2002	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 212938			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	331,998	724,824	558,311	266,755		1,881,888	
1a	Audit Adjustments							
2	Cost Per Diem	49.0613	107.1116	82.5050	39.4200		278.0979	
3	Cost Per Diem Inflated	51.3434	111.4696	86.3428				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	51.3434	111.4696	86.3428	39.4200		288.5758	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	58.3073		82.4077				
7	Provider Target Rate	61.5508		86.9919				
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	51.3434	108.0204	79.7567	13.6500		252.7705	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	51.3434	108.0204	79.7567	13.6500		252.7705	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Surrey Place Healthcare and Rehabilitation

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 02/08/1989		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):	2,662,325	10.5030
Indexed Asset Value	3,327,906	<60% of Base:	True	20% ROE(2):	665,581	0.6300
FRVS Base Asset:	1,778,760	Interest Rate:	8.5000%	Insurance Cost(3):	41,917	1.9395
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	59,871	2.7703
ROE Factor	0.020210	Amortization Rate:	8.5000%	Home Office(3):	8,395	0.3884
		Interest Only:	True	Replacement(3&4):	7,151	0.0000
		Yearly Payment:	224,265	Total FRVS PD:		16.2312

(1) 80% Capital (\$2,662,325) amortized at 8.5000 % for 20 years Interest of \$224,265 divided by annual available days (23725) divided by Occup. Adj. (0.90) = \$10.5030

(2) 20% ROE (\$665,581) times the ROE factor (0.020210) divided by annual available days (23725) 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:	07/01/1988	Current RS PBS:	29,646
Comparison Bed	60	Effective PBS Limitation	54,155
			1,778,760

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	51.3434	51.3434	2.3294	49.0140
Direct Care	108.0204	108.0204	4.9008	103.1196
Indirect Care	79.7567	79.7567	3.6185	76.1382
Property	13.6500	16.2312	0.7364	15.4948
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				12.6338
Supplemental Rate				8.1814
Totals	252.7705	255.3517	11.5851	264.5818

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	2,371,326	0.00	0.5899	0.5899		60	44.02	1,778,760	1,778,760	1
1989/07		0.10	0.5899	0.5899		60	44.02	1,779,600	1,801,380	
1990/01		0.10	0.5899	0.5899		60	44.02	1,780,440	1,810,440	
1990/07		0.20	0.5899	0.5899		60	44.02	1,782,121	1,821,120	
1991/01		0.20	0.5899	0.5899		60	44.02	1,782,121	1,831,800	5
1991/07		0.30	1.4932	1.4932		60	44.02	1,790,200	1,859,160	
1992/01	39,109	0.30	2.0117	2.0117		60	61.11	1,840,113	1,896,540	
1992/07		0.40	1.8152	1.8152		60	61.11	1,853,474	1,930,980	
1993/01		0.40	1.7710	1.7710		60	55.96	1,866,604	1,965,180	
1993/07		0.50	1.5329	1.5329		60	55.78	1,880,912	1,995,300	
1994/01		0.50	1.6983	1.6983		60	55.78	1,896,885	2,029,200	
1994/07		0.60	1.5991	1.5991		60	55.78	1,915,086	2,061,660	
1995/01	19,372	0.60	1.5812	1.5812		60	54.92	1,952,600	2,094,240	
1995/07		0.70	1.5250	1.5250		60	54.92	1,973,414	2,126,160	
1996/01		0.70	1.7228	1.7228		60	54.92	1,997,179	2,162,820	
1996/07		0.80	1.3294	1.3294		60	58.72	2,018,419	2,191,560	
1997/01		0.80	1.4109	1.4109		60	59.22	2,041,201	2,222,460	
1997/07		0.90	1.0917	1.0917		60	59.22	2,061,256	2,246,700	
1998/01		0.90	1.1663	1.1663		60	49.17	2,080,599	2,272,920	
1998/07		1.00	1.0794	1.0794		60	49.17	2,100,676	2,297,460	
1999/01		1.00	1.4499	1.4499		60	46.35	2,126,344	2,330,760	
1999/07		1.00	1.2299	1.2299		60	45.44	2,147,950	2,359,440	
2000/01		1.00	1.3356	1.3356		60	45.44	2,171,652	2,390,940	
2000/07		1.00	1.1129	1.1129		60	40.32	2,189,370	2,417,520	
2001/01		1.00	1.2976	1.2976		60	40.32	2,210,197	2,448,900	
2001/07		1.00	0.9615	0.9615		60	39.32	2,225,390	2,472,420	
2002/01		1.00	1.0301	1.0301		60	38.58	2,241,470	2,497,860	
2002/07		1.00	0.8337	0.8337		60	38.58	2,254,578	2,518,680	
2003/01		1.00	1.3271	1.3271		60	38.58	2,275,566	2,552,100	
2003/07		1.00	1.1664	1.1664		60	38.58	2,294,184	2,581,860	



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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
2004/01		1.00	1.1103	1.1103		60	38.58	2,312,052	2,610,540	
2004/07		1.00	0.8378	0.8378		60	38.58	2,325,639	2,632,440	
2005/01		1.00	0.8595	0.8595		60	38.58	2,339,660	2,655,060	
2005/07		1.00	0.7364	0.7364		60	38.58	2,351,746	2,674,620	
2006/01		1.00	0.9068	0.9068		60	36.32	2,365,829	2,698,860	
2006/07		1.00	0.8133	0.8133		60	36.32	2,378,535	2,720,820	
2007/01		1.00	1.0133	1.0133		60	43.74	2,397,702	2,748,360	
2007/07		1.00	1.1050	1.1050		60	35.16	2,414,639	2,778,720	
2008/01		1.00	0.8556	0.8556		60	35.16	2,427,846	2,802,480	
2008/07	13,224	1.00	0.6104	0.6104		60	36.79	2,450,983	2,819,580	
2009/01		1.00	1.3268	1.3268		60	36.79	2,472,736	2,857,020	
2009/07		0.95	0.6841	0.6841		60	36.79	2,483,486	2,876,580	
2010/01		0.95	0.8643	0.8643		60	30.83	2,494,917	2,901,420	
2010/07		0.90	0.7107	0.7107		60	27.72	2,502,960	2,922,060	
2011/01		0.90	0.9198	0.9198		60	27.72	2,513,403	2,948,940	
2011/07		0.85	0.9028	0.9028		60	27.72	2,523,124	2,975,580	
2012/01		0.85	0.3865	0.3865		60	30.32	2,527,693	2,987,100	
2012/07		0.80	0.9417	0.9417		60	30.32	2,538,191	3,015,240	
2013/01		0.80	0.4901	0.4901		60	27.83	2,543,227	3,030,000	
2013/07	3,866,125	0.75	0.6196	0.6196		60	31.17	3,048,780	3,048,780	8
2014/01		0.75	0.8564	0.8564		60	31.17	3,059,878	3,074,880	
2014/07		0.70	1.2383	1.2383		60	31.17	3,074,909	3,112,980	
2015/01		0.70	0.7571	0.7571		60	32.95	3,084,672	3,136,560	
2015/09	10,963	0.65	1.5736	1.5736		60	36.77	3,116,728	3,185,940	
2016/09	190,004	0.60	1.9890	1.9890		65	31.31	3,327,906	3,520,075	

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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Lakeside Nursing And Rehabilitation 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
11411 ARMSDALE ROAD	1/1/2015-12/31/2015	Number of Beds: 122	Superior: 0
JACKSONVILLE, FL 32218	Days in CR 365	Maximum: 44,530	Standard: 366
County: Duval [16]	First Used : 2016/09	Max Annualized: 44,530	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 40,236	Total: 366
Control: Proprietary : Partnership	Unaudited	Medicare: 12,611	Inflation
Current Class North Large	Initial CR? False	Medicaid: 20,812	FY Index: 1.37939113
Class at 1/94: North Large	Medicaid Utilization	51.72482%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	90.35706%	Cost: 1.04651568
Open Date: 12/10/1997	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 12/10/1997	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 01/21/1998	Low Occupancy Adjustment Factor:	114.27188%	DC Sem Index: 1.30450000
Med # Active Date: 09/23/2002	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 213420			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	839,810	1,648,402	1,079,287	510,102		4,077,601	
1a	Audit Adjustments							
2	Cost Per Diem	40.3522	79.2044	51.8589	24.5100		195.9255	
3	Cost Per Diem Inflated	42.2292	82.4269	54.2712				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	42.2292	82.4269	54.2712	24.5100		203.4373	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	46.7857		56.7094				
7	Provider Target Rate	49.3883		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	42.2292	82.4269	54.2712	13.6500		192.5773	
12/13	Medicaid Adjustment Rate		0.1599	0.1053				
14	Prospective Per Diem 11	42.2292	82.5868	54.3765	13.6500		192.8425	
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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Lakeside 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:	01/21/1998	Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1997/07	Type:	None	80% Capital(1):	5,285,528	11.1095
Indexed Asset Value	6,606,910	<60% of Base:	True	20% ROE(2):	1,321,382	0.6663
FRVS Base Asset:	2,222,460	Interest Rate:	8.5000%	Insurance Cost(3):	44,005	1.0937
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	112,579	2.7980
ROE Factor	0.020210	Amortization Rate:	8.5000%	Home Office(3):	23,927	0.5947
		Interest Only:	True	Replacement(3&4):	70,762	0.0000
		Yearly Payment:	445,234	Total FRVS PD:		16.2622

(1) 80% Capital (\$5,285,528) amortized at 8.5000 % for 20 years Interest of \$445,234 divided by annual available days (44530) divided by Occup. Adj. (0.90) = \$11.1095

(2) 20% ROE (\$1,321,382) times the ROE factor (0.020210) divided by annual available days (44530) 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:	01/01/1997	Current RS PBS:	37,041
Comparison Bed	60	Effective PBS Limitation	54,155
			2,222,460

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	42.2292	42.2292	1.9159	40.3133
Direct Care	82.5868	82.5868	3.7469	78.8399
Indirect Care	54.3765	54.3765	2.4670	51.9095
Property	13.6500	16.2622	0.7378	15.5244
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				17.7196
Supplemental Rate				8.1814
Totals	192.8425	195.4547	8.8676	212.4881

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	4,167,139	0.00	1.0917	1.0917		60	54.46	2,222,460	2,222,460	1
1998/01		0.00	1.1663	1.1663		60	54.46	2,222,460	2,272,920	
1998/07		0.10	1.0794	1.0794		60	54.46	2,224,834	2,297,460	
1999/01		0.10	1.4499	1.4499		60	54.46	2,228,028	2,330,760	
1999/07		0.20	1.2299	1.2299		60	54.46	2,233,455	2,359,440	
2000/01		0.20	1.3356	1.3356		60	54.46	2,239,362	2,390,940	
2000/07		0.30	1.1129	1.1129		60	54.46	2,246,766	2,417,520	
2001/01		0.30	1.2976	1.2976		60	64.59	2,255,513	2,448,900	
2001/07		0.40	0.9615	0.9615		60	64.59	2,264,188	2,472,420	
2002/01		0.40	1.0301	1.0301		60	66.68	2,273,516	2,497,860	
2002/07	16,003	0.50	0.8337	0.8337		60	67.15	2,298,997	2,518,680	
2003/01	34,118	0.50	1.3271	1.3271		60	67.15	2,348,371	2,552,100	
2003/07		0.60	1.1664	1.1664		60	67.15	2,364,805	2,581,860	
2004/01		0.60	1.1103	1.1103		60	67.15	2,380,559	2,610,540	
2004/07		0.70	0.8378	0.8378		60	67.15	2,394,521	2,632,440	
2005/01		0.70	0.8595	0.8595		60	64.47	2,408,929	2,655,060	
2005/07		0.80	0.7364	0.7364		60	64.47	2,423,120	2,674,620	
2006/01		0.80	0.9068	0.9068		60	64.47	2,440,697	2,698,860	
2006/07		0.90	0.8133	0.8133		60	59.35	2,458,563	2,720,820	
2007/01	3,950,580	0.90	1.0133	1.0133		122	61.42	5,588,332	5,588,332	8
2007/07		1.00	1.1050	1.1050		122	61.42	5,588,332	5,650,064	5
2008/01		1.00	0.8556	0.8556		122	64.72	5,698,376	5,698,376	8
2008/07		1.00	0.6104	0.6104		122	64.04	5,733,146	5,733,146	8
2009/01		1.00	1.3268	1.3268		122	64.04	5,809,213	5,809,274	
2009/07		1.00	0.6841	0.6841		122	64.04	5,848,954	5,849,046	
2010/01		1.00	0.8643	0.8643		122	61.13	5,899,507	5,899,554	
2010/07	25,251	1.00	0.7107	0.7107		122	61.35	5,941,522	5,941,522	8
2011/01		1.00	0.9198	0.9198		122	61.35	5,996,172	5,996,178	
2011/07		1.00	0.9028	0.9028		122	63.27	6,050,305	6,050,346	
2012/01		1.00	0.3865	0.3865		122	63.27	6,073,689	6,073,770	



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212.49

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	24,657	1.00	0.9417	0.9417		122	62.21	6,130,988	6,130,988	8
2013/01		1.00	0.4901	0.4901		122	62.21	6,161,000	6,161,000	8
2013/07	52,114	1.00	0.6196	0.6196		122	62.59	6,199,186	6,199,186	8
2014/01		1.00	0.8564	0.8564		122	62.59	6,252,256	6,252,256	8
2014/07		1.00	1.2383	1.2383		122	62.59	6,329,678	6,329,726	
2015/01	33,239	1.00	0.7571	0.7571		122	63.84	6,377,672	6,377,672	8
2015/09		1.00	1.5736	1.5736		122	63.84	6,478,031	6,478,078	
2016/09	26,828	1.00	1.9890	1.9890		122	51.72	6,606,910	6,606,910	8

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: 256757123120150101201504292016155312



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200.94

Lakeside Pavilion

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
2900 12TH STREET N	8/1/2014-1/31/2015	Number of Beds: 120	Superior: 0
NAPLES, FL 34103	Days in CR 184	Maximum: 22,080	Standard: 366
County: Collier [11]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: South Area: 8	Last Used: 2016/09	Total Patient: 20,698	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 2,880	Inflation
Current Class South Large	Initial CR? False	Medicaid: 14,260	FY Index: 1.35323005
Class at 1/94: South Large	Medicaid Utilization	68.89555%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	93.74094%	Cost: 1.06674726
Open Date: 05/01/1982	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 05/01/1982	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23666442
Entered Medicaid 05/01/1982	Low Occupancy Adjustment Factor:	118.55137%	DC Sem Index: 1.30450000
Med # Active Date: 11/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05485367
Previous Med # 212245			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	462,348	1,186,373	568,198	261,956		2,478,875	
1a	Audit Adjustments							
2	Cost Per Diem	32.4227	83.1959	39.8456	18.3700		173.8342	
3	Cost Per Diem Inflated	34.5868	87.7595	42.5052				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	34.5868	87.7595	42.5052	18.3700		183.2215	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	54.9195		61.4289				
7	Provider Target Rate	57.9746		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	34.5868	87.7595	42.5052	13.6500		178.5015	
12/13	Medicaid Adjustment Rate		1.8655	0.9036				
14	Prospective Per Diem 11	34.5868	89.6250	43.4088	13.6500		181.2706	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Lakeside Pavilion

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 01/01/2005		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	900,000.00		Total Amount	Per Diem
RS to Start Calcs:	1982/01	Type:	Fixed	80% Capital(1):	3,586,608	10.3990
Indexed Asset Value	4,483,260	<60% of Base:	True	20% ROE(2):	896,652	0.4977
FRVS Base Asset:	1,621,501	Interest Rate:	11.5000%	Insurance Cost(3):	134	0.0065
Occup Adj Factor	0.9000	Chase Rate:	11.5000%	Taxes Cost(3):	12,007	0.5801
ROE Factor	0.021880	Amortization Rate:	11.5000%	Home Office(3):	26,386	1.2748
		Interest Only:	True	Replacement(3&4):	33,896	0.0000
		Yearly Payment:	409,928	Total FRVS PD:		12.7581

(1) 80% Capital (\$3,586,608) amortized at 11.5000 % for 20 years Interest of \$409,928 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$10.3990

(2) 20% ROE (\$896,652) times the ROE factor (0.021880) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.4977

(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 99	Effective PBS Limitation	2,821,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	34.5868	34.5868	1.5692	33.0176
Direct Care	89.6250	89.6250	4.0662	85.5588
Indirect Care	43.4088	43.4088	1.9694	41.4394
Property	13.6500	12.7581	0.5788	12.1793
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.5613
Supplemental Rate				8.1814
Totals	181.2706	180.3787	8.1836	200.9378

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	1,578,225	0.00	2.6760	2.6760		99	70.75	1,578,225	2,454,804	
1982/07		0.10	2.2977	2.2977		99	70.75	1,581,852	2,511,135	
1983/04		0.10	2.6288	2.6288		99	52.42	1,585,816	2,577,168	
1983/07		0.20	3.9578	3.0000	0.9578	99	52.42	1,594,885	2,679,138	
1984/01		0.20	2.2530	2.2530		99	89.07	1,602,072	2,713,887	
1984/07		0.30	1.9179	1.9179		99	89.07	1,611,290	2,765,961	
1985/01		0.30	1.1471	1.1471		99	50.80	1,616,411	2,797,641	
1985/10		0.40	0.8522	0.8522		99	50.80	1,621,501	2,821,500	
1986/01		0.40	0.8299	0.8299		99	50.80	1,626,473	2,844,963	
1986/07		0.50	0.2974	0.2974		99	50.80	1,628,707	2,839,518	
1987/01		0.50	1.0091	1.0091		99	50.80	1,636,298	2,890,305	
1987/07		0.60	0.9007	0.9007		99	54.17	1,645,007	2,912,877	
1988/01		0.60	0.9007	0.9007		99	54.17	1,653,762	2,936,538	
1988/07		0.70	0.5899	0.5899		99	54.17	1,660,487	2,934,954	
1989/01		0.70	0.5899	0.5899		120	47.68	1,666,431	3,578,520	
1989/07		0.80	0.5899	0.5899		120	47.68	1,673,248	3,602,760	
1990/01		0.80	0.5899	0.5899		120	47.68	1,680,093	3,620,880	
1990/07	622,566	0.90	0.5899	0.5899		120	47.68	2,310,391	3,642,240	
1991/01		0.90	0.5899	0.5899		120	47.69	2,321,027	3,663,600	
1991/07	15,852	1.00	1.4932	1.4932		120	47.69	2,366,930	3,718,320	
1992/01		1.00	2.0117	2.0117		120	43.77	2,404,823	3,793,080	
1992/07		1.00	1.8152	1.8152		120	46.55	2,441,769	3,861,960	
1993/01		1.00	1.7710	1.7710		120	46.55	2,478,369	3,930,360	
1993/07		1.00	1.5329	1.5329		120	44.74	2,509,273	3,990,600	
1994/01		1.00	1.6983	1.6983		120	44.74	2,543,938	4,058,400	
1994/07		1.00	1.5991	1.5991		120	49.24	2,580,358	4,123,320	
1995/01		1.00	1.5812	1.5812		120	49.24	2,616,886	4,188,480	
1995/07	20,866	1.00	1.5250	1.5250		120	62.21	2,677,660	4,252,320	
1996/01		1.00	1.7228	1.7228		120	62.21	2,723,791	4,325,640	
1996/07	26,547	1.00	1.3294	1.3294		120	63.91	2,786,548	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	63.91	2,825,863	4,444,920	
1997/07		1.00	1.0917	1.0917		120	69.00	2,856,713	4,493,400	
1998/01		1.00	1.1663	1.1663		120	69.00	2,890,031	4,545,840	
1998/07		1.00	1.0794	1.0794		120	69.93	2,921,226	4,594,920	
1999/01		1.00	1.4499	1.4499		120	69.93	2,921,226	4,661,520	5
1999/07		1.00	1.2299	1.2299		120	69.89	3,000,030	4,718,880	
2000/01		1.00	1.3356	1.3356		120	69.89	3,040,098	4,781,880	
2000/07		1.00	1.1129	1.1129		120	72.99	3,073,931	4,835,040	
2001/01		1.00	1.2976	1.2976		120	72.99	3,073,931	4,897,800	5
2001/07	35,090	1.00	0.9615	0.9615		120	70.68	3,178,847	4,944,840	
2002/01	24,152	1.00	1.0301	1.0301		120	68.67	3,235,744	4,995,720	
2002/07		0.95	0.8337	0.8337		120	68.67	3,261,371	5,037,360	
2003/01		0.95	1.3271	1.3271		120	68.00	3,302,487	5,104,200	
2003/07		0.90	1.1664	1.1664		120	68.00	3,337,157	5,163,720	
2004/01		0.90	1.1103	1.1103		120	65.86	3,370,505	5,221,080	
2004/07		0.85	0.8378	0.8378		120	65.86	3,370,505	5,264,880	5
2005/01		0.85	0.8595	0.8595		120	73.18	3,419,306	5,310,120	
2005/07		0.80	0.7364	0.7364		120	73.18	3,439,449	5,349,240	
2006/01		0.80	0.9068	0.9068		120	73.18	3,464,399	5,397,720	
2006/07	275,741	0.75	0.8133	0.8133		120	72.41	3,761,273	5,441,640	
2007/01		0.75	1.0133	1.0133		120	72.41	3,789,859	5,496,720	
2007/07	106,132	0.70	1.1050	1.1050		120	71.48	3,895,991	5,557,440	5
2008/01		0.70	0.8556	0.8556		120	71.48	3,948,815	5,604,960	
2008/07		0.65	0.6104	0.6104		120	64.16	3,964,484	5,639,160	
2009/01		0.65	1.3268	1.3268		120	64.16	3,998,674	5,714,040	
2009/07	34,188	0.60	0.6841	0.6841		120	62.75	4,049,277	5,753,160	
2010/01		0.60	0.8643	0.8643		120	62.75	4,070,277	5,802,840	
2010/07	60,218	0.55	0.7107	0.7107		120	65.28	4,146,406	5,844,120	
2011/01		0.55	0.9198	0.9198		120	65.28	4,167,383	5,897,880	
2011/07	24,092	0.50	0.9028	0.9028		120	61.51	4,210,287	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		0.50	0.3865	0.3865		120	61.51	4,218,425	5,974,200	
2012/07	45,108	0.45	0.9417	0.9417		120	67.37	4,281,411	6,030,480	
2013/01		0.45	0.4901	0.4901		120	67.37	4,290,852	6,060,000	
2013/07		0.40	0.6196	0.6196		120	66.81	4,301,485	6,097,560	
2014/01		0.40	0.8564	0.8564		120	66.81	4,316,222	6,149,760	
2014/07		0.35	1.2383	1.2383		120	67.00	4,334,929	6,225,960	
2015/01		0.35	0.7571	0.7571		120	67.00	4,346,417	6,273,120	
2015/09	52,494	0.30	1.5736	1.5736		120	70.46	4,419,430	6,371,880	
2016/09	41,852	0.25	1.9890	1.9890		120	68.90	4,483,260	6,498,600	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

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

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226.62

Manor Oaks 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
2121 E COMMERCIAL BLVD	3/1/2015-2/29/2016	Number of Beds: 116	Superior: 0
FORT LAUDERDALE, FL 33308	Days in CR 366	Maximum: 42,456	Standard: 366
County: Broward [6]	First Used : 2016/09	Max Annualized: 42,340	Conditional: 0
Region: South Area: 10	Last Used: 2016/09	Total Patient: 28,039	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 7,175	Inflation
Current Class South Large	Initial CR? False	Medicaid: 14,165	FY Index: 1.38327652
Class at 1/94: South Large	Medicaid Utilization	50.51892%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	66.04249%	Cost: 1.04357620
Open Date: 01/01/1966	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/01/1974	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25683112
Entered Medicaid 12/01/2002	Low Occupancy Adjustment Factor:	83.52197%	DC Sem Index: 1.30450000
Med # Active Date: 12/01/2002	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	818,094	1,139,494	802,365	220,407		2,980,360	
1a	Audit Adjustments							
2	Cost Per Diem	57.7546	80.4443	56.6442	15.5600		210.4031	
3	Cost Per Diem Inflated	60.2713	83.4954	59.1125				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	60.2713	83.4954	59.1125	15.5600		218.4392	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	78.5386		66.2546				
7	Provider Target Rate	82.9076		69.9402				
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	83.4954	59.1125	13.6500		215.0481	
12/13	Medicaid Adjustment Rate		0.0487	0.0345				
14	Prospective Per Diem 11	58.7902	83.5441	59.1470	13.6500		215.1313	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Manor Oaks 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:	12/01/2002	Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1974/07	Type:	None	80% Capital(1):	1,439,506	1.5818
Indexed Asset Value	1,799,382	<60% of Base:	True	20% ROE(2):	359,876	0.1938
FRVS Base Asset:	0	Interest Rate:	4.2500%	Insurance Cost(3):	76,558	2.7304
Occup Adj Factor	0.9000	Chase Rate:	4.2500%	Taxes Cost(3):	109,889	3.9191
ROE Factor	0.020520	Amortization Rate:	4.2500%	Home Office(3):	39,676	1.4150
		Interest Only:	True	Replacement(3&4):	39,926	0.0000
		Yearly Payment:	60,277	Total FRVS PD:		9.8401

(1) 80% Capital (\$1,439,506) amortized at 4.2500 % for 20 years Interest of \$60,277 divided by annual available days (42340) divided by Occup. Adj. (0.90) = \$1.5818

(2) 20% ROE (\$359,876) times the ROE factor (0.020520) divided by annual available days (42340) divided by Occup. Adj. (0.90) = \$0.1938

(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:	01/01/1974	Current RS PBS:	13,088
Comparison Bed	116	Effective PBS Limitation	54,155
			1,518,208

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.7902	58.7902	2.6673	56.1229
Direct Care	83.5441	83.5441	3.7904	79.7537
Indirect Care	59.1470	59.1470	2.6835	56.4635
Property	13.6500	9.8401	0.4464	9.3937
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				16.7063
Supplemental Rate				8.1814
Totals	215.1313	211.3214	9.5876	226.6215

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
2002/07		0.00	0.8337	0.8337		116	16.29		4,869,448	
2003/01	1,518,208	0.10	1.3271	1.3271		116	16.29	1,518,208	4,934,060	
2003/07		0.10	1.1664	1.1664		116	16.29	1,518,208	4,991,596	
2004/01		0.20	1.1103	1.1103		116	16.29	1,518,208	5,047,044	
2004/07		0.20	0.8378	0.8378		116	16.29	1,518,208	5,089,384	
2005/01		0.30	0.8595	0.8595		116	16.29	1,518,208	5,133,116	
2005/07		0.30	0.7364	0.7364		116	16.29	1,518,208	5,170,932	
2006/01		0.40	0.9068	0.9068		116	16.29	1,518,208	5,217,796	
2006/07		0.40	0.8133	0.8133		116	27.56	1,520,683	5,260,252	
2007/01		0.50	1.0133	1.0133		116	28.40	1,524,662	5,313,496	
2007/07		0.50	1.1050	1.1050		116	28.40	1,529,012	5,372,192	
2008/01		0.60	0.8556	0.8556		116	28.40	1,533,065	5,418,128	
2008/07	21,112	0.60	0.6104	0.6104		116	34.98	1,557,748	5,451,188	
2009/01		0.70	1.3268	1.3268		116	44.71	1,569,509	5,523,572	
2009/07		0.70	0.6841	0.6841		116	44.71	1,575,619	5,561,388	
2010/01		0.80	0.8643	0.8643		116	53.14	1,586,144	5,609,412	
2010/07		0.80	0.7107	0.7107		116	53.14	1,594,858	5,649,316	
2011/01		0.90	0.9198	0.9198		116	57.20	1,608,060	5,701,284	
2011/07		0.90	0.9028	0.9028		116	57.20	1,621,125	5,752,788	
2012/01		1.00	0.3865	0.3865		116	57.39	1,627,391	5,775,060	
2012/07		1.00	0.9417	0.9417		116	57.39	1,642,716	5,829,464	
2013/01		1.00	0.4901	0.4901		116	57.39	1,650,767	5,858,000	
2013/07		1.00	0.6196	0.6196		116	67.90	1,660,995	5,894,308	
2014/01		1.00	0.8564	0.8564		116	67.90	1,675,220	5,944,768	
2014/07		1.00	1.2383	1.2383		116	64.87	1,695,964	6,018,428	
2015/01		1.00	0.7571	0.7571		116	66.63	1,708,804	6,064,016	
2015/09	31,403	1.00	1.5736	1.5736		116	58.35	1,767,097	6,159,484	
2016/09		1.00	1.9890	1.9890		116	50.52	1,799,382	6,281,980	

Message Code:

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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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240.07

Citrus Health and 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
701 MEDICAL COURT EAST	6/1/2014-12/31/2014	Number of Beds: 111	Superior: 0
INVERNESS, FL 34452	Days in CR 214	Maximum: 23,754	Standard: 366
County: Citrus [9]	First Used : 2016/09	Max Annualized: 40,515	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 19,796	Total: 366
Control: Nonprofit : Other	Unaudited	Medicare: 4,766	Inflation
Current Class North Large	Initial CR? False	Medicaid: 13,722	FY Index: 1.35002422
Class at 1/94: North Large	Medicaid Utilization	69.31703%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	83.33754%	Cost: 1.06928041
Open Date: 07/29/1994	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/29/1994	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23500000
Entered Medicaid 07/29/1994	Low Occupancy Adjustment Factor:	105.39450%	DC Sem Index: 1.30450000
Med # Active Date: 04/11/2002	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05627530
Previous Med # 211087			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	936,716	1,255,040	731,997	188,540		3,112,293	
1a	Audit Adjustments							
2	Cost Per Diem	68.2638	91.4619	53.3448	13.7400		226.8105	
3	Cost Per Diem Inflated	72.9931	96.6089	57.0405				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	72.9931	96.6089	57.0405	13.7400		240.3825	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	59.7340		67.6549				
7	Provider Target Rate	63.0569		71.4184				
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	96.6089	57.0405	13.6500		222.1217	
12/13	Medicaid Adjustment Rate		2.0995	1.2396				
14	Prospective Per Diem 11	54.8223	98.7084	58.2801	13.6500		225.4608	
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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Citrus Health and Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 07/29/1994		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	5,275,000.00		Total Amount	Per Diem
RS to Start Calcs:	1994/07	Type:	Variable	80% Capital(1):	4,661,362	8.1140
Indexed Asset Value	5,826,703	<60% of Base:	False	20% ROE(2):	1,165,341	0.7076
FRVS Base Asset:	3,754,020	Interest Rate:	2.4800%	Insurance Cost(3):	30,401	1.5357
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	0	0.0000
ROE Factor	0.022140	Amortization Rate:	2.4800%	Home Office(3):	30,430	1.5372
		Interest Only:	False	Replacement(3&4):	71,315	0.0000
		Yearly Payment:	295,864	Total FRVS PD:		11.8945

(1) 80% Capital (\$4,661,362) amortized at 2.4800 % for 20 years Principal & Interest of \$295,864 divided by annual available days (40515) divided by Occup. Adj. (0.90) = \$8.1140

(2) 20% ROE (\$1,165,341) times the ROE factor (0.022140) divided by annual available days (40515) divided by Occup. Adj. (0.90) = \$0.7076

(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:	01/01/1994	Current RS PBS:	33,820
Comparison Bed	111	Effective PBS Limitation	54,155
			3,754,020

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.8223	54.8223	2.4873	52.3350
Direct Care	98.7084	98.7084	4.4784	94.2300
Indirect Care	58.2801	58.2801	2.6441	55.6360
Property	13.6500	11.8945	0.5396	11.3549
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.3362
Supplemental Rate				8.1814
Totals	225.4608	223.7053	10.1494	240.0735

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
1994/07	5,150,550	0.00	1.5991	1.5991		111	43.69	3,754,020	3,754,020	1
1995/01		0.10	1.5812	1.5812		111	43.69	3,758,735	3,874,344	
1995/07		0.10	1.5250	1.5250		111	43.69	3,763,288	3,933,396	
1996/01		0.20	1.7228	1.7228		111	43.69	3,773,590	4,001,217	
1996/07		0.20	1.3294	1.3294		111	43.69	3,781,561	4,054,386	
1997/01		0.30	1.4109	1.4109		111	43.69	3,794,277	4,111,551	
1997/07		0.30	1.0917	1.0917		111	61.05	3,794,277	4,156,395	5
1998/01	36,115	0.40	1.1663	1.1663		111	64.78	3,860,576	4,204,902	
1998/07		0.40	1.0794	1.0794		111	64.78	3,877,246	4,250,301	
1999/01		0.50	1.4499	1.4499		111	64.78	3,905,356	4,311,906	
1999/07		0.50	1.2299	1.2299		111	64.93	3,929,374	4,364,964	
2000/01		0.60	1.3356	1.3356		111	64.93	3,929,374	4,423,239	5
2000/07		0.60	1.1129	1.1129		111	68.87	3,987,311	4,472,412	
2001/01		0.70	1.2976	1.2976		111	68.87	4,023,528	4,530,465	
2001/07		0.70	0.9615	0.9615		111	65.21	4,050,610	4,573,977	
2002/01		0.80	1.0301	1.0301		111	56.56	4,083,991	4,621,041	
2002/07		0.80	0.8337	0.8337		111	56.56	4,111,231	4,659,558	
2003/01		0.90	1.3271	1.3271		111	56.56	4,111,231	4,721,385	5
2003/07		0.90	1.1664	1.1664		111	56.56	4,204,011	4,776,441	
2004/01		1.00	1.1103	1.1103		111	56.56	4,250,688	4,829,499	
2004/07		1.00	0.8378	0.8378		111	56.56	4,286,300	4,870,014	
2005/01		1.00	0.8595	0.8595		111	56.12	4,323,141	4,911,861	
2005/07		1.00	0.7364	0.7364		111	56.12	4,354,977	4,948,047	
2006/01		1.00	0.9068	0.9068		111	58.56	4,394,468	4,992,891	
2006/07		1.00	0.8133	0.8133		111	58.56	4,430,208	5,033,517	
2007/01	26,485	1.00	1.0133	1.0133		111	58.60	4,501,584	5,084,466	
2007/07		1.00	1.1050	1.1050		111	58.60	4,551,327	5,140,632	
2008/01	193,293	1.00	0.8556	0.8556		111	59.06	4,783,561	5,184,588	
2008/07		1.00	0.6104	0.6104		111	59.06	4,812,760	5,216,223	
2009/01	21,796	1.00	1.3268	1.3268		111	58.09	4,898,412	5,285,487	



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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		111	58.09	4,931,922	5,321,673	
2010/01		1.00	0.8643	0.8643		111	53.98	4,973,758	5,367,627	
2010/07		1.00	0.7107	0.7107		111	53.98	5,008,451	5,405,811	
2011/01	31,750	1.00	0.9198	0.9198		111	61.25	5,086,269	5,455,539	
2011/07		1.00	0.9028	0.9028		111	61.25	5,132,188	5,504,823	
2012/01	94,008	1.00	0.3865	0.3865		111	59.01	5,246,032	5,526,135	
2012/07		1.00	0.9417	0.9417		111	59.01	5,295,434	5,578,194	
2013/01	46,342	1.00	0.4901	0.4901		111	63.97	5,367,729	5,605,500	
2013/07		1.00	0.6196	0.6196		111	63.97	5,400,987	5,640,243	
2014/01	39,577	1.00	0.8564	0.8564		111	65.07	5,486,818	5,688,528	
2014/07		1.00	1.2383	1.2383		111	65.07	5,554,761	5,759,013	
2015/01		0.95	0.7571	0.7571		111	70.17	5,594,711	5,802,636	
2015/09		0.95	1.5736	1.5736		111	70.17	5,678,346	5,893,989	
2016/09	46,709	0.90	1.9890	1.9890		111	69.32	5,826,703	6,011,205	

Message Code:

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

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Florida Agency for Health Care Administration
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Oak Manor Healthcare & 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
3500 OAK MANOR LANE	1/1/2014-12/31/2014	Number of Beds: 180	Superior: 0
LARGO, FL 33774	Days in CR 365	Maximum: 65,700	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: 57,652	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 9,795	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 35,547	FY Index: 1.34193004
Class at 1/94: North Large	Medicaid Utilization	61.65788%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	87.75038%	Cost: 1.07573004
Open Date: 07/01/1990	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/01/1990	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 08/08/1990	Low Occupancy Adjustment Factor:	110.97529%	DC Sem Index: 1.30450000
Med # Active Date: 09/01/2002	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 223875			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,282,216	2,819,946	1,601,260	989,628		6,693,050	
1a	Audit Adjustments							
2	Cost Per Diem	36.0710	79.3301	45.0463	27.8400		188.2874	
3	Cost Per Diem Inflated	38.8027	84.2035	48.4577				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	38.8027	84.2035	48.4577	27.8400		199.3039	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	49.1273		59.0692				
7	Provider Target Rate	51.8602		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	38.8027	84.2035	48.4577	13.6500		185.1139	
12/13	Medicaid Adjustment Rate		1.1043	0.6355				
14	Prospective Per Diem 11	38.8027	85.3078	49.0932	13.6500		186.8537	
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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Oak Manor Healthcare & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 08/08/1990		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:	1990/07	Type:	Fixed	80% Capital(1):	7,081,577	11.1422
Indexed Asset Value	8,851,971	<60% of Base:	False	20% ROE(2):	1,770,394	0.6800
FRVS Base Asset:	5,431,320	Interest Rate:	7.6700%	Insurance Cost(3):	193,451	3.3555
Occup Adj Factor	0.9000	Chase Rate:	4.0000%	Taxes Cost(3):	84,905	1.4727
ROE Factor	0.022710	Amortization Rate:	7.0000%	Home Office(3):	35,274	0.6118
		Interest Only:	False	Replacement(3&4):	56,091	0.0000
		Yearly Payment:	658,841	Total FRVS PD:		17.2622

(1) 80% Capital (\$7,081,577) amortized at 7.0000 % for 20 years Principal & Interest of \$658,841 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$11.1422

(2) 20% ROE (\$1,770,394) times the ROE factor (0.022710) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.6800

(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:	01/01/1990	Current RS PBS:	30,174
Comparison Bed	180	Effective PBS Limitation	54,155
			5,431,320

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	38.8027	38.8027	1.7605	37.0422
Direct Care	85.3078	85.3078	3.8704	81.4374
Indirect Care	49.0932	49.0932	2.2273	46.8659
Property	13.6500	17.2622	0.7832	16.4790
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.9807
Supplemental Rate				8.1814
Totals	186.8537	190.4659	8.6414	208.9866

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
1990/07	7,146,000	0.00	0.5899	0.5899		180	12.73	5,431,320	5,431,320	1
1991/01		0.10	0.5899	0.5899		180	12.73	5,431,320	5,495,400	
1991/07		0.10	1.4932	1.4932		180	12.73	5,431,320	5,577,480	
1992/01		0.20	2.0117	2.0117		180	12.73	5,431,320	5,689,620	
1992/07		0.20	1.8152	1.8152		180	12.73	5,431,320	5,792,940	
1993/01	40,267	0.30	1.7710	1.7710		180	28.15	5,486,356	5,895,540	
1993/07		0.30	1.5329	1.5329		180	28.15	5,499,270	5,985,900	
1994/01		0.40	1.6983	1.6983		180	27.51	5,517,955	6,087,600	
1994/07		0.40	1.5991	1.5991		180	44.72	5,546,651	6,184,980	
1995/01		0.50	1.5812	1.5812		180	44.72	5,582,307	6,282,720	
1995/07		0.50	1.5250	1.5250		180	51.19	5,621,923	6,378,480	
1996/01		0.60	1.7228	1.7228		180	51.19	5,676,011	6,488,460	
1996/07		0.60	1.3294	1.3294		180	51.19	5,718,147	6,574,680	
1997/01		0.70	1.4109	1.4109		180	60.49	5,774,619	6,667,380	
1997/07		0.70	1.0917	1.0917		180	60.49	5,818,749	6,740,100	
1998/01		0.80	1.1663	1.1663		180	62.72	5,873,038	6,818,760	
1998/07		0.80	1.0794	1.0794		180	62.72	5,923,752	6,892,380	
1999/01		0.90	1.4499	1.4499		180	74.42	5,923,752	6,992,280	5
1999/07		0.90	1.2299	1.2299		180	74.42	6,067,477	7,078,320	
2000/01		1.00	1.3356	1.3356		180	74.42	6,148,514	7,172,820	
2000/07		1.00	1.1129	1.1129		180	74.42	6,216,941	7,252,560	
2001/01		1.00	1.2976	1.2976		180	74.42	6,297,612	7,346,700	
2001/07		1.00	0.9615	0.9615		180	68.51	6,358,164	7,417,260	
2002/01		1.00	1.0301	1.0301		180	68.51	6,423,659	7,493,580	
2002/07		1.00	0.8337	0.8337		180	70.83	6,477,213	7,556,040	
2003/01		1.00	1.3271	1.3271		180	70.83	6,563,172	7,656,300	
2003/07		1.00	1.1664	1.1664		180	70.83	6,639,725	7,745,580	
2004/01		1.00	1.1103	1.1103		180	70.83	6,713,446	7,831,620	
2004/07		1.00	0.8378	0.8378		180	70.83	6,769,691	7,897,320	
2005/01		1.00	0.8595	0.8595		180	71.51	6,827,876	7,965,180	



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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		180	71.51	6,878,156	8,023,860	
2006/01		1.00	0.9068	0.9068		180	67.46	6,940,527	8,096,580	
2006/07		1.00	0.8133	0.8133		180	67.46	6,996,974	8,162,460	
2007/01		1.00	1.0133	1.0133		180	69.37	7,067,874	8,245,080	
2007/07	420,000	1.00	1.1050	1.1050		180	66.85	7,565,974	8,336,160	
2008/01		1.00	0.8556	0.8556		180	66.85	7,630,708	8,407,440	
2008/07		1.00	0.6104	0.6104		180	62.60	7,677,286	8,458,740	
2009/01		1.00	1.3268	1.3268		180	62.60	7,779,148	8,571,060	
2009/07		1.00	0.6841	0.6841		180	62.60	7,832,365	8,629,740	
2010/01		1.00	0.8643	0.8643		180	65.32	7,900,060	8,704,260	
2010/07	33,651	1.00	0.7107	0.7107		180	66.66	7,989,857	8,766,180	
2011/01		0.95	0.9198	0.9198		180	66.66	8,059,672	8,846,820	
2011/07		0.95	0.9028	0.9028		180	66.66	8,128,800	8,926,740	
2012/01		0.90	0.3865	0.3865		180	62.66	8,157,080	8,961,300	
2012/07		0.90	0.9417	0.9417		180	62.66	8,226,211	9,045,720	
2013/01	38,215	0.85	0.4901	0.4901		180	60.53	8,298,696	9,090,000	
2013/07		0.85	0.6196	0.6196		180	60.53	8,342,405	9,146,340	
2014/01		0.80	0.8564	0.8564		180	64.87	8,399,559	9,224,640	
2014/07	68,397	0.80	1.2383	1.2383		180	62.79	8,551,162	9,338,940	
2015/01		0.75	0.7571	0.7571		180	62.79	8,599,715	9,409,680	
2015/09		0.75	1.5736	1.5736		180	62.79	8,701,209	9,557,820	
2016/09	29,615	0.70	1.9890	1.9890		180	61.66	8,851,971	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

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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

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232.02

Indigo Manor

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
595 N WILLIAMSON BLVD	7/1/2014-1/31/2015	Number of Beds: 173	Superior: 0
DAYTONA BEACH, FL 32114	Days in CR 215	Maximum: 37,195	Standard: 366
County: Volusia [64]	First Used : 2016/09	Max Annualized: 63,145	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 30,287	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 1,849	Inflation
Current Class North Large	Initial CR? False	Medicaid: 18,949	FY Index: 1.35323005
Class at 1/94: North Large	Medicaid Utilization	62.56480%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	81.42761%	Cost: 1.06674726
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: 1.23666442
Entered Medicaid 07/01/1987	Low Occupancy Adjustment Factor:	102.97907%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05485367
Previous Med # 209651			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	947,440	1,601,085	942,807	310,006		3,801,338	
1a	Audit Adjustments							
2	Cost Per Diem	49.9995	84.4944	49.7550	16.3600		200.6089	
3	Cost Per Diem Inflated	53.3368	89.1292	53.0760				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	53.3368	89.1292	53.0760	16.3600		211.9020	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	54.2719		69.8018				
7	Provider Target Rate	57.2909		73.6847				
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	53.3368	89.1292	53.0760	13.6500		209.1920	
12/13	Medicaid Adjustment Rate		1.2599	0.7503				
14	Prospective Per Diem 11	53.3368	90.3891	53.8263	13.6500		211.2022	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Indigo 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:	3,405,700.00		Total Amount	Per Diem
RS to Start Calcs:	1987/07	Type:	Variable	80% Capital(1):	6,796,724	13.1441
Indexed Asset Value	8,495,905	<60% of Base:	False	20% ROE(2):	1,699,181	0.6566
FRVS Base Asset:	3,503,400	Interest Rate:	11.4050%	Insurance Cost(3):	48,937	1.6158
Occup Adj Factor	0.9000	Chase Rate:	7.2500%	Taxes Cost(3):	0	0.0000
ROE Factor	0.021960	Amortization Rate:	9.2500%	Home Office(3):	24,442	0.8070
		Interest Only:	False	Replacement(3&4):	51,537	0.0000
		Yearly Payment:	746,987	Total FRVS PD:		16.2235

(1) 80% Capital (\$6,796,724) amortized at 9.2500 % for 20 years Principal & Interest of \$746,987 divided by annual available days (63145) divided by Occup. Adj. (0.90) = \$13.1441

(2) 20% ROE (\$1,699,181) times the ROE factor (0.021960) divided by annual available days (63145) divided by Occup. Adj. (0.90) = \$0.6566

(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 120	Effective PBS Limitation	3,503,400

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	53.3368	53.3368	2.4199	50.9169
Direct Care	90.3891	90.3891	4.1009	86.2882
Indirect Care	53.8263	53.8263	2.4421	51.3842
Property	13.6500	16.2235	0.7361	15.4874
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.7587
Supplemental Rate				8.1814
Totals	211.2022	213.7757	9.6990	232.0168

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
1987/07	4,129,197	0.00	0.9007	0.9007		120	44.99	3,503,400	3,503,400	1
1988/01		0.10	0.9007	0.9007		120	44.99	3,505,982	3,559,440	
1988/07		0.10	0.5899	0.5899		120	44.99	3,507,674	3,557,520	
1989/01		0.20	0.5899	0.5899		120	44.99	3,511,060	3,578,520	
1989/07		0.20	0.5899	0.5899		120	44.99	3,514,449	3,602,760	
1990/01		0.30	0.5899	0.5899		120	44.99	3,519,537	3,620,880	
1990/07		0.30	0.5899	0.5899		120	44.99	3,524,633	3,642,240	
1991/01		0.40	0.5899	0.5899		120	56.44	3,532,951	3,663,600	
1991/07		0.40	1.4932	1.4932		120	60.21	3,554,053	3,718,320	
1992/01		0.50	2.0117	2.0117		120	60.21	3,589,803	3,793,080	
1992/07		0.50	1.8152	1.8152		120	64.54	3,622,384	3,861,960	
1993/01		0.60	1.7710	1.7710		120	64.54	3,660,875	3,930,360	
1993/07		0.60	1.5329	1.5329		120	68.64	3,694,544	3,990,600	
1994/01		0.70	1.6983	1.6983		120	68.64	3,738,465	4,058,400	
1994/07	1,722,425	0.70	1.5991	1.5991		173	65.26	5,502,738	5,944,453	
1995/01		0.80	1.5812	1.5812		173	65.26	5,572,348	6,038,392	
1995/07		0.80	1.5250	1.5250		173	73.97	5,640,331	6,130,428	
1996/01		0.90	1.7228	1.7228		173	73.97	5,727,784	6,236,131	
1996/07		0.90	1.3294	1.3294		173	73.60	5,796,317	6,318,998	
1997/01		1.00	1.4109	1.4109		173	73.60	5,878,097	6,408,093	
1997/07		1.00	1.0917	1.0917		173	73.88	5,942,268	6,477,985	
1998/01		1.00	1.1663	1.1663		173	73.88	6,011,573	6,553,586	
1998/07		1.00	1.0794	1.0794		173	74.15	6,076,462	6,624,343	
1999/01		1.00	1.4499	1.4499		173	74.15	6,164,565	6,720,358	
1999/07		1.00	1.2299	1.2299		173	74.15	6,240,383	6,803,052	
2000/01		1.00	1.3356	1.3356		173	74.15	6,323,730	6,893,877	
2000/07		1.00	1.1129	1.1129		173	74.40	6,394,107	6,970,516	
2001/01		1.00	1.2976	1.2976		173	70.51	6,477,077	7,060,995	
2001/07	57,028	1.00	0.9615	0.9615		173	70.51	6,596,382	7,128,811	
2002/01		1.00	1.0301	1.0301		173	70.51	6,664,331	7,202,163	



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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		173	70.51	6,719,892	7,262,194	
2003/01		1.00	1.3271	1.3271		173	70.51	6,809,072	7,358,555	
2003/07		1.00	1.1664	1.1664		173	70.51	6,888,493	7,444,363	
2004/01		1.00	1.1103	1.1103		173	68.77	6,964,976	7,527,057	
2004/07		1.00	0.8378	0.8378		173	68.77	7,023,329	7,590,202	
2005/01		1.00	0.8595	0.8595		173	61.98	7,083,695	7,655,423	
2005/07		1.00	0.7364	0.7364		173	61.98	7,135,859	7,711,821	
2006/01		1.00	0.9068	0.9068		173	63.37	7,200,567	7,781,713	
2006/07		1.00	0.8133	0.8133		173	63.37	7,259,129	7,845,031	
2007/01		1.00	1.0133	1.0133		173	63.37	7,332,686	7,924,438	
2007/07	35,070	1.00	1.1050	1.1050		173	61.72	7,448,782	8,011,976	
2008/01		0.95	0.8556	0.8556		173	61.72	7,509,326	8,080,484	
2008/07	33,790	0.95	0.6104	0.6104		173	61.44	7,586,663	8,129,789	
2009/01		0.90	1.3268	1.3268		173	61.33	7,677,255	8,237,741	
2009/07		0.90	0.6841	0.6841		173	61.33	7,724,524	8,294,139	
2010/01		0.85	0.8643	0.8643		173	61.33	7,781,276	8,365,761	
2010/07		0.85	0.7107	0.7107		173	60.85	7,828,283	8,425,273	
2011/01		0.80	0.9198	0.9198		173	60.85	7,885,884	8,502,777	
2011/07		0.80	0.9028	0.9028		173	58.61	7,942,836	8,579,589	
2012/01		0.75	0.3865	0.3865		173	58.61	7,965,862	8,612,805	
2012/07		0.75	0.9417	0.9417		173	58.92	8,022,125	8,693,942	
2013/01		0.70	0.4901	0.4901		173	58.92	8,049,649	8,736,500	
2013/07	34,622	0.70	0.6196	0.6196		173	65.34	8,119,182	8,790,649	
2014/01		0.65	0.8564	0.8564		173	65.34	8,164,381	8,865,904	
2014/07	38,411	0.65	1.2383	1.2383		173	62.61	8,268,507	8,975,759	
2015/01		0.60	0.7571	0.7571		173	62.61	8,306,071	9,043,748	
2015/09		0.60	1.5736	1.5736		173	63.76	8,384,497	9,186,127	
2016/09	19,682	0.55	1.9890	1.9890		173	62.56	8,495,905	9,368,815	

Message Code:

1 Per Bed Standard Limitation



Florida Agency for Health Care Administration
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Haven of Our Lady of Peace

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
1900 SUMMIT BOULEVARD	7/1/2014-6/30/2015	Number of Beds: 120	Superior: 0
PENSACOLA, FL 32503	Days in CR 365	Maximum: 43,800	Standard: 366
County: Escambia [17]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 1	Last Used: 2016/09	Total Patient: 41,459	Total: 366
Control: Nonprofit : Church	Unaudited	Medicare: 13,267	Inflation
Current Class North Large	Initial CR? False	Medicaid: 14,398	FY Index: 1.35966457
Class at 1/94: North Large	Medicaid Utilization	34.72829%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.65525%	Cost: 1.06169895
Open Date: 11/08/2001	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 11/08/2001	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24000000
Entered Medicaid 11/08/2001	Low Occupancy Adjustment Factor:	119.70767%	DC Sem Index: 1.30450000
Med # Active Date: 11/08/2001	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	859,565	1,495,532	843,431	207,619		3,406,147	
1a	Audit Adjustments							
2	Cost Per Diem	59.7003	103.8708	58.5797	14.4200		236.5708	
3	Cost Per Diem Inflated	63.3837	109.2738	62.1940				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	63.3837	109.2738	62.1940	14.4200		249.2715	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	58.9485		56.7094				
7	Provider Target Rate	62.2277		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	59.8640	13.6500		229.8263	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	54.8223	101.4900	59.8640	13.6500		229.8263	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Haven of Our Lady of Peace

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	11/08/2001	Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	2001/07	Type:	None	80% Capital(1):	4,770,548	5.9688
Indexed Asset Value	5,963,185	<60% of Base:	True	20% ROE(2):	1,192,637	0.6242
FRVS Base Asset:	4,897,800	Interest Rate:	5.0000%	Insurance Cost(3):	9,471	0.2284
Occup Adj Factor	0.9000	Chase Rate:	5.0000%	Taxes Cost(3):	3,431	0.0828
ROE Factor	0.020630	Amortization Rate:	5.0000%	Home Office(3):	105,170	2.5367
		Interest Only:	True	Replacement(3&4):	60,786	0.0000
		Yearly Payment:	235,291	Total FRVS PD:		9.4409

(1) 80% Capital (\$4,770,548) amortized at 5.0000 % for 20 years Interest of \$235,291 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$5.9688

(2) 20% ROE (\$1,192,637) times the ROE factor (0.020630) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6242

(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:	01/01/2001	Current RS PBS:	40,815
Comparison Bed	120	Effective PBS Limitation	54,155
			4,897,800

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	59.8640	59.8640	2.7160	57.1480
Property	13.6500	9.4409	0.4283	9.0126
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				16.3706
Supplemental Rate				8.1814
Totals	229.8263	225.6172	10.2362	239.9330

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	10,003,175	0.00	0.9615	0.9615		120	44.18	4,897,800	4,897,800	1
2002/01	50,644	0.10	1.0301	1.0301		120	44.18	4,952,496	4,995,720	
2002/07		0.10	0.8337	0.8337		120	44.18	4,955,814	5,037,360	
2003/01		0.20	1.3271	1.3271		120	44.18	4,966,379	5,104,200	
2003/07		0.20	1.1664	1.1664		120	44.18	4,975,686	5,163,720	
2004/01		0.30	1.1103	1.1103		120	51.97	4,991,347	5,221,080	
2004/07		0.30	0.8378	0.8378		120	51.97	5,003,199	5,264,880	
2005/01		0.40	0.8595	0.8595		120	51.97	5,019,452	5,310,120	
2005/07		0.40	0.7364	0.7364		120	51.97	5,033,425	5,349,240	
2006/01		0.50	0.9068	0.9068		120	51.97	5,054,989	5,397,720	
2006/07	78,453	0.50	0.8133	0.8133		120	37.67	5,147,523	5,441,640	
2007/01		0.60	1.0133	1.0133		120	32.93	5,166,261	5,496,720	
2007/07		0.60	1.1050	1.1050		120	32.93	5,186,769	5,557,440	
2008/01		0.70	0.8556	0.8556		120	32.93	5,205,368	5,604,960	
2008/07	22,716	0.70	0.6104	0.6104		120	30.96	5,240,605	5,639,160	
2009/01		0.80	1.3268	1.3268		120	30.96	5,271,916	5,714,040	
2009/07	144,391	0.80	0.6841	0.6841		120	33.97	5,434,128	5,753,160	
2010/01		0.90	0.8643	0.8643		120	33.97	5,460,237	5,802,840	
2010/07		0.90	0.7107	0.7107		120	32.80	5,481,064	5,844,120	
2011/01		1.00	0.9198	0.9198		120	32.80	5,511,130	5,897,880	
2011/07	32,819	1.00	0.9028	0.9028		120	35.85	5,576,380	5,951,160	
2012/01		1.00	0.3865	0.3865		120	35.85	5,590,428	5,974,200	
2012/07	77,755	1.00	0.9417	0.9417		120	33.67	5,700,411	6,030,480	
2013/01		1.00	0.4901	0.4901		120	33.67	5,717,514	6,060,000	
2013/07		1.00	0.6196	0.6196		120	32.16	5,738,228	6,097,560	
2014/01		1.00	0.8564	0.8564		120	32.16	5,766,963	6,149,760	
2014/07		1.00	1.2383	1.2383		120	32.45	5,809,096	6,225,960	
2015/01		1.00	0.7571	0.7571		120	32.45	5,835,045	6,273,120	
2015/09		1.00	1.5736	1.5736		120	32.45	5,889,219	6,371,880	
2016/09		1.00	1.9890	1.9890		120	34.73	5,963,185	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

0259080-00 - 2016/09

241.75

Life Care Center at Inverrary

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
4300 ROCK ISLAND ROAD	9/1/2013-8/31/2014	Number of Beds: 120	Superior: 0
LAUDERHILL, FL 33319	Days in CR 365	Maximum: 43,800	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: 40,356	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 14,255	Inflation
Current Class South Large	Initial CR? False	Medicaid: 19,865	FY Index: 1.33029981
Class at 1/94: South Large	Medicaid Utilization	49.22440%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	92.13699%	Cost: 1.08513467
Open Date: 12/26/2002	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 12/26/2002	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22466610
Entered Medicaid 01/30/2003	Low Occupancy Adjustment Factor:	116.52290%	DC Sem Index: 1.30450000
Med # Active Date: 01/30/2003	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	1,017,284	1,619,718	1,237,030	905,645		4,779,677	
1a	Audit Adjustments							
2	Cost Per Diem	51.2099	81.5363	62.2718	45.5900		240.6080	
3	Cost Per Diem Inflated	55.5696	86.8515	67.5733				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	55.5696	86.8515	67.5733	45.5900		255.5844	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	78.2082		65.4430				
7	Provider Target Rate	82.5588		69.0835				
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	55.5696	86.8515	67.5733	13.6500		223.6444	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	55.5696	86.8515	67.5733	13.6500		223.6444	
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 at Inverrary

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 01/30/2003		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	12,700,000.00		Total Amount	Per Diem
RS to Start Calcs:	2002/07	Type:	Variable	80% Capital(1):	4,893,722	9.1761
Indexed Asset Value	6,117,153	<60% of Base:	False	20% ROE(2):	1,223,431	0.7144
FRVS Base Asset:	0	Interest Rate:	4.1885%	Insurance Cost(3):	31,154	0.7720
Occup Adj Factor	0.9000	Chase Rate:	3.5000%	Taxes Cost(3):	286,029	7.0876
ROE Factor	0.023020	Amortization Rate:	4.1885%	Home Office(3):	50,983	1.2633
		Interest Only:	False	Replacement(3&4):	189,096	0.0000
		Yearly Payment:	361,720	Total FRVS PD:		19.0134

(1) 80% Capital (\$4,893,722) amortized at 4.1885 % for 20 years Principal & Interest of \$361,720 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.1761

(2) 20% ROE (\$1,223,431) times the ROE factor (0.023020) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.7144

(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:	01/01/2002	Current RS PBS:	41,631
Comparison Bed	120	Effective PBS Limitation	54,155
			4,995,720

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	55.5696	55.5696	2.5212	53.0484
Direct Care	86.8515	86.8515	3.9404	82.9111
Indirect Care	67.5733	67.5733	3.0658	64.5075
Property	13.6500	19.0134	0.8626	18.1508
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				14.9529
Supplemental Rate				8.1814
Totals	223.6444	229.0078	10.3900	241.7521

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: 8/31/2014

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241.75

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	11,265,310	0.00	1.3271	1.3271		120	7.92	4,995,720	4,995,720	1
2003/07	17,912	0.10	1.1664	1.1664		120	7.92	5,013,632	5,163,720	
2004/01		0.10	1.1103	1.1103		120	7.92	5,013,632	5,221,080	
2004/07		0.20	0.8378	0.8378		120	7.92	5,013,632	5,264,880	
2005/01		0.20	0.8595	0.8595		120	7.92	5,013,632	5,310,120	
2005/07	102,550	0.30	0.7364	0.7364		120	38.48	5,123,931	5,349,240	
2006/01	28,939	0.30	0.9068	0.9068		120	48.37	5,165,127	5,397,720	
2006/07		0.40	0.8133	0.8133		120	48.37	5,179,904	5,441,640	
2007/01		0.40	1.0133	1.0133		120	48.37	5,198,367	5,496,720	
2007/07		0.50	1.1050	1.1050		120	42.28	5,220,446	5,557,440	
2008/01	22,479	0.50	0.8556	0.8556		120	36.34	5,257,681	5,604,960	
2008/07		0.60	0.6104	0.6104		120	36.34	5,270,402	5,639,160	
2009/01		0.60	1.3268	1.3268		120	36.34	5,298,125	5,714,040	
2009/07	36,900	0.70	0.6841	0.6841		120	34.65	5,351,010	5,753,160	
2010/01	113,551	0.70	0.8643	0.8643		120	41.02	5,488,706	5,802,840	
2010/07		0.80	0.7107	0.7107		120	41.02	5,511,982	5,844,120	
2011/01		0.80	0.9198	0.9198		120	41.02	5,542,230	5,897,880	
2011/07	30,152	0.90	0.9028	0.9028		120	41.77	5,606,581	5,951,160	
2012/01	48,987	0.90	0.3865	0.3865		120	39.90	5,669,718	5,974,200	
2012/07		1.00	0.9417	0.9417		120	39.90	5,708,451	6,030,480	
2013/01		1.00	0.4901	0.4901		120	39.90	5,728,747	6,060,000	
2013/07		1.00	0.6196	0.6196		120	45.82	5,758,318	6,097,560	
2014/01		1.00	0.8564	0.8564		120	45.82	5,799,401	6,149,760	
2014/07	21,709	1.00	1.2383	1.2383		120	50.33	5,886,826	6,225,960	
2015/01		1.00	0.7571	0.7571		120	49.22	5,926,711	6,273,120	
2015/09		1.00	1.5736	1.5736		120	49.22	6,010,173	6,371,880	
2016/09		1.00	1.9890	1.9890		120	49.22	6,117,153	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

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215.79

Lakeview Terrace 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
110 LODGE TERRACE DR	1/1/2014-12/31/2014	Number of Beds: 20	Superior: 366
ALTOONA, FL 32702	Days in CR 365	Maximum: 7,300	Standard: 0
County: Lake [35]	First Used : 2016/09	Max Annualized: 7,300	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 6,860	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 1,759	Inflation
Current Class North Small	Initial CR? False	Medicaid: 1,058	FY Index: 1.34193004
Class at 1/94: North Small	Medicaid Utilization	15.42274%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	93.97260%	Cost: 1.07573004
Open Date: 12/01/1981	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 12/01/1981	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 05/28/1987	Low Occupancy Adjustment Factor:	118.84434%	DC Sem Index: 1.30450000
Med # Active Date: 01/03/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 212067			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	67,532	96,685	52,098	17,891		234,206	
1a	Audit Adjustments							
2	Cost Per Diem	63.8299	91.3847	49.2420	16.9102		221.3668	
3	Cost Per Diem Inflated	68.6637	96.9987	52.9711				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	68.6637	96.9987	52.9711	16.9102		235.5437	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	76.8538		76.5822				
7	Provider Target Rate	81.1290		80.8423				
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	96.9987	52.9711	13.6500		223.4964	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	59.8766	96.9987	52.9711	13.6500		223.4964	
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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Lakeview Terrace Skilled Nursing Facility

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:	240,715.00	Total Amount	Per Diem
RS to Start Calcs:	1981/07	Type:	Fixed	80% Capital(1):	409,031 6.1795
Indexed Asset Value	511,289	<60% of Base:	True	20% ROE(2):	102,258 0.3535
FRVS Base Asset:	472,029	Interest Rate:	11.6400%	Insurance Cost(3):	4,454 0.6493
Occup Adj Factor	0.9000	Chase Rate:	10.0000%	Taxes Cost(3):	3,075 0.4483
ROE Factor	0.022710	Amortization Rate:	10.0000%	Home Office(3):	0 0.0000
		Interest Only:	True	Replacement(3&4):	0 0.0000
		Yearly Payment:	40,599	Total FRVS PD:	7.6306

(1) 80% Capital (\$409,031) amortized at 10.0000 % for 20 years Interest of \$40,599 divided by annual available days (7300) divided by Occup. Adj. (0.90) = \$6.1795

(2) 20% ROE (\$102,258) times the ROE factor (0.022710) divided by annual available days (7300) divided by Occup. Adj. (0.90) = \$0.3535

(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:	01/01/1981	Current RS PBS:	54,155
Comparison Bed	20	Effective PBS Limitation	470,800

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	59.8766	59.8766	2.7166	57.1600
Direct Care	96.9987	96.9987	4.4008	92.5979
Indirect Care	52.9711	52.9711	2.4033	50.5678
Property	13.6500	7.6306	0.3462	7.2844
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	223.4964	217.4770	9.8669	215.7915

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
1981/07	472,029	0.00	2.5888	2.5888		20		472,029	482,980	
1982/01		0.10	2.6760	2.6760		20		472,029	495,920	
1982/07		0.10	2.2977	2.2977		20		472,029	507,300	
1983/04		0.20	2.6288	2.6288		20		472,029	520,640	
1983/07		0.20	3.9578	3.0000	0.9578	20		472,029	541,240	
1984/01		0.30	2.2530	2.2530		20		472,029	548,260	
1984/07		0.30	1.9179	1.9179		20		472,029	558,780	
1985/01		0.40	1.1471	1.1471		20		472,029	565,180	
1985/10		0.40	0.8522	0.8522		20		472,029	570,000	
1986/01		0.50	0.8299	0.8299		20		472,029	574,740	
1986/07		0.50	0.2974	0.2974		20		472,029	573,640	
1987/01		0.60	1.0091	1.0091		20	9.31	470,800	470,800	1
1987/07		0.60	0.9007	0.9007		20	9.31	470,800	588,460	
1988/01		0.70	0.9007	0.9007		20	9.31	470,800	593,240	
1988/07		0.70	0.5899	0.5899		20	9.31	470,800	592,920	
1989/01		0.80	0.5899	0.5899		20	9.31	470,800	596,420	
1989/07		0.80	0.5899	0.5899		20	9.31	470,800	600,460	
1990/01		0.90	0.5899	0.5899		20	9.31	470,800	603,480	
1990/07		0.90	0.5899	0.5899		20	9.31	470,800	607,040	
1991/01		1.00	0.5899	0.5899		20	20.71	470,800	610,600	
1991/07		1.00	1.4932	1.4932		20	19.44	470,800	619,720	
1992/01		1.00	2.0117	2.0117		20	19.44	470,800	632,180	
1992/07		1.00	1.8152	1.8152		20	23.97	470,800	643,660	
1993/01		1.00	1.7710	1.7710		20	23.97	470,800	655,060	
1993/07		1.00	1.5329	1.5329		20	21.49	470,800	665,100	
1994/01		1.00	1.6983	1.6983		20	21.49	470,800	676,400	
1994/07		1.00	1.5991	1.5991		20	26.26	474,395	687,220	
1995/01		1.00	1.5812	1.5812		20	26.26	477,976	698,080	
1995/07		1.00	1.5250	1.5250		20	26.26	481,456	708,720	
1996/01		1.00	1.7228	1.7228		20	24.47	481,456	720,940	



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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
1996/07		1.00	1.3294	1.3294		20	25.25	484,394	730,520	
1997/01		1.00	1.4109	1.4109		20	25.25	487,532	740,820	
1997/07		1.00	1.0917	1.0917		20	18.06	487,532	748,900	
1998/01		1.00	1.1663	1.1663		20	18.06	487,532	757,640	
1998/07		1.00	1.0794	1.0794		20	18.06	487,532	765,820	
1999/01		1.00	1.4499	1.4499		20	20.60	487,532	776,920	
1999/07		1.00	1.2299	1.2299		20	27.23	490,501	786,480	
2000/01		1.00	1.3356	1.3356		20	27.23	493,744	796,980	
2000/07		1.00	1.1129	1.1129		20	32.22	496,963	805,840	
2001/01		1.00	1.2976	1.2976		20	32.22	500,741	816,300	
2001/07		1.00	0.9615	0.9615		20	32.22	503,561	824,140	
2002/01		0.95	1.0301	1.0301		20	13.48	503,561	832,620	
2002/07		0.95	0.8337	0.8337		20	27.66	505,567	839,560	
2003/01		0.90	1.3271	1.3271		20	27.66	508,604	850,700	
2003/07		0.90	1.1664	1.1664		20	27.66	511,289	860,620	
2004/01		0.85	1.1103	1.1103		20	21.29	511,289	870,180	
2004/07		0.85	0.8378	0.8378		20	24.71	511,289	877,480	
2005/01		0.80	0.8595	0.8595		20	24.71	511,289	885,020	
2005/07		0.80	0.7364	0.7364		20	24.71	511,289	891,540	
2006/01		0.75	0.9068	0.9068		20	23.87	511,289	899,620	
2006/07		0.75	0.8133	0.8133		20	23.87	511,289	906,940	
2007/01		0.70	1.0133	1.0133		20	17.60	511,289	916,120	
2007/07		0.70	1.1050	1.1050		20	17.60	511,289	926,240	
2008/01		0.65	0.8556	0.8556		20	20.79	511,289	934,160	
2008/07		0.65	0.6104	0.6104		20	20.79	511,289	939,860	
2009/01		0.60	1.3268	1.3268		20	11.61	511,289	952,340	
2009/07		0.60	0.6841	0.6841		20	11.61	511,289	958,860	
2010/01		0.55	0.8643	0.8643		20	11.28	511,289	967,140	
2010/07		0.55	0.7107	0.7107		20	11.28	511,289	974,020	
2011/01		0.50	0.9198	0.9198		20	21.10	511,289	982,980	



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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		20	21.10	511,289	991,860	
2012/01		0.45	0.3865	0.3865		20	19.25	511,289	995,700	
2012/07		0.45	0.9417	0.9417		20	19.25	511,289	1,005,080	
2013/01		0.40	0.4901	0.4901		20	7.35	511,289	1,010,000	
2013/07		0.40	0.6196	0.6196		20	7.35	511,289	1,016,260	
2014/01		0.35	0.8564	0.8564		20	13.84	511,289	1,024,960	
2014/07		0.35	1.2383	1.2383		20	13.84	511,289	1,037,660	
2015/01		0.30	0.7571	0.7571		20	14.37	511,289	1,045,520	
2015/09		0.30	1.5736	1.5736		20	14.37	511,289	1,061,980	
2016/09		0.25	1.9890	1.9890		20	15.42	511,289	1,083,100	

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

0259331-00 - 2016/09

194.32

Pruitthealth - Santa Rosa

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
5530 NORTHROP ROAD	7/1/2014-6/30/2015	Number of Beds: 120	Superior: 0
MILTON, FL 32570	Days in CR 365	Maximum: 43,800	Standard: 366
County: Santa Rosa [57]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 1	Last Used: 2016/09	Total Patient: 40,582	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 6,943	Inflation
Current Class North Large	Initial CR? False	Medicaid: 27,297	FY Index: 1.35966457
Class at 1/94: North Large	Medicaid Utilization	67.26381%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	92.65297%	Cost: 1.06169895
Open Date: 02/06/2003	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 02/06/2003	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24000000
Entered Medicaid 02/13/2003	Low Occupancy Adjustment Factor:	117.17545%	DC Sem Index: 1.30450000
Med # Active Date: 02/13/2003	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	959,259	1,890,213	1,162,511	350,221		4,362,204	
1a	Audit Adjustments							
2	Cost Per Diem	35.1416	69.2462	42.5875	12.8300		159.8053	
3	Cost Per Diem Inflated	37.3098	72.8481	45.2151				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	37.3098	72.8481	45.2151	12.8300		168.2030	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	46.3216		56.9781				
7	Provider Target Rate	48.8984		60.1477				
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	37.3098	72.8481	45.2151	12.8300		168.2030	
12/13	Medicaid Adjustment Rate		1.4148	0.8782				
14	Prospective Per Diem 11	37.3098	74.2629	46.0933	12.8300		170.4960	
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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Pruitthealth - Santa Rosa

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	02/13/2003	Amount:	4,125,000.00		Total Amount	Per Diem
RS to Start Calcs:	2003/01	Type:	Fixed	80% Capital(1):	5,077,803	12.2173
Indexed Asset Value	6,347,254	<60% of Base:	False	20% ROE(2):	1,269,451	0.6644
FRVS Base Asset:	5,037,360	Interest Rate:	9.0000%	Insurance Cost(3):	25,390	0.6256
Occup Adj Factor	0.9000	Chase Rate:	4.2500%	Taxes Cost(3):	48,885	1.2046
ROE Factor	0.020630	Amortization Rate:	7.2500%	Home Office(3):	47,827	1.1785
		Interest Only:	False	Replacement(3&4):	75,148	0.0000
		Yearly Payment:	481,605	Total FRVS PD:		15.8904

(1) 80% Capital (\$5,077,803) amortized at 7.2500 % for 20 years Principal & Interest of \$481,605 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$12.2173

(2) 20% ROE (\$1,269,451) times the ROE factor (0.020630) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6644

(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:	07/01/2002	Current RS PBS:	41,978
Comparison Bed	120	Effective PBS Limitation	54,155
			5,037,360

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	37.3098	37.3098	1.6927	35.6171
Direct Care	74.2629	74.2629	3.3693	70.8936
Indirect Care	46.0933	46.0933	2.0912	44.0021
Property	12.8300	15.8904	0.7209	15.1695
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.4521
Supplemental Rate				8.1814
Totals	170.4960	173.5564	7.8741	194.3158

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

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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	5,663,598	0.00	1.3271	1.3271		120	55.61	5,037,360	5,037,360	1
2003/07	1,089	0.10	1.1664	1.1664		120	55.61	5,044,323	5,163,720	
2004/01		0.10	1.1103	1.1103		120	55.61	5,049,922	5,221,080	
2004/07		0.20	0.8378	0.8378		120	55.61	5,058,386	5,264,880	
2005/01		0.20	0.8595	0.8595		120	55.61	5,067,081	5,310,120	
2005/07	25,892	0.30	0.7364	0.7364		120	65.92	5,104,166	5,349,240	
2006/01		0.30	0.9068	0.9068		120	65.92	5,118,049	5,397,720	
2006/07	13,873	0.40	0.8133	0.8133		120	66.44	5,148,571	5,441,640	
2007/01		0.40	1.0133	1.0133		120	66.44	5,169,438	5,496,720	
2007/07		0.50	1.1050	1.1050		120	67.93	5,197,999	5,557,440	
2008/01	27,892	0.50	0.8556	0.8556		120	66.86	5,248,128	5,604,960	
2008/07		0.60	0.6104	0.6104		120	66.86	5,267,347	5,639,160	
2009/01	33,428	0.60	1.3268	1.3268		120	65.84	5,342,708	5,714,040	
2009/07		0.70	0.6841	0.6841		120	65.84	5,368,294	5,753,160	
2010/01		0.70	0.8643	0.8643		120	65.84	5,400,772	5,802,840	
2010/07	99,042	0.80	0.7107	0.7107		120	68.63	5,530,523	5,844,120	
2011/01		0.80	0.9198	0.9198		120	68.63	5,571,217	5,897,880	
2011/07	79,522	0.90	0.9028	0.9028		120	61.93	5,696,005	5,951,160	
2012/01		0.90	0.3865	0.3865		120	61.93	5,715,821	5,974,200	
2012/07	22,467	1.00	0.9417	0.9417		120	61.99	5,792,114	6,030,480	
2013/01	18,263	1.00	0.4901	0.4901		120	62.88	5,838,764	6,060,000	
2013/07		1.00	0.6196	0.6196		120	62.88	5,874,941	6,097,560	
2014/01		1.00	0.8564	0.8564		120	62.88	5,925,254	6,149,760	
2014/07		1.00	1.2383	1.2383		120	59.12	5,998,626	6,225,960	
2015/01		1.00	0.7571	0.7571		120	59.12	6,044,042	6,273,120	
2015/09		1.00	1.5736	1.5736		120	64.23	6,139,151	6,371,880	
2016/09	85,995	1.00	1.9890	1.9890		120	67.26	6,347,254	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

0259357-00 - 2016/09

228.70

Life Care Center of New Port Richey

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
7400 TROUBLE CREEK ROAD	9/1/2014-12/31/2015	Number of Beds: 113	Superior: 0
NEW PORT RICHEY, FL 34653	Days in CR 487	Maximum: 55,031	Standard: 366
County: Pasco [51]	First Used : 2016/09	Max Annualized: 41,245	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 50,087	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 27,668	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 14,135	FY Index: 1.37302921
Class at 1/94: North Large	Medicaid Utilization	28.22090%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	91.01597%	Cost: 1.05136470
Open Date: 01/29/2003	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/29/2003	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24849500
Entered Medicaid 02/11/2003	Low Occupancy Adjustment Factor:	115.10518%	DC Sem Index: 1.30450000
Med # Active Date: 02/11/2003	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	695,006	1,218,475	1,012,992	416,276		3,342,749	
1a	Audit Adjustments							
2	Cost Per Diem	49.1692	86.2027	71.6655	29.4500		236.4874	
3	Cost Per Diem Inflated	51.6948	90.0696	75.3466				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	51.6948	90.0696	75.3466	29.4500		246.5610	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	66.1241		59.0692				
7	Provider Target Rate	69.8025		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	51.6948	90.0696	62.3551	13.6500		217.7695	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	51.6948	90.0696	62.3551	13.6500		217.7695	
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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228.70

Life Care Center of New Port Richey

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 02/11/2003		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	8,000,000.00		Total Amount	Per Diem
RS to Start Calcs:	2003/01	Type:	Fixed	80% Capital(1):	4,390,277	11.2088
Indexed Asset Value	5,487,846	<60% of Base:	False	20% ROE(2):	1,097,569	0.6076
FRVS Base Asset:	4,743,514	Interest Rate:	7.2400%	Insurance Cost(3):	47,651	0.9514
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	140,081	2.7968
ROE Factor	0.020550	Amortization Rate:	7.2400%	Home Office(3):	84,215	1.6814
		Interest Only:	False	Replacement(3&4):	439,069	0.0000
		Yearly Payment:	416,077	Total FRVS PD:		17.2460

(1) 80% Capital (\$4,390,277) amortized at 7.2400 % for 20 years Principal & Interest of \$416,077 divided by annual available days (41245) divided by Occup. Adj. (0.90) = \$11.2088

(2) 20% ROE (\$1,097,569) times the ROE factor (0.020550) divided by annual available days (41245) divided by Occup. Adj. (0.90) = \$0.6076

(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:	41,978
Comparison Date: 07/01/2002	Current RS PBS:	54,155
Comparison Bed 113	Effective PBS Limitation	4,743,514

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	51.6948	51.6948	2.3454	49.3494
Direct Care	90.0696	90.0696	4.0864	85.9832
Indirect Care	62.3551	62.3551	2.8290	59.5261
Property	13.6500	17.2460	0.7824	16.4636
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				9.1925
Supplemental Rate				8.1814
Totals	217.7695	221.3655	10.0432	228.6962

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

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228.70

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2003/01	9,575,877	0.00	1.3271	1.3271		113	29.99	4,743,514	4,743,514	1
2003/07	9,316	0.10	1.1664	1.1664		113	29.99	4,755,846	4,862,503	
2004/01		0.10	1.1103	1.1103		113	29.99	4,758,724	4,916,517	
2004/07		0.20	0.8378	0.8378		113	29.99	4,763,073	4,957,762	
2005/01		0.20	0.8595	0.8595		113	29.99	4,767,538	5,000,363	
2005/07	81,540	0.30	0.7364	0.7364		113	26.37	4,854,127	5,037,201	
2006/01	58,470	0.30	0.9068	0.9068		113	28.67	4,919,479	5,082,853	
2006/07		0.40	0.8133	0.8133		113	28.67	4,927,821	5,124,211	
2007/01		0.40	1.0133	1.0133		113	28.67	4,938,232	5,176,078	
2007/07	30,163	0.50	1.1050	1.1050		113	23.45	4,968,395	5,233,256	
2008/01		0.50	0.8556	0.8556		113	23.45	4,968,395	5,278,004	
2008/07		0.60	0.6104	0.6104		113	20.41	4,968,395	5,310,209	
2009/01		0.60	1.3268	1.3268		113	20.41	4,968,395	5,380,721	
2009/07	153,904	0.70	0.6841	0.6841		113	23.26	5,122,299	5,417,559	
2010/01	18,701	0.70	0.8643	0.8643		113	24.46	5,141,000	5,464,341	
2010/07		0.80	0.7107	0.7107		113	24.46	5,141,000	5,503,213	
2011/01	34,031	0.80	0.9198	0.9198		113	27.51	5,193,952	5,553,837	
2011/07		0.90	0.9028	0.9028		113	27.51	5,215,060	5,604,009	
2012/01		0.90	0.3865	0.3865		113	28.57	5,224,485	5,625,705	
2012/07		1.00	0.9417	0.9417		113	28.57	5,250,042	5,678,702	
2013/01		1.00	0.4901	0.4901		113	28.57	5,263,408	5,706,500	
2013/07		1.00	0.6196	0.6196		113	31.03	5,281,807	5,741,869	
2014/01		1.00	0.8564	0.8564		113	31.03	5,307,327	5,791,024	
2014/07		1.00	1.2383	1.2383		113	31.16	5,344,561	5,862,779	
2015/01	26,088	1.00	0.7571	0.7571		113	27.11	5,390,594	5,907,188	
2015/09		1.00	1.5736	1.5736		113	27.11	5,432,406	6,000,187	
2016/09		1.00	1.9890	1.9890		113	28.22	5,487,846	6,119,515	

Message Code:

1 Per Bed Standard Limitation



Florida Agency for Health Care Administration
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203.94

The Nursing Center at University Village

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
12250 N 22ND ST	1/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
TAMPA, FL 33612-4955	Days in CR 365	Maximum: 43,800	Standard: 366
County: Hillsborough [29]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 38,777	Total: 366
Control: Nonprofit : Other	Unaudited	Medicare: 7,693	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 19,241	FY Index: 1.34193004
Class at 1/94: North Large	Medicaid Utilization	49.61962%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	88.53196%	Cost: 1.07573004
Open Date: 11/09/1989	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 11/09/1989	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 11/09/1989	Low Occupancy Adjustment Factor:	111.96373%	DC Sem Index: 1.30450000
Med # Active Date: 10/16/2002	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 220299			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,524,657	1,495,245	991,579	757,711		4,769,192	
1a	Audit Adjustments							
2	Cost Per Diem	79.2400	77.7114	51.5347	39.3800		247.8661	
3	Cost Per Diem Inflated	85.2408	82.4854	55.4374				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	85.2408	82.4854	55.4374	39.3800		262.5436	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	59.6250		70.1629				
7	Provider Target Rate	62.9418		74.0659				
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	82.4854	55.4374	13.6500		208.3791	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	56.8063	82.4854	55.4374	13.6500		208.3791	
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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203.94

The Nursing Center at University Village

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 11/09/1989		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	13,689,000.00		Total Amount	Per Diem
RS to Start Calcs:	1989/07	Type:	Variable	80% Capital(1):	4,618,057	9.6632
Indexed Asset Value	5,772,571	<60% of Base:	False	20% ROE(2):	1,154,514	0.6651
FRVS Base Asset:	1,558,338	Interest Rate:	5.4910%	Insurance Cost(3):	0	0.0000
Occup Adj Factor	0.9000	Chase Rate:	9.0000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.022710	Amortization Rate:	5.4910%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	380,923	Total FRVS PD:		10.3283

(1) 80% Capital (\$4,618,057) amortized at 5.4910 % for 20 years Principal & Interest of \$380,923 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.6632

(2) 20% ROE (\$1,154,514) times the ROE factor (0.022710) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6651

(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	56.8063	56.8063	2.5773	54.2290
Direct Care	82.4854	82.4854	3.7423	78.7431
Indirect Care	55.4374	55.4374	2.5152	52.9222
Property	13.6500	10.3283	0.4686	9.8597
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	208.3791	205.0574	9.3034	203.9354

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: 12/31/2014

0 259462-00 - 2016/09

203.94

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1989/07	1,558,338	0.00	0.5899	0.5899		60	27.86	1,558,338	1,801,380	
1990/01		0.10	0.5899	0.5899		60	27.86	1,558,804	1,810,440	
1990/07		0.10	0.5899	0.5899		60	27.86	1,559,270	1,821,120	
1991/01		0.20	0.5899	0.5899		60	27.86	1,560,202	1,831,800	
1991/07	39,977	0.20	1.4932	1.4932		60	27.86	1,602,539	1,859,160	
1992/01		0.30	2.0117	2.0117		60	27.86	1,607,438	1,896,540	
1992/07	20,907	0.30	1.8152	1.8152		60	28.30	1,632,849	1,930,980	
1993/01		0.40	1.7710	1.7710		60	28.30	1,638,801	1,965,180	
1993/07	5,614,860	0.40	1.5329	1.5329		240	51.54	7,263,078	7,981,200	
1994/01		0.50	1.6983	1.6983		240	51.54	7,320,876	8,116,800	
1994/07	86,128	0.50	1.5991	1.5991		240	57.22	7,465,542	8,246,640	
1995/01		0.60	1.5812	1.5812		240	57.22	7,536,368	8,376,960	
1995/07	58,417	0.60	1.5250	1.5250		240	56.89	7,663,743	8,504,640	
1996/01		0.70	1.7228	1.7228		240	56.89	7,756,168	8,651,280	
1996/07	40,148	0.70	1.3294	1.3294		240	59.11	7,796,316	8,766,240	5
1997/01		0.80	1.4109	1.4109		240	59.11	7,957,307	8,889,840	
1997/07		0.80	1.0917	1.0917		240	63.72	8,026,806	8,986,800	
1998/01		0.90	1.1663	1.1663		240	63.72	8,111,063	9,091,680	
1998/07	52,743	0.90	1.0794	1.0794		240	69.60	8,242,605	9,189,840	
1999/01		1.00	1.4499	1.4499		240	69.60	8,362,115	9,323,040	
1999/07	107,039	1.00	1.2299	1.2299		240	62.44	8,469,154	9,437,760	5
2000/01		1.00	1.3356	1.3356		240	62.44	8,686,488	9,563,760	
2000/07		1.00	1.1129	1.1129		240	62.44	8,783,160	9,670,080	
2001/01		1.00	1.2976	1.2976		240	62.44	8,897,130	9,795,600	
2001/07		1.00	0.9615	0.9615		240	62.44	8,982,676	9,889,680	
2002/01		1.00	1.0301	1.0301		240	68.08	9,075,207	9,991,440	
2002/07		1.00	0.8337	0.8337		240	62.35	9,150,867	10,074,720	
2003/01	8,267	1.00	1.3271	1.3271		240	62.35	9,280,575	10,208,400	
2003/07	52,905	1.00	1.1664	1.1664		240	62.35	9,441,729	10,327,440	
2004/01		1.00	1.1103	1.1103		240	62.35	9,546,561	10,442,160	



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0 259462-00 - 2016/09

203.94

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2004/07		1.00	0.8378	0.8378		240	62.35	9,626,542	10,529,760	
2005/01		1.00	0.8595	0.8595		240	62.35	9,709,282	10,620,240	
2005/07		1.00	0.7364	0.7364		240	62.35	9,780,781	10,698,480	
2006/01		1.00	0.9068	0.9068		240	47.03	9,856,621	10,795,440	
2006/07		1.00	0.8133	0.8133		240	47.01	9,925,139	10,883,280	
2007/01		1.00	1.0133	1.0133		240	47.01	10,011,100	10,993,440	
2007/07		1.00	1.1050	1.1050		240	47.01	10,105,652	11,114,880	
2008/01		1.00	0.8556	0.8556		240	47.80	10,180,797	11,209,920	
2008/07	(5,090,388)	1.00	0.6104	0.6104		120	54.91	5,152,451	5,639,160	
2009/01		1.00	1.3268	1.3268		120	54.91	5,220,702	5,714,040	
2009/07		1.00	0.6841	0.6841		120	54.91	5,256,358	5,753,160	
2010/01		0.95	0.8643	0.8643		120	48.07	5,294,080	5,802,840	
2010/07		0.95	0.7107	0.7107		120	48.07	5,325,322	5,844,120	
2011/01		0.90	0.9198	0.9198		120	55.88	5,369,405	5,897,880	
2011/07		0.90	0.9028	0.9028		120	51.98	5,410,636	5,951,160	
2012/01		0.85	0.3865	0.3865		120	51.98	5,427,434	5,974,200	
2012/07		0.85	0.9417	0.9417		120	51.98	5,468,490	6,030,480	
2013/01	21,559	0.80	0.4901	0.4901		120	47.18	5,508,442	6,060,000	
2013/07		0.80	0.6196	0.6196		120	47.18	5,531,865	6,097,560	
2014/01		0.75	0.8564	0.8564		120	54.52	5,567,086	6,149,760	
2014/07		0.75	1.2383	1.2383		120	54.52	5,618,336	6,225,960	
2015/01		0.70	0.7571	0.7571		120	52.43	5,646,722	6,273,120	
2015/09		0.70	1.5736	1.5736		120	52.43	5,706,014	6,371,880	
2016/09		0.65	1.9890	1.9890		120	49.62	5,772,571	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: 259462123120140101201401212016162118



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

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268.37

Hamlin Place

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
2180 HYPOLUXO ROAD	9/1/2014-8/31/2015	Number of Beds: 120	Superior: 0
LANTANA, FL 33462	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: 37,962	Total: 366
Control: Nonprofit : Other	Unaudited	Medicare: 7,638	Inflation
Current Class South Large	Initial CR? False	Medicaid: 20,257	FY Index: 1.36645256
Class at 1/94: South Large	Medicaid Utilization	53.36126%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	86.67123%	Cost: 1.05642486
Open Date: 12/28/1984	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 12/28/1984	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24399678
Entered Medicaid 12/28/1984	Low Occupancy Adjustment Factor:	109.61052%	DC Sem Index: 1.30450000
Med # Active Date: 11/30/2002	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04863615
Previous Med # 217361			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,124,466	2,088,687	1,301,508	676,584		5,191,245	
1a	Audit Adjustments							
2	Cost Per Diem	55.5100	103.1094	64.2498	33.4000		256.2692	
3	Cost Per Diem Inflated	58.6421	108.1242	67.8751				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	58.6421	108.1242	67.8751	33.4000		268.0414	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	61.8988		72.1215				
7	Provider Target Rate	65.3421		76.1335				
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	58.6421	104.3884	67.8751	13.6500		244.5556	
12/13	Medicaid Adjustment Rate		0.3947	0.2567				
14	Prospective Per Diem 11	58.6421	104.7831	68.1318	13.6500		245.2070	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Hamlin Place

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 07/01/1995		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,700,000.00		Total Amount	Per Diem
RS to Start Calcs:	1984/07	Type:	Variable	80% Capital(1):	4,875,247	15.8268
Indexed Asset Value	6,094,059	<60% of Base:	False	20% ROE(2):	1,218,812	0.6314
FRVS Base Asset:	3,420,000	Interest Rate:	11.5000%	Insurance Cost(3):	80,045	2.1086
Occup Adj Factor	0.9000	Chase Rate:	10.0000%	Taxes Cost(3):	115,094	3.0318
ROE Factor	0.020420	Amortization Rate:	11.5000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	247,016	0.0000
		Yearly Payment:	623,893	Total FRVS PD:		21.5986

(1) 80% Capital (\$4,875,247) amortized at 11.5000 % for 20 years Principal & Interest of \$623,893 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$15.8268

(2) 20% ROE (\$1,218,812) times the ROE factor (0.020420) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6314

(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	58.6421	58.6421	2.6606	55.9815
Direct Care	104.7831	104.7831	4.7540	100.0291
Indirect Care	68.1318	68.1318	3.0911	65.0407
Property	13.6500	21.5986	0.9799	20.6187
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.5198
Supplemental Rate				8.1814
Totals	245.2070	253.1556	11.4856	268.3712

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	3,708,249	0.00	1.9179	1.9179		120	44.39	3,708,249	3,352,680	
1985/01		0.10	1.1471	1.1471		120	44.39	3,711,682	3,391,080	
1985/10		0.10	0.8522	0.8522		120	47.72	3,420,000	3,420,000	1
1986/01		0.20	0.8299	0.8299		120	47.72	3,424,926	3,448,440	
1986/07		0.20	0.2974	0.2974		120	47.72	3,426,694	3,441,840	
1987/01	16,531	0.30	1.0091	1.0091		120	47.72	3,452,225	3,503,400	
1987/07		0.30	0.9007	0.9007		120	61.24	3,461,553	3,530,760	
1988/01		0.40	0.9007	0.9007		120	68.90	3,474,025	3,559,440	
1988/07		0.40	0.5899	0.5899		120	68.90	3,482,224	3,557,520	
1989/01		0.50	0.5899	0.5899		120	72.40	3,492,497	3,578,520	
1989/07		0.50	0.5899	0.5899		120	72.40	3,502,800	3,602,760	
1990/01		0.60	0.5899	0.5899		120	72.40	3,515,196	3,620,880	
1990/07		0.60	0.5899	0.5899		120	64.05	3,527,636	3,642,240	
1991/01	21,266	0.70	0.5899	0.5899		120	55.91	3,563,468	3,663,600	
1991/07		0.70	1.4932	1.4932		120	55.91	3,600,713	3,718,320	
1992/01	79,006	0.80	2.0117	2.0117		120	60.72	3,737,669	3,793,080	
1992/07		0.80	1.8152	1.8152		120	60.72	3,791,947	3,861,960	
1993/01		0.90	1.7710	1.7710		120	60.72	3,852,387	3,930,360	
1993/07		0.90	1.5329	1.5329		120	63.70	3,905,535	3,990,600	
1994/01		1.00	1.6983	1.6983		120	63.70	3,971,863	4,058,400	
1994/07	23,918	1.00	1.5991	1.5991		120	69.71	4,059,295	4,123,320	
1995/01		1.00	1.5812	1.5812		120	74.77	4,123,481	4,188,480	
1995/07		1.00	1.5250	1.5250		120	74.77	4,186,364	4,252,320	
1996/01		1.00	1.7228	1.7228		120	74.70	4,258,487	4,325,640	
1996/07		1.00	1.3294	1.3294		120	74.70	4,315,099	4,383,120	
1997/01		1.00	1.4109	1.4109		120	73.69	4,375,981	4,444,920	
1997/07		1.00	1.0917	1.0917		120	73.69	4,423,754	4,493,400	
1998/01		1.00	1.1663	1.1663		120	72.77	4,475,348	4,545,840	
1998/07		1.00	1.0794	1.0794		120	72.77	4,523,655	4,594,920	
1999/01	61,026	1.00	1.4499	1.4499		120	81.24	4,650,269	4,661,520	



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268.37

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1999/07		1.00	1.2299	1.2299		120	81.24	4,707,463	4,718,880	
2000/01		1.00	1.3356	1.3356		120	81.24	4,770,336	4,781,880	
2000/07		1.00	1.1129	1.1129		120	81.24	4,823,425	4,835,040	
2001/01		1.00	1.2976	1.2976		120	81.24	4,886,014	4,897,800	
2001/07		1.00	0.9615	0.9615		120	81.24	4,932,993	4,944,840	
2002/01	49,100	1.00	1.0301	1.0301		120	82.50	4,982,093	4,995,720	5
2002/07		1.00	0.8337	0.8337		120	70.43	5,037,360	5,037,360	8
2003/01		1.00	1.3271	1.3271		120	70.43	5,104,200	5,104,200	8
2003/07		1.00	1.1664	1.1664		120	70.43	5,163,720	5,163,720	8
2004/01		1.00	1.1103	1.1103		120	70.43	5,163,720	5,221,080	5
2004/07		1.00	0.8378	0.8378		120	70.43	5,264,795	5,264,880	
2005/01		0.95	0.8595	0.8595		120	61.17	5,307,782	5,310,120	
2005/07		0.95	0.7364	0.7364		120	61.17	5,344,915	5,349,240	
2006/01	30,215	0.90	0.9068	0.9068		120	56.96	5,397,720	5,397,720	8
2006/07		0.90	0.8133	0.8133		120	56.96	5,437,231	5,441,640	
2007/01		0.85	1.0133	1.0133		120	60.33	5,437,231	5,496,720	5
2007/07		0.85	1.1050	1.1050		120	60.33	5,535,574	5,557,440	
2008/01		0.80	0.8556	0.8556		120	60.33	5,573,465	5,604,960	
2008/07		0.80	0.6104	0.6104		120	67.83	5,600,680	5,639,160	
2009/01	28,253	0.75	1.3268	1.3268		120	63.14	5,684,665	5,714,040	
2009/07		0.75	0.6841	0.6841		120	63.14	5,713,833	5,753,160	
2010/01		0.70	0.8643	0.8643		120	52.03	5,746,535	5,802,840	
2010/07		0.70	0.7107	0.7107		120	52.03	5,773,580	5,844,120	
2011/01		0.65	0.9198	0.9198		120	52.03	5,806,236	5,897,880	
2011/07		0.65	0.9028	0.9028		120	54.24	5,839,836	5,951,160	
2012/01	26,464	0.60	0.3865	0.3865		120	47.64	5,878,030	5,974,200	
2012/07		0.60	0.9417	0.9417		120	47.64	5,906,797	6,030,480	
2013/01		0.55	0.4901	0.4901		120	46.94	5,920,388	6,060,000	
2013/07		0.55	0.6196	0.6196		120	46.94	5,937,608	6,097,560	
2014/01		0.50	0.8564	0.8564		120	46.94	5,959,307	6,149,760	



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268.37

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2014/07		0.50	1.2383	1.2383		120	48.08	5,991,564	6,225,960	
2015/01		0.45	0.7571	0.7571		120	48.08	6,009,409	6,273,120	
2015/09		0.45	1.5736	1.5736		120	49.08	6,047,381	6,371,880	
2016/09		0.40	1.9890	1.9890		120	53.36	6,094,059	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: 259586083120150901201402182016162102



Florida Agency for Health Care Administration
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0259870-00 - 2016/09

236.22

Avante At St Cloud 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
1301 KANSAS AVE	1/1/2015-12/31/2015	Number of Beds: 131	Superior: 0
SAINT CLOUD, FL 34769-5999	Days in CR 365	Maximum: 47,815	Standard: 366
County: Osceola [49]	First Used : 2016/09	Max Annualized: 47,815	Conditional: 0
Region: Central Area: 7	Last Used: 2016/09	Total Patient: 38,259	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 5,687	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 29,639	FY Index: 1.37939113
Class at 1/94: North Large	Medicaid Utilization	77.46935%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	80.01464%	Cost: 1.04651568
Open Date: 09/01/1968	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 09/01/1968	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 01/01/1981	Low Occupancy Adjustment Factor:	101.19213%	DC Sem Index: 1.30450000
Med # Active Date: 03/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 229385			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,326,556	2,658,989	1,727,347	152,641		5,865,533	
1a	Audit Adjustments							
2	Cost Per Diem	44.7571	89.7125	58.2795	5.1500		197.8991	
3	Cost Per Diem Inflated	46.8390	93.3625	60.9904				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	46.8390	93.3625	60.9904	5.1500		206.3419	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	56.6491		82.1220				
7	Provider Target Rate	59.8004		86.6903				
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	46.8390	93.3625	60.9904	5.1500		206.3419	
12/13	Medicaid Adjustment Rate		2.8852	1.8848				
14	Prospective Per Diem 11	46.8390	96.2477	62.8752	5.1500		211.1119	
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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Avante At St Cloud Inc

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	04/01/1992	Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	None	80% Capital(1):	2,804,926	8.1037
Indexed Asset Value	3,506,157	<60% of Base:	True	20% ROE(2):	701,231	0.3293
FRVS Base Asset:	1,771,947	Interest Rate:	12.5000%	Insurance Cost(3):	34,166	0.8930
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	54,597	1.4270
ROE Factor	0.020210	Amortization Rate:	12.5000%	Home Office(3):	36,212	0.9465
		Interest Only:	True	Replacement(3&4):	31,391	0.0000
		Yearly Payment:	348,729	Total FRVS PD:		11.6995

(1) 80% Capital (\$2,804,926) amortized at 12.5000 % for 20 years Interest of \$348,729 divided by annual available days (47815) divided by Occup. Adj. (0.90) = \$8.1037

(2) 20% ROE (\$701,231) times the ROE factor (0.020210) divided by annual available days (47815) 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	131	Effective PBS Limitation	54,155
			3,733,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	46.8390	46.8390	2.1251	44.7139
Direct Care	96.2477	96.2477	4.3667	91.8810
Indirect Care	62.8752	62.8752	2.8526	60.0226
Property	5.1500	11.6995	0.5308	11.1687
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.2561
Supplemental Rate				8.1814
Totals	211.1119	217.6614	9.8752	236.2237

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	800,943	0.00				131	100.00	800,943	1,344,191	
1972/01		0.10	3.9787	3.0000	0.9787	131	100.00	803,346	1,397,639	
1972/07		0.10	5.9113	3.0000	2.9113	131	100.00	805,756	1,466,545	
1973/01		0.20	8.0622	3.0000	5.0622	131	100.00	810,591	1,542,132	
1973/07		0.20	10.7186	3.0000	7.7186	131	100.00	815,455	1,629,378	
1974/01		0.30	12.9457	3.0000	9.9457	131	100.00	822,794	1,714,528	
1974/07		0.30	13.0494	3.0000	10.0494	131	100.00	830,199	1,767,714	
1975/01		0.40	13.1399	3.0000	10.1399	131	100.00	840,161	1,822,341	
1975/07		0.40	14.2033	3.0000	11.2033	131	100.00	850,243	1,896,487	
1976/01		0.50	15.2478	3.0000	12.2478	131	100.00	862,997	1,973,122	
1976/07		0.50	15.7330	3.0000	12.7330	131	100.00	875,942	2,041,897	
1977/01		0.60	16.4836	3.0000	13.4836	131	100.00	891,709	2,118,532	
1977/07		0.60	18.5412	3.0000	15.5412	131	100.00	907,760	2,225,559	
1978/01		0.70	20.2809	3.0000	17.2809	131	100.00	926,823	2,331,145	
1978/07		0.70	22.8203	3.0000	19.8203	131	100.00	946,286	2,460,180	
1979/01		0.80	24.9476	3.0000	21.9476	131	100.00	968,997	2,586,333	
1979/07		0.80	26.1458	3.0000	23.1458	131	100.00	992,253	2,694,932	
1980/01	7,618	0.90	29.3115	3.0000	26.3115	131	55.00	1,026,662	2,861,171	
1980/07	100,766	0.90	30.1222	3.0000	27.1222	131	55.00	1,155,148	2,970,163	
1981/01	24,583	1.00	30.9462	3.0000	27.9462	131	87.63	1,214,385	3,083,740	
1981/07	10,649	1.00	30.5350	3.0000	27.5350	131	87.63	1,261,466	3,163,519	
1982/01		1.00	30.2110	3.0000	27.2110	131	87.90	1,299,310	3,248,276	
1982/07	29,296	1.00	29.5087	3.0000	26.5087	131	87.90	1,367,585	3,322,815	
1983/04	31,841	1.00	29.1375	3.0000	26.1375	131	77.67	1,440,454	3,410,192	
1983/07	21,236	1.00	30.0953	3.0000	27.0953	131	77.67	1,504,904	3,545,122	
1984/01	23,186	1.00	28.3905	3.0000	25.3905	131	70.89	1,573,237	3,591,103	
1984/07	28,215	1.00	27.3084	3.0000	24.3084	131	70.89	1,648,649	3,660,009	
1985/01	14,398	1.00	25.4555	3.0000	22.4555	131	70.89	1,712,506	3,701,929	
1985/10	8,066	1.00	23.3077	3.0000	20.3077	131	70.89	1,771,947	3,733,500	
1986/01		1.00	21.1376	3.0000	18.1376	131	69.37	1,825,105	3,764,547	



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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	131	69.37	1,879,858	3,757,342	
1987/01		1.00	16.4441	3.0000	13.4441	131	62.98	1,936,254	3,824,545	
1987/07		1.00	14.3448	3.0000	11.3448	131	62.98	1,994,342	3,854,413	
1988/01		1.00	12.2455	3.0000	9.2455	131	63.82	2,054,172	3,885,722	
1988/07		1.00	9.8354	3.0000	6.8354	131	63.82	2,115,797	3,883,626	
1989/01		1.00	7.4253	3.0000	4.4253	131	65.78	2,179,271	3,906,551	
1989/07		1.00	5.0152	3.0000	2.0152	131	65.78	2,244,649	3,933,013	
1990/01		1.00	2.6051	2.6051		131	70.25	2,303,124	3,952,794	
1990/07		1.00	0.5899	0.5899		131	70.25	2,316,710	3,976,112	
1991/01		1.00	0.5899	0.5899		131	64.47	2,330,376	3,999,430	
1991/07		1.00	1.4932	1.4932		131	64.47	2,365,173	4,059,166	
1992/01		0.95	2.0117	2.0117		131	67.47	2,410,374	4,140,779	
1992/07		0.95	1.8152	1.8152		131	67.47	2,451,938	4,215,973	
1993/01		0.90	1.7710	1.7710		131	63.70	2,491,019	4,290,643	
1993/07		0.90	1.5329	1.5329		131	63.70	2,525,385	4,356,405	
1994/01		0.85	1.6983	1.6983		131	67.12	2,561,841	4,430,420	
1994/07		0.85	1.5991	1.5991		131	67.12	2,596,662	4,501,291	
1995/01	27,610	0.80	1.5812	1.5812		131	64.50	2,657,120	4,572,424	
1995/07		0.80	1.5250	1.5250		131	64.50	2,689,537	4,642,116	
1996/01	25,513	0.75	1.7228	1.7228		131	68.55	2,749,802	4,722,157	
1996/07		0.75	1.3294	1.3294		131	68.55	2,777,220	4,784,906	
1997/01		0.70	1.4109	1.4109		131	82.11	2,804,648	4,852,371	
1997/07		0.70	1.0917	1.0917		131	82.11	2,826,081	4,905,295	
1998/01		0.65	1.1663	1.1663		131	82.11	2,847,506	4,962,542	
1998/07		0.65	1.0794	1.0794		131	82.11	2,867,484	5,016,121	
1999/01		0.60	1.4499	1.4499		131	82.11	2,892,428	5,088,826	
1999/07		0.60	1.2299	1.2299		131	82.11	2,892,428	5,151,444	5
2000/01	129,486	0.55	1.3356	1.3356		131	84.04	3,064,662	5,220,219	
2000/07		0.55	1.1129	1.1129		131	84.04	3,083,421	5,278,252	
2001/01	18,861	0.50	1.2976	1.2976		131	87.21	3,122,287	5,346,765	



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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		131	87.21	3,122,287	5,398,117	5
2002/01		0.45	1.0301	1.0301		131	87.21	3,151,840	5,453,661	
2002/07		0.45	0.8337	0.8337		131	87.21	3,163,666	5,499,118	
2003/01		0.40	1.3271	1.3271		131	60.09	3,180,459	5,572,085	
2003/07		0.40	1.1664	1.1664		131	60.09	3,195,299	5,637,061	
2004/01		0.35	1.1103	1.1103		131	60.09	3,207,716	5,699,679	
2004/07		0.35	0.8378	0.8378		131	60.09	3,217,121	5,747,494	
2005/01		0.30	0.8595	0.8595		131	60.09	3,225,418	5,796,881	
2005/07		0.30	0.7364	0.7364		131	60.09	3,232,543	5,839,587	
2006/01		0.25	0.9068	0.9068		131	65.12	3,239,871	5,892,511	
2006/07		0.25	0.8133	0.8133		131	65.12	3,246,458	5,940,457	
2007/01		0.20	1.0133	1.0133		131	63.76	3,253,039	6,000,586	
2007/07		0.20	1.1050	1.1050		131	63.76	3,260,228	6,066,872	
2008/01		0.15	0.8556	0.8556		131	67.48	3,264,411	6,118,748	
2008/07		0.15	0.6104	0.6104		131	67.48	3,267,401	6,156,083	
2009/01		0.10	1.3268	1.3268		131	68.28	3,271,737	6,237,827	
2009/07		0.10	0.6841	0.6841		131	68.28	3,273,975	6,280,533	
2010/01		0.05	0.8643	0.8643		131	78.49	3,275,389	6,334,767	
2010/07		0.05	0.7107	0.7107		131	78.49	3,276,552	6,379,831	
2011/01	189,970	0.00	0.9198	0.9198		131	74.90	3,466,522	6,438,519	
2011/07		0.00	0.9028	0.9028		131	74.90	3,466,522	6,496,683	
2012/01		0.00	0.3865	0.3865		131	71.24	3,466,522	6,521,835	
2012/07		0.00	0.9417	0.9417		131	71.24	3,466,522	6,583,274	
2013/01	39,635	0.00	0.4901	0.4901		131	73.05	3,506,157	6,615,500	
2013/07		0.00	0.6196	0.6196		131	73.05	3,506,157	6,656,503	
2014/01		0.00	0.8564	0.8564		131	76.08	3,506,157	6,713,488	
2014/07		0.00	1.2383	1.2383		131	76.08	3,506,157	6,796,673	
2015/01		0.00	0.7571	0.7571		131	78.75	3,506,157	6,848,156	
2015/09		0.00	1.5736	1.5736		131	78.75	3,506,157	6,955,969	
2016/09		0.00	1.9890	1.9890		131	77.47	3,506,157	7,094,305	

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
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227.30

Sarasota Memorial Nursing And Rehabilitation 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
5640 RAND BLVD	10/1/2014-9/30/2015	Number of Beds: 120	Superior: 0
SARASOTA, FL 34238	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: 36,395	Total: 366
Control: Government	Unaudited	Medicare: 10,890	Inflation
Current Class South Large	Initial CR? False	Medicaid: 13,624	FY Index: 1.36985926
Class at 1/94: South Large	Medicaid Utilization	37.43371%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	83.09361%	Cost: 1.05379764
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: 1.24600000
Entered Medicaid 07/01/1987	Low Occupancy Adjustment Factor:	105.08601%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04695024
Previous Med # 212547			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	491,874	1,660,674	772,735	145,641		3,070,924	
1a	Audit Adjustments							
2	Cost Per Diem	36.1035	121.8933	56.7187	10.6900		225.4055	
3	Cost Per Diem Inflated	38.0458	127.6162	59.7700				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	38.0458	127.6162	59.7700	10.6900		236.1220	
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	38.0458	104.3884	59.7700	10.6900		212.8942	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	38.0458	104.3884	59.7700	10.6900		212.8942	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Sarasota Memorial Nursing 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:	0.00	Total Amount	Per Diem
RS to Start Calcs: 1987/07	Type:	None	80% Capital(1):	4,789,630 12.6686
Indexed Asset Value 5,987,038	<60% of Base:	True	20% ROE(2):	1,197,408 0.6203
FRVS Base Asset: 3,503,400	Interest Rate:	10.5000%	Insurance Cost(3):	0 0.0000
Occup Adj Factor 0.9000	Chase Rate:	10.5000%	Taxes Cost(3):	0 0.0000
ROE Factor 0.020420	Amortization Rate:	10.5000%	Home Office(3):	0 0.0000
	Interest Only:	True	Replacement(3&4):	38,708 0.0000
	Yearly Payment:	499,397	Total FRVS PD:	13.2889

(1) 80% Capital (\$4,789,630) amortized at 10.5000 % for 20 years Interest of \$499,397 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$12.6686

(2) 20% ROE (\$1,197,408) times the ROE factor (0.020420) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6203

(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 120	Effective PBS Limitation	3,503,400

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	38.0458	38.0458	1.7261	36.3197
Direct Care	104.3884	104.3884	4.7360	99.6524
Indirect Care	59.7700	59.7700	2.7117	57.0583
Property	10.6900	13.2889	0.4850	10.2050
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				15.8817
Supplemental Rate				8.1814
Totals	212.8942	215.4931	9.6588	227.2985

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
1987/07	4,069,375	0.00	0.9007	0.9007		120	32.42	3,503,400	3,503,400	1
1988/01		0.10	0.9007	0.9007		120	32.42	3,505,261	3,559,440	
1988/07		0.10	0.5899	0.5899		120	32.42	3,506,480	3,557,520	
1989/01		0.20	0.5899	0.5899		120	32.42	3,508,919	3,578,520	
1989/07		0.20	0.5899	0.5899		120	32.42	3,511,360	3,602,760	
1990/01		0.30	0.5899	0.5899		120	46.53	3,516,618	3,620,880	
1990/07		0.30	0.5899	0.5899		120	46.53	3,521,884	3,642,240	
1991/01		0.40	0.5899	0.5899		120	55.43	3,530,196	3,663,600	
1991/07		0.40	1.4932	1.4932		120	55.43	3,551,282	3,718,320	
1992/01		0.50	2.0117	2.0117		120	56.21	3,587,004	3,793,080	
1992/07		0.50	1.8152	1.8152		120	56.21	3,619,560	3,861,960	
1993/01		0.60	1.7710	1.7710		120	58.95	3,658,021	3,930,360	
1993/07		0.60	1.5329	1.5329		120	58.95	3,691,664	3,990,600	
1994/01		0.70	1.6983	1.6983		120	65.98	3,735,551	4,058,400	
1994/07		0.70	1.5991	1.5991		120	65.98	3,777,367	4,123,320	
1995/01		0.80	1.5812	1.5812		120	64.10	3,825,151	4,188,480	
1995/07		0.80	1.5250	1.5250		120	64.10	3,871,818	4,252,320	
1996/01		0.90	1.7228	1.7228		120	62.50	3,931,851	4,325,640	
1996/07		0.90	1.3294	1.3294		120	62.50	3,978,896	4,383,120	
1997/01		1.00	1.4109	1.4109		120	62.50	4,035,034	4,444,920	
1997/07		1.00	1.0917	1.0917		120	71.70	4,079,084	4,493,400	
1998/01		1.00	1.1663	1.1663		120	74.68	4,126,658	4,545,840	
1998/07		1.00	1.0794	1.0794		120	72.59	4,171,201	4,594,920	
1999/01	49,250	1.00	1.4499	1.4499		120	72.59	4,280,929	4,661,520	
1999/07		1.00	1.2299	1.2299		120	68.02	4,333,580	4,718,880	
2000/01		1.00	1.3356	1.3356		120	68.02	4,333,580	4,781,880	5
2000/07		1.00	1.1129	1.1129		120	68.02	4,440,332	4,835,040	
2001/01		1.00	1.2976	1.2976		120	63.55	4,497,950	4,897,800	
2001/07		1.00	0.9615	0.9615		120	62.99	4,541,198	4,944,840	
2002/01		1.00	1.0301	1.0301		120	63.53	4,587,977	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		1.00	0.8337	0.8337		120	63.53	4,626,227	5,037,360	
2003/01		1.00	1.3271	1.3271		120	63.53	4,687,622	5,104,200	
2003/07	52,751	1.00	1.1664	1.1664		120	65.51	4,795,049	5,163,720	
2004/01		1.00	1.1103	1.1103		120	65.51	4,848,288	5,221,080	
2004/07	35,510	1.00	0.8378	0.8378		120	63.11	4,924,417	5,264,880	
2005/01		1.00	0.8595	0.8595		120	63.11	4,966,742	5,310,120	
2005/07	38,754	1.00	0.7364	0.7364		120	60.25	5,042,071	5,349,240	
2006/01		1.00	0.9068	0.9068		120	60.25	5,087,792	5,397,720	
2006/07		1.00	0.8133	0.8133		120	53.38	5,127,952	5,441,640	
2007/01		1.00	1.0133	1.0133		120	53.38	5,178,383	5,496,720	
2007/07	64,900	1.00	1.1050	1.1050		120	48.26	5,293,492	5,557,440	
2008/01		0.95	0.8556	0.8556		120	48.26	5,331,245	5,604,960	
2008/07		0.95	0.6104	0.6104		120	41.45	5,354,544	5,639,160	
2009/01		0.90	1.3268	1.3268		120	41.45	5,402,730	5,714,040	
2009/07		0.90	0.6841	0.6841		120	40.10	5,426,983	5,753,160	
2010/01		0.85	0.8643	0.8643		120	40.10	5,456,053	5,802,840	
2010/07		0.85	0.7107	0.7107		120	35.58	5,477,375	5,844,120	
2011/01		0.80	0.9198	0.9198		120	35.58	5,503,447	5,897,880	
2011/07	39,806	0.80	0.9028	0.9028		120	42.39	5,573,886	5,951,160	
2012/01		0.75	0.3865	0.3865		120	42.39	5,586,340	5,974,200	
2012/07	83,793	0.75	0.9417	0.9417		120	45.46	5,702,745	6,030,480	
2013/01		0.70	0.4901	0.4901		120	45.46	5,718,917	6,060,000	
2013/07		0.70	0.6196	0.6196		120	48.92	5,740,978	6,097,560	
2014/01		0.65	0.8564	0.8564		120	48.92	5,769,405	6,149,760	
2014/07	27,358	0.65	1.2383	1.2383		120	44.04	5,833,947	6,225,960	
2015/01		0.60	0.7571	0.7571		120	44.04	5,855,169	6,273,120	
2015/09	50,111	0.60	1.5736	1.5736		120	37.32	5,942,793	6,371,880	
2016/09		0.55	1.9890	1.9890		120	37.43	5,987,038	6,498,600	

Message Code:

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



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Bridgeview 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
350 S RIDGEWOOD AVENUE	1/1/2014-12/31/2014	Number of Beds: 139	Superior: 0
ORMOND BEACH, FL 32174	Days in CR 365	Maximum: 50,735	Standard: 366
County: Volusia [64]	First Used : 2016/09	Max Annualized: 50,735	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 38,219	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 2,237	Inflation
Current Class North Large	Initial CR? False	Medicaid: 29,915	FY Index: 1.34193004
Class at 1/94: North Large	Medicaid Utilization	78.27259%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	75.33064%	Cost: 1.07573004
Open Date: 02/01/1982	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 02/01/1982	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 02/01/1982	Low Occupancy Adjustment Factor:	95.26841%	DC Sem Index: 1.30450000
Med # Active Date: 05/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 206539			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,394,006	2,562,583	1,559,560	1,113,137		6,629,286	
1a	Audit Adjustments							
2	Cost Per Diem	46.5989	85.6621	52.1330	37.2100		221.6040	
3	Cost Per Diem Inflated	50.1278	90.9245	56.0810				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	50.1278	90.9245	56.0810	37.2100		234.3433	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	48.9353		63.1202				
7	Provider Target Rate	51.6575		66.6315				
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	50.1278	90.9245	56.0810	13.6500		210.7833	
12/13	Medicaid Adjustment Rate		2.8920	1.7837				
14	Prospective Per Diem 11	50.1278	93.8165	57.8647	13.6500		215.4590	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Bridgeview Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 07/24/1996		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,604,537.00		Total Amount	Per Diem
RS to Start Calcs:	1982/01	Type:	Variable	80% Capital(1):	4,878,782	9.3717
Indexed Asset Value	6,098,478	<60% of Base:	False	20% ROE(2):	1,219,696	0.6066
FRVS Base Asset:	3,114,685	Interest Rate:	7.1087%	Insurance Cost(3):	65,566	1.7155
Occup Adj Factor	0.9000	Chase Rate:	4.2500%	Taxes Cost(3):	39,150	1.0244
ROE Factor	0.022710	Amortization Rate:	6.2500%	Home Office(3):	55,562	1.4538
		Interest Only:	False	Replacement(3&4):	203,790	0.0000
		Yearly Payment:	427,925	Total FRVS PD:		14.1720

(1) 80% Capital (\$4,878,782) amortized at 6.2500 % for 20 years Principal & Interest of \$427,925 divided by annual available days (50735) divided by Occup. Adj. (0.90) = \$9.3717

(2) 20% ROE (\$1,219,696) times the ROE factor (0.022710) divided by annual available days (50735) divided by Occup. Adj. (0.90) = \$0.6066

(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 143	Effective PBS Limitation	4,075,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	50.1278	50.1278	2.2743	47.8535
Direct Care	93.8165	93.8165	4.2564	89.5601
Indirect Care	57.8647	57.8647	2.6253	55.2394
Property	13.6500	14.1720	0.6430	13.5290
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.8674
Supplemental Rate				8.1814
Totals	215.4590	215.9810	9.7990	237.2308

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	2,992,656	0.00	2.6760	2.6760		143	48.83	2,992,656	3,545,828	
1982/07		0.10	2.2977	2.2977		143	48.83	2,998,762	3,627,195	
1983/04	29,074	0.10	2.6288	2.6288		143	48.83	3,034,835	3,722,576	
1983/07		0.20	3.9578	3.0000	0.9578	143	48.83	3,051,001	3,869,866	
1984/01	13,178	0.20	2.2530	2.2530		143	55.89	3,077,927	3,920,059	
1984/07		0.30	1.9179	1.9179		140	51.93	3,094,649	3,911,460	
1985/01		0.30	1.1471	1.1471		140	48.83	3,104,103	3,956,260	
1985/10		0.40	0.8522	0.8522		140	55.89	3,114,685	3,990,000	
1986/01		0.40	0.8299	0.8299		140	55.89	3,125,026	4,023,180	
1986/07		0.50	0.2974	0.2974		143	55.89	3,129,673	4,101,526	
1987/01		0.50	1.0091	1.0091		143	55.89	3,145,465	4,174,885	
1987/07		0.60	0.9007	0.9007		143	62.40	3,162,463	4,207,489	
1988/01		0.60	0.9007	0.9007		143	62.40	3,179,553	4,241,666	
1988/07		0.70	0.5899	0.5899		143	67.09	3,192,681	4,239,378	
1989/01		0.70	0.5899	0.5899		143	67.09	3,205,864	4,264,403	
1989/07		0.80	0.5899	0.5899		143	76.81	3,220,992	4,293,289	
1990/01		0.80	0.5899	0.5899		143	76.81	3,236,192	4,314,882	
1990/07	283,682	0.90	0.5899	0.5899		143	64.83	3,537,055	4,340,336	
1991/01		0.90	0.5899	0.5899		143	64.83	3,555,833	4,365,790	
1991/07		1.00	1.4932	1.4932		143	75.62	3,608,929	4,430,998	
1992/01		1.00	2.0117	2.0117		143	75.62	3,681,530	4,520,087	
1992/07		1.00	1.8152	1.8152		143	77.47	3,748,357	4,602,169	
1993/01		1.00	1.7710	1.7710		143	77.47	3,814,740	4,683,679	
1993/07		1.00	1.5329	1.5329		143	82.08	3,873,216	4,755,465	
1994/01		1.00	1.6983	1.6983		143	82.08	3,938,995	4,836,260	
1994/07		1.00	1.5991	1.5991		143	83.56	4,001,983	4,913,623	
1995/01		1.00	1.5812	1.5812		143	83.56	4,065,262	4,991,272	
1995/07		1.00	1.5250	1.5250		143	80.89	4,127,257	5,067,348	
1996/01		1.00	1.7228	1.7228		143	80.89	4,198,361	5,154,721	
1996/07		1.00	1.3294	1.3294		143	79.28	4,254,174	5,223,218	



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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		143	79.28	4,314,196	5,296,863	
1997/07		1.00	1.0917	1.0917		143	77.17	4,361,294	5,354,635	
1998/01		1.00	1.1663	1.1663		143	77.17	4,412,160	5,417,126	
1998/07		1.00	1.0794	1.0794		143	73.84	4,459,785	5,475,613	
1999/01		1.00	1.4499	1.4499		143	73.84	4,524,447	5,554,978	
1999/07	19,123	1.00	1.2299	1.2299		143	79.74	4,599,216	5,623,332	
2000/01		1.00	1.3356	1.3356		143	79.74	4,660,643	5,698,407	
2000/07	21,047	1.00	1.1129	1.1129		143	81.86	4,733,558	5,761,756	
2001/01		1.00	1.2976	1.2976		143	81.86	4,794,981	5,836,545	
2001/07		1.00	0.9615	0.9615		143	78.47	4,841,085	5,892,601	
2002/01	32,552	1.00	1.0301	1.0301		143	80.84	4,923,505	5,953,233	
2002/07		0.95	0.8337	0.8337		143	80.84	4,962,499	6,002,854	
2003/01		0.95	1.3271	1.3271		143	78.05	5,025,061	6,082,505	
2003/07	9,512	0.90	1.1664	1.1664		143	78.05	5,087,326	6,153,433	
2004/01	21,017	0.90	1.1103	1.1103		143	78.05	5,159,181	6,221,787	
2004/07		0.85	0.8378	0.8378		143	78.05	5,195,920	6,273,982	
2005/01		0.85	0.8595	0.8595		143	78.05	5,233,881	6,327,893	
2005/07		0.80	0.7364	0.7364		143	78.05	5,264,714	6,374,511	
2006/01		0.80	0.9068	0.9068		139	80.14	5,302,904	6,252,359	
2006/07		0.75	0.8133	0.8133		139	80.14	5,335,252	6,303,233	
2007/01	22,700	0.75	1.0133	1.0133		139	84.11	5,398,500	6,367,034	
2007/07		0.70	1.1050	1.1050		139	84.11	5,440,257	6,437,368	
2008/01		0.70	0.8556	0.8556		139	81.09	5,472,839	6,492,412	
2008/07		0.65	0.6104	0.6104		139	77.77	5,494,555	6,532,027	
2009/01		0.65	1.3268	1.3268		139	77.77	5,541,940	6,618,763	
2009/07		0.60	0.6841	0.6841		139	77.77	5,564,690	6,664,077	
2010/01	34,711	0.60	0.8643	0.8643		139	81.19	5,628,259	6,721,623	
2010/07		0.55	0.7107	0.7107		139	81.72	5,650,260	6,769,439	
2011/01		0.55	0.9198	0.9198		139	81.72	5,678,845	6,831,711	
2011/07		0.50	0.9028	0.9028		139	81.72	5,704,479	6,893,427	



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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	56,919	0.50	0.3865	0.3865		139	77.31	5,772,425	6,920,115	
2012/07		0.45	0.9417	0.9417		139	77.31	5,796,889	6,985,306	
2013/01	52,976	0.45	0.4901	0.4901		139	85.62	5,862,647	7,019,500	
2013/07		0.40	0.6196	0.6196		139	85.62	5,877,175	7,063,007	
2014/01	42,891	0.40	0.8564	0.8564		139	86.58	5,940,201	7,123,472	
2014/07	25,964	0.35	1.2383	1.2383		139	84.87	5,991,910	7,211,737	
2015/01		0.35	0.7571	0.7571		139	84.87	6,007,789	7,266,364	
2015/09		0.30	1.5736	1.5736		139	84.87	6,036,152	7,380,761	
2016/09	32,308	0.25	1.9890	1.9890		139	78.27	6,098,478	7,527,545	

Message Code:

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

Report Printed: 6/30/2016

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230.06

Bayview 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
301 S BAY ST	1/1/2015-12/31/2015	Number of Beds: 120	Superior: 0
EUSTIS, FL 32726	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: 39,106	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 3,433	Inflation
Current Class North Large	Initial CR? False	Medicaid: 32,476	FY Index: 1.37939113
Class at 1/94: North Large	Medicaid Utilization	83.04608%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	89.28311%	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:	112.91369%	DC Sem Index: 1.30450000
Med # Active Date: 05/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 207209			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,574,530	2,682,726	1,652,565	1,061,640		6,971,461	
1a	Audit Adjustments							
2	Cost Per Diem	48.4829	82.6064	50.8857	32.6900		214.6650	
3	Cost Per Diem Inflated	50.7381	85.9673	53.2527				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	50.7381	85.9673	53.2527	32.6900		222.6481	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	59.1009		64.3653				
7	Provider Target Rate	62.3886		67.9458				
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	50.7381	85.9673	53.2527	13.6500		203.6081	
12/13	Medicaid Adjustment Rate		3.1960	1.9798				
14	Prospective Per Diem 11	50.7381	89.1633	55.2325	13.6500		208.7839	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Bayview Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	09/01/1991	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,526,316.00		Total Amount	Per Diem
RS to Start Calcs:	1982/07	Type:	Variable	80% Capital(1):	4,193,590	9.3309
Indexed Asset Value	5,241,988	<60% of Base:	False	20% ROE(2):	1,048,398	0.5375
FRVS Base Asset:	2,863,939	Interest Rate:	7.1087%	Insurance Cost(3):	56,883	1.4546
Occup Adj Factor	0.9000	Chase Rate:	4.2500%	Taxes Cost(3):	54,272	1.3878
ROE Factor	0.020210	Amortization Rate:	6.2500%	Home Office(3):	58,248	1.4895
		Interest Only:	False	Replacement(3&4):	130,052	0.0000
		Yearly Payment:	367,826	Total FRVS PD:		14.2003

(1) 80% Capital (\$4,193,590) amortized at 6.2500 % for 20 years Principal & Interest of \$367,826 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.3309

(2) 20% ROE (\$1,048,398) times the ROE factor (0.020210) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5375

(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	50.7381	50.7381	2.3020	48.4361
Direct Care	89.1633	89.1633	4.0453	85.1180
Indirect Care	55.2325	55.2325	2.5059	52.7266
Property	13.6500	14.2003	0.6443	13.5560
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.0467
Supplemental Rate				8.1814
Totals	208.7839	209.3342	9.4975	230.0648

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	2,824,351	0.00	2.6288	2.6288		120	61.65	2,824,351	3,123,840	
1983/07		0.10	3.9578	3.0000	0.9578	120	61.65	2,832,824	3,247,440	
1984/01		0.10	2.2530	2.2530		120	65.18	2,839,206	3,289,560	
1984/07		0.20	1.9179	1.9179		120	61.65	2,850,097	3,352,680	
1985/01		0.20	1.1471	1.1471		120	61.65	2,856,635	3,391,080	
1985/10		0.30	0.8522	0.8522		120	65.23	2,863,939	3,420,000	
1986/01		0.30	0.8299	0.8299		120	65.23	2,871,070	3,448,440	
1986/07		0.40	0.2974	0.2974		120	100.00	2,874,487	3,441,840	
1987/01		0.40	1.0091	1.0091		120	100.00	2,886,088	3,503,400	
1987/07		0.50	0.9007	0.9007		120	100.00	2,899,087	3,530,760	
1988/01		0.50	0.9007	0.9007		120	100.00	2,912,144	3,559,440	
1988/07		0.60	0.5899	0.5899		120	78.29	2,922,450	3,557,520	
1989/01		0.60	0.5899	0.5899		120	78.29	2,932,793	3,578,520	
1989/07		0.70	0.5899	0.5899		120	77.97	2,932,793	3,602,760	5
1990/01		0.70	0.5899	0.5899		120	77.97	2,944,903	3,620,880	5
1990/07		0.80	0.5899	0.5899		120	75.12	2,957,063	3,642,240	5
1991/01		0.80	0.5899	0.5899		120	75.12	2,985,037	3,663,600	
1991/07		0.90	1.4932	1.4932		120	74.57	3,025,153	3,718,320	
1992/01		0.90	2.0117	2.0117		120	74.57	3,079,923	3,793,080	
1992/07		1.00	1.8152	1.8152		120	62.44	3,135,830	3,861,960	
1993/01		1.00	1.7710	1.7710		120	62.44	3,191,366	3,930,360	
1993/07		1.00	1.5329	1.5329		120	62.57	3,240,286	3,990,600	
1994/01		1.00	1.6983	1.6983		120	62.57	3,295,316	4,058,400	
1994/07		1.00	1.5991	1.5991		120	65.25	3,348,011	4,123,320	
1995/01		1.00	1.5812	1.5812		120	65.25	3,400,950	4,188,480	
1995/07		1.00	1.5250	1.5250		120	61.29	3,452,814	4,252,320	
1996/01		1.00	1.7228	1.7228		120	61.29	3,512,299	4,325,640	
1996/07	18,291	1.00	1.3294	1.3294		120	58.01	3,577,283	4,383,120	
1997/01		1.00	1.4109	1.4109		120	58.01	3,627,755	4,444,920	
1997/07		1.00	1.0917	1.0917		120	64.68	3,667,359	4,493,400	



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1998/01		1.00	1.1663	1.1663		120	64.68	3,710,131	4,545,840	
1998/07	14,250	1.00	1.0794	1.0794		120	65.17	3,764,428	4,594,920	
1999/01		1.00	1.4499	1.4499		120	65.17	3,819,008	4,661,520	
1999/07		1.00	1.2299	1.2299		120	70.12	3,865,978	4,718,880	
2000/01		1.00	1.3356	1.3356		120	70.12	3,917,612	4,781,880	
2000/07		1.00	1.1129	1.1129		120	67.25	3,961,211	4,835,040	
2001/01		1.00	1.2976	1.2976		120	67.25	4,012,612	4,897,800	
2001/07		1.00	0.9615	0.9615		120	72.28	4,051,193	4,944,840	
2002/01	31,697	1.00	1.0301	1.0301		120	73.79	4,124,621	4,995,720	
2002/07		1.00	0.8337	0.8337		120	73.79	4,159,008	5,037,360	
2003/01		1.00	1.3271	1.3271		120	79.07	4,159,008	5,104,200	5
2003/07		0.95	1.1664	1.1664		120	79.07	4,260,900	5,163,720	
2004/01		0.95	1.1103	1.1103		120	79.07	4,305,844	5,221,080	
2004/07		0.90	0.8378	0.8378		120	79.07	4,338,310	5,264,880	
2005/01		0.90	0.8595	0.8595		120	79.07	4,371,871	5,310,120	
2005/07		0.85	0.7364	0.7364		120	79.07	4,399,235	5,349,240	
2006/01		0.85	0.9068	0.9068		120	77.51	4,433,144	5,397,720	
2006/07	37,351	0.80	0.8133	0.8133		120	82.13	4,499,337	5,441,640	
2007/01		0.80	1.0133	1.0133		120	82.13	4,535,809	5,496,720	
2007/07		0.75	1.1050	1.1050		120	82.13	4,573,402	5,557,440	
2008/01		0.75	0.8556	0.8556		120	72.91	4,602,750	5,604,960	
2008/07		0.70	0.6104	0.6104		120	72.91	4,622,418	5,639,160	
2009/01		0.70	1.3268	1.3268		120	70.14	4,665,351	5,714,040	
2009/07		0.65	0.6841	0.6841		120	70.14	4,686,098	5,753,160	
2010/01	30,705	0.65	0.8643	0.8643		120	74.16	4,743,129	5,802,840	
2010/07		0.60	0.7107	0.7107		120	74.16	4,763,354	5,844,120	
2011/01		0.60	0.9198	0.9198		120	74.70	4,789,643	5,897,880	
2011/07		0.55	0.9028	0.9028		120	74.70	4,813,424	5,951,160	
2012/01	32,028	0.55	0.3865	0.3865		120	73.13	4,855,685	5,974,200	
2012/07		0.50	0.9417	0.9417		120	73.13	4,878,550	6,030,480	



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2013/01	61,130	0.50	0.4901	0.4901		120	77.30	4,951,637	6,060,000	
2013/07		0.45	0.6196	0.6196		120	77.30	4,965,442	6,097,560	
2014/01	38,802	0.45	0.8564	0.8564		120	78.82	5,023,381	6,149,760	
2014/07	58,525	0.40	1.2383	1.2383		120	82.02	5,106,787	6,225,960	
2015/01		0.40	0.7571	0.7571		120	82.02	5,122,250	6,273,120	
2015/09		0.35	1.5736	1.5736		120	82.02	5,150,463	6,371,880	
2016/09	60,792	0.30	1.9890	1.9890		120	83.05	5,241,988	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: 260444123120150101201504222016152411



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Ruleme 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
2810 RULEME ST	1/1/2015-12/31/2015	Number of Beds: 138	Superior: 0
EUSTIS, FL 32726	Days in CR 365	Maximum: 50,370	Standard: 366
County: Lake [35]	First Used : 2016/09	Max Annualized: 50,370	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 44,836	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 9,276	Inflation
Current Class North Large	Initial CR? False	Medicaid: 29,898	FY Index: 1.37939113
Class at 1/94: North Large	Medicaid Utilization	66.68302%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	89.01330%	Cost: 1.04651568
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: 1.25350000
Entered Medicaid 05/01/1981	Low Occupancy Adjustment Factor:	112.57247%	DC Sem Index: 1.30450000
Med # Active Date: 05/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 213241			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,466,460	2,514,499	1,685,541	579,124		6,245,624	
1a	Audit Adjustments							
2	Cost Per Diem	49.0488	84.1026	56.3764	19.3700		208.8978	
3	Cost Per Diem Inflated	51.3303	87.5244	58.9988				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	51.3303	87.5244	58.9988	19.3700		217.2235	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	54.0605		70.8528				
7	Provider Target Rate	57.0678		74.7942				
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	51.3303	87.5244	58.9988	13.6500		211.5035	
12/13	Medicaid Adjustment Rate		1.6427	1.1073				
14	Prospective Per Diem 11	51.3303	89.1671	60.1061	13.6500		214.2535	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Ruleme Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 06/01/2011		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	889,000.00		Total Amount	Per Diem
RS to Start Calcs:	1981/01	Type:	Fixed	80% Capital(1):	3,431,382	8.1723
Indexed Asset Value	4,289,228	<60% of Base:	False	20% ROE(2):	857,846	0.3824
FRVS Base Asset:	1,464,155	Interest Rate:	9.0000%	Insurance Cost(3):	65,415	1.4590
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	63,587	1.4182
ROE Factor	0.020210	Amortization Rate:	9.0000%	Home Office(3):	70,343	1.5689
		Interest Only:	False	Replacement(3&4):	88,499	0.0000
		Yearly Payment:	370,476	Total FRVS PD:		13.0008

(1) 80% Capital (\$3,431,382) amortized at 9.0000 % for 20 years Principal & Interest of \$370,476 divided by annual available days (50370) divided by Occup. Adj. (0.90) = \$8.1723

(2) 20% ROE (\$857,846) times the ROE factor (0.020210) divided by annual available days (50370) divided by Occup. Adj. (0.90) = \$0.3824

(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	135	Effective PBS Limitation	54,155
			3,847,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	51.3303	51.3303	2.3288	49.0015
Direct Care	89.1671	89.1671	4.0455	85.1216
Indirect Care	60.1061	60.1061	2.7270	57.3791
Property	13.6500	13.0008	0.5898	12.4110
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.4312
Supplemental Rate				8.1814
Totals	214.2535	213.6043	9.6911	231.5258

Medicaid Trend Adjustment



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1981/01	1,348,303	0.00	3.8241	3.0000	0.8241	135	41.46	1,348,303	3,177,900	
1981/07		0.10	3.4129	3.0000	0.4129	135	41.46	1,351,352	3,260,115	
1982/01	52,585	0.10	3.0888	3.0000	0.0888	135	44.60	1,407,224	3,347,460	
1982/07	7,475	0.20	2.3865	2.3865		135	44.60	1,420,146	3,424,275	
1983/04	1,219	0.20	2.6288	2.6288		135	41.70	1,427,026	3,514,320	
1983/07	1,177	0.30	3.9578	3.0000	0.9578	135	41.70	1,437,941	3,653,370	
1984/01		0.30	2.2530	2.2530		135	39.37	1,444,898	3,700,755	
1984/07	1,815	0.40	1.9179	1.9179		135	39.37	1,454,648	3,771,765	
1985/01		0.40	1.1471	1.1471		135	41.70	1,459,708	3,814,965	
1985/10		0.50	0.8522	0.8522		135	39.32	1,464,155	3,847,500	
1986/01	285,000	0.50	0.8299	0.8299		135	39.32	1,753,499	3,879,495	
1986/07		0.60	0.2974	0.2974		135	37.52	1,755,633	3,872,070	
1987/01		0.60	1.0091	1.0091		135	43.94	1,764,126	3,941,325	
1987/07		0.70	0.9007	0.9007		135	43.94	1,773,012	3,972,105	
1988/01		0.70	0.9007	0.9007		135	44.78	1,782,114	4,004,370	
1988/07		0.80	0.5899	0.5899		135	44.78	1,788,961	4,002,210	
1989/01		0.80	0.5899	0.5899		135	42.31	1,795,455	4,025,835	
1989/07		0.90	0.5899	0.5899		135	42.31	1,802,788	4,053,105	
1990/01		0.90	0.5899	0.5899		135	44.64	1,810,556	4,073,490	
1990/07		1.00	0.5899	0.5899		135	44.64	1,819,225	4,097,520	
1991/01		1.00	0.5899	0.5899		135	54.48	1,829,855	4,121,550	
1991/07		1.00	1.4932	1.4932		135	54.48	1,856,920	4,183,110	
1992/01		1.00	2.0117	2.0117		135	54.56	1,893,977	4,267,215	
1992/07		1.00	1.8152	1.8152		135	54.56	1,928,081	4,344,705	
1993/01		1.00	1.7710	1.7710		135	57.95	1,962,227	4,421,655	
1993/07		1.00	1.5329	1.5329		135	57.95	1,992,306	4,489,425	
1994/01		1.00	1.6983	1.6983		135	57.31	2,026,141	4,565,700	
1994/07		1.00	1.5991	1.5991		135	57.31	2,058,541	4,638,735	
1995/01		1.00	1.5812	1.5812		135	62.20	2,091,091	4,712,040	
1995/07		1.00	1.5250	1.5250		138	62.20	2,122,980	4,890,168	



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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		138	62.20	2,159,555	4,974,486	
1996/07	59,105	1.00	1.3294	1.3294		138	58.10	2,247,369	5,040,588	
1997/01		1.00	1.4109	1.4109		138	58.10	2,279,077	5,111,658	
1997/07		1.00	1.0917	1.0917		138	58.10	2,303,958	5,167,410	
1998/01		1.00	1.1663	1.1663		138	58.10	2,330,829	5,227,716	
1998/07		1.00	1.0794	1.0794		138	58.10	2,355,988	5,284,158	
1999/01		1.00	1.4499	1.4499		138	61.03	2,390,147	5,360,748	
1999/07		1.00	1.2299	1.2299		138	61.03	2,419,543	5,426,712	
2000/01	770,704	1.00	1.3356	1.3356		138	59.36	3,222,562	5,499,162	
2000/07		1.00	1.1129	1.1129		138	59.36	3,258,426	5,560,296	
2001/01	35,958	1.00	1.2976	1.2976		138	59.36	3,336,665	5,632,470	
2001/07		0.95	0.9615	0.9615		138	59.36	3,367,142	5,686,566	
2002/01	27,936	0.95	1.0301	1.0301		138	63.65	3,428,029	5,745,078	
2002/07		0.90	0.8337	0.8337		138	63.65	3,453,750	5,792,964	
2003/01	32,712	0.90	1.3271	1.3271		138	63.14	3,527,714	5,869,830	
2003/07		0.85	1.1664	1.1664		138	63.14	3,562,688	5,938,278	
2004/01		0.85	1.1103	1.1103		138	63.14	3,596,313	6,004,242	
2004/07		0.80	0.8378	0.8378		138	63.14	3,620,415	6,054,612	
2005/01		0.80	0.8595	0.8595		138	63.14	3,645,309	6,106,638	
2005/07		0.75	0.7364	0.7364		138	63.14	3,665,442	6,151,626	
2006/01	26,954	0.75	0.9068	0.9068		138	58.94	3,717,325	6,207,378	
2006/07	24,260	0.70	0.8133	0.8133		138	66.81	3,762,748	6,257,886	
2007/01		0.70	1.0133	1.0133		138	66.81	3,789,437	6,321,228	
2007/07		0.65	1.1050	1.1050		138	59.97	3,816,657	6,391,056	
2008/01		0.65	0.8556	0.8556		138	59.97	3,837,881	6,445,704	
2008/07		0.60	0.6104	0.6104		138	61.18	3,851,935	6,485,034	
2009/01		0.60	1.3268	1.3268		138	61.18	3,882,600	6,571,146	
2009/07		0.55	0.6841	0.6841		138	61.18	3,897,210	6,616,134	
2010/01	28,757	0.55	0.8643	0.8643		138	61.54	3,944,494	6,673,266	
2010/07		0.50	0.7107	0.7107		138	61.54	3,958,513	6,720,738	



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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		138	59.26	3,976,718	6,782,562	
2011/07		0.45	0.9028	0.9028		138	59.26	3,992,875	6,843,834	
2012/01	66,996	0.45	0.3865	0.3865		138	61.42	4,066,815	6,870,330	
2012/07		0.40	0.9417	0.9417		138	61.42	4,082,135	6,935,052	
2013/01	68,093	0.40	0.4901	0.4901		138	57.34	4,158,229	6,969,000	
2013/07		0.35	0.6196	0.6196		138	57.34	4,167,248	7,012,194	
2014/01	50,398	0.35	0.8564	0.8564		138	60.67	4,230,135	7,072,224	
2014/07		0.30	1.2383	1.2383		138	68.96	4,245,850	7,159,854	
2015/01		0.30	0.7571	0.7571		138	68.96	4,255,492	7,214,088	
2015/09		0.25	1.5736	1.5736		138	68.96	4,272,233	7,327,662	
2016/09		0.20	1.9890	1.9890		138	66.68	4,289,228	7,473,390	

Message Code:

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Tierra Pines 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
7380 ULMERTON RD	1/1/2014-12/31/2014	Number of Beds: 120	Superior: 366
LARGO, FL 33771	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: 43,130	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 3,284	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 33,844	FY Index: 1.34193004
Class at 1/94: North Large	Medicaid Utilization	78.46974%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	98.47032%	Cost: 1.07573004
Open Date: 09/01/1979	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 09/01/1979	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 11/01/1981	Low Occupancy Adjustment Factor:	124.53248%	DC Sem Index: 1.30450000
Med # Active Date: 05/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 213306			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,465,994	2,721,068	1,580,588	1,032,242		6,799,892	
1a	Audit Adjustments							
2	Cost Per Diem	43.3162	80.4003	46.7022	30.5000		200.9187	
3	Cost Per Diem Inflated	46.5965	85.3395	50.2390				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	46.5965	85.3395	50.2390	30.5000		212.6750	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	57.1167		62.9922				
7	Provider Target Rate	60.2940		66.4963				
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	46.5965	85.3395	50.2390	13.6500		195.8250	
12/13	Medicaid Adjustment Rate		2.7333	1.6091				
14	Prospective Per Diem 11	46.5965	88.0728	51.8481	13.6500		200.1674	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Tierra Pines Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 07/24/1996		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	1,595,285.00		Total Amount	Per Diem
RS to Start Calcs:	1979/07	Type:	Variable	80% Capital(1):	2,865,956	6.3769
Indexed Asset Value	3,582,445	<60% of Base:	False	20% ROE(2):	716,489	0.4128
FRVS Base Asset:	1,907,752	Interest Rate:	7.1087%	Insurance Cost(3):	56,598	1.3123
Occup Adj Factor	0.9000	Chase Rate:	4.2500%	Taxes Cost(3):	51,831	1.2017
ROE Factor	0.022710	Amortization Rate:	6.2500%	Home Office(3):	57,250	1.3274
		Interest Only:	False	Replacement(3&4):	121,859	0.0000
		Yearly Payment:	251,377	Total FRVS PD:		10.6311

(1) 80% Capital (\$2,865,956) amortized at 6.2500 % for 20 years Principal & Interest of \$251,377 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$6.3769

(2) 20% ROE (\$716,489) times the ROE factor (0.022710) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.4128

(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	46.5965	46.5965	2.1141	44.4824
Direct Care	88.0728	88.0728	3.9958	84.0770
Indirect Care	51.8481	51.8481	2.3523	49.4958
Property	13.6500	10.6311	0.4823	10.1488
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.9789
Supplemental Rate				8.1814
Totals	200.1674	197.1485	8.9445	219.3643

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	139,500	0.00	4.1982	3.0000	1.1982	120	100.00	139,500	2,468,640	
1980/01		0.10	7.3640	3.0000	4.3640	120		139,500	2,620,920	
1980/07		0.10	8.1746	3.0000	5.1746	120		139,500	2,720,760	
1981/01		0.20	8.9986	3.0000	5.9986	120		139,500	2,824,800	
1981/07	1,510,920	0.20	8.5874	3.0000	5.5874	120	55.00	1,651,257	2,897,880	
1982/01	17,072	0.30	8.2634	3.0000	5.2634	120	55.00	1,683,190	2,975,520	
1982/07		0.30	7.5611	3.0000	4.5611	120	55.00	1,698,339	3,043,800	
1983/04		0.40	7.1899	3.0000	4.1899	120	64.88	1,718,719	3,123,840	
1983/07		0.40	8.1477	3.0000	5.1477	120	64.88	1,739,344	3,247,440	
1984/01		0.50	6.4429	3.0000	3.4429	120	55.38	1,765,434	3,289,560	
1984/07		0.50	5.3608	3.0000	2.3608	120	55.38	1,791,916	3,352,680	
1985/01	70,812	0.60	3.5079	3.0000	0.5079	120	51.91	1,893,170	3,391,080	
1985/10		0.60	1.3601	1.3601		120	51.91	1,907,752	3,420,000	
1986/01		0.70	0.8299	0.8299		120	51.91	1,918,212	3,448,440	
1986/07		0.70	0.2974	0.2974		120	69.21	1,922,206	3,441,840	
1987/01		0.80	1.0091	1.0091		120	69.21	1,937,724	3,503,400	
1987/07		0.80	0.9007	0.9007		120	69.21	1,951,687	3,530,760	
1988/01		0.90	0.9007	0.9007		120	69.21	1,967,507	3,559,440	
1988/07		0.90	0.5899	0.5899		120	69.21	1,977,952	3,557,520	
1989/01		1.00	0.5899	0.5899		120	69.21	1,989,620	3,578,520	
1989/07	15,286	1.00	0.5899	0.5899		120	74.72	2,016,643	3,602,760	
1990/01		1.00	0.5899	0.5899		120	74.72	2,028,539	3,620,880	
1990/07		1.00	0.5899	0.5899		120	67.50	2,040,505	3,642,240	
1991/01		1.00	0.5899	0.5899		120	67.50	2,052,542	3,663,600	
1991/07		1.00	1.4932	1.4932		120	78.24	2,052,542	3,718,320	5
1992/01		1.00	2.0117	2.0117		120	78.24	2,125,099	3,793,080	
1992/07		1.00	1.8152	1.8152		120	76.11	2,163,674	3,861,960	
1993/01		1.00	1.7710	1.7710		120	76.11	2,201,993	3,930,360	
1993/07		1.00	1.5329	1.5329		120	76.60	2,201,993	3,990,600	5
1994/01		1.00	1.6983	1.6983		120	76.60	2,235,747	4,058,400	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
1994/07		1.00	1.5991	1.5991		120	79.32	2,310,076	4,123,320	
1995/01		1.00	1.5812	1.5812		120	79.32	2,346,603	4,188,480	
1995/07		1.00	1.5250	1.5250		120	77.02	2,382,389	4,252,320	
1996/01		1.00	1.7228	1.7228		120	77.02	2,382,389	4,325,640	5
1996/07	40,499	1.00	1.3294	1.3294		120	71.16	2,463,932	4,383,120	5
1997/01		1.00	1.4109	1.4109		120	71.16	2,496,149	4,444,920	5
1997/07		1.00	1.0917	1.0917		120	71.16	2,559,002	4,493,400	
1998/01		1.00	1.1663	1.1663		120	71.16	2,588,848	4,545,840	
1998/07		1.00	1.0794	1.0794		120	71.16	2,616,792	4,594,920	
1999/01		1.00	1.4499	1.4499		120	73.14	2,654,733	4,661,520	
1999/07		1.00	1.2299	1.2299		120	73.14	2,687,384	4,718,880	
2000/01		0.95	1.3356	1.3356		120	72.99	2,721,482	4,781,880	
2000/07		0.95	1.1129	1.1129		120	72.99	2,750,256	4,835,040	
2001/01	54,253	0.90	1.2976	1.2976		120	73.24	2,836,626	4,897,800	
2001/07		0.90	0.9615	0.9615		120	75.83	2,861,174	4,944,840	
2002/01	44,533	0.85	1.0301	1.0301		120	76.11	2,930,759	4,995,720	
2002/07		0.85	0.8337	0.8337		120	76.11	2,951,526	5,037,360	
2003/01		0.80	1.3271	1.3271		120	79.06	2,982,862	5,104,200	
2003/07		0.80	1.1664	1.1664		120	79.06	3,010,695	5,163,720	
2004/01		0.75	1.1103	1.1103		120	79.06	3,035,765	5,221,080	
2004/07		0.75	0.8378	0.8378		120	79.06	3,054,842	5,264,880	
2005/01		0.70	0.8595	0.8595		120	79.06	3,073,223	5,310,120	
2005/07		0.70	0.7364	0.7364		120	79.06	3,089,065	5,349,240	
2006/01		0.65	0.9068	0.9068		120	79.06	3,107,272	5,397,720	
2006/07		0.65	0.8133	0.8133		120	79.06	3,123,697	5,441,640	
2007/01		0.60	1.0133	1.0133		120	85.07	3,142,689	5,496,720	
2007/07		0.60	1.1050	1.1050		120	86.57	3,163,525	5,557,440	
2008/01		0.55	0.8556	0.8556		120	86.57	3,178,413	5,604,960	
2008/07		0.55	0.6104	0.6104		120	86.57	3,189,083	5,639,160	
2009/01		0.50	1.3268	1.3268		120	85.91	3,210,239	5,714,040	



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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		120	85.91	3,221,221	5,753,160	
2010/01		0.45	0.8643	0.8643		120	88.30	3,233,748	5,802,840	
2010/07		0.45	0.7107	0.7107		120	84.86	3,244,090	5,844,120	
2011/01		0.40	0.9198	0.9198		120	84.86	3,256,025	5,897,880	
2011/07		0.40	0.9028	0.9028		120	84.86	3,267,783	5,951,160	
2012/01	55,975	0.35	0.3865	0.3865		120	86.76	3,328,179	5,974,200	
2012/07		0.35	0.9417	0.9417		120	86.76	3,339,149	6,030,480	
2013/01	70,158	0.30	0.4901	0.4901		120	84.89	3,414,216	6,060,000	
2013/07		0.30	0.6196	0.6196		120	84.89	3,420,563	6,097,560	
2014/01	23,248	0.25	0.8564	0.8564		120	86.25	3,451,134	6,149,760	
2014/07	64,787	0.25	1.2383	1.2383		120	80.64	3,526,606	6,225,960	
2015/01		0.20	0.7571	0.7571		120	80.64	3,531,945	6,273,120	
2015/09		0.20	1.5736	1.5736		120	80.64	3,543,060	6,371,880	
2016/09	28,813	0.15	1.9890	1.9890		120	78.47	3,582,445	6,498,600	

Message Code:

5 Uncorrected Licensure Deficiency

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Highlands Lake 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
4240 LAKELAND HIGHLANDS	1/1/2015-12/31/2015	Number of Beds: 179	Superior: 366
LAKELAND, FL 33813	Days in CR 365	Maximum: 65,335	Standard: 0
County: Polk [53]	First Used : 2016/09	Max Annualized: 65,335	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 63,891	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 15,127	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 36,193	FY Index: 1.37939113
Class at 1/94: South Large	Medicaid Utilization	56.64804%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	97.78985%	Cost: 1.04651568
Open Date: 08/31/1988	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 08/31/1988	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 09/29/1988	Low Occupancy Adjustment Factor:	123.67191%	DC Sem Index: 1.30450000
Med # Active Date: 05/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 213128			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,514,396	3,130,933	1,924,283	1,052,492		7,622,104	
1a	Audit Adjustments							
2	Cost Per Diem	41.8422	86.5066	53.1673	29.0800		210.5961	
3	Cost Per Diem Inflated	43.7885	90.0262	55.6404				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	43.7885	90.0262	55.6404	29.0800		218.5351	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	87.0909		73.0838				
7	Provider Target Rate	91.9356		77.1493				
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	43.7885	90.0262	55.6404	13.6500		203.1051	
12/13	Medicaid Adjustment Rate		0.6733	0.4161				
14	Prospective Per Diem 11	43.7885	90.6995	56.0565	13.6500		204.1945	
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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Highlands Lake Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	09/29/1988	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	4,105,263.00		Total Amount	Per Diem
RS to Start Calcs:	1988/07	Type:	Variable	80% Capital(1):	7,101,038	10.5923
Indexed Asset Value	8,876,297	<60% of Base:	False	20% ROE(2):	1,775,259	0.6102
FRVS Base Asset:	3,559,440	Interest Rate:	7.1087%	Insurance Cost(3):	100,529	1.5734
Occup Adj Factor	0.9000	Chase Rate:	4.2500%	Taxes Cost(3):	86,208	1.3493
ROE Factor	0.020210	Amortization Rate:	6.2500%	Home Office(3):	100,548	1.5737
		Interest Only:	False	Replacement(3&4):	120,481	0.0000
		Yearly Payment:	622,842	Total FRVS PD:		15.6989

(1) 80% Capital (\$7,101,038) amortized at 6.2500 % for 20 years Principal & Interest of \$622,842 divided by annual available days (65335) divided by Occup. Adj. (0.90) = \$10.5923

(2) 20% ROE (\$1,775,259) times the ROE factor (0.020210) divided by annual available days (65335) divided by Occup. Adj. (0.90) = \$0.6102

(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:	29,662
Comparison Date: 01/01/1988	Current RS PBS:	54,155
Comparison Bed 120	Effective PBS Limitation	3,559,440

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	43.7885	43.7885	1.9867	41.8018
Direct Care	90.6995	90.6995	4.1150	86.5845
Indirect Care	56.0565	56.0565	2.5433	53.5132
Property	13.6500	15.6989	0.7123	14.9866
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				16.7086
Supplemental Rate				8.1814
Totals	204.1945	206.2434	9.3573	221.7761

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
1988/07	4,245,108	0.00	0.5899	0.5899		120	33.54	3,559,440	3,559,440	1
1989/01		0.10	0.5899	0.5899		120	33.54	3,560,721	3,578,520	
1989/07		0.10	0.5899	0.5899		120	33.54	3,562,002	3,602,760	
1990/01		0.20	0.5899	0.5899		120	33.54	3,564,565	3,620,880	
1990/07		0.20	0.5899	0.5899		120	33.54	3,567,130	3,642,240	
1991/01		0.30	0.5899	0.5899		120	33.54	3,570,980	3,663,600	
1991/07		0.30	1.4932	1.4932		120	46.01	3,584,363	3,718,320	
1992/01		0.40	2.0117	2.0117		120	46.01	3,608,492	3,793,080	
1992/07		0.40	1.8152	1.8152		120	50.27	3,632,440	3,861,960	
1993/01		0.50	1.7710	1.7710		120	50.27	3,661,839	3,930,360	
1993/07	1,828,174	0.50	1.5329	1.5329		179	53.46	5,517,295	5,952,645	
1994/01		0.60	1.6983	1.6983		179	53.46	5,571,942	6,053,780	
1994/07		0.60	1.5991	1.5991		179	58.25	5,625,405	6,150,619	
1995/01		0.70	1.5812	1.5812		179	58.25	5,687,667	6,247,816	
1995/07		0.70	1.5250	1.5250		179	48.80	5,741,539	6,343,044	
1996/01		0.80	1.7228	1.7228		179	48.80	5,811,749	6,452,413	
1996/07		0.80	1.3294	1.3294		179	45.05	5,862,375	6,538,154	
1997/01		0.90	1.4109	1.4109		179	45.05	5,923,348	6,630,339	
1997/07	42,042	0.90	1.0917	1.0917		179	42.53	6,010,392	6,702,655	
1998/01		1.00	1.1663	1.1663		179	42.53	6,064,598	6,780,878	
1998/07		1.00	1.0794	1.0794		179	52.85	6,127,500	6,854,089	
1999/01		1.00	1.4499	1.4499		179	52.85	6,212,870	6,953,434	
1999/07		1.00	1.2299	1.2299		179	54.91	6,289,157	7,038,996	
2000/01		1.00	1.3356	1.3356		179	54.91	6,373,018	7,132,971	
2000/07		1.00	1.1129	1.1129		179	55.70	6,443,943	7,212,268	
2001/01		1.00	1.2976	1.2976		179	55.70	6,527,560	7,305,885	
2001/07		1.00	0.9615	0.9615		179	52.53	6,587,504	7,376,053	
2002/01	31,560	1.00	1.0301	1.0301		179	50.68	6,681,592	7,451,949	
2002/07		1.00	0.8337	0.8337		179	50.68	6,732,921	7,514,062	
2003/01		1.00	1.3271	1.3271		179	57.31	6,822,274	7,613,765	



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0 260576-00 - 2016/09

221.78

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2003/07		1.00	1.1664	1.1664		179	57.31	6,901,849	7,702,549	
2004/01		1.00	1.1103	1.1103		179	57.31	6,978,480	7,788,111	
2004/07		1.00	0.8378	0.8378		179	57.31	7,036,946	7,853,446	
2005/01		1.00	0.8595	0.8595		179	57.31	7,097,429	7,920,929	
2005/07		1.00	0.7364	0.7364		179	57.31	7,149,694	7,979,283	
2006/01	42,600	1.00	0.9068	0.9068		179	56.90	7,257,127	8,051,599	
2006/07		1.00	0.8133	0.8133		179	56.90	7,316,149	8,117,113	
2007/01	22,918	1.00	1.0133	1.0133		179	59.86	7,413,202	8,199,274	
2007/07		1.00	1.1050	1.1050		179	59.86	7,495,118	8,289,848	
2008/01		1.00	0.8556	0.8556		179	63.58	7,559,246	8,360,732	
2008/07		1.00	0.6104	0.6104		179	63.58	7,605,388	8,411,747	
2009/01		0.95	1.3268	1.3268		179	65.50	7,701,254	8,523,443	
2009/07	57,127	0.95	0.6841	0.6841		179	58.98	7,808,431	8,581,797	
2010/01		0.90	0.8643	0.8643		179	58.98	7,869,173	8,655,903	
2010/07		0.90	0.7107	0.7107		179	58.98	7,919,504	8,717,479	
2011/01		0.85	0.9198	0.9198		179	61.02	7,981,419	8,797,671	
2011/07	47,891	0.85	0.9028	0.9028		179	59.60	8,090,559	8,877,147	
2012/01		0.80	0.3865	0.3865		179	59.60	8,115,575	8,911,515	
2012/07		0.80	0.9417	0.9417		179	59.60	8,176,718	8,995,466	
2013/01	86,717	0.75	0.4901	0.4901		179	54.96	8,293,471	9,039,500	
2013/07		0.75	0.6196	0.6196		179	54.96	8,331,983	9,095,527	
2014/01	78,700	0.70	0.8564	0.8564		179	57.43	8,460,633	9,173,392	
2014/07		0.70	1.2383	1.2383		179	57.43	8,533,970	9,287,057	
2015/01	30,294	0.65	0.7571	0.7571		179	57.33	8,606,260	9,357,404	
2015/09		0.65	1.5736	1.5736		179	59.01	8,694,285	9,504,721	
2016/09	78,254	0.60	1.9890	1.9890		179	56.65	8,876,297	9,693,745	

Message Code:

1 Per Bed Standard Limitation



Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid Reimbursement Rate
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0260649-00 - 2016/09

240.46

Coquina 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
170 N CENTER STREET	1/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
ORMOND BEACH, FL 32174	Days in CR 365	Maximum: 43,800	Standard: 366
County: Volusia [64]	First Used : 2015/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 37,316	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 11,099	Inflation
Current Class North Large	Initial CR? False	Medicaid: 21,310	FY Index: 1.34193004
Class at 1/94: North Large	Medicaid Utilization	57.10687%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	85.19635%	Cost: 1.07573004
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: 1.22900000
Entered Medicaid 11/01/1987	Low Occupancy Adjustment Factor:	107.74528%	DC Sem Index: 1.30450000
Med # Active Date: 05/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 209929			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	977,966	1,936,111	1,180,994	748,620		4,843,691	
1a	Audit Adjustments							
2	Cost Per Diem	45.8924	90.8546	55.4197	35.1300		227.2967	
3	Cost Per Diem Inflated	49.3678	96.4360	59.6166				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	49.3678	96.4360	59.6166	35.1300		240.5504	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	57.3177		69.4759				
7	Provider Target Rate	60.5062		73.3407				
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	49.3678	96.4360	59.6166	13.6500		219.0704	
12/13	Medicaid Adjustment Rate		0.7710	0.4766				
14	Prospective Per Diem 11	49.3678	97.2070	60.0932	13.6500		220.3180	
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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240.46

Coquina Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 11/01/1987		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	1,464,793.00		Total Amount	Per Diem
RS to Start Calcs:	1987/07	Type:	Variable	80% Capital(1):	5,153,270	11.4663
Indexed Asset Value	6,441,588	<60% of Base:	False	20% ROE(2):	1,288,318	0.7422
FRVS Base Asset:	1,751,700	Interest Rate:	7.1087%	Insurance Cost(3):	68,548	1.8370
Occup Adj Factor	0.9000	Chase Rate:	4.2500%	Taxes Cost(3):	58,098	1.5569
ROE Factor	0.022710	Amortization Rate:	6.2500%	Home Office(3):	60,091	1.6103
		Interest Only:	False	Replacement(3&4):	186,247	0.0000
		Yearly Payment:	452,001	Total FRVS PD:		17.2127

(1) 80% Capital (\$5,153,270) amortized at 6.2500 % for 20 years Principal & Interest of \$452,001 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$11.4663

(2) 20% ROE (\$1,288,318) times the ROE factor (0.022710) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.7422

(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:	29,195
Comparison Bed	60	Effective PBS Limitation	54,155
			1,751,700

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	49.3678	49.3678	2.2398	47.1280
Direct Care	97.2070	97.2070	4.4102	92.7968
Indirect Care	60.0932	60.0932	2.7264	57.3668
Property	13.6500	17.2127	0.7809	16.4318
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.5601
Supplemental Rate				8.1814
Totals	220.3180	223.8807	10.1573	240.4649

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
1987/07	2,746,565	0.00	0.9007	0.9007		60	33.96	1,751,700	1,751,700	1
1988/01	142,794	0.10	0.9007	0.9007		60	33.96	1,895,469	1,779,720	
1988/07		0.10	0.5899	0.5899		60	33.96	1,896,160	1,778,760	
1989/01		0.20	0.5899	0.5899		60	33.96	1,897,542	1,789,260	
1989/07		0.20	0.5899	0.5899		60	33.96	1,898,925	1,801,380	
1990/01		0.30	0.5899	0.5899		60	33.96	1,901,000	1,810,440	
1990/07		0.30	0.5899	0.5899		60	33.96	1,903,078	1,821,120	
1991/01		0.40	0.5899	0.5899		60	33.96	1,905,851	1,831,800	
1991/07	1,810,440	0.40	1.4932	1.4932		120	37.99	3,724,154	3,718,320	
1992/01		0.50	2.0117	2.0117		120	37.99	3,750,030	3,793,080	
1992/07	29,166	0.50	1.8152	1.8152		120	46.13	3,807,742	3,861,960	
1993/01		0.60	1.7710	1.7710		120	46.13	3,841,678	3,930,360	
1993/07		0.60	1.5329	1.5329		120	50.63	3,874,203	3,990,600	
1994/01		0.70	1.6983	1.6983		120	50.63	3,916,600	4,058,400	
1994/07		0.70	1.5991	1.5991		120	51.56	3,957,700	4,123,320	
1995/01		0.80	1.5812	1.5812		120	51.56	4,004,634	4,188,480	
1995/07		0.80	1.5250	1.5250		120	45.33	4,044,901	4,252,320	
1996/01		0.90	1.7228	1.7228		120	45.33	4,096,591	4,325,640	
1996/07	32,997	0.90	1.3294	1.3294		120	43.26	4,168,141	4,383,120	
1997/01		1.00	1.4109	1.4109		120	43.26	4,214,396	4,444,920	
1997/07	33,401	1.00	1.0917	1.0917		120	38.11	4,279,677	4,493,400	
1998/01		1.00	1.1663	1.1663		120	38.11	4,314,263	4,545,840	
1998/07		1.00	1.0794	1.0794		120	36.27	4,344,973	4,594,920	
1999/01		1.00	1.4499	1.4499		120	36.27	4,386,517	4,661,520	
1999/07	1,064,422	1.00	1.2299	1.2299		120	38.49	4,718,880	4,718,880	8
2000/01		1.00	1.3356	1.3356		120	38.49	4,762,986	4,781,880	
2000/07		1.00	1.1129	1.1129		120	44.13	4,805,517	4,835,040	
2001/01		1.00	1.2976	1.2976		120	44.13	4,855,549	4,897,800	
2001/07		1.00	0.9615	0.9615		120	43.06	4,892,100	4,944,840	
2002/01	22,982	1.00	1.0301	1.0301		120	49.70	4,960,619	4,995,720	



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240.46

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2002/07		1.00	0.8337	0.8337		120	49.70	4,997,990	5,037,360	
2003/01	18,180	1.00	1.3271	1.3271		120	54.77	5,082,221	5,104,200	
2003/07	4,359	1.00	1.1664	1.1664		120	54.77	5,145,611	5,163,720	
2004/01	28,465	1.00	1.1103	1.1103		120	54.77	5,221,080	5,221,080	8
2004/07		1.00	0.8378	0.8378		120	54.77	5,264,639	5,264,880	
2005/01		1.00	0.8595	0.8595		120	54.77	5,309,699	5,310,120	
2005/07		1.00	0.7364	0.7364		120	54.77	5,348,636	5,349,240	
2006/01	34,980	1.00	0.9068	0.9068		120	53.70	5,397,720	5,397,720	8
2006/07		1.00	0.8133	0.8133		120	53.70	5,440,582	5,441,640	
2007/01		1.00	1.0133	1.0133		120	59.89	5,495,711	5,496,720	
2007/07		1.00	1.1050	1.1050		120	53.36	5,554,628	5,557,440	
2008/01		0.95	0.8556	0.8556		120	53.36	5,598,430	5,604,960	
2008/07		0.95	0.6104	0.6104		120	53.36	5,629,927	5,639,160	
2009/01	94,053	0.90	1.3268	1.3268		120	54.92	5,714,040	5,714,040	8
2009/07		0.90	0.6841	0.6841		120	54.92	5,749,170	5,753,160	
2010/01	62,615	0.85	0.8643	0.8643		120	60.32	5,802,840	5,802,840	8
2010/07		0.85	0.7107	0.7107		120	62.75	5,837,895	5,844,120	
2011/01		0.80	0.9198	0.9198		120	62.75	5,880,850	5,897,880	
2011/07	34,561	0.80	0.9028	0.9028		120	63.23	5,951,160	5,951,160	8
2012/01		0.75	0.3865	0.3865		120	63.23	5,968,412	5,974,200	
2012/07	48,732	0.75	0.9417	0.9417		120	60.66	6,030,480	6,030,480	8
2013/01		0.70	0.4901	0.4901		120	60.66	6,051,171	6,060,000	
2013/07		0.70	0.6196	0.6196		120	60.66	6,077,415	6,097,560	
2014/01	71,723	0.65	0.8564	0.8564		120	60.63	6,149,760	6,149,760	8
2014/07		0.65	1.2383	1.2383		120	60.63	6,199,259	6,225,960	
2015/01	18,782	0.60	0.7571	0.7571		120	58.27	6,246,204	6,273,120	
2015/09	70,243	0.60	1.5736	1.5736		120	57.11	6,371,880	6,371,880	8
2016/09		0.55	1.9890	1.9890		120	57.11	6,441,588	6,498,600	

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

0260657-00 - 2016/09

227.44

Island Lake 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
155 LANDOVER PLACE	1/1/2015-12/31/2015	Number of Beds: 120	Superior: 0
LONGWOOD, FL 32750	Days in CR 365	Maximum: 43,800	Standard: 366
County: Seminole [59]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 7	Last Used: 2016/09	Total Patient: 42,645	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 4,284	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 30,463	FY Index: 1.37939113
Class at 1/94: North Large	Medicaid Utilization	71.43393%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	97.36301%	Cost: 1.04651568
Open Date: 03/10/1989	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 03/10/1989	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 04/10/1989	Low Occupancy Adjustment Factor:	123.13209%	DC Sem Index: 1.30450000
Med # Active Date: 05/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 200573			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,363,624	2,501,590	1,616,545	924,857		6,406,616	
1a	Audit Adjustments							
2	Cost Per Diem	44.7633	82.1190	53.0659	30.3600		210.3082	
3	Cost Per Diem Inflated	46.8455	85.4601	55.5343				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	46.8455	85.4601	55.5343	30.3600		218.1999	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	51.7156		66.7291				
7	Provider Target Rate	54.5924		70.4411				
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	46.8455	85.4601	55.5343	13.6500		201.4899	
12/13	Medicaid Adjustment Rate		2.0607	1.3391				
14	Prospective Per Diem 11	46.8455	87.5208	56.8734	13.6500		204.8897	
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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227.44

Island Lake Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 04/10/1989		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,949,390.00		Total Amount	Per Diem
RS to Start Calcs:	1989/01	Type:	Variable	80% Capital(1):	4,738,604	10.5436
Indexed Asset Value	5,923,255	<60% of Base:	False	20% ROE(2):	1,184,651	0.6074
FRVS Base Asset:	3,527,874	Interest Rate:	7.1087%	Insurance Cost(3):	54,727	1.2833
Occup Adj Factor	0.9000	Chase Rate:	4.2500%	Taxes Cost(3):	80,626	1.8906
ROE Factor	0.020210	Amortization Rate:	6.2500%	Home Office(3):	64,470	1.5118
		Interest Only:	False	Replacement(3&4):	209,228	0.0000
		Yearly Payment:	415,630	Total FRVS PD:		15.8367

(1) 80% Capital (\$4,738,604) amortized at 6.2500 % for 20 years Principal & Interest of \$415,630 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$10.5436

(2) 20% ROE (\$1,184,651) times the ROE factor (0.020210) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6074

(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:	07/01/1988	Current RS PBS:	29,646
Comparison Bed	119	Effective PBS Limitation	54,155
			3,527,874

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	46.8455	46.8455	2.1254	44.7201
Direct Care	87.5208	87.5208	3.9708	83.5500
Indirect Care	56.8734	56.8734	2.5803	54.2931
Property	13.6500	15.8367	0.7185	15.1182
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.5792
Supplemental Rate				8.1814
Totals	204.8897	207.0764	9.3950	227.4420

Medicaid Trend Adjustment



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227.44

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	4,021,685	0.00	0.5899	0.5899		119	48.70	3,527,874	3,527,874	1
1989/07		0.10	0.5899	0.5899		119	48.70	3,529,717	3,572,737	
1990/01		0.10	0.5899	0.5899		119	48.70	3,531,561	3,590,706	
1990/07		0.20	0.5899	0.5899		119	48.70	3,535,251	3,611,888	
1991/01		0.20	0.5899	0.5899		119	48.70	3,538,945	3,633,070	
1991/07		0.30	1.4932	1.4932		119	48.70	3,552,983	3,687,334	
1992/01		0.30	2.0117	2.0117		119	48.70	3,571,969	3,761,471	
1992/07		0.40	1.8152	1.8152		119	58.46	3,597,905	3,829,777	
1993/01		0.40	1.7710	1.7710		119	58.46	3,623,393	3,897,607	
1993/07	20,985	0.50	1.5329	1.5329		119	64.39	3,672,151	3,957,345	
1994/01		0.50	1.6983	1.6983		119	64.39	3,703,335	4,024,580	
1994/07		0.60	1.5991	1.5991		120	63.40	3,738,868	4,123,320	
1995/01		0.60	1.5812	1.5812		120	63.40	3,774,339	4,188,480	
1995/07		0.70	1.5250	1.5250		120	60.07	3,814,630	4,252,320	
1996/01		0.70	1.7228	1.7228		120	60.07	3,860,634	4,325,640	
1996/07		0.80	1.3294	1.3294		120	62.69	3,901,692	4,383,120	
1997/01		0.80	1.4109	1.4109		120	62.69	3,901,692	4,444,920	5
1997/07		0.90	1.0917	1.0917		120	58.95	3,984,497	4,493,400	
1998/01		0.90	1.1663	1.1663		120	58.95	4,026,322	4,545,840	
1998/07		1.00	1.0794	1.0794		120	63.91	4,069,782	4,594,920	
1999/01		1.00	1.4499	1.4499		120	63.91	4,128,790	4,661,520	
1999/07		1.00	1.2299	1.2299		120	65.59	4,179,570	4,718,880	
2000/01		1.00	1.3356	1.3356		120	65.59	4,235,392	4,781,880	
2000/07		1.00	1.1129	1.1129		120	66.19	4,282,528	4,835,040	
2001/01		1.00	1.2976	1.2976		120	66.19	4,338,098	4,897,800	
2001/07		1.00	0.9615	0.9615		120	66.65	4,379,809	4,944,840	
2002/01	70,820	1.00	1.0301	1.0301		120	64.85	4,495,745	4,995,720	
2002/07		1.00	0.8337	0.8337		120	64.85	4,533,226	5,037,360	
2003/01		1.00	1.3271	1.3271		120	51.06	4,589,077	5,104,200	
2003/07		1.00	1.1664	1.1664		120	51.06	4,589,077	5,163,720	5



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227.44

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	51.06	4,686,585	5,221,080	
2004/07		1.00	0.8378	0.8378		120	51.06	4,723,036	5,264,880	
2005/01		1.00	0.8595	0.8595		120	51.06	4,760,722	5,310,120	
2005/07		1.00	0.7364	0.7364		120	51.06	4,793,269	5,349,240	
2006/01		1.00	0.9068	0.9068		120	51.06	4,833,621	5,397,720	
2006/07		1.00	0.8133	0.8133		120	51.06	4,870,117	5,441,640	
2007/01	34,818	1.00	1.0133	1.0133		120	62.01	4,954,284	5,496,720	
2007/07		1.00	1.1050	1.1050		120	62.19	5,009,029	5,557,440	
2008/01		1.00	0.8556	0.8556		120	62.19	5,051,886	5,604,960	
2008/07		1.00	0.6104	0.6104		120	62.19	5,082,723	5,639,160	
2009/01		1.00	1.3268	1.3268		120	57.55	5,150,161	5,714,040	
2009/07		0.95	0.6841	0.6841		120	57.55	5,183,632	5,753,160	
2010/01		0.95	0.8643	0.8643		120	55.50	5,226,195	5,802,840	
2010/07		0.90	0.7107	0.7107		120	60.85	5,259,622	5,844,120	
2011/01		0.90	0.9198	0.9198		120	60.85	5,303,161	5,897,880	
2011/07	46,283	0.85	0.9028	0.9028		120	60.22	5,390,140	5,951,160	
2012/01		0.85	0.3865	0.3865		120	60.22	5,407,847	5,974,200	
2012/07	87,735	0.80	0.9417	0.9417		120	58.35	5,536,325	6,030,480	
2013/01		0.80	0.4901	0.4901		120	58.35	5,558,033	6,060,000	
2013/07		0.75	0.6196	0.6196		120	58.35	5,583,861	6,097,560	
2014/01	48,710	0.75	0.8564	0.8564		120	66.67	5,668,436	6,149,760	
2014/07	28,544	0.70	1.2383	1.2383		120	71.97	5,746,114	6,225,960	
2015/01		0.70	0.7571	0.7571		120	71.97	5,776,568	6,273,120	
2015/09		0.65	1.5736	1.5736		120	71.97	5,835,651	6,371,880	
2016/09	17,961	0.60	1.9890	1.9890		120	71.43	5,923,255	6,498,600	

Message Code:

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



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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226.83

Indian River 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
7201 GREENBORO DR	1/1/2015-12/31/2015	Number of Beds: 179	Superior: 0
WEST MELBOURNE, FL 32904	Days in CR 365	Maximum: 65,335	Standard: 366
County: Brevard [5]	First Used : 2016/09	Max Annualized: 65,335	Conditional: 0
Region: Central Area: 7	Last Used: 2016/09	Total Patient: 64,533	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 3,074	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 47,824	FY Index: 1.37939113
Class at 1/94: North Large	Medicaid Utilization	74.10782%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	98.77248%	Cost: 1.04651568
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: 1.25350000
Entered Medicaid 08/01/1989	Low Occupancy Adjustment Factor:	124.91461%	DC Sem Index: 1.30450000
Med # Active Date: 05/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 201138			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,089,608	4,192,067	2,228,912	1,381,635		9,892,222	
1a	Audit Adjustments							
2	Cost Per Diem	43.6937	87.6561	46.6066	28.8900		206.8464	
3	Cost Per Diem Inflated	45.7261	91.2225	48.7745				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	45.7261	91.2225	48.7745	28.8900		214.6131	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	49.1063		64.9378				
7	Provider Target Rate	51.8380		68.5502				
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	45.7261	91.2225	48.7745	13.6500		199.3731	
12/13	Medicaid Adjustment Rate		2.4741	1.3228				
14	Prospective Per Diem 11	45.7261	93.6966	50.0973	13.6500		203.1700	
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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Indian River Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 08/29/1989		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,992,402.00		Total Amount	Per Diem
RS to Start Calcs:	1989/07	Type:	Variable	80% Capital(1):	7,156,787	10.6754
Indexed Asset Value	8,945,984	<60% of Base:	False	20% ROE(2):	1,789,197	0.6149
FRVS Base Asset:	3,578,520	Interest Rate:	7.1087%	Insurance Cost(3):	92,411	1.4320
Occup Adj Factor	0.9000	Chase Rate:	4.2500%	Taxes Cost(3):	67,889	1.0520
ROE Factor	0.020210	Amortization Rate:	6.2500%	Home Office(3):	90,453	1.4017
		Interest Only:	False	Replacement(3&4):	192,247	0.0000
		Yearly Payment:	627,732	Total FRVS PD:		15.1760

(1) 80% Capital (\$7,156,787) amortized at 6.2500 % for 20 years Principal & Interest of \$627,732 divided by annual available days (65335) divided by Occup. Adj. (0.90) = \$10.6754

(2) 20% ROE (\$1,789,197) times the ROE factor (0.020210) divided by annual available days (65335) divided by Occup. Adj. (0.90) = \$0.6149

(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	45.7261	45.7261	2.0746	43.6515
Direct Care	93.6966	93.6966	4.2510	89.4456
Indirect Care	50.0973	50.0973	2.2729	47.8244
Property	13.6500	15.1760	0.6885	14.4875
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				23.2435
Supplemental Rate				8.1814
Totals	203.1700	204.6960	9.2870	226.8339

Medicaid Trend Adjustment



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226.83

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	4,792,398	0.00	0.5899	0.5899		120	54.64	3,578,520	3,578,520	1
1990/01		0.10	0.5899	0.5899		120	54.64	3,580,618	3,620,880	
1990/07		0.10	0.5899	0.5899		120	54.64	3,582,717	3,642,240	
1991/01		0.20	0.5899	0.5899		120	54.64	3,586,917	3,663,600	
1991/07		0.20	1.4932	1.4932		120	54.64	3,597,557	3,718,320	
1992/01		0.30	2.0117	2.0117		120	54.64	3,619,126	3,793,080	
1992/07		0.30	1.8152	1.8152		179	55.48	3,638,836	5,760,757	
1993/01		0.40	1.7710	1.7710		179	55.48	3,664,614	5,862,787	
1993/07	1,864,931	0.40	1.5329	1.5329		179	53.06	5,551,224	5,952,645	
1994/01		0.50	1.6983	1.6983		179	53.06	5,596,702	6,053,780	
1994/07	22,736	0.50	1.5991	1.5991		179	48.67	5,659,039	6,150,619	
1995/01		0.60	1.5812	1.5812		179	48.67	5,706,547	6,247,816	
1995/07		0.60	1.5250	1.5250		179	50.00	5,754,015	6,343,044	
1996/01		0.70	1.7228	1.7228		179	50.00	5,817,100	6,452,413	
1996/07	35,606	0.70	1.3294	1.3294		179	50.38	5,902,293	6,538,154	
1997/01		0.80	1.4109	1.4109		179	50.38	5,963,316	6,630,339	
1997/07		0.80	1.0917	1.0917		179	45.79	6,006,678	6,702,655	
1998/01		0.90	1.1663	1.1663		179	45.79	6,059,172	6,780,878	
1998/07		0.90	1.0794	1.0794		179	49.09	6,111,712	6,854,089	
1999/01		1.00	1.4499	1.4499		179	49.09	6,190,804	6,953,434	
1999/07		1.00	1.2299	1.2299		179	55.29	6,266,945	7,038,996	
2000/01		1.00	1.3356	1.3356		179	55.29	6,350,646	7,132,971	
2000/07		1.00	1.1129	1.1129		179	59.30	6,421,322	7,212,268	
2001/01		1.00	1.2976	1.2976		179	59.30	6,504,645	7,305,885	
2001/07		1.00	0.9615	0.9615		179	57.42	6,567,187	7,376,053	
2002/01	32,942	1.00	1.0301	1.0301		179	67.47	6,667,778	7,451,949	
2002/07		1.00	0.8337	0.8337		179	67.47	6,723,367	7,514,062	
2003/01		1.00	1.3271	1.3271		179	64.37	6,812,593	7,613,765	
2003/07		1.00	1.1664	1.1664		179	64.37	6,892,055	7,702,549	
2004/01		1.00	1.1103	1.1103		179	64.37	6,968,577	7,788,111	



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226.83

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		179	64.37	7,026,960	7,853,446	
2005/01		1.00	0.8595	0.8595		179	64.37	7,087,357	7,920,929	
2005/07		1.00	0.7364	0.7364		179	64.37	7,139,548	7,979,283	
2006/01		1.00	0.9068	0.9068		179	62.19	7,204,289	8,051,599	
2006/07		1.00	0.8133	0.8133		179	62.19	7,262,881	8,117,113	
2007/01	19,657	1.00	1.0133	1.0133		179	73.59	7,356,133	8,199,274	
2007/07		1.00	1.1050	1.1050		179	73.59	7,437,418	8,289,848	
2008/01		1.00	0.8556	0.8556		179	71.07	7,501,053	8,360,732	
2008/07		1.00	0.6104	0.6104		179	71.07	7,546,839	8,411,747	
2009/01		1.00	1.3268	1.3268		179	73.25	7,646,970	8,523,443	
2009/07		1.00	0.6841	0.6841		179	73.25	7,699,283	8,581,797	
2010/01	77,407	0.95	0.8643	0.8643		179	73.46	7,839,909	8,655,903	
2010/07		0.95	0.7107	0.7107		179	71.57	7,892,844	8,717,479	
2011/01		0.90	0.9198	0.9198		179	71.57	7,958,181	8,797,671	
2011/07		0.90	0.9028	0.9028		179	71.57	8,022,841	8,877,147	
2012/01	83,436	0.85	0.3865	0.3865		179	63.95	8,132,632	8,911,515	
2012/07		0.85	0.9417	0.9417		179	63.95	8,197,726	8,995,466	
2013/01	111,608	0.80	0.4901	0.4901		179	63.81	8,341,477	9,039,500	
2013/07		0.80	0.6196	0.6196		179	63.81	8,382,826	9,095,527	
2014/01	69,086	0.75	0.8564	0.8564		179	69.71	8,505,755	9,173,392	
2014/07	31,518	0.75	1.2383	1.2383		179	72.00	8,616,266	9,287,057	
2015/01		0.70	0.7571	0.7571		179	72.00	8,661,932	9,357,404	
2015/09		0.70	1.5736	1.5736		179	72.00	8,757,343	9,504,721	
2016/09	75,417	0.65	1.9890	1.9890		179	74.11	8,945,984	9,693,745	

Message Code:

1 Per Bed Standard Limitation

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

Report Printed: 6/30/2016

ID: 260665123120150101201504222016144421



Florida Agency for Health Care Administration
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0260673-00 - 2016/09

206.65

Riverwood 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
2802 PARENTAL HOME ROAD	1/1/2015-12/31/2015	Number of Beds: 240	Superior: 0
JACKSONVILLE, FL 32216	Days in CR 365	Maximum: 87,600	Standard: 366
County: Duval [16]	First Used : 2016/09	Max Annualized: 87,600	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 80,158	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 4,498	Inflation
Current Class North Large	Initial CR? False	Medicaid: 69,342	FY Index: 1.37939113
Class at 1/94: North Large	Medicaid Utilization	86.50665%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	91.50457%	Cost: 1.04651568
Open Date: 08/01/1982	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 08/01/1982	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 08/01/1982	Low Occupancy Adjustment Factor:	115.72310%	DC Sem Index: 1.30450000
Med # Active Date: 05/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 213331			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,923,776	5,896,069	3,345,585	2,212,010		14,377,440	
1a	Audit Adjustments							
2	Cost Per Diem	42.1646	85.0288	48.2476	31.9000		207.3410	
3	Cost Per Diem Inflated	44.1259	88.4883	50.4919				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	44.1259	88.4883	50.4919	31.9000		215.0061	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	55.7856		62.9731				
7	Provider Target Rate	58.8888		66.4762				
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	44.1259	88.4883	50.4919	13.6500		196.7561	
12/13	Medicaid Adjustment Rate		3.6342	2.0737				
14	Prospective Per Diem 11	44.1259	92.1225	52.5656	13.6500		202.4640	
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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Riverwood Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 07/24/1996		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,922,517.00		Total Amount	Per Diem
RS to Start Calcs:	1982/07	Type:	Variable	80% Capital(1):	8,470,282	9.4234
Indexed Asset Value	10,587,853	<60% of Base:	False	20% ROE(2):	2,117,571	0.5428
FRVS Base Asset:	4,690,815	Interest Rate:	7.1087%	Insurance Cost(3):	120,231	1.4999
Occup Adj Factor	0.9000	Chase Rate:	4.2500%	Taxes Cost(3):	150,884	1.8823
ROE Factor	0.020210	Amortization Rate:	6.2500%	Home Office(3):	101,985	1.2723
		Interest Only:	False	Replacement(3&4):	538,324	0.0000
		Yearly Payment:	742,940	Total FRVS PD:		14.6207

(1) 80% Capital (\$8,470,282) amortized at 6.2500 % for 20 years Principal & Interest of \$742,940 divided by annual available days (87600) divided by Occup. Adj. (0.90) = \$9.4234

(2) 20% ROE (\$2,117,571) times the ROE factor (0.020210) divided by annual available days (87600) divided by Occup. Adj. (0.90) = \$0.5428

(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	44.1259	44.1259	2.0020	42.1239
Direct Care	92.1225	92.1225	4.1796	87.9429
Indirect Care	52.5656	52.5656	2.3849	50.1807
Property	13.6500	14.6207	0.6633	13.9574
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				4.2649
Supplemental Rate				8.1814
Totals	202.4640	203.4347	9.2298	206.6512

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	4,410,069	0.00	2.2977	2.2977		240	56.68	4,410,069	6,087,600	
1983/04	159,024	0.10	2.6288	2.6288		240	56.68	4,580,687	6,247,680	
1983/07		0.10	3.9578	3.0000	0.9578	240	56.68	4,594,429	6,494,880	
1984/01	29,857	0.20	2.2530	2.2530		240	74.84	4,644,988	6,579,120	
1984/07		0.20	1.9179	1.9179		240	74.84	4,662,806	6,705,360	
1985/01		0.30	1.1471	1.1471		240	56.68	4,678,851	6,782,160	
1985/10		0.30	0.8522	0.8522		240	69.93	4,690,815	6,840,000	
1986/01		0.40	0.8299	0.8299		240	76.19	4,706,389	6,896,880	
1986/07		0.40	0.2974	0.2974		240	76.20	4,711,990	6,883,680	
1987/01		0.50	1.0091	1.0091		240	76.19	4,735,767	7,006,800	
1987/07		0.50	0.9007	0.9007		240	81.99	4,757,097	7,061,520	
1988/01		0.60	0.9007	0.9007		240	81.99	4,782,804	7,118,880	
1988/07		0.60	0.5899	0.5899		240	88.38	4,799,730	7,115,040	
1989/01		0.70	0.5899	0.5899		240	88.38	4,819,548	7,157,040	
1989/07		0.70	0.5899	0.5899		240	91.46	4,839,448	7,205,520	
1990/01		0.80	0.5899	0.5899		240	91.46	4,862,285	7,241,760	
1990/07	1,210,766	0.80	0.5899	0.5899		240	81.30	6,095,996	7,284,480	
1991/01		0.90	0.5899	0.5899		240	81.30	6,128,360	7,327,200	
1991/07		0.90	1.4932	1.4932		240	86.01	6,210,719	7,436,640	
1992/01		1.00	2.0117	2.0117		240	86.01	6,335,660	7,586,160	
1992/07		1.00	1.8152	1.8152		240	83.57	6,450,665	7,723,920	
1993/01		1.00	1.7710	1.7710		240	83.57	6,564,906	7,860,720	
1993/07		1.00	1.5329	1.5329		240	84.12	6,665,539	7,981,200	
1994/01		1.00	1.6983	1.6983		240	84.12	6,778,740	8,116,800	
1994/07		1.00	1.5991	1.5991		240	82.23	6,887,139	8,246,640	
1995/01		1.00	1.5812	1.5812		240	82.23	6,996,038	8,376,960	
1995/07		1.00	1.5250	1.5250		240	78.82	7,102,728	8,504,640	
1996/01		1.00	1.7228	1.7228		240	78.82	7,225,094	8,651,280	
1996/07		1.00	1.3294	1.3294		240	82.55	7,321,144	8,766,240	
1997/01		1.00	1.4109	1.4109		240	82.55	7,424,438	8,889,840	



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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
1997/07		1.00	1.0917	1.0917		240	82.55	7,505,491	8,986,800	
1998/01		1.00	1.1663	1.1663		240	82.55	7,593,028	9,091,680	
1998/07		1.00	1.0794	1.0794		240	82.55	7,593,028	9,189,840	5
1999/01	87,779	1.00	1.4499	1.4499		240	87.48	7,874,046	9,323,040	
1999/07		1.00	1.2299	1.2299		240	87.48	7,874,046	9,437,760	5
2000/01		1.00	1.3356	1.3356		240	86.13	8,077,348	9,563,760	
2000/07		1.00	1.1129	1.1129		240	86.13	8,167,241	9,670,080	
2001/01		1.00	1.2976	1.2976		240	80.92	8,273,219	9,795,600	
2001/07		1.00	0.9615	0.9615		240	82.57	8,352,766	9,889,680	
2002/01	22,982	1.00	1.0301	1.0301		240	77.98	8,461,790	9,991,440	
2002/07		1.00	0.8337	0.8337		240	77.98	8,532,336	10,074,720	
2003/01		0.95	1.3271	1.3271		240	81.73	8,639,903	10,208,400	
2003/07	25,800	0.95	1.1664	1.1664		240	81.73	8,761,442	10,327,440	
2004/01	26,348	0.90	1.1103	1.1103		240	81.73	8,875,343	10,442,160	
2004/07	28,757	0.90	0.8378	0.8378		240	81.73	8,971,020	10,529,760	
2005/01		0.85	0.8595	0.8595		240	81.73	9,036,562	10,620,240	
2005/07		0.85	0.7364	0.7364		240	81.73	9,093,122	10,698,480	
2006/01		0.80	0.9068	0.9068		240	81.73	9,159,084	10,795,440	
2006/07		0.80	0.8133	0.8133		240	81.73	9,218,673	10,883,280	
2007/01	85,042	0.75	1.0133	1.0133		240	85.59	9,373,777	10,993,440	
2007/07		0.75	1.1050	1.1050		240	85.88	9,451,467	11,114,880	
2008/01		0.70	0.8556	0.8556		240	85.88	9,508,072	11,209,920	
2008/07		0.70	0.6104	0.6104		240	85.88	9,548,700	11,278,320	
2009/01		0.65	1.3268	1.3268		240	84.48	9,631,048	11,428,080	
2009/07		0.65	0.6841	0.6841		240	84.48	9,673,877	11,506,320	
2010/01		0.60	0.8643	0.8643		240	83.71	9,724,046	11,605,680	
2010/07		0.60	0.7107	0.7107		240	83.12	9,765,509	11,688,240	
2011/01		0.55	0.9198	0.9198		240	83.12	9,814,913	11,795,760	
2011/07	57,389	0.55	0.9028	0.9028		240	78.49	9,921,033	11,902,320	
2012/01		0.50	0.3865	0.3865		240	78.49	9,940,210	11,948,400	



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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
2012/07		0.50	0.9417	0.9417		240	78.49	9,987,018	12,060,960	
2013/01	88,713	0.45	0.4901	0.4901		240	81.08	10,097,752	12,120,000	
2013/07		0.45	0.6196	0.6196		240	81.08	10,125,905	12,195,120	
2014/01	100,054	0.40	0.8564	0.8564		240	87.54	10,260,650	12,299,520	
2014/07		0.40	1.2383	1.2383		240	87.54	10,311,471	12,451,920	
2015/01	60,884	0.35	0.7571	0.7571		240	87.46	10,399,680	12,546,240	
2015/09		0.35	1.5736	1.5736		240	87.46	10,456,961	12,743,760	
2016/09	68,495	0.30	1.9890	1.9890		240	86.51	10,587,853	12,997,200	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

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

Report Printed: 6/30/2016

ID: 260673123120150101201504222016121741



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Fairway Oaks 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
13806 N 46TH ST	1/1/2015-12/31/2015	Number of Beds: 120	Superior: 0
TAMPA, FL 33613	Days in CR 365	Maximum: 43,800	Standard: 366
County: Hillsborough [29]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 42,517	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 2,360	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 32,501	FY Index: 1.37939113
Class at 1/94: North Large	Medicaid Utilization	76.44236%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	97.07078%	Cost: 1.04651568
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: 1.25350000
Entered Medicaid 03/01/1983	Low Occupancy Adjustment Factor:	122.76252%	DC Sem Index: 1.30450000
Med # Active Date: 05/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 213292			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,565,583	2,585,140	1,854,897	1,026,057		7,031,677	
1a	Audit Adjustments							
2	Cost Per Diem	48.1703	79.5403	57.0720	31.5700		216.3526	
3	Cost Per Diem Inflated	50.4110	82.7765	59.7267				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	50.4110	82.7765	59.7267	31.5700		224.4842	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	55.9523		64.7894				
7	Provider Target Rate	59.0648		68.3935				
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	50.4110	82.7765	59.7267	13.6500		206.5642	
12/13	Medicaid Adjustment Rate		2.4624	1.7767				
14	Prospective Per Diem 11	50.4110	85.2389	61.5034	13.6500		210.8033	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Fairway Oaks Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	07/01/1990	Amount:	2,099,769.00		Total Amount	Per Diem
RS to Start Calcs:	1982/07	Type:	Variable	80% Capital(1):	4,209,005	9.3652
Indexed Asset Value	5,261,256	<60% of Base:	False	20% ROE(2):	1,052,251	0.5395
FRVS Base Asset:	2,511,048	Interest Rate:	7.1087%	Insurance Cost(3):	60,116	1.4139
Occup Adj Factor	0.9000	Chase Rate:	4.2500%	Taxes Cost(3):	77,927	1.8328
ROE Factor	0.020210	Amortization Rate:	6.2500%	Home Office(3):	62,991	1.4815
		Interest Only:	False	Replacement(3&4):	89,272	0.0000
		Yearly Payment:	369,178	Total FRVS PD:		14.6329

(1) 80% Capital (\$4,209,005) amortized at 6.2500 % for 20 years Principal & Interest of \$369,178 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.3652

(2) 20% ROE (\$1,052,251) times the ROE factor (0.020210) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5395

(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	50.4110	50.4110	2.2871	48.1239
Direct Care	85.2389	85.2389	3.8672	81.3717
Indirect Care	61.5034	61.5034	2.7904	58.7130
Property	13.6500	14.6329	0.6639	13.9690
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.7370
Supplemental Rate				8.1814
Totals	210.8033	211.7862	9.6086	233.0960

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	2,463,676	0.00	2.6288	2.6288		120	65.11	2,463,676	3,123,840	
1983/07		0.10	3.9578	3.0000	0.9578	120	65.11	2,471,067	3,247,440	
1984/01	12,728	0.10	2.2530	2.2530		120	67.14	2,489,362	3,289,560	
1984/07		0.20	1.9179	1.9179		120	67.14	2,498,911	3,352,680	
1985/01		0.20	1.1471	1.1471		120	92.89	2,504,644	3,391,080	
1985/10		0.30	0.8522	0.8522		120	76.90	2,511,048	3,420,000	
1986/01		0.30	0.8299	0.8299		120	76.90	2,517,301	3,448,440	
1986/07		0.40	0.2974	0.2974		120	76.90	2,520,297	3,441,840	
1987/01		0.40	1.0091	1.0091		120	76.90	2,530,469	3,503,400	
1987/07		0.50	0.9007	0.9007		120	79.43	2,541,866	3,530,760	
1988/01		0.50	0.9007	0.9007		120	79.15	2,553,315	3,559,440	
1988/07		0.60	0.5899	0.5899		120	72.47	2,562,351	3,557,520	
1989/01		0.60	0.5899	0.5899		120	72.47	2,571,419	3,578,520	
1989/07		0.70	0.5899	0.5899		120	70.48	2,582,036	3,602,760	
1990/01		0.70	0.5899	0.5899		120	70.48	2,592,697	3,620,880	
1990/07	78,588	0.80	0.5899	0.5899		120	74.00	2,683,520	3,642,240	
1991/01		0.80	0.5899	0.5899		120	74.00	2,696,184	3,663,600	
1991/07	104,643	0.90	1.4932	1.4932		120	89.77	2,800,827	3,718,320	5
1992/01		0.90	2.0117	2.0117		120	89.77	2,888,426	3,793,080	
1992/07		1.00	1.8152	1.8152		120	90.72	2,940,857	3,861,960	
1993/01		1.00	1.7710	1.7710		120	90.72	2,992,940	3,930,360	
1993/07		1.00	1.5329	1.5329		120	85.90	3,038,819	3,990,600	
1994/01		1.00	1.6983	1.6983		120	85.90	3,090,427	4,058,400	
1994/07		1.00	1.5991	1.5991		120	78.38	3,139,846	4,123,320	
1995/01		1.00	1.5812	1.5812		120	78.38	3,189,493	4,188,480	
1995/07		1.00	1.5250	1.5250		120	72.53	3,238,133	4,252,320	
1996/01		1.00	1.7228	1.7228		120	72.53	3,293,920	4,325,640	
1996/07	25,629	1.00	1.3294	1.3294		120	78.09	3,319,549	4,383,120	5
1997/01		1.00	1.4109	1.4109		120	78.09	3,363,338	4,444,920	5
1997/07		1.00	1.0917	1.0917		120	78.09	3,448,027	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	78.09	3,488,241	4,545,840	
1998/07		1.00	1.0794	1.0794		120	78.09	3,525,893	4,594,920	
1999/01	54,864	1.00	1.4499	1.4499		120	79.49	3,631,879	4,661,520	
1999/07		1.00	1.2299	1.2299		120	79.49	3,676,547	4,718,880	
2000/01		1.00	1.3356	1.3356		120	83.50	3,725,651	4,781,880	
2000/07		1.00	1.1129	1.1129		120	83.50	3,767,114	4,835,040	
2001/01		1.00	1.2976	1.2976		120	79.24	3,815,996	4,897,800	
2001/07	126,275	1.00	0.9615	0.9615		120	75.89	3,978,962	4,944,840	
2002/01	48,599	1.00	1.0301	1.0301		120	77.10	4,068,548	4,995,720	
2002/07		1.00	0.8337	0.8337		120	77.10	4,102,467	5,037,360	
2003/01	24,392	1.00	1.3271	1.3271		120	77.64	4,181,303	5,104,200	
2003/07		0.95	1.1664	1.1664		120	77.64	4,227,636	5,163,720	
2004/01		0.95	1.1103	1.1103		120	77.64	4,272,229	5,221,080	
2004/07		0.90	0.8378	0.8378		120	77.64	4,304,442	5,264,880	
2005/01		0.90	0.8595	0.8595		120	77.64	4,337,741	5,310,120	
2005/07		0.85	0.7364	0.7364		120	77.64	4,364,891	5,349,240	
2006/01		0.85	0.9068	0.9068		120	77.64	4,398,536	5,397,720	
2006/07		0.80	0.8133	0.8133		120	77.64	4,427,153	5,441,640	
2007/01	38,190	0.80	1.0133	1.0133		120	85.08	4,501,230	5,496,720	
2007/07	40,509	0.75	1.1050	1.1050		120	71.58	4,579,045	5,557,440	
2008/01		0.75	0.8556	0.8556		120	71.58	4,608,429	5,604,960	
2008/07		0.70	0.6104	0.6104		120	71.58	4,628,121	5,639,160	
2009/01		0.70	1.3268	1.3268		120	75.76	4,671,107	5,714,040	
2009/07		0.65	0.6841	0.6841		120	75.76	4,691,879	5,753,160	
2010/01	27,674	0.65	0.8643	0.8643		120	76.20	4,745,912	5,802,840	
2010/07		0.60	0.7107	0.7107		120	76.98	4,766,149	5,844,120	
2011/01		0.60	0.9198	0.9198		120	76.98	4,792,453	5,897,880	
2011/07		0.55	0.9028	0.9028		120	76.98	4,816,248	5,951,160	
2012/01	35,984	0.55	0.3865	0.3865		120	70.01	4,862,471	5,974,200	
2012/07	102,009	0.50	0.9417	0.9417		120	73.07	4,987,377	6,030,480	



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233.10

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/01		0.50	0.4901	0.4901		120	73.07	4,999,601	6,060,000	
2013/07		0.45	0.6196	0.6196		120	73.07	5,013,540	6,097,560	
2014/01	32,645	0.45	0.8564	0.8564		120	73.13	5,065,507	6,149,760	
2014/07	74,837	0.40	1.2383	1.2383		120	74.87	5,165,433	6,225,960	
2015/01		0.40	0.7571	0.7571		120	74.87	5,181,074	6,273,120	
2015/09		0.35	1.5736	1.5736		120	74.87	5,209,611	6,371,880	
2016/09	20,559	0.30	1.9890	1.9890		120	76.44	5,261,256	6,498,600	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

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

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ID: 260690123120150101201504222016150953



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

0260771-00 - 2016/09

267.90

Sinai Plaza Nursing & Rehab 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
201 NE 112TH STREET	8/1/2014-1/31/2015	Number of Beds: 150	Superior: 0
MIAMI, FL 33161	Days in CR 184	Maximum: 27,600	Standard: 366
County: Dade [13]	First Used : 2016/09	Max Annualized: 54,750	Conditional: 0
Region: South Area: 11	Last Used: 2016/09	Total Patient: 25,390	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 3,621	Inflation
Current Class South Large	Initial CR? False	Medicaid: 17,334	FY Index: 1.35323005
Class at 1/94: South Large	Medicaid Utilization	68.27097%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	91.99275%	Cost: 1.06674726
Open Date: 11/02/1990	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 11/02/1990	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23666442
Entered Medicaid 11/02/1990	Low Occupancy Adjustment Factor:	116.34049%	DC Sem Index: 1.30450000
Med # Active Date: 06/07/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05485367
Previous Med # 202916			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,040,448	1,705,421	1,057,208	339,053		4,142,130	
1a	Audit Adjustments							
2	Cost Per Diem	60.0235	98.3859	60.9904	19.5600		238.9598	
3	Cost Per Diem Inflated	64.0299	103.7827	65.0613				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	64.0299	103.7827	65.0613	19.5600		252.4339	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	63.4671		76.6569				
7	Provider Target Rate	66.9977		80.9212				
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	103.7827	65.0613	13.6500		241.2842	
12/13	Medicaid Adjustment Rate		2.1332	1.3373				
14	Prospective Per Diem 11	58.7902	105.9159	66.3986	13.6500		244.7547	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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267.90

Sinai Plaza Nursing & Rehab Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	11/02/1990	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	4,000,000.00		Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Variable	80% Capital(1):	6,380,246	16.0380
RS to Start Calcs:	1990/07	<60% of Base:	False	20% ROE(2):	1,595,061	0.7083
Indexed Asset Value	7,975,307	Interest Rate:	11.0000%	Insurance Cost(3):	23,682	0.9327
FRVS Base Asset:	4,526,100	Chase Rate:	10.0000%	Taxes Cost(3):	0	0.0000
Occup Adj Factor	0.9000	Amortization Rate:	11.0000%	Home Office(3):	17,432	0.6866
ROE Factor	0.021880	Interest Only:	False	Replacement(3&4):	35,454	0.0000
		Yearly Payment:	790,274	Total FRVS PD:		18.3656

(1) 80% Capital (\$6,380,246) amortized at 11.0000 % for 20 years Principal & Interest of \$790,274 divided by annual available days (54750) divided by Occup. Adj. (0.90) = \$16.0380

(2) 20% ROE (\$1,595,061) times the ROE factor (0.021880) divided by annual available days (54750) divided by Occup. Adj. (0.90) = \$0.7083

(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 150	Effective PBS Limitation	4,526,100

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.7902	58.7902	2.6673	56.1229
Direct Care	105.9159	105.9159	4.8054	101.1105
Indirect Care	66.3986	66.3986	3.0125	63.3861
Property	13.6500	18.3656	0.8332	17.5324
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.5672
Supplemental Rate				8.1814
Totals	244.7547	249.4703	11.3184	267.9005

Medicaid Trend Adjustment



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267.90

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1990/07	8,102,900	0.00	0.5899	0.5899		150	44.16	4,526,100	4,526,100	1
1991/01		0.10	0.5899	0.5899		150	44.16	4,528,244	4,579,500	
1991/07		0.10	1.4932	1.4932		150	44.16	4,533,672	4,647,900	
1992/01		0.20	2.0117	2.0117		150	44.16	4,548,316	4,741,350	
1992/07		0.20	1.8152	1.8152		150	44.16	4,561,572	4,827,450	
1993/01		0.30	1.7710	1.7710		150	44.16	4,581,031	4,912,950	
1993/07		0.30	1.5329	1.5329		150	44.16	4,581,031	4,988,250	5
1994/01		0.40	1.6983	1.6983		150	50.41	4,626,574	5,073,000	
1994/07		0.40	1.5991	1.5991		150	50.41	4,653,696	5,154,150	
1995/01	139,345	0.50	1.5812	1.5812		150	57.72	4,829,833	5,235,600	
1995/07		0.50	1.5250	1.5250		150	57.72	4,866,660	5,315,400	
1996/01	90,198	0.60	1.7228	1.7228		150	62.89	5,007,165	5,407,050	
1996/07		0.60	1.3294	1.3294		150	62.89	5,047,102	5,478,900	
1997/01	112,509	0.70	1.4109	1.4109		150	57.50	5,209,456	5,556,150	
1997/07	169,610	0.70	1.0917	1.0917		150	61.57	5,418,877	5,616,750	
1998/01		0.80	1.1663	1.1663		150	61.57	5,469,435	5,682,300	
1998/07		0.80	1.0794	1.0794		150	61.57	5,516,664	5,743,650	
1999/01	117,010	0.90	1.4499	1.4499		150	56.41	5,705,661	5,826,900	
1999/07	75,593	0.90	1.2299	1.2299		150	56.15	5,844,410	5,898,600	
2000/01		1.00	1.3356	1.3356		150	56.15	5,922,468	5,977,350	
2000/07	101,538	1.00	1.1129	1.1129		150	55.07	6,043,800	6,043,800	8
2001/01		1.00	1.2976	1.2976		150	55.07	6,122,224	6,122,250	
2001/07		1.00	0.9615	0.9615		150	54.08	6,180,105	6,181,050	
2002/01		1.00	1.0301	1.0301		150	54.08	6,242,701	6,244,650	
2002/07		1.00	0.8337	0.8337		150	57.26	6,294,746	6,296,700	
2003/01		1.00	1.3271	1.3271		150	64.08	6,378,284	6,380,250	
2003/07		1.00	1.1664	1.1664		150	64.08	6,452,680	6,454,650	
2004/01		1.00	1.1103	1.1103		150	64.08	6,524,324	6,526,350	
2004/07		1.00	0.8378	0.8378		150	64.08	6,578,985	6,581,100	
2005/01		1.00	0.8595	0.8595		150	64.08	6,635,531	6,637,650	



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267.90

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2005/07		1.00	0.7364	0.7364		150	64.08	6,684,395	6,686,550	
2006/01		1.00	0.9068	0.9068		150	64.08	6,745,009	6,747,150	
2006/07		1.00	0.8133	0.8133		150	48.79	6,793,672	6,802,050	
2007/01		1.00	1.0133	1.0133		150	49.69	6,855,866	6,870,900	
2007/07		1.00	1.1050	1.1050		150	49.69	6,924,309	6,946,800	
2008/01		1.00	0.8556	0.8556		150	47.37	6,975,335	7,006,200	
2008/07		1.00	0.6104	0.6104		150	47.37	7,012,006	7,048,950	
2009/01	25,893	1.00	1.3268	1.3268		150	55.08	7,130,934	7,142,550	
2009/07		1.00	0.6841	0.6841		150	55.08	7,179,717	7,191,450	
2010/01	37,835	1.00	0.8643	0.8643		150	61.63	7,253,550	7,253,550	8
2010/07		1.00	0.7107	0.7107		150	61.63	7,305,101	7,305,150	
2011/01		0.95	0.9198	0.9198		150	62.38	7,368,933	7,372,350	
2011/07		0.95	0.9028	0.9028		150	62.38	7,432,136	7,438,950	
2012/01	49,800	0.90	0.3865	0.3865		150	65.83	7,467,750	7,467,750	8
2012/07		0.90	0.9417	0.9417		150	65.83	7,531,039	7,538,100	
2013/01		0.85	0.4901	0.4901		150	66.79	7,562,413	7,575,000	
2013/07		0.85	0.6196	0.6196		150	66.79	7,602,244	7,621,950	
2014/01		0.80	0.8564	0.8564		150	69.96	7,654,327	7,687,200	
2014/07		0.80	1.2383	1.2383		150	69.96	7,730,151	7,782,450	
2015/01		0.75	0.7571	0.7571		150	69.96	7,774,043	7,841,400	
2015/09		0.75	1.5736	1.5736		150	68.08	7,865,792	7,964,850	
2016/09		0.70	1.9890	1.9890		150	68.27	7,975,307	8,123,250	

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

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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

0261254-00 - 2016/09

232.41

Alhambra 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
7501 38TH AVE N	9/1/2014-12/31/2015	Number of Beds: 60	Superior: 0
SAINT PETERSBURG, FL 33710	Days in CR 487	Maximum: 29,220	Standard: 366
County: Pinellas [52]	First Used : 2016/09	Max Annualized: 21,900	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 27,489	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 8,679	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 15,128	FY Index: 1.37302921
Class at 1/94: North Small	Medicaid Utilization	55.03292%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.07598%	Cost: 1.05136470
Open Date: 01/01/1971	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 04/13/1994	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24849500
Entered Medicaid 04/13/1994	Low Occupancy Adjustment Factor:	118.97509%	DC Sem Index: 1.30450000
Med # Active Date: 06/27/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04485801
Previous Med # 211290			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	921,253	1,273,038	844,170	188,344	7,921	3,234,726	
1a	Audit Adjustments							
2	Cost Per Diem	60.8972	84.1511	55.8018	12.4500	0.5236	213.8237	
3	Cost Per Diem Inflated	64.0252	87.9260	58.6680				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	64.0252	87.9260	58.6680	12.4500	0.5236	223.5928	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	67.7511		70.4463				
7	Provider Target Rate	71.5200		74.3651				
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	64.0252	87.9260	58.6680	12.4500	0.5236	223.5928	
12/13	Medicaid Adjustment Rate		0.4978	0.3322				
14	Prospective Per Diem 11	64.0252	88.4238	59.0002	12.4500	0.5236	224.4228	
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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232.41

Alhambra Health And Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	04/13/1994	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	458,612.00		Total Amount	Per Diem
RS to Start Calcs:	1994/01	Type:	Variable	80% Capital(1):	1,040,749	4.3587
Indexed Asset Value	1,300,936	<60% of Base:	False	20% ROE(2):	260,187	0.2713
FRVS Base Asset:	615,660	Interest Rate:	5.5000%	Insurance Cost(3):	34,955	1.2716
Occup Adj Factor	0.9000	Chase Rate:	4.2500%	Taxes Cost(3):	39,561	1.4392
ROE Factor	0.020550	Amortization Rate:	5.5000%	Home Office(3):	17,045	0.6201
		Interest Only:	False	Replacement(3&4):	23,311	0.0000
		Yearly Payment:	85,910	Total FRVS PD:		7.9609

(1) 80% Capital (\$1,040,749) amortized at 5.5000 % for 20 years Principal & Interest of \$85,910 divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$4.3587

(2) 20% ROE (\$260,187) times the ROE factor (0.020550) divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$0.2713

(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 60	Effective PBS Limitation	615,660

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	64.0252	64.0252	2.9048	61.1204
Direct Care	88.4238	88.4238	4.0117	84.4121
Indirect Care	59.0002	59.0002	2.6768	56.3234
Property	12.4500	7.9609	0.3612	7.5997
ROE	0.5236	0.5237	0.0238	0.4999
ROE Adjustment	-0.5236	-0.5237	-0.0238	-0.4999
Quality Assess-Medicaid Share				14.7720
Supplemental Rate				8.1814
Totals	223.8992	219.4101	9.9545	232.4090

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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232.41

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1994/01	628,543	0.00	1.6983	1.6983		60	10.39	615,660	615,660	1
1994/07		0.10	1.5991	1.5991		60	10.39	615,660	2,061,660	
1995/01		0.10	1.5812	1.5812		60	10.39	615,660	2,094,240	
1995/07		0.20	1.5250	1.5250		60	10.39	615,660	2,126,160	
1996/01		0.20	1.7228	1.7228		60	10.39	615,660	2,162,820	
1996/07		0.30	1.3294	1.3294		60	10.39	615,660	2,191,560	
1997/01		0.30	1.4109	1.4109		60	10.39	615,660	2,222,460	
1997/07		0.40	1.0917	1.0917		60	35.18	617,380	2,246,700	
1998/01		0.40	1.1663	1.1663		60	35.18	619,222	2,272,920	
1998/07		0.50	1.0794	1.0794		60	37.91	621,526	2,297,460	
1999/01		0.50	1.4499	1.4499		60	37.91	624,632	2,330,760	
1999/07		0.60	1.2299	1.2299		60	38.96	627,897	2,359,440	
2000/01		0.60	1.3356	1.3356		60	38.96	631,461	2,390,940	
2000/07		0.70	1.1129	1.1129		60	53.20	636,219	2,417,520	
2001/01		0.70	1.2976	1.2976		60	53.20	641,809	2,448,900	
2001/07		0.80	0.9615	0.9615		60	56.23	646,746	2,472,420	
2002/01		0.80	1.0301	1.0301		60	56.23	652,076	2,497,860	
2002/07		0.90	0.8337	0.8337		60	63.21	656,969	2,518,680	
2003/01		0.90	1.3271	1.3271		60	56.01	664,816	2,552,100	
2003/07	950	1.00	1.1664	1.1664		60	56.01	673,520	2,581,860	
2004/01	34,666	1.00	1.1103	1.1103		60	56.01	715,664	2,610,540	
2004/07	8,220	1.00	0.8378	0.8378		60	56.01	729,880	2,632,440	
2005/01		1.00	0.8595	0.8595		60	56.01	736,153	2,655,060	
2005/07		1.00	0.7364	0.7364		60	56.01	741,574	2,674,620	
2006/01		1.00	0.9068	0.9068		60	56.01	748,299	2,698,860	
2006/07		1.00	0.8133	0.8133		60	56.01	754,385	2,720,820	
2007/01		1.00	1.0133	1.0133		60	56.01	762,029	2,748,360	
2007/07		1.00	1.1050	1.1050		60	52.88	770,125	2,778,720	
2008/01		1.00	0.8556	0.8556		60	52.88	776,460	2,802,480	
2008/07	146,683	1.00	0.6104	0.6104		60	49.86	927,440	2,819,580	



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232.41

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2009/01		1.00	1.3268	1.3268		60	49.86	938,595	2,857,020	
2009/07		1.00	0.6841	0.6841		60	49.86	944,416	2,876,580	
2010/01	37,730	1.00	0.8643	0.8643		60	56.21	990,309	2,901,420	
2010/07	18,172	1.00	0.7107	0.7107		60	62.49	1,015,519	2,922,060	
2011/01		1.00	0.9198	0.9198		60	62.49	1,024,860	2,948,940	
2011/07		1.00	0.9028	0.9028		60	62.49	1,034,112	2,975,580	
2012/01	30,179	1.00	0.3865	0.3865		60	60.31	1,068,288	2,987,100	
2012/07		1.00	0.9417	0.9417		60	49.84	1,077,404	3,015,240	
2013/01		1.00	0.4901	0.4901		60	49.84	1,082,189	3,030,000	
2013/07		1.00	0.6196	0.6196		60	49.84	1,088,265	3,048,780	
2014/01		1.00	0.8564	0.8564		60	60.35	1,097,585	3,074,880	
2014/07		0.95	1.2383	1.2383		60	60.35	1,110,497	3,112,980	
2015/01	72,772	0.95	0.7571	0.7571		60	54.40	1,191,169	3,136,560	
2015/09		0.90	1.5736	1.5736		60	54.40	1,207,854	3,185,940	
2016/09	72,661	0.85	1.9890	1.9890		60	55.03	1,300,936	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: 261254123120150901201404292016133830



Florida Agency for Health Care Administration
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0261611-00 - 2016/09

209.06

Terra Vista Rehab 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
1730 LUCERNE TERRACE	1/1/2014-12/31/2014	Number of Beds: 115	Superior: 0
ORLANDO, FL 32806	Days in CR 365	Maximum: 41,975	Standard: 366
County: Orange [48]	First Used : 2015/09	Max Annualized: 41,975	Conditional: 0
Region: Central Area: 7	Last Used: 2016/09	Total Patient: 37,611	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 3,064	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 28,527	FY Index: 1.34193004
Class at 1/94: North Large	Medicaid Utilization	75.84749%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	89.60334%	Cost: 1.07573004
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: 1.22900000
Entered Medicaid 01/01/1972	Low Occupancy Adjustment Factor:	113.31867%	DC Sem Index: 1.30450000
Med # Active Date: 05/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 217140			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,264,628	1,965,713	1,264,076	858,948		5,353,365	
1a	Audit Adjustments							
2	Cost Per Diem	44.3309	68.9071	44.3116	30.1100		187.6596	
3	Cost Per Diem Inflated	47.6881	73.1402	47.6673				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	47.6881	73.1402	47.6673	30.1100		198.6056	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	62.7893		60.6162				
7	Provider Target Rate	66.2821		63.9882				
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	47.6881	73.1402	47.6673	13.6500		182.1456	
12/13	Medicaid Adjustment Rate		2.1268	1.3861				
14	Prospective Per Diem 11	47.6881	75.2670	49.0534	13.6500		185.6585	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Terra Vista Rehab And 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:	2,107,000.00		Total Amount	Per Diem
RS to Start Calcs:	1972/01	Type:	Fixed	80% Capital(1):	3,221,264	11.2667
Indexed Asset Value	4,026,580	<60% of Base:	False	20% ROE(2):	805,316	0.4841
FRVS Base Asset:	2,053,427	Interest Rate:	12.0000%	Insurance Cost(3):	63,615	1.6914
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	73,726	1.9602
ROE Factor	0.022710	Amortization Rate:	12.0000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	7,251	0.0000
		Yearly Payment:	425,627	Total FRVS PD:		15.4024

(1) 80% Capital (\$3,221,264) amortized at 12.0000 % for 20 years Principal & Interest of \$425,627 divided by annual available days (41975) divided by Occup. Adj. (0.90) = \$11.2667

(2) 20% ROE (\$805,316) times the ROE factor (0.022710) divided by annual available days (41975) divided by Occup. Adj. (0.90) = \$0.4841

(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	115	Effective PBS Limitation	54,155
			3,277,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	47.6881	47.6881	2.1636	45.5245
Direct Care	75.2670	75.2670	3.4148	71.8522
Indirect Care	49.0534	49.0534	2.2255	46.8279
Property	13.6500	15.4024	0.6988	14.7036
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.9723
Supplemental Rate				8.1814
Totals	185.6585	187.4109	8.5027	209.0619

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	1,213,763	0.00	3.9787	3.0000	0.9787	115	100.00	1,213,763	1,226,935	
1972/07		0.10	5.9113	3.0000	2.9113	115	100.00	1,217,404	1,287,425	
1973/01		0.10	8.0622	3.0000	5.0622	115	100.00	1,221,056	1,353,780	
1973/07		0.20	10.7186	3.0000	7.7186	115	100.00	1,228,382	1,430,370	
1974/01		0.20	12.9457	3.0000	9.9457	115	100.00	1,235,752	1,505,120	
1974/07		0.30	13.0494	3.0000	10.0494	115	100.00	1,246,874	1,551,810	
1975/01		0.30	13.1399	3.0000	10.1399	115	100.00	1,258,096	1,599,765	
1975/07		0.40	14.2033	3.0000	11.2033	115	100.00	1,273,193	1,664,855	
1976/01		0.40	15.2478	3.0000	12.2478	115	100.00	1,288,471	1,732,130	
1976/07		0.50	15.7330	3.0000	12.7330	115	100.00	1,307,798	1,792,505	
1977/01		0.50	16.4836	3.0000	13.4836	115	100.00	1,327,415	1,859,780	
1977/07		0.60	18.5412	3.0000	15.5412	115	100.00	1,351,308	1,953,735	
1978/01		0.60	20.2809	3.0000	17.2809	115	100.00	1,375,632	2,046,425	
1978/07		0.70	22.8203	3.0000	19.8203	115	100.00	1,404,520	2,159,700	
1979/01		0.70	24.9476	3.0000	21.9476	115	100.00	1,434,015	2,270,445	
1979/07		0.80	26.1458	3.0000	23.1458	115	55.00	1,468,431	2,365,780	
1980/01		0.80	29.3115	3.0000	26.3115	115	55.00	1,503,673	2,511,715	
1980/07		0.90	30.1222	3.0000	27.1222	115	55.00	1,544,272	2,607,395	
1981/01		0.90	30.9462	3.0000	27.9462	115	55.00	1,585,967	2,707,100	
1981/07		1.00	30.5350	3.0000	27.5350	115	55.00	1,633,546	2,777,135	
1982/01		1.00	30.2110	3.0000	27.2110	115	55.00	1,682,552	2,851,540	
1982/07		1.00	29.5087	3.0000	26.5087	115	55.00	1,733,029	2,916,975	
1983/04		1.00	29.1375	3.0000	26.1375	115	55.00	1,785,020	2,993,680	
1983/07		1.00	30.0953	3.0000	27.0953	115	55.00	1,838,571	3,112,130	
1984/01		1.00	28.3905	3.0000	25.3905	115	55.00	1,893,728	3,152,495	
1984/07		1.00	27.3084	3.0000	24.3084	115	55.00	1,950,540	3,212,985	
1985/01		1.00	25.4555	3.0000	22.4555	115	55.00	2,009,056	3,249,785	
1985/10		1.00	23.3077	3.0000	20.3077	115	40.49	2,053,427	3,277,500	
1986/01		1.00	21.1376	3.0000	18.1376	115	40.49	2,098,778	3,304,755	
1986/07		1.00	18.4350	3.0000	15.4350	115	40.49	2,145,130	3,298,430	



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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	115	40.49	2,192,506	3,357,425	
1987/07		1.00	14.3448	3.0000	11.3448	115	40.49	2,240,928	3,383,645	
1988/01		1.00	12.2455	3.0000	9.2455	115	42.61	2,293,011	3,411,130	
1988/07		1.00	9.8354	3.0000	6.8354	115	42.61	2,346,305	3,409,290	
1989/01	14,464	1.00	7.4253	3.0000	4.4253	115	44.85	2,418,168	3,429,415	
1989/07		1.00	5.0152	3.0000	2.0152	115	44.85	2,477,325	3,452,645	
1990/01		1.00	2.6051	2.6051		115	49.66	2,535,596	3,470,010	
1990/07		1.00	0.5899	0.5899		115	49.66	2,549,101	3,490,480	
1991/01		1.00	0.5899	0.5899		115	51.18	2,563,094	3,510,950	
1991/07		1.00	1.4932	1.4932		115	51.18	2,598,708	3,563,390	
1992/01		1.00	2.0117	2.0117		115	50.19	2,646,414	3,635,035	
1992/07		0.95	1.8152	1.8152		115	50.19	2,688,058	3,701,045	
1993/01		0.95	1.7710	1.7710		115	59.75	2,733,285	3,766,595	
1993/07		0.90	1.5329	1.5329		115	59.75	2,770,993	3,824,325	
1994/01		0.90	1.6983	1.6983		115	64.81	2,813,348	3,889,300	
1994/07		0.85	1.5991	1.5991		115	64.81	2,851,587	3,951,515	
1995/01		0.85	1.5812	1.5812		115	67.12	2,889,912	4,013,960	
1995/07		0.80	1.5250	1.5250		115	67.12	2,925,169	4,075,140	
1996/01	379,508	0.80	1.7228	1.7228		115	69.02	3,344,992	4,145,405	
1996/07		0.75	1.3294	1.3294		115	69.02	3,378,345	4,200,490	
1997/01		0.75	1.4109	1.4109		115	65.98	3,414,095	4,259,715	
1997/07		0.70	1.0917	1.0917		115	65.98	3,440,186	4,306,175	
1998/01		0.70	1.1663	1.1663		115	64.47	3,468,272	4,356,430	
1998/07		0.65	1.0794	1.0794		115	65.83	3,492,605	4,403,465	
1999/01		0.65	1.4499	1.4499		115	65.83	3,525,519	4,467,290	
1999/07		0.60	1.2299	1.2299		115	65.83	3,525,519	4,522,260	5
2000/01		0.60	1.3356	1.3356		115	65.83	3,579,996	4,582,635	
2000/07		0.55	1.1129	1.1129		115	65.83	3,601,909	4,633,580	
2001/01		0.55	1.2976	1.2976		115	65.83	3,627,616	4,693,725	
2001/07		0.50	0.9615	0.9615		115	65.83	3,645,058	4,738,805	



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209.06

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2002/01	42,936	0.50	1.0301	1.0301		115	71.96	3,706,770	4,787,565	
2002/07		0.45	0.8337	0.8337		115	71.96	3,720,678	4,827,470	
2003/01	102,160	0.45	1.3271	1.3271		115	65.38	3,845,058	4,891,525	
2003/07		0.40	1.1664	1.1664		115	65.38	3,862,999	4,948,565	
2004/01		0.40	1.1103	1.1103		115	65.38	3,880,155	5,003,535	
2004/07		0.35	0.8378	0.8378		115	65.38	3,891,532	5,045,510	
2005/01		0.35	0.8595	0.8595		115	65.38	3,903,238	5,088,865	
2005/07		0.30	0.7364	0.7364		115	65.38	3,911,860	5,126,355	
2006/01	17,215	0.30	0.9068	0.9068		115	65.78	3,939,715	5,172,815	
2006/07		0.25	0.8133	0.8133		115	66.58	3,947,724	5,214,905	
2007/01		0.25	1.0133	1.0133		115	66.58	3,957,724	5,267,690	
2007/07		0.20	1.1050	1.1050		115	66.58	3,966,471	5,325,880	
2008/01		0.20	0.8556	0.8556		115	63.82	3,973,258	5,371,420	
2008/07		0.15	0.6104	0.6104		115	63.82	3,976,898	5,404,195	
2009/01		0.15	1.3268	1.3268		115	68.14	3,984,812	5,475,955	
2009/07		0.10	0.6841	0.6841		115	68.14	3,987,538	5,513,445	
2010/01		0.10	0.8643	0.8643		115	72.23	3,990,983	5,561,055	
2010/07		0.05	0.7107	0.7107		115	75.98	3,992,400	5,600,615	
2011/01		0.05	0.9198	0.9198		115	75.98	3,994,237	5,652,135	
2011/07		0.00	0.9028	0.9028		115	75.26	3,994,237	5,703,195	
2012/01		0.00	0.3865	0.3865		115	75.26	3,994,237	5,725,275	
2012/07		0.00	0.9417	0.9417		115	75.26	3,994,237	5,779,210	
2013/01		0.00	0.4901	0.4901		115	78.39	3,994,237	5,807,500	
2013/07		0.00	0.6196	0.6196		115	78.39	3,994,237	5,843,495	
2014/01		0.00	0.8564	0.8564		115	80.59	3,994,237	5,893,520	
2014/07		0.00	1.2383	1.2383		115	80.59	3,994,237	5,966,545	
2015/01	32,343	0.00	0.7571	0.7571		115	80.46	4,026,580	6,011,740	
2015/09		0.00	1.5736	1.5736		115	75.85	4,026,580	6,106,385	
2016/09		0.00	1.9890	1.9890		115	75.85	4,026,580	6,227,825	

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
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0261629-00 - 2016/09

208.27

Avalon 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
1270 SW MAIN BLVD	1/1/2014-12/31/2014	Number of Beds: 95	Superior: 0
LAKE CITY, FL 32025	Days in CR 365	Maximum: 34,675	Standard: 366
County: Columbia [12]	First Used : 2016/09	Max Annualized: 34,675	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 30,081	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 3,843	Inflation
Current Class North Small	Initial CR? False	Medicaid: 22,925	FY Index: 1.34193004
Class at 1/94: North Small	Medicaid Utilization	76.21090%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	86.75126%	Cost: 1.07573004
Open Date: 10/01/1981	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 10/01/1981	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 10/01/1981	Low Occupancy Adjustment Factor:	109.71173%	DC Sem Index: 1.30450000
Med # Active Date: 05/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 215562			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	950,523	1,651,162	1,046,339	461,939		4,109,963	
1a	Audit Adjustments							
2	Cost Per Diem	41.4623	72.0245	45.6418	20.1500		179.2786	
3	Cost Per Diem Inflated	44.6022	76.4491	49.0983				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	44.6022	76.4491	49.0983	20.1500		190.2996	
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	44.6022	76.4491	49.0983	13.6500		183.7996	
12/13	Medicaid Adjustment Rate		2.2543	1.4478				
14	Prospective Per Diem 11	44.6022	78.7034	50.5461	13.6500		187.5017	
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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Avalon 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:	10/01/1985	Amount:	1,150,000.00		Total Amount	Per Diem
RS to Start Calcs:	1981/07	Type:	Fixed	80% Capital(1):	2,169,266	10.8632
Indexed Asset Value	2,711,582	<60% of Base:	False	20% ROE(2):	542,316	0.3946
FRVS Base Asset:	1,393,411	Interest Rate:	14.8040%	Insurance Cost(3):	50,460	1.6775
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	38,126	1.2674
ROE Factor	0.022710	Amortization Rate:	14.8040%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	27,657	0.0000
		Yearly Payment:	339,012	Total FRVS PD:		14.2027

(1) 80% Capital (\$2,169,266) amortized at 14.8040 % for 20 years Principal & Interest of \$339,012 divided by annual available days (34675) divided by Occup. Adj. (0.90) = \$10.8632

(2) 20% ROE (\$542,316) times the ROE factor (0.022710) divided by annual available days (34675) divided by Occup. Adj. (0.90) = \$0.3946

(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	95	Effective PBS Limitation	54,155
			2,707,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	44.6022	44.6022	2.0236	42.5786
Direct Care	78.7034	78.7034	3.5707	75.1327
Indirect Care	50.5461	50.5461	2.2933	48.2528
Property	13.6500	14.2027	0.6444	13.5583
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.5695
Supplemental Rate				8.1814
Totals	187.5017	188.0544	8.5320	208.2733

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	1,343,270	0.00	2.5888	2.5888		95	81.51	1,343,270	2,294,155	
1982/01		0.10	2.6760	2.6760		95	90.98	1,346,865	2,355,620	
1982/07		0.10	2.2977	2.2977		95	90.98	1,349,960	2,409,675	
1983/04		0.20	2.6288	2.6288		95	88.49	1,357,058	2,473,040	
1983/07		0.20	3.9578	3.0000	0.9578	95	88.49	1,365,200	2,570,890	
1984/01		0.30	2.2530	2.2530		95	90.98	1,374,427	2,604,235	
1984/07		0.30	1.9179	1.9179		95	88.48	1,382,335	2,654,205	
1985/01		0.40	1.1471	1.1471		94	91.94	1,388,677	2,656,346	
1985/10		0.40	0.8522	0.8522		95	91.94	1,393,411	2,707,500	
1986/01		0.50	0.8299	0.8299		95	90.78	1,399,194	2,730,015	
1986/07		0.50	0.2974	0.2974		95	90.78	1,401,275	2,724,790	
1987/01		0.60	1.0091	1.0091		95	89.58	1,409,760	2,773,525	
1987/07		0.60	0.9007	0.9007		95	85.74	1,417,378	2,795,185	
1988/01		0.70	0.9007	0.9007		95	85.74	1,426,315	2,817,890	
1988/07	9,765	0.70	0.5899	0.5899		95	85.74	1,441,969	2,816,370	
1989/01		0.80	0.5899	0.5899		95	85.74	1,448,774	2,832,995	
1989/07		0.80	0.5899	0.5899		95	85.74	1,455,611	2,852,185	
1990/01		0.90	0.5899	0.5899		95	85.74	1,463,339	2,866,530	
1990/07		0.90	0.5899	0.5899		95	81.11	1,471,108	2,883,440	
1991/01		1.00	0.5899	0.5899		95	81.11	1,479,786	2,900,350	
1991/07		1.00	1.4932	1.4932		95	84.72	1,501,882	2,943,670	
1992/01		1.00	2.0117	2.0117		95	84.72	1,532,095	3,002,855	
1992/07		1.00	1.8152	1.8152		95	88.72	1,559,906	3,057,385	
1993/01		1.00	1.7710	1.7710		95	88.72	1,587,532	3,111,535	
1993/07		1.00	1.5329	1.5329		95	88.72	1,611,867	3,159,225	
1994/01	26,352	1.00	1.6983	1.6983		95	85.99	1,665,593	3,212,900	
1994/07		1.00	1.5991	1.5991		95	85.99	1,692,227	3,264,295	
1995/01	30,835	1.00	1.5812	1.5812		95	88.47	1,749,819	3,315,880	
1995/07		1.00	1.5250	1.5250		95	88.47	1,776,504	3,366,420	
1996/01	15,615	1.00	1.7228	1.7228		95	79.78	1,822,725	3,424,465	



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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		95	88.29	1,846,956	3,469,970	
1997/01	42,964	1.00	1.4109	1.4109		95	88.29	1,915,979	3,518,895	
1997/07		1.00	1.0917	1.0917		95	88.29	1,936,896	3,557,275	
1998/01		1.00	1.1663	1.1663		95	88.29	1,959,486	3,598,790	
1998/07		1.00	1.0794	1.0794		95	78.30	1,959,486	3,637,645	5
1999/01		1.00	1.4499	1.4499		95	78.30	2,009,354	3,690,370	
1999/07		1.00	1.2299	1.2299		95	78.30	2,034,067	3,735,780	
2000/01		1.00	1.3356	1.3356		95	78.30	2,061,234	3,785,655	
2000/07		1.00	1.1129	1.1129		95	78.30	2,084,173	3,827,740	
2001/01		1.00	1.2976	1.2976		95	78.30	2,111,217	3,877,425	
2001/07		1.00	0.9615	0.9615		95	72.95	2,131,516	3,914,665	
2002/01		0.95	1.0301	1.0301		95	72.95	2,152,375	3,954,945	
2002/07	42,603	0.95	0.8337	0.8337		95	71.35	2,212,025	3,987,910	
2003/01		0.90	1.3271	1.3271		95	71.01	2,238,445	4,040,825	
2003/07		0.90	1.1664	1.1664		95	71.01	2,261,944	4,087,945	
2004/01		0.85	1.1103	1.1103		95	71.01	2,283,292	4,133,355	
2004/07		0.85	0.8378	0.8378		95	71.01	2,299,551	4,168,030	
2005/01		0.80	0.8595	0.8595		95	71.01	2,315,363	4,203,845	
2005/07		0.80	0.7364	0.7364		95	71.01	2,329,003	4,234,815	
2006/01		0.75	0.9068	0.9068		95	72.05	2,344,843	4,273,195	
2006/07		0.75	0.8133	0.8133		95	72.05	2,359,147	4,307,965	
2007/01		0.70	1.0133	1.0133		95	69.48	2,375,880	4,351,570	
2007/07		0.70	1.1050	1.1050		95	69.48	2,394,257	4,399,640	
2008/01		0.65	0.8556	0.8556		95	66.55	2,407,571	4,437,260	
2008/07		0.65	0.6104	0.6104		95	67.97	2,417,124	4,464,335	
2009/01		0.60	1.3268	1.3268		95	67.97	2,436,367	4,523,615	
2009/07		0.60	0.6841	0.6841		95	67.97	2,446,368	4,554,585	
2010/01		0.55	0.8643	0.8643		95	66.23	2,457,998	4,593,915	
2010/07		0.55	0.7107	0.7107		95	69.47	2,467,606	4,626,595	
2011/01		0.50	0.9198	0.9198		95	69.47	2,478,955	4,669,155	



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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		95	69.47	2,490,145	4,711,335	
2012/01		0.45	0.3865	0.3865		95	68.69	2,494,475	4,729,575	
2012/07		0.45	0.9417	0.9417		95	73.47	2,505,047	4,774,130	
2013/01		0.40	0.4901	0.4901		95	73.47	2,509,957	4,797,500	
2013/07		0.40	0.6196	0.6196		95	73.47	2,516,177	4,827,235	
2014/01		0.35	0.8564	0.8564		95	74.70	2,523,718	4,868,560	
2014/07	144,745	0.35	1.2383	1.2383		95	77.71	2,679,401	4,928,885	
2015/01		0.30	0.7571	0.7571		95	77.71	2,685,486	4,966,220	
2015/09		0.30	1.5736	1.5736		95	77.71	2,698,164	5,044,405	
2016/09		0.25	1.9890	1.9890		95	76.21	2,711,582	5,144,725	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

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

Report Printed: 6/30/2016

ID: 261629123120140101201404282016144535



Florida Agency for Health Care Administration
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Emerald 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
1655 SE WALTON ROAD	1/1/2015-12/31/2015	Number of Beds: 120	Superior: 0
PORT SAINT LUCIE, FL 34952	Days in CR 365	Maximum: 43,800	Standard: 366
County: St Lucie [56]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 42,196	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 15,099	Inflation
Current Class South Large	Initial CR? False	Medicaid: 19,748	FY Index: 1.37939113
Class at 1/94: South Large	Medicaid Utilization	46.80064%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	96.33790%	Cost: 1.04651568
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: 1.25350000
Entered Medicaid 11/01/1987	Low Occupancy Adjustment Factor:	121.83567%	DC Sem Index: 1.30450000
Med # Active Date: 05/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 216011			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	981,640	1,596,316	1,187,016	787,550		4,552,522	
1a	Audit Adjustments							
2	Cost Per Diem	49.7083	80.8343	60.1082	39.8800		230.5308	
3	Cost Per Diem Inflated	52.0205	84.1231	62.9042				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	52.0205	84.1231	62.9042	39.8800		238.9278	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	51.4480		67.5215				
7	Provider Target Rate	54.3100		71.2776				
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	52.0205	84.1231	62.9042	13.6500		212.6978	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	52.0205	84.1231	62.9042	13.6500		212.6978	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Emerald 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:	11/01/1987	Amount:	3,139,792.00		Total Amount	Per Diem
RS to Start Calcs:	1987/07	Type:	Variable	80% Capital(1):	4,225,436	12.7557
Indexed Asset Value	5,281,795	<60% of Base:	False	20% ROE(2):	1,056,359	0.5416
FRVS Base Asset:	2,656,745	Interest Rate:	10.4000%	Insurance Cost(3):	104,167	2.4686
Occup Adj Factor	0.9000	Chase Rate:	9.0000%	Taxes Cost(3):	111,838	2.6504
ROE Factor	0.020210	Amortization Rate:	10.4000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	151,768	0.0000
		Yearly Payment:	502,829	Total FRVS PD:		18.4163

(1) 80% Capital (\$4,225,436) amortized at 10.4000 % for 20 years Principal & Interest of \$502,829 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$12.7557

(2) 20% ROE (\$1,056,359) times the ROE factor (0.020210) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5416

(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:	29,195
Comparison Bed	91	Effective PBS Limitation	54,155
			2,656,745

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	52.0205	52.0205	2.3601	49.6604
Direct Care	84.1231	84.1231	3.8166	80.3065
Indirect Care	62.9042	62.9042	2.8539	60.0503
Property	13.6500	18.4163	0.8355	17.5808
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				14.6771
Supplemental Rate				8.1814
Totals	212.6978	217.4641	9.8661	230.4565

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
1987/07	4,487,763	0.00	0.9007	0.9007		91	9.85	2,656,745	2,656,745	1
1988/01		0.10	0.9007	0.9007		91	9.85	2,656,745	2,699,242	
1988/07		0.10	0.5899	0.5899		91	9.85	2,656,745	2,697,786	
1989/01		0.20	0.5899	0.5899		91	9.85	2,656,745	2,713,711	
1989/07		0.20	0.5899	0.5899		91	9.85	2,656,745	2,732,093	
1990/01		0.30	0.5899	0.5899		91	9.85	2,656,745	2,745,834	
1990/07		0.30	0.5899	0.5899		91	44.41	2,660,542	2,762,032	
1991/01		0.40	0.5899	0.5899		91	44.41	2,665,612	2,778,230	
1991/07		0.40	1.4932	1.4932		91	55.15	2,681,534	2,819,726	
1992/01		0.50	2.0117	2.0117		91	65.17	2,708,508	2,876,419	
1992/07		0.50	1.8152	1.8152		91	65.17	2,733,090	2,928,653	
1993/01	154,212	0.60	1.7710	1.7710		120	58.00	2,916,344	3,930,360	
1993/07		0.60	1.5329	1.5329		120	58.00	2,943,166	3,990,600	
1994/01		0.70	1.6983	1.6983		120	58.66	2,978,154	4,058,400	
1994/07		0.70	1.5991	1.5991		120	58.66	3,011,491	4,123,320	
1995/01		0.80	1.5812	1.5812		120	57.39	3,049,586	4,188,480	
1995/07		0.80	1.5250	1.5250		120	57.39	3,086,791	4,252,320	
1996/01		0.90	1.7228	1.7228		120	61.04	3,134,652	4,325,640	
1996/07		0.90	1.3294	1.3294		120	61.04	3,172,158	4,383,120	
1997/01	493,185	1.00	1.4109	1.4109		120	67.03	3,710,099	4,444,920	
1997/07		1.00	1.0917	1.0917		120	67.03	3,750,602	4,493,400	
1998/01		1.00	1.1663	1.1663		120	68.80	3,794,345	4,545,840	
1998/07		1.00	1.0794	1.0794		120	79.84	3,835,301	4,594,920	
1999/01		1.00	1.4499	1.4499		120	79.84	3,890,909	4,661,520	
1999/07		1.00	1.2299	1.2299		120	79.84	3,890,909	4,718,880	5
2000/01		1.00	1.3356	1.3356		120	79.84	3,991,369	4,781,880	
2000/07		1.00	1.1129	1.1129		120	79.84	4,035,789	4,835,040	
2001/01		1.00	1.2976	1.2976		120	79.84	4,088,157	4,897,800	
2001/07		1.00	0.9615	0.9615		120	79.84	4,127,465	4,944,840	
2002/01		1.00	1.0301	1.0301		120	74.76	4,169,982	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		1.00	0.8337	0.8337		120	74.76	4,204,747	5,037,360	
2003/01		1.00	1.3271	1.3271		120	65.40	4,260,548	5,104,200	
2003/07		1.00	1.1664	1.1664		120	65.40	4,310,243	5,163,720	
2004/01		1.00	1.1103	1.1103		120	65.40	4,358,100	5,221,080	
2004/07		1.00	0.8378	0.8378		120	65.40	4,394,612	5,264,880	
2005/01		1.00	0.8595	0.8595		120	65.40	4,432,384	5,310,120	
2005/07		1.00	0.7364	0.7364		120	65.40	4,465,024	5,349,240	
2006/01		1.00	0.9068	0.9068		120	52.58	4,503,731	5,397,720	
2006/07		1.00	0.8133	0.8133		120	51.91	4,538,302	5,441,640	
2007/01		1.00	1.0133	1.0133		120	51.91	4,581,705	5,496,720	
2007/07		1.00	1.1050	1.1050		120	51.91	4,629,488	5,557,440	
2008/01		0.95	0.8556	0.8556		120	50.21	4,663,839	5,604,960	
2008/07		0.95	0.6104	0.6104		120	55.05	4,663,839	5,639,160	5
2009/01		0.90	1.3268	1.3268		120	55.05	4,746,899	5,714,040	
2009/07		0.90	0.6841	0.6841		120	55.05	4,776,126	5,753,160	
2010/01		0.85	0.8643	0.8643		120	56.04	4,811,216	5,802,840	
2010/07		0.85	0.7107	0.7107		120	57.89	4,840,281	5,844,120	
2011/01		0.80	0.9198	0.9198		120	57.89	4,875,896	5,897,880	
2011/07		0.80	0.9028	0.9028		120	57.89	4,911,110	5,951,160	
2012/01		0.75	0.3865	0.3865		120	57.82	4,925,347	5,974,200	
2012/07		0.75	0.9417	0.9417		120	57.82	4,960,135	6,030,480	
2013/01		0.70	0.4901	0.4901		120	56.86	4,977,153	6,060,000	
2013/07		0.70	0.6196	0.6196		120	56.86	4,998,739	6,097,560	
2014/01	39,916	0.65	0.8564	0.8564		120	60.14	5,066,483	6,149,760	
2014/07		0.65	1.2383	1.2383		120	57.62	5,107,263	6,225,960	
2015/01		0.60	0.7571	0.7571		120	57.62	5,130,465	6,273,120	
2015/09		0.60	1.5736	1.5736		120	57.62	5,178,907	6,371,880	
2016/09	54,678	0.55	1.9890	1.9890		120	46.80	5,281,795	6,498,600	

Message Code:

- | |
|------------------------------------|
| 1 Per Bed Standard Limitation |
| 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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Hawthorne Health And Rehab Of Brandon

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
851 WEST LUMSDEN RD	7/1/2014-6/30/2015	Number of Beds: 120	Superior: 0
BRANDON, FL 33511	Days in CR 365	Maximum: 43,800	Standard: 366
County: Hillsborough [29]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 40,801	Total: 366
Control: Nonprofit : Other	Unaudited	Medicare: 12,881	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 16,426	FY Index: 1.35966457
Class at 1/94: North Large	Medicaid Utilization	40.25882%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	93.15297%	Cost: 1.06169895
Open Date: 03/27/1995	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 03/27/1995	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24000000
Entered Medicaid 03/27/1995	Low Occupancy Adjustment Factor:	117.80778%	DC Sem Index: 1.30450000
Med # Active Date: 12/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05201613
Previous Med # 211664			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	656,383	1,380,332	880,458	341,825		3,258,998	
1a	Audit Adjustments							
2	Cost Per Diem	39.9600	84.0334	53.6015	20.8100		198.4049	
3	Cost Per Diem Inflated	42.4255	88.4045	56.9087				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	42.4255	88.4045	56.9087	20.8100		208.5487	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	48.8637		60.1674				
7	Provider Target Rate	51.5819		63.5144				
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	42.4255	88.4045	56.9087	13.6500		201.3887	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	42.4255	88.4045	56.9087	13.6500		201.3887	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Hawthorne Health And Rehab Of Brandon

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 03/27/1995		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	4,977,200.00		Total Amount	Per Diem
RS to Start Calcs:	1995/01	Type:	Variable	80% Capital(1):	5,097,013	13.7577
Indexed Asset Value	6,371,266	<60% of Base:	False	20% ROE(2):	1,274,253	0.6669
FRVS Base Asset:	3,092,490	Interest Rate:	8.7965%	Insurance Cost(3):	81,287	1.9923
Occup Adj Factor	0.9000	Chase Rate:	8.3356%	Taxes Cost(3):	2,400	0.0588
ROE Factor	0.020630	Amortization Rate:	8.7965%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	129,567	0.0000
		Yearly Payment:	542,330	Total FRVS PD:		16.4757

(1) 80% Capital (\$5,097,013) amortized at 8.7965 % for 20 years Principal & Interest of \$542,330 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$13.7577

(2) 20% ROE (\$1,274,253) times the ROE factor (0.020630) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6669

(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:	34,361
Comparison Date: 07/01/1994	Current RS PBS:	54,155
Comparison Bed 90	Effective PBS Limitation	3,092,490

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	42.4255	42.4255	1.9248	40.5007
Direct Care	88.4045	88.4045	4.0109	84.3936
Indirect Care	56.9087	56.9087	2.5819	54.3268
Property	13.6500	16.4757	0.7475	15.7282
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				16.4733
Supplemental Rate				8.1814
Totals	201.3887	204.2144	9.2651	219.6040

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
1995/01	4,184,335	0.00	1.5812	1.5812		90	52.42	3,092,490	3,092,490	1
1995/07		0.10	1.5250	1.5250		90	52.42	3,096,985	3,189,240	
1996/01		0.10	1.7228	1.7228		90	52.42	3,102,071	3,244,230	
1996/07		0.20	1.3294	1.3294		90	52.42	3,109,932	3,287,340	
1997/01		0.20	1.4109	1.4109		90	52.42	3,118,297	3,333,690	
1997/07		0.30	1.0917	1.0917		90	52.42	3,128,030	3,370,050	
1998/01		0.30	1.1663	1.1663		90	57.61	3,138,975	3,409,380	
1998/07		0.40	1.0794	1.0794		90	57.61	3,152,529	3,446,190	
1999/01	52,978	0.40	1.4499	1.4499		90	60.00	3,223,792	3,496,140	
1999/07		0.50	1.2299	1.2299		90	60.00	3,243,618	3,539,160	
2000/01		0.50	1.3356	1.3356		90	60.00	3,265,279	3,586,410	
2000/07	81,591	0.60	1.1129	1.1129		90	52.20	3,367,562	3,626,280	
2001/01		0.60	1.2976	1.2976		90	52.40	3,392,542	3,673,350	
2001/07		0.70	0.9615	0.9615		120	52.10	3,414,173	4,944,840	
2002/01	1,267,494	0.70	1.0301	1.0301		120	52.10	4,704,988	4,995,720	
2002/07		0.80	0.8337	0.8337		120	52.10	4,734,716	5,037,360	
2003/01		0.80	1.3271	1.3271		120	52.10	4,782,334	5,104,200	
2003/07		0.90	1.1664	1.1664		120	52.10	4,829,892	5,163,720	
2004/01		0.90	1.1103	1.1103		120	52.10	4,875,612	5,221,080	
2004/07		1.00	0.8378	0.8378		120	52.10	4,914,306	5,264,880	
2005/01		1.00	0.8595	0.8595		120	59.87	4,956,544	5,310,120	
2005/07		1.00	0.7364	0.7364		120	59.87	4,993,044	5,349,240	
2006/01		1.00	0.9068	0.9068		120	59.08	5,038,321	5,397,720	
2006/07		1.00	0.8133	0.8133		120	59.08	5,079,298	5,441,640	
2007/01	81,837	1.00	1.0133	1.0133		120	54.90	5,212,510	5,496,720	
2007/07		1.00	1.1050	1.1050		120	54.90	5,270,004	5,557,440	
2008/01		1.00	0.8556	0.8556		120	47.37	5,308,839	5,604,960	
2008/07	71,821	1.00	0.6104	0.6104		120	41.19	5,404,929	5,639,160	
2009/01		1.00	1.3268	1.3268		120	41.19	5,458,635	5,714,040	
2009/07		1.00	0.6841	0.6841		120	41.19	5,486,601	5,753,160	



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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
2010/01	79,112	1.00	0.8643	0.8643		120	47.27	5,606,469	5,802,840	
2010/07		1.00	0.7107	0.7107		120	47.27	5,640,714	5,844,120	
2011/01	98,903	1.00	0.9198	0.9198		120	44.93	5,782,001	5,897,880	
2011/07		1.00	0.9028	0.9028		120	44.93	5,824,644	5,951,160	
2012/01	21,903	1.00	0.3865	0.3865		120	47.09	5,865,822	5,974,200	
2012/07		1.00	0.9417	0.9417		120	47.09	5,913,116	6,030,480	
2013/01	34,064	1.00	0.4901	0.4901		120	44.13	5,970,433	6,060,000	
2013/07		1.00	0.6196	0.6196		120	44.13	6,000,115	6,097,560	
2014/01		1.00	0.8564	0.8564		120	47.52	6,044,512	6,149,760	
2014/07		1.00	1.2383	1.2383		120	47.52	6,109,182	6,225,960	
2015/01	40,900	1.00	0.7571	0.7571		120	44.70	6,187,673	6,273,120	
2015/09		0.95	1.5736	1.5736		120	44.70	6,262,850	6,371,880	
2016/09	26,351	0.90	1.9890	1.9890		120	40.26	6,371,266	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: 261670063020150701201411242015104224



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Atlantic 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
4251 STACK BLVD	1/1/2015-12/31/2015	Number of Beds: 120	Superior: 0
MELBOURNE, FL 32901	Days in CR 365	Maximum: 43,800	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: 39,754	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 7,765	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 22,385	FY Index: 1.37939113
Class at 1/94: North Large	Medicaid Utilization	56.30880%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	90.76256%	Cost: 1.04651568
Open Date: 12/08/1995	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 12/08/1995	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 12/08/1995	Low Occupancy Adjustment Factor:	114.78470%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 212156			PS Target: 1.05562807

Rate Calculations								
Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	925,281	1,878,173	993,797	936,812		4,734,063	
1a	Audit Adjustments							
2	Cost Per Diem	41.3349	83.9032	44.3957	41.8500		211.4838	
3	Cost Per Diem Inflated	43.2576	87.3169	46.4608				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	43.2576	87.3169	46.4608	41.8500		218.8853	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	60.4210		64.9648				
7	Provider Target Rate	63.7821		68.5787				
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	43.2576	87.3169	46.4608	13.6500		190.6853	
12/13	Medicaid Adjustment Rate		0.6197	0.3298				
14	Prospective Per Diem 11	43.2576	87.9366	46.7906	13.6500		191.6348	
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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Atlantic 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:	12/08/1995	Amount:	4,190,261.00		Total Amount	Per Diem
RS to Start Calcs:	1995/07	Type:	Fixed	80% Capital(1):	4,805,204	10.6918
Indexed Asset Value	6,006,505	<60% of Base:	False	20% ROE(2):	1,201,301	0.6159
FRVS Base Asset:	2,094,240	Interest Rate:	8.0700%	Insurance Cost(3):	32,704	0.8227
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	70,278	1.7678
ROE Factor	0.020210	Amortization Rate:	6.2500%	Home Office(3):	10,530	0.2649
		Interest Only:	False	Replacement(3&4):	125,069	0.0000
		Yearly Payment:	421,471	Total FRVS PD:		14.1631

(1) 80% Capital (\$4,805,204) amortized at 6.2500 % for 20 years Principal & Interest of \$421,471 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$10.6918

(2) 20% ROE (\$1,201,301) times the ROE factor (0.020210) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6159

(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	60	Effective PBS Limitation	54,155
			2,094,240

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	43.2576	43.2576	1.9626	41.2950
Direct Care	87.9366	87.9366	3.9896	83.9470
Indirect Care	46.7906	46.7906	2.1229	44.6677
Property	13.6500	14.1631	0.6426	13.5205
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				17.3227
Supplemental Rate				8.1814
Totals	191.6348	192.1479	8.7177	208.9343

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
1995/07	4,179,942	0.00	1.5250	1.5250		60	31.01	2,094,240	2,094,240	1
1996/01		0.10	1.7228	1.7228		60	31.01	2,096,274	2,162,820	
1996/07		0.10	1.3294	1.3294		60	31.01	2,097,845	2,191,560	
1997/01		0.20	1.4109	1.4109		60	31.01	2,101,183	2,222,460	
1997/07		0.20	1.0917	1.0917		60	31.01	2,103,769	2,246,700	
1998/01		0.30	1.1663	1.1663		60	31.01	2,103,769	2,272,920	5
1998/07		0.30	1.0794	1.0794		60	54.92	2,114,735	2,297,460	
1999/01		0.40	1.4499	1.4499		60	54.92	2,126,983	2,330,760	
1999/07	87,046	0.40	1.2299	1.2299		60	56.32	2,224,494	2,359,440	
2000/01		0.50	1.3356	1.3356		60	56.32	2,239,349	2,390,940	
2000/07	2,297,460	0.50	1.1129	1.1129		120	57.96	4,549,271	4,835,040	1
2001/01		0.60	1.2976	1.2976		120	57.96	4,584,692	4,897,800	
2001/07		0.60	0.9615	0.9615		120	55.15	4,611,141	4,944,840	
2002/01		0.70	1.0301	1.0301		120	55.15	4,644,392	4,995,720	
2002/07		0.70	0.8337	0.8337		120	53.24	4,670,629	5,037,360	
2003/01		0.80	1.3271	1.3271		120	52.49	4,717,954	5,104,200	
2003/07		0.80	1.1664	1.1664		120	50.09	4,758,047	5,163,720	
2004/01		0.90	1.1103	1.1103		120	50.09	4,801,349	5,221,080	
2004/07		0.90	0.8378	0.8378		120	50.09	4,834,319	5,264,880	
2005/01		1.00	0.8595	0.8595		120	50.09	4,872,161	5,310,120	
2005/07		1.00	0.7364	0.7364		120	50.09	4,904,837	5,349,240	
2006/01		1.00	0.9068	0.9068		120	50.09	4,945,343	5,397,720	
2006/07		1.00	0.8133	0.8133		120	50.09	4,981,973	5,441,640	
2007/01		1.00	1.0133	1.0133		120	53.91	5,031,455	5,496,720	
2007/07		1.00	1.1050	1.1050		120	54.44	5,086,486	5,557,440	
2008/01		1.00	0.8556	0.8556		120	54.44	5,129,563	5,604,960	
2008/07		1.00	0.6104	0.6104		120	54.44	5,160,555	5,639,160	
2009/01		1.00	1.3268	1.3268		120	56.29	5,229,025	5,714,040	
2009/07		1.00	0.6841	0.6841		120	56.29	5,264,797	5,753,160	
2010/01		1.00	0.8643	0.8643		120	51.27	5,307,215	5,802,840	



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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
2010/07	18,716	1.00	0.7107	0.7107		120	57.70	5,363,649	5,844,120	
2011/01		1.00	0.9198	0.9198		120	57.70	5,412,984	5,897,880	
2011/07		1.00	0.9028	0.9028		120	57.70	5,461,852	5,951,160	
2012/01		1.00	0.3865	0.3865		120	57.23	5,482,962	5,974,200	
2012/07		1.00	0.9417	0.9417		120	57.23	5,534,595	6,030,480	
2013/01		1.00	0.4901	0.4901		120	57.67	5,561,720	6,060,000	
2013/07		1.00	0.6196	0.6196		120	57.67	5,596,180	6,097,560	
2014/01		1.00	0.8564	0.8564		120	59.48	5,644,106	6,149,760	
2014/07	46,176	1.00	1.2383	1.2383		120	62.53	5,760,173	6,225,960	
2015/01		1.00	0.7571	0.7571		120	62.53	5,803,783	6,273,120	
2015/09		1.00	1.5736	1.5736		120	62.53	5,895,111	6,371,880	
2016/09		0.95	1.9890	1.9890		120	56.31	6,006,505	6,498,600	

Message Code:

- | |
|---|
| 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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Bonifay 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
306 WEST BROCK AVENUE	1/1/2015-12/31/2015	Number of Beds: 180	Superior: 0
BONIFAY , FL 32425	Days in CR 365	Maximum: 65,700	Standard: 366
County: Holmes [30]	First Used : 2016/09	Max Annualized: 65,700	Conditional: 0
Region: North Area: 2	Last Used: 2016/09	Total Patient: 54,197	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 7,118	Inflation
Current Class North Large	Initial CR? False	Medicaid: 43,574	FY Index: 1.37939113
Class at 1/94: North Large	Medicaid Utilization	80.39928%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	82.49163%	Cost: 1.04651568
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 07/01/1984	Low Occupancy Adjustment Factor:	104.32470%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 212377			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,795,027	3,079,946	1,575,120	1,743,396		8,193,489	
1a	Audit Adjustments							
2	Cost Per Diem	41.1949	70.6831	36.1482	40.0100		188.0362	
3	Cost Per Diem Inflated	43.1111	73.5589	37.8297				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	43.1111	73.5589	37.8297	40.0100		194.5097	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	49.8282		57.0192				
7	Provider Target Rate	52.6000		60.1911				
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	43.1111	73.5589	37.8297	13.6500		168.1497	
12/13	Medicaid Adjustment Rate		2.5157	1.2937				
14	Prospective Per Diem 11	43.1111	76.0746	39.1234	13.6500		171.9591	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Bonifay Nursing And Rehab Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 10/01/2003		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	5,325,551.00		Total Amount	Per Diem
RS to Start Calcs:	1984/07	Type:	Fixed	80% Capital(1):	5,679,423	8.4247
Indexed Asset Value	7,099,279	<60% of Base:	False	20% ROE(2):	1,419,856	0.4853
FRVS Base Asset:	1,432,662	Interest Rate:	8.0700%	Insurance Cost(3):	55,482	1.0237
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	53,281	0.9831
ROE Factor	0.020210	Amortization Rate:	6.2500%	Home Office(3):	14,355	0.2649
		Interest Only:	False	Replacement(3&4):	66,804	0.0000
		Yearly Payment:	498,150	Total FRVS PD:		11.1817

(1) 80% Capital (\$5,679,423) amortized at 6.2500 % for 20 years Principal & Interest of \$498,150 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$8.4247

(2) 20% ROE (\$1,419,856) times the ROE factor (0.020210) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.4853

(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	43.1111	43.1111	1.9559	41.1552
Direct Care	76.0746	76.0746	3.4515	72.6231
Indirect Care	39.1234	39.1234	1.7750	37.3484
Property	13.6500	11.1817	0.5073	10.6744
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.1252
Supplemental Rate				8.1814
Totals	171.9591	169.4908	7.6897	191.1077

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	1,429,802	0.00	1.9179	1.9179		60	86.16	1,429,802	1,676,340	
1985/01		0.10	1.1471	1.1471		60	86.16	1,431,442	1,695,540	
1985/10		0.10	0.8522	0.8522		60	86.16	1,432,662	1,710,000	
1986/01		0.20	0.8299	0.8299		60	86.16	1,435,040	1,724,220	
1986/07		0.20	0.2974	0.2974		60	86.16	1,435,894	1,720,920	
1987/01		0.30	1.0091	1.0091		60	86.16	1,440,240	1,751,700	
1987/07		0.30	0.9007	0.9007		60	86.16	1,444,132	1,765,380	
1988/01		0.40	0.9007	0.9007		60	85.28	1,449,335	1,779,720	
1988/07	924,261	0.40	0.5899	0.5899		120	90.04	2,377,016	3,557,520	
1989/01		0.50	0.5899	0.5899		120	90.04	2,384,028	3,578,520	
1989/07	117,627	0.50	0.5899	0.5899		120	93.34	2,508,688	3,602,760	
1990/01		0.60	0.5899	0.5899		120	93.34	2,517,566	3,620,880	
1990/07		0.60	0.5899	0.5899		120	93.34	2,526,476	3,642,240	
1991/01	111,753	0.70	0.5899	0.5899		120	92.64	2,648,661	3,663,600	
1991/07		0.70	1.4932	1.4932		120	90.95	2,676,345	3,718,320	
1992/01		0.80	2.0117	2.0117		120	90.95	2,719,418	3,793,080	
1992/07		0.80	1.8152	1.8152		120	91.06	2,758,909	3,861,960	
1993/01		0.90	1.7710	1.7710		120	91.06	2,802,883	3,930,360	
1993/07		0.90	1.5329	1.5329		120	92.39	2,841,552	3,990,600	
1994/01		1.00	1.6983	1.6983		120	92.39	2,889,810	4,058,400	
1994/07		1.00	1.5991	1.5991		120	86.26	2,936,021	4,123,320	
1995/01		1.00	1.5812	1.5812		120	86.26	2,982,445	4,188,480	
1995/07	1,928,790	1.00	1.5250	1.5250		178	87.83	4,956,717	6,307,608	
1996/01		1.00	1.7228	1.7228		178	87.34	5,042,111	6,416,366	
1996/07		1.00	1.3294	1.3294		178	87.34	5,109,141	6,501,628	
1997/01		1.00	1.4109	1.4109		178	87.34	5,181,226	6,593,298	
1997/07		1.00	1.0917	1.0917		178	87.34	5,237,789	6,665,210	
1998/01		1.00	1.1663	1.1663		178	87.34	5,298,877	6,742,996	
1998/07		1.00	1.0794	1.0794		178	87.34	5,356,073	6,815,798	
1999/01		1.00	1.4499	1.4499		178	87.34	5,433,731	6,914,588	



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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		178	88.81	5,500,560	6,999,672	
2000/01		1.00	1.3356	1.3356		178	88.81	5,574,025	7,093,122	
2000/07		1.00	1.1129	1.1129		178	88.81	5,636,058	7,171,976	
2001/01	27,409	1.00	1.2976	1.2976		178	86.89	5,736,600	7,265,070	
2001/07		1.00	0.9615	0.9615		178	86.89	5,791,757	7,334,846	
2002/01		1.00	1.0301	1.0301		180	88.92	5,851,418	7,493,580	
2002/07		1.00	0.8337	0.8337		180	84.93	5,900,201	7,556,040	
2003/01		1.00	1.3271	1.3271		180	84.93	5,978,503	7,656,300	
2003/07		1.00	1.1664	1.1664		180	80.90	6,048,236	7,745,580	
2004/01		1.00	1.1103	1.1103		180	80.90	6,115,390	7,831,620	
2004/07		1.00	0.8378	0.8378		180	80.90	6,166,625	7,897,320	
2005/01		0.95	0.8595	0.8595		180	80.90	6,216,975	7,965,180	
2005/07		0.95	0.7364	0.7364		180	80.90	6,260,469	8,023,860	
2006/01		0.90	0.9068	0.9068		180	80.90	6,311,561	8,096,580	
2006/07		0.90	0.8133	0.8133		180	80.90	6,357,762	8,162,460	
2007/01		0.85	1.0133	1.0133		180	77.04	6,412,521	8,245,080	
2007/07		0.85	1.1050	1.1050		180	77.04	6,472,754	8,336,160	
2008/01		0.80	0.8556	0.8556		180	73.38	6,517,060	8,407,440	
2008/07		0.80	0.6104	0.6104		180	73.38	6,548,883	8,458,740	
2009/01		0.75	1.3268	1.3268		180	77.31	6,614,051	8,571,060	
2009/07		0.75	0.6841	0.6841		180	77.41	6,647,988	8,629,740	
2010/01		0.70	0.8643	0.8643		180	77.41	6,688,208	8,704,260	
2010/07		0.70	0.7107	0.7107		180	80.99	6,721,482	8,766,180	
2011/01		0.65	0.9198	0.9198		180	80.99	6,761,670	8,846,820	
2011/07		0.65	0.9028	0.9028		180	76.00	6,801,347	8,926,740	
2012/01		0.60	0.3865	0.3865		180	76.00	6,817,119	8,961,300	
2012/07		0.60	0.9417	0.9417		180	76.00	6,855,636	9,045,720	
2013/01		0.55	0.4901	0.4901		180	74.86	6,874,119	9,090,000	
2013/07		0.55	0.6196	0.6196		180	74.86	6,897,546	9,146,340	
2014/01		0.50	0.8564	0.8564		180	79.81	6,927,081	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	79.81	6,969,973	9,338,940	
2015/01		0.45	0.7571	0.7571		180	77.79	6,993,720	9,409,680	
2015/09		0.45	1.5736	1.5736		180	77.79	7,043,243	9,557,820	
2016/09		0.40	1.9890	1.9890		180	80.40	7,099,279	9,747,900	

Message Code:

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Riviera Palms 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
926 HABEN BLVD	1/1/2015-12/31/2015	Number of Beds: 120	Superior: 0
PALMETTO, FL 34221	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: 35,937	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 10,407	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 23,025	FY Index: 1.37939113
Class at 1/94: North Large	Medicaid Utilization	64.07046%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	82.04795%	Cost: 1.04651568
Open Date: 03/01/1988	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 03/01/1988	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 03/07/1988	Low Occupancy Adjustment Factor:	103.76360%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 212385			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,025,528	2,022,395	1,066,055	1,121,548		5,235,526
1a	Audit Adjustments						
2	Cost Per Diem	44.5398	87.8347	46.2999	48.7100		227.3844
3	Cost Per Diem Inflated	46.6116	91.4083	48.4536			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	46.6116	91.4083	48.4536	48.7100		235.1835
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	56.5713		64.0085			
7	Provider Target Rate	59.7183		67.5692			
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	46.6116	91.4083	48.4536	13.6500		200.1235
12/13	Medicaid Adjustment Rate		1.4469	0.7670			
14	Prospective Per Diem 11	46.6116	92.8552	49.2206	13.6500		202.3374
15	Inflated Usual & Customary Charge						0.00

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



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Riviera Palms Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 03/07/1988		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,899,682.00		Total Amount	Per Diem
RS to Start Calcs:	1988/01	Type:	Fixed	80% Capital(1):	4,296,760	9.5605
Indexed Asset Value	5,370,950	<60% of Base:	False	20% ROE(2):	1,074,190	0.5507
FRVS Base Asset:	2,648,070	Interest Rate:	8.0700%	Insurance Cost(3):	46,254	1.2871
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	92,319	2.5689
ROE Factor	0.020210	Amortization Rate:	6.2500%	Home Office(3):	9,519	0.2649
		Interest Only:	False	Replacement(3&4):	80,391	0.0000
		Yearly Payment:	376,875	Total FRVS PD:		14.2321

(1) 80% Capital (\$4,296,760) amortized at 6.2500 % for 20 years Principal & Interest of \$376,875 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.5605

(2) 20% ROE (\$1,074,190) times the ROE factor (0.020210) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5507

(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:	07/01/1987	Current RS PBS:	29,423
Comparison Bed	90	Effective PBS Limitation	54,155
			2,648,070

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	46.6116	46.6116	2.1147	44.4969
Direct Care	92.8552	92.8552	4.2128	88.6424
Indirect Care	49.2206	49.2206	2.2331	46.9875
Property	13.6500	14.2321	0.6457	13.5864
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				17.2502
Supplemental Rate				8.1814
Totals	202.3374	202.9195	9.2063	219.1448

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	2,669,580	0.00	0.9007	0.9007		90	58.91	2,648,070	2,648,070	1
1988/07		0.10	0.5899	0.5899		90	58.91	2,649,632	2,668,140	
1989/01		0.10	0.5899	0.5899		90	58.91	2,651,195	2,683,890	
1989/07		0.20	0.5899	0.5899		90	58.91	2,651,195	2,702,070	5
1990/01		0.20	0.5899	0.5899		90	58.91	2,654,323	2,715,660	5
1990/07		0.30	0.5899	0.5899		90	58.91	2,657,455	2,731,680	5
1991/01		0.30	0.5899	0.5899		90	58.91	2,662,159	2,747,700	5
1991/07	677,957	0.40	1.4932	1.4932		120	65.27	3,360,757	3,718,320	
1992/01		0.40	2.0117	2.0117		120	65.27	3,387,801	3,793,080	
1992/07	28,898	0.50	1.8152	1.8152		120	67.02	3,447,447	3,861,960	
1993/01		0.50	1.7710	1.7710		120	67.02	3,477,974	3,930,360	
1993/07		0.60	1.5329	1.5329		120	69.83	3,509,961	3,990,600	
1994/01		0.60	1.6983	1.6983		120	69.83	3,545,728	4,058,400	
1994/07		0.70	1.5991	1.5991		120	68.50	3,585,419	4,123,320	
1995/01		0.70	1.5812	1.5812		120	68.50	3,625,102	4,188,480	
1995/07		0.80	1.5250	1.5250		120	72.38	3,669,328	4,252,320	
1996/01		0.80	1.7228	1.7228		120	74.67	3,719,899	4,325,640	
1996/07		0.90	1.3294	1.3294		120	74.67	3,764,408	4,383,120	
1997/01		0.90	1.4109	1.4109		120	74.67	3,812,208	4,444,920	
1997/07		1.00	1.0917	1.0917		120	74.67	3,853,826	4,493,400	
1998/01		1.00	1.1663	1.1663		120	74.67	3,898,773	4,545,840	
1998/07		1.00	1.0794	1.0794		120	74.67	3,940,856	4,594,920	
1999/01		1.00	1.4499	1.4499		120	74.67	3,940,856	4,661,520	5
1999/07		1.00	1.2299	1.2299		120	74.84	4,047,165	4,718,880	
2000/01		1.00	1.3356	1.3356		120	74.84	4,101,219	4,781,880	
2000/07		1.00	1.1129	1.1129		120	71.24	4,146,861	4,835,040	
2001/01		1.00	1.2976	1.2976		120	59.12	4,200,671	4,897,800	
2001/07		1.00	0.9615	0.9615		120	59.12	4,241,060	4,944,840	
2002/01		1.00	1.0301	1.0301		120	61.29	4,284,747	4,995,720	
2002/07		1.00	0.8337	0.8337		120	61.29	4,320,469	5,037,360	



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219.14

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2003/01		1.00	1.3271	1.3271		120	56.48	4,377,806	5,104,200	
2003/07		1.00	1.1664	1.1664		120	59.51	4,428,869	5,163,720	
2004/01		1.00	1.1103	1.1103		120	59.51	4,478,043	5,221,080	
2004/07		1.00	0.8378	0.8378		120	59.51	4,515,560	5,264,880	
2005/01		1.00	0.8595	0.8595		120	59.51	4,554,371	5,310,120	
2005/07		1.00	0.7364	0.7364		120	59.51	4,587,909	5,349,240	
2006/01		1.00	0.9068	0.9068		120	59.51	4,629,512	5,397,720	
2006/07		1.00	0.8133	0.8133		120	59.51	4,667,164	5,441,640	
2007/01		1.00	1.0133	1.0133		120	53.81	4,713,433	5,496,720	
2007/07		1.00	1.1050	1.1050		120	53.81	4,764,390	5,557,440	
2008/01		1.00	0.8556	0.8556		120	48.30	4,800,188	5,604,960	
2008/07		0.95	0.6104	0.6104		120	51.11	4,826,056	5,639,160	
2009/01		0.95	1.3268	1.3268		120	51.11	4,882,586	5,714,040	
2009/07		0.90	0.6841	0.6841		120	51.11	4,910,522	5,753,160	
2010/01	17,677	0.90	0.8643	0.8643		120	62.27	4,966,398	5,802,840	
2010/07		0.85	0.7107	0.7107		120	59.44	4,996,400	5,844,120	
2011/01		0.85	0.9198	0.9198		120	59.44	5,035,462	5,897,880	
2011/07		0.80	0.9028	0.9028		120	61.44	5,071,828	5,951,160	
2012/01		0.80	0.3865	0.3865		120	61.44	5,087,510	5,974,200	
2012/07		0.75	0.9417	0.9417		120	61.44	5,123,443	6,030,480	
2013/01		0.75	0.4901	0.4901		120	69.20	5,142,277	6,060,000	
2013/07		0.70	0.6196	0.6196		120	69.20	5,164,579	6,097,560	
2014/01		0.70	0.8564	0.8564		120	70.29	5,195,541	6,149,760	
2014/07		0.65	1.2383	1.2383		120	70.29	5,237,360	6,225,960	
2015/01		0.65	0.7571	0.7571		120	73.15	5,263,133	6,273,120	
2015/09		0.60	1.5736	1.5736		120	73.15	5,312,828	6,371,880	
2016/09		0.55	1.9890	1.9890		120	64.07	5,370,950	6,498,600	

Message Code:

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



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210.70

Boynton 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
9600 LAWRENCE RD	1/1/2015-12/31/2015	Number of Beds: 168	Superior: 0
BOYNTON BEACH, FL 33436-33	Days in CR 365	Maximum: 61,320	Standard: 366
County: Palm Beach [50]	First Used : 2016/09	Max Annualized: 61,320	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 53,778	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 13,101	Inflation
Current Class South Large	Initial CR? False	Medicaid: 31,393	FY Index: 1.37939113
Class at 1/94: South Large	Medicaid Utilization	58.37517%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	87.70059%	Cost: 1.04651568
Open Date: 06/01/1977	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 07/01/1984	Low Occupancy Adjustment Factor:	110.91232%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 211257			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,226,111	2,750,807	1,282,045	1,849,676		7,108,639	
1a	Audit Adjustments							
2	Cost Per Diem	39.0568	87.6249	40.8386	58.9200		226.4403	
3	Cost Per Diem Inflated	40.8736	91.1900	42.7382				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	40.8736	91.1900	42.7382	58.9200		233.7218	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	53.0769		70.2721				
7	Provider Target Rate	56.0295		74.1812				
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	40.8736	91.1900	42.7382	13.6500		188.4518	
12/13	Medicaid Adjustment Rate		0.8592	0.4027				
14	Prospective Per Diem 11	40.8736	92.0492	43.1409	13.6500		189.7137	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Boynton Beach Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 07/01/1998		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	6,365,423.00		Total Amount	Per Diem
RS to Start Calcs:	1984/07	Type:	Fixed	80% Capital(1):	6,659,389	10.5839
Indexed Asset Value	8,324,236	<60% of Base:	False	20% ROE(2):	1,664,847	0.6097
FRVS Base Asset:	1,235,042	Interest Rate:	8.0700%	Insurance Cost(3):	79,877	1.4853
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	157,044	2.9202
ROE Factor	0.020210	Amortization Rate:	6.2500%	Home Office(3):	14,244	0.2649
		Interest Only:	False	Replacement(3&4):	110,282	0.0000
		Yearly Payment:	584,104	Total FRVS PD:		15.8640

(1) 80% Capital (\$6,659,389) amortized at 6.2500 % for 20 years Principal & Interest of \$584,104 divided by annual available days (61320) divided by Occup. Adj. (0.90) = \$10.5839

(2) 20% ROE (\$1,664,847) times the ROE factor (0.020210) divided by annual available days (61320) 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 168	Effective PBS Limitation	4,788,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	40.8736	40.8736	1.8544	39.0192
Direct Care	92.0492	92.0492	4.1762	87.8730
Indirect Care	43.1409	43.1409	1.9573	41.1836
Property	13.6500	15.8640	0.7197	15.1443
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.2959
Supplemental Rate				8.1814
Totals	189.7137	191.9277	8.7076	210.6974

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	1,232,577	0.00	1.9179	1.9179		168	96.69	1,232,577	4,693,752	
1985/01		0.10	1.1471	1.1471		168	96.69	1,233,991	4,747,512	
1985/10		0.10	0.8522	0.8522		168	96.69	1,235,042	4,788,000	
1986/01		0.20	0.8299	0.8299		168	96.90	1,237,092	4,827,816	
1986/07		0.20	0.2974	0.2974		168	93.00	1,237,828	4,818,576	
1987/01		0.30	1.0091	1.0091		168	88.58	1,241,575	4,904,760	
1987/07		0.30	0.9007	0.9007		168	88.58	1,244,930	4,943,064	
1988/01		0.40	0.9007	0.9007		168	88.12	1,249,415	4,983,216	
1988/07		0.40	0.5899	0.5899		168	88.02	1,252,364	4,980,528	
1989/01		0.50	0.5899	0.5899		168	89.20	1,256,058	5,009,928	
1989/07		0.50	0.5899	0.5899		168	89.20	1,259,763	5,043,864	
1990/01		0.60	0.5899	0.5899		168	91.69	1,264,221	5,069,232	
1990/07		0.60	0.5899	0.5899		168	91.69	1,268,695	5,099,136	
1991/01		0.70	0.5899	0.5899		168	93.75	1,273,933	5,129,040	
1991/07		0.70	1.4932	1.4932		168	93.75	1,287,248	5,205,648	
1992/01		0.80	2.0117	2.0117		168	96.01	1,307,965	5,310,312	
1992/07		0.80	1.8152	1.8152		168	96.01	1,326,959	5,406,744	
1993/01		0.90	1.7710	1.7710		168	97.22	1,348,109	5,502,504	
1993/07		0.90	1.5329	1.5329		168	97.22	1,366,708	5,586,840	
1994/01		1.00	1.6983	1.6983		168	92.26	1,389,919	5,681,760	
1994/07		1.00	1.5991	1.5991		168	93.60	1,412,145	5,772,648	
1995/01		1.00	1.5812	1.5812		168	93.60	1,434,474	5,863,872	
1995/07		1.00	1.5250	1.5250		168	93.60	1,456,350	5,953,248	
1996/01		1.00	1.7228	1.7228		168	93.60	1,481,440	6,055,896	
1996/07		1.00	1.3294	1.3294		168	93.60	1,501,134	6,136,368	
1997/01		1.00	1.4109	1.4109		168	93.60	1,522,313	6,222,888	
1997/07		1.00	1.0917	1.0917		168	93.60	1,538,932	6,290,760	
1998/01		1.00	1.1663	1.1663		168	94.55	1,556,881	6,364,176	
1998/07		1.00	1.0794	1.0794		168	94.55	1,573,686	6,432,888	
1999/01		1.00	1.4499	1.4499		168	92.81	1,573,686	6,526,128	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
1999/07	9,996,496	1.00	1.2299	1.2299		168	80.58	6,606,432	6,606,432	8
2000/01		1.00	1.3356	1.3356		168	80.58	6,694,632	6,694,632	8
2000/07		1.00	1.1129	1.1129		168	80.58	6,769,056	6,769,056	8
2001/01		1.00	1.2976	1.2976		168	68.83	6,856,891	6,856,920	
2001/07		1.00	0.9615	0.9615		168	68.83	6,922,776	6,922,776	8
2002/01		1.00	1.0301	1.0301		168	71.03	6,994,008	6,994,008	8
2002/07		1.00	0.8337	0.8337		168	64.28	7,052,304	7,052,304	8
2003/01		1.00	1.3271	1.3271		168	64.28	7,145,880	7,145,880	8
2003/07		1.00	1.1664	1.1664		168	48.69	7,219,667	7,229,208	
2004/01		1.00	1.1103	1.1103		168	48.69	7,290,630	7,309,512	
2004/07		1.00	0.8378	0.8378		168	48.69	7,344,703	7,370,832	
2005/01		0.95	0.8595	0.8595		168	48.69	7,397,792	7,434,168	
2005/07		0.95	0.7364	0.7364		168	48.69	7,397,792	7,488,936	5
2006/01		0.90	0.9068	0.9068		168	48.69	7,497,387	7,556,808	
2006/07		0.90	0.8133	0.8133		168	48.69	7,545,972	7,618,296	
2007/01		0.85	1.0133	1.0133		169	48.88	7,603,733	7,741,214	
2007/07		0.85	1.1050	1.1050		169	44.14	7,661,052	7,826,728	
2008/01		0.80	0.8556	0.8556		169	44.14	7,703,137	7,893,652	
2008/07		0.80	0.6104	0.6104		169	44.14	7,733,324	7,941,817	
2009/01		0.75	1.3268	1.3268		169	39.83	7,789,053	8,047,273	
2009/07		0.75	0.6841	0.6841		169	39.83	7,817,995	8,102,367	
2010/01		0.70	0.8643	0.8643		169	40.77	7,853,056	8,172,333	
2010/07		0.70	0.7107	0.7107		169	42.03	7,882,912	8,230,469	
2011/01		0.65	0.9198	0.9198		169	42.03	7,918,929	8,306,181	
2011/07		0.65	0.9028	0.9028		169	48.03	7,959,508	8,381,217	
2012/01		0.60	0.3865	0.3865		169	48.03	7,975,627	8,413,665	
2012/07		0.60	0.9417	0.9417		169	48.03	8,014,979	8,492,926	
2013/01		0.55	0.4901	0.4901		168	52.01	8,035,413	8,484,000	
2013/07		0.55	0.6196	0.6196		168	52.01	8,061,309	8,536,584	
2014/01		0.50	0.8564	0.8564		168	56.08	8,095,828	8,609,664	



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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		168	56.08	8,145,957	8,716,344	
2015/01		0.45	0.7571	0.7571		168	56.36	8,173,710	8,782,368	
2015/09		0.45	1.5736	1.5736		168	56.36	8,231,588	8,920,632	
2016/09	27,157	0.40	1.9890	1.9890		168	58.38	8,324,236	9,098,040	

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: 263460123120150101201504022016164701



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195.63

Arbor Trail Rehab And Skilled 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
611 TURNER CAMP RD	1/1/2015-12/31/2015	Number of Beds: 116	Superior: 0
INVERNESS, FL 34453	Days in CR 365	Maximum: 42,340	Standard: 366
County: Citrus [9]	First Used : 2016/09	Max Annualized: 42,340	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 36,671	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 11,072	Inflation
Current Class North Large	Initial CR? False	Medicaid: 18,297	FY Index: 1.37939113
Class at 1/94: North Large	Medicaid Utilization	49.89501%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	86.61077%	Cost: 1.04651568
Open Date: 07/17/1987	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/17/1987	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 07/17/1987	Low Occupancy Adjustment Factor:	109.53406%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 211991			PS Target: 1.05562807

Rate Calculations								
Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	727,898	1,419,656	731,080	1,071,655		3,950,289	
1a	Audit Adjustments							
2	Cost Per Diem	39.7824	77.5896	39.9563	58.5700		215.8983	
3	Cost Per Diem Inflated	41.6329	80.7464	41.8149				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	41.6329	80.7464	41.8149	58.5700		222.7642	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	51.8727		61.6623				
7	Provider Target Rate	54.7583		65.0925				
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	41.6329	80.7464	41.8149	13.6500		177.8442	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	41.6329	80.7464	41.8149	13.6500		177.8442	
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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195.63

Arbor Trail Rehab And Skilled Nursing Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 07/17/1987		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	4,025,253.00		Total Amount	Per Diem
RS to Start Calcs:	1987/07	Type:	Fixed	80% Capital(1):	4,381,930	10.0862
Indexed Asset Value	5,477,412	<60% of Base:	False	20% ROE(2):	1,095,482	0.5810
FRVS Base Asset:	1,751,700	Interest Rate:	8.0700%	Insurance Cost(3):	49,899	1.3607
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	78,968	2.1534
ROE Factor	0.020210	Amortization Rate:	6.2500%	Home Office(3):	9,713	0.2649
		Interest Only:	False	Replacement(3&4):	53,909	0.0000
		Yearly Payment:	384,345	Total FRVS PD:		14.4462

(1) 80% Capital (\$4,381,930) amortized at 6.2500 % for 20 years Principal & Interest of \$384,345 divided by annual available days (42340) divided by Occup. Adj. (0.90) = \$10.0862

(2) 20% ROE (\$1,095,482) times the ROE factor (0.020210) divided by annual available days (42340) divided by Occup. Adj. (0.90) = \$0.5810

(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:	29,195
Comparison Bed	60	Effective PBS Limitation	54,155
			1,751,700

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	41.6329	41.6329	1.8889	39.7440
Direct Care	80.7464	80.7464	3.6634	77.0830
Indirect Care	41.8149	41.8149	1.8971	39.9178
Property	13.6500	14.4462	0.6554	13.7908
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				16.9177
Supplemental Rate				8.1814
Totals	177.8442	178.6404	8.1048	195.6347

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
1987/07	3,499,565	0.00	0.9007	0.9007		60	67.62	1,751,700	1,751,700	1
1988/01		0.10	0.9007	0.9007		60	67.62	1,753,278	1,779,720	
1988/07		0.10	0.5899	0.5899		60	67.62	1,754,312	1,778,760	
1989/01		0.20	0.5899	0.5899		60	67.62	1,756,382	1,789,260	
1989/07		0.20	0.5899	0.5899		60	67.62	1,758,455	1,801,380	
1990/01		0.30	0.5899	0.5899		60	67.62	1,761,567	1,810,440	
1990/07	16,015	0.30	0.5899	0.5899		60	78.99	1,780,700	1,821,120	
1991/01		0.40	0.5899	0.5899		60	82.24	1,784,902	1,831,800	
1991/07		0.40	1.4932	1.4932		60	82.24	1,795,563	1,859,160	
1992/01		0.50	2.0117	2.0117		60	82.24	1,813,625	1,896,540	
1992/07	1,699,712	0.50	1.8152	1.8152		116	78.78	3,529,797	3,733,228	
1993/01		0.60	1.7710	1.7710		116	78.78	3,567,305	3,799,348	
1993/07		0.60	1.5329	1.5329		116	67.77	3,600,114	3,857,580	
1994/01		0.70	1.6983	1.6983		116	66.62	3,642,912	3,923,120	
1994/07		0.70	1.5991	1.5991		116	66.62	3,683,691	3,985,876	
1995/01		0.80	1.5812	1.5812		116	66.62	3,730,290	4,048,864	
1995/07		0.80	1.5250	1.5250		116	64.18	3,775,800	4,110,576	
1996/01		0.90	1.7228	1.7228		116	64.18	3,834,344	4,181,452	
1996/07		0.90	1.3294	1.3294		116	64.18	3,880,222	4,237,016	
1997/01		1.00	1.4109	1.4109		116	64.18	3,880,222	4,296,756	5
1997/07		1.00	1.0917	1.0917		116	64.18	3,934,968	4,343,620	5
1998/01		1.00	1.1663	1.1663		116	64.18	4,024,321	4,394,312	
1998/07		1.00	1.0794	1.0794		116	60.04	4,067,760	4,441,756	
1999/01		1.00	1.4499	1.4499		116	60.04	4,126,738	4,506,136	
1999/07		1.00	1.2299	1.2299		116	58.67	4,177,493	4,561,584	
2000/01		1.00	1.3356	1.3356		116	58.67	4,233,288	4,622,484	
2000/07		1.00	1.1129	1.1129		116	59.34	4,280,400	4,673,872	
2001/01		1.00	1.2976	1.2976		116	60.78	4,335,942	4,734,540	
2001/07		1.00	0.9615	0.9615		116	60.78	4,377,632	4,780,012	
2002/01		1.00	1.0301	1.0301		116	55.30	4,422,726	4,829,196	



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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		116	55.30	4,459,598	4,869,448	
2003/01		1.00	1.3271	1.3271		116	57.08	4,518,781	4,934,060	
2003/07		1.00	1.1664	1.1664		116	64.44	4,571,488	4,991,596	
2004/01		1.00	1.1103	1.1103		116	64.44	4,622,245	5,047,044	
2004/07		1.00	0.8378	0.8378		116	64.44	4,660,970	5,089,384	
2005/01		1.00	0.8595	0.8595		116	64.44	4,701,031	5,133,116	
2005/07		1.00	0.7364	0.7364		116	64.44	4,735,649	5,170,932	
2006/01		1.00	0.9068	0.9068		116	64.44	4,778,592	5,217,796	
2006/07		1.00	0.8133	0.8133		116	64.44	4,817,456	5,260,252	
2007/01		1.00	1.0133	1.0133		116	59.57	4,866,271	5,313,496	
2007/07		1.00	1.1050	1.1050		116	55.04	4,920,043	5,372,192	
2008/01		0.95	0.8556	0.8556		116	55.04	4,960,033	5,418,128	
2008/07		0.95	0.6104	0.6104		116	55.04	4,988,796	5,451,188	
2009/01		0.90	1.3268	1.3268		116	56.76	5,048,367	5,523,572	
2009/07		0.90	0.6841	0.6841		116	56.76	5,079,450	5,561,388	
2010/01		0.85	0.8643	0.8643		116	58.12	5,116,769	5,609,412	
2010/07		0.85	0.7107	0.7107		116	45.35	5,142,256	5,649,316	
2011/01		0.80	0.9198	0.9198		116	45.35	5,173,454	5,701,284	
2011/07		0.80	0.9028	0.9028		116	45.35	5,204,261	5,752,788	
2012/01		0.75	0.3865	0.3865		116	43.01	5,216,059	5,775,060	
2012/07		0.75	0.9417	0.9417		116	43.01	5,244,869	5,829,464	
2013/01		0.70	0.4901	0.4901		116	47.46	5,260,397	5,858,000	
2013/07		0.70	0.6196	0.6196		116	47.46	5,280,084	5,894,308	
2014/01		0.65	0.8564	0.8564		116	44.46	5,303,845	5,944,768	
2014/07		0.65	1.2383	1.2383		116	47.36	5,340,606	6,018,428	
2015/01		0.60	0.7571	0.7571		116	47.36	5,361,498	6,064,016	
2015/09		0.60	1.5736	1.5736		116	47.36	5,405,089	6,159,484	
2016/09	18,674	0.55	1.9890	1.9890		116	49.90	5,477,412	6,281,980	

Message Code:

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



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Pinellas Point 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
5601 31ST ST S	1/1/2015-12/31/2015	Number of Beds: 60	Superior: 0
SAINT PETERSBURG, FL 33712	Days in CR 365	Maximum: 21,900	Standard: 366
County: Pinellas [52]	First Used : 2016/09	Max Annualized: 21,900	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 17,979	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 3,043	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 14,650	FY Index: 1.37939113
Class at 1/94: North Small	Medicaid Utilization	81.48395%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	82.09589%	Cost: 1.04651568
Open Date: 01/01/1972	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 03/08/1995	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 03/08/1995	Low Occupancy Adjustment Factor:	103.82422%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 211630			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	750,076	1,115,748	683,270	302,962		2,852,056	
1a	Audit Adjustments							
2	Cost Per Diem	51.1997	76.1603	46.6396	20.6800		194.6796	
3	Cost Per Diem Inflated	53.5813	79.2590	48.8091				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	53.5813	79.2590	48.8091	20.6800		202.3294	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	71.3485		68.7230				
7	Provider Target Rate	75.3175		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	53.5813	79.2590	48.8091	13.6500		195.2994	
12/13	Medicaid Adjustment Rate		2.8073	1.7288				
14	Prospective Per Diem 11	53.5813	82.0663	50.5379	13.6500		199.8355	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Pinellas Point Nursing And Rehab Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 03/08/1995		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,040,258.00		Total Amount	Per Diem
RS to Start Calcs:	1995/01	Type:	Fixed	80% Capital(1):	2,383,784	10.6081
Indexed Asset Value	2,979,730	<60% of Base:	False	20% ROE(2):	595,946	0.6111
FRVS Base Asset:	1,604,692	Interest Rate:	8.0700%	Insurance Cost(3):	26,538	1.4761
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	29,965	1.6667
ROE Factor	0.020210	Amortization Rate:	6.2500%	Home Office(3):	4,762	0.2649
		Interest Only:	False	Replacement(3&4):	52,758	0.0000
		Yearly Payment:	209,085	Total FRVS PD:		14.6269

(1) 80% Capital (\$2,383,784) amortized at 6.2500 % for 20 years Principal & Interest of \$209,085 divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$10.6081

(2) 20% ROE (\$595,946) times the ROE factor (0.020210) divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$0.6111

(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:	34,361
Comparison Date: 07/01/1994	Current RS PBS:	54,155
Comparison Bed 60	Effective PBS Limitation	2,061,660

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	53.5813	53.5813	2.4310	51.1503
Direct Care	82.0663	82.0663	3.7233	78.3430
Indirect Care	50.5379	50.5379	2.2929	48.2450
Property	13.6500	14.6269	0.6636	13.9633
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.3767
Supplemental Rate				8.1814
Totals	199.8355	200.8124	9.1108	220.2597

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
1995/01	1,604,692	0.00	1.5812	1.5812		60	21.92	1,604,692	2,094,240	
1995/07	8,160	0.10	1.5250	1.5250		60	21.92	1,612,852	2,126,160	
1996/01	2,110	0.10	1.7228	1.7228		60	21.92	1,614,962	2,162,820	
1996/07	3,801	0.20	1.3294	1.3294		60	21.92	1,618,763	2,191,560	
1997/01		0.20	1.4109	1.4109		60	21.92	1,618,763	2,222,460	
1997/07		0.30	1.0917	1.0917		60	21.92	1,618,763	2,246,700	
1998/01		0.30	1.1663	1.1663		60	21.92	1,618,763	2,272,920	
1998/07		0.40	1.0794	1.0794		60	41.80	1,624,075	2,297,460	
1999/01		0.40	1.4499	1.4499		60	41.80	1,631,234	2,330,760	
1999/07		0.50	1.2299	1.2299		60	45.29	1,639,495	2,359,440	
2000/01		0.50	1.3356	1.3356		60	45.29	1,648,511	2,390,940	
2000/07	546,132	0.60	1.1129	1.1129		60	55.28	2,205,650	2,417,520	
2001/01		0.60	1.2976	1.2976		60	67.51	2,222,823	2,448,900	
2001/07		0.70	0.9615	0.9615		60	67.51	2,237,785	2,472,420	
2002/01		0.70	1.0301	1.0301		60	59.05	2,253,922	2,497,860	
2002/07		0.80	0.8337	0.8337		60	59.05	2,268,956	2,518,680	
2003/01		0.80	1.3271	1.3271		60	59.98	2,293,046	2,552,100	
2003/07		0.90	1.1664	1.1664		60	66.07	2,317,118	2,581,860	
2004/01		0.90	1.1103	1.1103		60	66.07	2,340,273	2,610,540	
2004/07		1.00	0.8378	0.8378		60	66.07	2,359,880	2,632,440	
2005/01		1.00	0.8595	0.8595		60	66.07	2,380,163	2,655,060	
2005/07		1.00	0.7364	0.7364		60	66.07	2,397,691	2,674,620	
2006/01		1.00	0.9068	0.9068		60	66.07	2,419,433	2,698,860	
2006/07		1.00	0.8133	0.8133		60	66.07	2,439,110	2,720,820	
2007/01		1.00	1.0133	1.0133		60	67.41	2,463,826	2,748,360	
2007/07		1.00	1.1050	1.1050		60	69.34	2,491,051	2,778,720	
2008/01		1.00	0.8556	0.8556		60	69.34	2,512,364	2,802,480	
2008/07		1.00	0.6104	0.6104		60	69.34	2,527,699	2,819,580	
2009/01		1.00	1.3268	1.3268		60	69.73	2,561,237	2,857,020	
2009/07		1.00	0.6841	0.6841		60	69.73	2,578,758	2,876,580	



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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
2010/01		1.00	0.8643	0.8643		60	67.82	2,601,046	2,901,420	
2010/07		1.00	0.7107	0.7107		60	67.82	2,619,532	2,922,060	
2011/01	42,610	1.00	0.9198	0.9198		60	73.65	2,686,236	2,948,940	
2011/07		1.00	0.9028	0.9028		60	73.65	2,710,487	2,975,580	
2012/01	9,833	1.00	0.3865	0.3865		60	73.44	2,730,796	2,987,100	
2012/07		1.00	0.9417	0.9417		60	73.82	2,756,512	3,015,240	
2013/01		1.00	0.4901	0.4901		60	73.82	2,770,022	3,030,000	
2013/07		1.00	0.6196	0.6196		60	73.82	2,787,185	3,048,780	
2014/01		1.00	0.8564	0.8564		60	71.61	2,811,054	3,074,880	
2014/07		1.00	1.2383	1.2383		60	71.25	2,845,863	3,112,980	
2015/01		1.00	0.7571	0.7571		60	71.25	2,867,409	3,136,560	
2015/09		0.95	1.5736	1.5736		60	71.25	2,910,274	3,185,940	
2016/09	17,359	0.90	1.9890	1.9890		60	81.48	2,979,730	3,249,300	

Message Code:

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

Report Printed: 6/30/2016

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205.84

Jacksonville 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
4134 DUNN AVENUE	1/1/2015-12/31/2015	Number of Beds: 163	Superior: 0
JACKSONVILLE , FL 32218	Days in CR 365	Maximum: 59,495	Standard: 366
County: Duval [16]	First Used : 2016/09	Max Annualized: 59,495	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 56,461	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 10,341	Inflation
Current Class North Large	Initial CR? False	Medicaid: 40,802	FY Index: 1.37939113
Class at 1/94: North Large	Medicaid Utilization	72.26581%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.90041%	Cost: 1.04651568
Open Date: 10/01/1990	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 10/01/1990	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 10/31/1990	Low Occupancy Adjustment Factor:	120.01772%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 212725			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,605,324	3,528,572	1,556,982	1,518,650		8,209,528	
1a	Audit Adjustments							
2	Cost Per Diem	39.3442	86.4804	38.1595	37.2200		201.2041	
3	Cost Per Diem Inflated	41.1743	89.9989	39.9345				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	41.1743	89.9989	39.9345	37.2200		208.3277	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	51.4623		58.8041				
7	Provider Target Rate	54.3250		62.0753				
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	41.1743	89.9989	39.9345	13.6500		184.7577	
12/13	Medicaid Adjustment Rate		2.2544	1.0003				
14	Prospective Per Diem 11	41.1743	92.2533	40.9348	13.6500		188.0124	
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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Jacksonville Nursing And Rehab Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/31/1990	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	5,227,709.00		Total Amount	Per Diem
RS to Start Calcs:	1990/07	Type:	Fixed	80% Capital(1):	5,885,281	9.6405
Indexed Asset Value	7,356,601	<60% of Base:	False	20% ROE(2):	1,471,320	0.5553
FRVS Base Asset:	3,017,400	Interest Rate:	8.0700%	Insurance Cost(3):	45,731	0.8100
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	51,951	0.9201
ROE Factor	0.020210	Amortization Rate:	6.2500%	Home Office(3):	14,955	0.2649
		Interest Only:	False	Replacement(3&4):	116,560	0.0000
		Yearly Payment:	516,206	Total FRVS PD:		12.1908

(1) 80% Capital (\$5,885,281) amortized at 6.2500 % for 20 years Principal & Interest of \$516,206 divided by annual available days (59495) divided by Occup. Adj. (0.90) = \$9.6405

(2) 20% ROE (\$1,471,320) times the ROE factor (0.020210) divided by annual available days (59495) divided by Occup. Adj. (0.90) = \$0.5553

(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 100	Effective PBS Limitation	3,017,400

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	41.1743	41.1743	1.8681	39.3062
Direct Care	92.2533	92.2533	4.1855	88.0678
Indirect Care	40.9348	40.9348	1.8572	39.0776
Property	13.6500	12.1908	0.5531	11.6377
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.5666
Supplemental Rate				8.1814
Totals	188.0124	186.5532	8.4639	205.8373

Medicaid Trend Adjustment



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0 263494-00 - 2016/09

205.84

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1990/07	3,686,657	0.00	0.5899	0.5899		100	71.98	3,017,400	3,017,400	1
1991/01		0.10	0.5899	0.5899		100	71.98	3,019,180	3,053,000	
1991/07		0.10	1.4932	1.4932		100	71.98	3,023,688	3,098,600	
1992/01		0.20	2.0117	2.0117		100	71.98	3,035,852	3,160,900	
1992/07		0.20	1.8152	1.8152		100	71.98	3,046,872	3,218,300	
1993/01	16,677	0.30	1.7710	1.7710		100	73.96	3,079,737	3,275,300	
1993/07		0.30	1.5329	1.5329		100	73.96	3,093,901	3,325,500	
1994/01	11,803	0.40	1.6983	1.6983		100	79.31	3,126,721	3,382,000	
1994/07	1,783,654	0.40	1.5991	1.5991		163	74.65	4,930,374	5,600,843	
1995/01		0.50	1.5812	1.5812		163	74.65	4,969,354	5,689,352	
1995/07		0.50	1.5250	1.5250		163	80.46	5,007,245	5,776,068	
1996/01		0.60	1.7228	1.7228		163	80.46	5,059,005	5,875,661	
1996/07	2,115	0.60	1.3294	1.3294		163	81.40	5,101,471	5,953,738	
1997/01	9,152	0.70	1.4109	1.4109		163	81.40	5,161,005	6,037,683	
1997/07	2,559	0.70	1.0917	1.0917		163	81.40	5,203,004	6,103,535	
1998/01		0.80	1.1663	1.1663		163	81.40	5,251,548	6,174,766	
1998/07		0.80	1.0794	1.0794		163	81.40	5,296,895	6,241,433	
1999/01		0.90	1.4499	1.4499		163	81.40	5,366,014	6,331,898	
1999/07		0.90	1.2299	1.2299		163	81.40	5,425,410	6,409,812	
2000/01		1.00	1.3356	1.3356		163	81.40	5,497,872	6,495,387	
2000/07		1.00	1.1129	1.1129		163	87.72	5,559,058	6,567,596	
2001/01		1.00	1.2976	1.2976		163	87.72	5,631,192	6,652,845	
2001/07		1.00	0.9615	0.9615		163	87.72	5,685,336	6,716,741	
2002/01		1.00	1.0301	1.0301		163	83.62	5,743,901	6,785,853	
2002/07		1.00	0.8337	0.8337		163	85.42	5,791,788	6,842,414	
2003/01		1.00	1.3271	1.3271		163	85.42	5,868,651	6,933,205	
2003/07		1.00	1.1664	1.1664		163	75.16	5,937,103	7,014,053	
2004/01		1.00	1.1103	1.1103		163	75.16	6,003,023	7,091,967	
2004/07		1.00	0.8378	0.8378		163	75.16	6,053,316	7,151,462	
2005/01		1.00	0.8595	0.8595		163	75.16	6,105,344	7,212,913	



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205.84

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2005/07		1.00	0.7364	0.7364		163	75.16	6,150,304	7,266,051	
2006/01		1.00	0.9068	0.9068		163	75.16	6,206,075	7,331,903	
2006/07		1.00	0.8133	0.8133		163	75.16	6,256,549	7,391,561	
2007/01		1.00	1.0133	1.0133		163	75.24	6,319,947	7,466,378	
2007/07		1.00	1.1050	1.1050		163	69.64	6,389,782	7,548,856	
2008/01		1.00	0.8556	0.8556		163	69.64	6,444,453	7,613,404	
2008/07		1.00	0.6104	0.6104		163	69.64	6,483,790	7,659,859	
2009/01		1.00	1.3268	1.3268		163	68.09	6,569,817	7,761,571	
2009/07		1.00	0.6841	0.6841		163	68.09	6,614,761	7,814,709	
2010/01	27,658	1.00	0.8643	0.8643		163	73.79	6,699,590	7,882,191	
2010/07		1.00	0.7107	0.7107		163	75.60	6,747,204	7,938,263	
2011/01		0.95	0.9198	0.9198		163	75.60	6,747,204	8,011,287	5
2011/07		0.95	0.9028	0.9028		163	75.60	6,864,537	8,083,659	
2012/01		0.90	0.3865	0.3865		163	71.69	6,888,419	8,114,955	
2012/07		0.90	0.9417	0.9417		163	71.69	6,946,798	8,191,402	
2013/01		0.85	0.4901	0.4901		163	73.16	6,975,738	8,231,500	
2013/07		0.85	0.6196	0.6196		163	73.16	7,012,479	8,282,519	
2014/01		0.80	0.8564	0.8564		163	78.90	7,060,521	8,353,424	
2014/07		0.80	1.2383	1.2383		163	78.90	7,130,463	8,456,929	
2015/01		0.75	0.7571	0.7571		163	76.45	7,170,950	8,520,988	
2015/09		0.75	1.5736	1.5736		163	76.45	7,255,582	8,655,137	
2016/09		0.70	1.9890	1.9890		163	72.27	7,356,601	8,827,265	

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: 263494123120150101201504022016172922



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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223.44

Port Orange 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
5600 VICTORIA GARDENS BLV	1/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
PORT ORANGE, FL 32127	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: 37,865	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 17,404	Inflation
Current Class North Large	Initial CR? False	Medicaid: 15,764	FY Index: 1.34193004
Class at 1/94: North Large	Medicaid Utilization	41.63211%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	86.44977%	Cost: 1.07573004
Open Date: 09/16/1992	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 09/16/1992	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 10/09/1992	Low Occupancy Adjustment Factor:	109.33045%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 211320			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	628,119	1,495,364	781,258	965,230		3,869,971	
1a	Audit Adjustments							
2	Cost Per Diem	39.8452	94.8594	49.5596	61.2300		245.4942	
3	Cost Per Diem Inflated	42.8627	100.6868	53.3128				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	42.8627	100.6868	53.3128	61.2300		258.0923	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	56.4418		67.8729				
7	Provider Target Rate	59.5815		71.6485				
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	42.8627	100.6868	53.3128	13.6500		210.5123	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	42.8627	100.6868	53.3128	13.6500		210.5123	
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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Port Orange 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:	10/09/1992	Amount:	3,905,038.00		Total Amount	Per Diem
RS to Start Calcs:	1992/07	Type:	Fixed	80% Capital(1):	4,591,657	10.2167
Indexed Asset Value	5,739,571	<60% of Base:	False	20% ROE(2):	1,147,914	0.6613
FRVS Base Asset:	3,793,080	Interest Rate:	8.0700%	Insurance Cost(3):	74,141	1.9580
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	66,246	1.7495
ROE Factor	0.022710	Amortization Rate:	6.2500%	Home Office(3):	8,296	0.2191
		Interest Only:	False	Replacement(3&4):	76,546	0.0000
		Yearly Payment:	402,741	Total FRVS PD:		14.8046

(1) 80% Capital (\$4,591,657) amortized at 6.2500 % for 20 years Principal & Interest of \$402,741 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$10.2167

(2) 20% ROE (\$1,147,914) times the ROE factor (0.022710) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6613

(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	120	Effective PBS Limitation	54,155
			3,793,080

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	42.8627	42.8627	1.9447	40.9180
Direct Care	100.6868	100.6868	4.5681	96.1187
Indirect Care	53.3128	53.3128	2.4188	50.8940
Property	13.6500	14.8046	0.6717	14.1329
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				13.1979
Supplemental Rate				8.1814
Totals	210.5123	211.6669	9.6033	223.4429

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	4,424,760	0.00	1.8152	1.8152		120	47.23	3,793,080	3,793,080	1
1993/01		0.10	1.7710	1.7710		120	47.23	3,798,849	3,930,360	
1993/07		0.10	1.5329	1.5329		120	47.23	3,803,850	3,990,600	
1994/01		0.20	1.6983	1.6983		120	47.23	3,814,946	4,058,400	
1994/07		0.20	1.5991	1.5991		120	48.26	3,825,651	4,123,320	
1995/01		0.30	1.5812	1.5812		120	48.26	3,841,576	4,188,480	
1995/07		0.30	1.5250	1.5250		120	48.26	3,856,997	4,252,320	
1996/01		0.40	1.7228	1.7228		120	48.26	3,880,318	4,325,640	
1996/07		0.40	1.3294	1.3294		120	48.26	3,898,425	4,383,120	
1997/01		0.50	1.4109	1.4109		120	48.26	3,922,558	4,444,920	
1997/07		0.50	1.0917	1.0917		120	48.26	3,941,347	4,493,400	
1998/01		0.60	1.1663	1.1663		120	49.88	3,966,361	4,545,840	
1998/07		0.60	1.0794	1.0794		120	49.88	3,989,656	4,594,920	
1999/01		0.70	1.4499	1.4499		120	50.71	4,026,989	4,661,520	
1999/07		0.70	1.2299	1.2299		120	57.61	4,061,657	4,718,880	
2000/01		0.80	1.3356	1.3356		120	57.61	4,105,056	4,781,880	
2000/07	23,077	0.80	1.1129	1.1129		120	58.06	4,164,680	4,835,040	
2001/01		0.90	1.2976	1.2976		120	58.06	4,213,315	4,897,800	
2001/07		0.90	0.9615	0.9615		120	58.06	4,249,777	4,944,840	
2002/01		1.00	1.0301	1.0301		120	53.27	4,292,177	4,995,720	
2002/07		1.00	0.8337	0.8337		120	54.07	4,327,356	5,037,360	
2003/01		1.00	1.3271	1.3271		120	54.07	4,383,813	5,104,200	
2003/07		1.00	1.1664	1.1664		120	52.17	4,432,315	5,163,720	
2004/01		1.00	1.1103	1.1103		120	52.17	4,478,995	5,221,080	
2004/07		1.00	0.8378	0.8378		120	52.17	4,514,589	5,264,880	
2005/01		1.00	0.8595	0.8595		120	52.17	4,551,395	5,310,120	
2005/07		1.00	0.7364	0.7364		120	52.17	4,583,187	5,349,240	
2006/01		1.00	0.9068	0.9068		120	52.17	4,622,609	5,397,720	
2006/07		1.00	0.8133	0.8133		120	52.17	4,658,270	5,441,640	
2007/01		1.00	1.0133	1.0133		120	44.73	4,696,658	5,496,720	



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223.44

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		120	36.08	4,730,703	5,557,440	
2008/01		1.00	0.8556	0.8556		120	36.08	4,757,255	5,604,960	
2008/07		1.00	0.6104	0.6104		120	36.08	4,776,304	5,639,160	
2009/01	25,307	1.00	1.3268	1.3268		120	36.58	4,843,759	5,714,040	
2009/07		1.00	0.6841	0.6841		120	36.58	4,865,798	5,753,160	
2010/01	330,021	1.00	0.8643	0.8643		120	35.66	5,223,086	5,802,840	
2010/07	123,960	1.00	0.7107	0.7107		120	32.88	5,369,237	5,844,120	
2011/01		1.00	0.9198	0.9198		120	32.88	5,398,761	5,897,880	
2011/07		1.00	0.9028	0.9028		120	32.88	5,427,899	5,951,160	
2012/01		1.00	0.3865	0.3865		120	32.74	5,440,387	5,974,200	
2012/07		1.00	0.9417	0.9417		120	36.86	5,474,722	6,030,480	
2013/01		0.95	0.4901	0.4901		120	36.86	5,491,805	6,060,000	
2013/07		0.95	0.6196	0.6196		120	36.86	5,513,468	6,097,560	
2014/01		0.90	0.8564	0.8564		120	39.88	5,544,283	6,149,760	
2014/07		0.90	1.2383	1.2383		120	39.88	5,589,087	6,225,960	
2015/01		0.85	0.7571	0.7571		120	40.69	5,615,695	6,273,120	
2015/09		0.85	1.5736	1.5736		120	40.69	5,671,267	6,371,880	
2016/09		0.80	1.9890	1.9890		120	41.63	5,739,571	6,498,600	

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

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197.35

MacClenny 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
755 S 5TH ST	1/1/2015-12/31/2015	Number of Beds: 120	Superior: 0
MACCLENNY, FL 32063	Days in CR 365	Maximum: 43,800	Standard: 366
County: Baker [2]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 39,408	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 6,163	Inflation
Current Class North Large	Initial CR? False	Medicaid: 28,650	FY Index: 1.37939113
Class at 1/94: North Large	Medicaid Utilization	72.70097%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	89.97260%	Cost: 1.04651568
Open Date: 08/27/1990	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 09/29/1995	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 08/27/1990	Low Occupancy Adjustment Factor:	113.78566%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 212105			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,140,548	2,177,732	1,124,341	1,249,140		5,691,761
1a	Audit Adjustments						
2	Cost Per Diem	39.8097	76.0116	39.2440	43.6000		198.6653
3	Cost Per Diem Inflated	41.6615	79.1042	41.0695			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	41.6615	79.1042	41.0695	43.6000		205.4352
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	56.2260		57.5854			
7	Provider Target Rate	59.3537		60.7888			
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	41.6615	79.1042	41.0695	13.6500		175.4852
12/13	Medicaid Adjustment Rate		2.0202	1.0489			
14	Prospective Per Diem 11	41.6615	81.1244	42.1184	13.6500		178.5543
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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MacClenny Nursing And Rehab Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 08/27/1990		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	4,102,079.00		Total Amount	Per Diem
RS to Start Calcs:	1995/07	Type:	Fixed	80% Capital(1):	4,598,998	10.2330
Indexed Asset Value	5,748,748	<60% of Base:	False	20% ROE(2):	1,149,750	0.5895
FRVS Base Asset:	3,917,950	Interest Rate:	8.0700%	Insurance Cost(3):	34,394	0.8728
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	60,243	1.5287
ROE Factor	0.020210	Amortization Rate:	6.2500%	Home Office(3):	10,438	0.2649
		Interest Only:	False	Replacement(3&4):	115,844	0.0000
		Yearly Payment:	403,385	Total FRVS PD:		13.4889

(1) 80% Capital (\$4,598,998) amortized at 6.2500 % for 20 years Principal & Interest of \$403,385 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$10.2330

(2) 20% ROE (\$1,149,750) times the ROE factor (0.020210) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5895

(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:	01/01/1990	Current RS PBS:	30,174
Comparison Bed	60	Effective PBS Limitation	54,155
			1,810,440

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	41.6615	41.6615	1.8902	39.7713
Direct Care	81.1244	81.1244	3.6806	77.4438
Indirect Care	42.1184	42.1184	1.9109	40.2075
Property	13.6500	13.4889	0.6120	12.8769
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.8728
Supplemental Rate				8.1814
Totals	178.5543	178.3932	8.0937	197.3537

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
1990/07	2,476,449	0.00	0.5899	0.5899		60	74.50	1,810,440	1,810,440	1
1991/01		0.10	0.5899	0.5899		60	74.50	1,811,508	1,831,800	
1991/07		0.10	1.4932	1.4932		60	74.50	1,814,213	1,859,160	
1992/01		0.20	2.0117	2.0117		60	74.50	1,821,512	1,896,540	
1992/07		0.20	1.8152	1.8152		60	74.50	1,828,124	1,930,980	
1993/01	12,030	0.30	1.7710	1.7710		60	87.72	1,849,867	1,965,180	
1993/07		0.30	1.5329	1.5329		60	87.72	1,858,375	1,995,300	
1994/01		0.40	1.6983	1.6983		60	91.12	1,870,999	2,029,200	
1994/07		0.40	1.5991	1.5991		60	90.10	1,882,966	2,061,660	
1995/01		0.50	1.5812	1.5812		60	90.10	1,897,853	2,094,240	
1995/07	2,005,626	0.50	1.5250	1.5250		120	76.77	3,917,950	4,252,320	
1996/01		0.60	1.7228	1.7228		120	76.77	3,958,450	4,325,640	
1996/07		0.60	1.3294	1.3294		120	76.77	3,990,023	4,383,120	
1997/01		0.70	1.4109	1.4109		120	76.77	4,029,428	4,444,920	
1997/07		0.70	1.0917	1.0917		120	76.77	4,060,221	4,493,400	
1998/01		0.80	1.1663	1.1663		120	76.77	4,098,103	4,545,840	
1998/07		0.80	1.0794	1.0794		120	75.65	4,133,490	4,594,920	
1999/01		0.90	1.4499	1.4499		120	75.65	4,187,428	4,661,520	
1999/07	23,432	0.90	1.2299	1.2299		120	86.18	4,257,211	4,718,880	
2000/01		1.00	1.3356	1.3356		120	86.18	4,314,070	4,781,880	
2000/07		1.00	1.1129	1.1129		120	86.42	4,362,081	4,835,040	
2001/01		1.00	1.2976	1.2976		120	82.87	4,362,081	4,897,800	5
2001/07		1.00	0.9615	0.9615		120	82.87	4,461,169	4,944,840	
2002/01		1.00	1.0301	1.0301		120	81.96	4,507,124	4,995,720	
2002/07		1.00	0.8337	0.8337		120	81.96	4,544,700	5,037,360	
2003/01		1.00	1.3271	1.3271		120	83.35	4,605,013	5,104,200	
2003/07		1.00	1.1664	1.1664		120	72.78	4,658,726	5,163,720	
2004/01		1.00	1.1103	1.1103		120	72.78	4,710,452	5,221,080	
2004/07		1.00	0.8378	0.8378		120	72.78	4,749,916	5,264,880	
2005/01		1.00	0.8595	0.8595		120	72.78	4,790,742	5,310,120	



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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
2005/07		1.00	0.7364	0.7364		120	72.78	4,826,021	5,349,240	
2006/01		1.00	0.9068	0.9068		120	72.78	4,869,783	5,397,720	
2006/07		1.00	0.8133	0.8133		120	72.78	4,909,389	5,441,640	
2007/01		1.00	1.0133	1.0133		120	73.81	4,959,136	5,496,720	
2007/07		1.00	1.1050	1.1050		120	71.69	5,013,934	5,557,440	
2008/01		1.00	0.8556	0.8556		120	71.69	5,056,833	5,604,960	
2008/07		1.00	0.6104	0.6104		120	71.69	5,087,700	5,639,160	
2009/01		1.00	1.3268	1.3268		120	75.08	5,155,204	5,714,040	
2009/07		1.00	0.6841	0.6841		120	75.08	5,190,471	5,753,160	
2010/01		1.00	0.8643	0.8643		120	77.05	5,235,332	5,802,840	
2010/07		1.00	0.7107	0.7107		120	74.38	5,272,540	5,844,120	
2011/01		0.95	0.9198	0.9198		120	74.38	5,318,611	5,897,880	
2011/07		0.95	0.9028	0.9028		120	72.43	5,364,229	5,951,160	
2012/01		0.90	0.3865	0.3865		120	72.43	5,382,891	5,974,200	
2012/07		0.90	0.9417	0.9417		120	70.36	5,428,511	6,030,480	
2013/01		0.85	0.4901	0.4901		120	70.36	5,451,126	6,060,000	
2013/07		0.85	0.6196	0.6196		120	70.36	5,479,837	6,097,560	
2014/01		0.80	0.8564	0.8564		120	70.70	5,517,379	6,149,760	
2014/07		0.80	1.2383	1.2383		120	71.32	5,572,034	6,225,960	
2015/01		0.75	0.7571	0.7571		120	71.32	5,603,672	6,273,120	
2015/09		0.75	1.5736	1.5736		120	71.32	5,669,807	6,371,880	
2016/09		0.70	1.9890	1.9890		120	72.70	5,748,748	6,498,600	

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
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Medicana 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
1710 LAKE WORTH ROAD	1/1/2015-12/31/2015	Number of Beds: 117	Superior: 0
LAKE WORTH, FL 33460	Days in CR 365	Maximum: 42,705	Standard: 366
County: Palm Beach [50]	First Used : 2016/09	Max Annualized: 42,705	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 30,093	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 3,199	Inflation
Current Class South Large	Initial CR? False	Medicaid: 21,754	FY Index: 1.37939113
Class at 1/94: South Large	Medicaid Utilization	72.28924%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	70.46716%	Cost: 1.04651568
Open Date: 07/01/1978	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/01/1978	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 07/01/1978	Low Occupancy Adjustment Factor:	89.11772%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 260096			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,015,301	1,760,404	908,653	251,259		3,935,617	
1a	Audit Adjustments							
2	Cost Per Diem	46.6719	80.9232	41.7695	11.5500		180.9146	
3	Cost Per Diem Inflated	48.8429	84.2156	43.7124				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	48.8429	84.2156	43.7124	11.5500		188.3209	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	77.3834		76.3258				
7	Provider Target Rate	81.6881		80.5717				
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	48.8429	84.2156	43.7124	11.5500		188.3209	
12/13	Medicaid Adjustment Rate		2.1117	1.0961				
14	Prospective Per Diem 11	48.8429	86.3273	44.8085	11.5500		191.5287	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Medicana Nursing And Rehab Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 02/01/1997		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	1,343,842.00		Total Amount	Per Diem
RS to Start Calcs:	1978/07	Type:	Fixed	80% Capital(1):	1,683,163	3.8412
Indexed Asset Value	2,103,954	<60% of Base:	False	20% ROE(2):	420,791	0.2213
FRVS Base Asset:	1,241,751	Interest Rate:	8.0700%	Insurance Cost(3):	22,564	0.7498
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	61,706	2.0505
ROE Factor	0.020210	Amortization Rate:	6.2500%	Home Office(3):	7,971	0.2649
		Interest Only:	False	Replacement(3&4):	41,737	0.0000
		Yearly Payment:	147,633	Total FRVS PD:		7.1277

(1) 80% Capital (\$1,683,163) amortized at 6.2500 % for 20 years Principal & Interest of \$147,633 divided by annual available days (42705) divided by Occup. Adj. (0.90) = \$3.8412

(2) 20% ROE (\$420,791) times the ROE factor (0.020210) divided by annual available days (42705) divided by Occup. Adj. (0.90) = \$0.2213

(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	117	Effective PBS Limitation	54,155
			3,334,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	48.8429	48.8429	2.2160	46.6269
Direct Care	86.3273	86.3273	3.9166	82.4107
Indirect Care	44.8085	44.8085	2.0329	42.7756
Property	11.5500	7.1277	0.3234	6.8043
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.3811
Supplemental Rate				8.1814
Totals	191.5287	187.1064	8.4889	205.1800

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
1978/07	2,253	0.00	5.5395	3.0000	2.5395	117	100.00	2,253	2,197,260	
1979/01		0.10	7.6667	3.0000	4.6667	117	100.00	2,260	2,309,931	
1979/07		0.10	8.8649	3.0000	5.8649	117	100.00	2,267	2,406,924	
1980/01		0.20	12.0306	3.0000	9.0306	117	40.21	2,277	2,555,397	
1980/07	2,500	0.20	12.8413	3.0000	9.8413	117	40.21	4,787	2,652,741	
1981/01		0.30	13.6653	3.0000	10.6653	117	37.06	4,816	2,754,180	
1981/07	9,761	0.30	13.2541	3.0000	10.2541	117	37.06	14,606	2,825,433	
1982/01	2,738	0.40	12.9301	3.0000	9.9301	117	20.36	17,344	2,901,132	
1982/07		0.40	12.2278	3.0000	9.2278	117	20.36	17,344	2,967,705	
1983/04	1,185,302	0.50	11.8566	3.0000	8.8566	117	16.05	1,202,646	3,045,744	
1983/07		0.50	12.8144	3.0000	9.8144	117	16.05	1,202,646	3,166,254	
1984/01	19,045	0.60	11.1096	3.0000	8.1096	117	16.03	1,221,691	3,207,321	
1984/07	20,060	0.60	10.0275	3.0000	7.0275	117	16.03	1,241,751	3,268,863	
1985/01		0.70	8.1746	3.0000	5.1746	117	16.05	1,241,751	3,306,303	
1985/10		0.70	6.0268	3.0000	3.0268	117	16.03	1,241,751	3,334,500	
1986/01		0.80	3.8567	3.0000	0.8567	117	16.03	1,241,751	3,362,229	
1986/07		0.80	1.1541	1.1541		117	16.92	1,241,751	3,355,794	
1987/01		0.90	1.0091	1.0091		117	16.92	1,241,751	3,415,815	
1987/07		0.90	0.9007	0.9007		117	15.60	1,241,751	3,442,491	
1988/01		1.00	0.9007	0.9007		117	15.60	1,241,751	3,470,454	
1988/07		1.00	0.5899	0.5899		117	17.46	1,241,751	3,468,582	
1989/01		1.00	0.5899	0.5899		117	17.46	1,241,751	3,489,057	
1989/07		1.00	0.5899	0.5899		117	16.07	1,241,751	3,512,691	
1990/01		1.00	0.5899	0.5899		117	16.07	1,241,751	3,530,358	
1990/07		1.00	0.5899	0.5899		117	14.55	1,241,751	3,551,184	
1991/01		1.00	0.5899	0.5899		117	14.55	1,241,751	3,572,010	
1991/07		1.00	1.4932	1.4932		117	12.76	1,241,751	3,625,362	
1992/01		1.00	2.0117	2.0117		117	12.76	1,241,751	3,698,253	
1992/07		1.00	1.8152	1.8152		117	15.61	1,241,751	3,765,411	
1993/01		1.00	1.7710	1.7710		117	15.61	1,241,751	3,832,101	



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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		117	19.67	1,241,751	3,890,835	
1994/01		1.00	1.6983	1.6983		117	19.67	1,241,751	3,956,940	
1994/07		1.00	1.5991	1.5991		117	19.44	1,241,751	4,020,237	
1995/01		1.00	1.5812	1.5812		117	19.44	1,241,751	4,083,768	
1995/07		1.00	1.5250	1.5250		117	22.82	1,241,751	4,146,012	
1996/01		1.00	1.7228	1.7228		117	22.82	1,241,751	4,217,499	
1996/07	41,238	1.00	1.3294	1.3294		117	29.47	1,291,834	4,273,542	
1997/01		1.00	1.4109	1.4109		117	29.47	1,301,600	4,333,797	
1997/07		1.00	1.0917	1.0917		117	29.47	1,309,214	4,381,065	
1998/01		1.00	1.1663	1.1663		117	33.44	1,318,498	4,432,194	
1998/07	41,572	1.00	1.0794	1.0794		117	42.26	1,371,005	4,480,047	
1999/01		0.95	1.4499	1.4499		117	42.26	1,385,515	4,544,982	
1999/07		0.95	1.2299	1.2299		117	42.26	1,397,954	4,600,908	
2000/01		0.90	1.3356	1.3356		117	50.07	1,413,251	4,662,333	
2000/07	21,731	0.90	1.1129	1.1129		117	53.54	1,448,761	4,714,164	
2001/01		0.85	1.2976	1.2976		117	53.54	1,464,317	4,775,355	
2001/07		0.85	0.9615	0.9615		117	53.54	1,475,967	4,821,219	
2002/01		0.80	1.0301	1.0301		117	58.18	1,488,130	4,870,827	
2002/07		0.80	0.8337	0.8337		117	58.18	1,498,056	4,911,426	
2003/01		0.75	1.3271	1.3271		117	59.92	1,512,966	4,976,595	
2003/07		0.75	1.1664	1.1664		117	60.77	1,526,201	5,034,627	
2004/01		0.70	1.1103	1.1103		117	60.77	1,538,063	5,090,553	
2004/07		0.70	0.8378	0.8378		117	60.77	1,547,084	5,133,258	
2005/01		0.65	0.8595	0.8595		117	60.77	1,555,728	5,177,367	
2005/07		0.65	0.7364	0.7364		117	60.77	1,563,175	5,215,509	
2006/01		0.60	0.9068	0.9068		117	60.77	1,571,680	5,262,777	
2006/07		0.60	0.8133	0.8133		117	60.77	1,579,350	5,305,599	
2007/01		0.55	1.0133	1.0133		117	64.22	1,588,152	5,359,302	
2007/07		0.55	1.1050	1.1050		117	64.22	1,597,805	5,418,504	
2008/01		0.50	0.8556	0.8556		117	55.82	1,604,640	5,464,836	



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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		117	55.82	1,609,537	5,498,181	
2009/01	339,254	0.45	1.3268	1.3268		117	54.48	1,958,311	5,571,189	
2009/07		0.45	0.6841	0.6841		117	54.48	1,964,282	5,609,331	
2010/01		0.40	0.8643	0.8643		117	57.31	1,971,073	5,657,769	
2010/07		0.40	0.7107	0.7107		117	57.31	1,976,677	5,698,017	
2011/01	80,135	0.35	0.9198	0.9198		117	60.41	2,063,175	5,750,433	
2011/07		0.35	0.9028	0.9028		117	60.41	2,069,695	5,802,381	
2012/01		0.30	0.3865	0.3865		117	65.87	2,072,096	5,824,845	
2012/07		0.30	0.9417	0.9417		117	65.87	2,077,950	5,879,718	
2013/01		0.25	0.4901	0.4901		117	67.00	2,080,495	5,908,500	
2013/07		0.25	0.6196	0.6196		117	67.00	2,083,718	5,945,121	
2014/01		0.20	0.8564	0.8564		117	71.72	2,087,287	5,996,016	
2014/07		0.20	1.2383	1.2383		117	73.39	2,092,457	6,070,311	
2015/01		0.15	0.7571	0.7571		117	73.39	2,094,834	6,116,292	
2015/09		0.15	1.5736	1.5736		117	73.39	2,099,778	6,212,583	
2016/09		0.10	1.9890	1.9890		117	72.29	2,103,954	6,336,135	

Message Code:

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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

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206.19

Tiffany Hall 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
1800 SE HILLMOOR DRIVE	1/1/2015-12/31/2015	Number of Beds: 120	Superior: 0
PORT SAINT LUCIE, FL 34952	Days in CR 365	Maximum: 43,800	Standard: 366
County: St Lucie [56]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 37,833	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 13,323	Inflation
Current Class South Large	Initial CR? False	Medicaid: 21,021	FY Index: 1.37939113
Class at 1/94: South Large	Medicaid Utilization	55.56260%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	86.37671%	Cost: 1.04651568
Open Date: 06/08/1993	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 06/08/1993	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 07/06/1993	Low Occupancy Adjustment Factor:	109.23805%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 258466			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	873,453	1,794,446	862,873	1,215,434		4,746,206	
1a	Audit Adjustments							
2	Cost Per Diem	41.5514	85.3644	41.0481	57.8200		225.7839	
3	Cost Per Diem Inflated	43.4842	88.8375	42.9575				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	43.4842	88.8375	42.9575	57.8200		233.0992	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	61.7888		67.0749				
7	Provider Target Rate	65.2260		70.8061				
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	43.4842	88.8375	42.9575	13.6500		188.9292	
12/13	Medicaid Adjustment Rate		0.5559	0.2688				
14	Prospective Per Diem 11	43.4842	89.3934	43.2263	13.6500		189.7539	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Tiffany Hall Nursing And Rehab Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 07/06/1993		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,903,365.00		Total Amount	Per Diem
RS to Start Calcs:	1993/01	Type:	Fixed	80% Capital(1):	4,467,237	9.9398
Indexed Asset Value	5,584,046	<60% of Base:	False	20% ROE(2):	1,116,809	0.5726
FRVS Base Asset:	3,861,960	Interest Rate:	8.0700%	Insurance Cost(3):	36,947	0.9766
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	99,727	2.6360
ROE Factor	0.020210	Amortization Rate:	6.2500%	Home Office(3):	10,021	0.2649
		Interest Only:	False	Replacement(3&4):	50,632	0.0000
		Yearly Payment:	391,828	Total FRVS PD:		14.3899

(1) 80% Capital (\$4,467,237) amortized at 6.2500 % for 20 years Principal & Interest of \$391,828 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.9398

(2) 20% ROE (\$1,116,809) times the ROE factor (0.020210) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5726

(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	43.4842	43.4842	1.9729	41.5113
Direct Care	89.3934	89.3934	4.0557	85.3377
Indirect Care	43.2263	43.2263	1.9612	41.2651
Property	13.6500	14.3899	0.6529	13.7370
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				16.1544
Supplemental Rate				8.1814
Totals	189.7539	190.4938	8.6427	206.1869

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
1993/01	5,304,573	0.00	1.7710	1.7710		120	51.83	3,861,960	3,861,960	1
1993/07		0.10	1.5329	1.5329		120	13.47	3,861,960	3,990,600	
1994/01		0.10	1.6983	1.6983		120	13.47	3,861,960	4,058,400	
1994/07		0.20	1.5991	1.5991		120	13.47	3,861,960	4,123,320	
1995/01		0.20	1.5812	1.5812		120	13.47	3,861,960	4,188,480	
1995/07		0.30	1.5250	1.5250		120	34.80	3,873,139	4,252,320	
1996/01		0.30	1.7228	1.7228		120	34.80	3,885,804	4,325,640	
1996/07	10,632	0.40	1.3294	1.3294		120	62.38	3,917,101	4,383,120	
1997/01		0.40	1.4109	1.4109		120	62.38	3,939,209	4,444,920	
1997/07		0.50	1.0917	1.0917		120	62.38	3,960,713	4,493,400	
1998/01		0.50	1.1663	1.1663		120	62.38	3,983,812	4,545,840	
1998/07		0.60	1.0794	1.0794		120	62.38	4,009,611	4,594,920	
1999/01		0.60	1.4499	1.4499		120	66.86	4,044,491	4,661,520	
1999/07		0.70	1.2299	1.2299		120	65.85	4,079,310	4,718,880	
2000/01		0.70	1.3356	1.3356		120	65.85	4,117,447	4,781,880	
2000/07	25,111	0.80	1.1129	1.1129		120	66.12	4,142,558	4,835,040	5
2001/01		0.80	1.2976	1.2976		120	66.12	4,222,600	4,897,800	
2001/07		0.90	0.9615	0.9615		120	66.12	4,259,142	4,944,840	
2002/01		0.90	1.0301	1.0301		120	65.97	4,298,629	4,995,720	
2002/07		1.00	0.8337	0.8337		120	65.97	4,334,467	5,037,360	
2003/01		1.00	1.3271	1.3271		120	65.02	4,391,990	5,104,200	
2003/07		1.00	1.1664	1.1664		120	67.25	4,443,218	5,163,720	
2004/01		1.00	1.1103	1.1103		120	67.25	4,492,551	5,221,080	
2004/07		1.00	0.8378	0.8378		120	67.25	4,530,190	5,264,880	
2005/01		1.00	0.8595	0.8595		120	67.25	4,569,127	5,310,120	
2005/07		1.00	0.7364	0.7364		120	67.25	4,602,774	5,349,240	
2006/01		1.00	0.9068	0.9068		120	67.25	4,644,512	5,397,720	
2006/07		1.00	0.8133	0.8133		120	67.25	4,682,286	5,441,640	
2007/01		1.00	1.0133	1.0133		120	63.48	4,729,732	5,496,720	
2007/07		1.00	1.1050	1.1050		120	60.93	4,781,996	5,557,440	



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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
2008/01		1.00	0.8556	0.8556		120	60.93	4,822,911	5,604,960	
2008/07		1.00	0.6104	0.6104		120	60.93	4,852,350	5,639,160	
2009/01	20,925	1.00	1.3268	1.3268		120	63.46	4,937,656	5,714,040	
2009/07		1.00	0.6841	0.6841		120	63.46	4,971,435	5,753,160	
2010/01		1.00	0.8643	0.8643		120	62.06	5,014,403	5,802,840	
2010/07		1.00	0.7107	0.7107		120	60.38	5,050,040	5,844,120	
2011/01		1.00	0.9198	0.9198		120	60.38	5,096,490	5,897,880	
2011/07		1.00	0.9028	0.9028		120	60.38	5,142,501	5,951,160	
2012/01		1.00	0.3865	0.3865		120	61.77	5,162,377	5,974,200	
2012/07		1.00	0.9417	0.9417		120	66.03	5,210,991	6,030,480	
2013/01		1.00	0.4901	0.4901		120	66.03	5,236,530	6,060,000	
2013/07		0.95	0.6196	0.6196		120	66.03	5,267,352	6,097,560	
2014/01		0.95	0.8564	0.8564		120	64.31	5,310,207	6,149,760	
2014/07	17,934	0.90	1.2383	1.2383		120	58.12	5,387,323	6,225,960	
2015/01		0.90	0.7571	0.7571		120	58.12	5,424,032	6,273,120	
2015/09		0.85	1.5736	1.5736		120	58.12	5,496,584	6,371,880	
2016/09		0.80	1.9890	1.9890		120	55.56	5,584,046	6,498,600	

Message Code:

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

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Florida Agency for Health Care Administration
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217.34

Metro West 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
5900 WESTGATE DRIVE	1/1/2015-12/31/2015	Number of Beds: 120	Superior: 0
ORLANDO, FL 32835	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: 39,030	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 6,395	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 28,344	FY Index: 1.37939113
Class at 1/94: North Large	Medicaid Utilization	72.62106%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	89.10959%	Cost: 1.04651568
Open Date: 10/21/1994	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 10/01/1995	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 10/21/1994	Low Occupancy Adjustment Factor:	112.69424%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 212041			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,219,481	2,388,515	1,283,492	1,462,834		6,354,322	
1a	Audit Adjustments							
2	Cost Per Diem	43.0243	84.2688	45.2827	51.6100		224.1858	
3	Cost Per Diem Inflated	45.0256	87.6974	47.3891				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	45.0256	87.6974	47.3891	51.6100		231.7221	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	57.6273		66.9440				
7	Provider Target Rate	60.8330		70.6680				
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	45.0256	87.6974	47.3891	13.6500		193.7621	
12/13	Medicaid Adjustment Rate		2.2318	1.2060				
14	Prospective Per Diem 11	45.0256	89.9292	48.5951	13.6500		197.1999	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Metro West Nursing And Rehab Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/21/1994	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,974,992.00		Total Amount	Per Diem
RS to Start Calcs:	1995/07	Type:	Fixed	80% Capital(1):	4,530,898	10.0815
Indexed Asset Value	5,663,622	<60% of Base:	False	20% ROE(2):	1,132,724	0.5807
FRVS Base Asset:	4,070,662	Interest Rate:	8.0700%	Insurance Cost(3):	33,799	0.8660
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	84,869	2.1745
ROE Factor	0.020210	Amortization Rate:	6.2500%	Home Office(3):	10,338	0.2649
		Interest Only:	False	Replacement(3&4):	44,301	0.0000
		Yearly Payment:	397,411	Total FRVS PD:		13.9676

(1) 80% Capital (\$4,530,898) amortized at 6.2500 % for 20 years Principal & Interest of \$397,411 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$10.0815

(2) 20% ROE (\$1,132,724) times the ROE factor (0.020210) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5807

(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 120	Effective PBS Limitation	4,058,400

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	45.0256	45.0256	2.0428	42.9828
Direct Care	89.9292	89.9292	4.0800	85.8492
Indirect Care	48.5951	48.5951	2.2047	46.3904
Property	13.6500	13.9676	0.6337	13.3339
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.5986
Supplemental Rate				8.1814
Totals	197.1999	197.5175	8.9612	217.3363

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
1994/07	5,070,576	0.00	1.5991	1.5991		120	51.98	4,058,400	4,058,400	1
1995/01		0.10	1.5812	1.5812		120	51.98	4,064,464	4,188,480	
1995/07		0.10	1.5250	1.5250		120	59.33	4,070,662	4,252,320	
1996/01		0.20	1.7228	1.7228		120	59.33	4,084,690	4,325,640	
1996/07		0.20	1.3294	1.3294		120	59.33	4,095,551	4,383,120	
1997/01		0.30	1.4109	1.4109		120	59.33	4,095,551	4,444,920	5
1997/07		0.30	1.0917	1.0917		120	59.33	4,126,357	4,493,400	
1998/01		0.40	1.1663	1.1663		120	59.33	4,145,606	4,545,840	
1998/07		0.40	1.0794	1.0794		120	58.98	4,163,507	4,594,920	
1999/01		0.50	1.4499	1.4499		120	58.98	4,193,692	4,661,520	
1999/07		0.50	1.2299	1.2299		120	65.46	4,219,483	4,718,880	
2000/01		0.60	1.3356	1.3356		120	65.46	4,253,298	4,781,880	
2000/07		0.60	1.1129	1.1129		120	68.60	4,281,697	4,835,040	
2001/01		0.70	1.2976	1.2976		120	65.51	4,320,588	4,897,800	
2001/07		0.70	0.9615	0.9615		120	65.51	4,349,670	4,944,840	
2002/01		0.80	1.0301	1.0301		120	62.89	4,385,516	4,995,720	
2002/07		0.80	0.8337	0.8337		120	62.89	4,414,767	5,037,360	
2003/01		0.90	1.3271	1.3271		120	71.29	4,467,497	5,104,200	
2003/07		0.90	1.1664	1.1664		120	64.37	4,514,397	5,163,720	
2004/01		1.00	1.1103	1.1103		120	64.37	4,564,520	5,221,080	
2004/07		1.00	0.8378	0.8378		120	64.37	4,602,762	5,264,880	
2005/01		1.00	0.8595	0.8595		120	64.37	4,642,323	5,310,120	
2005/07		1.00	0.7364	0.7364		120	64.37	4,676,509	5,349,240	
2006/01		1.00	0.9068	0.9068		120	64.37	4,718,916	5,397,720	
2006/07		1.00	0.8133	0.8133		120	64.37	4,757,295	5,441,640	
2007/01		1.00	1.0133	1.0133		120	64.00	4,805,501	5,496,720	
2007/07		1.00	1.1050	1.1050		120	58.73	4,858,602	5,557,440	
2008/01		1.00	0.8556	0.8556		120	58.73	4,900,172	5,604,960	
2008/07		1.00	0.6104	0.6104		120	58.73	4,930,083	5,639,160	
2009/01		1.00	1.3268	1.3268		120	63.47	4,995,495	5,714,040	



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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		120	63.47	5,029,669	5,753,160	
2010/01		1.00	0.8643	0.8643		120	67.45	5,073,140	5,802,840	
2010/07		1.00	0.7107	0.7107		120	67.45	5,109,195	5,844,120	
2011/01		1.00	0.9198	0.9198		120	67.30	5,156,189	5,897,880	
2011/07		1.00	0.9028	0.9028		120	71.02	5,202,739	5,951,160	
2012/01		1.00	0.3865	0.3865		120	71.02	5,222,848	5,974,200	
2012/07		1.00	0.9417	0.9417		120	71.02	5,272,032	6,030,480	
2013/01		1.00	0.4901	0.4901		120	72.16	5,297,870	6,060,000	
2013/07		1.00	0.6196	0.6196		120	72.16	5,330,696	6,097,560	
2014/01		1.00	0.8564	0.8564		120	71.87	5,376,348	6,149,760	
2014/07		1.00	1.2383	1.2383		120	71.87	5,376,348	6,225,960	5
2015/01		0.95	0.7571	0.7571		120	64.72	5,482,069	6,273,120	
2015/09		0.95	1.5736	1.5736		120	64.72	5,564,020	6,371,880	
2016/09		0.90	1.9890	1.9890		120	72.62	5,663,622	6,498,600	

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: 263541123120150101201504022016165932



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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Moultrie Creek 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
200 MARINER HEALTH WAY	1/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
SAINT AUGUSTINE, FL 32086	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: 39,781	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 17,019	Inflation
Current Class North Large	Initial CR? False	Medicaid: 17,724	FY Index: 1.34193004
Class at 1/94: North Large	Medicaid Utilization	44.55393%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	90.82420%	Cost: 1.07573004
Open Date: 12/09/1986	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 12/09/1986	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 12/09/1986	Low Occupancy Adjustment Factor:	114.86266%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 212300			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	780,541	1,568,818	891,065	993,076		4,233,500	
1a	Audit Adjustments							
2	Cost Per Diem	44.0386	88.5138	50.2745	56.0300		238.8569	
3	Cost Per Diem Inflated	47.3736	93.9514	54.0818				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	47.3736	93.9514	54.0818	56.0300		251.4368	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	57.8673		60.1658				
7	Provider Target Rate	61.0863		63.5127				
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	47.3736	93.9514	54.0818	13.6500		209.0568	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	47.3736	93.9514	54.0818	13.6500		209.0568	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Moultrie Creek 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:	05/01/1996	Amount:	4,102,200.00		Total Amount	Per Diem
RS to Start Calcs:	1986/07	Type:	Fixed	80% Capital(1):	4,434,222	9.8664
Indexed Asset Value	5,542,778	<60% of Base:	False	20% ROE(2):	1,108,556	0.6386
FRVS Base Asset:	1,629,898	Interest Rate:	8.0700%	Insurance Cost(3):	59,889	1.5055
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	22,861	0.5747
ROE Factor	0.022710	Amortization Rate:	6.2500%	Home Office(3):	8,716	0.2191
		Interest Only:	False	Replacement(3&4):	71,937	0.0000
		Yearly Payment:	388,932	Total FRVS PD:		12.8043

(1) 80% Capital (\$4,434,222) amortized at 6.2500 % for 20 years Principal & Interest of \$388,932 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.8664

(2) 20% ROE (\$1,108,556) times the ROE factor (0.022710) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6386

(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:	01/01/1986	Current RS PBS:	28,737
Comparison Bed	60	Effective PBS Limitation	54,155
			1,724,220

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	47.3736	47.3736	2.1493	45.2243
Direct Care	93.9514	93.9514	4.2625	89.6889
Indirect Care	54.0818	54.0818	2.4537	51.6281
Property	13.6500	12.8043	0.5809	12.2234
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				16.1363
Supplemental Rate				8.1814
Totals	209.0568	208.2111	9.4464	223.0824

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	1,629,898	0.00	0.2974	0.2974		60	51.77	1,629,898	1,720,920	
1987/01		0.10	1.0091	1.0091		60	51.77	1,631,446	1,751,700	
1987/07		0.10	0.9007	0.9007		60	51.77	1,632,830	1,765,380	
1988/01		0.20	0.9007	0.9007		60	51.77	1,635,598	1,779,720	
1988/07		0.20	0.5899	0.5899		60	51.77	1,637,415	1,778,760	
1989/01		0.30	0.5899	0.5899		60	51.77	1,640,143	1,789,260	
1989/07		0.30	0.5899	0.5899		60	51.77	1,642,876	1,801,380	
1990/01		0.40	0.5899	0.5899		60	51.77	1,646,525	1,810,440	
1990/07		0.40	0.5899	0.5899		60	51.77	1,650,183	1,821,120	
1991/01		0.50	0.5899	0.5899		60	51.77	1,654,765	1,831,800	
1991/07		0.50	1.4932	1.4932		60	72.12	1,667,119	1,859,160	
1992/01		0.60	2.0117	2.0117		60	72.12	1,687,241	1,896,540	
1992/07	1,831,800	0.60	1.8152	1.8152		120	72.34	3,537,417	3,861,960	
1993/01		0.70	1.7710	1.7710		120	72.34	3,581,270	3,930,360	
1993/07		0.70	1.5329	1.5329		120	69.56	3,619,697	3,990,600	
1994/01		0.80	1.6983	1.6983		120	69.56	3,668,874	4,058,400	
1994/07		0.80	1.5991	1.5991		120	71.06	3,715,810	4,123,320	
1995/01		0.90	1.5812	1.5812		120	71.06	3,768,690	4,188,480	
1995/07		0.90	1.5250	1.5250		120	69.81	3,820,415	4,252,320	
1996/01	16,280	1.00	1.7228	1.7228		120	67.75	3,902,513	4,325,640	
1996/07		1.00	1.3294	1.3294		120	67.75	3,954,393	4,383,120	
1997/01		1.00	1.4109	1.4109		120	67.75	4,010,186	4,444,920	
1997/07		1.00	1.0917	1.0917		120	67.75	4,053,965	4,493,400	
1998/01		1.00	1.1663	1.1663		120	67.75	4,101,246	4,545,840	
1998/07		1.00	1.0794	1.0794		120	67.75	4,145,515	4,594,920	
1999/01		1.00	1.4499	1.4499		120	66.69	4,205,621	4,661,520	
1999/07		1.00	1.2299	1.2299		120	66.69	4,257,346	4,718,880	
2000/01		1.00	1.3356	1.3356		120	69.99	4,314,207	4,781,880	
2000/07		1.00	1.1129	1.1129		120	69.99	4,362,220	4,835,040	
2001/01		1.00	1.2976	1.2976		120	67.12	4,418,824	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		1.00	0.9615	0.9615		120	67.12	4,461,311	4,944,840	
2002/01		1.00	1.0301	1.0301		120	66.53	4,507,267	4,995,720	
2002/07		1.00	0.8337	0.8337		120	66.53	4,544,844	5,037,360	
2003/01		1.00	1.3271	1.3271		120	61.60	4,605,159	5,104,200	
2003/07		1.00	1.1664	1.1664		120	61.23	4,658,874	5,163,720	
2004/01		1.00	1.1103	1.1103		120	61.23	4,710,601	5,221,080	
2004/07		1.00	0.8378	0.8378		120	61.23	4,750,066	5,264,880	
2005/01		1.00	0.8595	0.8595		120	61.23	4,790,893	5,310,120	
2005/07		1.00	0.7364	0.7364		120	61.23	4,826,173	5,349,240	
2006/01		1.00	0.9068	0.9068		120	61.23	4,869,937	5,397,720	
2006/07		1.00	0.8133	0.8133		120	61.23	4,909,544	5,441,640	
2007/01		0.95	1.0133	1.0133		120	58.16	4,956,803	5,496,720	
2007/07		0.95	1.1050	1.1050		120	56.43	5,008,840	5,557,440	
2008/01		0.90	0.8556	0.8556		120	56.43	5,047,408	5,604,960	
2008/07		0.90	0.6104	0.6104		120	56.43	5,075,138	5,639,160	
2009/01		0.85	1.3268	1.3268		120	56.28	5,132,375	5,714,040	
2009/07		0.85	0.6841	0.6841		120	56.28	5,162,220	5,753,160	
2010/01		0.80	0.8643	0.8643		120	52.57	5,196,335	5,802,840	
2010/07		0.80	0.7107	0.7107		120	50.44	5,223,432	5,844,120	
2011/01		0.75	0.9198	0.9198		120	50.44	5,256,481	5,897,880	
2011/07		0.75	0.9028	0.9028		120	50.44	5,289,122	5,951,160	
2012/01		0.70	0.3865	0.3865		120	56.29	5,303,434	5,974,200	
2012/07		0.70	0.9417	0.9417		120	53.63	5,337,523	6,030,480	
2013/01		0.65	0.4901	0.4901		120	53.63	5,354,105	6,060,000	
2013/07		0.65	0.6196	0.6196		120	53.63	5,375,129	6,097,560	
2014/01		0.60	0.8564	0.8564		120	54.81	5,402,651	6,149,760	
2014/07		0.60	1.2383	1.2383		120	47.91	5,437,618	6,225,960	
2015/01		0.55	0.7571	0.7571		120	47.91	5,457,341	6,273,120	
2015/09		0.55	1.5736	1.5736		120	47.91	5,498,485	6,371,880	
2016/09		0.50	1.9890	1.9890		120	44.55	5,542,778	6,498,600	

Message Code:



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
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Orange City 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
2810 ENTERPRISE RD	1/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
DEBARY, FL 32713	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: 39,538	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 16,389	Inflation
Current Class North Large	Initial CR? False	Medicaid: 20,012	FY Index: 1.34193004
Class at 1/94: North Large	Medicaid Utilization	50.61460%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	90.26941%	Cost: 1.07573004
Open Date: 05/31/1991	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 05/31/1991	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 06/26/1991	Low Occupancy Adjustment Factor:	114.16103%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 211371			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	760,275	1,614,835	858,322	1,007,004		4,240,436	
1a	Audit Adjustments							
2	Cost Per Diem	37.9910	80.6933	42.8904	50.3200		211.8947	
3	Cost Per Diem Inflated	40.8681	85.6505	46.1385				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	40.8681	85.6505	46.1385	50.3200		222.9771	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	55.0364		59.0583				
7	Provider Target Rate	58.0980		62.3436				
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	40.8681	85.6505	46.1385	13.6500		186.3071	
12/13	Medicaid Adjustment Rate		0.0592	0.0319				
14	Prospective Per Diem 11	40.8681	85.7097	46.1704	13.6500		186.3982	
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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Orange City Nursing And Rehab Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 06/26/1991		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,937,265.00		Total Amount	Per Diem
RS to Start Calcs:	1991/01	Type:	Fixed	80% Capital(1):	4,428,268	9.8531
Indexed Asset Value	5,535,335	<60% of Base:	False	20% ROE(2):	1,107,067	0.6378
FRVS Base Asset:	3,642,240	Interest Rate:	8.0700%	Insurance Cost(3):	42,359	1.0713
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	58,335	1.4754
ROE Factor	0.022710	Amortization Rate:	6.2500%	Home Office(3):	8,661	0.2191
		Interest Only:	False	Replacement(3&4):	57,336	0.0000
		Yearly Payment:	388,410	Total FRVS PD:		13.2567

(1) 80% Capital (\$4,428,268) amortized at 6.2500 % for 20 years Principal & Interest of \$388,410 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.8531

(2) 20% ROE (\$1,107,067) times the ROE factor (0.022710) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6378

(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:	07/01/1990	Current RS PBS:	54,155
Comparison Bed	120	Effective PBS Limitation	3,642,240

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	40.8681	40.8681	1.8542	39.0139
Direct Care	85.7097	85.7097	3.8886	81.8211
Indirect Care	46.1704	46.1704	2.0947	44.0757
Property	13.6500	13.2567	0.6014	12.6553
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				13.8619
Supplemental Rate				8.1814
Totals	186.3982	186.0049	8.4389	199.6093

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	4,138,479	0.00	0.5899	0.5899		120	66.58	3,642,240	3,642,240	1
1991/07		0.10	1.4932	1.4932		120	66.58	3,647,678	3,718,320	
1992/01		0.10	2.0117	2.0117		120	66.58	3,655,017	3,793,080	
1992/07		0.20	1.8152	1.8152		120	66.58	3,668,285	3,861,960	
1993/01		0.20	1.7710	1.7710		120	66.58	3,681,278	3,930,360	
1993/07		0.30	1.5329	1.5329		120	66.58	3,698,208	3,990,600	
1994/01		0.30	1.6983	1.6983		120	71.11	3,717,050	4,058,400	
1994/07	31,069	0.40	1.5991	1.5991		120	52.23	3,770,696	4,123,320	
1995/01		0.40	1.5812	1.5812		120	52.23	3,793,344	4,188,480	
1995/07		0.50	1.5250	1.5250		120	52.23	3,820,812	4,252,320	
1996/01		0.50	1.7228	1.7228		120	52.23	3,852,067	4,325,640	
1996/07		0.60	1.3294	1.3294		120	52.23	3,881,244	4,383,120	
1997/01		0.60	1.4109	1.4109		120	52.23	3,912,444	4,444,920	
1997/07		0.70	1.0917	1.0917		120	52.23	3,940,837	4,493,400	
1998/01		0.70	1.1663	1.1663		120	57.04	3,973,010	4,545,840	
1998/07		0.80	1.0794	1.0794		120	57.04	4,007,317	4,594,920	
1999/01		0.80	1.4499	1.4499		120	60.86	4,007,317	4,661,520	5
1999/07		0.90	1.2299	1.2299		120	60.86	4,098,669	4,718,880	
2000/01		0.90	1.3356	1.3356		120	58.42	4,147,935	4,781,880	
2000/07		1.00	1.1129	1.1129		120	57.61	4,194,097	4,835,040	
2001/01		1.00	1.2976	1.2976		120	57.61	4,248,520	4,897,800	
2001/07		1.00	0.9615	0.9615		120	57.61	4,289,370	4,944,840	
2002/01		1.00	1.0301	1.0301		120	51.93	4,331,088	4,995,720	
2002/07		1.00	0.8337	0.8337		120	54.24	4,366,697	5,037,360	
2003/01		1.00	1.3271	1.3271		120	54.24	4,423,847	5,104,200	
2003/07		1.00	1.1664	1.1664		120	56.88	4,475,447	5,163,720	
2004/01		1.00	1.1103	1.1103		120	56.88	4,525,138	5,221,080	
2004/07		1.00	0.8378	0.8378		120	56.88	4,563,050	5,264,880	
2005/01		1.00	0.8595	0.8595		120	56.88	4,602,269	5,310,120	
2005/07		1.00	0.7364	0.7364		120	56.88	4,636,160	5,349,240	



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 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 263567-00 - 2016/09

199.61

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2006/01		1.00	0.9068	0.9068		120	56.88	4,678,201	5,397,720	
2006/07		1.00	0.8133	0.8133		120	56.88	4,716,249	5,441,640	
2007/01		1.00	1.0133	1.0133		120	54.78	4,763,848	5,496,720	
2007/07	31,667	1.00	1.1050	1.1050		120	56.36	4,848,156	5,557,440	
2008/01		1.00	0.8556	0.8556		120	56.36	4,889,637	5,604,960	
2008/07		1.00	0.6104	0.6104		120	56.36	4,919,483	5,639,160	
2009/01		1.00	1.3268	1.3268		120	51.32	4,980,387	5,714,040	
2009/07		1.00	0.6841	0.6841		120	51.32	5,012,178	5,753,160	
2010/01		1.00	0.8643	0.8643		120	56.40	5,055,498	5,802,840	
2010/07		1.00	0.7107	0.7107		120	60.20	5,091,427	5,844,120	
2011/01		1.00	0.9198	0.9198		120	60.20	5,138,258	5,897,880	
2011/07		0.95	0.9028	0.9028		120	56.43	5,182,329	5,951,160	
2012/01		0.95	0.3865	0.3865		120	56.43	5,201,359	5,974,200	
2012/07		0.90	0.9417	0.9417		120	54.16	5,244,767	6,030,480	
2013/01		0.90	0.4901	0.4901		120	54.16	5,267,548	6,060,000	
2013/07		0.85	0.6196	0.6196		120	54.16	5,294,868	6,097,560	
2014/01		0.85	0.8564	0.8564		120	51.20	5,330,746	6,149,760	
2014/07		0.80	1.2383	1.2383		120	51.20	5,379,904	6,225,960	
2015/01		0.80	0.7571	0.7571		120	48.72	5,408,769	6,273,120	
2015/09		0.75	1.5736	1.5736		120	48.72	5,465,315	6,371,880	
2016/09		0.70	1.9890	1.9890		120	50.61	5,535,335	6,498,600	

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

0263575-00 - 2016/09

225.73

Bayshore Pointe 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
3117 W GANDY BLVD	1/1/2015-12/31/2015	Number of Beds: 117	Superior: 0
TAMPA, FL 33611-2927	Days in CR 365	Maximum: 42,705	Standard: 366
County: Hillsborough [29]	First Used : 2016/09	Max Annualized: 42,705	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 36,241	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 14,339	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 18,723	FY Index: 1.37939113
Class at 1/94: North Large	Medicaid Utilization	51.66248%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	84.86360%	Cost: 1.04651568
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: 1.25350000
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	107.32446%	DC Sem Index: 1.30450000
Med # Active Date: 12/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 218022			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	886,631	1,743,421	912,035	707,917		4,250,004
1a	Audit Adjustments						
2	Cost Per Diem	47.3552	93.1165	48.7120	37.8100		226.9937
3	Cost Per Diem Inflated	49.5580	96.9050	50.9779			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	49.5580	96.9050	50.9779	37.8100		235.2509
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	52.6940		63.0719			
7	Provider Target Rate	55.6253		66.5805			
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	49.5580	96.9050	50.9779	13.6500		211.0909
12/13	Medicaid Adjustment Rate		0.1812	0.0953			
14	Prospective Per Diem 11	49.5580	97.0862	51.0732	13.6500		211.3674
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 263575-00 - 2016/09

225.73

Bayshore Pointe Nursing And Rehab Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/01/1986	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	4,925,000.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	3,785,475	10.0706
Indexed Asset Value	4,731,844	<60% of Base:	False	20% ROE(2):	946,369	0.4976
FRVS Base Asset:	683,039	Interest Rate:	8.2500%	Insurance Cost(3):	34,857	0.9618
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	98,393	2.7150
ROE Factor	0.020210	Amortization Rate:	8.2500%	Home Office(3):	9,599	0.2649
		Interest Only:	False	Replacement(3&4):	253,356	0.0000
		Yearly Payment:	387,057	Total FRVS PD:		14.5099

(1) 80% Capital (\$3,785,475) amortized at 8.2500 % for 20 years Principal & Interest of \$387,057 divided by annual available days (42705) divided by Occup. Adj. (0.90) = \$10.0706

(2) 20% ROE (\$946,369) times the ROE factor (0.020210) divided by annual available days (42705) divided by Occup. Adj. (0.90) = \$0.4976

(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	49.5580	49.5580	2.2484	47.3096
Direct Care	97.0862	97.0862	4.4048	92.6814
Indirect Care	51.0732	51.0732	2.3172	48.7560
Property	13.6500	14.5099	0.6583	13.8516
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				14.9476
Supplemental Rate				8.1814
Totals	211.3674	212.2273	9.6287	225.7276

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	264,460	0.00				75	100.00	264,460	769,575	
1972/01		0.10	3.9787	3.0000	0.9787	75	100.00	265,253	800,175	
1972/07	871	0.10	5.9113	3.0000	2.9113	75	100.00	266,920	839,625	
1973/01		0.20	8.0622	3.0000	5.0622	75	100.00	268,522	882,900	
1973/07	4,522	0.20	10.7186	3.0000	7.7186	75	100.00	274,655	932,850	
1974/01		0.30	12.9457	3.0000	9.9457	75	100.00	277,127	981,600	
1974/07	7,003	0.30	13.0494	3.0000	10.0494	75	100.00	286,624	1,012,050	
1975/01		0.40	13.1399	3.0000	10.1399	75	100.00	290,063	1,043,325	
1975/07	5,420	0.40	14.2033	3.0000	11.2033	75	100.00	298,964	1,085,775	
1976/01		0.50	15.2478	3.0000	12.2478	75	100.00	303,448	1,129,650	
1976/07	11,452	0.50	15.7330	3.0000	12.7330	75	100.00	319,452	1,169,025	
1977/01		0.60	16.4836	3.0000	13.4836	75	100.00	325,202	1,212,900	
1977/07	6,192	0.60	18.5412	3.0000	15.5412	75	100.00	337,248	1,274,175	
1978/01		0.70	20.2809	3.0000	17.2809	75	100.00	344,330	1,334,625	
1978/07	19,832	0.70	22.8203	3.0000	19.8203	75	100.00	371,393	1,408,500	
1979/01		0.80	24.9476	3.0000	21.9476	75	100.00	380,306	1,480,725	
1979/07	7,456	0.80	26.1458	3.0000	23.1458	75	100.00	396,889	1,542,900	
1980/01		0.90	29.3115	3.0000	26.3115	75	91.13	407,605	1,638,075	
1980/07	9,243	0.90	30.1222	3.0000	27.1222	75	91.13	427,853	1,700,475	
1981/01		1.00	30.9462	3.0000	27.9462	75	92.94	440,689	1,765,500	
1981/07	37,248	1.00	30.5350	3.0000	27.5350	75	92.94	491,158	1,811,175	
1982/01		1.00	30.2110	3.0000	27.2110	75	89.01	505,893	1,859,700	
1982/07	17,989	1.00	29.5087	3.0000	26.5087	75	89.01	539,059	1,902,375	
1983/04		1.00	29.1375	3.0000	26.1375	75	82.75	555,231	1,952,400	
1983/07	17,593	1.00	30.0953	3.0000	27.0953	75	82.75	589,481	2,029,650	
1984/01		1.00	28.3905	3.0000	25.3905	75	75.97	607,165	2,055,975	
1984/07	18,450	1.00	27.3084	3.0000	24.3084	75	75.97	643,830	2,095,425	
1985/01		1.00	25.4555	3.0000	22.4555	75	73.21	663,145	2,119,425	
1985/10		1.00	23.3077	3.0000	20.3077	75	73.21	683,039	2,137,500	
1986/01		1.00	21.1376	3.0000	18.1376	75	73.21	703,530	2,155,275	



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225.73

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	75	71.54	724,636	2,151,150	
1987/01		1.00	16.4441	3.0000	13.4441	75	71.54	746,375	2,189,625	
1987/07		1.00	14.3448	3.0000	11.3448	75	71.54	768,766	2,206,725	
1988/01		1.00	12.2455	3.0000	9.2455	75	63.49	791,829	2,224,650	
1988/07		1.00	9.8354	3.0000	6.8354	75	63.49	815,584	2,223,450	
1989/01		1.00	7.4253	3.0000	4.4253	75	69.59	840,052	2,236,575	
1989/07		1.00	5.0152	3.0000	2.0152	75	69.59	865,254	2,251,725	
1990/01		1.00	2.6051	2.6051		75	69.59	887,795	2,263,050	
1990/07		1.00	0.5899	0.5899		75	69.59	893,032	2,276,400	
1991/01		1.00	0.5899	0.5899		75	69.59	898,300	2,289,750	
1991/07		1.00	1.4932	1.4932		75	69.59	911,713	2,323,950	
1992/01		0.95	2.0117	2.0117		75	68.45	929,137	2,370,675	
1992/07		0.95	1.8152	1.8152		75	68.45	945,159	2,413,725	
1993/01		0.90	1.7710	1.7710		75	69.31	960,224	2,456,475	
1993/07		0.90	1.5329	1.5329		75	69.31	973,471	2,494,125	
1994/01		0.85	1.6983	1.6983		75	77.44	987,524	2,536,500	
1994/07		0.85	1.5991	1.5991		75	77.44	1,000,946	2,577,075	
1995/01		0.80	1.5812	1.5812		75	82.94	1,013,608	2,617,800	
1995/07		0.80	1.5250	1.5250		75	79.20	1,025,974	2,657,700	
1996/01		0.75	1.7228	1.7228		75	81.43	1,039,231	2,703,525	
1996/07		0.75	1.3294	1.3294		75	79.39	1,049,593	2,739,450	
1997/01		0.70	1.4109	1.4109		75	79.39	1,059,959	2,778,075	
1997/07		0.70	1.0917	1.0917		75	79.39	1,068,059	2,808,375	
1998/01		0.65	1.1663	1.1663		75	79.39	1,068,059	2,841,150	5
1998/07		0.65	1.0794	1.0794		75	79.39	1,083,706	2,871,825	
1999/01		0.60	1.4499	1.4499		75	79.39	1,093,133	2,913,450	
1999/07		0.60	1.2299	1.2299		75	83.13	1,101,199	2,949,300	
2000/01	3,271,774	0.55	1.3356	1.3356		117	73.25	4,381,062	4,662,333	
2000/07		0.55	1.1129	1.1129		117	73.25	4,407,878	4,714,164	
2001/01		0.50	1.2976	1.2976		117	64.61	4,436,476	4,775,355	



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225.73

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		0.50	0.9615	0.9615		117	64.61	4,457,807	4,821,219	
2002/01		0.45	1.0301	1.0301		117	66.90	4,478,469	4,870,827	
2002/07		0.45	0.8337	0.8337		117	66.90	4,495,272	4,911,426	
2003/01		0.40	1.3271	1.3271		117	60.49	4,519,133	4,976,595	
2003/07		0.40	1.1664	1.1664		117	55.71	4,540,219	5,034,627	
2004/01	15,425	0.35	1.1103	1.1103		117	55.71	4,573,287	5,090,553	
2004/07	1,930	0.35	0.8378	0.8378		117	55.71	4,588,626	5,133,258	
2005/01		0.30	0.8595	0.8595		117	55.71	4,600,460	5,177,367	
2005/07		0.30	0.7364	0.7364		117	55.71	4,610,622	5,215,509	
2006/01		0.25	0.9068	0.9068		117	55.71	4,621,074	5,262,777	
2006/07		0.25	0.8133	0.8133		117	55.71	4,630,469	5,305,599	
2007/01		0.20	1.0133	1.0133		117	55.00	4,639,855	5,359,302	
2007/07		0.20	1.1050	1.1050		117	55.00	4,650,109	5,418,504	
2008/01		0.15	0.8556	0.8556		117	49.80	4,655,511	5,464,836	
2008/07		0.15	0.6104	0.6104		117	49.80	4,659,372	5,498,181	
2009/01		0.10	1.3268	1.3268		117	52.95	4,665,325	5,571,189	
2009/07		0.10	0.6841	0.6841		117	52.95	4,668,397	5,609,331	
2010/01	23,370	0.05	0.8643	0.8643		117	56.35	4,693,784	5,657,769	
2010/07		0.05	0.7107	0.7107		117	57.60	4,695,450	5,698,017	
2011/01		0.00	0.9198	0.9198		117	57.60	4,695,450	5,750,433	
2011/07		0.00	0.9028	0.9028		117	56.04	4,695,450	5,802,381	
2012/01		0.00	0.3865	0.3865		117	56.04	4,695,450	5,824,845	
2012/07		0.00	0.9417	0.9417		117	56.04	4,695,450	5,879,718	
2013/01		0.00	0.4901	0.4901		117	52.79	4,695,450	5,908,500	
2013/07		0.00	0.6196	0.6196		117	56.82	4,695,450	5,945,121	
2014/01		0.00	0.8564	0.8564		117	56.82	4,695,450	5,996,016	
2014/07		0.00	1.2383	1.2383		117	56.82	4,695,450	6,070,311	
2015/01		0.00	0.7571	0.7571		117	57.14	4,695,450	6,116,292	
2015/09		0.00	1.5736	1.5736		117	57.14	4,695,450	6,212,583	
2016/09	36,394	0.00	1.9890	1.9890		117	51.66	4,731,844	6,336,135	

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

0263583-00 - 2016/09

204.79

Royal Oaks 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
2225 KNOX MCRAE DR	1/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
TITUSVILLE, FL 32780	Days in CR 365	Maximum: 43,800	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: 38,318	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 14,759	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 16,419	FY Index: 1.34193004
Class at 1/94: North Large	Medicaid Utilization	42.84931%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	87.48402%	Cost: 1.07573004
Open Date: 04/09/1993	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 04/09/1993	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 04/09/1993	Low Occupancy Adjustment Factor:	110.63843%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 210609			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	634,224	1,386,563	706,147	951,153		3,678,087	
1a	Audit Adjustments							
2	Cost Per Diem	38.6274	84.4487	43.0079	57.9300		224.0140	
3	Cost Per Diem Inflated	41.5527	89.6366	46.2649				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	41.5527	89.6366	46.2649	57.9300		235.3842	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	53.1860		60.5227				
7	Provider Target Rate	56.1446		63.8895				
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	41.5527	89.6366	46.2649	13.6500		191.1042	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	41.5527	89.6366	46.2649	13.6500		191.1042	
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 263583-00 - 2016/09

204.79

Royal Oaks Nursing And Rehab Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 04/09/1993		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,912,325.00		Total Amount	Per Diem
RS to Start Calcs:	1993/01	Type:	Fixed	80% Capital(1):	4,305,524	9.5800
Indexed Asset Value	5,381,905	<60% of Base:	False	20% ROE(2):	1,076,381	0.6201
FRVS Base Asset:	3,861,960	Interest Rate:	8.0700%	Insurance Cost(3):	66,275	1.7296
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	59,275	1.5469
ROE Factor	0.022710	Amortization Rate:	6.2500%	Home Office(3):	8,396	0.2191
		Interest Only:	False	Replacement(3&4):	92,722	0.0000
		Yearly Payment:	377,644	Total FRVS PD:		13.6957

(1) 80% Capital (\$4,305,524) amortized at 6.2500 % for 20 years Principal & Interest of \$377,644 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.5800

(2) 20% ROE (\$1,076,381) times the ROE factor (0.022710) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6201

(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:	32,183
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	41.5527	41.5527	1.8852	39.6675
Direct Care	89.6366	89.6366	4.0668	85.5698
Indirect Care	46.2649	46.2649	2.0990	44.1659
Property	13.6500	13.6957	0.6214	13.0743
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				14.1276
Supplemental Rate				8.1814
Totals	191.1042	191.1499	8.6724	204.7865

Medicaid Trend Adjustment



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 Rate Semester 9/1/2016 through 8/31/2017 Based on Cost Report: 12/31/2014

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204.79

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1993/01	4,213,095	0.00	1.7710	1.7710		120	57.35	3,861,960	3,861,960	1
1993/07		0.10	1.5329	1.5329		120	57.35	3,867,880	3,990,600	
1994/01		0.10	1.6983	1.6983		120	57.35	3,874,448	4,058,400	
1994/07		0.20	1.5991	1.5991		120	57.35	3,886,838	4,123,320	
1995/01		0.20	1.5812	1.5812		120	57.35	3,899,128	4,188,480	
1995/07		0.30	1.5250	1.5250		120	57.35	3,916,967	4,252,320	
1996/01		0.30	1.7228	1.7228		120	58.50	3,937,210	4,325,640	
1996/07		0.40	1.3294	1.3294		120	58.50	3,958,148	4,383,120	
1997/01		0.40	1.4109	1.4109		120	56.99	3,980,488	4,444,920	
1997/07		0.50	1.0917	1.0917		120	50.63	4,000,491	4,493,400	
1998/01		0.50	1.1663	1.1663		120	50.63	4,021,968	4,545,840	
1998/07		0.60	1.0794	1.0794		120	50.63	4,045,945	4,594,920	
1999/01		0.60	1.4499	1.4499		120	50.29	4,078,127	4,661,520	
1999/07		0.70	1.2299	1.2299		120	50.33	4,110,255	4,718,880	
2000/01		0.70	1.3356	1.3356		120	50.33	4,145,419	4,781,880	
2000/07		0.80	1.1129	1.1129		120	48.97	4,178,279	4,835,040	
2001/01		0.80	1.2976	1.2976		120	48.97	4,216,898	4,897,800	
2001/07		0.90	0.9615	0.9615		120	48.97	4,249,390	4,944,840	
2002/01		0.90	1.0301	1.0301		120	60.22	4,288,786	4,995,720	
2002/07		1.00	0.8337	0.8337		120	60.22	4,324,542	5,037,360	
2003/01		1.00	1.3271	1.3271		120	58.38	4,381,933	5,104,200	
2003/07		1.00	1.1664	1.1664		120	60.24	4,433,044	5,163,720	
2004/01		1.00	1.1103	1.1103		120	60.24	4,482,264	5,221,080	
2004/07		1.00	0.8378	0.8378		120	60.24	4,519,816	5,264,880	
2005/01		1.00	0.8595	0.8595		120	60.24	4,558,664	5,310,120	
2005/07		1.00	0.7364	0.7364		120	60.24	4,592,234	5,349,240	
2006/01		1.00	0.9068	0.9068		120	60.24	4,633,876	5,397,720	
2006/07		1.00	0.8133	0.8133		120	60.24	4,671,563	5,441,640	
2007/01		1.00	1.0133	1.0133		120	53.38	4,717,506	5,496,720	
2007/07		1.00	1.1050	1.1050		120	44.50	4,759,683	5,557,440	



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204.79

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2008/01		1.00	0.8556	0.8556		120	44.50	4,792,632	5,604,960	
2008/07		1.00	0.6104	0.6104		120	44.50	4,816,301	5,639,160	
2009/01		1.00	1.3268	1.3268		120	42.75	4,865,971	5,714,040	
2009/07		1.00	0.6841	0.6841		120	42.75	4,891,845	5,753,160	
2010/01		1.00	0.8643	0.8643		120	44.56	4,926,100	5,802,840	
2010/07		1.00	0.7107	0.7107		120	47.08	4,956,068	5,844,120	
2011/01		1.00	0.9198	0.9198		120	47.08	4,995,090	5,897,880	
2011/07		1.00	0.9028	0.9028		120	47.08	5,033,692	5,951,160	
2012/01		1.00	0.3865	0.3865		120	46.56	5,033,692	5,974,200	5
2012/07		1.00	0.9417	0.9417		120	46.56	5,090,421	6,030,480	
2013/01		1.00	0.4901	0.4901		120	47.96	5,112,176	6,060,000	
2013/07		0.95	0.6196	0.6196		120	47.96	5,138,415	6,097,560	
2014/01		0.95	0.8564	0.8564		120	48.25	5,175,090	6,149,760	
2014/07		0.90	1.2383	1.2383		120	47.38	5,224,776	6,225,960	
2015/01		0.90	0.7571	0.7571		120	47.38	5,255,445	6,273,120	
2015/09		0.85	1.5736	1.5736		120	47.38	5,316,003	6,371,880	
2016/09		0.80	1.9890	1.9890		120	42.85	5,381,905	6,498,600	

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: 263583123120140101201403272015145033



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

0263591-00 - 2016/09

218.59

Tuskawilla 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
1024 WILLA SPRINGS DR	1/1/2015-12/31/2015	Number of Beds: 98	Superior: 0
WINTER SPRINGS, FL 32708	Days in CR 365	Maximum: 35,770	Standard: 366
County: Seminole [59]	First Used : 2016/09	Max Annualized: 35,770	Conditional: 0
Region: Central Area: 7	Last Used: 2016/09	Total Patient: 30,678	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 14,271	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 10,286	FY Index: 1.37939113
Class at 1/94: North Small	Medicaid Utilization	33.52891%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	85.76461%	Cost: 1.04651568
Open Date: 11/07/1994	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 11/07/1994	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 11/07/1994	Low Occupancy Adjustment Factor:	108.46394%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 211966			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	475,351	893,233	558,568	720,843		2,647,995	
1a	Audit Adjustments							
2	Cost Per Diem	46.2134	86.8397	54.3037	70.0800		257.4368	
3	Cost Per Diem Inflated	48.3630	90.3729	56.8297				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	48.3630	90.3729	56.8297	70.0800		265.6456	
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	48.3630	90.3729	56.8297	13.6500		209.2156	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	48.3630	90.3729	56.8297	13.6500		209.2156	
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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Tuskawilla Nursing And Rehab Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	11/07/1994	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,981,982.00		Total Amount	Per Diem
RS to Start Calcs:	1994/07	Type:	Fixed	80% Capital(1):	3,304,578	9.0035
Indexed Asset Value	4,130,722	<60% of Base:	False	20% ROE(2):	826,144	0.5186
FRVS Base Asset:	3,043,800	Interest Rate:	8.0700%	Insurance Cost(3):	48,798	1.5907
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	62,263	2.0296
ROE Factor	0.020210	Amortization Rate:	6.2500%	Home Office(3):	8,126	0.2649
		Interest Only:	False	Replacement(3&4):	94,851	0.0000
		Yearly Payment:	289,849	Total FRVS PD:		13.4073

(1) 80% Capital (\$3,304,578) amortized at 6.2500 % for 20 years Principal & Interest of \$289,849 divided by annual available days (35770) divided by Occup. Adj. (0.90) = \$9.0035

(2) 20% ROE (\$826,144) times the ROE factor (0.020210) divided by annual available days (35770) divided by Occup. Adj. (0.90) = \$0.5186

(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 90	Effective PBS Limitation	3,043,800

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	48.3630	48.3630	2.1942	46.1688
Direct Care	90.3729	90.3729	4.1002	86.2727
Indirect Care	56.8297	56.8297	2.5783	54.2514
Property	13.6500	13.4073	0.6083	12.7990
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				10.9138
Supplemental Rate				8.1814
Totals	209.2156	208.9729	9.4810	218.5871

Medicaid Trend Adjustment



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218.59

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	4,194,640	0.00	1.5991	1.5991		90	59.98	3,043,800	3,043,800	1
1995/01		0.10	1.5812	1.5812		90	59.98	3,048,612	3,141,360	
1995/07		0.10	1.5250	1.5250		90	48.91	3,052,746	3,189,240	
1996/01		0.20	1.7228	1.7228		90	48.91	3,062,101	3,244,230	
1996/07		0.20	1.3294	1.3294		90	48.91	3,069,342	3,287,340	
1997/01		0.30	1.4109	1.4109		90	48.91	3,080,896	3,333,690	
1997/07		0.30	1.0917	1.0917		90	48.91	3,089,869	3,370,050	
1998/01		0.40	1.1663	1.1663		90	48.91	3,102,687	3,409,380	
1998/07		0.40	1.0794	1.0794		90	54.17	3,115,882	3,446,190	
1999/01		0.50	1.4499	1.4499		90	54.17	3,138,131	3,496,140	
1999/07	17,357	0.50	1.2299	1.2299		90	54.13	3,174,482	3,539,160	
2000/01		0.60	1.3356	1.3356		90	54.13	3,199,520	3,586,410	
2000/07		0.60	1.1129	1.1129		90	46.41	3,217,547	3,626,280	
2001/01		0.70	1.2976	1.2976		98	51.38	3,244,848	3,999,870	
2001/07		0.70	0.9615	0.9615		98	51.38	3,265,252	4,038,286	
2002/01		0.80	1.0301	1.0301		98	51.38	3,290,390	4,079,838	
2002/07		0.80	0.8337	0.8337		98	52.79	3,311,455	4,113,844	
2003/01		0.90	1.3271	1.3271		98	54.81	3,350,870	4,168,430	
2003/07		0.90	1.1664	1.1664		98	51.27	3,383,662	4,217,038	
2004/01		1.00	1.1103	1.1103		98	51.27	3,383,662	4,263,882	5
2004/07		1.00	0.8378	0.8378		98	51.27	3,445,382	4,299,652	
2005/01		1.00	0.8595	0.8595		98	51.27	3,472,987	4,336,598	
2005/07		1.00	0.7364	0.7364		98	51.27	3,496,828	4,368,546	
2006/01		1.00	0.9068	0.9068		98	51.27	3,526,387	4,408,138	
2006/07		1.00	0.8133	0.8133		98	51.27	3,553,122	4,444,006	
2007/01		1.00	1.0133	1.0133		98	49.04	3,585,224	4,488,988	
2007/07		1.00	1.1050	1.1050		98	40.42	3,614,339	4,538,576	
2008/01		1.00	0.8556	0.8556		98	40.42	3,637,066	4,577,384	
2008/07		1.00	0.6104	0.6104		98	40.42	3,653,381	4,605,314	
2009/01		1.00	1.3268	1.3268		98	39.05	3,687,797	4,666,466	



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218.59

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		98	39.05	3,705,709	4,698,414	
2010/01	15,886	1.00	0.8643	0.8643		98	39.54	3,744,621	4,738,986	
2010/07		1.00	0.7107	0.7107		98	47.36	3,767,537	4,772,698	
2011/01		1.00	0.9198	0.9198		98	47.36	3,797,377	4,816,602	
2011/07		1.00	0.9028	0.9028		98	50.09	3,828,599	4,860,114	
2012/01		1.00	0.3865	0.3865		98	50.09	3,842,076	4,878,930	
2012/07		1.00	0.9417	0.9417		98	46.95	3,872,961	4,924,892	
2013/01		1.00	0.4901	0.4901		98	46.95	3,889,164	4,949,000	
2013/07		1.00	0.6196	0.6196		98	46.95	3,909,734	4,979,674	
2014/01		1.00	0.8564	0.8564		98	42.70	3,935,729	5,022,304	
2014/07		1.00	1.2383	1.2383		98	44.08	3,974,789	5,084,534	
2015/01		0.95	0.7571	0.7571		98	44.08	3,997,700	5,123,048	
2015/09		0.95	1.5736	1.5736		98	44.08	4,045,596	5,203,702	
2016/09	40,976	0.90	1.9890	1.9890		98	33.53	4,130,722	5,307,190	

Message Code:

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| 1 Per Bed Standard Limitation
5 Uncorrected Licensure Deficiency |
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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

0263605-00 - 2016/09

246.09

Hunters Creek 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
14155 TOWN LOOP BLVD	1/1/2014-12/31/2014	Number of Beds: 116	Superior: 0
ORLANDO, FL 32837	Days in CR 365	Maximum: 42,340	Standard: 366
County: Orange [48]	First Used : 2016/09	Max Annualized: 42,340	Conditional: 0
Region: Central Area: 7	Last Used: 2016/09	Total Patient: 38,582	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 14,966	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 21,499	FY Index: 1.34193004
Class at 1/94: North Large	Medicaid Utilization	55.72288%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	91.12423%	Cost: 1.07573004
Open Date: 05/26/1998	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 05/26/1998	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 05/26/1998	Low Occupancy Adjustment Factor:	115.24210%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 213691			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	965,584	1,992,467	1,491,986	1,292,090		5,742,127	
1a	Audit Adjustments							
2	Cost Per Diem	44.9130	92.6772	69.3979	60.1000		267.0881	
3	Cost Per Diem Inflated	48.3143	98.3706	74.6534				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	48.3143	98.3706	74.6534	60.1000		281.4383	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	57.0292		88.9397				
7	Provider Target Rate	60.2016		93.8872				
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	48.3143	98.3706	68.1848	13.6500		228.5197	
12/13	Medicaid Adjustment Rate		0.6333	0.4390				
14	Prospective Per Diem 11	48.3143	99.0039	68.6238	13.6500		229.5920	
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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246.09

Hunters Creek Nursing And Rehab Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 05/26/1998		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	4,052,231.00		Total Amount	Per Diem
RS to Start Calcs:	1998/01	Type:	Fixed	80% Capital(1):	4,607,444	10.6053
Indexed Asset Value	5,759,305	<60% of Base:	False	20% ROE(2):	1,151,861	0.6865
FRVS Base Asset:	4,343,620	Interest Rate:	8.0700%	Insurance Cost(3):	74,290	1.9255
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	120,361	3.1196
ROE Factor	0.022710	Amortization Rate:	6.2500%	Home Office(3):	8,454	0.2191
		Interest Only:	False	Replacement(3&4):	104,697	0.0000
		Yearly Payment:	404,125	Total FRVS PD:		16.5560

(1) 80% Capital (\$4,607,444) amortized at 6.2500 % for 20 years Principal & Interest of \$404,125 divided by annual available days (42340) divided by Occup. Adj. (0.90) = \$10.6053

(2) 20% ROE (\$1,151,861) times the ROE factor (0.022710) divided by annual available days (42340) divided by Occup. Adj. (0.90) = \$0.6865

(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:	37,445
Comparison Date: 07/01/1997	Current RS PBS:	54,155
Comparison Bed 116	Effective PBS Limitation	4,343,620

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	48.3143	48.3143	2.1920	46.1223
Direct Care	99.0039	99.0039	4.4918	94.5121
Indirect Care	68.6238	68.6238	3.1134	65.5104
Property	13.6500	16.5560	0.7511	15.8049
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				15.9632
Supplemental Rate				8.1814
Totals	229.5920	232.4980	10.5483	246.0943

Medicaid Trend Adjustment



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246.09

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/01	11,089,244	0.00	1.1663	1.1663		116	44.04	4,343,620	4,343,620	1
1998/07		0.10	1.0794	1.0794		116	44.04	4,347,373	4,441,756	
1999/01		0.10	1.4499	1.4499		116	44.04	4,352,421	4,506,136	
1999/07		0.20	1.2299	1.2299		116	44.04	4,360,994	4,561,584	
2000/01		0.20	1.3356	1.3356		116	44.04	4,370,321	4,622,484	
2000/07	83,050	0.30	1.1129	1.1129		116	58.81	4,467,964	4,673,872	
2001/01		0.30	1.2976	1.2976		116	58.81	4,485,358	4,734,540	
2001/07		0.40	0.9615	0.9615		116	58.81	4,502,609	4,780,012	
2002/01		0.40	1.0301	1.0301		116	68.15	4,521,160	4,829,196	
2002/07		0.50	0.8337	0.8337		116	68.15	4,540,009	4,869,448	
2003/01		0.50	1.3271	1.3271		116	59.99	4,570,136	4,934,060	
2003/07		0.60	1.1664	1.1664		116	63.01	4,602,118	4,991,596	
2004/01		0.60	1.1103	1.1103		116	63.01	4,632,777	5,047,044	
2004/07		0.70	0.8378	0.8378		116	63.01	4,659,948	5,089,384	
2005/01		0.70	0.8595	0.8595		116	63.01	4,687,987	5,133,116	
2005/07		0.80	0.7364	0.7364		116	63.01	4,715,604	5,170,932	
2006/01		0.80	0.9068	0.9068		116	63.01	4,749,811	5,217,796	
2006/07		0.90	0.8133	0.8133		116	63.01	4,784,580	5,260,252	
2007/01		0.90	1.0133	1.0133		116	56.79	4,828,215	5,313,496	
2007/07		1.00	1.1050	1.1050		116	54.05	4,880,645	5,372,192	
2008/01		1.00	0.8556	0.8556		116	54.05	4,921,683	5,418,128	
2008/07		1.00	0.6104	0.6104		116	54.05	4,951,206	5,451,188	
2009/01		1.00	1.3268	1.3268		116	55.01	5,016,899	5,523,572	
2009/07		1.00	0.6841	0.6841		116	55.01	5,051,220	5,561,388	
2010/01	31,166	1.00	0.8643	0.8643		116	57.74	5,126,044	5,609,412	
2010/07		1.00	0.7107	0.7107		116	63.10	5,162,475	5,649,316	
2011/01		1.00	0.9198	0.9198		116	63.10	5,209,959	5,701,284	
2011/07	17,248	1.00	0.9028	0.9028		116	62.07	5,274,243	5,752,788	
2012/01		1.00	0.3865	0.3865		116	62.07	5,294,628	5,775,060	
2012/07		1.00	0.9417	0.9417		116	62.07	5,344,488	5,829,464	



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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		116	58.66	5,370,681	5,858,000	
2013/07		1.00	0.6196	0.6196		116	58.66	5,403,958	5,894,308	
2014/01		1.00	0.8564	0.8564		116	61.89	5,450,237	5,944,768	
2014/07		1.00	1.2383	1.2383		116	61.89	5,517,727	6,018,428	
2015/01		1.00	0.7571	0.7571		116	58.69	5,559,502	6,064,016	
2015/09		1.00	1.5736	1.5736		116	58.69	5,646,986	6,159,484	
2016/09		1.00	1.9890	1.9890		116	55.72	5,759,305	6,281,980	

Message Code:

1 Per Bed Standard Limitation

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Florida Agency for Health Care Administration
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Boulevard 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
2839 S SEACREST BLVD	1/1/2015-12/31/2015	Number of Beds: 167	Superior: 0
BOYNTON BEACH, FL 33435-79	Days in CR 365	Maximum: 60,955	Standard: 366
County: Palm Beach [50]	First Used : 2016/09	Max Annualized: 60,955	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 53,882	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 7,950	Inflation
Current Class South Large	Initial CR? False	Medicaid: 30,005	FY Index: 1.37939113
Class at 1/94: South Large	Medicaid Utilization	55.68650%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	88.39636%	Cost: 1.04651568
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: 1.25350000
Entered Medicaid 01/01/1975	Low Occupancy Adjustment Factor:	111.79224%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 259951			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,257,219	2,535,413	1,283,650	1,282,114		6,358,396	
1a	Audit Adjustments							
2	Cost Per Diem	41.9003	84.4997	42.7812	42.7300		211.9112	
3	Cost Per Diem Inflated	43.8493	87.9377	44.7712				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	43.8493	87.9377	44.7712	42.7300		219.2882	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	61.0810		69.5733				
7	Provider Target Rate	64.4788		73.4435				
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	43.8493	87.9377	44.7712	13.6500		190.2082	
12/13	Medicaid Adjustment Rate		0.5626	0.2864				
14	Prospective Per Diem 11	43.8493	88.5003	45.0576	13.6500		191.0572	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Boulevard Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 09/29/1988		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	4,011,868.00		Total Amount	Per Diem
RS to Start Calcs:	1975/01	Type:	Fixed	80% Capital(1):	4,138,934	6.6175
Indexed Asset Value	5,173,667	<60% of Base:	False	20% ROE(2):	1,034,733	0.3812
FRVS Base Asset:	1,533,066	Interest Rate:	8.0700%	Insurance Cost(3):	45,453	0.8436
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	146,800	2.7245
ROE Factor	0.020210	Amortization Rate:	6.2500%	Home Office(3):	14,272	0.2649
		Interest Only:	False	Replacement(3&4):	83,519	0.0000
		Yearly Payment:	363,032	Total FRVS PD:		10.8317

(1) 80% Capital (\$4,138,934) amortized at 6.2500 % for 20 years Principal & Interest of \$363,032 divided by annual available days (60955) divided by Occup. Adj. (0.90) = \$6.6175

(2) 20% ROE (\$1,034,733) times the ROE factor (0.020210) divided by annual available days (60955) divided by Occup. Adj. (0.90) = \$0.3812

(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	43.8493	43.8493	1.9894	41.8599
Direct Care	88.5003	88.5003	4.0152	84.4851
Indirect Care	45.0576	45.0576	2.0442	43.0134
Property	13.6500	10.8317	0.4914	10.3403
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				16.2099
Supplemental Rate				8.1814
Totals	191.0572	188.2389	8.5402	204.0900

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	1,246,500	0.00	3.0905	3.0000	0.0905	110	100.00	1,246,500	1,530,210	
1975/07		0.10	4.1539	3.0000	1.1539	110	100.00	1,250,240	1,592,470	
1976/01		0.10	5.1984	3.0000	2.1984	110	100.00	1,253,991	1,656,820	
1976/07		0.20	5.6836	3.0000	2.6836	110	100.00	1,261,515	1,714,570	
1977/01		0.20	6.4342	3.0000	3.4342	110	100.00	1,269,084	1,778,920	
1977/07		0.30	8.4918	3.0000	5.4918	110	100.00	1,280,506	1,868,790	
1978/01	9,342	0.30	10.2315	3.0000	7.2315	110	100.00	1,301,373	1,957,450	
1978/07	7,638	0.40	12.7709	3.0000	9.7709	110	100.00	1,324,627	2,065,800	
1979/01	2,888	0.40	14.8982	3.0000	11.8982	110	100.00	1,343,411	2,171,730	
1979/07		0.50	16.0964	3.0000	13.0964	110	100.00	1,363,562	2,262,920	
1980/01	3,121	0.50	19.2621	3.0000	16.2621	110	31.03	1,378,222	2,402,510	
1980/07	1,500	0.60	20.0727	3.0000	17.0727	110	31.03	1,393,718	2,494,030	
1981/01	13,635	0.60	20.8968	3.0000	17.8968	110	31.03	1,421,507	2,589,400	
1981/07	27,428	0.70	20.4856	3.0000	17.4856	110	31.03	1,465,777	2,656,390	
1982/01	14,408	0.70	20.1616	3.0000	17.1616	110	31.03	1,497,551	2,727,560	
1982/07	248	0.80	19.4593	3.0000	16.4593	110	31.03	1,518,076	2,790,150	
1983/04		0.80	19.0881	3.0000	16.0881	110	12.63	1,518,076	2,863,520	
1983/07	5,298	0.90	20.0459	3.0000	17.0459	110	12.63	1,523,374	2,976,820	
1984/01	2,500	0.90	18.3411	3.0000	15.3411	110	10.96	1,525,874	3,015,430	
1984/07		1.00	17.2590	3.0000	14.2590	110	12.63	1,525,874	3,073,290	
1985/01	7,192	1.00	15.4061	3.0000	12.4061	110	12.63	1,533,066	3,108,490	
1985/10		1.00	13.2583	3.0000	10.2583	110	10.96	1,533,066	3,135,000	
1986/01		1.00	11.0882	3.0000	8.0882	110	10.96	1,533,066	3,161,070	
1986/07		1.00	8.3856	3.0000	5.3856	110	11.39	1,533,066	3,155,020	
1987/01		1.00	6.3947	3.0000	3.3947	110	11.39	1,533,066	3,211,450	
1987/07		1.00	4.2954	3.0000	1.2954	110	15.37	1,533,066	3,236,530	
1988/01		1.00	2.1961	2.1961		110	15.37	1,533,066	3,262,820	
1988/07		1.00	0.5899	0.5899		110	22.10	1,533,066	3,261,060	
1989/01		1.00	0.5899	0.5899		110	22.10	1,533,066	3,280,310	
1989/07		1.00	0.5899	0.5899		110	17.77	1,533,066	3,302,530	



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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		110	17.77	1,533,066	3,319,140	
1990/07		1.00	0.5899	0.5899		110	19.96	1,533,066	3,338,720	
1991/01		1.00	0.5899	0.5899		110	19.96	1,533,066	3,358,300	
1991/07		1.00	1.4932	1.4932		110	22.24	1,533,066	3,408,460	
1992/01		1.00	2.0117	2.0117		110	22.24	1,533,066	3,476,990	
1992/07	1,335,488	1.00	1.8152	1.8152		154	28.55	2,882,999	4,956,182	
1993/01		1.00	1.7710	1.7710		154	28.55	2,909,503	5,043,962	
1993/07	402,818	1.00	1.5329	1.5329		167	41.12	3,345,665	5,553,585	
1994/01		1.00	1.6983	1.6983		167	41.12	3,388,145	5,647,940	
1994/07	59,962	1.00	1.5991	1.5991		167	47.53	3,494,928	5,738,287	
1995/01		1.00	1.5812	1.5812		167	47.53	3,542,684	5,828,968	
1995/07		0.95	1.5250	1.5250		167	51.54	3,590,782	5,917,812	
1996/01		0.95	1.7228	1.7228		167	51.54	3,645,855	6,019,849	
1996/07		0.90	1.3294	1.3294		167	55.42	3,689,478	6,099,842	
1997/01		0.90	1.4109	1.4109		167	55.42	3,736,327	6,185,847	
1997/07		0.85	1.0917	1.0917		167	55.42	3,770,996	6,253,315	
1998/01	119,983	0.85	1.1663	1.1663		167	58.31	3,928,365	6,326,294	
1998/07	30,815	0.80	1.0794	1.0794		167	61.22	3,993,101	6,394,597	
1999/01		0.80	1.4499	1.4499		167	61.22	3,993,101	6,487,282	5
1999/07	117,803	0.75	1.2299	1.2299		167	62.13	4,157,220	6,567,108	5
2000/01		0.75	1.3356	1.3356		167	62.13	4,236,496	6,654,783	
2000/07	48,511	0.70	1.1129	1.1129		167	61.81	4,318,009	6,728,764	
2001/01		0.70	1.2976	1.2976		167	61.81	4,357,229	6,816,105	
2001/07		0.65	0.9615	0.9615		167	64.32	4,384,462	6,881,569	
2002/01		0.65	1.0301	1.0301		167	64.57	4,413,820	6,952,377	
2002/07		0.60	0.8337	0.8337		167	64.57	4,435,898	7,010,326	
2003/01	56,014	0.60	1.3271	1.3271		167	61.51	4,491,912	7,103,345	5
2003/07		0.55	1.1664	1.1664		167	60.75	4,556,277	7,186,177	
2004/01		0.55	1.1103	1.1103		167	60.75	4,584,102	7,266,003	
2004/07		0.50	0.8378	0.8378		167	60.75	4,603,305	7,326,958	



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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		167	60.75	4,623,090	7,389,917	
2005/07		0.45	0.7364	0.7364		167	60.75	4,638,411	7,444,359	
2006/01		0.45	0.9068	0.9068		167	60.75	4,657,340	7,511,827	
2006/07		0.40	0.8133	0.8133		167	60.75	4,672,490	7,572,949	
2007/01		0.40	1.0133	1.0133		167	60.82	4,691,428	7,649,602	
2007/07		0.35	1.1050	1.1050		167	60.82	4,709,574	7,734,104	
2008/01		0.35	0.8556	0.8556		167	58.00	4,723,679	7,800,236	
2008/07		0.30	0.6104	0.6104		167	58.00	4,732,328	7,847,831	
2009/01	366,637	0.30	1.3268	1.3268		167	55.80	5,117,800	7,952,039	
2009/07		0.25	0.6841	0.6841		167	55.80	5,126,551	8,006,481	
2010/01		0.25	0.8643	0.8643		167	54.10	5,137,448	8,075,619	
2010/07		0.20	0.7107	0.7107		167	54.10	5,144,629	8,133,067	
2011/01		0.20	0.9198	0.9198		167	53.48	5,153,834	8,207,883	
2011/07		0.15	0.9028	0.9028		167	53.48	5,160,619	8,282,031	
2012/01		0.15	0.3865	0.3865		167	52.27	5,163,464	8,314,095	
2012/07		0.10	0.9417	0.9417		167	49.81	5,167,869	8,392,418	
2013/01		0.10	0.4901	0.4901		167	49.81	5,170,162	8,433,500	
2013/07		0.05	0.6196	0.6196		167	49.81	5,171,614	8,485,771	
2014/01		0.05	0.8564	0.8564		167	51.02	5,173,667	8,558,416	
2014/07		0.00	1.2383	1.2383		167	52.45	5,173,667	8,664,461	
2015/01		0.00	0.7571	0.7571		167	52.45	5,173,667	8,730,092	
2015/09		0.00	1.5736	1.5736		167	52.45	5,173,667	8,867,533	
2016/09		0.00	1.9890	1.9890		167	55.69	5,173,667	9,043,885	

Message Code:

5 Uncorrected Licensure Deficiency

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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

0263621-00 - 2016/09

226.71

Palm City Nursing & 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
2505 SW MARTIN HWY	1/1/2015-12/31/2015	Number of Beds: 120	Superior: 0
PALM CITY, FL 34990	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: 37,929	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 11,690	Inflation
Current Class South Large	Initial CR? False	Medicaid: 20,798	FY Index: 1.37939113
Class at 1/94: South Large	Medicaid Utilization	54.83403%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	86.59589%	Cost: 1.04651568
Open Date: 10/19/1993	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 10/19/1993	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 10/19/1993	Low Occupancy Adjustment Factor:	109.51524%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 211265			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	926,439	1,953,586	1,002,604	1,161,152		5,043,781	
1a	Audit Adjustments							
2	Cost Per Diem	44.5446	93.9314	48.2068	55.8300		242.5128	
3	Cost Per Diem Inflated	46.6166	97.7531	50.4492				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	46.6166	97.7531	50.4492	55.8300		250.6489	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	56.9190		64.8149				
7	Provider Target Rate	60.0853		68.4204				
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	46.6166	97.7531	50.4492	13.6500		208.4689	
12/13	Medicaid Adjustment Rate		0.5316	0.2744				
14	Prospective Per Diem 11	46.6166	98.2847	50.7236	13.6500		209.2749	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Palm City Nursing & Rehab Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/19/1993	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,785,633.00		Total Amount	Per Diem
RS to Start Calcs:	1993/07	Type:	Fixed	80% Capital(1):	4,294,530	9.5555
Indexed Asset Value	5,368,163	<60% of Base:	False	20% ROE(2):	1,073,633	0.5504
FRVS Base Asset:	3,930,360	Interest Rate:	8.0700%	Insurance Cost(3):	53,408	1.4081
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	127,619	3.3647
ROE Factor	0.020210	Amortization Rate:	6.2500%	Home Office(3):	10,046	0.2649
		Interest Only:	False	Replacement(3&4):	75,239	0.0000
		Yearly Payment:	376,679	Total FRVS PD:		15.1436

(1) 80% Capital (\$4,294,530) amortized at 6.2500 % for 20 years Principal & Interest of \$376,679 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.5555

(2) 20% ROE (\$1,073,633) times the ROE factor (0.020210) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5504

(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:	32,753
Comparison Date: 01/01/1993	Current RS PBS:	54,155
Comparison Bed 120	Effective PBS Limitation	3,930,360

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	46.6166	46.6166	2.1150	44.5016
Direct Care	98.2847	98.2847	4.4591	93.8256
Indirect Care	50.7236	50.7236	2.3013	48.4223
Property	13.6500	15.1436	0.6871	14.4565
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				17.3247
Supplemental Rate				8.1814
Totals	209.2749	210.7685	9.5625	226.7121

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
1993/07	5,606,500	0.00	1.5329	1.5329		120	29.18	3,930,360	3,930,360	1
1994/01		0.10	1.6983	1.6983		116	43.76	3,935,670	3,923,120	
1994/07	(131,240)	0.10	1.5991	1.5991		116	37.55	3,808,726	3,985,876	
1995/01		0.20	1.5812	1.5812		116	37.55	3,816,948	4,048,864	
1995/07		0.20	1.5250	1.5250		116	37.55	3,824,896	4,110,576	
1996/01		0.30	1.7228	1.7228		116	37.55	3,824,896	4,181,452	5
1996/07		0.30	1.3294	1.3294		116	37.55	3,838,392	4,237,016	5
1997/01		0.40	1.4109	1.4109		116	37.55	3,863,674	4,296,756	
1997/07		0.40	1.0917	1.0917		116	37.55	3,875,193	4,343,620	
1998/01	40,132	0.50	1.1663	1.1663		116	42.59	3,915,325	4,394,312	5
1998/07		0.50	1.0794	1.0794		116	42.59	3,932,826	4,441,756	5
1999/01		0.60	1.4499	1.4499		116	49.33	3,980,075	4,506,136	
1999/07		0.60	1.2299	1.2299		116	49.33	4,006,416	4,561,584	
2000/01		0.70	1.3356	1.3356		116	49.83	4,040,351	4,622,484	
2000/07		0.70	1.1129	1.1129		116	53.81	4,071,144	4,673,872	
2001/01		0.80	1.2976	1.2976		116	53.81	4,112,492	4,734,540	
2001/07		0.80	0.9615	0.9615		116	53.81	4,112,492	4,780,012	5
2002/01		0.90	1.0301	1.0301		116	51.00	4,179,061	4,829,196	
2002/07		0.90	0.8337	0.8337		116	51.00	4,208,136	4,869,448	
2003/01		1.00	1.3271	1.3271		116	47.55	4,256,418	4,934,060	
2003/07		1.00	1.1664	1.1664		116	60.19	4,306,065	4,991,596	
2004/01		1.00	1.1103	1.1103		116	60.19	4,353,875	5,047,044	
2004/07		1.00	0.8378	0.8378		116	60.19	4,390,352	5,089,384	
2005/01		1.00	0.8595	0.8595		116	60.19	4,428,087	5,133,116	
2005/07		1.00	0.7364	0.7364		116	60.19	4,460,695	5,170,932	
2006/01		1.00	0.9068	0.9068		116	60.19	4,501,145	5,217,796	
2006/07		1.00	0.8133	0.8133		116	60.19	4,537,753	5,260,252	
2007/01		1.00	1.0133	1.0133		116	54.46	4,583,283	5,313,496	
2007/07		1.00	1.1050	1.1050		116	48.75	4,628,173	5,372,192	
2008/01		1.00	0.8556	0.8556		116	48.75	4,663,272	5,418,128	



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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		116	48.75	4,688,502	5,451,188	
2009/01		1.00	1.3268	1.3268		116	49.78	4,688,502	5,523,572	5
2009/07		1.00	0.6841	0.6841		116	49.78	4,774,184	5,561,388	
2010/01		1.00	0.8643	0.8643		120	51.17	4,812,574	5,802,840	
2010/07		1.00	0.7107	0.7107		120	48.82	4,842,934	5,844,120	
2011/01		1.00	0.9198	0.9198		120	48.82	4,882,474	5,897,880	
2011/07		1.00	0.9028	0.9028		120	51.83	4,924,012	5,951,160	
2012/01		1.00	0.3865	0.3865		120	51.83	4,941,946	5,974,200	
2012/07		1.00	0.9417	0.9417		120	55.32	4,988,484	6,030,480	
2013/01		1.00	0.4901	0.4901		120	55.32	5,012,933	6,060,000	
2013/07		1.00	0.6196	0.6196		120	55.32	5,043,993	6,097,560	
2014/01		0.95	0.8564	0.8564		120	60.20	5,085,031	6,149,760	
2014/07		0.95	1.2383	1.2383		120	59.73	5,144,851	6,225,960	
2015/01		0.90	0.7571	0.7571		120	59.73	5,179,908	6,273,120	
2015/09		0.90	1.5736	1.5736		120	59.73	5,253,266	6,371,880	
2016/09	26,355	0.85	1.9890	1.9890		120	54.83	5,368,163	6,498,600	

Message Code:

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

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

0263834-00 - 2016/09

218.82

Bay Pointe Nursing Pavilion

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
4201 31ST ST S	1/1/2015-12/31/2015	Number of Beds: 120	Superior: 0
SAINT PETERSBURG, FL 33712	Days in CR 365	Maximum: 43,800	Standard: 335
County: Pinellas [52]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 31
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 38,975	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 4,764	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 32,459	FY Index: 1.37939113
Class at 1/94: North Large	Medicaid Utilization	83.28159%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	88.98402%	Cost: 1.04651568
Open Date: 11/01/1984	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 11/01/1984	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 11/01/1984	Low Occupancy Adjustment Factor:	112.53544%	DC Sem Index: 1.30450000
Med # Active Date: 07/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 251216			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,735,056	2,446,303	1,512,489	844,908		6,538,756
1a	Audit Adjustments						
2	Cost Per Diem	53.4538	75.3659	46.5969	26.0300		201.4466
3	Cost Per Diem Inflated	55.9402	78.4322	48.7644			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	55.9402	78.4322	48.7644	26.0300		209.1668
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	78.4322	48.7644	13.6500		192.4285
12/13	Medicaid Adjustment Rate		2.6879	1.6712			
14	Prospective Per Diem 11	51.5819	81.1201	50.4356	13.6500		196.7876
15	Inflated Usual & Customary Charge						0.00

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



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Bay Pointe Nursing Pavilion

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:	3,500,000.00		Total Amount	Per Diem
RS to Start Calcs:	1984/07	Type:	Variable	80% Capital(1):	4,317,482	11.6146
Indexed Asset Value	5,396,853	<60% of Base:	False	20% ROE(2):	1,079,371	0.5534
FRVS Base Asset:	3,072,207	Interest Rate:	11.9600%	Insurance Cost(3):	80,763	2.0722
Occup Adj Factor	0.9000	Chase Rate:	6.7500%	Taxes Cost(3):	65,835	1.6892
ROE Factor	0.020210	Amortization Rate:	8.7500%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	61,349	0.0000
		Yearly Payment:	457,849	Total FRVS PD:		15.9294

(1) 80% Capital (\$4,317,482) amortized at 8.7500 % for 20 years Principal & Interest of \$457,849 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$11.6146

(2) 20% ROE (\$1,079,371) times the ROE factor (0.020210) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5534

(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	51.5819	51.5819	2.3402	49.2417
Direct Care	81.1201	81.1201	3.6804	77.4397
Indirect Care	50.4356	50.4356	2.2882	48.1474
Property	13.6500	15.9294	0.7227	15.2067
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.6005
Supplemental Rate				8.1814
Totals	196.7876	199.0670	9.0315	218.8174

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	3,070,194	0.10	1.1471	1.1471		120	42.33	3,070,194	3,391,080	
1985/10		0.10	0.8522	0.8522		120	42.33	3,072,207	3,420,000	
1986/01		0.20	0.8299	0.8299		120	42.33	3,076,132	3,448,440	
1986/07	20,094	0.20	0.2974	0.2974		120	42.33	3,097,635	3,441,840	
1987/01		0.30	1.0091	1.0091		120	42.33	3,104,852	3,503,400	
1987/07		0.30	0.9007	0.9007		120	57.94	3,113,241	3,530,760	
1988/01		0.40	0.9007	0.9007		120	70.41	3,124,458	3,559,440	
1988/07		0.40	0.5899	0.5899		120	70.41	3,131,832	3,557,520	
1989/01	27,798	0.50	0.5899	0.5899		120	79.31	3,168,869	3,578,520	
1989/07		0.50	0.5899	0.5899		120	79.31	3,178,217	3,602,760	
1990/01		0.60	0.5899	0.5899		120	79.31	3,189,465	3,620,880	
1990/07		0.60	0.5899	0.5899		120	70.69	3,200,753	3,642,240	
1991/01		0.70	0.5899	0.5899		120	72.34	3,213,969	3,663,600	
1991/07		0.70	1.4932	1.4932		120	72.34	3,247,561	3,718,320	
1992/01		0.80	2.0117	2.0117		120	72.34	3,299,827	3,793,080	
1992/07		0.80	1.8152	1.8152		120	72.34	3,299,827	3,861,960	5
1993/01		0.90	1.7710	1.7710		120	72.97	3,401,107	3,930,360	
1993/07		0.90	1.5329	1.5329		120	72.97	3,448,029	3,990,600	
1994/01		1.00	1.6983	1.6983		120	73.65	3,506,587	4,058,400	
1994/07		1.00	1.5991	1.5991		120	73.65	3,562,661	4,123,320	
1995/01		1.00	1.5812	1.5812		120	71.66	3,618,994	4,188,480	
1995/07		1.00	1.5250	1.5250		120	71.66	3,674,184	4,252,320	
1996/01		1.00	1.7228	1.7228		120	68.63	3,737,483	4,325,640	
1996/07		1.00	1.3294	1.3294		120	68.63	3,787,169	4,383,120	
1997/01		1.00	1.4109	1.4109		120	68.63	3,840,602	4,444,920	
1997/07		1.00	1.0917	1.0917		120	70.70	3,882,530	4,493,400	
1998/01		1.00	1.1663	1.1663		120	76.60	3,927,812	4,545,840	
1998/07		1.00	1.0794	1.0794		120	76.60	3,970,209	4,594,920	
1999/01		1.00	1.4499	1.4499		120	72.61	3,970,209	4,661,520	5
1999/07		1.00	1.2299	1.2299		120	72.61	4,077,311	4,718,880	



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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
2000/01		1.00	1.3356	1.3356		120	76.74	4,131,768	4,781,880	
2000/07		1.00	1.1129	1.1129		120	76.74	4,177,750	4,835,040	
2001/01		1.00	1.2976	1.2976		120	77.40	4,231,960	4,897,800	
2001/07		1.00	0.9615	0.9615		120	77.40	4,272,650	4,944,840	
2002/01		1.00	1.0301	1.0301		120	79.67	4,316,663	4,995,720	
2002/07		1.00	0.8337	0.8337		120	79.67	4,352,651	5,037,360	
2003/01		1.00	1.3271	1.3271		120	81.01	4,410,415	5,104,200	
2003/07		1.00	1.1664	1.1664		120	76.97	4,461,858	5,163,720	
2004/01		1.00	1.1103	1.1103		120	76.97	4,511,398	5,221,080	
2004/07		1.00	0.8378	0.8378		120	76.97	4,549,194	5,264,880	
2005/01		0.95	0.8595	0.8595		120	76.97	4,586,338	5,310,120	
2005/07		0.95	0.7364	0.7364		120	76.97	4,618,424	5,349,240	
2006/01		0.90	0.9068	0.9068		120	78.83	4,656,115	5,397,720	
2006/07		0.90	0.8133	0.8133		120	78.83	4,690,198	5,441,640	
2007/01		0.85	1.0133	1.0133		120	76.56	4,730,595	5,496,720	
2007/07		0.85	1.1050	1.1050		120	76.56	4,775,029	5,557,440	
2008/01		0.80	0.8556	0.8556		120	76.49	4,807,714	5,604,960	
2008/07		0.80	0.6104	0.6104		120	79.69	4,831,190	5,639,160	
2009/01		0.75	1.3268	1.3268		120	79.69	4,879,265	5,714,040	
2009/07		0.75	0.6841	0.6841		120	79.69	4,904,301	5,753,160	
2010/01		0.70	0.8643	0.8643		120	75.46	4,933,972	5,802,840	
2010/07	43,780	0.70	0.7107	0.7107		120	73.37	5,002,299	5,844,120	
2011/01		0.65	0.9198	0.9198		120	73.37	5,032,208	5,897,880	
2011/07		0.65	0.9028	0.9028		120	73.37	5,061,737	5,951,160	
2012/01		0.60	0.3865	0.3865		120	73.34	5,073,475	5,974,200	
2012/07		0.60	0.9417	0.9417		120	78.45	5,102,140	6,030,480	
2013/01		0.55	0.4901	0.4901		120	78.45	5,115,895	6,060,000	
2013/07		0.55	0.6196	0.6196		120	78.45	5,133,330	6,097,560	
2014/01	41,715	0.50	0.8564	0.8564		120	83.74	5,197,026	6,149,760	
2014/07		0.50	1.2383	1.2383		120	83.74	5,229,206	6,225,960	



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218.82

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2015/01	69,586	0.45	0.7571	0.7571		120	86.80	5,316,608	6,273,120	
2015/09		0.45	1.5736	1.5736		120	86.80	5,354,255	6,371,880	
2016/09		0.40	1.9890	1.9890		120	83.28	5,396,853	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: 263834123120150101201504082016131514



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

0263842-00 - 2016/09

205.26

Boca Raton 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
755 MEADOWS ROAD	1/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
BOCA RATON, FL 33486	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: 38,328	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 11,488	Inflation
Current Class South Large	Initial CR? False	Medicaid: 24,891	FY Index: 1.34193004
Class at 1/94: South Large	Medicaid Utilization	64.94208%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	87.50685%	Cost: 1.07573004
Open Date: 09/01/1978	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 09/01/1978	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 09/01/1978	Low Occupancy Adjustment Factor:	110.66730%	DC Sem Index: 1.30450000
Med # Active Date: 07/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 202177			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,000,352	1,856,260	1,262,485	733,289		4,852,386	
1a	Audit Adjustments							
2	Cost Per Diem	40.1893	74.5755	50.7205	29.4600		194.9453	
3	Cost Per Diem Inflated	43.2328	79.1568	54.5616				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	43.2328	79.1568	54.5616	29.4600		206.4112	
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	43.2328	79.1568	54.5616	13.6500		190.6012	
12/13	Medicaid Adjustment Rate		1.3306	0.9172				
14	Prospective Per Diem 11	43.2328	80.4874	55.4788	13.6500		192.8490	
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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Boca Raton Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 04/01/1998		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,700,000.00		Total Amount	Per Diem
RS to Start Calcs:	1978/07	Type:	Variable	80% Capital(1):	2,166,246	5.8275
Indexed Asset Value	2,707,807	<60% of Base:	False	20% ROE(2):	541,561	0.3120
FRVS Base Asset:	1,240,709	Interest Rate:	11.9600%	Insurance Cost(3):	93,330	2.4350
Occup Adj Factor	0.9000	Chase Rate:	6.7500%	Taxes Cost(3):	90,976	2.3736
ROE Factor	0.022710	Amortization Rate:	8.7500%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	48,556	0.0000
		Yearly Payment:	229,720	Total FRVS PD:		10.9481

(1) 80% Capital (\$2,166,246) amortized at 8.7500 % for 20 years Principal & Interest of \$229,720 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$5.8275

(2) 20% ROE (\$541,561) times the ROE factor (0.022710) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.3120

(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	43.2328	43.2328	1.9615	41.2713
Direct Care	80.4874	80.4874	3.6517	76.8357
Indirect Care	55.4788	55.4788	2.5170	52.9618
Property	13.6500	10.9481	0.4967	10.4514
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				15.5633
Supplemental Rate				8.1814
Totals	192.8490	190.1471	8.6269	205.2649

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
1978/07	1,128,300	0.00	5.5395	3.0000	2.5395	120	100.00	1,128,300	2,253,600	
1979/01		0.10	7.6667	3.0000	4.6667	120	100.00	1,131,685	2,369,160	
1979/07	292	0.10	8.8649	3.0000	5.8649	120	100.00	1,135,372	2,468,640	
1980/01	16,227	0.20	12.0306	3.0000	9.0306	120	24.78	1,151,599	2,620,920	
1980/07	2,490	0.20	12.8413	3.0000	9.8413	120	24.78	1,154,089	2,720,760	
1981/01		0.30	13.6653	3.0000	10.6653	120	31.89	1,160,111	2,824,800	
1981/07	563	0.30	13.2541	3.0000	10.2541	120	31.89	1,166,728	2,897,880	
1982/01	5,323	0.40	12.9301	3.0000	9.9301	120	21.88	1,172,051	2,975,520	
1982/07	816	0.40	12.2278	3.0000	9.2278	120	21.88	1,172,867	3,043,800	
1983/04		0.50	11.8566	3.0000	8.8566	120	14.75	1,172,867	3,123,840	
1983/07	209	0.50	12.8144	3.0000	9.8144	120	14.75	1,173,076	3,247,440	
1984/01	32,532	0.60	11.1096	3.0000	8.1096	120	15.08	1,205,608	3,289,560	
1984/07	2,506	0.60	10.0275	3.0000	7.0275	120	15.08	1,208,114	3,352,680	
1985/01	12,850	0.70	8.1746	3.0000	5.1746	120	20.67	1,220,964	3,391,080	
1985/10	19,745	0.70	6.0268	3.0000	3.0268	120	20.67	1,240,709	3,420,000	
1986/01		0.80	3.8567	3.0000	0.8567	120	20.67	1,240,709	3,448,440	
1986/07		0.80	1.1541	1.1541		120	20.67	1,240,709	3,441,840	
1987/01		0.90	1.0091	1.0091		120	24.00	1,240,709	3,503,400	
1987/07		0.90	0.9007	0.9007		120	24.12	1,240,709	3,530,760	
1988/01		1.00	0.9007	0.9007		120	39.35	1,248,704	3,559,440	
1988/07		1.00	0.5899	0.5899		120	39.35	1,253,974	3,557,520	
1989/01		1.00	0.5899	0.5899		120	57.50	1,261,371	3,578,520	
1989/07		1.00	0.5899	0.5899		120	57.50	1,268,812	3,602,760	
1990/01		1.00	0.5899	0.5899		120	58.68	1,276,297	3,620,880	
1990/07		1.00	0.5899	0.5899		120	58.68	1,283,826	3,642,240	
1991/01	341,124	1.00	0.5899	0.5899		120	61.96	1,632,523	3,663,600	
1991/07		1.00	1.4932	1.4932		120	61.96	1,656,900	3,718,320	
1992/01		1.00	2.0117	2.0117		120	60.99	1,690,232	3,793,080	
1992/07		1.00	1.8152	1.8152		120	60.99	1,720,913	3,861,960	
1993/01		1.00	1.7710	1.7710		120	57.94	1,751,390	3,930,360	



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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
1993/07		1.00	1.5329	1.5329		120	57.94	1,778,237	3,990,600	
1994/01		1.00	1.6983	1.6983		120	50.23	1,805,818	4,058,400	
1994/07		1.00	1.5991	1.5991		120	50.23	1,832,190	4,123,320	
1995/01		1.00	1.5812	1.5812		120	47.51	1,857,215	4,188,480	
1995/07		1.00	1.5250	1.5250		120	47.51	1,881,681	4,252,320	
1996/01		1.00	1.7228	1.7228		120	53.14	1,913,002	4,325,640	
1996/07		1.00	1.3294	1.3294		120	53.14	1,937,573	4,383,120	
1997/01		1.00	1.4109	1.4109		120	58.75	1,964,910	4,444,920	
1997/07		1.00	1.0917	1.0917		120	58.75	1,986,361	4,493,400	
1998/01		1.00	1.1663	1.1663		120	64.94	2,009,528	4,545,840	
1998/07		1.00	1.0794	1.0794		120	64.94	2,031,219	4,594,920	
1999/01		0.95	1.4499	1.4499		120	63.33	2,059,197	4,661,520	
1999/07		0.95	1.2299	1.2299		120	63.33	2,083,257	4,718,880	
2000/01		0.90	1.3356	1.3356		120	65.39	2,108,298	4,781,880	
2000/07		0.90	1.1129	1.1129		120	65.39	2,129,415	4,835,040	
2001/01		0.85	1.2976	1.2976		120	72.13	2,152,902	4,897,800	
2001/07		0.85	0.9615	0.9615		120	72.13	2,170,498	4,944,840	
2002/01		0.80	1.0301	1.0301		120	69.83	2,188,385	4,995,720	
2002/07		0.80	0.8337	0.8337		120	69.83	2,202,982	5,037,360	
2003/01		0.75	1.3271	1.3271		120	60.28	2,224,908	5,104,200	
2003/07		0.75	1.1664	1.1664		120	63.07	2,244,371	5,163,720	
2004/01		0.70	1.1103	1.1103		120	63.07	2,261,814	5,221,080	
2004/07		0.70	0.8378	0.8378		120	63.07	2,275,080	5,264,880	
2005/01		0.65	0.8595	0.8595		120	63.07	2,287,791	5,310,120	
2005/07		0.65	0.7364	0.7364		120	63.07	2,298,743	5,349,240	
2006/01	27,552	0.60	0.9068	0.9068		120	61.39	2,338,802	5,397,720	
2006/07		0.60	0.8133	0.8133		120	61.39	2,350,215	5,441,640	
2007/01		0.55	1.0133	1.0133		120	63.17	2,363,313	5,496,720	
2007/07		0.55	1.1050	1.1050		120	63.17	2,377,677	5,557,440	
2008/01		0.50	0.8556	0.8556		120	62.98	2,387,849	5,604,960	



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205.26

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2008/07		0.50	0.6104	0.6104		120	64.90	2,395,137	5,639,160	
2009/01		0.45	1.3268	1.3268		120	64.90	2,409,438	5,714,040	
2009/07		0.45	0.6841	0.6841		120	60.03	2,416,854	5,753,160	
2010/01		0.40	0.8643	0.8643		120	60.03	2,425,209	5,802,840	
2010/07		0.40	0.7107	0.7107		120	63.39	2,432,104	5,844,120	
2011/01		0.35	0.9198	0.9198		120	63.39	2,439,933	5,897,880	
2011/07		0.35	0.9028	0.9028		120	63.39	2,447,643	5,951,160	
2012/01	23,244	0.30	0.3865	0.3865		120	66.01	2,473,726	5,974,200	
2012/07	28,111	0.30	0.9417	0.9417		120	58.73	2,508,825	6,030,480	
2013/01		0.25	0.4901	0.4901		120	58.73	2,511,898	6,060,000	
2013/07	165,973	0.25	0.6196	0.6196		120	57.29	2,681,762	6,097,560	
2014/01		0.20	0.8564	0.8564		120	57.29	2,686,356	6,149,760	
2014/07		0.20	1.2383	1.2383		120	61.03	2,693,010	6,225,960	
2015/01		0.15	0.7571	0.7571		120	61.03	2,696,069	6,273,120	
2015/09		0.15	1.5736	1.5736		120	61.03	2,702,432	6,371,880	
2016/09		0.10	1.9890	1.9890		120	64.94	2,707,807	6,498,600	

Message Code:

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201.90

Deerfield Beach 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
401 EAST SAMPLE ROAD	1/1/2015-12/31/2015	Number of Beds: 194	Superior: 0
POMPANO BEACH, FL 33064	Days in CR 365	Maximum: 70,810	Standard: 366
County: Broward [6]	First Used : 2016/09	Max Annualized: 70,810	Conditional: 0
Region: South Area: 10	Last Used: 2016/09	Total Patient: 60,512	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 10,904	Inflation
Current Class South Large	Initial CR? False	Medicaid: 39,627	FY Index: 1.37939113
Class at 1/94: South Large	Medicaid Utilization	65.48618%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	85.45686%	Cost: 1.04651568
Open Date: 08/01/1978	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 10/26/1988	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 10/26/1988	Low Occupancy Adjustment Factor:	108.07474%	DC Sem Index: 1.30450000
Med # Active Date: 07/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 211770			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,494,066	2,829,969	2,007,670	1,129,370		7,461,075	
1a	Audit Adjustments							
2	Cost Per Diem	37.7032	71.4152	50.6642	28.5000		188.2826	
3	Cost Per Diem Inflated	39.4570	74.3208	53.0209				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	39.4570	74.3208	53.0209	28.5000		195.2987	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	60.2291		70.8960				
7	Provider Target Rate	63.5795		74.8398				
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	39.4570	74.3208	53.0209	13.6500		180.4487	
12/13	Medicaid Adjustment Rate		1.2948	0.9237				
14	Prospective Per Diem 11	39.4570	75.6156	53.9446	13.6500		182.6672	
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

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201.90

Deerfield Beach 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:	10/26/1988	Amount:	4,000,000.00		Total Amount	Per Diem
RS to Start Calcs:	1988/07	Type:	Variable	80% Capital(1):	6,641,818	11.0520
Indexed Asset Value	8,302,272	<60% of Base:	False	20% ROE(2):	1,660,454	0.5266
FRVS Base Asset:	2,135,400	Interest Rate:	9.7100%	Insurance Cost(3):	135,969	2.2470
Occup Adj Factor	0.9000	Chase Rate:	6.7500%	Taxes Cost(3):	201,718	3.3335
ROE Factor	0.020210	Amortization Rate:	8.7500%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	47,247	0.0000
		Yearly Payment:	704,334	Total FRVS PD:		17.1591

(1) 80% Capital (\$6,641,818) amortized at 8.7500 % for 20 years Principal & Interest of \$704,334 divided by annual available days (70810) divided by Occup. Adj. (0.90) = \$11.0520

(2) 20% ROE (\$1,660,454) times the ROE factor (0.020210) divided by annual available days (70810) divided by Occup. Adj. (0.90) = \$0.5266

(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	120	Effective PBS Limitation	2,135,400

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	39.4570	39.4570	1.7901	37.6669
Direct Care	75.6156	75.6156	3.4306	72.1850
Indirect Care	53.9446	53.9446	2.4474	51.4972
Property	13.6500	17.1591	0.7785	16.3806
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				15.9914
Supplemental Rate				8.1814
Totals	182.6672	186.1763	8.4466	201.9025

Medicaid Trend Adjustment



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201.90

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1988/07	2,135,400	0.00	0.5899	0.5899		120	21.51	2,135,400	3,557,520	
1989/01	428,969	0.10	0.5899	0.5899		120	21.51	2,564,369	3,578,520	
1989/07		0.10	0.5899	0.5899		120	21.51	2,564,369	3,602,760	
1990/01		0.20	0.5899	0.5899		120	21.51	2,564,369	3,620,880	
1990/07	2,193,804	0.20	0.5899	0.5899		194	46.42	4,760,727	5,888,288	
1991/01		0.30	0.5899	0.5899		194	46.42	4,767,839	5,922,820	
1991/07		0.30	1.4932	1.4932		194	46.42	4,785,867	6,011,284	
1992/01	49,201	0.40	2.0117	2.0117		194	46.42	4,867,572	6,132,146	
1992/07		0.40	1.8152	1.8152		194	46.42	4,897,402	6,243,502	
1993/01		0.50	1.7710	1.7710		194	46.42	4,934,003	6,354,082	
1993/07	27,983	0.50	1.5329	1.5329		194	63.42	4,999,805	6,451,470	
1994/01	60,058	0.60	1.6983	1.6983		194	67.54	5,110,811	6,561,080	
1994/07		0.60	1.5991	1.5991		194	67.54	5,159,849	6,666,034	
1995/01		0.70	1.5812	1.5812		194	52.84	5,214,715	6,771,376	
1995/07		0.70	1.5250	1.5250		194	52.84	5,268,196	6,874,584	
1996/01	20,327	0.80	1.7228	1.7228		194	52.84	5,358,278	6,993,118	
1996/07	16,396	0.80	1.3294	1.3294		194	52.84	5,429,421	7,086,044	
1997/01		0.90	1.4109	1.4109		194	52.84	5,495,656	7,185,954	
1997/07		0.90	1.0917	1.0917		194	52.84	5,547,530	7,264,330	
1998/01		1.00	1.1663	1.1663		194	52.84	5,609,690	7,349,108	
1998/07		1.00	1.0794	1.0794		194	56.10	5,670,241	7,428,454	
1999/01		1.00	1.4499	1.4499		194	56.10	5,752,454	7,536,124	
1999/07		1.00	1.2299	1.2299		194	55.35	5,823,203	7,628,856	
2000/01		1.00	1.3356	1.3356		194	55.35	5,900,978	7,730,706	
2000/07		1.00	1.1129	1.1129		194	52.87	5,964,107	7,816,648	
2001/01		1.00	1.2976	1.2976		194	52.87	6,038,500	7,918,110	
2001/07		1.00	0.9615	0.9615		194	53.11	6,094,565	7,994,158	
2002/01		1.00	1.0301	1.0301		194	60.98	6,157,345	8,076,414	
2002/07		1.00	0.8337	0.8337		194	60.98	6,208,679	8,143,732	
2003/01		1.00	1.3271	1.3271		194	60.59	6,291,074	8,251,790	



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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		1.00	1.1664	1.1664		194	57.63	6,364,453	8,348,014	
2004/01		1.00	1.1103	1.1103		194	57.63	6,435,118	8,440,746	
2004/07		1.00	0.8378	0.8378		194	57.63	6,489,031	8,511,556	
2005/01		1.00	0.8595	0.8595		194	57.63	6,544,804	8,584,694	
2005/07		1.00	0.7364	0.7364		194	57.63	6,593,000	8,647,938	
2006/01	35,100	1.00	0.9068	0.9068		194	54.11	6,686,918	8,726,314	
2006/07		1.00	0.8133	0.8133		194	58.58	6,741,303	8,797,318	
2007/01		1.00	1.0133	1.0133		194	58.58	6,809,613	8,886,364	
2007/07		1.00	1.1050	1.1050		194	58.58	6,884,859	8,984,528	
2008/01		1.00	0.8556	0.8556		194	60.00	6,943,766	9,061,352	
2008/07		1.00	0.6104	0.6104		194	60.00	6,986,151	9,116,642	
2009/01		0.95	1.3268	1.3268		194	62.91	7,074,211	9,237,698	
2009/07		0.95	0.6841	0.6841		194	62.91	7,074,211	9,300,942	5
2010/01	51,415	0.90	0.8643	0.8643		194	67.02	7,226,989	9,381,258	
2010/07	99,846	0.90	0.7107	0.7107		194	70.65	7,373,059	9,447,994	
2011/01		0.85	0.9198	0.9198		194	70.65	7,430,702	9,534,906	
2011/07		0.85	0.9028	0.9028		194	70.65	7,487,725	9,621,042	
2012/01		0.80	0.3865	0.3865		194	62.60	7,510,877	9,658,290	
2012/07		0.80	0.9417	0.9417		194	62.60	7,567,464	9,749,276	
2013/01	137,268	0.75	0.4901	0.4901		194	63.42	7,732,550	9,797,000	
2013/07		0.75	0.6196	0.6196		194	63.42	7,768,483	9,857,722	
2014/01	144,313	0.70	0.8564	0.8564		194	66.29	7,959,368	9,942,112	
2014/07		0.70	1.2383	1.2383		194	66.29	8,028,360	10,065,302	
2015/01	53,428	0.65	0.7571	0.7571		194	68.81	8,121,296	10,141,544	
2015/09		0.65	1.5736	1.5736		194	68.81	8,204,361	10,301,206	
2016/09		0.60	1.9890	1.9890		194	65.49	8,302,272	10,506,070	

Message Code:

5 Uncorrected Licensure Deficiency



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Rehab & Healthcare Center Of Cape Coral

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
2629 DEL PRADO BLVD	1/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
CAPE CORAL, FL 33904	Days in CR 365	Maximum: 43,800	Standard: 366
County: Lee [36]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: South Area: 8	Last Used: 2016/09	Total Patient: 40,540	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 12,225	Inflation
Current Class South Large	Initial CR? False	Medicaid: 25,388	FY Index: 1.34193004
Class at 1/94: South Large	Medicaid Utilization	62.62457%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	92.55708%	Cost: 1.07573004
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: 1.22900000
Entered Medicaid 03/01/1979	Low Occupancy Adjustment Factor:	117.05418%	DC Sem Index: 1.30450000
Med # Active Date: 07/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 219231			PS Target: 1.05562807

Rate Calculations								
Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,005,672	2,040,223	1,395,488	728,889		5,170,272	
1a	Audit Adjustments							
2	Cost Per Diem	39.6121	80.3617	54.9664	28.7100		203.6502	
3	Cost Per Diem Inflated	42.6119	85.2985	59.1290				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	42.6119	85.2985	59.1290	28.7100		215.7494	
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	42.6119	85.2985	59.1290	13.6500		200.6894	
12/13	Medicaid Adjustment Rate		1.2115	0.8398				
14	Prospective Per Diem 11	42.6119	86.5100	59.9688	13.6500		202.7407	
15	Inflated Usual & Customary Charge		Usual and Customary Limitations not applied after 7/1/2002.					0.00



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Rehab & Healthcare Center Of Cape Coral

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	12/01/1985	Amount:	3,000,000.00		Total Amount	Per Diem
RS to Start Calcs:	1979/01	Type:	Variable	80% Capital(1):	2,288,826	6.1573
Indexed Asset Value	2,861,033	<60% of Base:	False	20% ROE(2):	572,207	0.3297
FRVS Base Asset:	1,715,226	Interest Rate:	11.9600%	Insurance Cost(3):	103,778	2.5599
Occup Adj Factor	0.9000	Chase Rate:	6.7500%	Taxes Cost(3):	101,249	2.4975
ROE Factor	0.022710	Amortization Rate:	8.7500%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	52,189	0.0000
		Yearly Payment:	242,719	Total FRVS PD:		11.5444

(1) 80% Capital (\$2,288,826) amortized at 8.7500 % for 20 years Principal & Interest of \$242,719 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$6.1573

(2) 20% ROE (\$572,207) times the ROE factor (0.022710) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.3297

(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	42.6119	42.6119	1.9333	40.6786
Direct Care	86.5100	86.5100	3.9249	82.5851
Indirect Care	59.9688	59.9688	2.7208	57.2480
Property	13.6500	11.5444	0.5238	11.0206
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				16.3684
Supplemental Rate				8.1814
Totals	202.7407	200.6351	9.1028	216.0821

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	1,654,849	0.00	5.1272	3.0000	2.1272	120	100.00	1,654,849	2,369,160	
1979/07		0.10	6.3255	3.0000	3.3255	120	100.00	1,659,814	2,468,640	
1980/01		0.10	9.4912	3.0000	6.4912	120	11.52	1,659,814	2,620,920	
1980/07		0.20	10.3018	3.0000	7.3018	120	11.52	1,659,814	2,720,760	
1981/01		0.20	11.1259	3.0000	8.1259	120	15.96	1,659,814	2,824,800	
1981/07		0.30	10.7147	3.0000	7.7147	120	15.96	1,659,814	2,897,880	
1982/01		0.30	10.3907	3.0000	7.3907	120	17.82	1,659,814	2,975,520	
1982/07		0.40	9.6883	3.0000	6.6883	120	17.82	1,659,814	3,043,800	
1983/04		0.40	9.3172	3.0000	6.3172	120	26.74	1,669,498	3,123,840	
1983/07		0.50	10.2750	3.0000	7.2750	120	26.74	1,681,673	3,247,440	
1984/01		0.50	8.5701	3.0000	5.5701	120	22.25	1,681,673	3,289,560	
1984/07		0.60	7.4880	3.0000	4.4880	120	22.25	1,681,673	3,352,680	
1985/01		0.60	5.6351	3.0000	2.6351	120	28.00	1,697,083	3,391,080	
1985/10		0.70	3.4873	3.0000	0.4873	120	28.00	1,715,226	3,420,000	
1986/01		0.70	1.3172	1.3172		120	26.95	1,722,975	3,448,440	
1986/07		0.80	0.2974	0.2974		120	26.95	1,724,983	3,441,840	
1987/01		0.80	1.0091	1.0091		120	26.95	1,731,807	3,503,400	
1987/07		0.90	0.9007	0.9007		120	26.95	1,738,686	3,530,760	
1988/01		0.90	0.9007	0.9007		120	35.59	1,747,806	3,559,440	
1988/07		1.00	0.5899	0.5899		120	35.59	1,754,478	3,557,520	
1989/01		1.00	0.5899	0.5899		120	49.01	1,763,700	3,578,520	
1989/07		1.00	0.5899	0.5899		120	49.01	1,772,971	3,602,760	
1990/01		1.00	0.5899	0.5899		120	49.01	1,782,291	3,620,880	
1990/07		1.00	0.5899	0.5899		120	46.92	1,791,260	3,642,240	
1991/01		1.00	0.5899	0.5899		120	43.19	1,791,260	3,663,600	5
1991/07		1.00	1.4932	1.4932		120	43.19	1,799,558	3,718,320	5
1992/01		1.00	2.0117	2.0117		120	52.17	1,855,401	3,793,080	
1992/07		1.00	1.8152	1.8152		120	52.17	1,887,347	3,861,960	
1993/01		1.00	1.7710	1.7710		120	52.88	1,919,484	3,930,360	
1993/07		1.00	1.5329	1.5329		120	52.88	1,947,774	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	47.57	1,976,384	4,058,400	
1994/07		1.00	1.5991	1.5991		120	47.57	2,003,719	4,123,320	
1995/01		1.00	1.5812	1.5812		120	44.48	2,003,719	4,188,480	5
1995/07		1.00	1.5250	1.5250		120	44.48	2,029,342	4,252,320	5
1996/01		1.00	1.7228	1.7228		120	48.89	2,085,831	4,325,640	
1996/07		1.00	1.3294	1.3294		120	48.89	2,110,480	4,383,120	
1997/01		1.00	1.4109	1.4109		120	50.83	2,137,999	4,444,920	
1997/07		1.00	1.0917	1.0917		120	50.83	2,159,570	4,493,400	
1998/01		1.00	1.1663	1.1663		120	54.74	2,159,570	4,545,840	5
1998/07		1.00	1.0794	1.0794		120	54.74	2,208,108	4,594,920	
1999/01		1.00	1.4499	1.4499		120	58.85	2,240,123	4,661,520	
1999/07		0.95	1.2299	1.2299		120	58.85	2,240,123	4,718,880	5
2000/01		0.95	1.3356	1.3356		120	65.04	2,295,052	4,781,880	
2000/07		0.90	1.1129	1.1129		120	65.04	2,318,039	4,835,040	
2001/01		0.90	1.2976	1.2976		120	63.29	2,345,109	4,897,800	
2001/07		0.85	0.9615	0.9615		120	63.29	2,364,276	4,944,840	
2002/01	23,013	0.85	1.0301	1.0301		120	65.14	2,407,991	4,995,720	
2002/07		0.80	0.8337	0.8337		120	65.14	2,424,052	5,037,360	
2003/01		0.80	1.3271	1.3271		120	62.18	2,449,788	5,104,200	
2003/07		0.75	1.1664	1.1664		120	63.55	2,471,219	5,163,720	
2004/01		0.75	1.1103	1.1103		120	63.55	2,491,797	5,221,080	
2004/07		0.70	0.8378	0.8378		120	63.55	2,506,411	5,264,880	
2005/01		0.70	0.8595	0.8595		120	63.55	2,521,492	5,310,120	
2005/07		0.65	0.7364	0.7364		120	63.55	2,533,562	5,349,240	
2006/01		0.65	0.9068	0.9068		120	61.94	2,548,495	5,397,720	
2006/07		0.60	0.8133	0.8133		120	61.94	2,560,932	5,441,640	
2007/01		0.60	1.0133	1.0133		120	59.81	2,576,502	5,496,720	
2007/07		0.55	1.1050	1.1050		120	60.81	2,592,162	5,557,440	
2008/01		0.55	0.8556	0.8556		120	60.81	2,604,361	5,604,960	
2008/07		0.50	0.6104	0.6104		120	63.21	2,612,310	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	63.21	2,629,640	5,714,040	
2009/07		0.45	0.6841	0.6841		120	63.21	2,637,734	5,753,160	
2010/01		0.45	0.8643	0.8643		120	61.26	2,647,992	5,802,840	
2010/07		0.40	0.7107	0.7107		120	57.95	2,655,520	5,844,120	
2011/01		0.40	0.9198	0.9198		120	57.95	2,665,290	5,897,880	
2011/07	26,558	0.35	0.9028	0.9028		120	59.11	2,700,270	5,951,160	
2012/01		0.35	0.3865	0.3865		120	59.11	2,703,923	5,974,200	
2012/07		0.30	0.9417	0.9417		120	59.11	2,711,562	6,030,480	
2013/01		0.30	0.4901	0.4901		120	63.86	2,715,548	6,060,000	
2013/07		0.25	0.6196	0.6196		120	63.86	2,719,754	6,097,560	
2014/01	86,966	0.25	0.8564	0.8564		120	57.01	2,812,543	6,149,760	
2014/07	24,815	0.20	1.2383	1.2383		120	56.12	2,844,325	6,225,960	
2015/01		0.20	0.7571	0.7571		120	56.12	2,848,631	6,273,120	
2015/09		0.15	1.5736	1.5736		120	56.12	2,855,354	6,371,880	
2016/09		0.10	1.9890	1.9890		120	62.62	2,861,033	6,498,600	

Message Code:

5 Uncorrected Licensure Deficiency

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

Report Printed: 6/30/2016

ID: 263869123120140101201407012015160053



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214.77

Carrollwood 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
15002 HUTCHINSON RD	1/1/2015-12/31/2015	Number of Beds: 120	Superior: 0
TAMPA, FL 33625	Days in CR 365	Maximum: 43,800	Standard: 366
County: Hillsborough [29]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 41,536	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 10,199	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 25,906	FY Index: 1.37939113
Class at 1/94: North Large	Medicaid Utilization	62.36999%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.83105%	Cost: 1.04651568
Open Date: 01/01/1987	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1987	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 01/01/1987	Low Occupancy Adjustment Factor:	119.93000%	DC Sem Index: 1.30450000
Med # Active Date: 07/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 209236			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,206,323	1,980,029	1,316,902	585,476		5,088,730	
1a	Audit Adjustments							
2	Cost Per Diem	46.5654	76.4313	50.8339	22.6000		196.4306	
3	Cost Per Diem Inflated	48.7314	79.5410	53.1985				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	48.7314	79.5410	53.1985	22.6000		204.0709	
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	48.7314	79.5410	53.1985	13.6500		195.1209	
12/13	Medicaid Adjustment Rate		1.1069	0.7403				
14	Prospective Per Diem 11	48.7314	80.6479	53.9388	13.6500		196.9681	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Carrollwood Care 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:	5,100,000.00		Total Amount	Per Diem
RS to Start Calcs:	1987/01	Type:	Variable	80% Capital(1):	4,486,597	9.2032
Indexed Asset Value	5,608,246	<60% of Base:	False	20% ROE(2):	1,121,649	0.5751
FRVS Base Asset:	3,057,712	Interest Rate:	8.7500%	Insurance Cost(3):	83,746	2.0162
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	39,926	0.9612
ROE Factor	0.020210	Amortization Rate:	5.2500%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	65,523	0.0000
		Yearly Payment:	362,792	Total FRVS PD:		12.7557

- (1) 80% Capital (\$4,486,597) amortized at 5.2500 % for 20 years Principal & Interest of \$362,792 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.2032
- (2) 20% ROE (\$1,121,649) times the ROE factor (0.020210) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5751
- (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 120	Effective PBS Limitation	3,441,840

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	48.7314	48.7314	2.2109	46.5205
Direct Care	80.6479	80.6479	3.6590	76.9889
Indirect Care	53.9388	53.9388	2.4472	51.4916
Property	13.6500	12.7557	0.6193	13.0307
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.5612
Supplemental Rate				8.1814
Totals	196.9681	196.0738	8.9364	214.7743

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	3,057,712	0.00	1.0091	1.0091		120	65.11	3,057,712	3,503,400	
1987/07		0.10	0.9007	0.9007		120	65.11	3,060,467	3,530,760	
1988/01		0.10	0.9007	0.9007		120	65.11	3,063,224	3,559,440	
1988/07		0.20	0.5899	0.5899		120	65.11	3,066,839	3,557,520	
1989/01		0.20	0.5899	0.5899		120	65.11	3,070,458	3,578,520	
1989/07		0.30	0.5899	0.5899		120	65.11	3,075,893	3,602,760	
1990/01	50,503	0.30	0.5899	0.5899		120	71.70	3,131,840	3,620,880	
1990/07	45,802	0.40	0.5899	0.5899		120	59.15	3,185,033	3,642,240	
1991/01		0.40	0.5899	0.5899		120	59.15	3,192,550	3,663,600	
1991/07	178,956	0.50	1.4932	1.4932		120	71.37	3,395,342	3,718,320	
1992/01		0.50	2.0117	2.0117		120	71.37	3,429,496	3,793,080	
1992/07		0.60	1.8152	1.8152		120	70.72	3,466,847	3,861,960	
1993/01		0.60	1.7710	1.7710		120	70.72	3,503,686	3,930,360	
1993/07		0.70	1.5329	1.5329		120	68.71	3,541,281	3,990,600	
1994/01		0.70	1.6983	1.6983		120	68.71	3,583,380	4,058,400	
1994/07		0.80	1.5991	1.5991		120	71.04	3,629,222	4,123,320	
1995/01		0.80	1.5812	1.5812		120	71.04	3,675,132	4,188,480	
1995/07		0.90	1.5250	1.5250		120	62.47	3,725,573	4,252,320	
1996/01		0.90	1.7228	1.7228		120	62.47	3,783,338	4,325,640	
1996/07		1.00	1.3294	1.3294		120	60.01	3,833,634	4,383,120	
1997/01		1.00	1.4109	1.4109		120	60.01	3,887,723	4,444,920	
1997/07		1.00	1.0917	1.0917		120	60.01	3,930,165	4,493,400	
1998/01		1.00	1.1663	1.1663		120	60.16	3,976,003	4,545,840	
1998/07		1.00	1.0794	1.0794		120	60.16	4,018,920	4,594,920	
1999/01		1.00	1.4499	1.4499		120	63.65	4,077,190	4,661,520	
1999/07		1.00	1.2299	1.2299		120	60.29	4,127,335	4,718,880	
2000/01		1.00	1.3356	1.3356		120	60.29	4,127,335	4,781,880	5
2000/07		1.00	1.1129	1.1129		120	69.40	4,229,007	4,835,040	
2001/01		1.00	1.2976	1.2976		120	69.40	4,283,883	4,897,800	
2001/07		1.00	0.9615	0.9615		120	72.43	4,325,073	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		1.00	1.0301	1.0301		120	66.08	4,369,626	4,995,720	
2002/07		1.00	0.8337	0.8337		120	66.08	4,406,056	5,037,360	
2003/01		1.00	1.3271	1.3271		120	67.20	4,464,529	5,104,200	
2003/07		1.00	1.1664	1.1664		120	65.62	4,516,603	5,163,720	
2004/01		1.00	1.1103	1.1103		120	65.62	4,566,751	5,221,080	
2004/07		1.00	0.8378	0.8378		120	65.62	4,605,011	5,264,880	
2005/01		1.00	0.8595	0.8595		120	65.62	4,644,591	5,310,120	
2005/07		1.00	0.7364	0.7364		120	65.62	4,678,794	5,349,240	
2006/01		1.00	0.9068	0.9068		120	66.15	4,721,221	5,397,720	
2006/07		1.00	0.8133	0.8133		120	66.15	4,759,619	5,441,640	
2007/01		1.00	1.0133	1.0133		120	65.61	4,807,848	5,496,720	
2007/07		0.95	1.1050	1.1050		120	65.61	4,858,321	5,557,440	
2008/01		0.95	0.8556	0.8556		120	64.10	4,897,809	5,604,960	
2008/07		0.90	0.6104	0.6104		120	63.65	4,924,718	5,639,160	
2009/01		0.90	1.3268	1.3268		120	63.65	4,983,524	5,714,040	
2009/07		0.85	0.6841	0.6841		120	63.65	5,012,503	5,753,160	
2010/01	65,765	0.85	0.8643	0.8643		120	70.32	5,115,095	5,802,840	
2010/07		0.80	0.7107	0.7107		120	66.83	5,144,179	5,844,120	
2011/01		0.80	0.9198	0.9198		120	66.83	5,182,030	5,897,880	
2011/07		0.75	0.9028	0.9028		120	66.83	5,217,118	5,951,160	
2012/01		0.75	0.3865	0.3865		120	62.77	5,232,242	5,974,200	
2012/07		0.70	0.9417	0.9417		120	64.74	5,266,733	6,030,480	
2013/01		0.70	0.4901	0.4901		120	64.74	5,284,803	6,060,000	
2013/07	81,765	0.65	0.6196	0.6196		120	60.47	5,387,850	6,097,560	
2014/01		0.65	0.8564	0.8564		120	60.47	5,417,844	6,149,760	
2014/07		0.60	1.2383	1.2383		120	60.47	5,458,099	6,225,960	
2015/01	22,477	0.60	0.7571	0.7571		120	66.49	5,505,372	6,273,120	
2015/09		0.55	1.5736	1.5736		120	65.06	5,553,021	6,371,880	
2016/09		0.50	1.9890	1.9890		120	62.37	5,608,246	6,498,600	

Message Code:

5 Uncorrected Licensure Deficiency



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Casa Mora Rehabilitation and Extended 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
1902 59TH ST W	1/1/2014-12/31/2014	Number of Beds: 240	Superior: 0
BRADENTON, FL 34209	Days in CR 365	Maximum: 87,600	Standard: 338
County: Manatee [41]	First Used : 2016/09	Max Annualized: 87,600	Conditional: 28
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 73,791	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 9,275	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 60,007	FY Index: 1.34193004
Class at 1/94: North Large	Medicaid Utilization	81.32022%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	84.23630%	Cost: 1.07573004
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: 1.22900000
Entered Medicaid 06/01/1979	Low Occupancy Adjustment Factor:	106.53114%	DC Sem Index: 1.30450000
Med # Active Date: 07/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 211745			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	2,413,236	4,782,832	2,766,178	1,573,984		11,536,230
1a	Audit Adjustments						
2	Cost Per Diem	40.2159	79.7046	46.0976	26.2300		192.2481
3	Cost Per Diem Inflated	43.2615	84.6010	49.5886			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	43.2615	84.6010	49.5886	26.2300		203.6811
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	43.2615	84.6010	49.5886	13.6500		191.1011
12/13	Medicaid Adjustment Rate		2.7529	1.6136			
14	Prospective Per Diem 11	43.2615	87.3539	51.2022	13.6500		195.4676
15	Inflated Usual & Customary Charge						0.00

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



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Casa Mora Rehabilitation and Extended Care

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 06/01/1997		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:	1978/01	Type:	Variable	80% Capital(1):	4,950,926	6.6593
Indexed Asset Value	6,188,658	<60% of Base:	False	20% ROE(2):	1,237,732	0.3565
FRVS Base Asset:	3,474,070	Interest Rate:	11.9600%	Insurance Cost(3):	186,322	2.5250
Occup Adj Factor	0.9000	Chase Rate:	6.7500%	Taxes Cost(3):	112,159	1.5200
ROE Factor	0.022710	Amortization Rate:	8.7500%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	208,214	0.0000
		Yearly Payment:	525,022	Total FRVS PD:		11.0608

(1) 80% Capital (\$4,950,926) amortized at 8.7500 % for 20 years Principal & Interest of \$525,022 divided by annual available days (87600) divided by Occup. Adj. (0.90) = \$6.6593

(2) 20% ROE (\$1,237,732) times the ROE factor (0.022710) divided by annual available days (87600) divided by Occup. Adj. (0.90) = \$0.3565

(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	43.2615	43.2615	1.9628	41.2987
Direct Care	87.3539	87.3539	3.9632	83.3907
Indirect Care	51.2022	51.2022	2.3230	48.8792
Property	13.6500	11.0608	0.5018	10.5590
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				4.0181
Supplemental Rate				8.1814
Totals	195.4676	192.8784	8.7508	196.3271

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	1,434,270	0.00	4.7397	3.0000	1.7397	240	100.00	1,434,270	4,270,800	
1978/07		0.10	7.2791	3.0000	4.2791	240	100.00	1,438,573	4,507,200	
1979/01	43,625	0.10	9.4064	3.0000	6.4064	240	100.00	1,486,514	4,738,320	
1979/07	24,352	0.20	10.6046	3.0000	7.6046	240	100.00	1,519,785	4,937,280	
1980/01		0.20	13.7703	3.0000	10.7703	240	18.65	1,519,785	5,241,840	
1980/07		0.30	14.5810	3.0000	11.5810	240	18.65	1,519,785	5,441,520	
1981/01		0.30	15.4050	3.0000	12.4050	240	20.10	1,519,785	5,649,600	
1981/07	5,301	0.40	14.9938	3.0000	11.9938	240	20.10	1,525,086	5,795,760	
1982/01	3,005	0.40	14.6698	3.0000	11.6698	240	16.51	1,528,091	5,951,040	
1982/07	1,775,277	0.50	13.9675	3.0000	10.9675	240	16.51	3,303,368	6,087,600	
1983/04	30,238	0.50	13.5963	3.0000	10.5963	240	18.47	3,333,606	6,247,680	
1983/07	92,004	0.60	14.5541	3.0000	11.5541	240	18.47	3,425,610	6,494,880	
1984/01	10,087	0.60	12.8493	3.0000	9.8493	240	23.67	3,435,697	6,579,120	
1984/07		0.70	11.7672	3.0000	8.7672	240	23.67	3,435,697	6,705,360	
1985/01	38,373	0.70	9.9143	3.0000	6.9143	240	18.47	3,474,070	6,782,160	
1985/10		0.80	7.7665	3.0000	4.7665	240	23.70	3,474,070	6,840,000	
1986/01		0.80	5.5964	3.0000	2.5964	240	23.70	3,474,070	6,896,880	
1986/07		0.90	2.8938	2.8938		240	23.70	3,474,070	6,883,680	
1987/01		0.90	1.0091	1.0091		240	27.75	3,489,989	7,006,800	
1987/07		1.00	0.9007	0.9007		240	39.82	3,512,747	7,061,520	
1988/01		1.00	0.9007	0.9007		240	39.82	3,535,654	7,118,880	
1988/07	106,663	1.00	0.5899	0.5899		240	40.02	3,657,493	7,115,040	
1989/01		1.00	0.5899	0.5899		240	40.02	3,673,192	7,157,040	
1989/07		1.00	0.5899	0.5899		240	35.83	3,687,308	7,205,520	
1990/01		1.00	0.5899	0.5899		240	35.83	3,701,478	7,241,760	
1990/07	48,158	1.00	0.5899	0.5899		240	32.06	3,762,364	7,284,480	
1991/01		1.00	0.5899	0.5899		240	32.06	3,775,301	7,327,200	
1991/07		1.00	1.4932	1.4932		240	34.07	3,810,221	7,436,640	
1992/01		1.00	2.0117	2.0117		240	34.07	3,857,702	7,586,160	
1992/07	60,965	1.00	1.8152	1.8152		240	40.38	3,970,078	7,723,920	



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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
1993/01		1.00	1.7710	1.7710		240	40.38	4,021,698	7,860,720	
1993/07		1.00	1.5329	1.5329		240	43.11	4,070,019	7,981,200	
1994/01		1.00	1.6983	1.6983		240	43.11	4,124,197	8,116,800	
1994/07	204,313	1.00	1.5991	1.5991		240	45.52	4,383,093	8,246,640	
1995/01		1.00	1.5812	1.5812		240	49.86	4,445,922	8,376,960	
1995/07	14,076	1.00	1.5250	1.5250		240	49.86	4,521,462	8,504,640	
1996/01	51,369	1.00	1.7228	1.7228		240	49.86	4,643,447	8,651,280	
1996/07	8,959	1.00	1.3294	1.3294		240	49.86	4,708,367	8,766,240	
1997/01		1.00	1.4109	1.4109		240	49.86	4,768,589	8,889,840	
1997/07		1.00	1.0917	1.0917		240	49.86	4,815,783	8,986,800	
1998/01		1.00	1.1663	1.1663		240	49.86	4,866,700	9,091,680	
1998/07		0.95	1.0794	1.0794		240	57.26	4,916,603	9,189,840	
1999/01		0.95	1.4499	1.4499		240	57.26	4,984,324	9,323,040	
1999/07		0.90	1.2299	1.2299		240	62.29	5,039,495	9,437,760	
2000/01		0.90	1.3356	1.3356		240	62.29	5,100,070	9,563,760	
2000/07		0.85	1.1129	1.1129		240	70.08	5,148,317	9,670,080	
2001/01		0.85	1.2976	1.2976		240	70.08	5,205,103	9,795,600	
2001/07		0.80	0.9615	0.9615		240	67.82	5,245,141	9,889,680	
2002/01		0.80	1.0301	1.0301		240	73.03	5,288,366	9,991,440	
2002/07		0.75	0.8337	0.8337		240	73.03	5,321,434	10,074,720	
2003/01		0.75	1.3271	1.3271		240	72.12	5,374,398	10,208,400	
2003/07		0.70	1.1664	1.1664		240	73.48	5,418,280	10,327,440	
2004/01		0.70	1.1103	1.1103		240	73.48	5,460,391	10,442,160	
2004/07		0.65	0.8378	0.8378		240	73.48	5,490,128	10,529,760	
2005/01		0.65	0.8595	0.8595		240	73.48	5,520,801	10,620,240	
2005/07		0.60	0.7364	0.7364		240	73.48	5,545,192	10,698,480	
2006/01		0.60	0.9068	0.9068		240	69.12	5,575,363	10,795,440	
2006/07		0.55	0.8133	0.8133		240	69.12	5,600,302	10,883,280	
2007/01		0.55	1.0133	1.0133		240	67.57	5,631,512	10,993,440	
2007/07		0.50	1.1050	1.1050		240	72.83	5,662,626	11,114,880	



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196.33

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2008/01		0.50	0.8556	0.8556		240	72.83	5,686,851	11,209,920	
2008/07	56,647	0.45	0.6104	0.6104		240	76.10	5,759,120	11,278,320	
2009/01		0.45	1.3268	1.3268		240	76.10	5,793,508	11,428,080	
2009/07		0.40	0.6841	0.6841		240	76.10	5,809,359	11,506,320	
2010/01		0.40	0.8643	0.8643		240	78.90	5,829,442	11,605,680	
2010/07	39,227	0.35	0.7107	0.7107		240	80.28	5,883,167	11,688,240	
2011/01		0.35	0.9198	0.9198		240	80.28	5,902,105	11,795,760	
2011/07		0.30	0.9028	0.9028		240	76.33	5,918,088	11,902,320	
2012/01		0.30	0.3865	0.3865		240	76.33	5,924,953	11,948,400	
2012/07		0.25	0.9417	0.9417		240	76.33	5,938,900	12,060,960	
2013/01		0.25	0.4901	0.4901		240	78.15	5,946,175	12,120,000	
2013/07	190,291	0.20	0.6196	0.6196		240	76.54	6,136,466	12,195,120	5
2014/01		0.20	0.8564	0.8564		240	76.54	6,154,357	12,299,520	
2014/07		0.15	1.2383	1.2383		240	77.22	6,165,786	12,451,920	
2015/01		0.15	0.7571	0.7571		240	77.22	6,172,790	12,546,240	
2015/09		0.10	1.5736	1.5736		240	77.22	6,182,506	12,743,760	
2016/09		0.05	1.9890	1.9890		240	81.32	6,188,658	12,997,200	

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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213.35

Evergreen Woods

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
7045 EVERGREEN WOODS TRL	1/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
SPRING HILL, FL 34608	Days in CR 365	Maximum: 43,800	Standard: 366
County: Hernando [27]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 42,189	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 17,600	Inflation
Current Class North Large	Initial CR? False	Medicaid: 23,180	FY Index: 1.34193004
Class at 1/94: North Large	Medicaid Utilization	54.94323%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	96.32192%	Cost: 1.07573004
Open Date: 04/01/1984	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 04/01/1984	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 04/01/1984	Low Occupancy Adjustment Factor:	121.81546%	DC Sem Index: 1.30450000
Med # Active Date: 07/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 207837			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	973,783	1,747,952	1,249,970	565,128		4,536,833	
1a	Audit Adjustments							
2	Cost Per Diem	42.0096	75.4078	53.9245	24.3800		195.7219	
3	Cost Per Diem Inflated	45.1910	80.0403	58.0082				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	45.1910	80.0403	58.0082	24.3800		207.6195	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	49.8262		56.7094				
7	Provider Target Rate	52.5979		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	45.1910	80.0403	58.0082	13.6500		196.8895	
12/13	Medicaid Adjustment Rate		0.4451	0.3226				
14	Prospective Per Diem 11	45.1910	80.4854	58.3308	13.6500		197.6572	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Evergreen Woods

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:	5,300,000.00		Total Amount	Per Diem
RS to Start Calcs:	1984/01	Type:	Variable	80% Capital(1):	4,566,271	12.2839
Indexed Asset Value	5,707,839	<60% of Base:	False	20% ROE(2):	1,141,568	0.6577
FRVS Base Asset:	1,541,932	Interest Rate:	11.9600%	Insurance Cost(3):	93,330	2.2122
Occup Adj Factor	0.9000	Chase Rate:	6.7500%	Taxes Cost(3):	89,240	2.1152
ROE Factor	0.022710	Amortization Rate:	8.7500%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	338,347	0.0000
		Yearly Payment:	484,232	Total FRVS PD:		17.2690

(1) 80% Capital (\$4,566,271) amortized at 8.7500 % for 20 years Principal & Interest of \$484,232 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$12.2839

(2) 20% ROE (\$1,141,568) times the ROE factor (0.022710) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6577

(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	45.1910	45.1910	2.0503	43.1407
Direct Care	80.4854	80.4854	3.6516	76.8338
Indirect Care	58.3308	58.3308	2.6464	55.6844
Property	13.6500	17.2690	0.7835	16.4855
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				13.0226
Supplemental Rate				8.1814
Totals	197.6572	201.2762	9.1318	213.3484

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	1,535,634	0.00	1.2952	1.2952		60	47.24	1,535,634	1,644,780	
1984/07		0.10	1.9179	1.9179		60	47.24	1,538,164	1,676,340	
1985/01		0.10	1.1471	1.1471		60	47.24	1,539,679	1,695,540	
1985/10		0.20	0.8522	0.8522		60	47.24	1,541,932	1,710,000	
1986/01		0.20	0.8299	0.8299		60	47.24	1,544,130	1,724,220	
1986/07		0.30	0.2974	0.2974		60	50.16	1,545,386	1,720,920	
1987/01		0.30	1.0091	1.0091		60	50.16	1,549,652	1,751,700	
1987/07		0.40	0.9007	0.9007		60	50.16	1,554,744	1,765,380	
1988/01		0.40	0.9007	0.9007		60	50.14	1,559,851	1,779,720	
1988/07	28,956	0.50	0.5899	0.5899		120	48.58	1,592,871	3,557,520	
1989/01	1,960,498	0.50	0.5899	0.5899		120	48.58	3,557,519	3,578,520	
1989/07	15,317	0.60	0.5899	0.5899		120	54.96	3,585,417	3,602,760	
1990/01		0.60	0.5899	0.5899		120	54.96	3,598,097	3,620,880	
1990/07	40,665	0.70	0.5899	0.5899		120	49.22	3,652,057	3,642,240	
1991/01		0.70	0.5899	0.5899		120	49.22	3,665,552	3,663,600	
1991/07	20,033	0.80	1.4932	1.4932		120	52.67	3,727,519	3,718,320	
1992/01		0.80	2.0117	2.0117		120	52.67	3,784,968	3,793,080	
1992/07		0.90	1.8152	1.8152		120	49.30	3,840,395	3,861,960	
1993/01		0.90	1.7710	1.7710		120	49.30	3,895,263	3,930,360	
1993/07		1.00	1.5329	1.5329		120	44.21	3,943,259	3,990,600	
1994/01		1.00	1.6983	1.6983		120	44.21	3,997,089	4,058,400	
1994/07		1.00	1.5991	1.5991		120	43.87	4,048,072	4,123,320	
1995/01		1.00	1.5812	1.5812		120	43.87	4,099,127	4,188,480	
1995/07	43,474	1.00	1.5250	1.5250		120	39.14	4,187,087	4,252,320	
1996/01		1.00	1.7228	1.7228		120	39.14	4,238,421	4,325,640	
1996/07		1.00	1.3294	1.3294		120	36.06	4,275,363	4,383,120	
1997/01		1.00	1.4109	1.4109		120	36.06	4,314,912	4,444,920	
1997/07		1.00	1.0917	1.0917		120	36.06	4,345,796	4,493,400	
1998/01		1.00	1.1663	1.1663		120	31.61	4,374,926	4,545,840	
1998/07		1.00	1.0794	1.0794		120	31.61	4,402,066	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	32.55	4,439,839	4,661,520	
1999/07		1.00	1.2299	1.2299		120	31.60	4,471,212	4,718,880	
2000/01		1.00	1.3356	1.3356		120	31.60	4,505,522	4,781,880	
2000/07		1.00	1.1129	1.1129		120	30.68	4,533,492	4,835,040	
2001/01		1.00	1.2976	1.2976		120	30.68	4,566,307	4,897,800	
2001/07		1.00	0.9615	0.9615		120	38.29	4,596,873	4,944,840	
2002/01		1.00	1.0301	1.0301		120	32.36	4,624,733	4,995,720	
2002/07		1.00	0.8337	0.8337		120	32.36	4,647,418	5,037,360	
2003/01		1.00	1.3271	1.3271		120	31.43	4,682,663	5,104,200	
2003/07		1.00	1.1664	1.1664		120	42.85	4,725,216	5,163,720	
2004/01		1.00	1.1103	1.1103		120	42.85	4,766,090	5,221,080	
2004/07		0.95	0.8378	0.8378		120	42.85	4,795,643	5,264,880	
2005/01		0.95	0.8595	0.8595		120	42.85	4,826,149	5,310,120	
2005/07		0.90	0.7364	0.7364		120	42.85	4,851,070	5,349,240	
2006/01		0.90	0.9068	0.9068		120	45.46	4,883,793	5,397,720	
2006/07		0.85	0.8133	0.8133		120	45.46	4,911,699	5,441,640	
2007/01		0.85	1.0133	1.0133		120	45.64	4,946,804	5,496,720	
2007/07		0.80	1.1050	1.1050		120	45.64	4,983,092	5,557,440	
2008/01		0.80	0.8556	0.8556		120	53.78	5,016,445	5,604,960	
2008/07		0.75	0.6104	0.6104		120	53.73	5,038,880	5,639,160	
2009/01		0.75	1.3268	1.3268		120	53.73	5,087,864	5,714,040	
2009/07		0.70	0.6841	0.6841		120	53.73	5,111,667	5,753,160	
2010/01	32,059	0.70	0.8643	0.8643		120	51.59	5,172,734	5,802,840	
2010/07		0.65	0.7107	0.7107		120	51.59	5,195,150	5,844,120	
2011/01	23,214	0.65	0.9198	0.9198		120	55.29	5,249,426	5,897,880	
2011/07	25,684	0.60	0.9028	0.9028		120	54.95	5,303,520	5,951,160	
2012/01		0.60	0.3865	0.3865		120	54.95	5,315,808	5,974,200	
2012/07	39,490	0.55	0.9417	0.9417		120	56.48	5,382,829	6,030,480	
2013/01		0.55	0.4901	0.4901		120	56.48	5,397,341	6,060,000	
2013/07		0.50	0.6196	0.6196		120	56.48	5,414,062	6,097,560	



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213.35

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2014/01	112,354	0.50	0.8564	0.8564		120	55.98	5,549,599	6,149,760	
2014/07	33,318	0.45	1.2383	1.2383		120	60.17	5,613,839	6,225,960	
2015/01		0.45	0.7571	0.7571		120	60.17	5,632,965	6,273,120	
2015/09		0.40	1.5736	1.5736		120	60.17	5,668,419	6,371,880	
2016/09		0.35	1.9890	1.9890		120	54.94	5,707,839	6,498,600	

Message Code:

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217.25

Highland Pines 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
1111 S HIGHLAND AVE	1/1/2015-12/31/2015	Number of Beds: 120	Superior: 0
CLEARWATER, FL 33756	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: 34,311	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 2,837	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 30,233	FY Index: 1.37939113
Class at 1/94: North Large	Medicaid Utilization	88.11460%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	78.33562%	Cost: 1.04651568
Open Date: 01/01/1971	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1971	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 01/01/1971	Low Occupancy Adjustment Factor:	99.06872%	DC Sem Index: 1.30450000
Med # Active Date: 07/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 211737			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,463,735	2,432,257	1,378,546	919,990		6,194,528	
1a	Audit Adjustments							
2	Cost Per Diem	48.4151	80.4504	45.5974	30.4300		204.8929	
3	Cost Per Diem Inflated	50.6672	83.7236	47.7184				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	50.6672	83.7236	47.7184	30.4300		212.5392	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	48.9097		59.0717				
7	Provider Target Rate	51.6305		62.3577				
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	50.6672	83.7236	47.7184	13.6500		195.7592	
12/13	Medicaid Adjustment Rate		3.5900	2.0461				
14	Prospective Per Diem 11	50.6672	87.3136	49.7645	13.6500		201.3953	
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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Highland Pines 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:	10/01/1985	Amount:	2,400,000.00		Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Variable	80% Capital(1):	1,678,397	4.5151
RS to Start Calcs:	1971/07	<60% of Base:	False	20% ROE(2):	419,599	0.2151
Indexed Asset Value	2,097,996	Interest Rate:	11.9600%	Insurance Cost(3):	74,635	2.1752
FRVS Base Asset:	1,236,839	Chase Rate:	6.7500%	Taxes Cost(3):	73,991	2.1565
Occup Adj Factor	0.9000	Amortization Rate:	8.7500%	Home Office(3):	0	0.0000
ROE Factor	0.020210	Interest Only:	False	Replacement(3&4):	83,989	0.0000
		Yearly Payment:	177,986	Total FRVS PD:		9.0619

(1) 80% Capital (\$1,678,397) amortized at 8.7500 % for 20 years Principal & Interest of \$177,986 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$4.5151

(2) 20% ROE (\$419,599) times the ROE factor (0.020210) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.2151

(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	50.6672	50.6672	2.2987	48.3685
Direct Care	87.3136	87.3136	3.9614	83.3522
Indirect Care	49.7645	49.7645	2.2578	47.5067
Property	13.6500	9.0619	0.4111	8.6508
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.1936
Supplemental Rate				8.1814
Totals	201.3953	196.8072	8.9290	217.2532

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	630,976	0.00				120	100.00	630,976	1,231,320	
1972/01	12,595	0.10	3.9787	3.0000	0.9787	120	100.00	645,464	1,280,280	
1972/07		0.10	5.9113	3.0000	2.9113	120	100.00	647,400	1,343,400	
1973/01	14,079	0.20	8.0622	3.0000	5.0622	120	100.00	665,363	1,412,640	
1973/07		0.20	10.7186	3.0000	7.7186	120	100.00	669,355	1,492,560	
1974/01	6,001	0.30	12.9457	3.0000	9.9457	120	100.00	681,380	1,570,560	
1974/07		0.30	13.0494	3.0000	10.0494	120	100.00	687,512	1,619,280	
1975/01	10,712	0.40	13.1399	3.0000	10.1399	120	100.00	706,474	1,669,320	
1975/07		0.40	14.2033	3.0000	11.2033	120	100.00	714,952	1,737,240	
1976/01	17,291	0.50	15.2478	3.0000	12.2478	120	100.00	742,967	1,807,440	
1976/07		0.50	15.7330	3.0000	12.7330	120	100.00	754,112	1,870,440	
1977/01	6,193	0.60	16.4836	3.0000	13.4836	120	100.00	773,879	1,940,640	
1977/07		0.60	18.5412	3.0000	15.5412	120	100.00	787,809	2,038,680	
1978/01		0.70	20.2809	3.0000	17.2809	120	100.00	804,353	2,135,400	
1978/07	19,659	0.70	22.8203	3.0000	19.8203	120	100.00	840,903	2,253,600	
1979/01		0.80	24.9476	3.0000	21.9476	120	100.00	861,085	2,369,160	
1979/07		0.80	26.1458	3.0000	23.1458	120	100.00	881,751	2,468,640	
1980/01	242,347	0.90	29.3115	3.0000	26.3115	120	6.00	1,124,098	2,620,920	
1980/07	40,607	0.90	30.1222	3.0000	27.1222	120	6.00	1,164,705	2,720,760	
1981/01	1,828	1.00	30.9462	3.0000	27.9462	120	6.00	1,166,533	2,824,800	
1981/07	19,643	1.00	30.5350	3.0000	27.5350	120	6.00	1,186,176	2,897,880	
1982/01		1.00	30.2110	3.0000	27.2110	120	6.00	1,186,176	2,975,520	
1982/07	2,880	1.00	29.5087	3.0000	26.5087	120	6.00	1,189,056	3,043,800	
1983/04	763	1.00	29.1375	3.0000	26.1375	120	6.00	1,189,819	3,123,840	
1983/07	8,495	1.00	30.0953	3.0000	27.0953	120	6.00	1,198,314	3,247,440	
1984/01	13,101	1.00	28.3905	3.0000	25.3905	120	5.91	1,211,415	3,289,560	
1984/07	5,305	1.00	27.3084	3.0000	24.3084	120	4.66	1,216,720	3,352,680	
1985/01	17,409	1.00	25.4555	3.0000	22.4555	120	4.66	1,234,129	3,391,080	
1985/10	2,710	1.00	23.3077	3.0000	20.3077	120	4.66	1,236,839	3,420,000	
1986/01		1.00	21.1376	3.0000	18.1376	120	6.43	1,236,839	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	6.43	1,236,839	3,441,840	
1987/01		1.00	16.4441	3.0000	13.4441	120	9.22	1,236,839	3,503,400	
1987/07		1.00	14.3448	3.0000	11.3448	120	12.66	1,236,839	3,530,760	
1988/01		1.00	12.2455	3.0000	9.2455	120	12.66	1,236,839	3,559,440	
1988/07	26,652	1.00	9.8354	3.0000	6.8354	120	13.13	1,263,491	3,557,520	
1989/01		1.00	7.4253	3.0000	4.4253	120	13.13	1,263,491	3,578,520	
1989/07		1.00	5.0152	3.0000	2.0152	120	13.13	1,263,491	3,602,760	
1990/01	17,182	1.00	2.6051	2.6051		120	18.36	1,280,673	3,620,880	
1990/07	45,653	1.00	0.5899	0.5899		120	23.74	1,326,326	3,642,240	
1991/01		1.00	0.5899	0.5899		120	23.74	1,326,326	3,663,600	
1991/07	24,734	1.00	1.4932	1.4932		120	32.91	1,362,910	3,718,320	
1992/01		0.95	2.0117	2.0117		120	32.91	1,378,495	3,793,080	
1992/07		0.95	1.8152	1.8152		120	40.99	1,396,211	3,861,960	
1993/01		0.90	1.7710	1.7710		120	40.99	1,412,796	3,930,360	
1993/07	19,654	0.90	1.5329	1.5329		120	49.34	1,449,935	3,990,600	
1994/01		0.85	1.6983	1.6983		120	49.34	1,468,712	4,058,400	
1994/07	41,803	0.85	1.5991	1.5991		120	50.76	1,528,939	4,123,320	
1995/01		0.80	1.5812	1.5812		120	59.71	1,548,280	4,188,480	
1995/07		0.80	1.5250	1.5250		120	59.71	1,567,169	4,252,320	
1996/01		0.75	1.7228	1.7228		120	59.71	1,587,418	4,325,640	
1996/07		0.75	1.3294	1.3294		120	59.71	1,603,246	4,383,120	
1997/01		0.70	1.4109	1.4109		120	59.71	1,619,080	4,444,920	
1997/07		0.70	1.0917	1.0917		120	59.71	1,631,453	4,493,400	
1998/01		0.65	1.1663	1.1663		120	59.71	1,643,821	4,545,840	
1998/07		0.65	1.0794	1.0794		120	62.95	1,655,354	4,594,920	
1999/01		0.60	1.4499	1.4499		120	62.95	1,669,754	4,661,520	
1999/07		0.60	1.2299	1.2299		120	63.88	1,682,075	4,718,880	
2000/01		0.55	1.3356	1.3356		120	63.88	1,694,432	4,781,880	
2000/07		0.55	1.1129	1.1129		120	60.98	1,704,804	4,835,040	
2001/01		0.50	1.2976	1.2976		120	60.98	1,715,865	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	67.67	1,724,115	4,944,840	
2002/01		0.45	1.0301	1.0301		120	68.32	1,732,106	4,995,720	
2002/07		0.45	0.8337	0.8337		120	68.32	1,738,605	5,037,360	
2003/01		0.40	1.3271	1.3271		120	70.53	1,747,834	5,104,200	
2003/07		0.40	1.1664	1.1664		120	74.41	1,755,989	5,163,720	
2004/01		0.35	1.1103	1.1103		120	74.41	1,762,813	5,221,080	
2004/07		0.35	0.8378	0.8378		120	74.41	1,767,982	5,264,880	
2005/01		0.30	0.8595	0.8595		120	74.41	1,772,542	5,310,120	
2005/07		0.30	0.7364	0.7364		120	74.41	1,776,458	5,349,240	
2006/01		0.25	0.9068	0.9068		120	76.92	1,780,485	5,397,720	
2006/07		0.25	0.8133	0.8133		120	76.92	1,784,105	5,441,640	
2007/01		0.20	1.0133	1.0133		120	78.67	1,787,721	5,496,720	
2007/07		0.20	1.1050	1.1050		120	78.67	1,791,672	5,557,440	
2008/01	46,230	0.15	0.8556	0.8556		120	75.70	1,840,201	5,604,960	
2008/07		0.15	0.6104	0.6104		120	79.05	1,841,887	5,639,160	
2009/01		0.10	1.3268	1.3268		120	79.05	1,844,331	5,714,040	
2009/07		0.10	0.6841	0.6841		120	79.05	1,845,593	5,753,160	
2010/01		0.05	0.8643	0.8643		120	74.65	1,846,390	5,802,840	
2010/07		0.05	0.7107	0.7107		120	74.65	1,847,045	5,844,120	
2011/01	44,374	0.00	0.9198	0.9198		120	75.54	1,891,419	5,897,880	
2011/07		0.00	0.9028	0.9028		120	77.90	1,891,419	5,951,160	
2012/01		0.00	0.3865	0.3865		120	77.90	1,891,419	5,974,200	
2012/07	29,884	0.00	0.9417	0.9417		120	82.55	1,921,303	6,030,480	
2013/01		0.00	0.4901	0.4901		120	82.55	1,921,303	6,060,000	
2013/07		0.00	0.6196	0.6196		120	82.55	1,921,303	6,097,560	
2014/01	139,994	0.00	0.8564	0.8564		120	85.97	2,061,297	6,149,760	
2014/07	36,699	0.00	1.2383	1.2383		120	82.73	2,097,996	6,225,960	
2015/01		0.00	0.7571	0.7571		120	82.73	2,097,996	6,273,120	
2015/09		0.00	1.5736	1.5736		120	82.73	2,097,996	6,371,880	
2016/09		0.00	1.9890	1.9890		120	88.11	2,097,996	6,498,600	

Message Code:



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The Rehabilitation Center Of The Palm Beaches

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
301 NORTHPOINTE PARKWAY WEST PALM BEACH, FL 33407	1/1/2014-12/31/2014	Number of Beds: 99	Superior: 0
County: Palm Beach [50]	Days in CR 365	Maximum: 36,135	Standard: 366
Region: South Area: 9	First Used : 2015/09	Max Annualized: 36,135	Conditional: 0
Control: Nonprofit : 501(c)(3) Organization	Last Used: 2016/09	Total Patient: 34,676	Total: 366
Current Class South Small	Unaudited	Medicare: 9,169	Inflation
Class at 1/94: South Small	Initial CR? False	Medicaid: 23,944	FY Index: 1.34193004
Operating Ex > 18 months	Medicaid Utilization	69.05064%	Semester Index: 1.44355445
Open Date: 01/01/1970	Occupancy:	95.96236%	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: 07/01/2003	Low Occupancy Adjustment Factor:	121.36073%	DC Sem Index: 1.30450000
Previous Med # 228419	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	1,241,914	1,713,021	1,249,502	669,235		4,873,672	
1a	Audit Adjustments							
2	Cost Per Diem	51.8674	71.5428	52.1843	27.9500		203.5445	
3	Cost Per Diem Inflated	55.7953	75.9378	56.1362				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	55.7953	75.9378	56.1362	27.9500		215.8193	
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	55.7953	75.9378	56.1362	13.6500		201.5193	
12/13	Medicaid Adjustment Rate		1.6275	1.2031				
14	Prospective Per Diem 11	55.7953	77.5653	57.3393	13.6500		204.3499	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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The Rehabilitation Center Of The Palm Beaches

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:	3,300,000.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Variable	80% Capital(1):	3,513,270	11.4560
Indexed Asset Value	4,391,587	<60% of Base:	False	20% ROE(2):	878,317	0.6133
FRVS Base Asset:	1,055,594	Interest Rate:	11.9600%	Insurance Cost(3):	84,842	2.4467
Occup Adj Factor	0.9000	Chase Rate:	6.7500%	Taxes Cost(3):	133,936	3.8625
ROE Factor	0.022710	Amortization Rate:	8.7500%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	409,058	0.0000
		Yearly Payment:	372,566	Total FRVS PD:		18.3785

(1) 80% Capital (\$3,513,270) amortized at 8.7500 % for 20 years Principal & Interest of \$372,566 divided by annual available days (36135) divided by Occup. Adj. (0.90) = \$11.4560

(2) 20% ROE (\$878,317) times the ROE factor (0.022710) divided by annual available days (36135) divided by Occup. Adj. (0.90) = \$0.6133

(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 99	Effective PBS Limitation	2,821,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	55.7953	55.7953	2.5314	53.2639
Direct Care	77.5653	77.5653	3.5191	74.0462
Indirect Care	57.3393	57.3393	2.6015	54.7378
Property	13.6500	18.3785	0.8338	17.5447
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.3323
Supplemental Rate				8.1814
Totals	204.3499	209.0784	9.4858	227.1063

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	842,184	0.00				99	100.00	842,184	1,015,839	
1972/01		0.10	3.9787	3.0000	0.9787	99	100.00	844,711	1,056,231	
1972/07		0.10	5.9113	3.0000	2.9113	99	100.00	847,245	1,108,305	
1973/01		0.20	8.0622	3.0000	5.0622	99	100.00	852,328	1,165,428	
1973/07		0.20	10.7186	3.0000	7.7186	99	100.00	857,442	1,231,362	
1974/01		0.30	12.9457	3.0000	9.9457	99	100.00	865,159	1,295,712	
1974/07		0.30	13.0494	3.0000	10.0494	99	100.00	872,945	1,335,906	
1975/01		0.40	13.1399	3.0000	10.1399	99	100.00	883,420	1,377,189	
1975/07		0.40	14.2033	3.0000	11.2033	99	100.00	894,021	1,433,223	
1976/01		0.50	15.2478	3.0000	12.2478	99	100.00	907,431	1,491,138	
1976/07		0.50	15.7330	3.0000	12.7330	99	100.00	921,042	1,543,113	
1977/01		0.60	16.4836	3.0000	13.4836	99	100.00	937,621	1,601,028	
1977/07		0.60	18.5412	3.0000	15.5412	99	100.00	954,498	1,681,911	
1978/01		0.70	20.2809	3.0000	17.2809	99	100.00	974,542	1,761,705	
1978/07		0.70	22.8203	3.0000	19.8203	99	100.00	995,007	1,859,220	
1979/01		0.80	24.9476	3.0000	21.9476	99	100.00	1,018,887	1,954,557	
1979/07		0.80	26.1458	3.0000	23.1458	99	100.00	1,043,340	2,036,628	
1980/01		0.90	29.3115	3.0000	26.3115	99	11.27	1,043,340	2,162,259	
1980/07		0.90	30.1222	3.0000	27.1222	99	11.27	1,043,340	2,244,627	
1981/01		1.00	30.9462	3.0000	27.9462	99	12.72	1,043,340	2,330,460	
1981/07		1.00	30.5350	3.0000	27.5350	99	12.72	1,043,340	2,390,751	
1982/01		1.00	30.2110	3.0000	27.2110	99	17.43	1,043,340	2,454,804	
1982/07		1.00	29.5087	3.0000	26.5087	99	17.43	1,043,340	2,511,135	
1983/04		1.00	29.1375	3.0000	26.1375	99	16.47	1,043,340	2,577,168	
1983/07		1.00	30.0953	3.0000	27.0953	99	16.47	1,043,340	2,679,138	
1984/01	12,254	1.00	28.3905	3.0000	25.3905	99	17.41	1,055,594	2,713,887	
1984/07		1.00	27.3084	3.0000	24.3084	99	17.41	1,055,594	2,765,961	
1985/01		1.00	25.4555	3.0000	22.4555	99	21.14	1,055,594	2,797,641	
1985/10		1.00	23.3077	3.0000	20.3077	99	21.14	1,055,594	2,821,500	
1986/01		1.00	21.1376	3.0000	18.1376	99	21.14	1,055,594	2,844,963	



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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	99	21.14	1,055,594	2,839,518	
1987/01	1,135,159	1.00	16.4441	3.0000	13.4441	99	20.80	2,190,753	2,890,305	
1987/07		1.00	14.3448	3.0000	11.3448	99	20.80	2,190,753	2,912,877	
1988/01		1.00	12.2455	3.0000	9.2455	99	23.04	2,190,753	2,936,538	
1988/07		1.00	9.8354	3.0000	6.8354	99	23.04	2,190,753	2,934,954	
1989/01		1.00	7.4253	3.0000	4.4253	99	45.59	2,245,231	2,952,279	
1989/07		1.00	5.0152	3.0000	2.0152	99	45.59	2,301,064	2,972,277	
1990/01	14,321	1.00	2.6051	2.6051		99	48.20	2,367,919	2,987,226	
1990/07		1.00	0.5899	0.5899		99	48.20	2,380,160	3,004,848	
1991/01		1.00	0.5899	0.5899		99	54.39	2,380,160	3,022,470	5
1991/07		1.00	1.4932	1.4932		99	54.39	2,394,045	3,067,614	5
1992/01		0.95	2.0117	2.0117		99	52.88	2,474,035	3,129,291	
1992/07		0.95	1.8152	1.8152		99	52.88	2,515,053	3,186,117	
1993/01		0.90	1.7710	1.7710		99	45.72	2,548,377	3,242,547	
1993/07		0.90	1.5329	1.5329		99	45.72	2,577,602	3,292,245	
1994/01		0.85	1.6983	1.6983		99	57.71	2,614,812	3,348,180	
1994/07		0.85	1.5991	1.5991		99	57.71	2,650,353	3,401,739	
1995/01		0.80	1.5812	1.5812		99	52.21	2,650,353	3,455,496	5
1995/07		0.80	1.5250	1.5250		99	52.21	2,682,179	3,508,164	5
1996/01		0.75	1.7228	1.7228		99	58.91	2,748,300	3,568,653	
1996/07		0.75	1.3294	1.3294		99	59.38	2,775,703	3,616,074	
1997/01		0.70	1.4109	1.4109		99	59.38	2,803,116	3,667,059	
1997/07		0.70	1.0917	1.0917		99	59.38	2,824,537	3,707,055	
1998/01		0.65	1.1663	1.1663		99	59.38	2,824,537	3,750,318	5
1998/07		0.65	1.0794	1.0794		99	59.38	2,865,917	3,790,809	
1999/01		0.60	1.4499	1.4499		99	61.27	2,890,848	3,845,754	
1999/07		0.60	1.2299	1.2299		99	61.27	2,912,180	3,893,076	
2000/01		0.55	1.3356	1.3356		99	68.04	2,933,573	3,945,051	
2000/07		0.55	1.1129	1.1129		99	68.04	2,951,529	3,988,908	
2001/01	9,987,746	0.50	1.2976	1.2976		99	73.13	4,040,685	4,040,685	8



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227.11

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		0.50	0.9615	0.9615		99	73.13	4,060,113	4,079,493	
2002/01		0.45	1.0301	1.0301		99	66.16	4,078,932	4,121,469	
2002/07		0.45	0.8337	0.8337		99	66.16	4,094,236	4,155,822	
2003/01		0.40	1.3271	1.3271		99	70.00	4,115,968	4,210,965	
2003/07		0.40	1.1664	1.1664		99	63.79	4,135,173	4,260,069	
2004/01		0.35	1.1103	1.1103		99	63.79	4,151,242	4,307,391	
2004/07		0.35	0.8378	0.8378		99	63.79	4,163,413	4,343,526	
2005/01		0.30	0.8595	0.8595		99	63.79	4,174,150	4,380,849	
2005/07		0.30	0.7364	0.7364		99	63.79	4,183,371	4,413,123	
2006/01		0.25	0.9068	0.9068		99	66.20	4,192,855	4,453,119	
2006/07		0.25	0.8133	0.8133		99	66.20	4,201,379	4,489,353	
2007/01		0.20	1.0133	1.0133		99	73.24	4,209,895	4,534,794	
2007/07	24,489	0.20	1.1050	1.1050		99	71.10	4,243,688	4,584,888	
2008/01		0.15	0.8556	0.8556		99	71.10	4,249,133	4,624,092	
2008/07		0.15	0.6104	0.6104		99	71.10	4,253,025	4,652,307	
2009/01		0.10	1.3268	1.3268		99	69.13	4,258,669	4,714,083	
2009/07		0.10	0.6841	0.6841		99	69.13	4,261,582	4,746,357	
2010/01		0.05	0.8643	0.8643		99	69.81	4,263,423	4,787,343	
2010/07		0.05	0.7107	0.7107		99	69.81	4,264,937	4,821,399	
2011/01		0.00	0.9198	0.9198		99	66.49	4,264,937	4,865,751	
2011/07		0.00	0.9028	0.9028		99	66.49	4,264,937	4,909,707	
2012/01		0.00	0.3865	0.3865		99	64.91	4,264,937	4,928,715	
2012/07	108,052	0.00	0.9417	0.9417		99	65.42	4,372,989	4,975,146	
2013/01		0.00	0.4901	0.4901		99	65.42	4,372,989	4,999,500	
2013/07		0.00	0.6196	0.6196		99	66.37	4,372,989	5,030,487	
2014/01		0.00	0.8564	0.8564		99	66.37	4,372,989	5,073,552	
2014/07		0.00	1.2383	1.2383		99	66.37	4,372,989	5,136,417	
2015/01	18,598	0.00	0.7571	0.7571		99	69.54	4,391,587	5,175,324	
2015/09		0.00	1.5736	1.5736		99	69.05	4,391,587	5,256,801	
2016/09		0.00	1.9890	1.9890		99	69.05	4,391,587	5,361,345	

Message Code:

5 Uncorrected Licensure Deficiency



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213.79

Pompano 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
51 W SAMPLE ROAD	1/1/2015-12/31/2015	Number of Beds: 127	Superior: 0
POMPANO BEACH, FL 33064	Days in CR 365	Maximum: 46,355	Standard: 366
County: Broward [6]	First Used : 2016/09	Max Annualized: 46,355	Conditional: 0
Region: South Area: 10	Last Used: 2016/09	Total Patient: 39,870	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 3,672	Inflation
Current Class South Large	Initial CR? False	Medicaid: 31,630	FY Index: 1.37939113
Class at 1/94: South Large	Medicaid Utilization	79.33283%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	86.01014%	Cost: 1.04651568
Open Date: 04/01/1987	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 11/01/1990	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 11/01/1990	Low Occupancy Adjustment Factor:	108.77446%	DC Sem Index: 1.30450000
Med # Active Date: 07/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 211800			PS Target: 1.05562807

Rate Calculations								
Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,330,392	2,264,186	1,618,962	885,007		6,098,547	
1a	Audit Adjustments							
2	Cost Per Diem	42.0611	71.5835	51.1844	27.9800		192.8090	
3	Cost Per Diem Inflated	44.0176	74.4960	53.5653				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	44.0176	74.4960	53.5653	27.9800		200.0589	
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	44.0176	74.4960	53.5653	13.6500		185.7289	
12/13	Medicaid Adjustment Rate		2.4583	1.7676				
14	Prospective Per Diem 11	44.0176	76.9543	55.3329	13.6500		189.9548	
15	Inflated Usual & Customary Charge	Usual and Customary Limitations not applied after 7/1/2002.						0.00



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Pompano Health and Rehabilitation Center

FRVS

FRVS Status as of this Semester		On FRVS			
Began FRVS:	11/01/1990	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:	1990/07	Type:	Variable	80% Capital(1):	4,570,606 11.6179
Indexed Asset Value	5,713,257	<60% of Base:	False	20% ROE(2):	1,142,651 0.5535
FRVS Base Asset:	3,642,614	Interest Rate:	11.9600%	Insurance Cost(3):	89,049 2.2335
Occup Adj Factor	0.9000	Chase Rate:	6.7500%	Taxes Cost(3):	113,045 2.8353
ROE Factor	0.020210	Amortization Rate:	8.7500%	Home Office(3):	0 0.0000
		Interest Only:	False	Replacement(3&4):	33,226 0.0000
		Yearly Payment:	484,691	Total FRVS PD:	17.2402

- (1) 80% Capital (\$4,570,606) amortized at 8.7500 % for 20 years Principal & Interest of \$484,691 divided by annual available days (46355) divided by Occup. Adj. (0.90) = \$11.6179
- (2) 20% ROE (\$1,142,651) times the ROE factor (0.020210) divided by annual available days (46355) divided by Occup. Adj. (0.90) = \$0.5535
- (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 127	Effective PBS Limitation	3,642,614

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	44.0176	44.0176	1.9971	42.0205
Direct Care	76.9543	76.9543	3.4914	73.4629
Indirect Care	55.3329	55.3329	2.5104	52.8225
Property	13.6500	17.2402	0.7822	16.4580
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.8397
Supplemental Rate				8.1814
Totals	189.9548	193.5450	8.7811	213.7850

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
1990/07	3,642,614	0.00	0.5899	0.5899		127	19.41	3,642,614	3,854,704	
1991/01		0.10	0.5899	0.5899		127	19.41	3,642,614	3,877,310	
1991/07		0.10	1.4932	1.4932		127	19.41	3,642,614	3,935,222	5
1992/01		0.20	2.0117	2.0117		127	19.41	3,642,614	4,014,343	5
1992/07		0.20	1.8152	1.8152		127	19.41	3,642,614	4,087,241	
1993/01		0.30	1.7710	1.7710		127	19.41	3,642,614	4,159,631	
1993/07	13,295	0.30	1.5329	1.5329		127	29.56	3,664,913	4,223,385	
1994/01		0.40	1.6983	1.6983		127	51.61	3,688,274	4,295,140	
1994/07		0.40	1.5991	1.5991		127	51.61	3,710,410	4,363,847	
1995/01		0.50	1.5812	1.5812		127	55.72	3,739,745	4,432,808	
1995/07		0.50	1.5250	1.5250		127	55.72	3,768,261	4,500,372	
1996/01		0.60	1.7228	1.7228		127	55.72	3,807,214	4,577,969	
1996/07		0.60	1.3294	1.3294		127	55.72	3,837,580	4,638,802	
1997/01		0.70	1.4109	1.4109		127	55.72	3,875,480	4,704,207	
1997/07		0.70	1.0917	1.0917		127	55.72	3,905,096	4,755,515	
1998/01		0.80	1.1663	1.1663		127	55.72	3,941,531	4,811,014	
1998/07		0.80	1.0794	1.0794		127	56.50	3,975,566	4,862,957	
1999/01		0.90	1.4499	1.4499		127	56.50	3,975,566	4,933,442	5
1999/07		0.90	1.2299	1.2299		127	62.31	4,072,023	4,994,148	
2000/01		1.00	1.3356	1.3356		127	62.31	4,126,409	5,060,823	
2000/07		1.00	1.1129	1.1129		127	65.15	4,172,332	5,117,084	
2001/01		1.00	1.2976	1.2976		127	65.15	4,226,472	5,183,505	
2001/07		1.00	0.9615	0.9615		127	65.85	4,267,110	5,233,289	
2002/01		1.00	1.0301	1.0301		127	69.51	4,311,066	5,287,137	
2002/07		1.00	0.8337	0.8337		127	69.51	4,347,007	5,331,206	
2003/01		1.00	1.3271	1.3271		127	70.80	4,404,696	5,401,945	
2003/07		1.00	1.1664	1.1664		127	82.58	4,456,072	5,464,937	
2004/01		1.00	1.1103	1.1103		127	82.58	4,505,548	5,525,643	
2004/07		1.00	0.8378	0.8378		127	82.58	4,543,295	5,571,998	
2005/01		1.00	0.8595	0.8595		127	82.58	4,582,345	5,619,877	



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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		127	82.58	4,616,089	5,661,279	
2006/01		1.00	0.9068	0.9068		127	79.63	4,657,948	5,712,587	
2006/07		1.00	0.8133	0.8133		127	79.63	4,695,831	5,759,069	
2007/01		1.00	1.0133	1.0133		127	72.47	4,743,414	5,817,362	
2007/07		1.00	1.1050	1.1050		127	75.19	4,795,829	5,881,624	
2008/01		1.00	0.8556	0.8556		127	75.19	4,836,862	5,931,916	
2008/07		1.00	0.6104	0.6104		127	77.71	4,866,386	5,968,111	
2009/01		1.00	1.3268	1.3268		127	77.71	4,930,953	6,047,359	
2009/07		1.00	0.6841	0.6841		127	77.71	4,964,686	6,088,761	
2010/01		1.00	0.8643	0.8643		127	78.78	5,007,596	6,141,339	
2010/07		1.00	0.7107	0.7107		127	76.88	5,043,185	6,185,027	
2011/01		0.95	0.9198	0.9198		127	76.88	5,087,252	6,241,923	
2011/07	17,828	0.95	0.9028	0.9028		127	75.54	5,148,713	6,298,311	
2012/01		0.90	0.3865	0.3865		127	75.54	5,166,625	6,322,695	
2012/07		0.90	0.9417	0.9417		127	75.54	5,210,412	6,382,258	
2013/01	56,834	0.85	0.4901	0.4901		127	78.84	5,288,953	6,413,500	
2013/07		0.85	0.6196	0.6196		127	78.84	5,316,810	6,453,251	
2014/01	88,669	0.80	0.8564	0.8564		127	80.86	5,441,904	6,508,496	
2014/07	41,823	0.80	1.2383	1.2383		127	77.65	5,537,635	6,589,141	
2015/01		0.75	0.7571	0.7571		127	77.65	5,569,078	6,639,052	
2015/09		0.75	1.5736	1.5736		127	77.65	5,634,804	6,743,573	
2016/09		0.70	1.9890	1.9890		127	79.33	5,713,257	6,877,685	

Message Code:

5 Uncorrected Licensure Deficiency

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

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ID: 263923123120150101201504082016132401



Florida Agency for Health Care Administration
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199.91

Healthcare And Rehab Of Sanford

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
950 MELLONVILLE AVE	1/1/2014-12/31/2014	Number of Beds: 114	Superior: 0
SANFORD, FL 32771	Days in CR 365	Maximum: 41,610	Standard: 366
County: Seminole [59]	First Used : 2016/09	Max Annualized: 41,610	Conditional: 0
Region: Central Area: 7	Last Used: 2016/09	Total Patient: 37,445	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 6,339	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 28,160	FY Index: 1.34193004
Class at 1/94: North Large	Medicaid Utilization	75.20363%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	89.99039%	Cost: 1.07573004
Open Date: 03/01/1972	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 03/01/1972	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	113.80816%	DC Sem Index: 1.30450000
Med # Active Date: 07/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 226866			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	996,222	2,111,982	1,292,000	790,170		5,190,374	
1a	Audit Adjustments							
2	Cost Per Diem	35.3772	74.9994	45.8807	28.0600		184.3173	
3	Cost Per Diem Inflated	38.0563	79.6068	49.3552				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	38.0563	79.6068	49.3552	28.0600		195.0783	
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	38.0563	79.6068	49.3552	13.6500		180.6683	
12/13	Medicaid Adjustment Rate		2.2572	1.3994				
14	Prospective Per Diem 11	38.0563	81.8640	50.7546	13.6500		184.3249	
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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Healthcare And Rehab Of Sanford

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:	2,200,000.00		Total Amount	Per Diem
RS to Start Calcs:	1972/01	Type:	Variable	80% Capital(1):	1,537,898	4.3549
Indexed Asset Value	1,922,373	<60% of Base:	False	20% ROE(2):	384,475	0.2332
FRVS Base Asset:	952,108	Interest Rate:	11.9600%	Insurance Cost(3):	92,164	2.4613
Occup Adj Factor	0.9000	Chase Rate:	6.7500%	Taxes Cost(3):	40,236	1.0745
ROE Factor	0.022710	Amortization Rate:	8.7500%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	52,855	0.0000
		Yearly Payment:	163,087	Total FRVS PD:		8.1239

(1) 80% Capital (\$1,537,898) amortized at 8.7500 % for 20 years Principal & Interest of \$163,087 divided by annual available days (41610) divided by Occup. Adj. (0.90) = \$4.3549

(2) 20% ROE (\$384,475) times the ROE factor (0.022710) divided by annual available days (41610) divided by Occup. Adj. (0.90) = \$0.2332

(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 114	Effective PBS Limitation	3,249,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	38.0563	38.0563	1.7266	36.3297
Direct Care	81.8640	81.8640	3.7141	78.1499
Indirect Care	50.7546	50.7546	2.3027	48.4519
Property	13.6500	8.1239	0.3686	7.7553
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.0425
Supplemental Rate				8.1814
Totals	184.3249	178.7988	8.1120	199.9107

Medicaid Trend Adjustment



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199.91

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1972/01	558,459	0.00	3.9787	3.0000	0.9787	114	100.00	558,459	1,216,266	
1972/07		0.10	5.9113	3.0000	2.9113	114	100.00	560,134	1,276,230	
1973/01		0.10	8.0622	3.0000	5.0622	114	100.00	561,814	1,342,008	
1973/07		0.20	10.7186	3.0000	7.7186	114	100.00	565,185	1,417,932	
1974/01		0.20	12.9457	3.0000	9.9457	114	100.00	568,576	1,492,032	
1974/07		0.30	13.0494	3.0000	10.0494	114	100.00	573,693	1,538,316	
1975/01		0.30	13.1399	3.0000	10.1399	114	100.00	578,856	1,585,854	
1975/07		0.40	14.2033	3.0000	11.2033	114	100.00	585,802	1,650,378	
1976/01		0.40	15.2478	3.0000	12.2478	114	100.00	592,832	1,717,068	
1976/07		0.50	15.7330	3.0000	12.7330	114	100.00	601,724	1,776,918	
1977/01		0.50	16.4836	3.0000	13.4836	114	100.00	610,750	1,843,608	
1977/07		0.60	18.5412	3.0000	15.5412	114	100.00	621,744	1,936,746	
1978/01		0.60	20.2809	3.0000	17.2809	114	100.00	632,935	2,028,630	
1978/07		0.70	22.8203	3.0000	19.8203	114	100.00	646,227	2,140,920	
1979/01		0.70	24.9476	3.0000	21.9476	114	100.00	659,798	2,250,702	
1979/07		0.80	26.1458	3.0000	23.1458	114	100.00	675,633	2,345,208	
1980/01		0.80	29.3115	3.0000	26.3115	114	96.36	691,848	2,489,874	
1980/07		0.90	30.1222	3.0000	27.1222	114	96.36	710,528	2,584,722	
1981/01		0.90	30.9462	3.0000	27.9462	114	93.74	729,712	2,683,560	
1981/07		1.00	30.5350	3.0000	27.5350	114	93.74	751,603	2,752,986	
1982/01		1.00	30.2110	3.0000	27.2110	114	90.13	774,151	2,826,744	
1982/07		1.00	29.5087	3.0000	26.5087	114	90.13	797,376	2,891,610	
1983/04		1.00	29.1375	3.0000	26.1375	114	85.85	821,297	2,967,648	
1983/07		1.00	30.0953	3.0000	27.0953	114	85.85	845,936	3,085,068	
1984/01		1.00	28.3905	3.0000	25.3905	114	79.78	871,314	3,125,082	
1984/07		1.00	27.3084	3.0000	24.3084	114	79.78	897,453	3,185,046	
1985/01		1.00	25.4555	3.0000	22.4555	114	98.81	924,377	3,221,526	
1985/10		1.00	23.3077	3.0000	20.3077	114	81.00	952,108	3,249,000	
1986/01		1.00	21.1376	3.0000	18.1376	114	81.00	980,671	3,276,018	
1986/07		1.00	18.4350	3.0000	15.4350	114	81.00	1,010,091	3,269,748	



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199.91

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1987/01		1.00	16.4441	3.0000	13.4441	114	81.00	1,040,394	3,328,230	
1987/07		1.00	14.3448	3.0000	11.3448	114	80.67	1,071,606	3,354,222	
1988/01		1.00	12.2455	3.0000	9.2455	114	83.00	1,103,754	3,381,468	
1988/07		1.00	9.8354	3.0000	6.8354	114	83.00	1,136,867	3,379,644	
1989/01		1.00	7.4253	3.0000	4.4253	114	82.05	1,170,973	3,399,594	
1989/07		1.00	5.0152	3.0000	2.0152	114	82.05	1,206,102	3,422,622	
1990/01		1.00	2.6051	2.6051		114	75.06	1,237,522	3,439,836	
1990/07		1.00	0.5899	0.5899		114	75.06	1,244,822	3,460,128	
1991/01		1.00	0.5899	0.5899		114	76.81	1,252,165	3,480,420	
1991/07		1.00	1.4932	1.4932		114	76.81	1,270,862	3,532,404	
1992/01		1.00	2.0117	2.0117		114	79.92	1,296,428	3,603,426	
1992/07		0.95	1.8152	1.8152		114	79.92	1,318,784	3,668,862	
1993/01		0.95	1.7710	1.7710		114	78.90	1,340,973	3,733,842	
1993/07		0.90	1.5329	1.5329		114	78.90	1,340,973	3,791,070	5
1994/01	49,953	0.90	1.6983	1.6983		114	74.49	1,430,206	3,855,480	
1994/07		0.85	1.5991	1.5991		114	74.49	1,449,645	3,917,154	
1995/01		0.85	1.5812	1.5812		114	73.15	1,469,128	3,979,056	
1995/07		0.80	1.5250	1.5250		114	73.15	1,487,051	4,039,704	
1996/01		0.80	1.7228	1.7228		114	75.31	1,507,546	4,109,358	
1996/07		0.75	1.3294	1.3294		114	75.31	1,522,578	4,163,964	
1997/01		0.75	1.4109	1.4109		114	75.31	1,538,690	4,222,674	
1997/07		0.70	1.0917	1.0917		114	76.03	1,550,449	4,268,730	
1998/01		0.70	1.1663	1.1663		114	76.88	1,563,107	4,318,548	
1998/07		0.65	1.0794	1.0794		114	76.88	1,574,074	4,365,174	
1999/01		0.65	1.4499	1.4499		114	77.30	1,588,908	4,428,444	
1999/07		0.60	1.2299	1.2299		114	77.30	1,588,908	4,482,936	5
2000/01		0.60	1.3356	1.3356		114	79.14	1,613,460	4,542,786	
2000/07		0.55	1.1129	1.1129		114	79.14	1,623,336	4,593,288	
2001/01		0.55	1.2976	1.2976		114	79.88	1,634,922	4,652,910	
2001/07		0.50	0.9615	0.9615		114	79.88	1,642,783	4,697,598	



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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
2002/01		0.50	1.0301	1.0301		114	76.58	1,651,245	4,745,934	
2002/07		0.45	0.8337	0.8337		114	76.58	1,657,440	4,785,492	
2003/01		0.45	1.3271	1.3271		114	73.91	1,667,338	4,848,990	
2003/07		0.40	1.1664	1.1664		114	73.71	1,675,118	4,905,534	
2004/01		0.40	1.1103	1.1103		114	73.71	1,682,557	4,960,026	
2004/07		0.35	0.8378	0.8378		114	73.71	1,687,490	5,001,636	
2005/01		0.35	0.8595	0.8595		114	73.71	1,692,566	5,044,614	
2005/07		0.30	0.7364	0.7364		114	73.71	1,696,305	5,081,778	
2006/01		0.30	0.9068	0.9068		114	72.98	1,700,919	5,127,834	
2006/07		0.25	0.8133	0.8133		114	72.98	1,704,377	5,169,558	
2007/01		0.25	1.0133	1.0133		114	73.94	1,708,694	5,221,884	
2007/07	26,176	0.20	1.1050	1.1050		114	71.03	1,738,646	5,279,568	
2008/01		0.20	0.8556	0.8556		114	71.03	1,741,621	5,324,712	
2008/07		0.15	0.6104	0.6104		114	66.83	1,743,216	5,357,202	
2009/01		0.15	1.3268	1.3268		114	66.83	1,746,685	5,428,338	
2009/07		0.10	0.6841	0.6841		114	66.83	1,747,880	5,465,502	
2010/01		0.10	0.8643	0.8643		114	69.97	1,749,390	5,512,698	
2010/07	23,932	0.05	0.7107	0.7107		114	72.09	1,773,943	5,551,914	
2011/01		0.05	0.9198	0.9198		114	72.09	1,774,759	5,602,986	
2011/07		0.00	0.9028	0.9028		114	71.45	1,774,759	5,653,602	
2012/01		0.00	0.3865	0.3865		114	71.45	1,774,759	5,675,490	
2012/07		0.00	0.9417	0.9417		114	71.45	1,774,759	5,728,956	
2013/01	49,588	0.00	0.4901	0.4901		114	68.05	1,824,347	5,757,000	
2013/07		0.00	0.6196	0.6196		114	68.05	1,824,347	5,792,682	
2014/01	39,995	0.00	0.8564	0.8564		114	70.23	1,864,342	5,842,272	
2014/07		0.00	1.2383	1.2383		114	70.23	1,864,342	5,914,662	
2015/01	58,031	0.00	0.7571	0.7571		114	70.84	1,922,373	5,959,464	
2015/09		0.00	1.5736	1.5736		114	70.84	1,922,373	6,053,286	
2016/09		0.00	1.9890	1.9890		114	75.20	1,922,373	6,173,670	

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
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218.86

Rehabilitation and Healthcare Center of Tampa

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
4411 N HABANA AVE	1/1/2015-12/31/2015	Number of Beds: 174	Superior: 0
TAMPA, FL 33614	Days in CR 365	Maximum: 63,510	Standard: 366
County: Hillsborough [29]	First Used : 2016/09	Max Annualized: 63,510	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 55,284	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 12,927	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 37,856	FY Index: 1.37939113
Class at 1/94: North Large	Medicaid Utilization	68.47551%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	87.04771%	Cost: 1.04651568
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1971	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 01/01/1974	Low Occupancy Adjustment Factor:	110.08664%	DC Sem Index: 1.30450000
Med # Active Date: 07/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 227102			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,326,334	2,880,584	2,149,501	977,442		8,333,861	
1a	Audit Adjustments							
2	Cost Per Diem	61.4522	76.0932	56.7810	25.8200		220.1464	
3	Cost Per Diem Inflated	64.3107	79.1891	59.4222				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	64.3107	79.1891	59.4222	25.8200		228.7420	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	48.8864		59.0699				
7	Provider Target Rate	51.6059		62.3558				
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	51.6059	79.1891	59.4222	13.6500		203.8672	
12/13	Medicaid Adjustment Rate		1.6459	1.2351				
14	Prospective Per Diem 11	51.6059	80.8350	60.6573	13.6500		206.7482	
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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Rehabilitation and Healthcare Center of Tampa

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:	4,600,000.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Variable	80% Capital(1):	2,208,614	4.0976
Indexed Asset Value	2,760,767	<60% of Base:	False	20% ROE(2):	552,153	0.1952
FRVS Base Asset:	1,545,483	Interest Rate:	11.9600%	Insurance Cost(3):	115,222	2.0842
Occup Adj Factor	0.9000	Chase Rate:	6.7500%	Taxes Cost(3):	116,834	2.1133
ROE Factor	0.020210	Amortization Rate:	8.7500%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	90,461	0.0000
		Yearly Payment:	234,213	Total FRVS PD:		8.4903

(1) 80% Capital (\$2,208,614) amortized at 8.7500 % for 20 years Principal & Interest of \$234,213 divided by annual available days (63510) divided by Occup. Adj. (0.90) = \$4.0976

(2) 20% ROE (\$552,153) times the ROE factor (0.020210) divided by annual available days (63510) divided by Occup. Adj. (0.90) = \$0.1952

(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 174	Effective PBS Limitation	4,959,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	51.6059	51.6059	2.3413	49.2646
Direct Care	80.8350	80.8350	3.6674	77.1676
Indirect Care	60.6573	60.6573	2.7520	57.9053
Property	13.6500	8.4903	0.3852	8.1051
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.2344
Supplemental Rate				8.1814
Totals	206.7482	201.5885	9.1459	218.8584

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	1,136,560	0.00				174	100.00	1,136,560	1,785,414	
1972/01		0.10	3.9787	3.0000	0.9787	174	100.00	1,139,970	1,856,406	
1972/07		0.10	5.9113	3.0000	2.9113	174	100.00	1,143,390	1,947,930	
1973/01		0.20	8.0622	3.0000	5.0622	174	100.00	1,150,250	2,048,328	
1973/07		0.20	10.7186	3.0000	7.7186	174	100.00	1,157,152	2,164,212	
1974/01		0.30	12.9457	3.0000	9.9457	174	100.00	1,167,566	2,277,312	
1974/07		0.30	13.0494	3.0000	10.0494	174	100.00	1,178,074	2,347,956	
1975/01		0.40	13.1399	3.0000	10.1399	174	100.00	1,192,211	2,420,514	
1975/07		0.40	14.2033	3.0000	11.2033	174	100.00	1,206,518	2,518,998	
1976/01		0.50	15.2478	3.0000	12.2478	174	100.00	1,224,616	2,620,788	
1976/07		0.50	15.7330	3.0000	12.7330	174	100.00	1,242,985	2,712,138	
1977/01		0.60	16.4836	3.0000	13.4836	174	100.00	1,265,359	2,813,928	
1977/07		0.60	18.5412	3.0000	15.5412	174	100.00	1,288,135	2,956,086	
1978/01		0.70	20.2809	3.0000	17.2809	174	100.00	1,315,186	3,096,330	
1978/07		0.70	22.8203	3.0000	19.8203	174	100.00	1,342,805	3,267,720	
1979/01		0.80	24.9476	3.0000	21.9476	174	100.00	1,375,032	3,435,282	
1979/07		0.80	26.1458	3.0000	23.1458	174	100.00	1,408,033	3,579,528	
1980/01		0.90	29.3115	3.0000	26.3115	174	30.45	1,429,081	3,800,334	
1980/07		0.90	30.1222	3.0000	27.1222	174	30.45	1,450,443	3,945,102	
1981/01		1.00	30.9462	3.0000	27.9462	174	32.96	1,476,519	4,095,960	
1981/07		1.00	30.5350	3.0000	27.5350	174	32.96	1,503,064	4,201,926	
1982/01		1.00	30.2110	3.0000	27.2110	174	25.69	1,524,126	4,314,504	
1982/07		1.00	29.5087	3.0000	26.5087	174	25.69	1,545,483	4,413,510	
1983/04		1.00	29.1375	3.0000	26.1375	174	23.31	1,545,483	4,529,568	
1983/07		1.00	30.0953	3.0000	27.0953	174	23.31	1,545,483	4,708,788	
1984/01		1.00	28.3905	3.0000	25.3905	174	23.66	1,545,483	4,769,862	
1984/07		1.00	27.3084	3.0000	24.3084	174	23.66	1,545,483	4,861,386	
1985/01		1.00	25.4555	3.0000	22.4555	174	23.91	1,545,483	4,917,066	
1985/10		1.00	23.3077	3.0000	20.3077	174	23.91	1,545,483	4,959,000	
1986/01		1.00	21.1376	3.0000	18.1376	174	23.91	1,545,483	5,000,238	



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218.86

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	174	23.91	1,545,483	4,990,668	
1987/01		1.00	16.4441	3.0000	13.4441	174	23.00	1,545,483	5,079,930	
1987/07		1.00	14.3448	3.0000	11.3448	174	22.55	1,545,483	5,119,602	
1988/01		1.00	12.2455	3.0000	9.2455	174	31.31	1,571,877	5,161,188	
1988/07		1.00	9.8354	3.0000	6.8354	174	31.31	1,598,722	5,158,404	
1989/01		1.00	7.4253	3.0000	4.4253	174	42.90	1,636,132	5,188,854	
1989/07		1.00	5.0152	3.0000	2.0152	174	42.90	1,674,417	5,224,002	
1990/01		1.00	2.6051	2.6051		174	44.85	1,709,987	5,250,276	
1990/07		1.00	0.5899	0.5899		174	44.85	1,718,213	5,281,248	
1991/01		1.00	0.5899	0.5899		174	48.95	1,727,234	5,312,220	
1991/07		1.00	1.4932	1.4932		174	48.95	1,750,188	5,391,564	
1992/01		0.95	2.0117	2.0117		174	47.43	1,779,032	5,499,966	
1992/07		0.95	1.8152	1.8152		174	47.43	1,805,487	5,599,842	
1993/01		0.90	1.7710	1.7710		174	49.74	1,831,512	5,699,022	
1993/07		0.90	1.5329	1.5329		174	49.74	1,854,363	5,786,370	
1994/01	294,284	0.85	1.6983	1.6983		174	51.58	2,173,752	5,884,680	
1994/07		0.85	1.5991	1.5991		174	51.58	2,201,460	5,978,814	
1995/01		0.80	1.5812	1.5812		174	51.03	2,227,298	6,073,296	
1995/07		0.80	1.5250	1.5250		174	51.03	2,252,510	6,165,864	
1996/01	27,460	0.75	1.7228	1.7228		174	51.51	2,307,228	6,272,178	
1996/07		0.75	1.3294	1.3294		174	51.51	2,328,774	6,355,524	
1997/01		0.70	1.4109	1.4109		174	51.51	2,350,314	6,445,134	
1997/07		0.70	1.0917	1.0917		174	60.11	2,368,275	6,515,430	
1998/01		0.65	1.1663	1.1663		174	73.67	2,386,229	6,591,468	
1998/07		0.65	1.0794	1.0794		174	73.67	2,402,971	6,662,634	
1999/01		0.60	1.4499	1.4499		174	67.72	2,423,874	6,759,204	
1999/07		0.60	1.2299	1.2299		174	67.72	2,423,874	6,842,376	5
2000/01		0.55	1.3356	1.3356		174	67.51	2,441,760	6,933,726	5
2000/07		0.55	1.1129	1.1129		174	67.51	2,474,753	7,010,808	
2001/01		0.50	1.2976	1.2976		174	71.98	2,490,809	7,101,810	



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218.86

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		174	71.98	2,502,785	7,170,018	
2002/01		0.45	1.0301	1.0301		174	66.09	2,514,385	7,243,794	
2002/07		0.45	0.8337	0.8337		174	66.09	2,523,819	7,304,172	
2003/01		0.40	1.3271	1.3271		174	68.87	2,537,215	7,401,090	
2003/07		0.40	1.1664	1.1664		174	74.73	2,549,054	7,487,394	
2004/01		0.35	1.1103	1.1103		174	74.73	2,558,960	7,570,566	
2004/07		0.35	0.8378	0.8378		174	74.73	2,566,463	7,634,076	
2005/01		0.30	0.8595	0.8595		174	74.73	2,573,082	7,699,674	
2005/07		0.30	0.7364	0.7364		174	74.73	2,578,766	7,756,398	
2006/01		0.25	0.9068	0.9068		174	72.82	2,584,612	7,826,694	
2006/07		0.25	0.8133	0.8133		174	72.82	2,589,867	7,890,378	
2007/01		0.20	1.0133	1.0133		174	69.71	2,595,117	7,970,244	
2007/07		0.20	1.1050	1.1050		174	71.28	2,600,852	8,058,288	
2008/01		0.15	0.8556	0.8556		174	71.28	2,604,189	8,127,192	
2008/07		0.15	0.6104	0.6104		174	70.66	2,606,574	8,176,782	
2009/01		0.10	1.3268	1.3268		174	70.66	2,610,033	8,285,358	
2009/07		0.10	0.6841	0.6841		174	70.66	2,611,818	8,342,082	
2010/01		0.05	0.8643	0.8643		174	70.03	2,612,946	8,414,118	
2010/07		0.05	0.7107	0.7107		174	66.64	2,613,874	8,473,974	
2011/01		0.00	0.9198	0.9198		174	66.64	2,613,874	8,551,926	
2011/07		0.00	0.9028	0.9028		174	64.93	2,613,874	8,629,182	
2012/01		0.00	0.3865	0.3865		174	64.93	2,613,874	8,662,590	
2012/07		0.00	0.9417	0.9417		174	66.87	2,613,874	8,744,196	
2013/01		0.00	0.4901	0.4901		174	66.87	2,613,874	8,787,000	
2013/07		0.00	0.6196	0.6196		174	66.87	2,613,874	8,841,462	
2014/01	110,710	0.00	0.8564	0.8564		174	63.83	2,724,584	8,917,152	
2014/07		0.00	1.2383	1.2383		174	63.83	2,724,584	9,027,642	
2015/01	36,183	0.00	0.7571	0.7571		174	66.88	2,760,767	9,096,024	5
2015/09		0.00	1.5736	1.5736		174	66.88	2,760,767	9,239,226	
2016/09		0.00	1.9890	1.9890		174	68.48	2,760,767	9,422,970	

Message Code:

5 Uncorrected Licensure Deficiency



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223.40

Abbey Rehabilitation And 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
7101 DR MARTIN LUTHER KING SAINT PETERSBURG, FL 33702	1/1/2014-12/31/2014	Number of Beds: 152	Superior: 0
County: Pinellas [52]	Days in CR 365	Maximum: 55,480	Standard: 366
Region: Central Area: 5	First Used : 2015/09	Max Annualized: 55,480	Conditional: 0
Control: Nonprofit : 501(c)(3) Organization	Last Used: 2016/09	Total Patient: 39,450	Total: 366
Current Class Central Large	Unaudited	Medicare: 6,160	Inflation
Class at 1/94: North Large	Initial CR? False	Medicaid: 31,957	FY Index: 1.34193004
Operating Ex > 18 months	Medicaid Utilization	81.00634%	Semester Index: 1.44355445
Open Date: 08/01/1977	Occupancy:	71.10671%	Cost: 1.07573004
Acquired Date: 08/01/1977	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Entered Medicaid 08/01/1977	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Med # Active Date: 07/01/2003	Low Occupancy Adjustment Factor:	89.92654%	DC Sem Index: 1.30450000
Previous Med # 211711	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	1,565,683	2,613,433	1,507,369	988,110		6,674,595	
1a	Audit Adjustments							
2	Cost Per Diem	48.9934	81.7797	47.1687	30.9200		208.8618	
3	Cost Per Diem Inflated	52.7037	86.8036	50.7408				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	52.7037	86.8036	50.7408	30.9200		221.1681	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	49.2981		59.1797				
7	Provider Target Rate	52.0405		62.4718				
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	52.0405	86.8036	50.7408	13.6500		203.2349	
12/13	Medicaid Adjustment Rate		3.0279	1.7699				
14	Prospective Per Diem 11	52.0405	89.8315	52.5107	13.6500		208.0327	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Abbey Rehabilitation And Nursing Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	2,600,000.00		Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Variable	80% Capital(1):	2,246,150	4.7704
RS to Start Calcs:	1977/07	<60% of Base:	False	20% ROE(2):	561,537	0.2554
Indexed Asset Value	2,807,687	Interest Rate:	11.9600%	Insurance Cost(3):	129,385	3.2797
FRVS Base Asset:	1,258,236	Chase Rate:	6.7500%	Taxes Cost(3):	54,492	1.3813
Occup Adj Factor	0.9000	Amortization Rate:	8.7500%	Home Office(3):	0	0.0000
ROE Factor	0.022710	Interest Only:	False	Replacement(3&4):	34,055	0.0000
		Yearly Payment:	238,194	Total FRVS PD:		9.6868

(1) 80% Capital (\$2,246,150) amortized at 8.7500 % for 20 years Principal & Interest of \$238,194 divided by annual available days (55480) divided by Occup. Adj. (0.90) = \$4.7704

(2) 20% ROE (\$561,537) times the ROE factor (0.022710) divided by annual available days (55480) divided by Occup. Adj. (0.90) = \$0.2554

(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 146	Effective PBS Limitation	4,161,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	52.0405	52.0405	2.3611	49.6794
Direct Care	89.8315	89.8315	4.0756	85.7559
Indirect Care	52.5107	52.5107	2.3824	50.1283
Property	13.6500	9.6868	0.4395	9.2473
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.4072
Supplemental Rate				8.1814
Totals	208.0327	204.0695	9.2586	223.3995

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	1,146,786	0.00	5.0576	3.0000	2.0576	146	100.00	1,146,786	2,480,394	
1978/01		0.10	6.7973	3.0000	3.7973	146	100.00	1,150,226	2,598,070	
1978/07		0.10	9.3367	3.0000	6.3367	146	100.00	1,153,677	2,741,880	
1979/01		0.20	11.4640	3.0000	8.4640	146	100.00	1,160,599	2,882,478	
1979/07		0.20	12.6622	3.0000	9.6622	146	100.00	1,167,563	3,003,512	
1980/01		0.30	15.8279	3.0000	12.8279	146	28.48	1,173,004	3,188,786	
1980/07		0.30	16.6385	3.0000	13.6385	146	28.48	1,178,471	3,310,258	
1981/01		0.40	17.4626	3.0000	14.4626	146	29.50	1,186,056	3,436,840	
1981/07		0.40	17.0514	3.0000	14.0514	146	29.50	1,193,690	3,525,754	
1982/01		0.50	16.7274	3.0000	13.7274	146	28.71	1,203,037	3,620,216	
1982/07		0.50	16.0251	3.0000	13.0251	146	28.71	1,212,457	3,703,290	
1983/04		0.60	15.6539	3.0000	12.6539	146	25.42	1,222,544	3,800,672	
1983/07	9,893	0.60	16.6117	3.0000	13.6117	146	25.42	1,242,608	3,951,052	
1984/01	1,824	0.70	14.9069	3.0000	11.9069	146	22.61	1,244,432	4,002,298	
1984/07		0.70	13.8248	3.0000	10.8248	146	22.61	1,244,432	4,079,094	
1985/01		0.80	11.9719	3.0000	8.9719	146	25.42	1,258,236	4,125,814	
1985/10		0.80	9.8241	3.0000	6.8241	146	22.66	1,258,236	4,161,000	
1986/01		0.90	7.6540	3.0000	4.6540	146	22.66	1,258,236	4,195,602	
1986/07		0.90	4.9514	3.0000	1.9514	146	22.66	1,258,236	4,187,572	
1987/01		1.00	2.9605	2.9605		146	19.20	1,258,236	4,262,470	
1987/07		1.00	0.9007	0.9007		146	24.22	1,258,236	4,295,758	
1988/01		1.00	0.9007	0.9007		146	24.22	1,258,236	4,330,652	
1988/07	71,895	1.00	0.5899	0.5899		152	32.83	1,334,561	4,506,192	
1989/01		1.00	0.5899	0.5899		152	32.83	1,339,260	4,532,792	
1989/07	110,358	1.00	0.5899	0.5899		152	43.18	1,455,820	4,563,496	
1990/01		1.00	0.5899	0.5899		152	43.18	1,462,562	4,586,448	
1990/07	25,815	1.00	0.5899	0.5899		152	51.13	1,496,398	4,613,504	
1991/01		1.00	0.5899	0.5899		152	51.13	1,504,604	4,640,560	
1991/07	42,603	1.00	1.4932	1.4932		152	60.01	1,569,674	4,709,872	
1992/01		1.00	2.0117	2.0117		152	60.01	1,601,251	4,804,568	



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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	25,317	1.00	1.8152	1.8152		152	65.94	1,655,634	4,891,816	
1993/01		1.00	1.7710	1.7710		152	65.94	1,684,955	4,978,456	
1993/07	26,965	1.00	1.5329	1.5329		152	70.92	1,737,749	5,054,760	
1994/01		1.00	1.6983	1.6983		152	70.92	1,767,261	5,140,640	
1994/07	54,958	1.00	1.5991	1.5991		152	69.99	1,850,479	5,222,872	
1995/01		1.00	1.5812	1.5812		152	74.68	1,879,739	5,305,408	
1995/07		1.00	1.5250	1.5250		152	74.68	1,908,405	5,386,272	
1996/01		1.00	1.7228	1.7228		152	74.68	1,941,283	5,479,144	
1996/07		1.00	1.3294	1.3294		152	74.68	1,967,090	5,551,952	
1997/01		1.00	1.4109	1.4109		152	74.68	1,994,844	5,630,232	
1997/07		1.00	1.0917	1.0917		152	74.68	2,016,622	5,691,640	
1998/01		0.95	1.1663	1.1663		152	74.68	2,038,966	5,758,064	
1998/07		0.95	1.0794	1.0794		152	72.51	2,059,874	5,820,232	
1999/01		0.90	1.4499	1.4499		152	72.51	2,086,753	5,904,592	
1999/07		0.90	1.2299	1.2299		152	71.78	2,086,753	5,977,248	5
2000/01		0.85	1.3356	1.3356		152	71.78	2,133,804	6,057,048	
2000/07		0.85	1.1129	1.1129		152	74.98	2,153,990	6,124,384	
2001/01		0.80	1.2976	1.2976		152	74.98	2,176,351	6,203,880	
2001/07		0.80	0.9615	0.9615		152	78.68	2,193,091	6,263,464	
2002/01		0.75	1.0301	1.0301		152	74.63	2,210,035	6,327,912	
2002/07		0.75	0.8337	0.8337		152	74.63	2,223,854	6,380,656	
2003/01		0.70	1.3271	1.3271		152	73.07	2,244,514	6,465,320	
2003/07		0.70	1.1664	1.1664		152	76.36	2,262,840	6,540,712	
2004/01		0.65	1.1103	1.1103		152	76.36	2,279,171	6,613,368	
2004/07		0.65	0.8378	0.8378		152	76.36	2,291,583	6,668,848	
2005/01		0.60	0.8595	0.8595		152	76.36	2,303,401	6,726,152	
2005/07		0.60	0.7364	0.7364		152	76.36	2,313,577	6,775,704	
2006/01		0.55	0.9068	0.9068		152	80.30	2,325,115	6,837,112	
2006/07		0.55	0.8133	0.8133		152	80.30	2,335,515	6,892,744	
2007/01		0.50	1.0133	1.0133		152	80.70	2,347,349	6,962,512	



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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		152	80.70	2,360,318	7,039,424	
2008/01		0.45	0.8556	0.8556		152	81.83	2,369,405	7,099,616	
2008/07	18,751	0.45	0.6104	0.6104		152	82.41	2,394,665	7,142,936	
2009/01		0.40	1.3268	1.3268		152	82.41	2,394,665	7,237,784	5
2009/07		0.40	0.6841	0.6841		152	82.41	2,413,960	7,287,336	
2010/01	129,778	0.35	0.8643	0.8643		152	81.51	2,551,040	7,350,264	
2010/07		0.35	0.7107	0.7107		152	82.36	2,557,384	7,402,552	
2011/01		0.30	0.9198	0.9198		152	82.36	2,564,440	7,470,648	
2011/07		0.30	0.9028	0.9028		152	82.36	2,571,385	7,538,136	
2012/01	28,524	0.25	0.3865	0.3865		152	81.01	2,602,393	7,567,320	
2012/07		0.25	0.9417	0.9417		152	81.01	2,608,519	7,638,608	
2013/01		0.20	0.4901	0.4901		152	83.78	2,611,075	7,676,000	
2013/07	100,032	0.20	0.6196	0.6196		152	84.54	2,714,342	7,723,576	
2014/01		0.15	0.8564	0.8564		152	84.54	2,717,830	7,789,696	
2014/07		0.15	1.2383	1.2383		152	84.54	2,722,877	7,886,216	
2015/01	75,550	0.10	0.7571	0.7571		152	76.75	2,800,488	7,945,952	
2015/09		0.10	1.5736	1.5736		152	81.01	2,804,896	8,071,048	
2016/09		0.05	1.9890	1.9890		152	81.01	2,807,687	8,231,560	

Message Code:

5 Uncorrected Licensure Deficiency

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

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210.84

Oaks At Avon

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
1010 US 27 N	1/1/2015-12/31/2015	Number of Beds: 104	Superior: 0
AVON PARK, FL 33825	Days in CR 365	Maximum: 37,960	Standard: 366
County: Highlands [28]	First Used : 2016/09	Max Annualized: 37,960	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 34,041	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 9,229	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 19,216	FY Index: 1.37939113
Class at 1/94: South Large	Medicaid Utilization	56.44958%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	89.67597%	Cost: 1.04651568
Open Date: 11/25/1992	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/05/1993	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 01/05/1993	Low Occupancy Adjustment Factor:	113.41052%	DC Sem Index: 1.30450000
Med # Active Date: 07/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 228486			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	863,790	1,360,888	1,038,803	579,747		3,843,228
1a	Audit Adjustments						
2	Cost Per Diem	44.9516	70.8206	54.0593	30.1700		200.0015
3	Cost Per Diem Inflated	47.0426	73.7020	56.5739			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	47.0426	73.7020	56.5739	30.1700		207.4885
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	48.9183		59.0692			
7	Provider Target Rate	51.6395		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	47.0426	73.7020	56.5739	13.6500		190.9685
12/13	Medicaid Adjustment Rate		0.5348	0.4105			
14	Prospective Per Diem 11	47.0426	74.2368	56.9844	13.6500		191.9138
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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210.84

Oaks At Avon

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	01/05/1993	Amount:	1,764,618.00	Total Amount	Per Diem	
RS to Start Calcs:	1993/01	Type:	Fixed	80% Capital(1):	4,161,774	12.2272
Indexed Asset Value	5,202,217	<60% of Base:	False	20% ROE(2):	1,040,443	0.6155
FRVS Base Asset:	2,781,592	Interest Rate:	8.0000%	Insurance Cost(3):	67,526	1.9837
Occup Adj Factor	0.9000	Chase Rate:	7.7500%	Taxes Cost(3):	69,628	2.0454
ROE Factor	0.020210	Amortization Rate:	8.0000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	14,705	0.0000
		Yearly Payment:	417,729	Total FRVS PD:		16.8718

(1) 80% Capital (\$4,161,774) amortized at 8.0000 % for 20 years Principal & Interest of \$417,729 divided by annual available days (37960) divided by Occup. Adj. (0.90) = \$12.2272

(2) 20% ROE (\$1,040,443) times the ROE factor (0.020210) divided by annual available days (37960) divided by Occup. Adj. (0.90) = \$0.6155

(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	88	Effective PBS Limitation	54,155
			2,781,592

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	47.0426	47.0426	2.1343	44.9083
Direct Care	74.2368	74.2368	3.3681	70.8687
Indirect Care	56.9844	56.9844	2.5854	54.3990
Property	13.6500	16.8718	0.7655	16.1063
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				16.3752
Supplemental Rate				8.1814
Totals	191.9138	195.1356	8.8533	210.8389

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
1993/01	3,629,732	0.00	1.7710	1.7710		88	52.27	2,781,592	2,781,592	1
1993/07		0.10	1.5329	1.5329		88	52.27	2,785,645	2,926,440	
1994/01	45,384	0.10	1.6983	1.6983		88	52.27	2,835,524	2,976,160	
1994/07		0.20	1.5991	1.5991		88	41.05	2,842,292	3,023,768	
1995/01		0.20	1.5812	1.5812		88	41.05	2,849,000	3,071,552	
1995/07	63,795	0.30	1.5250	1.5250		88	51.56	2,925,014	3,118,368	
1996/01		0.30	1.7228	1.7228		88	51.56	2,939,185	3,172,136	
1996/07	566,976	0.40	1.3294	1.3294		104	55.64	3,521,792	3,798,704	
1997/01		0.40	1.4109	1.4109		104	55.64	3,541,669	3,852,264	
1997/07		0.50	1.0917	1.0917		104	55.64	3,561,003	3,894,280	
1998/01		0.50	1.1663	1.1663		104	55.64	3,581,771	3,939,728	
1998/07		0.60	1.0794	1.0794		104	55.64	3,604,967	3,982,264	
1999/01		0.60	1.4499	1.4499		104	51.86	3,634,536	4,039,984	
1999/07		0.70	1.2299	1.2299		104	51.86	3,664,039	4,089,696	
2000/01		0.70	1.3356	1.3356		104	59.25	3,698,294	4,144,296	
2000/07		0.80	1.1129	1.1129		104	59.25	3,698,294	4,190,368	5
2001/01		0.80	1.2976	1.2976		104	54.98	3,769,940	4,244,760	
2001/07		0.90	0.9615	0.9615		104	54.98	3,802,553	4,285,528	
2002/01		0.90	1.0301	1.0301		104	55.14	3,837,806	4,329,624	
2002/07		1.00	0.8337	0.8337		104	55.14	3,869,802	4,365,712	
2003/01		1.00	1.3271	1.3271		104	58.46	3,921,158	4,423,640	
2003/07		1.00	1.1664	1.1664		104	65.96	3,966,894	4,475,224	
2004/01		1.00	1.1103	1.1103		104	65.96	4,010,938	4,524,936	
2004/07		1.00	0.8378	0.8378		104	65.96	4,044,542	4,562,896	
2005/01		1.00	0.8595	0.8595		104	65.96	4,044,542	4,602,104	5
2005/07		1.00	0.7364	0.7364		104	65.96	4,109,345	4,636,008	
2006/01		1.00	0.9068	0.9068		104	61.50	4,146,609	4,678,024	
2006/07		1.00	0.8133	0.8133		104	61.50	4,180,333	4,716,088	
2007/01		1.00	1.0133	1.0133		104	59.34	4,222,692	4,763,824	
2007/07		1.00	1.1050	1.1050		104	59.34	4,269,353	4,816,448	



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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		104	60.72	4,305,882	4,857,632	
2008/07		1.00	0.6104	0.6104		104	62.12	4,332,165	4,887,272	
2009/01		1.00	1.3268	1.3268		104	62.12	4,332,165	4,952,168	5
2009/07		1.00	0.6841	0.6841		104	62.12	4,419,674	4,986,072	
2010/01	90,334	1.00	0.8643	0.8643		104	62.47	4,548,207	5,029,128	
2010/07		1.00	0.7107	0.7107		104	63.46	4,580,531	5,064,904	
2011/01		1.00	0.9198	0.9198		104	63.46	4,622,663	5,111,496	
2011/07		1.00	0.9028	0.9028		104	61.20	4,664,396	5,157,672	
2012/01		1.00	0.3865	0.3865		104	61.20	4,682,424	5,177,640	
2012/07		1.00	0.9417	0.9417		104	61.20	4,726,518	5,226,416	
2013/01		1.00	0.4901	0.4901		104	58.60	4,749,683	5,252,000	
2013/07		0.95	0.6196	0.6196		104	58.60	4,777,640	5,284,552	
2014/01	109,773	0.95	0.8564	0.8564		104	61.51	4,926,284	5,329,792	
2014/07	20,751	0.90	1.2383	1.2383		104	59.83	5,001,938	5,395,832	
2015/01		0.90	0.7571	0.7571		104	59.83	5,036,021	5,436,704	
2015/09		0.85	1.5736	1.5736		104	59.83	5,103,383	5,522,296	
2016/09	17,629	0.80	1.9890	1.9890		104	56.45	5,202,217	5,632,120	

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

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Florida Agency for Health Care Administration
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214.02

Titusville Rehabilitation and 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
1705 JESS PARRISH CT	1/1/2015-12/31/2015	Number of Beds: 157	Superior: 0
TITUSVILLE, FL 32796	Days in CR 365	Maximum: 57,305	Standard: 366
County: Brevard [5]	First Used : 2016/09	Max Annualized: 57,305	Conditional: 0
Region: Central Area: 7	Last Used: 2016/09	Total Patient: 46,731	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 4,353	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 38,347	FY Index: 1.37939113
Class at 1/94: North Large	Medicaid Utilization	82.05902%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	81.54786%	Cost: 1.04651568
Open Date: 11/01/1971	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 11/01/1971	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 11/01/1971	Low Occupancy Adjustment Factor:	103.13115%	DC Sem Index: 1.30450000
Med # Active Date: 07/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 227692			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,543,079	3,015,099	2,001,558	985,518		7,545,254	
1a	Audit Adjustments							
2	Cost Per Diem	40.2399	78.6267	52.1959	25.7000		196.7625	
3	Cost Per Diem Inflated	42.1117	81.8257	54.6238				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	42.1117	81.8257	54.6238	25.7000		204.2612	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	49.3856		59.2838				
7	Provider Target Rate	52.1328		62.5816				
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	42.1117	81.8257	54.6238	13.6500		192.2112	
12/13	Medicaid Adjustment Rate		2.9512	1.9701				
14	Prospective Per Diem 11	42.1117	84.7769	56.5939	13.6500		197.1325	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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214.02

Titusville Rehabilitation and Nursing 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:	4,300,000.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Variable	80% Capital(1):	2,659,564	5.4685
Indexed Asset Value	3,324,455	<60% of Base:	False	20% ROE(2):	664,891	0.2605
FRVS Base Asset:	1,729,005	Interest Rate:	11.9600%	Insurance Cost(3):	101,614	2.1744
Occup Adj Factor	0.9000	Chase Rate:	6.7500%	Taxes Cost(3):	44,308	0.9482
ROE Factor	0.020210	Amortization Rate:	8.7500%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	60,192	0.0000
		Yearly Payment:	282,034	Total FRVS PD:		8.8516

(1) 80% Capital (\$2,659,564) amortized at 8.7500 % for 20 years Principal & Interest of \$282,034 divided by annual available days (57305) divided by Occup. Adj. (0.90) = \$5.4685

(2) 20% ROE (\$664,891) times the ROE factor (0.020210) divided by annual available days (57305) divided by Occup. Adj. (0.90) = \$0.2605

(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	157	Effective PBS Limitation	54,155
			4,474,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	42.1117	42.1117	1.9106	40.2011
Direct Care	84.7769	84.7769	3.8463	80.9306
Indirect Care	56.5939	56.5939	2.5676	54.0263
Property	13.6500	8.8516	0.4016	8.4500
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.2327
Supplemental Rate				8.1814
Totals	197.1325	192.3341	8.7261	214.0221

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	561,689	0.00				157	100.00	561,689	1,610,977	
1972/01		0.10	3.9787	3.0000	0.9787	157	100.00	563,374	1,675,033	
1972/07		0.10	5.9113	3.0000	2.9113	157	100.00	565,064	1,757,615	
1973/01		0.20	8.0622	3.0000	5.0622	157	100.00	568,454	1,848,204	
1973/07		0.20	10.7186	3.0000	7.7186	157	100.00	571,865	1,952,766	
1974/01		0.30	12.9457	3.0000	9.9457	157	100.00	577,012	2,054,816	
1974/07		0.30	13.0494	3.0000	10.0494	157	100.00	582,205	2,118,558	
1975/01		0.40	13.1399	3.0000	10.1399	157	100.00	589,191	2,184,027	
1975/07	28,490	0.40	14.2033	3.0000	11.2033	157	100.00	624,751	2,272,889	
1976/01		0.50	15.2478	3.0000	12.2478	157	100.00	634,122	2,364,734	
1976/07		0.50	15.7330	3.0000	12.7330	157	100.00	643,634	2,447,159	
1977/01		0.60	16.4836	3.0000	13.4836	157	100.00	655,219	2,539,004	
1977/07		0.60	18.5412	3.0000	15.5412	157	100.00	667,013	2,667,273	
1978/01		0.70	20.2809	3.0000	17.2809	157	100.00	681,020	2,793,815	
1978/07		0.70	22.8203	3.0000	19.8203	157	100.00	695,321	2,948,460	
1979/01		0.80	24.9476	3.0000	21.9476	157	100.00	712,009	3,099,651	
1979/07		0.80	26.1458	3.0000	23.1458	157	100.00	729,097	3,229,804	
1980/01		0.90	29.3115	3.0000	26.3115	157	55.00	748,783	3,429,037	
1980/07		0.90	30.1222	3.0000	27.1222	157	55.00	769,000	3,559,661	
1981/01		1.00	30.9462	3.0000	27.9462	157	55.00	792,070	3,695,780	
1981/07		1.00	30.5350	3.0000	27.5350	157	55.00	815,832	3,791,393	
1982/01		1.00	30.2110	3.0000	27.2110	157	55.00	840,307	3,892,972	
1982/07	582,498	1.00	29.5087	3.0000	26.5087	157	55.00	1,448,014	3,982,305	
1983/04		1.00	29.1375	3.0000	26.1375	157	55.00	1,491,454	4,087,024	
1983/07		1.00	30.0953	3.0000	27.0953	157	55.00	1,536,198	4,248,734	
1984/01		1.00	28.3905	3.0000	25.3905	157	55.00	1,582,284	4,303,841	
1984/07		1.00	27.3084	3.0000	24.3084	157	55.00	1,629,753	4,386,423	
1985/01		1.00	25.4555	3.0000	22.4555	157	55.00	1,678,646	4,436,663	
1985/10		1.00	23.3077	3.0000	20.3077	157	65.36	1,729,005	4,474,500	
1986/01		1.00	21.1376	3.0000	18.1376	157	65.36	1,780,875	4,511,709	



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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	157	65.36	1,834,301	4,503,074	
1987/01		1.00	16.4441	3.0000	13.4441	157	70.00	1,889,330	4,583,615	
1987/07		1.00	14.3448	3.0000	11.3448	157	70.38	1,946,010	4,619,411	
1988/01		1.00	12.2455	3.0000	9.2455	157	70.91	2,004,390	4,656,934	
1988/07		1.00	9.8354	3.0000	6.8354	157	70.91	2,064,522	4,654,422	
1989/01	19,691	1.00	7.4253	3.0000	4.4253	157	70.99	2,146,149	4,681,897	
1989/07		1.00	5.0152	3.0000	2.0152	157	70.99	2,210,533	4,713,611	
1990/01		1.00	2.6051	2.6051		157	70.06	2,268,120	4,737,318	
1990/07		1.00	0.5899	0.5899		157	70.06	2,281,500	4,765,264	
1991/01		1.00	0.5899	0.5899		157	70.59	2,294,959	4,793,210	
1991/07		1.00	1.4932	1.4932		157	70.59	2,329,227	4,864,802	
1992/01		0.95	2.0117	2.0117		157	70.86	2,373,741	4,962,613	
1992/07		0.95	1.8152	1.8152		157	70.86	2,414,674	5,052,731	
1993/01		0.90	1.7710	1.7710		157	75.72	2,453,161	5,142,221	
1993/07		0.90	1.5329	1.5329		157	75.72	2,487,005	5,221,035	
1994/01	36,587	0.85	1.6983	1.6983		157	76.97	2,559,494	5,309,740	
1994/07		0.85	1.5991	1.5991		157	76.97	2,594,283	5,394,677	
1995/01		0.80	1.5812	1.5812		157	74.14	2,627,101	5,479,928	
1995/07		0.80	1.5250	1.5250		157	74.14	2,659,152	5,563,452	
1996/01		0.75	1.7228	1.7228		157	75.24	2,693,511	5,659,379	
1996/07		0.75	1.3294	1.3294		157	75.24	2,720,368	5,734,582	
1997/01		0.70	1.4109	1.4109		157	72.94	2,747,234	5,815,437	
1997/07		0.70	1.0917	1.0917		157	72.94	2,768,228	5,878,865	
1998/01		0.65	1.1663	1.1663		157	69.26	2,789,214	5,947,474	
1998/07		0.65	1.0794	1.0794		157	69.26	2,808,783	6,011,687	
1999/01		0.60	1.4499	1.4499		157	69.79	2,833,217	6,098,822	
1999/07		0.60	1.2299	1.2299		157	69.79	2,854,123	6,173,868	
2000/01		0.55	1.3356	1.3356		157	70.57	2,854,123	6,256,293	5
2000/07		0.55	1.1129	1.1129		157	70.57	2,892,687	6,325,844	
2001/01		0.50	1.2976	1.2976		157	67.29	2,911,455	6,407,955	



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214.02

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		0.50	0.9615	0.9615		157	67.29	2,925,453	6,469,499	
2002/01	29,651	0.45	1.0301	1.0301		157	69.45	2,968,663	6,536,067	
2002/07		0.45	0.8337	0.8337		157	69.45	2,979,801	6,590,546	
2003/01		0.40	1.3271	1.3271		157	67.74	2,995,618	6,677,995	
2003/07		0.40	1.1664	1.1664		157	66.46	3,009,596	6,755,867	
2004/01		0.35	1.1103	1.1103		157	66.46	3,021,291	6,830,913	
2004/07		0.35	0.8378	0.8378		157	66.46	3,021,291	6,888,218	5
2005/01		0.30	0.8595	0.8595		157	66.46	3,037,964	6,947,407	
2005/07		0.30	0.7364	0.7364		157	66.46	3,044,675	6,998,589	
2006/01		0.25	0.9068	0.9068		157	59.53	3,051,577	7,062,017	
2006/07		0.25	0.8133	0.8133		157	59.53	3,057,781	7,119,479	
2007/01		0.20	1.0133	1.0133		157	63.82	3,063,979	7,191,542	
2007/07		0.20	1.1050	1.1050		157	63.82	3,070,750	7,270,984	
2008/01		0.15	0.8556	0.8556		157	62.16	3,074,690	7,333,156	
2008/07		0.15	0.6104	0.6104		157	73.02	3,077,506	7,377,901	
2009/01		0.10	1.3268	1.3268		157	73.02	3,081,590	7,475,869	
2009/07		0.10	0.6841	0.6841		157	73.02	3,083,698	7,527,051	
2010/01		0.05	0.8643	0.8643		157	74.50	3,085,030	7,592,049	
2010/07	115,399	0.05	0.7107	0.7107		157	73.38	3,201,524	7,646,057	
2011/01		0.00	0.9198	0.9198		157	73.38	3,201,524	7,716,393	
2011/07		0.00	0.9028	0.9028		157	73.38	3,201,524	7,786,101	
2012/01		0.00	0.3865	0.3865		157	75.26	3,201,524	7,816,245	
2012/07		0.00	0.9417	0.9417		157	75.26	3,201,524	7,889,878	
2013/01		0.00	0.4901	0.4901		157	74.50	3,201,524	7,928,500	
2013/07	122,931	0.00	0.6196	0.6196		157	74.78	3,324,455	7,977,641	
2014/01		0.00	0.8564	0.8564		157	74.78	3,324,455	8,045,936	
2014/07		0.00	1.2383	1.2383		157	74.78	3,324,455	8,145,631	
2015/01		0.00	0.7571	0.7571		157	75.60	3,324,455	8,207,332	
2015/09		0.00	1.5736	1.5736		157	75.60	3,324,455	8,336,543	
2016/09		0.00	1.9890	1.9890		157	82.06	3,324,455	8,502,335	

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
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Sarasota 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
1524 EAST AVENUE SOUTH	1/1/2014-12/31/2014	Number of Beds: 169	Superior: 0
SARASOTA, FL 34239	Days in CR 365	Maximum: 61,685	Standard: 366
County: Sarasota [58]	First Used : 2015/09	Max Annualized: 61,685	Conditional: 0
Region: South Area: 8	Last Used: 2016/09	Total Patient: 44,965	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 4,011	Inflation
Current Class South Large	Initial CR? False	Medicaid: 38,384	FY Index: 1.34193004
Class at 1/94: South Large	Medicaid Utilization	85.36417%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	72.89454%	Cost: 1.07573004
Open Date: 10/01/1971	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 10/01/1971	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 10/01/1971	Low Occupancy Adjustment Factor:	92.18755%	DC Sem Index: 1.30450000
Med # Active Date: 07/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 214922			PS Target: 1.05562807

Rate Calculations								
Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,487,027	2,875,704	1,785,396	1,143,076		7,291,203	
1a	Audit Adjustments							
2	Cost Per Diem	38.7408	74.9193	46.5141	29.7800		189.9542	
3	Cost Per Diem Inflated	41.6746	79.5217	50.0366				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	41.6746	79.5217	50.0366	29.7800		201.0129	
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	41.6746	79.5217	50.0366	13.6500		184.8829	
12/13	Medicaid Adjustment Rate		3.1637	1.9907				
14	Prospective Per Diem 11	41.6746	82.6854	52.0273	13.6500		190.0373	
15	Inflated Usual & Customary Charge	Usual and Customary Limitations not applied after 7/1/2002.						0.00



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

Sarasota 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:	10/01/1985	Amount:	4,000,000.00		Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Variable	80% Capital(1):	4,731,188	9.0373
RS to Start Calcs:	1971/07	<60% of Base:	False	20% ROE(2):	1,182,797	0.4838
Indexed Asset Value	5,913,985	Interest Rate:	11.9600%	Insurance Cost(3):	131,492	2.9243
FRVS Base Asset:	3,074,907	Chase Rate:	6.7500%	Taxes Cost(3):	70,232	1.5619
Occup Adj Factor	0.9000	Amortization Rate:	8.7500%	Home Office(3):	0	0.0000
ROE Factor	0.022710	Interest Only:	False	Replacement(3&4):	100,392	0.0000
		Yearly Payment:	501,720	Total FRVS PD:		14.0073

(1) 80% Capital (\$4,731,188) amortized at 8.7500 % for 20 years Principal & Interest of \$501,720 divided by annual available days (61685) divided by Occup. Adj. (0.90) = \$9.0373

(2) 20% ROE (\$1,182,797) times the ROE factor (0.022710) divided by annual available days (61685) divided by Occup. Adj. (0.90) = \$0.4838

(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 169	Effective PBS Limitation	4,816,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	41.6746	41.6746	1.8908	39.7838
Direct Care	82.6854	82.6854	3.7514	78.9340
Indirect Care	52.0273	52.0273	2.3605	49.6668
Property	13.6500	14.0073	0.6355	13.3718
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.7198
Supplemental Rate				8.1814
Totals	190.0373	190.3946	8.6382	212.6576

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	959,000	0.00				169	100.00	959,000	1,734,109	
1972/01		0.10	3.9787	3.0000	0.9787	169	100.00	961,877	1,803,061	
1972/07		0.10	5.9113	3.0000	2.9113	169	100.00	964,763	1,891,955	
1973/01		0.20	8.0622	3.0000	5.0622	169	100.00	970,552	1,989,468	
1973/07		0.20	10.7186	3.0000	7.7186	169	100.00	976,375	2,102,022	
1974/01		0.30	12.9457	3.0000	9.9457	169	100.00	985,162	2,211,872	
1974/07		0.30	13.0494	3.0000	10.0494	169	100.00	994,028	2,280,486	
1975/01		0.40	13.1399	3.0000	10.1399	169	100.00	1,005,956	2,350,959	
1975/07		0.40	14.2033	3.0000	11.2033	169	100.00	1,018,027	2,446,613	
1976/01		0.50	15.2478	3.0000	12.2478	169	100.00	1,033,297	2,545,478	
1976/07		0.50	15.7330	3.0000	12.7330	169	100.00	1,048,796	2,634,203	
1977/01	738,570	0.60	16.4836	3.0000	13.4836	169	100.00	1,806,244	2,733,068	
1977/07		0.60	18.5412	3.0000	15.5412	169	100.00	1,838,756	2,871,141	
1978/01	107,515	0.70	20.2809	3.0000	17.2809	169	100.00	1,984,885	3,007,355	
1978/07		0.70	22.8203	3.0000	19.8203	169	100.00	2,026,568	3,173,820	
1979/01	42,175	0.80	24.9476	3.0000	21.9476	169	100.00	2,117,381	3,336,567	
1979/07		0.80	26.1458	3.0000	23.1458	169	100.00	2,168,198	3,476,668	
1980/01		0.90	29.3115	3.0000	26.3115	169	55.57	2,226,739	3,691,129	
1980/07		0.90	30.1222	3.0000	27.1222	169	55.57	2,286,861	3,831,737	
1981/01		1.00	30.9462	3.0000	27.9462	169	60.34	2,355,467	3,978,260	
1981/07		1.00	30.5350	3.0000	27.5350	169	60.34	2,426,131	4,081,181	
1982/01		1.00	30.2110	3.0000	27.2110	169	60.58	2,498,915	4,190,524	
1982/07		1.00	29.5087	3.0000	26.5087	169	60.58	2,573,882	4,286,685	
1983/04		1.00	29.1375	3.0000	26.1375	169	64.24	2,651,098	4,399,408	
1983/07		1.00	30.0953	3.0000	27.0953	169	64.24	2,730,631	4,573,478	
1984/01		1.00	28.3905	3.0000	25.3905	169	66.10	2,812,550	4,632,797	
1984/07		1.00	27.3084	3.0000	24.3084	169	66.10	2,896,927	4,721,691	
1985/01	1,512	1.00	25.4555	3.0000	22.4555	169	68.31	2,985,347	4,775,771	
1985/10		1.00	23.3077	3.0000	20.3077	169	68.31	3,074,907	4,816,500	
1986/01		1.00	21.1376	3.0000	18.1376	169	68.31	3,167,154	4,856,553	



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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	169	68.31	3,262,169	4,847,258	
1987/01		1.00	16.4441	3.0000	13.4441	169	66.00	3,360,034	4,933,955	
1987/07		1.00	14.3448	3.0000	11.3448	169	65.09	3,460,835	4,972,487	
1988/01		1.00	12.2455	3.0000	9.2455	169	67.01	3,564,660	5,012,878	
1988/07		1.00	9.8354	3.0000	6.8354	169	67.01	3,671,600	5,010,174	
1989/01		1.00	7.4253	3.0000	4.4253	169	63.09	3,781,748	5,039,749	
1989/07		1.00	5.0152	3.0000	2.0152	169	63.09	3,895,200	5,073,887	
1990/01		1.00	2.6051	2.6051		169	55.20	3,996,674	5,099,406	
1990/07		1.00	0.5899	0.5899		169	55.20	4,020,250	5,129,488	
1991/01	316,498	1.00	0.5899	0.5899		169	58.56	4,360,463	5,159,570	
1991/07		1.00	1.4932	1.4932		169	58.56	4,360,463	5,236,634	5
1992/01	51,271	0.95	2.0117	2.0117		169	69.22	4,561,421	5,341,921	
1992/07		0.95	1.8152	1.8152		169	69.22	4,640,078	5,438,927	
1993/01		0.90	1.7710	1.7710		169	62.65	4,714,036	5,535,257	
1993/07		0.90	1.5329	1.5329		169	62.65	4,779,071	5,620,095	
1994/01		0.85	1.6983	1.6983		169	62.55	4,779,071	5,715,580	5
1994/07		0.85	1.5991	1.5991		169	62.55	4,848,062	5,807,009	5
1995/01		0.80	1.5812	1.5812		169	61.07	4,976,119	5,898,776	
1995/07		0.80	1.5250	1.5250		169	61.07	5,036,828	5,988,684	
1996/01		0.75	1.7228	1.7228		169	61.88	5,101,909	6,091,943	
1996/07		0.75	1.3294	1.3294		169	61.88	5,152,780	6,172,894	
1997/01		0.70	1.4109	1.4109		169	61.88	5,203,669	6,259,929	
1997/07		0.70	1.0917	1.0917		169	72.24	5,243,435	6,328,205	
1998/01		0.65	1.1663	1.1663		169	77.44	5,243,435	6,402,058	5
1998/07		0.65	1.0794	1.0794		169	77.44	5,320,252	6,471,179	
1999/01		0.60	1.4499	1.4499		169	80.56	5,320,252	6,564,974	5
1999/07		0.60	1.2299	1.2299		169	80.56	5,366,533	6,645,756	5
2000/01		0.55	1.3356	1.3356		169	80.90	5,445,846	6,734,481	
2000/07		0.55	1.1129	1.1129		169	80.90	5,445,846	6,809,348	5
2001/01		0.50	1.2976	1.2976		169	86.59	5,514,729	6,897,735	



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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		169	86.59	5,514,729	6,963,983	5
2002/01		0.45	1.0301	1.0301		169	90.06	5,566,928	7,035,639	
2002/07		0.45	0.8337	0.8337		169	90.06	5,587,815	7,094,282	
2003/01		0.40	1.3271	1.3271		169	84.50	5,617,475	7,188,415	
2003/07		0.40	1.1664	1.1664		169	76.76	5,643,686	7,272,239	
2004/01		0.35	1.1103	1.1103		169	76.76	5,665,617	7,353,021	
2004/07		0.35	0.8378	0.8378		169	76.76	5,682,229	7,414,706	
2005/01		0.30	0.8595	0.8595		169	76.76	5,696,883	7,478,419	
2005/07		0.30	0.7364	0.7364		169	76.76	5,709,467	7,533,513	
2006/01		0.25	0.9068	0.9068		169	75.95	5,722,410	7,601,789	
2006/07		0.25	0.8133	0.8133		169	75.95	5,734,044	7,663,643	
2007/01		0.20	1.0133	1.0133		169	75.19	5,745,667	7,741,214	
2007/07		0.20	1.1050	1.1050		169	75.19	5,758,365	7,826,728	
2008/01		0.15	0.8556	0.8556		169	75.36	5,765,753	7,893,652	
2008/07		0.15	0.6104	0.6104		169	75.36	5,771,034	7,941,817	
2009/01		0.10	1.3268	1.3268		169	77.56	5,778,692	8,047,273	
2009/07		0.10	0.6841	0.6841		169	77.56	5,782,645	8,102,367	
2010/01		0.05	0.8643	0.8643		169	80.16	5,785,143	8,172,333	
2010/07		0.05	0.7107	0.7107		169	84.08	5,787,197	8,230,469	
2011/01		0.00	0.9198	0.9198		169	84.08	5,787,197	8,306,181	
2011/07		0.00	0.9028	0.9028		169	86.75	5,787,197	8,381,217	
2012/01		0.00	0.3865	0.3865		169	86.75	5,787,197	8,413,665	
2012/07		0.00	0.9417	0.9417		169	86.75	5,787,197	8,492,926	
2013/01		0.00	0.4901	0.4901		169	86.02	5,787,197	8,534,500	
2013/07		0.00	0.6196	0.6196		169	86.02	5,787,197	8,587,397	
2014/01	126,788	0.00	0.8564	0.8564		169	88.10	5,913,985	8,660,912	
2014/07		0.00	1.2383	1.2383		169	86.66	5,913,985	8,768,227	
2015/01		0.00	0.7571	0.7571		169	86.66	5,913,985	8,834,644	
2015/09		0.00	1.5736	1.5736		169	85.36	5,913,985	8,973,731	
2016/09		0.00	1.9890	1.9890		169	85.36	5,913,985	9,152,195	

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
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0263991-00 - 2016/09

205.11

Windsor Woods Rehab 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
13719 DALLAS DR	1/1/2015-12/31/2015	Number of Beds: 103	Superior: 0
HUDSON, FL 34667	Days in CR 365	Maximum: 37,595	Standard: 366
County: Pasco [51]	First Used : 2016/09	Max Annualized: 37,595	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 33,377	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 4,447	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 20,030	FY Index: 1.37939113
Class at 1/94: North Large	Medicaid Utilization	60.01139%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	88.78042%	Cost: 1.04651568
Open Date: 04/01/1987	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 04/01/1987	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 05/11/1987	Low Occupancy Adjustment Factor:	112.27795%	DC Sem Index: 1.30450000
Med # Active Date: 07/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 227030			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	745,358	1,442,849	1,016,286	478,917		3,683,410	
1a	Audit Adjustments							
2	Cost Per Diem	37.2121	72.0344	50.7382	23.9100		183.8947	
3	Cost Per Diem Inflated	38.9430	74.9652	53.0983				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	38.9430	74.9652	53.0983	23.9100		190.9165	
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	38.9430	74.9652	53.0983	13.6500		180.6565	
12/13	Medicaid Adjustment Rate		0.8443	0.5980				
14	Prospective Per Diem 11	38.9430	75.8095	53.6963	13.6500		182.0988	
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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Windsor Woods Rehab And Healthcare Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 09/01/1993		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,400,000.00		Total Amount	Per Diem
RS to Start Calcs:	1987/01	Type:	Variable	80% Capital(1):	3,820,639	11.9744
Indexed Asset Value	4,775,799	<60% of Base:	False	20% ROE(2):	955,160	0.5705
FRVS Base Asset:	1,720,920	Interest Rate:	11.9600%	Insurance Cost(3):	81,164	2.4317
Occup Adj Factor	0.9000	Chase Rate:	6.7500%	Taxes Cost(3):	43,116	1.2918
ROE Factor	0.020210	Amortization Rate:	8.7500%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	34,920	0.0000
		Yearly Payment:	405,161	Total FRVS PD:		16.2684

(1) 80% Capital (\$3,820,639) amortized at 8.7500 % for 20 years Principal & Interest of \$405,161 divided by annual available days (37595) divided by Occup. Adj. (0.90) = \$11.9744

(2) 20% ROE (\$955,160) times the ROE factor (0.020210) divided by annual available days (37595) divided by Occup. Adj. (0.90) = \$0.5705

(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	60	Effective PBS Limitation	54,155
			1,720,920

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	38.9430	38.9430	1.7668	37.1762
Direct Care	75.8095	75.8095	3.4394	72.3701
Indirect Care	53.6963	53.6963	2.4362	51.2601
Property	13.6500	16.2684	0.7381	15.5303
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.5870
Supplemental Rate				8.1814
Totals	182.0988	184.7172	8.3805	205.1051

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	3,750,934	0.00	1.0091	1.0091		60	32.59	1,720,920	1,720,920	1
1987/07		0.10	0.9007	0.9007		60	32.59	1,721,839	1,765,380	
1988/01		0.10	0.9007	0.9007		60	32.59	1,722,758	1,779,720	
1988/07		0.20	0.5899	0.5899		60	32.59	1,723,963	1,778,760	
1989/01		0.20	0.5899	0.5899		60	32.59	1,725,168	1,789,260	
1989/07		0.30	0.5899	0.5899		60	32.59	1,726,977	1,801,380	
1990/01	46,869	0.30	0.5899	0.5899		60	48.69	1,776,552	1,810,440	
1990/07		0.40	0.5899	0.5899		60	48.27	1,780,232	1,821,120	
1991/01		0.40	0.5899	0.5899		60	48.27	1,783,919	1,831,800	
1991/07		0.50	1.4932	1.4932		60	52.78	1,796,700	1,859,160	
1992/01		0.50	2.0117	2.0117		60	52.78	1,814,044	1,896,540	
1992/07		0.60	1.8152	1.8152		60	52.50	1,832,903	1,930,980	
1993/01		0.60	1.7710	1.7710		60	52.50	1,851,494	1,965,180	
1993/07	1,332,398	0.70	1.5329	1.5329		60	40.06	3,198,362	1,995,300	
1994/01		0.70	1.6983	1.6983		60	40.06	3,226,056	2,029,200	
1994/07		0.80	1.5991	1.5991		60	39.61	3,255,779	2,061,660	
1995/01		0.80	1.5812	1.5812		60	39.61	3,285,440	2,094,240	
1995/07		0.90	1.5250	1.5250		103	45.22	3,322,514	3,649,908	
1996/01		0.90	1.7228	1.7228		103	45.22	3,364,869	3,712,841	
1996/07		1.00	1.3294	1.3294		103	46.11	3,402,371	3,762,178	
1997/01		1.00	1.4109	1.4109		103	46.11	3,442,616	3,815,223	
1997/07		1.00	1.0917	1.0917		103	46.11	3,474,124	3,856,835	
1998/01		1.00	1.1663	1.1663		103	50.67	3,511,453	3,901,846	
1998/07		1.00	1.0794	1.0794		103	44.58	3,542,175	3,943,973	
1999/01		1.00	1.4499	1.4499		103	44.58	3,583,803	4,001,138	
1999/07		1.00	1.2299	1.2299		103	37.59	3,613,928	4,050,372	
2000/01		1.00	1.3356	1.3356		103	37.59	3,646,917	4,104,447	
2000/07		1.00	1.1129	1.1129		103	41.42	3,677,482	4,150,076	
2001/01		1.00	1.2976	1.2976		103	41.42	3,713,419	4,203,945	
2001/07		1.00	0.9615	0.9615		103	51.29	3,746,715	4,244,321	



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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		103	51.77	3,783,043	4,287,993	
2002/07		1.00	0.8337	0.8337		103	51.77	3,812,730	4,323,734	
2003/01		1.00	1.3271	1.3271		103	56.47	3,863,329	4,381,105	
2003/07		1.00	1.1664	1.1664		103	51.60	3,905,605	4,432,193	
2004/01		1.00	1.1103	1.1103		103	51.60	3,946,288	4,481,427	
2004/07		1.00	0.8378	0.8378		103	51.60	3,977,306	4,519,022	
2005/01		1.00	0.8595	0.8595		103	51.60	4,009,378	4,557,853	
2005/07		1.00	0.7364	0.7364		103	51.60	4,037,078	4,591,431	
2006/01		1.00	0.9068	0.9068		103	57.47	4,073,686	4,633,043	
2006/07		1.00	0.8133	0.8133		103	57.47	4,106,817	4,670,741	
2007/01		1.00	1.0133	1.0133		103	61.00	4,148,431	4,718,018	
2007/07		0.95	1.1050	1.1050		103	61.00	4,191,981	4,770,136	
2008/01		0.95	0.8556	0.8556		103	61.11	4,226,053	4,810,924	
2008/07		0.90	0.6104	0.6104		103	61.11	4,249,271	4,840,279	
2009/01		0.90	1.3268	1.3268		103	59.58	4,300,012	4,904,551	
2009/07		0.85	0.6841	0.6841		103	59.58	4,325,017	4,938,129	
2010/01		0.85	0.8643	0.8643		103	59.41	4,356,793	4,980,771	
2010/07		0.80	0.7107	0.7107		103	58.37	4,381,566	5,016,203	
2011/01		0.80	0.9198	0.9198		103	58.37	4,413,806	5,062,347	
2011/07	21,747	0.75	0.9028	0.9028		103	54.83	4,465,347	5,108,079	
2012/01		0.75	0.3865	0.3865		103	54.83	4,478,252	5,127,855	
2012/07		0.70	0.9417	0.9417		103	54.83	4,507,681	5,176,162	
2013/01		0.70	0.4901	0.4901		103	58.27	4,523,147	5,201,500	
2013/07		0.65	0.6196	0.6196		103	58.27	4,541,362	5,233,739	
2014/01	65,929	0.65	0.8564	0.8564		103	58.78	4,632,573	5,278,544	
2014/07		0.60	1.2383	1.2383		103	58.78	4,666,993	5,343,949	
2015/01		0.60	0.7571	0.7571		103	62.23	4,688,195	5,384,428	
2015/09		0.55	1.5736	1.5736		103	62.23	4,728,771	5,469,197	
2016/09		0.50	1.9890	1.9890		103	60.01	4,775,799	5,577,965	

Message Code:

1 Per Bed Standard Limitation



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219.16

Winkler Court

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
3250 WINKLER AVENUE EXTE FORT MYERS, FL 33916	1/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
County: Lee [36]	Days in CR 365	Maximum: 43,800	Standard: 366
Region: South Area: 8	First Used : 2015/09	Max Annualized: 43,800	Conditional: 0
Control: Nonprofit : 501(c)(3) Organization	Last Used: 2016/09	Total Patient: 41,822	Total: 366
Current Class South Large	Unaudited	Medicare: 8,411	Inflation
Class at 1/94: South Large	Initial CR? False	Medicaid: 31,125	FY Index: 1.34193004
Operating Ex > 18 months	Medicaid Utilization	74.42255%	Semester Index: 1.44355445
Open Date: 04/12/1995	Occupancy:	95.48402%	Cost: 1.07573004
Acquired Date: 04/12/1995	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Entered Medicaid 04/12/1995	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Med # Active Date: 07/01/2003	Low Occupancy Adjustment Factor:	120.75579%	DC Sem Index: 1.30450000
Previous Med # 211818	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	1,354,055	2,375,612	1,510,264	866,831		6,106,762	
1a	Audit Adjustments							
2	Cost Per Diem	43.5038	76.3249	48.5225	27.8500		196.2012	
3	Cost Per Diem Inflated	46.7983	81.0137	52.1971				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	46.7983	81.0137	52.1971	27.8500		207.8591	
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	46.7983	81.0137	52.1971	13.6500		193.6591	
12/13	Medicaid Adjustment Rate		2.2259	1.4341				
14	Prospective Per Diem 11	46.7983	83.2396	53.6312	13.6500		197.3191	
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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Winkler Court

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 04/12/1995		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	4,300,000.00		Total Amount	Per Diem
RS to Start Calcs:	1995/01	Type:	Variable	80% Capital(1):	4,615,054	12.4151
Indexed Asset Value	5,768,817	<60% of Base:	False	20% ROE(2):	1,153,763	0.6647
FRVS Base Asset:	4,098,639	Interest Rate:	11.9600%	Insurance Cost(3):	94,730	2.2651
Occup Adj Factor	0.9000	Chase Rate:	6.7500%	Taxes Cost(3):	109,067	2.6079
ROE Factor	0.022710	Amortization Rate:	8.7500%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	139,269	0.0000
		Yearly Payment:	489,405	Total FRVS PD:		17.9528

(1) 80% Capital (\$4,615,054) amortized at 8.7500 % for 20 years Principal & Interest of \$489,405 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$12.4151

(2) 20% ROE (\$1,153,763) times the ROE factor (0.022710) 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:	07/01/1994	Current RS PBS:	54,155
Comparison Bed	120	Effective PBS Limitation	4,123,320

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	46.7983	46.7983	2.1232	44.6751
Direct Care	83.2396	83.2396	3.7765	79.4631
Indirect Care	53.6312	53.6312	2.4332	51.1980
Property	13.6500	17.9528	0.8145	17.1383
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.5058
Supplemental Rate				8.1814
Totals	197.3191	201.6219	9.1474	219.1617

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
1995/01	4,098,639	0.00	1.5812	1.5812		120	25.98	4,098,639	4,188,480	
1995/07		0.10	1.5250	1.5250		120	25.98	4,101,591	4,252,320	
1996/01		0.10	1.7228	1.7228		120	25.98	4,104,929	4,325,640	
1996/07		0.20	1.3294	1.3294		120	25.98	4,110,085	4,383,120	
1997/01		0.20	1.4109	1.4109		120	25.98	4,110,085	4,444,920	5
1997/07		0.30	1.0917	1.0917		120	25.98	4,115,564	4,493,400	5
1998/01		0.30	1.1663	1.1663		120	42.55	4,133,089	4,545,840	
1998/07		0.40	1.0794	1.0794		120	42.55	4,133,089	4,594,920	5
1999/01		0.40	1.4499	1.4499		120	51.97	4,169,623	4,661,520	
1999/07		0.50	1.2299	1.2299		120	51.97	4,169,623	4,718,880	5
2000/01		0.50	1.3356	1.3356		120	58.48	4,193,853	4,781,880	5
2000/07		0.60	1.1129	1.1129		120	58.48	4,250,049	4,835,040	
2001/01		0.60	1.2976	1.2976		120	72.58	4,283,140	4,897,800	
2001/07		0.70	0.9615	0.9615		120	72.58	4,311,970	4,944,840	
2002/01		0.70	1.0301	1.0301		120	76.25	4,343,064	4,995,720	
2002/07		0.80	0.8337	0.8337		120	76.25	4,372,032	5,037,360	
2003/01		0.80	1.3271	1.3271		120	73.26	4,418,450	5,104,200	
2003/07		0.90	1.1664	1.1664		120	76.69	4,464,835	5,163,720	
2004/01		0.90	1.1103	1.1103		120	76.69	4,509,452	5,221,080	
2004/07		1.00	0.8378	0.8378		120	76.69	4,547,232	5,264,880	
2005/01		1.00	0.8595	0.8595		120	76.69	4,547,232	5,310,120	5
2005/07		1.00	0.7364	0.7364		120	76.69	4,620,089	5,349,240	
2006/01		1.00	0.9068	0.9068		120	74.33	4,661,984	5,397,720	
2006/07		1.00	0.8133	0.8133		120	74.33	4,699,900	5,441,640	
2007/01		1.00	1.0133	1.0133		120	72.73	4,747,524	5,496,720	
2007/07		1.00	1.1050	1.1050		120	77.44	4,799,984	5,557,440	
2008/01		1.00	0.8556	0.8556		120	77.44	4,841,053	5,604,960	
2008/07		1.00	0.6104	0.6104		120	76.18	4,870,603	5,639,160	
2009/01		1.00	1.3268	1.3268		120	76.18	4,935,226	5,714,040	
2009/07		1.00	0.6841	0.6841		120	76.18	4,968,988	5,753,160	



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219.16

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2010/01		1.00	0.8643	0.8643		120	74.46	5,011,935	5,802,840	
2010/07	28,146	1.00	0.7107	0.7107		120	73.55	5,075,701	5,844,120	
2011/01		1.00	0.9198	0.9198		120	73.55	5,122,387	5,897,880	
2011/07		1.00	0.9028	0.9028		120	73.55	5,168,632	5,951,160	
2012/01	40,818	1.00	0.3865	0.3865		120	76.78	5,229,427	5,974,200	
2012/07		1.00	0.9417	0.9417		120	77.15	5,278,673	6,030,480	
2013/01		1.00	0.4901	0.4901		120	77.15	5,304,544	6,060,000	
2013/07		1.00	0.6196	0.6196		120	77.15	5,337,411	6,097,560	
2014/01	70,965	1.00	0.8564	0.8564		120	77.82	5,454,086	6,149,760	
2014/07	20,309	1.00	1.2383	1.2383		120	75.36	5,541,933	6,225,960	
2015/01		1.00	0.7571	0.7571		120	75.36	5,583,891	6,273,120	
2015/09		0.95	1.5736	1.5736		120	74.42	5,667,365	6,371,880	
2016/09		0.90	1.9890	1.9890		120	74.42	5,768,817	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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188.17

Lafayette 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
512 W MAIN ST	11/1/2013-10/31/2014	Number of Beds: 60	Superior: 0
MAYO, FL 32066	Days in CR 365	Maximum: 21,900	Standard: 366
County: Lafayette [34]	First Used : 2015/09	Max Annualized: 21,900	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 19,621	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 2,452	Inflation
Current Class North Small	Initial CR? False	Medicaid: 14,316	FY Index: 1.33689974
Class at 1/94: North Small	Medicaid Utilization	72.96264%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	89.59361%	Cost: 1.07977764
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: 1.22666556
Entered Medicaid 07/15/1997	Low Occupancy Adjustment Factor:	113.30637%	DC Sem Index: 1.30450000
Med # Active Date: 05/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06345205
Previous Med # 213179			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	599,192	866,150	552,577	408,435		2,426,354	
1a	Audit Adjustments							
2	Cost Per Diem	41.8547	60.5022	38.5986	28.5300		169.4855	
3	Cost Per Diem Inflated	45.1938	64.3412	41.6779				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	45.1938	64.3412	41.6779	28.5300		179.7429	
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	45.1938	64.3412	41.6779	13.6500		164.8629	
12/13	Medicaid Adjustment Rate		1.6621	1.0767				
14	Prospective Per Diem 11	45.1938	66.0033	42.7546	13.6500		167.6017	
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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188.17

Lafayette Health Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 07/15/1997		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,510,000.00		Total Amount	Per Diem
RS to Start Calcs:	1997/01	Type:	Variable	80% Capital(1):	2,331,192	9.5638
Indexed Asset Value	2,913,990	<60% of Base:	False	20% ROE(2):	582,798	0.6777
FRVS Base Asset:	0	Interest Rate:	7.0000%	Insurance Cost(3):	9,397	0.4789
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	42,832	2.1830
ROE Factor	0.022920	Amortization Rate:	5.2500%	Home Office(3):	1,111	0.0566
		Interest Only:	False	Replacement(3&4):	6,953	0.0000
		Yearly Payment:	188,503	Total FRVS PD:		12.9600

(1) 80% Capital (\$2,331,192) amortized at 5.2500 % for 20 years Principal & Interest of \$188,503 divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$9.5638

(2) 20% ROE (\$582,798) times the ROE factor (0.022920) divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$0.6777

(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	45.1938	45.1938	2.0504	43.1434
Direct Care	66.0033	66.0033	2.9945	63.0088
Indirect Care	42.7546	42.7546	1.9398	40.8148
Property	13.6500	12.9600	0.5880	12.3720
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.6468
Supplemental Rate				8.1814
Totals	167.6017	166.9117	7.5727	188.1672

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	2,950,000	0.00	1.0917	1.0917		60	72.32	2,191,560	2,191,560	1
1998/01		0.10	1.1663	1.1663		60	72.32	2,194,115	2,272,920	
1998/07		0.10	1.0794	1.0794		60	72.32	2,196,482	2,297,460	
1999/01		0.20	1.4499	1.4499		60	72.32	2,202,852	2,330,760	
1999/07		0.20	1.2299	1.2299		60	72.32	2,208,271	2,359,440	
2000/01		0.30	1.3356	1.3356		60	72.67	2,217,120	2,390,940	
2000/07		0.30	1.1129	1.1129		60	72.67	2,224,523	2,417,520	
2001/01		0.40	1.2976	1.2976		60	79.86	2,236,068	2,448,900	
2001/07		0.40	0.9615	0.9615		60	83.64	2,244,668	2,472,420	
2002/01		0.50	1.0301	1.0301		60	83.64	2,256,230	2,497,860	
2002/07		0.50	0.8337	0.8337		60	79.13	2,265,636	2,518,680	
2003/01		0.60	1.3271	1.3271		60	81.57	2,283,677	2,552,100	
2003/07		0.60	1.1664	1.1664		60	81.57	2,299,658	2,581,860	
2004/01		0.70	1.1103	1.1103		60	81.57	2,317,531	2,610,540	
2004/07		0.70	0.8378	0.8378		60	81.57	2,331,123	2,632,440	
2005/01		0.80	0.8595	0.8595		60	81.57	2,347,152	2,655,060	
2005/07		0.80	0.7364	0.7364		60	81.57	2,360,979	2,674,620	
2006/01		0.90	0.9068	0.9068		60	81.57	2,380,247	2,698,860	
2006/07		0.90	0.8133	0.8133		60	77.02	2,397,670	2,720,820	
2007/01		1.00	1.0133	1.0133		60	77.02	2,421,966	2,748,360	
2007/07		1.00	1.1050	1.1050		60	81.06	2,448,729	2,778,720	
2008/01		1.00	0.8556	0.8556		60	81.06	2,469,680	2,802,480	
2008/07	33,979	1.00	0.6104	0.6104		60	81.06	2,518,734	2,819,580	
2009/01		1.00	1.3268	1.3268		60	81.06	2,552,153	2,857,020	
2009/07		1.00	0.6841	0.6841		60	77.00	2,569,612	2,876,580	
2010/01		1.00	0.8643	0.8643		60	77.00	2,591,821	2,901,420	
2010/07		1.00	0.7107	0.7107		60	77.00	2,610,241	2,922,060	
2011/01		1.00	0.9198	0.9198		60	79.71	2,634,250	2,948,940	
2011/07		1.00	0.9028	0.9028		60	77.03	2,658,032	2,975,580	
2012/01		1.00	0.3865	0.3865		60	77.03	2,668,305	2,987,100	



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188.17

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		60	81.75	2,693,432	3,015,240	
2013/01		1.00	0.4901	0.4901		60	81.75	2,706,633	3,030,000	
2013/07	10,794	1.00	0.6196	0.6196		60	74.64	2,734,197	3,048,780	
2014/01		1.00	0.8564	0.8564		60	74.64	2,757,613	3,074,880	
2014/07		1.00	1.2383	1.2383		60	71.06	2,791,761	3,112,980	
2015/01		1.00	0.7571	0.7571		60	71.06	2,812,897	3,136,560	
2015/09		1.00	1.5736	1.5736		60	72.96	2,857,161	3,185,940	
2016/09		1.00	1.9890	1.9890		60	72.96	2,913,990	3,249,300	

Message Code:

1 Per Bed Standard Limitation

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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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248.79

Clifford Chester Sims 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
4419 TRAM ROAD	7/1/2014-6/30/2015	Number of Beds: 120	Superior: 0
PANAMA CITY, FL 32404	Days in CR 365	Maximum: 43,800	Standard: 366
County: Bay [3]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 2	Last Used: 2016/09	Total Patient: 43,671	Total: 366
Control: Government	Unaudited	Medicare: 3,429	Inflation
Current Class North Large	Initial CR? False	Medicaid: 11,681	FY Index: 1.35966457
Class at 1/94: North Large	Medicaid Utilization	26.74773%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	99.70548%	Cost: 1.06169895
Open Date: 10/20/2003	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 10/20/2003	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24000000
Entered Medicaid 11/05/2003	Low Occupancy Adjustment Factor:	126.09455%	DC Sem Index: 1.30450000
Med # Active Date: 11/05/2003	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	597,834	1,379,534	823,012	154,423		2,954,803	
1a	Audit Adjustments							
2	Cost Per Diem	51.1800	118.1007	70.4573	13.2200		252.9580	
3	Cost Per Diem Inflated	54.3378	124.2438	74.8044				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	54.3378	124.2438	74.8044	13.2200		266.6060	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	70.4307		62.5354				
7	Provider Target Rate	74.3486		66.0141				
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	54.3378	101.4900	66.0141	13.2200		235.0619	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	54.3378	101.4900	66.0141	13.2200		235.0619	
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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248.79

Clifford Chester Sims State Veterans Nursing Home

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 11/05/2003		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	2003/07	Type:	None	80% Capital(1):	4,431,231	4.4283
Indexed Asset Value	5,539,039	<60% of Base:	True	20% ROE(2):	1,107,808	0.5798
FRVS Base Asset:	5,104,200	Interest Rate:	4.0000%	Insurance Cost(3):	268	0.0061
Occup Adj Factor	0.9000	Chase Rate:	4.0000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.020630	Amortization Rate:	4.0000%	Home Office(3):	49,213	1.1269
		Interest Only:	True	Replacement(3&4):	100,870	0.0000
		Yearly Payment:	174,562	Total FRVS PD:		6.1411

(1) 80% Capital (\$4,431,231) amortized at 4.0000 % for 20 years Interest of \$174,562 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$4.4283

(2) 20% ROE (\$1,107,808) times the ROE factor (0.020630) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5798

(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:	01/01/2003	Current RS PBS:	54,155
Comparison Bed	120	Effective PBS Limitation	5,104,200

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.3378	54.3378	2.4653	51.8725
Direct Care	101.4900	101.4900	4.6046	96.8854
Indirect Care	66.0141	66.0141	2.9950	63.0191
Property	13.2200	6.1411	0.2786	5.8625
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.9715
Supplemental Rate				8.1814
Totals	235.0619	227.9830	10.3435	248.7924

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
2003/07	11,660,759	0.00	1.1664	1.1664		120	40.24	5,104,200	5,104,200	1
2004/01		0.10	1.1103	1.1103		120	40.24	5,108,345	5,221,080	
2004/07		0.10	0.8378	0.8378		120	40.24	5,111,477	5,264,880	
2005/01		0.20	0.8595	0.8595		120	40.24	5,117,906	5,310,120	
2005/07		0.20	0.7364	0.7364		120	40.24	5,123,422	5,349,240	
2006/01		0.30	0.9068	0.9068		120	40.24	5,133,618	5,397,720	
2006/07		0.30	0.8133	0.8133		120	30.12	5,140,478	5,441,640	
2007/01		0.40	1.0133	1.0133		120	30.12	5,151,888	5,496,720	
2007/07		0.40	1.1050	1.1050		120	35.02	5,166,387	5,557,440	
2008/01		0.50	0.8556	0.8556		120	34.09	5,180,086	5,604,960	
2008/07		0.50	0.6104	0.6104		120	34.09	5,189,885	5,639,160	
2009/01		0.60	1.3268	1.3268		120	34.09	5,215,494	5,714,040	
2009/07		0.60	0.6841	0.6841		120	33.68	5,228,604	5,753,160	
2010/01		0.70	0.8643	0.8643		120	33.68	5,247,975	5,802,840	
2010/07		0.70	0.7107	0.7107		120	34.49	5,264,348	5,844,120	
2011/01		0.80	0.9198	0.9198		120	34.49	5,288,638	5,897,880	
2011/07		0.80	0.9028	0.9028		120	29.70	5,309,263	5,951,160	
2012/01	29,419	0.90	0.3865	0.3865		120	25.94	5,347,394	5,974,200	
2012/07		0.90	0.9417	0.9417		120	25.94	5,368,768	6,030,480	
2013/01		1.00	0.4901	0.4901		120	25.94	5,381,178	6,060,000	
2013/07		1.00	0.6196	0.6196		120	20.94	5,381,178	6,097,560	
2014/01		1.00	0.8564	0.8564		120	20.94	5,381,178	6,149,760	
2014/07	46,970	1.00	1.2383	1.2383		120	21.21	5,428,148	6,225,960	
2015/01	57,821	1.00	0.7571	0.7571		120	21.36	5,485,969	6,273,120	
2015/09		1.00	1.5736	1.5736		120	21.36	5,485,969	6,371,880	
2016/09		1.00	1.9890	1.9890		120	26.75	5,539,039	6,498,600	

Message Code:

1 Per Bed Standard Limitation



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237.51

Conway Lakes 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
5201 CURRY FORD ROAD	1/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
ORLANDO, FL 32812	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: 39,914	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 21,278	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 13,002	FY Index: 1.34193004
Class at 1/94: North Large	Medicaid Utilization	32.57504%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	91.12785%	Cost: 1.07573004
Open Date: 11/13/1991	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 11/13/1991	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 12/23/1991	Low Occupancy Adjustment Factor:	115.24667%	DC Sem Index: 1.30450000
Med # Active Date: 12/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 259969			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	679,402	1,082,628	835,380	315,949		2,913,359	
1a	Audit Adjustments							
2	Cost Per Diem	52.2537	83.2663	64.2501	24.3000		224.0701	
3	Cost Per Diem Inflated	56.2109	88.3815	69.1158				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	56.2109	88.3815	69.1158	24.3000		238.0082	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	59.5185		72.6225				
7	Provider Target Rate	62.8294		76.6623				
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	56.2109	88.3815	68.1848	13.6500		226.4272	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	56.2109	88.3815	68.1848	13.6500		226.4272	
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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237.51

Conway Lakes Health & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 12/23/1991		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	5,146,031.00		Total Amount	Per Diem
RS to Start Calcs:	1991/07	Type:	Variable	80% Capital(1):	4,610,532	9.4575
Indexed Asset Value	5,763,165	<60% of Base:	False	20% ROE(2):	1,152,633	0.6640
FRVS Base Asset:	3,663,600	Interest Rate:	6.2500%	Insurance Cost(3):	88,732	2.2231
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	65,453	1.6399
ROE Factor	0.022710	Amortization Rate:	5.2500%	Home Office(3):	19,143	0.4796
		Interest Only:	False	Replacement(3&4):	65,206	0.0000
		Yearly Payment:	372,814	Total FRVS PD:		14.4641

(1) 80% Capital (\$4,610,532) amortized at 5.2500 % for 20 years Principal & Interest of \$372,814 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.4575

(2) 20% ROE (\$1,152,633) times the ROE factor (0.022710) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6640

(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:	01/01/1991	Current RS PBS:	54,155
Comparison Bed	120	Effective PBS Limitation	3,663,600

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	56.2109	56.2109	2.5503	53.6606
Direct Care	88.3815	88.3815	4.0098	84.3717
Indirect Care	68.1848	68.1848	3.0935	65.0913
Property	13.6500	14.4641	0.6562	13.8079
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				12.3933
Supplemental Rate				8.1814
Totals	226.4272	227.2413	10.3098	237.5062

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: 12/31/2014

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237.51

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1991/07	5,194,873	0.00	1.4932	1.4932		120	43.07	3,663,600	3,663,600	1
1992/01		0.10	2.0117	2.0117		120	43.07	3,669,372	3,793,080	
1992/07		0.10	1.8152	1.8152		120	43.07	3,674,587	3,861,960	
1993/01		0.20	1.7710	1.7710		120	43.07	3,684,779	3,930,360	
1993/07		0.20	1.5329	1.5329		120	43.07	3,693,626	3,990,600	
1994/01		0.30	1.6983	1.6983		120	43.07	3,708,363	4,058,400	
1994/07	47,332	0.30	1.5991	1.5991		120	48.19	3,771,281	4,123,320	
1995/01		0.40	1.5812	1.5812		120	48.19	3,792,181	4,188,480	
1995/07		0.40	1.5250	1.5250		120	49.37	3,792,181	4,252,320	5
1996/01		0.50	1.7228	1.7228		120	49.37	3,812,945	4,325,640	5
1996/07	11,182	0.50	1.3294	1.3294		120	57.35	3,879,151	4,383,120	
1997/01		0.60	1.4109	1.4109		120	57.35	3,911,988	4,444,920	
1997/07		0.60	1.0917	1.0917		120	57.35	3,937,612	4,493,400	
1998/01		0.70	1.1663	1.1663		120	57.35	3,969,759	4,545,840	
1998/07		0.70	1.0794	1.0794		120	57.35	3,999,754	4,594,920	
1999/01		0.80	1.4499	1.4499		120	55.79	4,046,147	4,661,520	
1999/07		0.80	1.2299	1.2299		120	62.11	4,085,957	4,718,880	
2000/01		0.90	1.3356	1.3356		120	62.11	4,085,957	4,781,880	5
2000/07		0.90	1.1129	1.1129		120	62.11	4,176,487	4,835,040	
2001/01		1.00	1.2976	1.2976		120	60.11	4,230,681	4,897,800	
2001/07		1.00	0.9615	0.9615		120	60.11	4,271,359	4,944,840	
2002/01		1.00	1.0301	1.0301		120	57.14	4,315,358	4,995,720	
2002/07	17,659	1.00	0.8337	0.8337		120	61.44	4,368,994	5,037,360	
2003/01		1.00	1.3271	1.3271		120	61.44	4,426,975	5,104,200	
2003/07		1.00	1.1664	1.1664		120	54.84	4,478,461	5,163,720	
2004/01		1.00	1.1103	1.1103		120	54.84	4,528,041	5,221,080	
2004/07		1.00	0.8378	0.8378		120	54.84	4,565,867	5,264,880	
2005/01		1.00	0.8595	0.8595		120	54.84	4,604,996	5,310,120	
2005/07		1.00	0.7364	0.7364		120	54.84	4,638,809	5,349,240	
2006/01		1.00	0.9068	0.9068		120	54.84	4,680,751	5,397,720	



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237.51

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2006/07		1.00	0.8133	0.8133		120	54.84	4,718,709	5,441,640	
2007/01		1.00	1.0133	1.0133		120	57.23	4,766,524	5,496,720	
2007/07		1.00	1.1050	1.1050		120	56.81	4,819,194	5,557,440	
2008/01		1.00	0.8556	0.8556		120	56.81	4,860,427	5,604,960	
2008/07		1.00	0.6104	0.6104		120	56.81	4,890,095	5,639,160	
2009/01		1.00	1.3268	1.3268		120	57.67	4,954,977	5,714,040	
2009/07		1.00	0.6841	0.6841		120	57.67	4,988,874	5,753,160	
2010/01	33,569	1.00	0.8643	0.8643		120	48.01	5,060,082	5,802,840	
2010/07	44,814	1.00	0.7107	0.7107		120	49.57	5,137,308	5,844,120	
2011/01		1.00	0.9198	0.9198		120	49.57	5,179,896	5,897,880	
2011/07		1.00	0.9028	0.9028		120	49.57	5,222,043	5,951,160	
2012/01	88,035	0.95	0.3865	0.3865		120	47.91	5,326,781	5,974,200	
2012/07		0.95	0.9417	0.9417		120	46.61	5,367,165	6,030,480	
2013/01		0.90	0.4901	0.4901		120	46.61	5,387,228	6,060,000	
2013/07		0.90	0.6196	0.6196		120	46.61	5,412,685	6,097,560	
2014/01	37,847	0.85	0.8564	0.8564		120	43.21	5,481,485	6,149,760	
2014/07	18,765	0.85	1.2383	1.2383		120	38.78	5,540,932	6,225,960	
2015/01		0.80	0.7571	0.7571		120	38.78	5,564,596	6,273,120	
2015/09		0.80	1.5736	1.5736		120	38.78	5,613,990	6,371,880	
2016/09	99,565	0.75	1.9890	1.9890		120	32.58	5,763,165	6,498,600	

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: 264512123120140101201406162015123613



Florida Agency for Health Care Administration
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228.56

Belleair 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
1150 PONCE DE LEON BLVD	1/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
CLEARWATER, FL 33756	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: 40,061	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 13,971	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 21,024	FY Index: 1.34193004
Class at 1/94: North Large	Medicaid Utilization	52.47997%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	91.46347%	Cost: 1.07573004
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: 1.22900000
Entered Medicaid 09/01/1981	Low Occupancy Adjustment Factor:	115.67112%	DC Sem Index: 1.30450000
Med # Active Date: 12/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 259977			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,010,182	1,721,705	1,227,905	398,405		4,358,197	
1a	Audit Adjustments							
2	Cost Per Diem	48.0490	81.8924	58.4049	18.9500		207.2963	
3	Cost Per Diem Inflated	51.6878	86.9232	62.8279				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	51.6878	86.9232	62.8279	18.9500		220.3889	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	53.5428		59.5278				
7	Provider Target Rate	56.5213		62.8392				
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	51.6878	86.9232	62.8279	13.6500		215.0889	
12/13	Medicaid Adjustment Rate		0.2425	0.1753				
14	Prospective Per Diem 11	51.6878	87.1657	63.0032	13.6500		215.5067	
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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Belleair Health 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:	1,852,000.00		Total Amount	Per Diem
RS to Start Calcs:	1981/07	Type:	Variable	80% Capital(1):	3,713,022	9.3490
Indexed Asset Value	4,641,277	<60% of Base:	False	20% ROE(2):	928,255	0.5348
FRVS Base Asset:	2,648,565	Interest Rate:	7.8500%	Insurance Cost(3):	76,921	1.9201
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	63,712	1.5904
ROE Factor	0.022710	Amortization Rate:	7.8500%	Home Office(3):	17,299	0.4318
		Interest Only:	False	Replacement(3&4):	92,299	0.0000
		Yearly Payment:	368,538	Total FRVS PD:		13.8261

(1) 80% Capital (\$3,713,022) amortized at 7.8500 % for 20 years Principal & Interest of \$368,538 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.3490

(2) 20% ROE (\$928,255) times the ROE factor (0.022710) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5348

(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	51.6878	51.6878	2.3450	49.3428
Direct Care	87.1657	87.1657	3.9547	83.2110
Indirect Care	63.0032	63.0032	2.8584	60.1448
Property	13.6500	13.8261	0.6273	13.1988
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				14.4817
Supplemental Rate				8.1814
Totals	215.5067	215.6828	9.7854	228.5605

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	2,600,000	0.00	2.5888	2.5888		120	6.93	2,600,000	2,897,880	
1982/01		0.10	2.6760	2.6760		120	6.69	2,600,000	2,975,520	
1982/07		0.10	2.2977	2.2977		120	6.69	2,600,000	3,043,800	
1983/04		0.20	2.6288	2.6288		120	6.34	2,600,000	3,123,840	
1983/07	43,771	0.20	3.9578	3.0000	0.9578	120	6.34	2,643,771	3,247,440	
1984/01		0.30	2.2530	2.2530		120	7.35	2,643,771	3,289,560	
1984/07	4,794	0.30	1.9179	1.9179		120	7.35	2,648,565	3,352,680	
1985/01		0.40	1.1471	1.1471		120	7.37	2,648,565	3,391,080	
1985/10		0.40	0.8522	0.8522		120	7.35	2,648,565	3,420,000	
1986/01		0.50	0.8299	0.8299		120	6.76	2,648,565	3,448,440	
1986/07		0.50	0.2974	0.2974		120	6.76	2,648,565	3,441,840	
1987/01		0.60	1.0091	1.0091		120	6.76	2,648,565	3,503,400	
1987/07		0.60	0.9007	0.9007		120	6.76	2,648,565	3,530,760	
1988/01		0.70	0.9007	0.9007		120	6.76	2,648,565	3,559,440	
1988/07		0.70	0.5899	0.5899		120	6.76	2,648,565	3,557,520	
1989/01		0.80	0.5899	0.5899		120	5.88	2,648,565	3,578,520	
1989/07		0.80	0.5899	0.5899		120	5.88	2,648,565	3,602,760	
1990/01		0.90	0.5899	0.5899		120	11.34	2,648,565	3,620,880	
1990/07		0.90	0.5899	0.5899		120	11.34	2,648,565	3,642,240	
1991/01		1.00	0.5899	0.5899		120	13.07	2,648,565	3,663,600	5
1991/07		1.00	1.4932	1.4932		120	13.07	2,648,565	3,718,320	5
1992/01		1.00	2.0117	2.0117		120	19.13	2,648,565	3,793,080	
1992/07		1.00	1.8152	1.8152		120	29.08	2,673,984	3,861,960	
1993/01		1.00	1.7710	1.7710		120	29.08	2,673,984	3,930,360	5
1993/07	129,753	1.00	1.5329	1.5329		120	33.33	2,853,848	3,990,600	
1994/01		1.00	1.6983	1.6983		120	33.33	2,883,219	4,058,400	
1994/07	29,164	1.00	1.5991	1.5991		120	33.35	2,940,340	4,123,320	
1995/01		1.00	1.5812	1.5812		120	33.35	2,968,531	4,188,480	
1995/07	122,106	1.00	1.5250	1.5250		120	39.31	3,122,993	4,252,320	
1996/01		1.00	1.7228	1.7228		120	39.31	3,161,447	4,325,640	



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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
1996/07		1.00	1.3294	1.3294		120	49.10	3,198,967	4,383,120	
1997/01		1.00	1.4109	1.4109		120	49.10	3,239,260	4,444,920	
1997/07		1.00	1.0917	1.0917		120	49.10	3,270,830	4,493,400	
1998/01		1.00	1.1663	1.1663		120	49.10	3,304,885	4,545,840	
1998/07		1.00	1.0794	1.0794		120	49.10	3,336,731	4,594,920	
1999/01		1.00	1.4499	1.4499		120	53.41	3,383,712	4,661,520	
1999/07		1.00	1.2299	1.2299		120	53.41	3,424,125	4,718,880	
2000/01		1.00	1.3356	1.3356		120	53.41	3,468,536	4,781,880	
2000/07		1.00	1.1129	1.1129		120	53.26	3,505,916	4,835,040	
2001/01		1.00	1.2976	1.2976		120	58.23	3,551,409	4,897,800	
2001/07		1.00	0.9615	0.9615		120	58.23	3,585,556	4,944,840	
2002/01	18,287	0.95	1.0301	1.0301		120	61.86	3,638,931	4,995,720	
2002/07		0.95	0.8337	0.8337		120	61.86	3,667,751	5,037,360	
2003/01		0.90	1.3271	1.3271		120	61.79	3,711,559	5,104,200	
2003/07		0.90	1.1664	1.1664		120	60.63	3,750,523	5,163,720	
2004/01		0.85	1.1103	1.1103		120	60.63	3,785,920	5,221,080	
2004/07		0.85	0.8378	0.8378		120	60.63	3,812,880	5,264,880	
2005/01		0.80	0.8595	0.8595		120	60.63	3,839,097	5,310,120	
2005/07		0.80	0.7364	0.7364		120	60.63	3,861,713	5,349,240	
2006/01		0.75	0.9068	0.9068		120	60.63	3,887,977	5,397,720	
2006/07		0.75	0.8133	0.8133		120	60.63	3,911,694	5,441,640	
2007/01		0.70	1.0133	1.0133		120	65.39	3,939,440	5,496,720	
2007/07		0.70	1.1050	1.1050		120	65.39	3,969,912	5,557,440	
2008/01		0.65	0.8556	0.8556		120	59.74	3,991,989	5,604,960	
2008/07		0.65	0.6104	0.6104		120	59.74	4,007,829	5,639,160	
2009/01		0.60	1.3268	1.3268		120	62.36	4,039,735	5,714,040	
2009/07		0.60	0.6841	0.6841		120	62.36	4,056,318	5,753,160	
2010/01		0.55	0.8643	0.8643		120	59.21	4,075,602	5,802,840	
2010/07	42,014	0.55	0.7107	0.7107		120	64.25	4,133,548	5,844,120	
2011/01		0.50	0.9198	0.9198		120	64.25	4,152,558	5,897,880	



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228.56

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		120	64.25	4,171,303	5,951,160	
2012/01	137,674	0.45	0.3865	0.3865		120	55.28	4,316,231	5,974,200	
2012/07	129,047	0.45	0.9417	0.9417		120	55.31	4,463,570	6,030,480	
2013/01		0.40	0.4901	0.4901		120	55.31	4,472,319	6,060,000	
2013/07		0.40	0.6196	0.6196		120	55.31	4,483,401	6,097,560	
2014/01	24,541	0.35	0.8564	0.8564		120	55.93	4,521,379	6,149,760	
2014/07	47,308	0.35	1.2383	1.2383		120	53.88	4,587,884	6,225,960	
2015/01		0.30	0.7571	0.7571		120	53.88	4,598,091	6,273,120	
2015/09		0.30	1.5736	1.5736		120	53.88	4,619,357	6,371,880	
2016/09		0.25	1.9890	1.9890		120	52.48	4,641,277	6,498,600	

Message Code:

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
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238.65

East Bay 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
4470 E BAY DR	1/1/2015-12/31/2015	Number of Beds: 120	Superior: 366
CLEARWATER, FL 33764	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: 40,899	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 13,223	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 21,128	FY Index: 1.37939113
Class at 1/94: North Large	Medicaid Utilization	51.65896%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	93.37671%	Cost: 1.04651568
Open Date: 05/03/1990	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 05/03/1990	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 07/26/1990	Low Occupancy Adjustment Factor:	118.09074%	DC Sem Index: 1.30450000
Med # Active Date: 12/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 259985			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,027,056	1,937,987	1,255,518	348,612		4,569,173	
1a	Audit Adjustments							
2	Cost Per Diem	48.6111	91.7260	59.4244	16.5000		216.2615	
3	Cost Per Diem Inflated	50.8723	95.4580	62.1886				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	50.8723	95.4580	62.1886	16.5000		225.0189	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	58.2697		61.3651				
7	Provider Target Rate	61.5111		64.7787				
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	50.8723	95.4580	62.1886	13.6500		222.1689	
12/13	Medicaid Adjustment Rate		0.1782	0.1161				
14	Prospective Per Diem 11	50.8723	95.6362	62.3047	13.6500		222.4632	
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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East Bay Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 07/26/1990		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	4,600,000.00		Total Amount	Per Diem
RS to Start Calcs:	1990/01	Type:	Variable	80% Capital(1):	4,806,582	12.0753
Indexed Asset Value	6,008,228	<60% of Base:	False	20% ROE(2):	1,201,646	0.6161
FRVS Base Asset:	3,602,760	Interest Rate:	7.8200%	Insurance Cost(3):	67,585	1.6525
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	72,655	1.7764
ROE Factor	0.020210	Amortization Rate:	7.8200%	Home Office(3):	17,532	0.4287
		Interest Only:	False	Replacement(3&4):	46,925	0.0000
		Yearly Payment:	476,009	Total FRVS PD:		16.5490

(1) 80% Capital (\$4,806,582) amortized at 7.8200 % for 20 years Principal & Interest of \$476,009 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$12.0753

(2) 20% ROE (\$1,201,646) times the ROE factor (0.020210) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6161

(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	50.8723	50.8723	2.3081	48.5642
Direct Care	95.6362	95.6362	4.3390	91.2972
Indirect Care	62.3047	62.3047	2.8267	59.4780
Property	13.6500	16.5490	0.7508	15.7982
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				15.3296
Supplemental Rate				8.1814
Totals	222.4632	225.3622	10.2246	238.6486

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	4,677,582	0.00	0.5899	0.5899		120		3,602,760	3,602,760	1
1990/07		0.10	0.5899	0.5899		120	42.64	3,604,408	3,642,240	
1991/01		0.10	0.5899	0.5899		120	42.64	3,606,057	3,663,600	
1991/07		0.20	1.4932	1.4932		120	42.64	3,614,405	3,718,320	
1992/01		0.20	2.0117	2.0117		120	42.64	3,625,678	3,793,080	
1992/07		0.30	1.8152	1.8152		120	42.64	3,640,986	3,861,960	
1993/01		0.30	1.7710	1.7710		120	42.64	3,655,983	3,930,360	
1993/07		0.40	1.5329	1.5329		120	47.51	3,675,348	3,990,600	
1994/01		0.40	1.6983	1.6983		120	47.51	3,675,348	4,058,400	5
1994/07	52,649	0.50	1.5991	1.5991		120	49.51	3,776,174	4,123,320	
1995/01		0.50	1.5812	1.5812		120	49.51	3,803,048	4,188,480	
1995/07		0.60	1.5250	1.5250		120	48.04	3,833,442	4,252,320	
1996/01		0.60	1.7228	1.7228		120	48.04	3,868,054	4,325,640	
1996/07		0.70	1.3294	1.3294		120	51.09	3,901,491	4,383,120	
1997/01		0.70	1.4109	1.4109		120	51.09	3,937,283	4,444,920	
1997/07		0.80	1.0917	1.0917		120	51.09	3,969,227	4,493,400	
1998/01		0.80	1.1663	1.1663		120	51.09	4,003,627	4,545,840	
1998/07		0.90	1.0794	1.0794		120	51.09	4,039,757	4,594,920	
1999/01		0.90	1.4499	1.4499		120	51.09	4,088,724	4,661,520	
1999/07		1.00	1.2299	1.2299		120	55.09	4,139,011	4,718,880	
2000/01		1.00	1.3356	1.3356		120	57.25	4,194,292	4,781,880	
2000/07	78,196	1.00	1.1129	1.1129		120	55.92	4,319,166	4,835,040	
2001/01		1.00	1.2976	1.2976		120	55.92	4,375,211	4,897,800	
2001/07		1.00	0.9615	0.9615		120	55.92	4,417,279	4,944,840	
2002/01		1.00	1.0301	1.0301		120	55.63	4,462,781	4,995,720	
2002/07		1.00	0.8337	0.8337		120	61.96	4,499,987	5,037,360	
2003/01		1.00	1.3271	1.3271		120	61.96	4,559,706	5,104,200	
2003/07		1.00	1.1664	1.1664		120	63.56	4,612,890	5,163,720	
2004/01		1.00	1.1103	1.1103		120	63.56	4,664,107	5,221,080	
2004/07		1.00	0.8378	0.8378		120	63.56	4,703,183	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		1.00	0.8595	0.8595		120	63.56	4,743,607	5,310,120	
2005/07		1.00	0.7364	0.7364		120	63.56	4,778,539	5,349,240	
2006/01		1.00	0.9068	0.9068		120	63.56	4,821,871	5,397,720	
2006/07		1.00	0.8133	0.8133		120	63.56	4,861,087	5,441,640	
2007/01		1.00	1.0133	1.0133		120	54.68	4,910,058	5,496,720	
2007/07		1.00	1.1050	1.1050		120	54.68	4,963,998	5,557,440	
2008/01		1.00	0.8556	0.8556		120	56.08	5,006,470	5,604,960	
2008/07		1.00	0.6104	0.6104		120	56.08	5,037,029	5,639,160	
2009/01		1.00	1.3268	1.3268		120	53.92	5,102,548	5,714,040	
2009/07		1.00	0.6841	0.6841		120	53.92	5,136,769	5,753,160	
2010/01		1.00	0.8643	0.8643		120	53.64	5,180,068	5,802,840	
2010/07	37,375	0.95	0.7107	0.7107		120	53.57	5,251,509	5,844,120	
2011/01		0.95	0.9198	0.9198		120	53.57	5,296,204	5,897,880	
2011/07	112,765	0.90	0.9028	0.9028		120	57.28	5,452,001	5,951,160	
2012/01		0.90	0.3865	0.3865		120	57.28	5,470,969	5,974,200	
2012/07	135,764	0.85	0.9417	0.9417		120	54.18	5,649,870	6,030,480	
2013/01		0.85	0.4901	0.4901		120	54.18	5,673,056	6,060,000	
2013/07		0.80	0.6196	0.6196		120	54.18	5,700,758	6,097,560	
2014/01		0.80	0.8564	0.8564		120	49.81	5,736,128	6,149,760	
2014/07		0.75	1.2383	1.2383		120	49.81	5,784,373	6,225,960	
2015/01	72,391	0.75	0.7571	0.7571		120	43.02	5,882,454	6,273,120	
2015/09		0.70	1.5736	1.5736		120	45.57	5,936,140	6,371,880	
2016/09		0.65	1.9890	1.9890		120	51.66	6,008,228	6,498,600	

Message Code:

- | |
|------------------------------------|
| 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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ID: 264539123120150101201504202016143830



Florida Agency for Health Care Administration
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232.62

Melbourne Terrace 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
251 FLORIDA AVE	1/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
MELBOURNE, FL 32901	Days in CR 365	Maximum: 43,800	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: 41,627	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 24,314	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 12,724	FY Index: 1.34193004
Class at 1/94: North Large	Medicaid Utilization	30.56670%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	95.03881%	Cost: 1.07573004
Open Date: 02/09/1989	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 02/09/1989	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 02/09/1989	Low Occupancy Adjustment Factor:	120.19275%	DC Sem Index: 1.30450000
Med # Active Date: 12/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 258458			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	644,591	1,037,531	848,643	310,975		2,841,740	
1a	Audit Adjustments							
2	Cost Per Diem	50.6595	81.5413	66.6962	24.4400		223.3370	
3	Cost Per Diem Inflated	54.4959	86.5506	71.7471				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	54.4959	86.5506	71.7471	24.4400		237.2336	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	58.2402		60.4504				
7	Provider Target Rate	61.4800		63.8131				
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	54.4959	86.5506	63.8131	13.6500		218.5096	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	54.4959	86.5506	63.8131	13.6500		218.5096	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Melbourne Terrace 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:	02/09/1989	Amount:	4,782,837.00		Total Amount	Per Diem
RS to Start Calcs:	1989/01	Type:	Fixed	80% Capital(1):	4,952,375	15.1730
Indexed Asset Value	6,190,469	<60% of Base:	False	20% ROE(2):	1,238,094	0.7133
FRVS Base Asset:	3,557,520	Interest Rate:	10.6200%	Insurance Cost(3):	107,091	2.5726
Occup Adj Factor	0.9000	Chase Rate:	9.0000%	Taxes Cost(3):	80,762	1.9401
ROE Factor	0.022710	Amortization Rate:	10.6200%	Home Office(3):	21,199	0.5093
		Interest Only:	False	Replacement(3&4):	53,161	0.0000
		Yearly Payment:	598,120	Total FRVS PD:		20.9083

(1) 80% Capital (\$4,952,375) amortized at 10.6200 % for 20 years Principal & Interest of \$598,120 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$15.1730

(2) 20% ROE (\$1,238,094) times the ROE factor (0.022710) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.7133

(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:	07/01/1988	Current RS PBS:	29,646
Comparison Bed	120	Effective PBS Limitation	54,155
			3,557,520

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.4959	54.4959	2.4725	52.0234
Direct Care	86.5506	86.5506	3.9268	82.6238
Indirect Care	63.8131	63.8131	2.8952	60.9179
Property	13.6500	20.9083	0.9486	19.9597
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				8.9150
Supplemental Rate				8.1814
Totals	218.5096	225.7679	10.2431	232.6212

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	4,499,415	0.00	0.5899	0.5899		120	40.39	3,557,520	3,557,520	1
1989/07		0.10	0.5899	0.5899		120	40.39	3,559,061	3,602,760	
1990/01		0.10	0.5899	0.5899		120	40.39	3,560,603	3,620,880	
1990/07		0.20	0.5899	0.5899		120	40.39	3,563,688	3,642,240	
1991/01		0.20	0.5899	0.5899		120	40.39	3,566,776	3,663,600	
1991/07		0.30	1.4932	1.4932		120	40.39	3,566,776	3,718,320	5
1992/01		0.30	2.0117	2.0117		120	56.35	3,600,107	3,793,080	
1992/07		0.40	1.8152	1.8152		120	64.80	3,626,247	3,861,960	
1993/01		0.40	1.7710	1.7710		120	64.80	3,651,935	3,930,360	
1993/07		0.50	1.5329	1.5329		120	68.13	3,679,927	3,990,600	
1994/01		0.50	1.6983	1.6983		120	68.13	3,711,177	4,058,400	
1994/07	40,435	0.60	1.5991	1.5991		120	64.92	3,787,221	4,123,320	
1995/01		0.60	1.5812	1.5812		120	64.92	3,823,150	4,188,480	
1995/07	96,868	0.70	1.5250	1.5250		120	59.68	3,960,830	4,252,320	
1996/01		0.70	1.7228	1.7228		120	59.68	4,008,598	4,325,640	
1996/07		0.80	1.3294	1.3294		120	75.25	4,051,229	4,383,120	
1997/01		0.80	1.4109	1.4109		120	75.25	4,096,955	4,444,920	
1997/07		0.90	1.0917	1.0917		120	75.25	4,137,208	4,493,400	
1998/01		0.90	1.1663	1.1663		120	75.25	4,137,208	4,545,840	5
1998/07		1.00	1.0794	1.0794		120	75.25	4,225,762	4,594,920	
1999/01		1.00	1.4499	1.4499		120	75.42	4,225,762	4,661,520	5
1999/07		1.00	1.2299	1.2299		120	78.47	4,339,757	4,718,880	
2000/01		1.00	1.3356	1.3356		120	78.47	4,339,757	4,781,880	5
2000/07	21,613	1.00	1.1129	1.1129		120	77.23	4,468,274	4,835,040	
2001/01		1.00	1.2976	1.2976		120	77.23	4,526,254	4,897,800	
2001/07		1.00	0.9615	0.9615		120	77.23	4,569,774	4,944,840	
2002/01		1.00	1.0301	1.0301		120	78.34	4,616,847	4,995,720	
2002/07		1.00	0.8337	0.8337		120	70.73	4,655,338	5,037,360	
2003/01		1.00	1.3271	1.3271		120	70.73	4,655,338	5,104,200	5
2003/07		1.00	1.1664	1.1664		120	71.63	4,772,139	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	71.63	4,825,124	5,221,080	
2004/07		1.00	0.8378	0.8378		120	71.63	4,865,549	5,264,880	
2005/01		1.00	0.8595	0.8595		120	71.63	4,907,368	5,310,120	
2005/07		1.00	0.7364	0.7364		120	71.63	4,943,506	5,349,240	
2006/01		1.00	0.9068	0.9068		120	71.63	4,988,334	5,397,720	
2006/07		1.00	0.8133	0.8133		120	71.63	5,028,904	5,441,640	
2007/01		1.00	1.0133	1.0133		120	69.84	5,079,862	5,496,720	
2007/07		1.00	1.1050	1.1050		120	69.84	5,135,994	5,557,440	
2008/01		1.00	0.8556	0.8556		120	68.77	5,179,938	5,604,960	
2008/07		1.00	0.6104	0.6104		120	68.77	5,211,556	5,639,160	
2009/01	41,671	1.00	1.3268	1.3268		120	64.02	5,253,227	5,714,040	5
2009/07	186,397	0.95	0.6841	0.6841		120	62.83	5,543,361	5,753,160	
2010/01		0.95	0.8643	0.8643		120	62.83	5,588,878	5,802,840	
2010/07	23,015	0.90	0.7107	0.7107		120	57.37	5,647,639	5,844,120	
2011/01		0.90	0.9198	0.9198		120	57.37	5,694,390	5,897,880	
2011/07		0.85	0.9028	0.9028		120	57.37	5,738,089	5,951,160	
2012/01	102,664	0.85	0.3865	0.3865		120	54.58	5,859,459	5,974,200	
2012/07		0.80	0.9417	0.9417		120	54.53	5,903,227	6,030,480	
2013/01		0.80	0.4901	0.4901		120	54.53	5,926,176	6,060,000	
2013/07		0.75	0.6196	0.6196		120	54.53	5,953,480	6,097,560	
2014/01	29,568	0.75	0.8564	0.8564		120	42.97	6,012,923	6,149,760	
2014/07	46,684	0.70	1.2383	1.2383		120	33.72	6,091,561	6,225,960	
2015/01		0.70	0.7571	0.7571		120	33.72	6,111,355	6,273,120	
2015/09		0.65	1.5736	1.5736		120	33.72	6,149,677	6,371,880	
2016/09		0.60	1.9890	1.9890		120	30.57	6,190,469	6,498,600	

Message Code:

- | |
|------------------------------------|
| 1 Per Bed Standard Limitation |
| 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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Centre Pointe Health 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
2255 CENTERVILLE ROAD	1/1/2015-12/31/2015	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: 41,035	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 14,572	Inflation
Current Class North Large	Initial CR? False	Medicaid: 14,891	FY Index: 1.37939113
Class at 1/94: North Large	Medicaid Utilization	36.28853%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	93.68721%	Cost: 1.04651568
Open Date: 06/25/1987	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 06/25/1987	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 06/25/1987	Low Occupancy Adjustment Factor:	118.48342%	DC Sem Index: 1.30450000
Med # Active Date: 12/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 260070			PS Target: 1.05562807

Rate Calculations								
Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	731,113	1,209,763	838,620	270,272		3,049,768	
1a	Audit Adjustments							
2	Cost Per Diem	49.0976	81.2412	56.3172	18.1500		204.8060	
3	Cost Per Diem Inflated	51.3814	84.5466	58.9368				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	51.3814	84.5466	58.9368	18.1500		213.0148	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	63.8208		63.1388				
7	Provider Target Rate	67.3710		66.6511				
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	51.3814	84.5466	58.9368	13.6500		208.5148	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	51.3814	84.5466	58.9368	13.6500		208.5148	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Centre Pointe Health and Rehab Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 06/25/1987		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,900,000.00		Total Amount	Per Diem
RS to Start Calcs:	1987/01	Type:	Variable	80% Capital(1):	5,034,579	8.3092
Indexed Asset Value	6,293,224	<60% of Base:	False	20% ROE(2):	1,258,645	0.6453
FRVS Base Asset:	2,524,016	Interest Rate:	2.7500%	Insurance Cost(3):	67,228	1.6383
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	66,357	1.6171
ROE Factor	0.020210	Amortization Rate:	2.7500%	Home Office(3):	16,886	0.4115
		Interest Only:	False	Replacement(3&4):	36,665	0.0000
		Yearly Payment:	327,550	Total FRVS PD:		12.6214

(1) 80% Capital (\$5,034,579) amortized at 2.7500 % for 20 years Principal & Interest of \$327,550 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$8.3092

(2) 20% ROE (\$1,258,645) times the ROE factor (0.020210) divided by annual available days (43800) 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:	28,682
Comparison Date: 07/01/1986	Current RS PBS:	54,155
Comparison Bed 88	Effective PBS Limitation	2,524,016

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	51.3814	51.3814	2.3311	49.0503
Direct Care	84.5466	84.5466	3.8358	80.7108
Indirect Care	58.9368	58.9368	2.6739	56.2629
Property	13.6500	12.6214	0.5726	12.0488
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				11.7290
Supplemental Rate				8.1814
Totals	208.5148	207.4862	9.4134	217.9832

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	3,046,900	0.00	1.0091	1.0091		88	48.00	2,524,016	2,524,016	1
1987/07		0.10	0.9007	0.9007		88	48.00	2,526,001	2,589,224	
1988/01	941,536	0.10	0.9007	0.9007		120	68.62	3,469,813	3,559,440	
1988/07		0.20	0.5899	0.5899		120	68.62	3,473,907	3,557,520	
1989/01		0.20	0.5899	0.5899		120	68.62	3,478,006	3,578,520	
1989/07		0.30	0.5899	0.5899		120	68.62	3,484,162	3,602,760	
1990/01		0.30	0.5899	0.5899		120	68.62	3,490,329	3,620,880	
1990/07		0.40	0.5899	0.5899		120	68.62	3,498,566	3,642,240	
1991/01		0.40	0.5899	0.5899		120	67.84	3,498,566	3,663,600	5
1991/07		0.50	1.4932	1.4932		120	67.84	3,506,823	3,718,320	5
1992/01		0.50	2.0117	2.0117		120	68.27	3,568,543	3,793,080	
1992/07		0.60	1.8152	1.8152		120	63.68	3,607,408	3,861,960	
1993/01		0.60	1.7710	1.7710		120	63.68	3,645,740	3,930,360	
1993/07	30,721	0.70	1.5329	1.5329		120	59.95	3,715,580	3,990,600	
1994/01		0.70	1.6983	1.6983		120	59.95	3,759,751	4,058,400	
1994/07		0.80	1.5991	1.5991		120	65.38	3,807,849	4,123,320	
1995/01		0.80	1.5812	1.5812		120	65.38	3,856,018	4,188,480	
1995/07		0.90	1.5250	1.5250		120	65.85	3,908,942	4,252,320	
1996/01		0.90	1.7228	1.7228		120	65.85	3,969,550	4,325,640	
1996/07		1.00	1.3294	1.3294		120	65.50	4,022,321	4,383,120	
1997/01		1.00	1.4109	1.4109		120	65.50	4,079,072	4,444,920	
1997/07		1.00	1.0917	1.0917		120	65.50	4,123,603	4,493,400	
1998/01		1.00	1.1663	1.1663		120	65.50	4,171,697	4,545,840	
1998/07		1.00	1.0794	1.0794		120	65.50	4,216,726	4,594,920	
1999/01		1.00	1.4499	1.4499		120	65.50	4,277,864	4,661,520	
1999/07		1.00	1.2299	1.2299		120	64.02	4,330,477	4,718,880	
2000/01		1.00	1.3356	1.3356		120	64.02	4,330,477	4,781,880	5
2000/07		1.00	1.1129	1.1129		120	67.65	4,437,153	4,835,040	
2001/01		1.00	1.2976	1.2976		120	67.05	4,494,729	4,897,800	
2001/07		1.00	0.9615	0.9615		120	67.05	4,537,946	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	22,015	1.00	1.0301	1.0301		120	64.50	4,606,706	4,995,720	
2002/07		1.00	0.8337	0.8337		120	64.50	4,645,112	5,037,360	
2003/01		1.00	1.3271	1.3271		120	65.86	4,706,757	5,104,200	
2003/07	15,550	1.00	1.1664	1.1664		120	62.92	4,777,207	5,163,720	
2004/01	31,799	1.00	1.1103	1.1103		120	62.92	4,862,047	5,221,080	
2004/07	27,022	1.00	0.8378	0.8378		120	62.92	4,929,803	5,264,880	
2005/01		1.00	0.8595	0.8595		120	62.92	4,972,175	5,310,120	
2005/07		1.00	0.7364	0.7364		120	62.92	5,008,790	5,349,240	
2006/01		1.00	0.9068	0.9068		120	62.92	5,008,790	5,397,720	5
2006/07		1.00	0.8133	0.8133		120	62.92	5,095,316	5,441,640	
2007/01	31,750	1.00	1.0133	1.0133		120	56.18	5,178,697	5,496,720	
2007/07	122,592	0.95	1.1050	1.1050		120	43.74	5,301,289	5,557,440	5
2008/01		0.95	0.8556	0.8556		120	43.74	5,379,072	5,604,960	
2008/07		0.90	0.6104	0.6104		120	43.74	5,402,574	5,639,160	
2009/01		0.90	1.3268	1.3268		120	41.51	5,451,263	5,714,040	
2009/07		0.85	0.6841	0.6841		120	41.51	5,475,187	5,753,160	
2010/01	43,471	0.85	0.8643	0.8643		120	47.19	5,553,172	5,802,840	
2010/07	235,001	0.80	0.7107	0.7107		120	40.66	5,811,516	5,844,120	
2011/01		0.80	0.9198	0.9198		120	40.66	5,843,128	5,897,880	
2011/07		0.75	0.9028	0.9028		120	40.66	5,872,376	5,951,160	
2012/01	71,225	0.75	0.3865	0.3865		120	40.76	5,956,217	5,974,200	
2012/07	118,418	0.70	0.9417	0.9417		120	41.93	6,030,480	6,030,480	8
2013/01		0.70	0.4901	0.4901		120	41.93	6,046,254	6,060,000	
2013/07		0.65	0.6196	0.6196		120	42.40	6,065,024	6,097,560	
2014/01		0.65	0.8564	0.8564		120	42.40	6,091,053	6,149,760	
2014/07		0.60	1.2383	1.2383		120	42.40	6,125,942	6,225,960	
2015/01	33,755	0.60	0.7571	0.7571		120	42.42	6,181,162	6,273,120	
2015/09		0.55	1.5736	1.5736		120	42.42	6,222,424	6,371,880	
2016/09	29,969	0.50	1.9890	1.9890		120	36.29	6,293,224	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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Spring Lake 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
1540 6TH ST NW	1/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
WINTER HAVEN, FL 33881	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: 41,748	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 26,658	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 11,174	FY Index: 1.34193004
Class at 1/94: South Large	Medicaid Utilization	26.76535%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	95.31507%	Cost: 1.07573004
Open Date: 04/04/1991	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 05/17/1991	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 05/17/1991	Low Occupancy Adjustment Factor:	120.54213%	DC Sem Index: 1.30450000
Med # Active Date: 12/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 260088			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	587,555	1,061,256	807,639	418,131		2,874,581	
1a	Audit Adjustments							
2	Cost Per Diem	52.5823	94.9755	72.2784	37.4200		257.2562	
3	Cost Per Diem Inflated	56.5644	100.8100	77.7520				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	56.5644	100.8100	77.7520	37.4200		272.5464	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	62.6639		60.6741				
7	Provider Target Rate	66.1498		64.0493				
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	56.5644	100.8100	64.0493	13.6500		235.0737	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	56.5644	100.8100	64.0493	13.6500		235.0737	
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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Spring Lake 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:	05/17/1991	Amount:	5,599,947.00		Total Amount	Per Diem
RS to Start Calcs:	1991/01	Type:	Variable	80% Capital(1):	4,673,065	9.5857
Indexed Asset Value	5,841,331	<60% of Base:	False	20% ROE(2):	1,168,266	0.6730
FRVS Base Asset:	3,642,240	Interest Rate:	6.2500%	Insurance Cost(3):	127,068	3.0437
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	133,020	3.1863
ROE Factor	0.022710	Amortization Rate:	5.2500%	Home Office(3):	23,441	0.5615
		Interest Only:	False	Replacement(3&4):	133,923	0.0000
		Yearly Payment:	377,870	Total FRVS PD:		17.0502

(1) 80% Capital (\$4,673,065) amortized at 5.2500 % for 20 years Principal & Interest of \$377,870 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.5857

(2) 20% ROE (\$1,168,266) times the ROE factor (0.022710) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6730

(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:	07/01/1990	Current RS PBS:	54,155
Comparison Bed	120	Effective PBS Limitation	3,642,240

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	56.5644	56.5644	2.5663	53.9981
Direct Care	100.8100	100.8100	4.5737	96.2363
Indirect Care	64.0493	64.0493	2.9059	61.1434
Property	13.6500	17.0502	0.7736	16.2766
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				8.5762
Supplemental Rate				8.1814
Totals	235.0737	238.4739	10.8195	244.4120

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	5,749,294	0.00	0.5899	0.5899		120	58.73	3,642,240	3,642,240	1
1991/07		0.10	1.4932	1.4932		120	58.73	3,647,678	3,718,320	
1992/01		0.10	2.0117	2.0117		120	58.73	3,655,017	3,793,080	
1992/07		0.20	1.8152	1.8152		120	58.73	3,668,285	3,861,960	
1993/01		0.20	1.7710	1.7710		120	58.73	3,681,278	3,930,360	
1993/07		0.30	1.5329	1.5329		120	58.73	3,698,208	3,990,600	
1994/01		0.30	1.6983	1.6983		120	58.73	3,717,050	4,058,400	
1994/07	47,812	0.40	1.5991	1.5991		120	57.52	3,788,636	4,123,320	
1995/01		0.40	1.5812	1.5812		120	57.52	3,812,599	4,188,480	
1995/07	52,901	0.50	1.5250	1.5250		120	61.39	3,894,571	4,252,320	
1996/01		0.50	1.7228	1.7228		120	61.39	3,928,119	4,325,640	
1996/07		0.60	1.3294	1.3294		120	59.96	3,959,450	4,383,120	
1997/01		0.60	1.4109	1.4109		120	59.96	3,992,967	4,444,920	
1997/07		0.70	1.0917	1.0917		120	59.96	4,023,481	4,493,400	
1998/01		0.70	1.1663	1.1663		120	59.96	4,023,481	4,545,840	5
1998/07		0.80	1.0794	1.0794		120	59.96	4,091,355	4,594,920	
1999/01		0.80	1.4499	1.4499		120	59.96	4,138,811	4,661,520	
1999/07		0.90	1.2299	1.2299		120	61.90	4,184,623	4,718,880	
2000/01		0.90	1.3356	1.3356		120	63.55	4,234,922	4,781,880	
2000/07		1.00	1.1129	1.1129		120	63.55	4,282,052	4,835,040	
2001/01		1.00	1.2976	1.2976		120	68.71	4,337,616	4,897,800	
2001/07		1.00	0.9615	0.9615		120	68.71	4,379,322	4,944,840	
2002/01		1.00	1.0301	1.0301		120	65.35	4,424,433	4,995,720	
2002/07		1.00	0.8337	0.8337		120	65.35	4,461,319	5,037,360	
2003/01		1.00	1.3271	1.3271		120	64.68	4,520,525	5,104,200	
2003/07		1.00	1.1664	1.1664		120	62.87	4,573,252	5,163,720	
2004/01		1.00	1.1103	1.1103		120	62.87	4,624,029	5,221,080	
2004/07		1.00	0.8378	0.8378		120	62.87	4,662,769	5,264,880	
2005/01		1.00	0.8595	0.8595		120	62.87	4,702,845	5,310,120	
2005/07		1.00	0.7364	0.7364		120	62.87	4,737,477	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		1.00	0.9068	0.9068		120	62.87	4,780,436	5,397,720	
2006/07		1.00	0.8133	0.8133		120	62.87	4,819,315	5,441,640	
2007/01		1.00	1.0133	1.0133		120	59.15	4,868,149	5,496,720	
2007/07		1.00	1.1050	1.1050		120	59.99	4,921,942	5,557,440	
2008/01		1.00	0.8556	0.8556		120	59.99	4,964,054	5,604,960	
2008/07		1.00	0.6104	0.6104		120	59.99	4,994,355	5,639,160	
2009/01		1.00	1.3268	1.3268		120	54.71	5,060,271	5,714,040	
2009/07	19,251	1.00	0.6841	0.6841		120	44.14	5,107,304	5,753,160	
2010/01		1.00	0.8643	0.8643		120	44.14	5,142,730	5,802,840	
2010/07	138,824	1.00	0.7107	0.7107		120	43.02	5,310,142	5,844,120	
2011/01		1.00	0.9198	0.9198		120	43.02	5,348,346	5,897,880	
2011/07		0.95	0.9028	0.9028		120	43.02	5,384,227	5,951,160	
2012/01	81,464	0.95	0.3865	0.3865		120	43.47	5,481,317	5,974,200	
2012/07		0.90	0.9417	0.9417		120	40.67	5,515,668	6,030,480	
2013/01		0.90	0.4901	0.4901		120	40.67	5,533,659	6,060,000	
2013/07		0.85	0.6196	0.6196		120	40.67	5,555,211	6,097,560	
2014/01	41,045	0.85	0.8564	0.8564		120	37.40	5,623,753	6,149,760	
2014/07	98,911	0.80	1.2383	1.2383		120	28.07	5,751,096	6,225,960	
2015/01		0.80	0.7571	0.7571		120	28.07	5,768,874	6,273,120	
2015/09		0.75	1.5736	1.5736		120	26.77	5,802,012	6,371,880	
2016/09		0.70	1.9890	1.9890		120	26.77	5,841,331	6,498,600	

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: 264571123120140101201403312015160744



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

0265381-00 - 2016/09

243.21

Life Care Center of Estero

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
3850 WILLIAMS ROAD	7/1/2013-6/30/2014	Number of Beds: 155	Superior: 0
ESTERO, FL 33928	Days in CR 365	Maximum: 56,575	Standard: 366
County: Lee [36]	First Used : 2015/01	Max Annualized: 56,575	Conditional: 0
Region: South Area: 8	Last Used: 2016/09	Total Patient: 48,040	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 16,276	Inflation
Current Class South Large	Initial CR? False	Medicaid: 24,646	FY Index: 1.32215372
Class at 1/94: South Large	Medicaid Utilization	51.30308%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	84.91383%	Cost: 1.09182044
Open Date: 09/23/2003	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 09/23/2003	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22300000
Entered Medicaid 10/23/2003	Low Occupancy Adjustment Factor:	107.38799%	DC Sem Index: 1.30450000
Med # Active Date: 10/23/2003	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	1,154,794	2,223,721	1,476,630	703,150		5,558,295	
1a	Audit Adjustments							
2	Cost Per Diem	46.8552	90.2264	59.9136	28.5300		225.5252	
3	Cost Per Diem Inflated	51.1575	96.2390	65.4149				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	51.1575	96.2390	65.4149	28.5300		241.3414	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	60.7579		67.8695				
7	Provider Target Rate	64.1377		71.6449				
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	51.1575	96.2390	65.4149	13.6500		226.4614	
12/13	Medicaid Adjustment Rate		0.1411	0.0959				
14	Prospective Per Diem 11	51.1575	96.3801	65.5108	13.6500		226.6984	
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 Estero

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/23/2003	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	11,100,000.00		Total Amount	Per Diem
RS to Start Calcs:	2003/07	Type:	Variable	80% Capital(1):	6,561,938	9.6177
Indexed Asset Value	8,202,423	<60% of Base:	False	20% ROE(2):	1,640,485	0.7317
FRVS Base Asset:	6,592,925	Interest Rate:	4.3000%	Insurance Cost(3):	38,816	0.8080
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	152,111	3.1663
ROE Factor	0.022710	Amortization Rate:	4.3000%	Home Office(3):	56,373	1.1735
		Interest Only:	False	Replacement(3&4):	137,243	0.0000
		Yearly Payment:	489,708	Total FRVS PD:		15.4972

(1) 80% Capital (\$6,561,938) amortized at 4.3000 % for 20 years Principal & Interest of \$489,708 divided by annual available days (56575) divided by Occup. Adj. (0.90) = \$9.6177

(2) 20% ROE (\$1,640,485) times the ROE factor (0.022710) divided by annual available days (56575) divided by Occup. Adj. (0.90) = \$0.7317

(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:	42,535
Comparison Date: 01/01/2003	Current RS PBS:	54,155
Comparison Bed 155	Effective PBS Limitation	6,592,925

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	51.1575	51.1575	2.3210	48.8365
Direct Care	96.3801	96.3801	4.3727	92.0074
Indirect Care	65.5108	65.5108	2.9722	62.5386
Property	13.6500	15.4972	0.7031	14.7941
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				16.8558
Supplemental Rate				8.1814
Totals	226.6984	228.5456	10.3690	243.2138

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: 6/30/2014

0 265381-00 - 2016/09

243.21

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2003/07	11,852,323	0.00	1.1664	1.1664		155	15.07	6,592,925	6,592,925	1
2004/01	44,017	0.10	1.1103	1.1103		155	15.07	6,636,942	6,743,895	
2004/07		0.10	0.8378	0.8378		155	15.07	6,636,942	6,800,470	
2005/01		0.20	0.8595	0.8595		155	15.07	6,636,942	6,858,905	
2005/07		0.20	0.7364	0.7364		155	15.07	6,636,942	6,909,435	
2006/01		0.30	0.9068	0.9068		155	15.07	6,636,942	6,972,055	
2006/07	47,276	0.30	0.8133	0.8133		155	46.50	6,697,909	7,028,785	
2007/01		0.40	1.0133	1.0133		155	46.50	6,720,860	7,099,930	
2007/07	45,709	0.40	1.1050	1.1050		155	40.82	6,788,616	7,178,360	
2008/01		0.50	0.8556	0.8556		155	40.82	6,810,170	7,239,740	
2008/07	27,885	0.50	0.6104	0.6104		155	43.76	6,854,592	7,283,915	
2009/01		0.60	1.3268	1.3268		155	43.76	6,898,009	7,380,635	
2009/07	201,748	0.60	0.6841	0.6841		155	49.20	7,125,087	7,431,165	
2010/01	34,516	0.70	0.8643	0.8643		155	53.12	7,201,236	7,495,335	
2010/07		0.70	0.7107	0.7107		155	53.12	7,235,838	7,548,655	
2011/01	45,888	0.80	0.9198	0.9198		155	54.69	7,334,667	7,618,095	
2011/07		0.80	0.9028	0.9028		155	54.69	7,387,339	7,686,915	
2012/01	51,947	0.90	0.3865	0.3865		155	52.17	7,463,664	7,716,675	
2012/07		0.90	0.9417	0.9417		155	52.17	7,523,664	7,789,370	
2013/01	59,858	1.00	0.4901	0.4901		155	47.72	7,615,515	7,827,500	
2013/07		1.00	0.6196	0.6196		155	47.72	7,656,455	7,876,015	
2014/01		1.00	0.8564	0.8564		155	47.72	7,713,346	7,943,440	
2014/07	58,186	1.00	1.2383	1.2383		155	49.45	7,857,408	8,041,865	
2015/01	23,642	1.00	0.7571	0.7571		155	51.30	7,936,536	8,102,780	
2015/09		1.00	1.5736	1.5736		155	51.30	8,053,024	8,230,345	
2016/09		1.00	1.9890	1.9890		155	51.30	8,202,423	8,394,025	

Message Code:

1 Per Bed Standard Limitation



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

0265560-00 - 2016/09

198.59

Valencia Hills Health and Rehabilitation 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
1350 SLEEPY HILL RD	1/1/2015-12/31/2015	Number of Beds: 300	Superior: 0
LAKELAND, FL 33810	Days in CR 365	Maximum: 109,500	Standard: 366
County: Polk [53]	First Used : 2016/09	Max Annualized: 109,500	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 89,039	Total: 366
Control: Proprietary : Partnership	Unaudited	Medicare: 11,117	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 60,663	FY Index: 1.37939113
Class at 1/94: South Large	Medicaid Utilization	68.13082%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	81.31416%	Cost: 1.04651568
Open Date: 01/01/1982	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1982	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 01/01/1985	Low Occupancy Adjustment Factor:	102.83559%	DC Sem Index: 1.30450000
Med # Active Date: 09/04/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 269026			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,384,309	5,014,916	3,094,793	1,027,025		11,521,043	
1a	Audit Adjustments							
2	Cost Per Diem	39.3042	82.6684	51.0162	16.9300		189.9188	
3	Cost Per Diem Inflated	41.1325	86.0319	53.3893				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	41.1325	86.0319	53.3893	16.9300		197.4837	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	48.8637		62.5491				
7	Provider Target Rate	51.5819		66.0286				
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	41.1325	86.0319	53.3893	13.6500		194.2037	
12/13	Medicaid Adjustment Rate		1.7548	1.0890				
14	Prospective Per Diem 11	41.1325	87.7867	54.4783	13.6500		197.0475	
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 265560-00 - 2016/09

198.59

Valencia Hills 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:	11/01/1994	Amount:	5,625,000.00		Total Amount	Per Diem
RS to Start Calcs:	1982/01	Type:	Fixed	80% Capital(1):	8,315,290	9.6906
Indexed Asset Value	10,394,112	<60% of Base:	False	20% ROE(2):	2,078,822	0.4263
FRVS Base Asset:	5,789,828	Interest Rate:	9.8800%	Insurance Cost(3):	82,185	0.9230
Occup Adj Factor	0.9000	Chase Rate:	7.7500%	Taxes Cost(3):	65,346	0.7339
ROE Factor	0.020210	Amortization Rate:	9.8800%	Home Office(3):	36,766	0.4129
		Interest Only:	False	Replacement(3&4):	86,330	0.0000
		Yearly Payment:	955,012	Total FRVS PD:		12.1867

(1) 80% Capital (\$8,315,290) amortized at 9.8800 % for 20 years Principal & Interest of \$955,012 divided by annual available days (109500) divided by Occup. Adj. (0.90) = \$9.6906

(2) 20% ROE (\$2,078,822) times the ROE factor (0.020210) divided by annual available days (109500) divided by Occup. Adj. (0.90) = \$0.4263

(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 300	Effective PBS Limitation	8,550,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	41.1325	41.1325	1.8662	39.2663
Direct Care	87.7867	87.7867	3.9828	83.8039
Indirect Care	54.4783	54.4783	2.4717	52.0066
Property	13.6500	12.1867	0.5529	11.6338
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				3.7019
Supplemental Rate				8.1814
Totals	197.0475	195.5842	8.8736	198.5939

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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198.59

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	5,558,444	0.00	2.6760	2.6760		300		5,558,444	7,438,800	
1982/07		0.10	2.2977	2.2977		300		5,558,444	7,609,500	
1983/04		0.10	2.6288	2.6288		300		5,558,444	7,809,600	
1983/07	129,039	0.20	3.9578	3.0000	0.9578	300		5,687,483	8,118,600	
1984/01	62,888	0.20	2.2530	2.2530		300		5,750,371	8,223,900	
1984/07		0.30	1.9179	1.9179		300		5,750,371	8,381,700	
1985/01		0.30	1.1471	1.1471		300	85.27	5,770,158	8,477,700	
1985/10		0.40	0.8522	0.8522		300	85.27	5,789,828	8,550,000	
1986/01		0.40	0.8299	0.8299		300	85.27	5,809,050	8,621,100	
1986/07		0.50	0.2974	0.2974		300	85.27	5,817,688	8,604,600	
1987/01		0.50	1.0091	1.0091		300	85.00	5,847,044	8,758,500	
1987/07		0.60	0.9007	0.9007		300	86.82	5,878,641	8,826,900	
1988/01		0.60	0.9007	0.9007		300	86.82	5,910,409	8,898,600	
1988/07		0.70	0.5899	0.5899		300	86.82	5,934,813	8,893,800	
1989/01	111,247	0.70	0.5899	0.5899		300	86.41	6,070,565	8,946,300	
1989/07		0.80	0.5899	0.5899		300	87.16	6,099,212	9,006,900	
1990/01		0.80	0.5899	0.5899		300	87.16	6,127,994	9,052,200	
1990/07		0.90	0.5899	0.5899		300	87.16	6,160,528	9,105,600	
1991/01		0.90	0.5899	0.5899		300	83.67	6,193,234	9,159,000	
1991/07		1.00	1.4932	1.4932		300	83.67	6,285,711	9,295,800	
1992/01		1.00	2.0117	2.0117		300	83.67	6,412,161	9,482,700	
1992/07		1.00	1.8152	1.8152		300	91.94	6,528,555	9,654,900	
1993/01		1.00	1.7710	1.7710		300	91.94	6,644,176	9,825,900	
1993/07		1.00	1.5329	1.5329		300	93.70	6,746,025	9,976,500	
1994/01		1.00	1.6983	1.6983		300	93.70	6,860,593	10,146,000	
1994/07		1.00	1.5991	1.5991		300	93.10	6,970,301	10,308,300	
1995/01		1.00	1.5812	1.5812		300	93.10	7,080,515	10,471,200	
1995/07		1.00	1.5250	1.5250		300	93.10	7,188,493	10,630,800	
1996/01		1.00	1.7228	1.7228		300	92.93	7,312,336	10,814,100	
1996/07		1.00	1.3294	1.3294		300	92.93	7,409,546	10,957,800	



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198.59

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		300	90.50	7,409,546	11,112,300	5
1997/07		1.00	1.0917	1.0917		300	80.87	7,596,118	11,233,500	
1998/01		1.00	1.1663	1.1663		300	80.87	7,596,118	11,364,600	5
1998/07	238,432	1.00	1.0794	1.0794		300	84.76	8,006,093	11,487,300	
1999/01		1.00	1.4499	1.4499		300	84.76	8,122,173	11,653,800	
1999/07		1.00	1.2299	1.2299		300	79.79	8,222,068	11,797,200	
2000/01		1.00	1.3356	1.3356		300	79.79	8,331,882	11,954,700	
2000/07		1.00	1.1129	1.1129		300	79.79	8,424,608	12,087,600	
2001/01		1.00	1.2976	1.2976		300	77.64	8,533,926	12,244,500	
2001/07		1.00	0.9615	0.9615		300	77.64	8,615,980	12,362,100	
2002/01		1.00	1.0301	1.0301		300	77.64	8,704,733	12,489,300	
2002/07		0.95	0.8337	0.8337		300	77.64	8,773,674	12,593,400	
2003/01		0.95	1.3271	1.3271		300	77.64	8,884,284	12,760,500	
2003/07		0.90	1.1664	1.1664		300	76.90	8,977,551	12,909,300	
2004/01		0.90	1.1103	1.1103		300	76.90	9,067,264	13,052,700	
2004/07		0.85	0.8378	0.8378		300	76.90	9,131,832	13,162,200	
2005/01		0.85	0.8595	0.8595		300	76.90	9,198,549	13,275,300	
2005/07		0.80	0.7364	0.7364		300	76.90	9,252,738	13,373,100	
2006/01		0.80	0.9068	0.9068		300	75.80	9,319,857	13,494,300	
2006/07		0.75	0.8133	0.8133		300	75.80	9,376,708	13,604,100	
2007/01	41,020	0.75	1.0133	1.0133		300	77.15	9,488,991	13,741,800	
2007/07		0.70	1.1050	1.1050		300	77.15	9,562,388	13,893,600	
2008/01		0.70	0.8556	0.8556		300	78.53	9,619,657	14,012,400	
2008/07	109,397	0.65	0.6104	0.6104		300	75.81	9,767,225	14,097,900	
2009/01		0.65	1.3268	1.3268		300	75.81	9,851,458	14,285,100	
2009/07		0.60	0.6841	0.6841		300	75.81	9,891,898	14,382,900	
2010/01		0.60	0.8643	0.8643		300	72.83	9,943,197	14,507,100	
2010/07		0.55	0.7107	0.7107		300	70.65	9,982,065	14,610,300	
2011/01		0.55	0.9198	0.9198		300	70.65	10,032,564	14,744,700	
2011/07		0.50	0.9028	0.9028		300	70.65	10,077,851	14,877,900	



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 Rate Semester 9/1/2016 through 8/31/2017 Based on Cost Report: 12/31/2015

0 265560-00 - 2016/09

198.59

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		300	64.52	10,097,331	14,935,500	
2012/07		0.45	0.9417	0.9417		300	64.52	10,140,123	15,076,200	
2013/01		0.45	0.4901	0.4901		300	62.88	10,162,482	15,150,000	
2013/07		0.40	0.6196	0.6196		300	62.88	10,187,665	15,243,900	
2014/01		0.40	0.8564	0.8564		300	61.19	10,222,568	15,374,400	
2014/07		0.35	1.2383	1.2383		300	61.19	10,266,873	15,564,900	
2015/01		0.35	0.7571	0.7571		300	63.88	10,294,080	15,682,800	
2015/09		0.30	1.5736	1.5736		300	67.81	10,342,678	15,929,700	
2016/09		0.25	1.9890	1.9890		300	68.13	10,394,112	16,246,500	

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

0265730-00 - 2016/09

209.74

Hialeah Nursing 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
190 W 28TH STREET	1/1/2014-12/31/2014	Number of Beds: 276	Superior: 0
HIALEAH, FL 33010	Days in CR 365	Maximum: 100,740	Standard: 366
County: Dade [13]	First Used : 2015/09	Max Annualized: 100,740	Conditional: 0
Region: South Area: 11	Last Used: 2016/09	Total Patient: 94,892	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 12,206	Inflation
Current Class South Large	Initial CR? False	Medicaid: 74,473	FY Index: 1.34193004
Class at 1/94: South Large	Medicaid Utilization	78.48185%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.19496%	Cost: 1.07573004
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: 1.22900000
Entered Medicaid 02/01/1984	Low Occupancy Adjustment Factor:	119.12556%	DC Sem Index: 1.30450000
Med # Active Date: 09/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 207713			PS Target: 1.05562807

Rate Calculations								
Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,752,707	6,278,454	3,804,551	605,465		13,441,177	
1a	Audit Adjustments							
2	Cost Per Diem	36.9625	84.3051	51.0863	8.1300		180.4839	
3	Cost Per Diem Inflated	39.7617	89.4841	54.9551				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	39.7617	89.4841	54.9551	8.1300		192.3309	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	51.4058		63.1225				
7	Provider Target Rate	54.2654		66.6339				
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	39.7617	89.4841	54.9551	8.1300		192.3309	
12/13	Medicaid Adjustment Rate		2.8673	1.7609				
14	Prospective Per Diem 11	39.7617	92.3514	56.7160	8.1300		196.9591	
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 265730-00 - 2016/09

209.74

Hialeah Nursing and Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 07/01/1991		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	6,132,355.00		Total Amount	Per Diem
RS to Start Calcs:	1984/01	Type:	Fixed	80% Capital(1):	9,537,663	15.4196
Indexed Asset Value	11,922,079	<60% of Base:	False	20% ROE(2):	2,384,416	0.5972
FRVS Base Asset:	6,410,022	Interest Rate:	13.6960%	Insurance Cost(3):	159,230	1.6780
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	54,610	0.5755
ROE Factor	0.022710	Amortization Rate:	13.6960%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	54,488	0.0000
		Yearly Payment:	1,398,035	Total FRVS PD:		18.2703

(1) 80% Capital (\$9,537,663) amortized at 13.6960 % for 20 years Principal & Interest of \$1,398,035 divided by annual available days (100740) divided by Occup. Adj. (0.90) = \$15.4196

(2) 20% ROE (\$2,384,416) times the ROE factor (0.022710) divided by annual available days (100740) divided by Occup. Adj. (0.90) = \$0.5972

(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	276	Effective PBS Limitation	54,155
			7,866,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	39.7617	39.7617	1.8040	37.9577
Direct Care	92.3514	92.3514	4.1899	88.1615
Indirect Care	56.7160	56.7160	2.5732	54.1428
Property	8.1300	18.2703	0.8289	17.4414
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				3.8559
Supplemental Rate				8.1814
Totals	196.9591	207.0994	9.3960	209.7407

Medicaid Trend Adjustment



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0 265730-00 - 2016/09

209.74

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1984/01	6,379,551	0.00	1.2952	1.2952		276	96.26	6,379,551	7,565,988	
1984/07		0.10	1.9179	1.9179		276	96.26	6,391,787	7,711,164	
1985/01		0.10	1.1471	1.1471		276	96.26	6,399,118	7,799,484	
1985/10		0.20	0.8522	0.8522		276	96.26	6,410,022	7,866,000	
1986/01		0.20	0.8299	0.8299		276	96.26	6,420,663	7,931,412	
1986/07		0.30	0.2974	0.2974		276	96.26	6,426,390	7,916,232	
1987/01		0.30	1.0091	1.0091		276	96.26	6,445,843	8,057,820	
1987/07		0.40	0.9007	0.9007		276	96.81	6,469,067	8,120,748	
1988/01		0.40	0.9007	0.9007		276	96.81	6,492,375	8,186,712	
1988/07	37,140	0.50	0.5899	0.5899		276	97.86	6,548,668	8,182,296	
1989/01	28,159	0.50	0.5899	0.5899		276	99.04	6,596,146	8,230,596	
1989/07		0.60	0.5899	0.5899		276	99.04	6,619,490	8,286,348	
1990/01		0.60	0.5899	0.5899		276	96.91	6,642,916	8,328,024	
1990/07		0.70	0.5899	0.5899		276	96.91	6,670,345	8,377,152	
1991/01		0.70	0.5899	0.5899		276	93.20	6,697,887	8,426,280	
1991/07		0.80	1.4932	1.4932		276	93.20	6,777,900	8,552,136	
1992/01		0.80	2.0117	2.0117		276	93.20	6,886,984	8,724,084	
1992/07		0.90	1.8152	1.8152		276	97.36	6,999,497	8,882,508	
1993/01		0.90	1.7710	1.7710		276	99.68	7,111,062	9,039,828	
1993/07		1.00	1.5329	1.5329		276	99.68	7,220,067	9,178,380	
1994/01		1.00	1.6983	1.6983		276	99.67	7,342,685	9,334,320	
1994/07		1.00	1.5991	1.5991		276	99.67	7,460,102	9,483,636	
1995/01	43,437	1.00	1.5812	1.5812		276	95.03	7,621,498	9,633,504	
1995/07		1.00	1.5250	1.5250		276	95.03	7,737,726	9,780,336	
1996/01		1.00	1.7228	1.7228		276	93.88	7,871,032	9,948,972	
1996/07		1.00	1.3294	1.3294		276	93.88	7,975,669	10,081,176	
1997/01		1.00	1.4109	1.4109		276	92.39	8,088,198	10,223,316	
1997/07		1.00	1.0917	1.0917		276	92.39	8,176,497	10,334,820	
1998/01		1.00	1.1663	1.1663		276	91.65	8,271,859	10,455,432	
1998/07		1.00	1.0794	1.0794		276	91.65	8,361,145	10,568,316	



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0 265730-00 - 2016/09

209.74

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1999/01		1.00	1.4499	1.4499		276	89.87	8,482,373	10,721,496	
1999/07		1.00	1.2299	1.2299		276	89.87	8,586,698	10,853,424	
2000/01		1.00	1.3356	1.3356		276	89.87	8,701,382	10,998,324	
2000/07		1.00	1.1129	1.1129		276	88.57	8,798,220	11,120,592	
2001/01		1.00	1.2976	1.2976		276	91.08	8,912,386	11,264,940	
2001/07		1.00	0.9615	0.9615		276	91.08	8,998,079	11,373,132	
2002/01		1.00	1.0301	1.0301		276	89.35	9,090,768	11,490,156	
2002/07		1.00	0.8337	0.8337		276	89.35	9,166,558	11,585,928	
2003/01	349,944	1.00	1.3271	1.3271		276	84.30	9,638,151	11,739,660	
2003/07		1.00	1.1664	1.1664		276	81.51	9,750,570	11,876,556	
2004/01		1.00	1.1103	1.1103		276	81.51	9,858,831	12,008,484	
2004/07		0.95	0.8378	0.8378		276	81.51	9,937,297	12,109,224	
2005/01		0.95	0.8595	0.8595		276	81.51	9,937,297	12,213,276	5
2005/07		0.90	0.7364	0.7364		276	79.68	10,084,837	12,303,252	
2006/01		0.90	0.9068	0.9068		276	79.68	10,167,139	12,414,756	
2006/07		0.85	0.8133	0.8133		276	79.68	10,237,424	12,515,772	
2007/01	296,170	0.85	1.0133	1.0133		276	80.67	10,621,769	12,642,456	
2007/07		0.80	1.1050	1.1050		276	80.67	10,715,665	12,782,112	
2008/01	103,553	0.80	0.8556	0.8556		276	72.54	10,892,567	12,891,408	
2008/07		0.75	0.6104	0.6104		276	76.68	10,942,433	12,970,068	
2009/01		0.75	1.3268	1.3268		276	76.68	11,051,321	13,142,292	
2009/07		0.70	0.6841	0.6841		276	76.68	11,104,246	13,232,268	
2010/01		0.70	0.8643	0.8643		276	75.67	11,171,427	13,346,532	
2010/07		0.65	0.7107	0.7107		276	75.67	11,223,039	13,441,476	
2011/01	62,248	0.65	0.9198	0.9198		276	74.64	11,352,390	13,565,124	
2011/07		0.60	0.9028	0.9028		276	72.18	11,413,886	13,687,668	
2012/01		0.60	0.3865	0.3865		276	72.18	11,440,355	13,740,660	
2012/07		0.55	0.9417	0.9417		276	72.18	11,499,605	13,870,104	
2013/01	44,490	0.55	0.4901	0.4901		276	76.45	11,575,098	13,938,000	
2013/07		0.50	0.6196	0.6196		276	76.45	11,610,958	14,024,388	



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209.74

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2014/01		0.50	0.8564	0.8564		276	75.20	11,660,676	14,144,448	
2014/07		0.45	1.2383	1.2383		276	79.49	11,725,649	14,319,708	
2015/01		0.45	0.7571	0.7571		276	79.49	11,765,598	14,428,176	
2015/09		0.40	1.5736	1.5736		276	78.48	11,839,651	14,655,324	
2016/09		0.35	1.9890	1.9890		276	78.48	11,922,079	14,946,780	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

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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

0266108-00 - 2016/09

237.79

Life Care Center of Ocala

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
2800 SW 41ST ST	2/1/2015-1/31/2016	Number of Beds: 120	Superior: 0
OCALA, FL 34474	Days in CR 365	Maximum: 43,800	Standard: 366
County: Marion [42]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 39,160	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 19,578	Inflation
Current Class North Large	Initial CR? False	Medicaid: 14,448	FY Index: 1.38133246
Class at 1/94: North Large	Medicaid Utilization	36.89479%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	89.40639%	Cost: 1.04504491
Open Date: 10/01/1998	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 10/01/1998	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25516446
Entered Medicaid 10/01/1998	Low Occupancy Adjustment Factor:	113.06959%	DC Sem Index: 1.30450000
Med # Active Date: 02/01/2004	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03930604
Previous Med # 253154			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	690,882	1,311,898	991,721	268,877		3,263,378	
1a	Audit Adjustments							
2	Cost Per Diem	47.8185	90.8014	68.6407	18.6100		225.8706	
3	Cost Per Diem Inflated	49.9725	94.3704	71.7326				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	49.9725	94.3704	71.7326	18.6100		234.6855	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	57.5959		65.6422				
7	Provider Target Rate	60.7998		69.2937				
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	49.9725	94.3704	66.1467	13.6500		224.1396	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	49.9725	94.3704	66.1467	13.6500		224.1396	
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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237.79

Life Care Center of Ocala

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 10/01/1998		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	7,929,850.00		Total Amount	Per Diem
RS to Start Calcs:	1998/07	Type:	Fixed	80% Capital(1):	4,839,244	12.7842
Indexed Asset Value	6,049,055	<60% of Base:	False	20% ROE(2):	1,209,811	0.6233
FRVS Base Asset:	4,545,840	Interest Rate:	8.5000%	Insurance Cost(3):	35,367	0.9031
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	79,976	2.0423
ROE Factor	0.020310	Amortization Rate:	8.5000%	Home Office(3):	63,923	1.6324
		Interest Only:	False	Replacement(3&4):	45,958	0.0000
		Yearly Payment:	503,953	Total FRVS PD:		17.9853

(1) 80% Capital (\$4,839,244) amortized at 8.5000 % for 20 years Principal & Interest of \$503,953 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$12.7842

(2) 20% ROE (\$1,209,811) times the ROE factor (0.020310) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6233

(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:	37,882
Comparison Date: 01/01/1998	Current RS PBS:	54,155
Comparison Bed 120	Effective PBS Limitation	4,545,840

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	49.9725	49.9725	2.2672	47.7053
Direct Care	94.3704	94.3704	4.2815	90.0889
Indirect Care	66.1467	66.1467	3.0010	63.1457
Property	13.6500	17.9853	0.8160	17.1693
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				11.4996
Supplemental Rate				8.1814
Totals	224.1396	228.4749	10.3657	237.7902

Medicaid Trend Adjustment



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0 266108-00 - 2016/09

237.79

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/07	8,853,006	0.00	1.0794	1.0794		120	28.32	4,545,840	4,545,840	1
1999/01		0.10	1.4499	1.4499		120	28.32	4,549,234	4,661,520	
1999/07		0.10	1.2299	1.2299		120	28.32	4,552,115	4,718,880	
2000/01		0.20	1.3356	1.3356		120	28.32	4,558,376	4,781,880	
2000/07		0.20	1.1129	1.1129		120	28.32	4,563,601	4,835,040	
2001/01		0.30	1.2976	1.2976		120	28.32	4,572,749	4,897,800	
2001/07		0.30	0.9615	0.9615		120	28.32	4,579,542	4,944,840	
2002/01	33,962	0.40	1.0301	1.0301		120	45.66	4,629,168	4,995,720	
2002/07	44,624	0.40	0.8337	0.8337		120	36.23	4,673,792	5,037,360	5
2003/01		0.50	1.3271	1.3271		120	36.23	4,704,437	5,104,200	
2003/07	43,003	0.50	1.1664	1.1664		120	33.00	4,763,902	5,163,720	
2004/01		0.60	1.1103	1.1103		120	33.00	4,782,944	5,221,080	
2004/07		0.60	0.8378	0.8378		120	37.79	4,799,464	5,264,880	
2005/01		0.70	0.8595	0.8595		120	37.79	4,819,306	5,310,120	
2005/07	50,716	0.70	0.7364	0.7364		120	32.23	4,884,580	5,349,240	
2006/01		0.80	0.9068	0.9068		120	32.23	4,905,344	5,397,720	
2006/07	18,967	0.80	0.8133	0.8133		120	26.89	4,939,914	5,441,640	
2007/01		0.90	1.0133	1.0133		120	26.89	4,961,940	5,496,720	
2007/07		0.90	1.1050	1.1050		120	23.79	4,961,940	5,557,440	
2008/01		1.00	0.8556	0.8556		120	23.79	4,961,940	5,604,960	
2008/07		1.00	0.6104	0.6104		120	23.79	4,961,940	5,639,160	
2009/01		1.00	1.3268	1.3268		120	26.51	4,993,672	5,714,040	
2009/07	169,956	1.00	0.6841	0.6841		120	27.32	5,180,597	5,753,160	
2010/01		1.00	0.8643	0.8643		120	27.32	5,202,838	5,802,840	
2010/07	401,061	1.00	0.7107	0.7107		120	29.05	5,623,429	5,844,120	
2011/01		1.00	0.9198	0.9198		120	29.05	5,650,749	5,897,880	
2011/07		1.00	0.9028	0.9028		120	33.85	5,682,146	5,951,160	
2012/01		1.00	0.3865	0.3865		120	33.85	5,695,662	5,974,200	
2012/07		1.00	0.9417	0.9417		120	33.85	5,728,673	6,030,480	
2013/01		1.00	0.4901	0.4901		120	28.56	5,743,252	6,060,000	



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237.79

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/07		1.00	0.6196	0.6196		120	28.56	5,761,730	6,097,560	
2014/01	18,875	1.00	0.8564	0.8564		120	27.13	5,804,945	6,149,760	
2014/07	40,281	1.00	1.2383	1.2383		120	32.60	5,887,833	6,225,960	
2015/01		1.00	0.7571	0.7571		120	32.60	5,914,255	6,273,120	
2015/09		1.00	1.5736	1.5736		120	32.60	5,969,418	6,371,880	
2016/09		1.00	1.9890	1.9890		120	36.89	6,049,055	6,498,600	

Message Code:

- | |
|---|
| 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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ID: 266108013120160201201504202016171920



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
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246.08

Oasis 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 12TH AVENUE SOUTH	1/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
LAKE WORTH, FL 33460	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: 39,427	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 3,614	Inflation
Current Class South Large	Initial CR? False	Medicaid: 30,917	FY Index: 1.34193004
Class at 1/94: South Large	Medicaid Utilization	78.41581%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	90.01598%	Cost: 1.07573004
Open Date: 06/01/1986	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 06/01/1986	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 06/01/1986	Low Occupancy Adjustment Factor:	113.84053%	DC Sem Index: 1.30450000
Med # Active Date: 09/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 209279			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,170,774	2,357,996	1,854,867	417,070		6,800,707	
1a	Audit Adjustments							
2	Cost Per Diem	70.2130	76.2686	59.9951	13.4900		219.9667	
3	Cost Per Diem Inflated	75.5302	80.9539	64.5385				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	75.5302	80.9539	64.5385	13.4900		234.5126	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	69.3228		61.8307				
7	Provider Target Rate	73.1791		65.2702				
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	80.9539	64.5385	13.4900		217.7726	
12/13	Medicaid Adjustment Rate		2.5879	2.0632				
14	Prospective Per Diem 11	58.7902	83.5418	66.6017	13.4900		222.4237	
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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Oasis Health and Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 10/01/2002		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,500,000.00		Total Amount	Per Diem
RS to Start Calcs:	1986/01	Type:	Variable	80% Capital(1):	4,499,958	11.4580
Indexed Asset Value	5,624,947	<60% of Base:	False	20% ROE(2):	1,124,989	0.6481
FRVS Base Asset:	3,092,950	Interest Rate:	8.0000%	Insurance Cost(3):	84,070	2.1323
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	99,921	2.5343
ROE Factor	0.022710	Amortization Rate:	8.0000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	85,395	0.0000
		Yearly Payment:	451,673	Total FRVS PD:		16.7727

(1) 80% Capital (\$4,499,958) amortized at 8.0000 % for 20 years Principal & Interest of \$451,673 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$11.4580

(2) 20% ROE (\$1,124,989) times the ROE factor (0.022710) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6481

(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:	01/01/1986	Current RS PBS:	28,737
Comparison Bed	120	Effective PBS Limitation	54,155
			3,448,440

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.7902	58.7902	2.6673	56.1229
Direct Care	83.5418	83.5418	3.7902	79.7516
Indirect Care	66.6017	66.6017	3.0217	63.5800
Property	13.4900	16.7727	0.7610	16.0117
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.4311
Supplemental Rate				8.1814
Totals	222.4237	225.7064	10.2402	246.0787

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	3,092,950	0.00	0.8299	0.8299		120	79.47	3,092,950	3,448,440	
1986/07		0.10	0.2974	0.2974		120	79.47	3,093,869	3,441,840	
1987/01		0.10	1.0091	1.0091		120	96.60	3,096,991	3,503,400	
1987/07		0.20	0.9007	0.9007		120	88.49	3,102,569	3,530,760	
1988/01		0.20	0.9007	0.9007		120	88.49	3,108,157	3,559,440	
1988/07		0.30	0.5899	0.5899		120	88.49	3,113,658	3,557,520	
1989/01		0.30	0.5899	0.5899		120	88.49	3,119,169	3,578,520	
1989/07		0.40	0.5899	0.5899		120	85.68	3,126,530	3,602,760	
1990/01		0.40	0.5899	0.5899		120	85.68	3,133,909	3,620,880	
1990/07		0.50	0.5899	0.5899		120	82.55	3,143,154	3,642,240	
1991/01		0.50	0.5899	0.5899		120	82.55	3,152,426	3,663,600	
1991/07	183,303	0.60	1.4932	1.4932		120	75.47	3,363,972	3,718,320	
1992/01		0.60	2.0117	2.0117		120	75.47	3,404,575	3,793,080	
1992/07		0.70	1.8152	1.8152		120	71.23	3,447,834	3,861,960	
1993/01		0.70	1.7710	1.7710		120	71.23	3,490,577	3,930,360	
1993/07		0.80	1.5329	1.5329		120	79.43	3,533,382	3,990,600	
1994/01		0.80	1.6983	1.6983		120	79.43	3,581,387	4,058,400	
1994/07	31,365	0.90	1.5991	1.5991		120	85.85	3,664,295	4,123,320	
1995/01		0.90	1.5812	1.5812		120	85.85	3,716,442	4,188,480	
1995/07		1.00	1.5250	1.5250		120	81.56	3,716,442	4,252,320	5
1996/01		1.00	1.7228	1.7228		120	81.56	3,838,121	4,325,640	
1996/07		1.00	1.3294	1.3294		120	80.67	3,889,145	4,383,120	
1997/01		1.00	1.4109	1.4109		120	80.67	3,944,017	4,444,920	
1997/07		1.00	1.0917	1.0917		120	69.21	3,987,074	4,493,400	
1998/01		1.00	1.1663	1.1663		120	69.21	4,033,575	4,545,840	
1998/07		1.00	1.0794	1.0794		120	64.61	4,077,113	4,594,920	
1999/01		1.00	1.4499	1.4499		120	64.61	4,077,113	4,661,520	5
1999/07		1.00	1.2299	1.2299		120	67.38	4,187,098	4,718,880	
2000/01		1.00	1.3356	1.3356		120	67.38	4,243,021	4,781,880	
2000/07		1.00	1.1129	1.1129		120	60.37	4,290,242	4,835,040	



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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		1.00	1.2976	1.2976		120	60.37	4,345,912	4,897,800	
2001/07		1.00	0.9615	0.9615		120	61.05	4,387,698	4,944,840	
2002/01		1.00	1.0301	1.0301		120	58.44	4,432,896	4,995,720	
2002/07		1.00	0.8337	0.8337		120	58.44	4,469,853	5,037,360	
2003/01		1.00	1.3271	1.3271		120	66.43	4,469,853	5,104,200	5
2003/07		1.00	1.1664	1.1664		120	63.37	4,582,000	5,163,720	
2004/01		1.00	1.1103	1.1103		120	63.37	4,632,874	5,221,080	
2004/07		1.00	0.8378	0.8378		120	63.37	4,671,688	5,264,880	
2005/01		1.00	0.8595	0.8595		120	63.37	4,711,841	5,310,120	
2005/07		1.00	0.7364	0.7364		120	63.37	4,746,539	5,349,240	
2006/01		1.00	0.9068	0.9068		120	59.78	4,789,581	5,397,720	
2006/07		0.95	0.8133	0.8133		120	59.78	4,826,585	5,441,640	
2007/01		0.95	1.0133	1.0133		120	57.70	4,873,046	5,496,720	
2007/07		0.90	1.1050	1.1050		120	57.70	4,921,508	5,557,440	
2008/01		0.90	0.8556	0.8556		120	62.83	4,959,404	5,604,960	
2008/07		0.85	0.6104	0.6104		120	58.10	4,985,133	5,639,160	
2009/01		0.85	1.3268	1.3268		120	58.10	5,041,355	5,714,040	
2009/07	18,297	0.80	0.6841	0.6841		120	68.24	5,087,243	5,753,160	
2010/01		0.80	0.8643	0.8643		120	68.24	5,122,416	5,802,840	
2010/07	89,901	0.75	0.7107	0.7107		120	73.82	5,239,619	5,844,120	
2011/01		0.75	0.9198	0.9198		120	73.82	5,275,767	5,897,880	
2011/07		0.70	0.9028	0.9028		120	73.82	5,309,110	5,951,160	
2012/01		0.70	0.3865	0.3865		120	79.20	5,323,476	5,974,200	
2012/07		0.65	0.9417	0.9417		120	79.20	5,356,061	6,030,480	
2013/01	22,710	0.65	0.4901	0.4901		120	81.74	5,395,835	6,060,000	
2013/07		0.60	0.6196	0.6196		120	81.74	5,415,897	6,097,560	
2014/01		0.60	0.8564	0.8564		120	82.04	5,443,724	6,149,760	
2014/07		0.55	1.2383	1.2383		120	82.04	5,480,801	6,225,960	
2015/01		0.55	0.7571	0.7571		120	82.12	5,503,623	6,273,120	
2015/09		0.50	1.5736	1.5736		120	82.12	5,546,926	6,371,880	



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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
2016/09	28,370	0.45	1.9890	1.9890		120	78.42	5,624,947	6,498,600	

Message Code:

5 Uncorrected Licensure Deficiency

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161.25

Whispering Oaks

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
1514 E CHELSEA ST	1/1/2014-12/31/2014	Number of Beds: 240	Superior: 0
TAMPA, FL 33610	Days in CR 365	Maximum: 87,600	Standard: 366
County: Hillsborough [29]	First Used : 2016/09	Max Annualized: 87,600	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 83,186	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 6,395	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 70,645	FY Index: 1.34193004
Class at 1/94: North Large	Medicaid Utilization	84.92415%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.96119%	Cost: 1.07573004
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: 1.22900000
Entered Medicaid 06/01/1982	Low Occupancy Adjustment Factor:	120.09458%	DC Sem Index: 1.30450000
Med # Active Date: 05/07/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 211125			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,966,736	4,910,077	2,557,982	842,088		10,276,883	
1a	Audit Adjustments							
2	Cost Per Diem	27.8397	69.5035	36.2090	11.9200		145.4722	
3	Cost Per Diem Inflated	29.9480	73.7732	38.9511				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	29.9480	73.7732	38.9511	11.9200		154.5923	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	49.1564		59.1350				
7	Provider Target Rate	51.8909		62.4246				
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	29.9480	73.7732	38.9511	11.9200		154.5923	
12/13	Medicaid Adjustment Rate		2.8985	1.5304				
14	Prospective Per Diem 11	29.9480	76.6717	40.4815	11.9200		159.0212	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Whispering Oaks

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 02/01/1989		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	9,880,000.00		Total Amount	Per Diem
RS to Start Calcs:	1982/01	Type:	Fixed	80% Capital(1):	5,883,796	7.0782
Indexed Asset Value	7,354,745	<60% of Base:	False	20% ROE(2):	1,470,949	0.4237
FRVS Base Asset:	3,774,478	Interest Rate:	7.9632%	Insurance Cost(3):	116,665	1.4025
Occup Adj Factor	0.9000	Chase Rate:	4.2500%	Taxes Cost(3):	1,075	0.0129
ROE Factor	0.022710	Amortization Rate:	7.2500%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	140,819	0.0000
		Yearly Payment:	558,049	Total FRVS PD:		8.9173

(1) 80% Capital (\$5,883,796) amortized at 7.2500 % for 20 years Principal & Interest of \$558,049 divided by annual available days (87600) divided by Occup. Adj. (0.90) = \$7.0782

(2) 20% ROE (\$1,470,949) times the ROE factor (0.022710) divided by annual available days (87600) divided by Occup. Adj. (0.90) = \$0.4237

(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	29.9480	29.9480	1.3587	28.5893
Direct Care	76.6717	76.6717	3.4786	73.1931
Indirect Care	40.4815	40.4815	1.8366	38.6449
Property	11.9200	8.9173	0.4046	8.5127
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				4.1241
Supplemental Rate				8.1814
Totals	159.0212	156.0185	7.0785	161.2455

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	3,670,352	0.00	2.6760	2.6760		240	81.24	3,670,352	5,951,040	
1982/07		0.10	2.2977	2.2977		240	81.24	3,678,786	6,087,600	
1983/04		0.10	2.6288	2.6288		240	84.76	3,688,458	6,247,680	
1983/07		0.20	3.9578	3.0000	0.9578	240	84.76	3,710,589	6,494,880	
1984/01		0.20	2.2530	2.2530		240	82.27	3,727,309	6,579,120	
1984/07		0.30	1.9179	1.9179		240	82.27	3,748,756	6,705,360	
1985/01		0.30	1.1471	1.1471		240	78.47	3,761,655	6,782,160	
1985/10		0.40	0.8522	0.8522		240	78.47	3,774,478	6,840,000	
1986/01		0.40	0.8299	0.8299		240	78.47	3,787,009	6,896,880	
1986/07		0.50	0.2974	0.2974		240	78.47	3,792,640	6,883,680	
1987/01		0.50	1.0091	1.0091		240	82.00	3,811,778	7,006,800	
1987/07		0.60	0.9007	0.9007		240	82.00	3,832,377	7,061,520	
1988/01		0.60	0.9007	0.9007		240	82.90	3,853,087	7,118,880	
1988/07		0.70	0.5899	0.5899		240	82.90	3,868,996	7,115,040	
1989/01		0.70	0.5899	0.5899		240	88.18	3,884,971	7,157,040	
1989/07		0.80	0.5899	0.5899		240	88.18	3,903,304	7,205,520	
1990/01		0.80	0.5899	0.5899		240	88.18	3,921,724	7,241,760	
1990/07		0.90	0.5899	0.5899		240	88.18	3,942,544	7,284,480	
1991/01		0.90	0.5899	0.5899		240	88.18	3,963,475	7,327,200	
1991/07		1.00	1.4932	1.4932		240	88.18	4,022,658	7,436,640	
1992/01		1.00	2.0117	2.0117		240	86.30	4,103,582	7,586,160	
1992/07		1.00	1.8152	1.8152		240	88.86	4,178,070	7,723,920	
1993/01		1.00	1.7710	1.7710		240	88.86	4,252,064	7,860,720	
1993/07		1.00	1.5329	1.5329		240	92.14	4,252,064	7,981,200	5
1994/01		1.00	1.6983	1.6983		240	92.14	4,317,244	8,116,800	5
1994/07		1.00	1.5991	1.5991		240	90.18	4,390,564	8,246,640	5
1995/01		1.00	1.5812	1.5812		240	90.18	4,531,308	8,376,960	
1995/07		1.00	1.5250	1.5250		240	90.18	4,531,308	8,504,640	5
1996/01		1.00	1.7228	1.7228		240	90.18	4,679,666	8,651,280	
1996/07		1.00	1.3294	1.3294		240	90.18	4,741,877	8,766,240	



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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
1997/01		1.00	1.4109	1.4109		240	90.18	4,808,780	8,889,840	
1997/07		1.00	1.0917	1.0917		240	92.46	4,861,277	8,986,800	
1998/01		1.00	1.1663	1.1663		240	92.46	4,917,974	9,091,680	
1998/07		1.00	1.0794	1.0794		240	92.75	4,971,059	9,189,840	
1999/01		1.00	1.4499	1.4499		240	92.75	5,043,134	9,323,040	
1999/07		1.00	1.2299	1.2299		240	93.20	5,105,160	9,437,760	
2000/01	268,895	1.00	1.3356	1.3356		240	94.61	5,442,240	9,563,760	
2000/07		1.00	1.1129	1.1129		240	94.61	5,502,807	9,670,080	
2001/01		1.00	1.2976	1.2976		240	94.61	5,502,807	9,795,600	5
2001/07	165,744	1.00	0.9615	0.9615		240	94.47	5,793,551	9,889,680	
2002/01		1.00	1.0301	1.0301		240	91.95	5,853,230	9,991,440	
2002/07		0.95	0.8337	0.8337		240	91.95	5,899,588	10,074,720	
2003/01		0.95	1.3271	1.3271		240	89.70	5,973,964	10,208,400	
2003/07		0.90	1.1664	1.1664		240	89.70	6,036,679	10,327,440	
2004/01		0.90	1.1103	1.1103		240	89.70	6,097,004	10,442,160	
2004/07		0.85	0.8378	0.8378		240	89.70	6,140,421	10,529,760	
2005/01		0.85	0.8595	0.8595		240	89.70	6,185,283	10,620,240	
2005/07		0.80	0.7364	0.7364		240	90.37	6,221,721	10,698,480	
2006/01		0.80	0.9068	0.9068		240	90.37	6,266,853	10,795,440	
2006/07		0.75	0.8133	0.8133		240	89.17	6,305,081	10,883,280	
2007/01		0.75	1.0133	1.0133		240	89.17	6,353,000	10,993,440	
2007/07		0.70	1.1050	1.1050		240	87.95	6,402,140	11,114,880	
2008/01		0.70	0.8556	0.8556		240	87.95	6,440,482	11,209,920	
2008/07		0.65	0.6104	0.6104		240	90.01	6,466,038	11,278,320	
2009/01		0.65	1.3268	1.3268		240	90.01	6,521,801	11,428,080	
2009/07	107,161	0.60	0.6841	0.6841		240	89.43	6,655,734	11,506,320	
2010/01		0.60	0.8643	0.8643		240	89.43	6,690,251	11,605,680	
2010/07		0.55	0.7107	0.7107		240	89.43	6,716,403	11,688,240	
2011/01	37,543	0.55	0.9198	0.9198		240	88.15	6,787,924	11,795,760	
2011/07		0.50	0.9028	0.9028		240	86.88	6,818,565	11,902,320	



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2012/01		0.50	0.3865	0.3865		240	86.88	6,831,745	11,948,400	
2012/07		0.45	0.9417	0.9417		240	86.88	6,860,698	12,060,960	
2013/01		0.45	0.4901	0.4901		240	90.08	6,875,826	12,120,000	
2013/07	204,337	0.40	0.6196	0.6196		240	86.35	7,097,201	12,195,120	
2014/01		0.40	0.8564	0.8564		240	86.35	7,121,516	12,299,520	
2014/07		0.35	1.2383	1.2383		240	86.35	7,152,381	12,451,920	
2015/01	112,628	0.35	0.7571	0.7571		240	85.94	7,283,963	12,546,240	
2015/09		0.30	1.5736	1.5736		240	85.94	7,318,351	12,743,760	
2016/09		0.25	1.9890	1.9890		240	84.92	7,354,745	12,997,200	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

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

Report Printed: 6/30/2016

ID: 266612123120140101201407072015162640



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Springs At Boca Ciega Bay

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
1255 PASADENA AVE S, SUITE SOUTH PASADENA, FL 33707	1/1/2015-12/31/2015	Number of Beds: 109	Superior: 0
County: Pinellas [52]	Days in CR 365	Maximum: 39,785	Standard: 366
Region: Central Area: 5	First Used : 2016/09	Max Annualized: 39,785	Conditional: 0
Control: Proprietary : Partnership	Last Used: 2016/09	Total Patient: 37,766	Total: 366
Current Class Central Large	Unaudited	Medicare: 13,154	Inflation
Class at 1/94: North Large	Initial CR? False	Medicaid: 16,252	FY Index: 1.37939113
Operating Ex > 18 months	Medicaid Utilization	43.03342%	Semester Index: 1.44355445
Open Date: 08/01/1974	Occupancy:	94.92522%	Cost: 1.04651568
Acquired Date: 07/01/1987	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Entered Medicaid 07/01/1987	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Med # Active Date: 01/01/2004	Low Occupancy Adjustment Factor:	120.04909%	DC Sem Index: 1.30450000
Previous Med # 213217	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	861,739	1,530,027	1,105,940	347,793		3,845,499	
1a	Audit Adjustments							
2	Cost Per Diem	53.0236	94.1439	68.0495	21.4000		236.6170	
3	Cost Per Diem Inflated	55.4900	97.9742	71.2149				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	55.4900	97.9742	71.2149	21.4000		246.0791	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	54.6163		72.2115				
7	Provider Target Rate	57.6545		76.2285				
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	55.4900	97.9742	68.1848	13.6500		235.2990	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	55.4900	97.9742	68.1848	13.6500		235.2990	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Springs At Boca Ciega Bay

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 07/01/1987		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):	2,109,238	4.9621
Indexed Asset Value	2,636,548	<60% of Base:	True	20% ROE(2):	527,310	0.2976
FRVS Base Asset:	1,963,200	Interest Rate:	8.5000%	Insurance Cost(3):	77,978	2.0648
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	48,887	1.2945
ROE Factor	0.020210	Amortization Rate:	8.5000%	Home Office(3):	15,344	0.4063
		Interest Only:	True	Replacement(3&4):	51,234	0.0000
		Yearly Payment:	177,675	Total FRVS PD:		9.0253

(1) 80% Capital (\$2,109,238) amortized at 8.5000 % for 20 years Interest of \$177,675 divided by annual available days (39785) divided by Occup. Adj. (0.90) = \$4.9621

(2) 20% ROE (\$527,310) times the ROE factor (0.020210) divided by annual available days (39785) divided by Occup. Adj. (0.90) = \$0.2976

(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:	13,088
Comparison Date:	01/01/1974	Current RS PBS:	54,155
Comparison Bed	150	Effective PBS Limitation	1,963,200

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	55.4900	55.4900	2.5176	52.9724
Direct Care	97.9742	97.9742	4.4450	93.5292
Indirect Care	68.1848	68.1848	3.0935	65.0913
Property	13.6500	9.0253	0.4095	8.6158
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				14.0319
Supplemental Rate				8.1814
Totals	235.2990	230.6743	10.4656	242.4220

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
1987/07	2,706,255	0.00	0.9007	0.9007		150	3.00	1,963,200	1,963,200	1
1988/01		0.10	0.9007	0.9007		150	3.00	1,963,200	4,449,300	
1988/07		0.10	0.5899	0.5899		150	3.00	1,963,200	4,446,900	
1989/01		0.20	0.5899	0.5899		150	3.00	1,963,200	4,473,150	
1989/07		0.20	0.5899	0.5899		150	3.00	1,963,200	4,503,450	
1990/01		0.30	0.5899	0.5899		150	3.00	1,963,200	4,526,100	
1990/07		0.30	0.5899	0.5899		150	3.00	1,963,200	4,552,800	5
1991/01	61,688	0.40	0.5899	0.5899		150	6.05	2,024,888	4,579,500	5
1991/07		0.40	1.4932	1.4932		150	6.05	2,024,888	4,647,900	
1992/01		0.50	2.0117	2.0117		150	6.92	2,024,888	4,741,350	
1992/07		0.50	1.8152	1.8152		150	6.92	2,024,888	4,827,450	
1993/01		0.60	1.7710	1.7710		150	9.01	2,024,888	4,912,950	5
1993/07	51,294	0.60	1.5329	1.5329		150	15.29	2,076,182	4,988,250	
1994/01		0.70	1.6983	1.6983		150	15.29	2,076,182	5,073,000	
1994/07		0.70	1.5991	1.5991		150	19.95	2,076,182	5,154,150	5
1995/01		0.80	1.5812	1.5812		150	19.95	2,076,182	5,235,600	5
1995/07		0.80	1.5250	1.5250		150	19.95	2,076,182	5,315,400	5
1996/01		0.90	1.7228	1.7228		150	24.88	2,076,182	5,407,050	5
1996/07		0.90	1.3294	1.3294		150	25.52	2,087,708	5,478,900	
1997/01		1.00	1.4109	1.4109		150	25.52	2,087,708	5,556,150	5
1997/07	15,111	1.00	1.0917	1.0917		150	30.29	2,116,486	5,616,750	5
1998/01	26,099	1.00	1.1663	1.1663		150	30.29	2,155,219	5,682,300	5
1998/07		1.00	1.0794	1.0794		150	30.29	2,181,788	5,743,650	
1999/01		1.00	1.4499	1.4499		150	30.29	2,199,210	5,826,900	
1999/07		1.00	1.2299	1.2299		150	30.29	2,214,106	5,898,600	
2000/01	(248,561)	1.00	1.3356	1.3356		132	35.46	1,984,611	5,260,068	
2000/07		1.00	1.1129	1.1129		132	35.46	1,998,851	5,318,544	
2001/01		1.00	1.2976	1.2976		132	38.51	2,017,012	5,387,580	
2001/07		1.00	0.9615	0.9615		132	38.51	2,030,591	5,439,324	
2002/01		1.00	1.0301	1.0301		132	41.82	2,046,496	5,495,292	



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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		132	41.82	2,059,469	5,541,096	
2003/01		1.00	1.3271	1.3271		132	47.59	2,083,118	5,614,620	
2003/07		1.00	1.1664	1.1664		132	47.59	2,104,142	5,680,092	
2004/01	33,781	1.00	1.1103	1.1103		97	39.21	2,154,578	4,220,373	
2004/07		1.00	0.8378	0.8378		97	39.21	2,167,447	4,255,778	
2005/01		1.00	0.8595	0.8595		97	39.21	2,180,728	4,292,347	
2005/07		1.00	0.7364	0.7364		97	39.21	2,192,177	4,323,969	
2006/01		1.00	0.9068	0.9068		97	39.21	2,206,349	4,363,157	
2006/07		1.00	0.8133	0.8133		97	39.21	2,219,142	4,398,659	
2007/01		1.00	1.0133	1.0133		97	36.77	2,234,175	4,443,182	
2007/07		1.00	1.1050	1.1050		97	36.77	2,250,680	4,492,264	
2008/01		0.95	0.8556	0.8556		97	32.44	2,261,470	4,530,676	
2008/07	195,087	0.95	0.6104	0.6104		109	30.08	2,463,729	5,122,237	
2009/01		0.90	1.3268	1.3268		109	30.08	2,479,819	5,190,253	
2009/07		0.90	0.6841	0.6841		109	31.39	2,488,533	5,225,787	
2010/01		0.85	0.8643	0.8643		109	31.39	2,498,968	5,270,913	
2010/07		0.85	0.7107	0.7107		109	34.10	2,508,328	5,308,409	
2011/01		0.80	0.9198	0.9198		109	34.10	2,519,771	5,357,241	
2011/07		0.80	0.9028	0.9028		109	35.68	2,531,576	5,405,637	
2012/01		0.75	0.3865	0.3865		109	35.68	2,536,337	5,426,565	
2012/07		0.75	0.9417	0.9417		109	35.68	2,547,958	5,477,686	
2013/01		0.70	0.4901	0.4901		109	39.93	2,554,305	5,504,500	
2013/07		0.70	0.6196	0.6196		109	39.93	2,562,348	5,538,617	
2014/01		0.65	0.8564	0.8564		109	40.10	2,572,748	5,586,032	
2014/07		0.65	1.2383	1.2383		109	40.10	2,587,846	5,655,247	
2015/01		0.60	0.7571	0.7571		109	40.54	2,596,512	5,698,084	
2015/09		0.60	1.5736	1.5736		109	39.62	2,614,173	5,787,791	
2016/09		0.55	1.9890	1.9890		109	43.03	2,636,548	5,902,895	

Message Code:

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



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The Nursing Center at Mercy

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
3671 S MIAMI AVENUE	1/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
MIAMI, FL 33133	Days in CR 365	Maximum: 43,800	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: 41,975	Total: 366
Control: Proprietary : Partnership	Unaudited	Medicare: 22,626	Inflation
Current Class South Large	Initial CR? False	Medicaid: 5,532	FY Index: 1.34193004
Class at 1/94: South Large	Medicaid Utilization	13.17927%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	95.83333%	Cost: 1.07573004
Open Date: 12/06/1994	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 12/04/1994	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 12/04/1994	Low Occupancy Adjustment Factor:	121.19755%	DC Sem Index: 1.30450000
Med # Active Date: 03/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 211494			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	241,286	357,218	325,699	131,108		1,055,311	
1a	Audit Adjustments							
2	Cost Per Diem	43.6164	64.5730	58.8755	23.6999		190.7648	
3	Cost Per Diem Inflated	46.9195	68.5399	63.3341				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	46.9195	68.5399	63.3341	23.6999		202.4934	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	55.7015		80.4728				
7	Provider Target Rate	58.8001		84.9493				
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	46.9195	68.5399	63.3341	13.6500		192.4435	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	46.9195	68.5399	63.3341	13.6500		192.4435	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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198.02

The Nursing Center at Mercy

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 12/04/1994		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	6,640,000.00		Total Amount	Per Diem
RS to Start Calcs:	1994/07	Type:	Variable	80% Capital(1):	3,913,894	6.9898
Indexed Asset Value	4,892,367	<60% of Base:	False	20% ROE(2):	978,473	0.5637
FRVS Base Asset:	4,058,400	Interest Rate:	3.6300%	Insurance Cost(3):	95,276	2.2698
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	119,159	2.8388
ROE Factor	0.022710	Amortization Rate:	3.6300%	Home Office(3):	6,467	0.1541
		Interest Only:	False	Replacement(3&4):	75,817	0.0000
		Yearly Payment:	275,536	Total FRVS PD:		12.8162

(1) 80% Capital (\$3,913,894) amortized at 3.6300 % for 20 years Principal & Interest of \$275,536 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$6.9898

(2) 20% ROE (\$978,473) times the ROE factor (0.022710) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5637

(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 120	Effective PBS Limitation	4,058,400

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	46.9195	46.9195	2.1287	44.7908
Direct Care	68.5399	68.5399	3.1096	65.4303
Indirect Care	63.3341	63.3341	2.8734	60.4607
Property	13.6500	12.8162	0.5815	12.2347
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				6.9240
Supplemental Rate				8.1814
Totals	192.4435	191.6097	8.6932	198.0219

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
1994/07	5,761,017	0.00	1.5991	1.5991		120	53.71	4,058,400	4,058,400	1
1995/01		0.10	1.5812	1.5812		120	53.71	4,064,666	4,188,480	
1995/07		0.10	1.5250	1.5250		120	53.71	4,070,719	4,252,320	
1996/01		0.20	1.7228	1.7228		120	53.71	4,084,418	4,325,640	
1996/07		0.20	1.3294	1.3294		120	53.71	4,095,024	4,383,120	
1997/01		0.30	1.4109	1.4109		120	53.71	4,111,952	4,444,920	
1997/07		0.30	1.0917	1.0917		120	53.71	4,125,103	4,493,400	
1998/01	46,932	0.40	1.1663	1.1663		120	55.95	4,191,279	4,545,840	
1998/07		0.40	1.0794	1.0794		120	55.95	4,209,377	4,594,920	
1999/01	19,657	0.50	1.4499	1.4499		120	61.68	4,259,552	4,661,520	
1999/07		0.50	1.2299	1.2299		120	61.68	4,285,748	4,718,880	
2000/01		0.60	1.3356	1.3356		120	61.68	4,320,094	4,781,880	
2000/07		0.60	1.1129	1.1129		120	61.68	4,348,939	4,835,040	
2001/01	26,345	0.70	1.2976	1.2976		120	58.84	4,414,785	4,897,800	
2001/07	25,392	0.70	0.9615	0.9615		120	60.35	4,469,893	4,944,840	
2002/01		0.80	1.0301	1.0301		120	59.67	4,506,729	4,995,720	
2002/07		0.80	0.8337	0.8337		120	59.67	4,536,789	5,037,360	
2003/01		0.90	1.3271	1.3271		120	55.72	4,536,789	5,104,200	5
2003/07		0.90	1.1664	1.1664		120	55.72	4,639,172	5,163,720	
2004/01		1.00	1.1103	1.1103		120	55.72	4,690,681	5,221,080	
2004/07		1.00	0.8378	0.8378		120	55.72	4,690,681	5,264,880	5
2005/01		1.00	0.8595	0.8595		120	55.72	4,770,634	5,310,120	
2005/07		1.00	0.7364	0.7364		120	55.72	4,805,765	5,349,240	
2006/01		1.00	0.9068	0.9068		120	46.40	4,842,530	5,397,720	
2006/07		1.00	0.8133	0.8133		120	30.91	4,864,664	5,441,640	
2007/01		1.00	1.0133	1.0133		120	30.91	4,892,367	5,496,720	
2007/07		1.00	1.1050	1.1050		120	20.94	4,892,367	5,557,440	
2008/01		1.00	0.8556	0.8556		120	20.94	4,892,367	5,604,960	
2008/07		1.00	0.6104	0.6104		120	20.94	4,892,367	5,639,160	
2009/01		1.00	1.3268	1.3268		120	17.55	4,892,367	5,714,040	



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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		120	17.55	4,892,367	5,753,160	
2010/01		1.00	0.8643	0.8643		120	13.70	4,892,367	5,802,840	
2010/07		1.00	0.7107	0.7107		120	13.70	4,892,367	5,844,120	
2011/01		1.00	0.9198	0.9198		120	11.65	4,892,367	5,897,880	
2011/07		1.00	0.9028	0.9028		120	11.65	4,892,367	5,951,160	
2012/01		1.00	0.3865	0.3865		120	14.25	4,892,367	5,974,200	
2012/07		1.00	0.9417	0.9417		120	14.25	4,892,367	6,030,480	
2013/01		1.00	0.4901	0.4901		120	14.04	4,892,367	6,060,000	
2013/07		1.00	0.6196	0.6196		120	14.04	4,892,367	6,097,560	
2014/01		1.00	0.8564	0.8564		120	11.78	4,892,367	6,149,760	
2014/07		1.00	1.2383	1.2383		120	12.57	4,892,367	6,225,960	
2015/01		0.95	0.7571	0.7571		120	12.57	4,892,367	6,273,120	
2015/09		0.95	1.5736	1.5736		120	12.57	4,892,367	6,371,880	
2016/09		0.90	1.9890	1.9890		120	13.18	4,892,367	6,498,600	

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: 267902123120140101201405222015121356



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265.58

Susanna Wesley Health 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
5300 W 16TH AVENUE	1/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
HIALEAH, FL 33012	Days in CR 365	Maximum: 43,800	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: 40,050	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 12,936	Inflation
Current Class South Large	Initial CR? False	Medicaid: 25,316	FY Index: 1.34193004
Class at 1/94: South Large	Medicaid Utilization	63.21099%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	91.43836%	Cost: 1.07573004
Open Date: 04/01/1985	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 04/01/1985	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 04/01/1985	Low Occupancy Adjustment Factor:	115.63937%	DC Sem Index: 1.30450000
Med # Active Date: 07/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 228478			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,481,539	2,476,507	1,649,691	311,134		5,918,871
1a	Audit Adjustments						
2	Cost Per Diem	58.5218	97.8238	65.1640	12.2900		233.7996
3	Cost Per Diem Inflated	62.9537	103.8333	70.0989			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	62.9537	103.8333	70.0989	12.2900		249.1759
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	76.3512		67.4591			
7	Provider Target Rate	80.5985		71.2117			
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	103.8333	70.0989	12.2900		245.0124
12/13	Medicaid Adjustment Rate		1.5432	1.0418			
14	Prospective Per Diem 11	58.7902	105.3765	71.1407	12.2900		247.5974
15	Inflated Usual & Customary Charge						0.00

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



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Susanna Wesley Health Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 06/30/2001		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	4,995,000.00		Total Amount	Per Diem
RS to Start Calcs:	1985/01	Type:	Fixed	80% Capital(1):	4,725,976	14.3632
Indexed Asset Value	5,907,470	<60% of Base:	False	20% ROE(2):	1,181,494	0.6807
FRVS Base Asset:	3,420,000	Interest Rate:	10.5000%	Insurance Cost(3):	69,420	1.7333
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.022710	Amortization Rate:	10.5000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	227,388	0.0000
		Yearly Payment:	566,198	Total FRVS PD:		16.7772

(1) 80% Capital (\$4,725,976) amortized at 10.5000 % for 20 years Principal & Interest of \$566,198 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$14.3632

(2) 20% ROE (\$1,181,494) times the ROE factor (0.022710) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6807

(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	105.3765	105.3765	4.7809	100.5956
Indirect Care	71.1407	71.1407	3.2276	67.9131
Property	12.2900	16.7772	0.7612	16.0160
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				16.7545
Supplemental Rate				8.1814
Totals	247.5974	252.0846	11.4370	265.5835

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	5,233,655	0.00	1.1471	1.1471		120	35.45	5,233,655	3,391,080	
1985/10		0.10	0.8522	0.8522		120	35.45	3,420,000	3,420,000	1
1986/01		0.10	0.8299	0.8299		120	35.45	3,421,830	3,448,440	
1986/07		0.20	0.2974	0.2974		120	35.45	3,423,142	3,441,840	
1987/01		0.20	1.0091	1.0091		120	35.45	3,427,594	3,503,400	
1987/07		0.30	0.9007	0.9007		120	35.45	3,433,563	3,530,760	
1988/01		0.30	0.9007	0.9007		120	47.21	3,441,526	3,559,440	
1988/07		0.40	0.5899	0.5899		120	47.21	3,448,498	3,557,520	
1989/01		0.40	0.5899	0.5899		120	56.98	3,456,636	3,578,520	
1989/07		0.50	0.5899	0.5899		120	56.98	3,466,833	3,602,760	
1990/01		0.50	0.5899	0.5899		120	52.40	3,476,577	3,620,880	
1990/07		0.60	0.5899	0.5899		120	52.40	3,488,299	3,642,240	
1991/01		0.60	0.5899	0.5899		120	56.43	3,500,644	3,663,600	
1991/07		0.70	1.4932	1.4932		120	56.43	3,537,233	3,718,320	
1992/01		0.70	2.0117	2.0117		120	61.00	3,537,233	3,793,080	5
1992/07		0.80	1.8152	1.8152		120	61.00	3,639,135	3,861,960	
1993/01		0.80	1.7710	1.7710		120	64.74	3,690,694	3,930,360	
1993/07		0.90	1.5329	1.5329		120	64.74	3,741,611	3,990,600	
1994/01		0.90	1.6983	1.6983		120	67.92	3,741,611	4,058,400	5
1994/07		1.00	1.5991	1.5991		120	67.92	3,798,802	4,123,320	5
1995/01		1.00	1.5812	1.5812		120	70.08	3,859,549	4,188,480	5
1995/07		1.00	1.5250	1.5250		120	70.08	3,980,365	4,252,320	
1996/01		1.00	1.7228	1.7228		120	67.27	4,048,939	4,325,640	
1996/07		1.00	1.3294	1.3294		120	67.27	4,102,766	4,383,120	
1997/01		1.00	1.4109	1.4109		120	69.70	4,160,652	4,444,920	
1997/07		1.00	1.0917	1.0917		120	69.70	4,206,074	4,493,400	
1998/01		1.00	1.1663	1.1663		120	75.92	4,255,129	4,545,840	
1998/07		1.00	1.0794	1.0794		120	75.92	4,301,059	4,594,920	
1999/01		1.00	1.4499	1.4499		120	75.92	4,363,420	4,661,520	
1999/07		1.00	1.2299	1.2299		120	71.83	4,417,086	4,718,880	



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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
2000/01		1.00	1.3356	1.3356		120	71.83	4,476,081	4,781,880	
2000/07	90,337	1.00	1.1129	1.1129		120	70.25	4,616,232	4,835,040	
2001/01		1.00	1.2976	1.2976		120	54.44	4,675,522	4,897,800	
2001/07		1.00	0.9615	0.9615		120	54.44	4,720,019	4,944,840	
2002/01		1.00	1.0301	1.0301		120	54.44	4,768,145	4,995,720	
2002/07		1.00	0.8337	0.8337		120	54.44	4,807,492	5,037,360	
2003/01		1.00	1.3271	1.3271		120	54.44	4,870,643	5,104,200	
2003/07		1.00	1.1664	1.1664		120	58.19	4,927,454	5,163,720	
2004/01		1.00	1.1103	1.1103		120	58.19	4,982,164	5,221,080	
2004/07		1.00	0.8378	0.8378		120	58.19	5,023,905	5,264,880	
2005/01		1.00	0.8595	0.8595		120	58.19	5,067,085	5,310,120	
2005/07		0.95	0.7364	0.7364		120	58.19	5,102,534	5,349,240	
2006/01		0.95	0.9068	0.9068		120	54.53	5,146,117	5,397,720	
2006/07		0.90	0.8133	0.8133		120	54.53	5,183,465	5,441,640	
2007/01		0.90	1.0133	1.0133		120	54.53	5,230,334	5,496,720	
2007/07		0.85	1.1050	1.1050		120	54.84	5,279,320	5,557,440	
2008/01		0.85	0.8556	0.8556		120	61.80	5,317,716	5,604,960	
2008/07		0.80	0.6104	0.6104		120	61.80	5,343,682	5,639,160	
2009/01		0.80	1.3268	1.3268		120	66.66	5,400,400	5,714,040	
2009/07	72,264	0.75	0.6841	0.6841		120	59.93	5,500,373	5,753,160	
2010/01		0.75	0.8643	0.8643		120	59.93	5,536,026	5,802,840	
2010/07		0.70	0.7107	0.7107		120	59.44	5,563,568	5,844,120	
2011/01		0.70	0.9198	0.9198		120	59.44	5,599,392	5,897,880	
2011/07		0.65	0.9028	0.9028		120	60.02	5,632,249	5,951,160	
2012/01		0.65	0.3865	0.3865		120	60.02	5,646,397	5,974,200	
2012/07		0.60	0.9417	0.9417		120	60.78	5,678,299	6,030,480	
2013/01		0.60	0.4901	0.4901		120	60.78	5,694,999	6,060,000	
2013/07		0.55	0.6196	0.6196		120	61.28	5,714,408	6,097,560	
2014/01		0.55	0.8564	0.8564		120	61.28	5,741,323	6,149,760	
2014/07	20,809	0.50	1.2383	1.2383		120	64.38	5,797,682	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	64.38	5,819,632	6,273,120	
2015/09		0.45	1.5736	1.5736		120	64.38	5,860,841	6,371,880	
2016/09		0.40	1.9890	1.9890		120	63.21	5,907,470	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: 268062123120140101201407132015095616



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

0268186-00 - 2016/09

227.47

Life Care Center of Palm Bay

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
175 VILLA NUEVA AVE	1/1/2015-12/31/2015	Number of Beds: 141	Superior: 0
PALM BAY, FL 32907	Days in CR 365	Maximum: 51,465	Standard: 366
County: Brevard [5]	First Used : 2016/09	Max Annualized: 51,465	Conditional: 0
Region: Central Area: 7	Last Used: 2016/09	Total Patient: 46,426	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 14,537	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 22,327	FY Index: 1.37939113
Class at 1/94: North Large	Medicaid Utilization	48.09159%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	90.20888%	Cost: 1.04651568
Open Date: 11/01/2003	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/01/2003	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 05/28/2004	Low Occupancy Adjustment Factor:	114.08448%	DC Sem Index: 1.30450000
Med # Active Date: 05/28/2004	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	1,019,268	1,857,046	1,510,268	373,977		4,760,559	
1a	Audit Adjustments							
2	Cost Per Diem	45.6518	83.1749	67.6431	16.7500		213.2198	
3	Cost Per Diem Inflated	47.7753	86.5590	70.7896				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	47.7753	86.5590	70.7896	16.7500		221.8739	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	65.9785		64.5591				
7	Provider Target Rate	69.6488		68.1504				
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	47.7753	86.5590	68.1504	13.6500		216.1347	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	47.7753	86.5590	68.1504	13.6500		216.1347	
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 Palm Bay

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 05/28/2004		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	8,650,000.00		Total Amount	Per Diem
RS to Start Calcs:	2003/07	Type:	Variable	80% Capital(1):	5,992,697	8.5628
Indexed Asset Value	7,490,871	<60% of Base:	False	20% ROE(2):	1,498,174	0.6537
FRVS Base Asset:	0	Interest Rate:	2.9385%	Insurance Cost(3):	23,323	0.5024
Occup Adj Factor	0.9000	Chase Rate:	3.5000%	Taxes Cost(3):	92,880	2.0006
ROE Factor	0.020210	Amortization Rate:	2.9385%	Home Office(3):	65,345	1.4075
		Interest Only:	False	Replacement(3&4):	82,094	0.0000
		Yearly Payment:	396,614	Total FRVS PD:		13.1270

(1) 80% Capital (\$5,992,697) amortized at 2.9385 % for 20 years Principal & Interest of \$396,614 divided by annual available days (51465) divided by Occup. Adj. (0.90) = \$8.5628

(2) 20% ROE (\$1,498,174) times the ROE factor (0.020210) divided by annual available days (51465) divided by Occup. Adj. (0.90) = \$0.6537

(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:	01/01/2003	Current RS PBS:	42,535
Comparison Bed	141	Effective PBS Limitation	54,155
			5,997,435

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	47.7753	47.7753	2.1675	45.6078
Direct Care	86.5590	86.5590	3.9271	82.6319
Indirect Care	68.1504	68.1504	3.0919	65.0585
Property	13.6500	13.1270	0.5956	12.5314
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				13.4606
Supplemental Rate				8.1814
Totals	216.1347	215.6117	9.7821	227.4716

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
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 Rate Semester 9/1/2016 through 8/31/2017 Based on Cost Report: 12/31/2015

0 268186-00 - 2016/09

227.47

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	11,151,724	0.00	1.1103	1.1103		141	11.86	5,997,435	5,997,435	1
2004/07	22,318	0.10	0.8378	0.8378		141	11.86	6,019,753	6,186,234	
2005/01		0.10	0.8595	0.8595		141	11.86	6,019,753	6,239,391	
2005/07		0.20	0.7364	0.7364		141	11.86	6,019,753	6,285,357	
2006/01		0.20	0.9068	0.9068		141	11.86	6,019,753	6,342,321	
2006/07		0.30	0.8133	0.8133		141	11.86	6,019,753	6,393,927	
2007/01	208,159	0.30	1.0133	1.0133		141	31.38	6,238,353	6,458,646	
2007/07		0.40	1.1050	1.1050		141	31.38	6,254,085	6,529,992	
2008/01	81,580	0.40	0.8556	0.8556		141	37.43	6,350,230	6,585,828	
2008/07		0.50	0.6104	0.6104		141	37.43	6,363,420	6,626,013	
2009/01	110,492	0.50	1.3268	1.3268		141	41.65	6,505,880	6,713,997	
2009/07	282,841	0.60	0.6841	0.6841		141	42.97	6,759,963	6,759,963	8
2010/01		0.60	0.8643	0.8643		141	42.97	6,787,352	6,818,337	
2010/07	47,113	0.70	0.7107	0.7107		141	39.76	6,858,876	6,866,841	
2011/01		0.70	0.9198	0.9198		141	39.76	6,890,803	6,930,009	
2011/07		0.80	0.9028	0.9028		141	39.76	6,926,779	6,992,613	
2012/01	22,471	0.80	0.3865	0.3865		141	41.64	6,965,465	7,019,685	
2012/07		0.90	0.9417	0.9417		141	41.64	7,010,158	7,085,814	
2013/01	33,267	0.90	0.4901	0.4901		141	39.58	7,065,677	7,120,500	
2013/07		1.00	0.6196	0.6196		141	39.58	7,097,182	7,164,633	
2014/01		1.00	0.8564	0.8564		141	40.34	7,141,762	7,225,968	
2014/07	27,485	1.00	1.2383	1.2383		141	41.31	7,235,671	7,315,503	
2015/01		1.00	0.7571	0.7571		141	41.31	7,276,817	7,370,916	
2015/09		1.00	1.5736	1.5736		141	41.31	7,362,823	7,486,959	
2016/09		1.00	1.9890	1.9890		141	48.09	7,490,871	7,635,855	

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

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272.05

Harborchase of Naples

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
7801 AIRPORT PULLING ROAD	1/1/2014-12/31/2014	Number of Beds: 40	Superior: 0
NAPLES, FL 34109	Days in CR 365	Maximum: 14,600	Standard: 366
County: Collier [11]	First Used : 2015/09	Max Annualized: 14,600	Conditional: 0
Region: South Area: 8	Last Used: 2016/09	Total Patient: 11,674	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 6,315	Inflation
Current Class South Small	Initial CR? False	Medicaid: 2,981	FY Index: 1.34193004
Class at 1/94: South Small	Medicaid Utilization	25.53538%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	79.95890%	Cost: 1.07573004
Open Date: 02/16/1998	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 09/12/1997	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 06/16/1998	Low Occupancy Adjustment Factor:	101.12164%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2004	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 214078			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	187,714	329,631	216,492	112,741		846,578	
1a	Audit Adjustments							
2	Cost Per Diem	62.9701	110.5773	72.6240	37.8199		283.9913	
3	Cost Per Diem Inflated	67.7388	117.3703	78.1238				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	67.7388	117.3703	78.1238	37.8199		301.0528	
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	67.6402	115.1428	78.1238	13.6500		274.5568	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	67.6402	115.1428	78.1238	13.6500		274.5568	
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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Harborchase of Naples

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 06/16/1998		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	13,681,685.00		Total Amount	Per Diem
RS to Start Calcs:	1997/07	Type:	Variable	80% Capital(1):	1,624,510	11.7258
Indexed Asset Value	2,030,638	<60% of Base:	False	20% ROE(2):	406,128	0.7019
FRVS Base Asset:	0	Interest Rate:	11.8800%	Insurance Cost(3):	18,007	1.5425
Occup Adj Factor	0.9000	Chase Rate:	5.2500%	Taxes Cost(3):	17,881	1.5317
ROE Factor	0.022710	Amortization Rate:	7.2500%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	31,309	0.0000
		Yearly Payment:	154,077	Total FRVS PD:		15.5019

(1) 80% Capital (\$1,624,510) amortized at 7.2500 % for 20 years Principal & Interest of \$154,077 divided by annual available days (14600) divided by Occup. Adj. (0.90) = \$11.7258

(2) 20% ROE (\$406,128) times the ROE factor (0.022710) divided by annual available days (14600) divided by Occup. Adj. (0.90) = \$0.7019

(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:	37,445
Comparison Date: 07/01/1997	Current RS PBS:	54,155
Comparison Bed 40	Effective PBS Limitation	1,497,800

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	67.6402	67.6402	3.0688	64.5714
Direct Care	115.1428	115.1428	5.2240	109.9188
Indirect Care	78.1238	78.1238	3.5444	74.5794
Property	13.6500	15.5019	0.7033	14.7986
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	274.5568	276.4087	12.5405	272.0496

Medicaid Trend Adjustment



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

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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	13,515,581	0.00	1.1663	1.1663		40	11.83	1,497,800	1,497,800	1
1998/07		0.10	1.0794	1.0794		40	11.83	1,497,800	1,531,640	
1999/01		0.10	1.4499	1.4499		40	11.83	1,497,800	1,553,840	
1999/07		0.20	1.2299	1.2299		40	11.83	1,497,800	1,572,960	
2000/01		0.20	1.3356	1.3356		40	11.83	1,497,800	1,593,960	
2000/07		0.30	1.1129	1.1129		40	11.83	1,497,800	1,611,680	
2001/01		0.30	1.2976	1.2976		40	11.83	1,497,800	1,632,600	
2001/07		0.40	0.9615	0.9615		40	34.41	1,501,404	1,648,280	
2002/01		0.40	1.0301	1.0301		40	34.41	1,505,274	1,665,240	
2002/07		0.50	0.8337	0.8337		40	48.86	1,510,849	1,679,120	
2003/01		0.50	1.3271	1.3271		40	48.86	1,519,756	1,701,400	
2003/07		0.60	1.1664	1.1664		40	45.36	1,528,527	1,721,240	
2004/01		0.60	1.1103	1.1103		40	45.36	1,536,925	1,740,360	
2004/07	5,891	0.70	0.8378	0.8378		40	43.24	1,549,903	1,754,960	
2005/01		0.70	0.8595	0.8595		40	43.24	1,557,235	1,770,040	
2005/07	40,336	0.80	0.7364	0.7364		40	44.30	1,604,960	1,783,080	
2006/01		0.80	0.9068	0.9068		40	44.30	1,614,337	1,799,240	
2006/07		0.90	0.8133	0.8133		40	44.30	1,623,855	1,813,880	
2007/01		0.90	1.0133	1.0133		40	44.30	1,635,783	1,832,240	
2007/07	51,012	1.00	1.1050	1.1050		40	35.71	1,698,531	1,852,480	
2008/01	10,798	1.00	0.8556	0.8556		40	35.71	1,718,765	1,868,320	
2008/07	30,384	1.00	0.6104	0.6104		40	29.03	1,754,687	1,879,720	
2009/01		1.00	1.3268	1.3268		40	29.03	1,766,975	1,904,680	
2009/07		1.00	0.6841	0.6841		40	29.03	1,773,355	1,917,720	
2010/01	10,356	1.00	0.8643	0.8643		40	39.16	1,794,624	1,934,280	
2010/07		1.00	0.7107	0.7107		40	39.16	1,803,705	1,948,040	
2011/01	10,521	1.00	0.9198	0.9198		40	34.74	1,824,705	1,965,960	
2011/07		1.00	0.9028	0.9028		40	26.13	1,832,531	1,983,720	
2012/01		1.00	0.3865	0.3865		40	26.13	1,835,896	1,991,400	
2012/07	8,392	1.00	0.9417	0.9417		40	23.44	1,844,288	2,010,160	



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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
2013/01		1.00	0.4901	0.4901		40	23.44	1,844,288	2,020,000	
2013/07		1.00	0.6196	0.6196		40	23.44	1,844,288	2,032,520	
2014/01	49,877	1.00	0.8564	0.8564		40	22.20	1,894,165	2,049,920	
2014/07	29,567	1.00	1.2383	1.2383		40	19.75	1,923,732	2,075,320	
2015/01		1.00	0.7571	0.7571		40	19.75	1,923,732	2,091,040	
2015/09	74,265	1.00	1.5736	1.5736		40	25.54	2,012,054	2,123,960	
2016/09		1.00	1.9890	1.9890		40	25.54	2,030,638	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: 268585123120140101201404232015062442



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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251.76

Abbiejean Russell Care 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
700 S 29TH STREET	1/1/2015-12/31/2015	Number of Beds: 79	Superior: 0
FORT PIERCE, FL 34947	Days in CR 365	Maximum: 28,835	Standard: 366
County: St Lucie [56]	First Used : 2016/09	Max Annualized: 28,835	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 23,849	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 3,753	Inflation
Current Class South Small	Initial CR? False	Medicaid: 18,511	FY Index: 1.37939113
Class at 1/94: South Small	Medicaid Utilization	77.61751%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	82.70851%	Cost: 1.04651568
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: 1.25350000
Entered Medicaid 10/01/1976	Low Occupancy Adjustment Factor:	104.59899%	DC Sem Index: 1.30450000
Med # Active Date: 05/01/2004	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 204609			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,244,694	1,588,598	1,000,439	422,051		4,255,782	
1a	Audit Adjustments							
2	Cost Per Diem	67.2408	85.8191	54.0456	22.8000		229.9055	
3	Cost Per Diem Inflated	70.3686	89.3107	56.5596				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	70.3686	89.3107	56.5596	22.8000		239.0389	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	80.1657		75.0306				
7	Provider Target Rate	84.6252		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	70.3686	89.3107	56.5596	13.6500		229.8889	
12/13	Medicaid Adjustment Rate		2.7749	1.7573				
14	Prospective Per Diem 11	70.3686	92.0856	58.3169	13.6500		234.4211	
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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251.76

Abbiejean Russell Care Center LLC

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:	425,000.00		Total Amount	Per Diem
RS to Start Calcs:	1976/07	Type:	Fixed	80% Capital(1):	2,499,226	4.0325
Indexed Asset Value	3,124,033	<60% of Base:	True	20% ROE(2):	624,807	0.4866
FRVS Base Asset:	1,587,352	Interest Rate:	8.0000%	Insurance Cost(3):	111,208	4.6630
Occup Adj Factor	0.9000	Chase Rate:	4.2500%	Taxes Cost(3):	70,712	2.9650
ROE Factor	0.020210	Amortization Rate:	4.2500%	Home Office(3):	20,796	0.8720
		Interest Only:	True	Replacement(3&4):	27,121	0.0000
		Yearly Payment:	104,650	Total FRVS PD:		13.0191

(1) 80% Capital (\$2,499,226) amortized at 4.2500 % for 20 years Interest of \$104,650 divided by annual available days (28835) divided by Occup. Adj. (0.90) = \$4.0325

(2) 20% ROE (\$624,807) times the ROE factor (0.020210) divided by annual available days (28835) divided by Occup. Adj. (0.90) = \$0.4866

(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	78	Effective PBS Limitation	54,155
			2,223,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	70.3686	70.3686	3.1926	67.1760
Direct Care	92.0856	92.0856	4.1779	87.9077
Indirect Care	58.3169	58.3169	2.6458	55.6711
Property	13.6500	13.0191	0.5907	12.4284
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.3926
Supplemental Rate				8.1814
Totals	234.4211	233.7902	10.6070	251.7572

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	1,214,821	0.00	3.4853	3.0000	0.4853	78	100.00	1,214,821	1,215,786	
1977/01		0.10	4.2359	3.0000	1.2359	78	100.00	1,218,465	1,261,416	
1977/07		0.10	6.2934	3.0000	3.2934	78	100.00	1,222,120	1,325,142	
1978/01		0.20	8.0331	3.0000	5.0331	78	100.00	1,229,453	1,388,010	
1978/07		0.20	10.5726	3.0000	7.5726	78	100.00	1,236,830	1,464,840	
1979/01		0.30	12.6998	3.0000	9.6998	78	100.00	1,247,961	1,539,954	
1979/07		0.30	13.8980	3.0000	10.8980	78	100.00	1,259,193	1,604,616	
1980/01		0.40	17.0638	3.0000	14.0638	78	82.00	1,274,303	1,703,598	
1980/07		0.40	17.8744	3.0000	14.8744	78	82.00	1,289,595	1,768,494	
1981/01		0.50	18.6984	3.0000	15.6984	78	79.04	1,308,939	1,836,120	
1981/07		0.50	18.2872	3.0000	15.2872	78	79.04	1,328,573	1,883,622	
1982/01		0.60	17.9632	3.0000	14.9632	78	74.49	1,352,487	1,934,088	
1982/07		0.60	17.2609	3.0000	14.2609	79	74.49	1,376,832	2,003,835	
1983/04		0.70	16.8897	3.0000	13.8897	79	76.71	1,405,745	2,056,528	
1983/07		0.70	17.8475	3.0000	14.8475	79	76.71	1,435,266	2,137,898	
1984/01		0.80	16.1427	3.0000	13.1427	79	78.63	1,469,712	2,165,627	
1984/07		0.80	15.0606	3.0000	12.0606	79	78.63	1,504,985	2,207,181	
1985/01		0.90	13.2077	3.0000	10.2077	79	80.89	1,545,620	2,232,461	
1985/10		0.90	11.0599	3.0000	8.0599	78	77.89	1,587,352	2,223,000	
1986/01		1.00	8.8898	3.0000	5.8898	78	77.89	1,634,973	2,241,486	
1986/07		1.00	6.1872	3.0000	3.1872	79	80.89	1,684,022	2,265,878	
1987/01		1.00	4.1963	3.0000	1.1963	79	80.89	1,734,543	2,306,405	
1987/07		1.00	2.0970	2.0970		79	73.88	1,770,916	2,324,417	
1988/01		1.00	0.9007	0.9007		79	73.88	1,786,867	2,343,298	
1988/07		1.00	0.5899	0.5899		79	76.58	1,797,408	2,342,034	
1989/01		1.00	0.5899	0.5899		79	76.58	1,808,011	2,355,859	
1989/07		1.00	0.5899	0.5899		79	78.33	1,818,676	2,371,817	
1990/01		1.00	0.5899	0.5899		79	78.33	1,829,404	2,383,746	
1990/07	155,027	1.00	0.5899	0.5899		79	83.93	1,995,223	2,397,808	
1991/01		1.00	0.5899	0.5899		79	83.93	2,006,993	2,411,870	



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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	9,178	1.00	1.4932	1.4932		79	82.23	2,046,139	2,447,894	
1992/01		1.00	2.0117	2.0117		79	82.23	2,087,301	2,497,111	
1992/07		1.00	1.8152	1.8152		79	82.86	2,125,190	2,542,457	
1993/01		1.00	1.7710	1.7710		79	82.86	2,162,827	2,587,487	
1993/07		1.00	1.5329	1.5329		79	84.79	2,195,981	2,627,145	
1994/01		1.00	1.6983	1.6983		79	84.79	2,233,275	2,671,780	
1994/07	12,577	1.00	1.5991	1.5991		79	79.90	2,281,564	2,714,519	
1995/01		1.00	1.5812	1.5812		79	79.90	2,317,640	2,757,416	
1995/07		1.00	1.5250	1.5250		79	77.54	2,352,984	2,799,444	
1996/01		1.00	1.7228	1.7228		79	77.54	2,393,521	2,847,713	
1996/07		1.00	1.3294	1.3294		79	79.74	2,425,340	2,885,554	
1997/01		0.95	1.4109	1.4109		79	79.74	2,457,849	2,926,239	
1997/07		0.95	1.0917	1.0917		79	78.04	2,483,339	2,958,155	
1998/01		0.90	1.1663	1.1663		79	78.04	2,509,407	2,992,678	
1998/07		0.90	1.0794	1.0794		79	83.42	2,533,786	3,024,989	
1999/01		0.85	1.4499	1.4499		79	83.42	2,565,012	3,068,834	
1999/07		0.85	1.2299	1.2299		79	82.55	2,591,827	3,106,596	
2000/01		0.80	1.3356	1.3356		79	82.55	2,619,521	3,148,071	
2000/07	12,106	0.80	1.1129	1.1129		79	79.06	2,654,949	3,183,068	
2001/01		0.75	1.2976	1.2976		79	79.06	2,680,787	3,224,385	
2001/07		0.75	0.9615	0.9615		79	77.46	2,700,118	3,255,353	
2002/01		0.70	1.0301	1.0301		79	77.46	2,719,589	3,288,849	
2002/07		0.70	0.8337	0.8337		79	82.88	2,735,461	3,316,262	
2003/01		0.65	1.3271	1.3271		79	82.88	2,735,461	3,360,265	5
2003/07		0.65	1.1664	1.1664		79	82.88	2,759,057	3,399,449	5
2004/01		0.60	1.1103	1.1103		79	76.46	2,798,496	3,437,211	
2004/07		0.60	0.8378	0.8378		79	76.46	2,798,496	3,466,046	5
2005/01		0.55	0.8595	0.8595		79	76.46	2,812,564	3,495,829	5
2005/07		0.55	0.7364	0.7364		79	76.46	2,825,859	3,521,583	5
2006/01		0.50	0.9068	0.9068		79	76.46	2,850,168	3,553,499	



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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		79	76.46	2,861,760	3,582,413	
2007/01	58,176	0.45	1.0133	1.0133		79	84.55	2,932,986	3,618,674	
2007/07		0.45	1.1050	1.1050		79	70.35	2,947,572	3,658,648	
2008/01		0.40	0.8556	0.8556		79	70.35	2,957,659	3,689,932	
2008/07		0.40	0.6104	0.6104		79	70.35	2,964,882	3,712,447	
2009/01	16,555	0.35	1.3268	1.3268		79	67.11	2,995,206	3,761,743	
2009/07		0.35	0.6841	0.6841		79	67.11	3,002,377	3,787,497	
2010/01		0.30	0.8643	0.8643		79	72.54	3,010,162	3,820,203	
2010/07		0.30	0.7107	0.7107		79	72.54	3,016,580	3,847,379	
2011/01	69,955	0.25	0.9198	0.9198		79	69.72	3,093,473	3,882,771	
2011/07		0.25	0.9028	0.9028		79	68.51	3,100,455	3,917,847	
2012/01		0.20	0.3865	0.3865		79	68.51	3,102,852	3,933,015	
2012/07		0.20	0.9417	0.9417		79	68.51	3,108,695	3,970,066	
2013/01		0.15	0.4901	0.4901		79	70.01	3,110,980	3,989,500	
2013/07		0.15	0.6196	0.6196		79	70.01	3,113,870	4,014,227	
2014/01		0.10	0.8564	0.8564		79	75.34	3,116,535	4,048,592	
2014/07		0.10	1.2383	1.2383		79	75.34	3,120,393	4,098,757	
2015/01		0.05	0.7571	0.7571		79	74.12	3,121,576	4,129,804	
2015/09		0.05	1.5736	1.5736		79	80.05	3,124,033	4,194,821	
2016/09		0.00	1.9890	1.9890		79	77.62	3,124,033	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: 268755123120150101201504282016131956



Florida Agency for Health Care Administration
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215.97

Good Samaritan 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
10676 MARVIN JONES BLVD	7/1/2014-6/30/2015	Number of Beds: 161	Superior: 0
LIVE OAK, FL 32060	Days in CR 365	Maximum: 58,765	Standard: 366
County: Suwannee [61]	First Used : 2016/09	Max Annualized: 58,765	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 54,092	Total: 366
Control: Nonprofit : Other	Unaudited	Medicare: 3,512	Inflation
Current Class North Large	Initial CR? False	Medicaid: 43,140	FY Index: 1.35966457
Class at 1/94: North Large	Medicaid Utilization	79.75301%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	92.04799%	Cost: 1.06169895
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 10/01/1985	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24000000
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	116.41035%	DC Sem Index: 1.30450000
Med # Active Date: 11/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05201613
Previous Med # 202771			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,561,237	3,691,178	1,944,932	515,092		7,712,439
1a	Audit Adjustments						
2	Cost Per Diem	36.1900	85.5628	45.0842	11.9400		178.7770
3	Cost Per Diem Inflated	38.4229	90.0134	47.8658			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	38.4229	90.0134	47.8658	11.9400		188.2421
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	50.7599		61.2391			
7	Provider Target Rate	53.5836		64.6457			
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	38.4229	90.0134	47.8658	11.9400		188.2421
12/13	Medicaid Adjustment Rate		3.0129	1.6022			
14	Prospective Per Diem 11	38.4229	93.0263	49.4680	11.9400		192.8572
15	Inflated Usual & Customary Charge						0.00

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



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Good Samaritan 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:	7,715,000.00		Total Amount	Per Diem
RS to Start Calcs:	1985/10	Type:	Fixed	80% Capital(1):	5,301,013	9.3250
Indexed Asset Value	6,626,266	<60% of Base:	False	20% ROE(2):	1,325,253	0.5169
FRVS Base Asset:	2,464,423	Interest Rate:	7.0000%	Insurance Cost(3):	33,667	0.6224
Occup Adj Factor	0.9000	Chase Rate:	10.5000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.020630	Amortization Rate:	7.0000%	Home Office(3):	122,657	2.2676
		Interest Only:	False	Replacement(3&4):	91,140	0.0000
		Yearly Payment:	493,184	Total FRVS PD:		12.7319

(1) 80% Capital (\$5,301,013) amortized at 7.0000 % for 20 years Principal & Interest of \$493,184 divided by annual available days (58765) divided by Occup. Adj. (0.90) = \$9.3250

(2) 20% ROE (\$1,325,253) times the ROE factor (0.020630) divided by annual available days (58765) divided by Occup. Adj. (0.90) = \$0.5169

(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	38.4229	38.4229	1.7432	36.6797
Direct Care	93.0263	93.0263	4.2206	88.8057
Indirect Care	49.4680	49.4680	2.2443	47.2237
Property	11.9400	12.7319	0.5776	12.1543
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.9226
Supplemental Rate				8.1814
Totals	192.8572	193.6491	8.7857	215.9674

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	3,562	0.00				107	100.00	3,562	1,097,927	
1972/01		0.10	3.9787	3.0000	0.9787	107	100.00	3,573	1,141,583	
1972/07		0.10	5.9113	3.0000	2.9113	107	100.00	3,584	1,197,865	
1973/01		0.20	8.0622	3.0000	5.0622	107	100.00	3,606	1,259,604	
1973/07		0.20	10.7186	3.0000	7.7186	107	100.00	3,628	1,330,866	
1974/01	2,470	0.30	12.9457	3.0000	9.9457	107	100.00	6,131	1,400,416	
1974/07		0.30	13.0494	3.0000	10.0494	107	100.00	6,186	1,443,858	
1975/01	1,443,858	0.40	13.1399	3.0000	10.1399	107	100.00	1,450,118	1,488,477	
1975/07		0.40	14.2033	3.0000	11.2033	107	100.00	1,467,519	1,549,039	
1976/01	2,196	0.50	15.2478	3.0000	12.2478	107	100.00	1,491,728	1,611,634	
1976/07		0.50	15.7330	3.0000	12.7330	107	100.00	1,514,104	1,667,809	
1977/01	20,462	0.60	16.4836	3.0000	13.4836	107	100.00	1,561,820	1,730,404	
1977/07		0.60	18.5412	3.0000	15.5412	107	100.00	1,589,933	1,817,823	
1978/01	643	0.70	20.2809	3.0000	17.2809	107	100.00	1,623,965	1,904,065	
1978/07		0.70	22.8203	3.0000	19.8203	107	100.00	1,658,068	2,009,460	
1979/01		0.80	24.9476	3.0000	21.9476	107	100.00	1,697,862	2,112,501	
1979/07		0.80	26.1458	3.0000	23.1458	107	100.00	1,738,611	2,201,204	
1980/01		0.90	29.3115	3.0000	26.3115	107	72.75	1,785,553	2,336,987	
1980/07		0.90	30.1222	3.0000	27.1222	107	72.75	1,833,763	2,426,011	
1981/01		1.00	30.9462	3.0000	27.9462	107	65.07	1,888,776	2,518,780	
1981/07		1.00	30.5350	3.0000	27.5350	107	65.07	1,945,439	2,583,943	
1982/01		1.00	30.2110	3.0000	27.2110	107	66.11	2,003,802	2,653,172	
1982/07		1.00	29.5087	3.0000	26.5087	107	66.11	2,063,916	2,714,055	
1983/04		1.00	29.1375	3.0000	26.1375	107	66.51	2,125,833	2,785,424	
1983/07		1.00	30.0953	3.0000	27.0953	107	66.51	2,189,608	2,895,634	
1984/01		1.00	28.3905	3.0000	25.3905	107	64.52	2,255,296	2,933,191	
1984/07		1.00	27.3084	3.0000	24.3084	107	64.52	2,322,955	2,989,473	
1985/01		1.00	25.4555	3.0000	22.4555	107	64.51	2,392,644	3,023,713	
1985/10		1.00	23.3077	3.0000	20.3077	107	64.51	2,464,423	3,049,500	
1986/01		1.00	21.1376	3.0000	18.1376	107	62.15	2,538,356	3,074,859	



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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	107	62.15	2,614,507	3,068,974	
1987/01		1.00	16.4441	3.0000	13.4441	107	62.10	2,692,942	3,123,865	
1987/07		1.00	14.3448	3.0000	11.3448	107	62.10	2,773,730	3,148,261	
1988/01		1.00	12.2455	3.0000	9.2455	107	60.02	2,856,942	3,173,834	
1988/07		1.00	9.8354	3.0000	6.8354	107	60.02	2,942,650	3,172,122	
1989/01		1.00	7.4253	3.0000	4.4253	107	62.88	3,030,930	3,190,847	
1989/07		1.00	5.0152	3.0000	2.0152	107	62.88	3,121,858	3,212,461	
1990/01		1.00	2.6051	2.6051		107	61.64	3,203,186	3,228,618	
1990/07		1.00	0.5899	0.5899		107	61.64	3,222,082	3,247,664	
1991/01	19,484	1.00	0.5899	0.5899		107	65.73	3,260,573	3,266,710	
1991/07	1,639,008	1.00	1.4932	1.4932		107	65.73	4,948,268	3,315,502	
1992/01		0.95	2.0117	2.0117		161	71.37	5,042,834	5,089,049	
1992/07		0.95	1.8152	1.8152		161	71.37	5,129,793	5,181,463	
1993/01		0.90	1.7710	1.7710		161	68.39	5,211,557	5,273,233	
1993/07		0.90	1.5329	1.5329		161	68.39	5,283,456	5,354,055	
1994/01		0.85	1.6983	1.6983		161	74.02	5,359,728	5,445,020	
1994/07		0.85	1.5991	1.5991		161	74.02	5,432,577	5,532,121	
1995/01		0.80	1.5812	1.5812		161	70.81	5,501,299	5,619,544	
1995/07		0.80	1.5250	1.5250		161	70.81	5,568,415	5,705,196	
1996/01		0.75	1.7228	1.7228		161	70.94	5,640,364	5,803,567	
1996/07		0.75	1.3294	1.3294		161	70.94	5,696,604	5,880,686	
1997/01		0.70	1.4109	1.4109		161	71.57	5,752,864	5,963,601	
1997/07		0.70	1.0917	1.0917		161	71.57	5,796,827	6,028,645	
1998/01	24,442	0.65	1.1663	1.1663		161	72.61	5,865,215	6,099,002	
1998/07		0.65	1.0794	1.0794		161	72.61	5,906,365	6,164,851	
1999/01		0.60	1.4499	1.4499		161	69.68	5,957,744	6,254,206	
1999/07		0.60	1.2299	1.2299		161	69.68	6,001,706	6,331,164	
2000/01	25,901	0.55	1.3356	1.3356		161	67.86	6,071,696	6,415,689	
2000/07		0.55	1.1129	1.1129		161	67.86	6,108,861	6,487,012	
2001/01		0.50	1.2976	1.2976		161	71.98	6,148,495	6,571,215	



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
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 Rate Semester 9/1/2016 through 8/31/2017 Based on Cost Report: 6/30/2015

0 268763-00 - 2016/09

215.97

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		0.50	0.9615	0.9615		161	71.98	6,178,057	6,634,327	
2002/01	23,559	0.45	1.0301	1.0301		161	71.17	6,230,251	6,702,591	
2002/07		0.45	0.8337	0.8337		161	71.17	6,253,627	6,758,458	
2003/01		0.40	1.3271	1.3271		161	76.17	6,286,821	6,848,135	
2003/07		0.40	1.1664	1.1664		161	76.17	6,316,155	6,927,991	
2004/01		0.35	1.1103	1.1103		161	78.30	6,340,700	7,004,949	
2004/07		0.35	0.8378	0.8378		161	78.30	6,359,291	7,063,714	
2005/01		0.30	0.8595	0.8595		161	78.30	6,375,692	7,124,411	
2005/07		0.30	0.7364	0.7364		161	78.82	6,389,776	7,176,897	
2006/01		0.25	0.9068	0.9068		161	76.13	6,404,262	7,241,941	
2006/07		0.25	0.8133	0.8133		161	76.13	6,417,282	7,300,867	
2007/01		0.20	1.0133	1.0133		161	76.13	6,430,290	7,374,766	
2007/07		0.20	1.1050	1.1050		161	73.09	6,444,501	7,456,232	
2008/01		0.15	0.8556	0.8556		161	73.09	6,452,769	7,519,988	
2008/07	25,047	0.15	0.6104	0.6104		161	78.28	6,483,727	7,565,873	
2009/01		0.10	1.3268	1.3268		161	78.28	6,492,331	7,666,337	
2009/07		0.10	0.6841	0.6841		161	76.31	6,496,772	7,718,823	
2010/01		0.05	0.8643	0.8643		161	76.31	6,499,579	7,785,477	
2010/07		0.05	0.7107	0.7107		161	74.64	6,501,886	7,840,861	
2011/01		0.00	0.9198	0.9198		161	74.64	6,501,886	7,912,989	
2011/07		0.00	0.9028	0.9028		161	73.54	6,501,886	7,984,473	
2012/01		0.00	0.3865	0.3865		161	76.22	6,501,886	8,015,385	
2012/07		0.00	0.9417	0.9417		161	76.22	6,501,886	8,090,894	
2013/01		0.00	0.4901	0.4901		161	76.22	6,501,886	8,130,500	
2013/07	124,380	0.00	0.6196	0.6196		161	74.88	6,626,266	8,180,893	
2014/01		0.00	0.8564	0.8564		161	74.00	6,626,266	8,250,928	
2014/07		0.00	1.2383	1.2383		161	74.00	6,626,266	8,353,163	
2015/01		0.00	0.7571	0.7571		161	76.71	6,626,266	8,416,436	
2015/09		0.00	1.5736	1.5736		161	76.71	6,626,266	8,548,939	
2016/09		0.00	1.9890	1.9890		161	79.75	6,626,266	8,718,955	

Message Code:



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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0268780-00 - 2016/09

245.29

Springs At Lake Pointe Woods

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
3280 LAKE POINTE BLVD	1/1/2015-12/31/2015	Number of Beds: 119	Superior: 0
SARASOTA, FL 34231	Days in CR 365	Maximum: 43,435	Standard: 366
County: Sarasota [58]	First Used : 2016/09	Max Annualized: 43,435	Conditional: 0
Region: South Area: 8	Last Used: 2016/09	Total Patient: 38,951	Total: 366
Control: Proprietary : Partnership	Unaudited	Medicare: 5,392	Inflation
Current Class South Large	Initial CR? False	Medicaid: 22,749	FY Index: 1.37939113
Class at 1/94: South Large	Medicaid Utilization	58.40415%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	89.67653%	Cost: 1.04651568
Open Date: 11/06/1986	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 11/06/1986	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 11/01/1989	Low Occupancy Adjustment Factor:	113.41123%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2004	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 213225			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,000,117	2,264,700	1,381,504	645,617	9,133	5,301,071	
1a	Audit Adjustments							
2	Cost Per Diem	43.9631	99.5516	60.7281	28.3800	0.4015	233.0243	
3	Cost Per Diem Inflated	46.0081	103.6020	63.5529				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	46.0081	103.6020	63.5529	28.3800	0.4015	241.9445	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	55.4971		70.1526				
7	Provider Target Rate	58.5843		74.0551				
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	46.0081	103.6020	63.5529	13.6500	0.4015	227.2145	
12/13	Medicaid Adjustment Rate		0.9795	0.6009				
14	Prospective Per Diem 11	46.0081	104.5815	64.1538	13.6500	0.4015	228.7949	
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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Springs At Lake Pointe Woods

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	11/01/1989	Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1986/07	Type:	None	80% Capital(1):	3,578,270	7.7107
Indexed Asset Value	4,472,837	<60% of Base:	True	20% ROE(2):	894,567	0.4625
FRVS Base Asset:	1,523,061	Interest Rate:	8.5000%	Insurance Cost(3):	62,334	1.6003
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	75,236	1.9316
ROE Factor	0.020210	Amortization Rate:	8.5000%	Home Office(3):	16,090	0.4131
		Interest Only:	True	Replacement(3&4):	677	0.0000
		Yearly Payment:	301,421	Total FRVS PD:		12.1182

(1) 80% Capital (\$3,578,270) amortized at 8.5000 % for 20 years Interest of \$301,421 divided by annual available days (43435) divided by Occup. Adj. (0.90) = \$7.7107

(2) 20% ROE (\$894,567) times the ROE factor (0.020210) divided by annual available days (43435) divided by Occup. Adj. (0.90) = \$0.4625

(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 53	Effective PBS Limitation	1,523,061

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	46.0081	46.0081	2.0874	43.9207
Direct Care	104.5815	104.5815	4.7448	99.8367
Indirect Care	64.1538	64.1538	2.9106	61.2432
Property	13.6500	12.1182	0.5498	11.5684
ROE	0.4015	0.0384	0.0017	0.0367
ROE Adjustment	-0.0384	-0.0384	-0.0017	-0.0367
Quality Assess-Medicaid Share				20.5438
Supplemental Rate				8.1814
Totals	228.7565	226.8616	10.2926	245.2942

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	4,817,727	0.00	0.2974	0.2974		53		1,523,061	1,523,061	1
1987/01		0.10	1.0091	1.0091		53		1,523,061	1,547,335	
1987/07		0.10	0.9007	0.9007		53		1,523,061	1,559,419	
1988/01		0.20	0.9007	0.9007		53		1,523,061	1,572,086	
1988/07		0.20	0.5899	0.5899		53		1,523,061	1,571,238	
1989/01		0.30	0.5899	0.5899		53		1,523,061	1,580,513	
1989/07		0.30	0.5899	0.5899		53	4.83	1,523,061	1,591,219	
1990/01	1,801,380	0.40	0.5899	0.5899		113	5.93	3,324,441	3,409,662	
1990/07		0.40	0.5899	0.5899		113	5.93	3,324,441	3,429,776	
1991/01		0.50	0.5899	0.5899		113	5.93	3,324,441	3,449,890	
1991/07		0.50	1.4932	1.4932		113	5.93	3,324,441	3,501,418	
1992/01		0.60	2.0117	2.0117		113	5.93	3,324,441	3,571,817	
1992/07		0.60	1.8152	1.8152		113	5.93	3,324,441	3,636,679	
1993/01		0.70	1.7710	1.7710		113	15.39	3,324,441	3,701,089	
1993/07		0.70	1.5329	1.5329		113	15.39	3,324,441	3,757,815	
1994/01	31,333	0.80	1.6983	1.6983		113	18.19	3,355,774	3,821,660	
1994/07		0.80	1.5991	1.5991		113	18.19	3,355,774	3,882,793	
1995/01	61,702	0.90	1.5812	1.5812		120	18.39	3,417,476	4,188,480	
1995/07		0.90	1.5250	1.5250		120	18.39	3,417,476	4,252,320	
1996/01		1.00	1.7228	1.7228		120	20.59	3,417,476	4,325,640	
1996/07		1.00	1.3294	1.3294		120	20.59	3,417,476	4,383,120	
1997/01		1.00	1.4109	1.4109		120	23.58	3,417,476	4,444,920	
1997/07	14,833	1.00	1.0917	1.0917		120	27.55	3,450,997	4,493,400	
1998/01	23,214	1.00	1.1663	1.1663		120	27.55	3,494,372	4,545,840	
1998/07		1.00	1.0794	1.0794		120	27.55	3,513,265	4,594,920	
1999/01		1.00	1.4499	1.4499		120	27.55	3,538,781	4,661,520	
1999/07		1.00	1.2299	1.2299		120	27.55	3,560,582	4,718,880	
2000/01		1.00	1.3356	1.3356		120	31.43	3,587,758	4,781,880	
2000/07		1.00	1.1129	1.1129		120	31.43	3,587,758	4,835,040	5
2001/01		1.00	1.2976	1.2976		120	36.86	3,610,575	4,897,800	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
2001/07		1.00	0.9615	0.9615		120	36.86	3,641,974	4,944,840	5
2002/01		1.00	1.0301	1.0301		119	46.57	3,697,412	4,954,089	
2002/07		1.00	0.8337	0.8337		119	46.57	3,723,513	4,995,382	
2003/01		1.00	1.3271	1.3271		119	39.71	3,759,190	5,061,665	
2003/07		1.00	1.1664	1.1664		119	39.71	3,790,848	5,120,689	
2004/01		1.00	1.1103	1.1103		119	41.29	3,790,848	5,177,571	5
2004/07		1.00	0.8378	0.8378		119	41.29	3,846,488	5,221,006	
2005/01		1.00	0.8595	0.8595		119	41.29	3,871,307	5,265,869	
2005/07		1.00	0.7364	0.7364		119	41.29	3,892,709	5,304,663	
2006/01		1.00	0.9068	0.9068		119	41.29	3,919,209	5,352,739	
2006/07		1.00	0.8133	0.8133		119	41.70	3,943,376	5,396,293	
2007/01		0.95	1.0133	1.0133		119	41.70	3,972,156	5,450,914	
2007/07		0.95	1.1050	1.1050		119	44.68	4,006,031	5,511,128	
2008/01		0.90	0.8556	0.8556		119	44.68	4,031,090	5,558,252	
2008/07		0.90	0.6104	0.6104		119	44.68	4,049,081	5,592,167	
2009/01		0.85	1.3268	1.3268		119	47.20	4,088,270	5,666,423	
2009/07		0.85	0.6841	0.6841		119	47.20	4,108,672	5,705,217	
2010/01		0.80	0.8643	0.8643		119	50.11	4,134,554	5,754,483	
2010/07		0.80	0.7107	0.7107		119	50.56	4,156,165	5,795,419	
2011/01		0.75	0.9198	0.9198		119	50.56	4,182,524	5,848,731	
2011/07		0.75	0.9028	0.9028		119	50.56	4,208,558	5,901,567	
2012/01		0.70	0.3865	0.3865		119	52.43	4,219,414	5,924,415	
2012/07		0.70	0.9417	0.9417		119	52.43	4,245,929	5,980,226	
2013/01		0.65	0.4901	0.4901		119	53.55	4,259,100	6,009,500	
2013/07		0.65	0.6196	0.6196		119	53.55	4,275,799	6,046,747	
2014/01	20,520	0.60	0.8564	0.8564		119	54.72	4,318,176	6,098,512	
2014/07		0.60	1.2383	1.2383		119	54.72	4,350,097	6,174,077	
2015/01		0.55	0.7571	0.7571		119	52.26	4,367,308	6,220,844	
2015/09		0.55	1.5736	1.5736		119	57.36	4,405,107	6,318,781	
2016/09	23,921	0.50	1.9890	1.9890		119	58.40	4,472,837	6,444,445	

Message Code:

1 Per Bed Standard Limitation



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222.56

Majestic Oaks

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
901 VETERAN'S MEMORIAL PA	1/1/2015-12/31/2015	Number of Beds: 150	Superior: 0
ORANGE CITY, FL 32763	Days in CR 365	Maximum: 54,750	Standard: 366
County: Volusia [64]	First Used : 2016/09	Max Annualized: 54,750	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 51,496	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 8,093	Inflation
Current Class North Large	Initial CR? False	Medicaid: 19,663	FY Index: 1.37939113
Class at 1/94: North Large	Medicaid Utilization	38.18355%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.05662%	Cost: 1.04651568
Open Date: 01/21/2003	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/21/2003	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 01/21/2003	Low Occupancy Adjustment Factor:	118.95060%	DC Sem Index: 1.30450000
Med # Active Date: 01/21/2003	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	1,273,013	2,010,538	1,029,492	290,226		4,603,269	
1a	Audit Adjustments							
2	Cost Per Diem	64.7415	102.2498	52.3568	14.7600		234.1081	
3	Cost Per Diem Inflated	67.7530	106.4099	54.7922				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	67.7530	106.4099	54.7922	14.7600		243.7151	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	64.8250		56.7094				
7	Provider Target Rate	68.4311		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	54.7922	13.6500		224.7545	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	54.8223	101.4900	54.7922	13.6500		224.7545	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Majestic Oaks

FRVS

FRVS Status as of this Semester

On FRVS

FRVS Status as of this Semester		Mortgage Information		Calculation of FRVS Per Diem		
Began FRVS:	01/21/2003	Amount:	7,059,913.00		Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	5,700,694	9.8730
RS to Start Calcs:	2003/01	<60% of Base:	False	20% ROE(2):	1,425,174	0.5845
Indexed Asset Value	7,125,868	Interest Rate:	5.9085%	Insurance Cost(3):	110,513	2.1461
FRVS Base Asset:	6,296,700	Chase Rate:	4.2500%	Taxes Cost(3):	44,079	0.8560
Occup Adj Factor	0.9000	Amortization Rate:	5.9085%	Home Office(3):	0	0.0000
ROE Factor	0.020210	Interest Only:	False	Replacement(3&4):	112,227	0.0000
		Yearly Payment:	486,494	Total FRVS PD:		13.4596

- (1) 80% Capital (\$5,700,694) amortized at 5.9085 % for 20 years Principal & Interest of \$486,494 divided by annual available days (54750) divided by Occup. Adj. (0.90) = \$9.8730
- (2) 20% ROE (\$1,425,174) times the ROE factor (0.020210) divided by annual available days (54750) divided by Occup. Adj. (0.90) = \$0.5845
- (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:	41,978
Comparison Date: 07/01/2002	Current RS PBS:	54,155
Comparison Bed 150	Effective PBS Limitation	6,296,700

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	54.7922	54.7922	2.4859	52.3063
Property	13.6500	13.4596	0.6107	12.8489
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	224.7545	224.5641	10.1885	222.5570

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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0 269000-00 - 2016/09

222.56

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	15,470,706	0.00	1.3271	1.3271		150	27.18	6,296,700	6,296,700	1
2003/07		0.10	1.1664	1.1664		150	27.18	6,300,328	6,454,650	
2004/01		0.10	1.1103	1.1103		150	27.18	6,303,784	6,526,350	
2004/07		0.20	0.8378	0.8378		150	27.18	6,309,005	6,581,100	
2005/01		0.20	0.8595	0.8595		150	27.18	6,314,364	6,637,650	
2005/07		0.30	0.7364	0.7364		150	27.18	6,321,257	6,686,550	
2006/01		0.30	0.9068	0.9068		150	29.72	6,330,548	6,747,150	
2006/07	22,384	0.40	0.8133	0.8133		150	34.38	6,365,805	6,802,050	
2007/01		0.40	1.0133	1.0133		150	34.38	6,381,933	6,870,900	
2007/07		0.50	1.1050	1.1050		150	34.38	6,403,974	6,946,800	
2008/01		0.50	0.8556	0.8556		150	31.33	6,419,580	7,006,200	
2008/07		0.60	0.6104	0.6104		150	31.33	6,432,971	7,048,950	
2009/01		0.60	1.3268	1.3268		150	28.20	6,459,229	7,142,550	
2009/07		0.70	0.6841	0.6841		150	28.20	6,475,089	7,191,450	
2010/01		0.70	0.8643	0.8643		150	29.16	6,495,858	7,253,550	
2010/07		0.80	0.7107	0.7107		150	29.16	6,515,441	7,305,150	
2011/01		0.80	0.9198	0.9198		150	32.72	6,543,961	7,372,350	
2011/07		0.90	0.9028	0.9028		150	33.52	6,576,366	7,438,950	
2012/01		0.90	0.3865	0.3865		150	33.52	6,590,310	7,467,750	
2012/07		1.00	0.9417	0.9417		150	32.85	6,627,377	7,538,100	
2013/01		1.00	0.4901	0.4901		150	32.85	6,646,777	7,575,000	
2013/07		1.00	0.6196	0.6196		150	37.25	6,674,669	7,621,950	
2014/01		1.00	0.8564	0.8564		150	37.25	6,713,383	7,687,200	
2014/07		1.00	1.2383	1.2383		150	40.72	6,774,931	7,782,450	
2015/01		1.00	0.7571	0.7571		150	40.72	6,812,906	7,841,400	
2015/09	53,158	1.00	1.5736	1.5736		150	36.61	6,937,425	7,964,850	
2016/09	92,656	1.00	1.9890	1.9890		150	38.18	7,125,868	8,123,250	

Message Code:

1 Per Bed Standard Limitation



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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194.18

Harmony Health 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
9820 N KENDALL DRIVE	1/1/2014-12/31/2014	Number of Beds: 203	Superior: 0
MIAMI, FL 33176	Days in CR 365	Maximum: 74,095	Standard: 335
County: Dade [13]	First Used : 2016/09	Max Annualized: 74,095	Conditional: 31
Region: South Area: 11	Last Used: 2016/09	Total Patient: 73,985	Total: 366
Control: Proprietary : Partnership	Unaudited	Medicare: 16,691	Inflation
Current Class South Large	Initial CR? False	Medicaid: 42,599	FY Index: 1.34193004
Class at 1/94: South Large	Medicaid Utilization	57.57789%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	99.85154%	Cost: 1.07573004
Open Date: 03/01/1970	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 12/11/1998	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 11/13/2000	Low Occupancy Adjustment Factor:	126.27926%	DC Sem Index: 1.30450000
Med # Active Date: 09/01/2003	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 226386			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,421,316	2,914,802	2,117,146	529,506		6,982,770
1a	Audit Adjustments						
2	Cost Per Diem	33.3650	68.4242	49.6994	12.4300		163.9186
3	Cost Per Diem Inflated	35.8917	72.6276	53.4631			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	35.8917	72.6276	53.4631	12.4300		174.4124
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	51.4058		66.8979			
7	Provider Target Rate	54.2654		70.6193			
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	35.8917	72.6276	53.4631	12.4300		174.4124
12/13	Medicaid Adjustment Rate		0.5667	0.4172			
14	Prospective Per Diem 11	35.8917	73.1943	53.8803	12.4300		175.3963
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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Harmony Health Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 11/13/2000		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:	1998/07	Type:	Fixed	80% Capital(1):	7,487,288	9.6527
Indexed Asset Value	9,359,110	<60% of Base:	False	20% ROE(2):	1,871,822	0.6375
FRVS Base Asset:	0	Interest Rate:	6.0000%	Insurance Cost(3):	98,537	1.3319
Occup Adj Factor	0.9000	Chase Rate:	4.0000%	Taxes Cost(3):	151,606	2.0491
ROE Factor	0.022710	Amortization Rate:	6.0000%	Home Office(3):	6,467	0.0874
		Interest Only:	False	Replacement(3&4):	33,955	0.0000
		Yearly Payment:	643,695	Total FRVS PD:		13.7586

(1) 80% Capital (\$7,487,288) amortized at 6.0000 % for 20 years Principal & Interest of \$643,695 divided by annual available days (74095) divided by Occup. Adj. (0.90) = \$9.6527

(2) 20% ROE (\$1,871,822) times the ROE factor (0.022710) divided by annual available days (74095) divided by Occup. Adj. (0.90) = \$0.6375

(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:	01/01/1998	Current RS PBS:	37,882
Comparison Bed	203	Effective PBS Limitation	54,155
			7,690,046

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	35.8917	35.8917	1.6284	34.2633
Direct Care	73.1943	73.1943	3.3208	69.8735
Indirect Care	53.8803	53.8803	2.4445	51.4358
Property	12.4300	13.7586	0.6242	13.1344
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				17.2912
Supplemental Rate				8.1814
Totals	175.3963	176.7249	8.0179	194.1796

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
2000/07	29,188,019	0.00	1.1129	1.1129		203	35.69	7,690,046	7,690,046	1
2001/01	33,100	0.10	1.2976	1.2976		203	35.69	7,729,623	8,285,445	
2001/07	8,316	0.10	0.9615	0.9615		203	35.69	7,742,764	8,365,021	
2002/01		0.20	1.0301	1.0301		203	35.69	7,742,764	8,451,093	5
2002/07		0.20	0.8337	0.8337		203	35.69	7,761,501	8,521,534	
2003/01		0.30	1.3271	1.3271		203	35.69	7,781,551	8,634,605	
2003/07		0.30	1.1664	1.1664		203	68.18	7,808,779	8,735,293	
2004/01		0.40	1.1103	1.1103		203	68.18	7,843,458	8,832,327	
2004/07		0.40	0.8378	0.8378		203	68.18	7,869,741	8,906,422	
2005/01		0.50	0.8595	0.8595		203	68.18	7,903,565	8,982,953	
2005/07		0.50	0.7364	0.7364		203	68.18	7,932,666	9,049,131	
2006/01		0.60	0.9068	0.9068		203	68.18	7,975,828	9,131,143	
2006/07		0.60	0.8133	0.8133		203	69.04	8,014,750	9,205,441	
2007/01		0.70	1.0133	1.0133		203	54.76	8,071,351	9,298,618	
2007/07		0.70	1.1050	1.1050		203	54.76	8,133,510	9,401,336	
2008/01		0.80	0.8556	0.8556		203	47.28	8,181,369	9,481,724	
2008/07		0.80	0.6104	0.6104		203	47.28	8,215,711	9,539,579	
2009/01		0.90	1.3268	1.3268		203	46.32	8,298,332	9,666,251	
2009/07		0.90	0.6841	0.6841		203	46.32	8,341,361	9,732,429	
2010/01		1.00	0.8643	0.8643		203	45.50	8,401,003	9,816,471	
2010/07		1.00	0.7107	0.7107		203	50.04	8,455,325	9,886,303	
2011/01		1.00	0.9198	0.9198		203	50.04	8,526,083	9,977,247	
2011/07		1.00	0.9028	0.9028		203	51.98	8,598,830	10,067,379	
2012/01		1.00	0.3865	0.3865		203	51.98	8,630,240	10,106,355	
2012/07		1.00	0.9417	0.9417		203	51.98	8,707,048	10,201,562	
2013/01		1.00	0.4901	0.4901		203	51.86	8,747,285	10,251,500	
2013/07		1.00	0.6196	0.6196		203	51.86	8,798,389	10,315,039	
2014/01		1.00	0.8564	0.8564		203	49.95	8,866,820	10,403,344	
2014/07		1.00	1.2383	1.2383		203	49.95	8,966,536	10,532,249	
2015/01		1.00	0.7571	0.7571		203	56.17	9,034,422	10,612,028	



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194.18

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		1.00	1.5736	1.5736		203	56.17	9,176,588	10,779,097	
2016/09		1.00	1.9890	1.9890		203	57.58	9,359,110	10,993,465	

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: 269107123120140101201405222015141259



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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252.97

Douglas Jacobson 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
21281 GRAYTON TERRACE	7/1/2014-6/30/2015	Number of Beds: 120	Superior: 0
PORT CHARLOTTE, FL 33954	Days in CR 365	Maximum: 43,800	Standard: 366
County: Charlotte [8]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: South Area: 8	Last Used: 2016/09	Total Patient: 43,333	Total: 366
Control: Government	Unaudited	Medicare: 1,354	Inflation
Current Class South Large	Initial CR? False	Medicaid: 14,177	FY Index: 1.35966457
Class at 1/94: South Large	Medicaid Utilization	32.71641%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	98.93379%	Cost: 1.06169895
Open Date: 04/01/2004	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 04/01/2004	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24000000
Entered Medicaid 06/07/2004	Low Occupancy Adjustment Factor:	125.11861%	DC Sem Index: 1.30450000
Med # Active Date: 06/07/2004	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	672,321	1,549,677	991,454	145,881		3,359,333	
1a	Audit Adjustments							
2	Cost Per Diem	47.4234	109.3092	69.9340	10.2900		236.9566	
3	Cost Per Diem Inflated	50.3494	114.9950	74.2489				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	50.3494	114.9950	74.2489	10.2900		249.8833	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	90.6829		76.9207				
7	Provider Target Rate	95.7274		81.1997				
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	50.3494	104.3884	70.3550	10.2900		235.3828	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	50.3494	104.3884	70.3550	10.2900		235.3828	
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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252.97

Douglas Jacobson State Veterans Nursing Home

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 06/07/2004		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	2004/01	Type:	None	80% Capital(1):	4,719,740	4.7166
Indexed Asset Value	5,899,675	<60% of Base:	True	20% ROE(2):	1,179,935	0.6175
FRVS Base Asset:	5,163,720	Interest Rate:	4.0000%	Insurance Cost(3):	271	0.0063
Occup Adj Factor	0.9000	Chase Rate:	4.0000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.020630	Amortization Rate:	4.0000%	Home Office(3):	46,064	1.0630
		Interest Only:	True	Replacement(3&4):	102,392	0.0000
		Yearly Payment:	185,927	Total FRVS PD:		6.4034

(1) 80% Capital (\$4,719,740) amortized at 4.0000 % for 20 years Interest of \$185,927 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$4.7166

(2) 20% ROE (\$1,179,935) times the ROE factor (0.020630) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6175

(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:	07/01/2003	Current RS PBS:	43,031
Comparison Bed	120	Effective PBS Limitation	54,155
			5,163,720

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	50.3494	50.3494	2.2843	48.0651
Direct Care	104.3884	104.3884	4.7360	99.6524
Indirect Care	70.3550	70.3550	3.1920	67.1630
Property	10.2900	6.4034	0.2905	6.1129
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				23.7913
Supplemental Rate				8.1814
Totals	235.3828	231.4962	10.5028	252.9661

Medicaid Trend Adjustment



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252.97

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2004/01	9,197,217	0.00	1.1103	1.1103		120	47.73	5,163,720	5,163,720	1
2004/07		0.10	0.8378	0.8378		120	47.73	5,167,475	5,264,880	
2005/01	52,861	0.10	0.8595	0.8595		120	47.73	5,224,193	5,310,120	
2005/07		0.20	0.7364	0.7364		120	47.73	5,230,871	5,349,240	
2006/01		0.20	0.9068	0.9068		120	47.73	5,239,106	5,397,720	
2006/07		0.30	0.8133	0.8133		120	47.73	5,250,200	5,441,640	
2007/01		0.30	1.0133	1.0133		120	47.73	5,264,051	5,496,720	
2007/07		0.40	1.1050	1.1050		120	58.75	5,287,318	5,557,440	
2008/01		0.40	0.8556	0.8556		120	56.24	5,305,411	5,604,960	
2008/07		0.50	0.6104	0.6104		120	56.24	5,321,603	5,639,160	
2009/01		0.50	1.3268	1.3268		120	56.24	5,356,907	5,714,040	
2009/07		0.60	0.6841	0.6841		120	59.51	5,378,897	5,753,160	
2010/01		0.60	0.8643	0.8643		120	59.51	5,406,792	5,802,840	
2010/07		0.70	0.7107	0.7107		120	55.54	5,433,691	5,844,120	
2011/01		0.70	0.9198	0.9198		120	55.54	5,468,679	5,897,880	
2011/07		0.80	0.9028	0.9028		120	53.81	5,507,319	5,951,160	
2012/01		0.80	0.3865	0.3865		120	38.44	5,519,220	5,974,200	
2012/07		0.90	0.9417	0.9417		120	38.44	5,551,912	6,030,480	
2013/01	27,001	0.90	0.4901	0.4901		120	37.25	5,595,499	6,060,000	
2013/07		1.00	0.6196	0.6196		120	37.25	5,618,980	6,097,560	
2014/01		1.00	0.8564	0.8564		120	37.25	5,651,571	6,149,760	
2014/07		1.00	1.2383	1.2383		120	42.23	5,705,306	6,225,960	
2015/01	23,114	1.00	0.7571	0.7571		120	34.34	5,755,389	6,273,120	
2015/09		1.00	1.5736	1.5736		120	34.34	5,811,936	6,371,880	
2016/09	18,968	1.00	1.9890	1.9890		120	32.72	5,899,675	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

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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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206.05

Regents Park of Sunrise

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
9711 W OAKLAND PARK BLVD SUNRISE, FL 33351	1/1/2015-12/31/2015	Number of Beds: 120	Superior: 0
County: Broward [6]	Days in CR 365	Maximum: 43,800	Standard: 366
Region: South Area: 10	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Control: Nonprofit : 501(c)(3) Organization	Last Used: 2016/09	Total Patient: 42,297	Total: 366
Current Class South Large	Unaudited	Medicare: 9,701	Inflation
Class at 1/94: South Large	Initial CR? False	Medicaid: 28,167	FY Index: 1.37939113
Operating Ex > 18 months	Medicaid Utilization	66.59338%	Semester Index: 1.44355445
Open Date: 11/06/1989	Occupancy:	96.56849%	Cost: 1.04651568
Acquired Date: 11/06/1989	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Entered Medicaid 11/06/1989	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Med # Active Date: 06/01/2004	Low Occupancy Adjustment Factor:	122.12729%	DC Sem Index: 1.30450000
Previous Med # 210960	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	1,074,422	1,987,874	1,363,561	1,257,657		5,683,514	
1a	Audit Adjustments							
2	Cost Per Diem	38.1447	70.5746	48.4099	44.6500		201.7792	
3	Cost Per Diem Inflated	39.9190	73.4460	50.6617				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	39.9190	73.4460	50.6617	44.6500		208.6767	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	61.3272		72.0677				
7	Provider Target Rate	64.7387		76.0767				
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	39.9190	73.4460	50.6617	13.6500		177.6767	
12/13	Medicaid Adjustment Rate		1.3711	0.9457				
14	Prospective Per Diem 11	39.9190	74.8171	51.6074	13.6500		179.9935	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Regents Park of Sunrise

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 11/06/1989		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	4,762,500.00		Total Amount	Per Diem
RS to Start Calcs:	1989/07	Type:	Variable	80% Capital(1):	4,521,854	12.8309
Indexed Asset Value	5,652,318	<60% of Base:	False	20% ROE(2):	1,130,464	0.5796
FRVS Base Asset:	3,578,520	Interest Rate:	9.5000%	Insurance Cost(3):	84,347	1.9942
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	235,211	5.5609
ROE Factor	0.020210	Amortization Rate:	9.5000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	311,663	0.0000
		Yearly Payment:	505,795	Total FRVS PD:		20.9656

(1) 80% Capital (\$4,521,854) amortized at 9.5000 % for 20 years Principal & Interest of \$505,795 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$12.8309

(2) 20% ROE (\$1,130,464) times the ROE factor (0.020210) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5796

(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	39.9190	39.9190	1.8111	38.1079
Direct Care	74.8171	74.8171	3.3944	71.4227
Indirect Care	51.6074	51.6074	2.3414	49.2660
Property	13.6500	20.9656	0.9512	20.0144
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.0549
Supplemental Rate				8.1814
Totals	179.9935	187.3091	8.4981	206.0473

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	5,175,978	0.00	0.5899	0.5899		120	23.28	3,578,520	3,578,520	1
1990/01		0.10	0.5899	0.5899		120	23.28	3,578,520	3,620,880	
1990/07		0.10	0.5899	0.5899		120	23.28	3,578,520	3,642,240	
1991/01		0.20	0.5899	0.5899		120	23.28	3,578,520	3,663,600	
1991/07		0.20	1.4932	1.4932		120	23.28	3,578,520	3,718,320	
1992/01		0.30	2.0117	2.0117		120	23.28	3,578,520	3,793,080	
1992/07		0.30	1.8152	1.8152		120	23.28	3,578,520	3,861,960	
1993/01		0.40	1.7710	1.7710		120	53.01	3,602,953	3,930,360	
1993/07		0.40	1.5329	1.5329		120	53.01	3,624,247	3,990,600	
1994/01	67,925	0.50	1.6983	1.6983		120	48.89	3,692,172	4,058,400	5
1994/07		0.50	1.5991	1.5991		120	48.89	3,745,967	4,123,320	
1995/01		0.60	1.5812	1.5812		120	48.89	3,777,557	4,188,480	
1995/07		0.60	1.5250	1.5250		120	48.89	3,808,282	4,252,320	
1996/01		0.70	1.7228	1.7228		120	48.89	3,849,108	4,325,640	
1996/07	29,130	0.70	1.3294	1.3294		120	36.91	3,902,276	4,383,120	
1997/01		0.80	1.4109	1.4109		120	36.91	3,931,834	4,444,920	
1997/07	27,223	0.80	1.0917	1.0917		120	47.37	3,988,634	4,493,400	
1998/01		0.90	1.1663	1.1663		120	47.37	4,024,694	4,545,840	
1998/07	75,583	0.90	1.0794	1.0794		120	32.39	4,123,303	4,594,920	
1999/01		1.00	1.4499	1.4499		120	32.39	4,158,510	4,661,520	
1999/07		1.00	1.2299	1.2299		120	32.39	4,188,630	4,718,880	
2000/01		1.00	1.3356	1.3356		120	30.18	4,219,328	4,781,880	
2000/07	33,791	1.00	1.1129	1.1129		120	36.85	4,284,580	4,835,040	
2001/01		1.00	1.2976	1.2976		120	36.85	4,321,830	4,897,800	
2001/07		1.00	0.9615	0.9615		120	36.85	4,349,671	4,944,840	
2002/01		1.00	1.0301	1.0301		120	32.76	4,376,359	4,995,720	
2002/07		1.00	0.8337	0.8337		120	32.76	4,398,091	5,037,360	
2003/01		1.00	1.3271	1.3271		120	32.76	4,432,857	5,104,200	
2003/07		1.00	1.1664	1.1664		120	39.96	4,470,423	5,163,720	
2004/01		1.00	1.1103	1.1103		120	49.23	4,514,851	5,221,080	



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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	49.23	4,514,851	5,264,880	5
2005/01		1.00	0.8595	0.8595		120	49.23	4,583,703	5,310,120	
2005/07		1.00	0.7364	0.7364		120	49.23	4,613,916	5,349,240	
2006/01		1.00	0.9068	0.9068		120	49.23	4,651,366	5,397,720	
2006/07		1.00	0.8133	0.8133		120	49.23	4,651,366	5,441,640	5
2007/01		1.00	1.0133	1.0133		120	46.45	4,725,322	5,496,720	
2007/07		1.00	1.1050	1.1050		120	46.45	4,769,420	5,557,440	
2008/01		1.00	0.8556	0.8556		120	52.92	4,808,684	5,604,960	
2008/07		1.00	0.6104	0.6104		120	57.17	4,838,036	5,639,160	
2009/01		1.00	1.3268	1.3268		120	57.17	4,902,227	5,714,040	
2009/07		1.00	0.6841	0.6841		120	57.17	4,935,763	5,753,160	
2010/01		0.95	0.8643	0.8643		120	60.20	4,976,291	5,802,840	
2010/07		0.95	0.7107	0.7107		120	64.33	5,009,891	5,844,120	
2011/01		0.90	0.9198	0.9198		120	64.33	5,051,363	5,897,880	
2011/07		0.90	0.9028	0.9028		120	64.33	5,092,405	5,951,160	
2012/01		0.85	0.3865	0.3865		120	58.85	5,109,134	5,974,200	
2012/07		0.85	0.9417	0.9417		120	58.85	5,150,028	6,030,480	
2013/01	59,188	0.80	0.4901	0.4901		120	60.51	5,229,409	6,060,000	
2013/07	86,810	0.80	0.6196	0.6196		120	59.66	5,342,141	6,097,560	
2014/01		0.75	0.8564	0.8564		120	59.66	5,376,454	6,149,760	
2014/07		0.75	1.2383	1.2383		120	59.66	5,426,385	6,225,960	
2015/01	35,182	0.70	0.7571	0.7571		120	59.09	5,490,327	6,273,120	
2015/09		0.70	1.5736	1.5736		120	59.09	5,550,803	6,371,880	
2016/09	29,749	0.65	1.9890	1.9890		120	66.59	5,652,318	6,498,600	

Message Code:

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



Florida Agency for Health Care Administration
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Regents Park of Winter Park

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
558 N SEMORAN BLVD	1/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
WINTER PARK, FL 32792	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: 40,623	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 14,471	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 22,164	FY Index: 1.34193004
Class at 1/94: North Large	Medicaid Utilization	54.56022%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	92.74658%	Cost: 1.07573004
Open Date: 11/23/1988	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 11/23/1988	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 11/23/1988	Low Occupancy Adjustment Factor:	117.29383%	DC Sem Index: 1.30450000
Med # Active Date: 06/01/2004	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 211044			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	816,114	1,654,234	1,134,652	981,865		4,586,865	
1a	Audit Adjustments							
2	Cost Per Diem	36.8216	74.6361	51.1935	44.3000		206.9512	
3	Cost Per Diem Inflated	39.6101	79.2211	55.0704				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	39.6101	79.2211	55.0704	44.3000		218.2016	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	53.0522		63.5995				
7	Provider Target Rate	56.0034		67.1374				
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	39.6101	79.2211	55.0704	13.6500		187.5516	
12/13	Medicaid Adjustment Rate		0.4064	0.2825				
14	Prospective Per Diem 11	39.6101	79.6275	55.3529	13.6500		188.2405	
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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Regents Park of Winter Park

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 11/23/1988		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	7,688,955.00		Total Amount	Per Diem
RS to Start Calcs:	1988/07	Type:	Variable	80% Capital(1):	4,298,835	10.9459
Indexed Asset Value	5,373,544	<60% of Base:	False	20% ROE(2):	1,074,709	0.6191
FRVS Base Asset:	3,559,440	Interest Rate:	8.0000%	Insurance Cost(3):	72,357	1.7812
Occup Adj Factor	0.9000	Chase Rate:	7.7500%	Taxes Cost(3):	174,468	4.2948
ROE Factor	0.022710	Amortization Rate:	8.0000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	73,645	0.0000
		Yearly Payment:	431,486	Total FRVS PD:		17.6410

(1) 80% Capital (\$4,298,835) amortized at 8.0000 % for 20 years Principal & Interest of \$431,486 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$10.9459

(2) 20% ROE (\$1,074,709) times the ROE factor (0.022710) 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:	29,662
Comparison Date: 01/01/1988	Current RS PBS:	54,155
Comparison Bed 120	Effective PBS Limitation	3,559,440

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	39.6101	39.6101	1.7971	37.8130
Direct Care	79.6275	79.6275	3.6127	76.0148
Indirect Care	55.3529	55.3529	2.5113	52.8416
Property	13.6500	17.6410	0.8004	16.8406
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				16.6204
Supplemental Rate				8.1814
Totals	188.2405	192.2315	8.7215	208.3118

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
1988/07	8,528,480	0.00	0.5899	0.5899		120	21.83	3,559,440	3,559,440	1
1989/01		0.10	0.5899	0.5899		120	21.83	3,559,440	3,578,520	
1989/07		0.10	0.5899	0.5899		120	21.83	3,559,440	3,602,760	
1990/01		0.20	0.5899	0.5899		120	21.83	3,559,440	3,620,880	
1990/07		0.20	0.5899	0.5899		120	21.83	3,559,440	3,642,240	
1991/01		0.30	0.5899	0.5899		120	34.76	3,563,422	3,663,600	
1991/07		0.30	1.4932	1.4932		120	34.76	3,563,422	3,718,320	5
1992/01		0.40	2.0117	2.0117		120	43.73	3,596,375	3,793,080	
1992/07		0.40	1.8152	1.8152		120	43.73	3,617,137	3,861,960	
1993/01		0.50	1.7710	1.7710		120	43.73	3,642,604	3,930,360	
1993/07	20,366	0.50	1.5329	1.5329		120	40.01	3,662,970	3,990,600	5
1994/01		0.60	1.6983	1.6983		120	37.94	3,709,172	4,058,400	
1994/07		0.60	1.5991	1.5991		120	37.94	3,733,722	4,123,320	
1995/01		0.70	1.5812	1.5812		120	37.94	3,762,229	4,188,480	
1995/07		0.70	1.5250	1.5250		120	37.94	3,789,933	4,252,320	
1996/01		0.80	1.7228	1.7228		120	37.94	3,825,964	4,325,640	
1996/07	38,606	0.80	1.3294	1.3294		120	36.53	3,891,595	4,383,120	
1997/01		0.90	1.4109	1.4109		120	36.53	3,924,416	4,444,920	
1997/07	34,726	0.90	1.0917	1.0917		120	40.15	3,987,289	4,493,400	
1998/01		1.00	1.1663	1.1663		120	40.15	4,021,237	4,545,840	
1998/07		1.00	1.0794	1.0794		120	37.36	4,050,721	4,594,920	
1999/01		1.00	1.4499	1.4499		120	37.36	4,090,616	4,661,520	
1999/07		1.00	1.2299	1.2299		120	37.36	4,124,791	4,718,880	
2000/01	47,039	1.00	1.3356	1.3356		120	37.80	4,209,692	4,781,880	
2000/07	35,743	1.00	1.1129	1.1129		120	31.94	4,272,642	4,835,040	
2001/01		1.00	1.2976	1.2976		120	31.94	4,304,839	4,897,800	
2001/07		1.00	0.9615	0.9615		120	36.80	4,332,533	4,944,840	
2002/01		1.00	1.0301	1.0301		120	41.98	4,332,533	4,995,720	5
2002/07		1.00	0.8337	0.8337		120	41.98	4,394,383	5,037,360	
2003/01		1.00	1.3271	1.3271		120	41.98	4,438,895	5,104,200	



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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
2003/07		1.00	1.1664	1.1664		120	39.20	4,475,797	5,163,720	
2004/01		1.00	1.1103	1.1103		120	31.98	4,504,692	5,221,080	
2004/07		1.00	0.8378	0.8378		120	31.98	4,526,636	5,264,880	
2005/01		1.00	0.8595	0.8595		120	31.98	4,549,258	5,310,120	
2005/07		1.00	0.7364	0.7364		120	31.98	4,568,737	5,349,240	
2006/01		1.00	0.9068	0.9068		120	31.98	4,592,826	5,397,720	
2006/07		1.00	0.8133	0.8133		120	31.98	4,614,545	5,441,640	
2007/01		1.00	1.0133	1.0133		120	34.78	4,644,114	5,496,720	
2007/07		1.00	1.1050	1.1050		120	34.78	4,676,565	5,557,440	
2008/01	24,808	1.00	0.8556	0.8556		120	35.65	4,727,308	5,604,960	
2008/07		1.00	0.6104	0.6104		120	41.95	4,749,317	5,639,160	
2009/01		0.95	1.3268	1.3268		120	41.95	4,794,978	5,714,040	
2009/07		0.95	0.6841	0.6841		120	41.95	4,818,747	5,753,160	
2010/01		0.90	0.8643	0.8643		120	47.69	4,851,250	5,802,840	
2010/07		0.90	0.7107	0.7107		120	49.86	4,879,379	5,844,120	
2011/01		0.85	0.9198	0.9198		120	49.86	4,913,961	5,897,880	
2011/07		0.85	0.9028	0.9028		120	49.86	4,948,147	5,951,160	
2012/01		0.80	0.3865	0.3865		120	53.83	4,963,121	5,974,200	
2012/07		0.80	0.9417	0.9417		120	53.83	4,999,718	6,030,480	
2013/01		0.75	0.4901	0.4901		120	60.63	5,018,097	6,060,000	
2013/07		0.75	0.6196	0.6196		120	60.63	5,041,416	6,097,560	
2014/01	48,693	0.70	0.8564	0.8564		120	60.53	5,120,332	6,149,760	
2014/07		0.70	1.2383	1.2383		120	60.53	5,164,715	6,225,960	
2015/01	66,774	0.65	0.7571	0.7571		120	59.24	5,256,905	6,273,120	
2015/09		0.65	1.5736	1.5736		120	59.24	5,310,673	6,371,880	
2016/09		0.60	1.9890	1.9890		120	54.56	5,373,544	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

0269727-00 - 2016/09

206.12

Regents Park of Jacksonville

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
8700 A C SKINNER PARKWAY	1/1/2014-12/31/2014	Number of Beds: 120	Superior: 366
JACKSONVILLE, FL 32256	Days in CR 365	Maximum: 43,800	Standard: 0
County: Duval [16]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 42,061	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 10,337	Inflation
Current Class North Large	Initial CR? False	Medicaid: 26,618	FY Index: 1.34193004
Class at 1/94: North Large	Medicaid Utilization	63.28428%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	96.02968%	Cost: 1.07573004
Open Date: 02/01/1986	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 02/01/1986	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 02/01/1986	Low Occupancy Adjustment Factor:	121.44587%	DC Sem Index: 1.30450000
Med # Active Date: 06/01/2004	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 211028			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,178,856	1,962,934	1,088,496	1,028,786		5,259,072	
1a	Audit Adjustments							
2	Cost Per Diem	44.2879	73.7446	40.8932	38.6500		197.5757	
3	Cost Per Diem Inflated	47.6418	78.2749	43.9900				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	47.6418	78.2749	43.9900	38.6500		208.5567	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	54.1630		62.7293				
7	Provider Target Rate	57.1760		66.2188				
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	47.6418	78.2749	43.9900	13.6500		183.5567	
12/13	Medicaid Adjustment Rate		1.1698	0.6574				
14	Prospective Per Diem 11	47.6418	79.4447	44.6474	13.6500		185.3839	
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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Regents Park of Jacksonville

FRVS

FRVS Status as of this Semester

On FRVS

FRVS Status as of this Semester		Mortgage Information		Calculation of FRVS Per Diem		
Began FRVS:	03/31/1994	Amount:	3,990,000.00		Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	4,152,262	10.7702
RS to Start Calcs:	1986/01	<60% of Base:	False	20% ROE(2):	1,038,066	0.5980
Indexed Asset Value	5,190,328	Interest Rate:	8.2500%	Insurance Cost(3):	64,943	1.5440
FRVS Base Asset:	3,049,500	Chase Rate:	12.0000%	Taxes Cost(3):	168,864	4.0147
Occup Adj Factor	0.9000	Amortization Rate:	8.2500%	Home Office(3):	0	0.0000
ROE Factor	0.022710	Interest Only:	False	Replacement(3&4):	145,081	0.0000
		Yearly Payment:	424,560	Total FRVS PD:		16.9269

- (1) 80% Capital (\$4,152,262) amortized at 8.2500 % for 20 years Principal & Interest of \$424,560 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$10.7702
- (2) 20% ROE (\$1,038,066) times the ROE factor (0.022710) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5980
- (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 107	Effective PBS Limitation	3,049,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	47.6418	47.6418	2.1615	45.4803
Direct Care	79.4447	79.4447	3.6044	75.8403
Indirect Care	44.6474	44.6474	2.0256	42.6218
Property	13.6500	16.9269	0.7680	16.1589
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				17.8386
Supplemental Rate				8.1814
Totals	185.3839	188.6608	8.5595	206.1213

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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206.12

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/01	3,656,571	0.00	0.8299	0.8299		107	22.95	3,049,500	3,049,500	1
1986/07		0.10	0.2974	0.2974		107	22.95	3,049,500	3,068,974	
1987/01	17,379	0.10	1.0091	1.0091		107	22.95	3,066,879	3,123,865	
1987/07		0.20	0.9007	0.9007		107	22.95	3,066,879	3,148,261	
1988/01		0.20	0.9007	0.9007		107	22.95	3,066,879	3,173,834	
1988/07		0.30	0.5899	0.5899		107	22.95	3,066,879	3,172,122	
1989/01	15,264	0.30	0.5899	0.5899		107	30.64	3,085,167	3,190,847	
1989/07		0.40	0.5899	0.5899		107	38.51	3,090,265	3,212,461	
1990/01		0.40	0.5899	0.5899		120	38.51	3,095,371	3,620,880	
1990/07		0.50	0.5899	0.5899		120	35.64	3,101,288	3,642,240	
1991/01		0.50	0.5899	0.5899		120	35.64	3,107,216	3,663,600	
1991/07		0.60	1.4932	1.4932		120	42.81	3,128,884	3,718,320	
1992/01		0.60	2.0117	2.0117		120	42.81	3,158,279	3,793,080	
1992/07		0.70	1.8152	1.8152		120	48.39	3,193,585	3,861,960	
1993/01		0.70	1.7710	1.7710		120	48.39	3,228,418	3,930,360	
1993/07	28,862	0.80	1.5329	1.5329		120	46.43	3,290,701	3,990,600	
1994/01	70,814	0.80	1.6983	1.6983		120	36.02	3,390,794	4,058,400	
1994/07		0.90	1.5991	1.5991		120	36.02	3,422,754	4,123,320	
1995/01		0.90	1.5812	1.5812		120	36.02	3,454,654	4,188,480	
1995/07		1.00	1.5250	1.5250		120	36.02	3,489,157	4,252,320	
1996/01		1.00	1.7228	1.7228		120	36.02	3,528,524	4,325,640	
1996/07	37,112	1.00	1.3294	1.3294		120	34.70	3,595,231	4,383,120	
1997/01		1.00	1.4109	1.4109		120	34.70	3,627,234	4,444,920	
1997/07	43,357	1.00	1.0917	1.0917		120	31.47	3,693,249	4,493,400	
1998/01		1.00	1.1663	1.1663		120	31.47	3,717,895	4,545,840	
1998/07		1.00	1.0794	1.0794		120	33.09	3,742,039	4,594,920	
1999/01		1.00	1.4499	1.4499		120	33.09	3,774,681	4,661,520	
1999/07		1.00	1.2299	1.2299		120	33.09	3,802,612	4,718,880	
2000/01	53,264	1.00	1.3356	1.3356		120	39.04	3,891,926	4,781,880	
2000/07		1.00	1.1129	1.1129		120	46.23	3,928,333	4,835,040	



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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		1.00	1.2976	1.2976		120	46.23	3,971,179	4,897,800	
2001/07		1.00	0.9615	0.9615		120	46.23	4,003,273	4,944,840	
2002/01		1.00	1.0301	1.0301		120	46.06	4,037,808	4,995,720	
2002/07		1.00	0.8337	0.8337		120	46.06	4,065,999	5,037,360	
2003/01		1.00	1.3271	1.3271		120	46.06	4,111,188	5,104,200	
2003/07		1.00	1.1664	1.1664		120	44.45	4,149,943	5,163,720	
2004/01		1.00	1.1103	1.1103		120	34.38	4,178,745	5,221,080	
2004/07		1.00	0.8378	0.8378		120	34.38	4,200,629	5,264,880	
2005/01		1.00	0.8595	0.8595		120	34.38	4,223,198	5,310,120	
2005/07		1.00	0.7364	0.7364		120	34.38	4,242,638	5,349,240	
2006/01		1.00	0.9068	0.9068		120	34.38	4,266,687	5,397,720	
2006/07		0.95	0.8133	0.8133		120	34.38	4,287,293	5,441,640	
2007/01		0.95	1.0133	1.0133		120	41.75	4,318,620	5,496,720	
2007/07		0.90	1.1050	1.1050		120	41.75	4,351,222	5,557,440	
2008/01		0.90	0.8556	0.8556		120	48.17	4,380,566	5,604,960	
2008/07	52,700	0.85	0.6104	0.6104		120	57.86	4,455,992	5,639,160	
2009/01		0.85	1.3268	1.3268		120	57.86	4,506,247	5,714,040	
2009/07		0.80	0.6841	0.6841		120	57.86	4,530,910	5,753,160	
2010/01	80,252	0.80	0.8643	0.8643		120	62.16	4,642,489	5,802,840	
2010/07		0.75	0.7107	0.7107		120	62.16	4,667,233	5,844,120	
2011/01	30,524	0.75	0.9198	0.9198		120	65.57	4,729,956	5,897,880	
2011/07		0.70	0.9028	0.9028		120	65.60	4,759,849	5,951,160	
2012/01		0.70	0.3865	0.3865		120	65.60	4,772,729	5,974,200	
2012/07		0.65	0.9417	0.9417		120	65.60	4,801,943	6,030,480	
2013/01		0.65	0.4901	0.4901		120	68.47	4,817,242	6,060,000	
2013/07	97,970	0.60	0.6196	0.6196		120	69.58	4,933,123	6,097,560	
2014/01		0.60	0.8564	0.8564		120	69.58	4,958,469	6,149,760	
2014/07	90,717	0.55	1.2383	1.2383		120	72.40	5,082,958	6,225,960	
2015/01		0.55	0.7571	0.7571		120	72.40	5,104,123	6,273,120	
2015/09		0.50	1.5736	1.5736		120	72.40	5,144,282	6,371,880	



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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
2016/09		0.45	1.9890	1.9890		120	63.28	5,190,328	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: 269727123120140101201407082015161204



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

0281743-00 - 2016/09

176.22

Jacaranda Manor

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 66TH ST N	1/1/2014-12/31/2014	Number of Beds: 299	Superior: 0
SAINT PETERSBURG, FL 33709	Days in CR 365	Maximum: 109,135	Standard: 366
County: Pinellas [52]	First Used : 2016/09	Max Annualized: 109,135	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 102,818	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 8,230	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 92,242	FY Index: 1.34193004
Class at 1/94: North Large	Medicaid Utilization	89.71386%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.21176%	Cost: 1.07573004
Open Date: 05/01/1970	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 05/01/1970	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 05/01/1970	Low Occupancy Adjustment Factor:	119.14680%	DC Sem Index: 1.30450000
Med # Active Date: 10/15/2004	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 211729			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	3,468,585	7,073,096	3,358,160	1,705,555		15,605,396	
1a	Audit Adjustments							
2	Cost Per Diem	37.6031	76.6798	36.4060	18.4900		169.1789	
3	Cost Per Diem Inflated	40.4508	81.3904	39.1630				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	40.4508	81.3904	39.1630	18.4900		179.4942	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	49.1599		59.2666				
7	Provider Target Rate	51.8946		62.5635				
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	40.4508	81.3904	39.1630	13.6500		174.6542	
12/13	Medicaid Adjustment Rate		3.6364	1.7497				
14	Prospective Per Diem 11	40.4508	85.0268	40.9127	13.6500		180.0403	
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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Jacaranda Manor

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:	2,179,545.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Variable	80% Capital(1):	4,754,589	3.9142
Indexed Asset Value	5,943,236	<60% of Base:	False	20% ROE(2):	1,188,647	0.2748
FRVS Base Asset:	2,853,393	Interest Rate:	7.0000%	Insurance Cost(3):	27,083	0.2634
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	55,675	0.5415
ROE Factor	0.022710	Amortization Rate:	5.2500%	Home Office(3):	30,830	0.2999
		Interest Only:	False	Replacement(3&4):	121,938	0.0000
		Yearly Payment:	384,462	Total FRVS PD:		5.2938

(1) 80% Capital (\$4,754,589) amortized at 5.2500 % for 20 years Principal & Interest of \$384,462 divided by annual available days (109135) divided by Occup. Adj. (0.90) = \$3.9142

(2) 20% ROE (\$1,188,647) times the ROE factor (0.022710) divided by annual available days (109135) divided by Occup. Adj. (0.90) = \$0.2748

(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 299	Effective PBS Limitation	8,521,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	40.4508	40.4508	1.8352	38.6156
Direct Care	85.0268	85.0268	3.8576	81.1692
Indirect Care	40.9127	40.9127	1.8562	39.0565
Property	13.6500	5.2938	0.2402	5.0536
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				4.1442
Supplemental Rate				8.1814
Totals	180.0403	171.6841	7.7892	176.2205

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	839,264	0.00				299	100.00	839,264	3,068,039	
1972/01		0.10	3.9787	3.0000	0.9787	299	100.00	841,782	3,190,031	
1972/07		0.10	5.9113	3.0000	2.9113	299	100.00	844,307	3,347,305	
1973/01		0.20	8.0622	3.0000	5.0622	299	100.00	849,373	3,519,828	
1973/07		0.20	10.7186	3.0000	7.7186	299	100.00	854,469	3,718,962	
1974/01	783,011	0.30	12.9457	3.0000	9.9457	299	100.00	1,645,170	3,913,312	
1974/07		0.30	13.0494	3.0000	10.0494	299	100.00	1,659,977	4,034,706	
1975/01		0.40	13.1399	3.0000	10.1399	299	100.00	1,679,897	4,159,389	
1975/07	4,000	0.40	14.2033	3.0000	11.2033	299	100.00	1,704,056	4,328,623	
1976/01		0.50	15.2478	3.0000	12.2478	299	100.00	1,729,617	4,503,538	
1976/07	7,700	0.50	15.7330	3.0000	12.7330	299	100.00	1,763,261	4,660,513	
1977/01	1,592	0.60	16.4836	3.0000	13.4836	299	100.00	1,796,592	4,835,428	
1977/07		0.60	18.5412	3.0000	15.5412	299	100.00	1,828,931	5,079,711	
1978/01		0.70	20.2809	3.0000	17.2809	299	100.00	1,867,339	5,320,705	
1978/07	500	0.70	22.8203	3.0000	19.8203	299	100.00	1,907,053	5,615,220	
1979/01		0.80	24.9476	3.0000	21.9476	299	100.00	1,952,822	5,903,157	
1979/07	5,500	0.80	26.1458	3.0000	23.1458	299	100.00	2,005,190	6,151,028	
1980/01	1,658	0.90	29.3115	3.0000	26.3115	299	83.35	2,060,988	6,530,459	
1980/07		0.90	30.1222	3.0000	27.1222	299	83.35	2,116,635	6,779,227	
1981/01		1.00	30.9462	3.0000	27.9462	299	55.00	2,180,134	7,038,460	
1981/07	500	1.00	30.5350	3.0000	27.5350	299	55.00	2,246,038	7,220,551	
1982/01	880	1.00	30.2110	3.0000	27.2110	299	83.27	2,314,299	7,414,004	
1982/07	1,200	1.00	29.5087	3.0000	26.5087	299	83.27	2,384,928	7,584,135	
1983/04		1.00	29.1375	3.0000	26.1375	299	78.39	2,456,476	7,783,568	
1983/07	1,300	1.00	30.0953	3.0000	27.0953	299	78.39	2,531,470	8,091,538	
1984/01		1.00	28.3905	3.0000	25.3905	299	72.70	2,607,414	8,196,487	
1984/07	2,099	1.00	27.3084	3.0000	24.3084	299	72.70	2,687,735	8,353,761	
1985/01	1,365	1.00	25.4555	3.0000	22.4555	299	72.69	2,769,732	8,449,441	
1985/10	569	1.00	23.3077	3.0000	20.3077	299	72.69	2,853,393	8,521,500	
1986/01		1.00	21.1376	3.0000	18.1376	299	72.69	2,938,995	8,592,363	



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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	299	75.30	3,027,165	8,575,918	
1987/01		1.00	16.4441	3.0000	13.4441	299	75.30	3,117,980	8,729,305	
1987/07		1.00	14.3448	3.0000	11.3448	299	73.85	3,211,519	8,797,477	
1988/01		1.00	12.2455	3.0000	9.2455	299	74.31	3,307,865	8,868,938	
1988/07		1.00	9.8354	3.0000	6.8354	299	74.31	3,407,101	8,864,154	
1989/01		1.00	7.4253	3.0000	4.4253	299	72.07	3,509,314	8,916,479	
1989/07		1.00	5.0152	3.0000	2.0152	299	72.07	3,614,593	8,976,877	
1990/01		1.00	2.6051	2.6051		299	72.81	3,708,757	9,022,026	
1990/07		1.00	0.5899	0.5899		299	72.81	3,730,635	9,075,248	
1991/01	40,386	1.00	0.5899	0.5899		299	75.86	3,793,028	9,128,470	
1991/07		1.00	1.4932	1.4932		299	75.86	3,849,665	9,264,814	
1992/01	273,368	0.95	2.0117	2.0117		299	78.50	4,196,604	9,451,091	
1992/07		0.95	1.8152	1.8152		299	78.50	4,268,970	9,622,717	
1993/01		0.90	1.7710	1.7710		299	78.50	4,337,013	9,793,147	
1993/07	206,098	0.90	1.5329	1.5329		299	82.54	4,602,944	9,943,245	
1994/01	71,554	0.85	1.6983	1.6983		299	81.86	4,740,946	10,112,180	
1994/07		0.85	1.5991	1.5991		299	81.86	4,805,385	10,273,939	
1995/01	68,521	0.80	1.5812	1.5812		299	84.84	4,934,694	10,436,296	
1995/07		0.80	1.5250	1.5250		299	84.84	4,994,897	10,595,364	
1996/01		0.75	1.7228	1.7228		299	84.84	5,059,436	10,778,053	
1996/07	86,724	0.75	1.3294	1.3294		299	84.62	5,196,608	10,921,274	
1997/01		0.70	1.4109	1.4109		299	84.62	5,247,930	11,075,259	
1997/07		0.70	1.0917	1.0917		299	86.52	5,288,035	11,196,055	
1998/01		0.65	1.1663	1.1663		299	86.52	5,328,124	11,326,718	
1998/07		0.65	1.0794	1.0794		299	86.98	5,365,506	11,449,009	
1999/01		0.60	1.4499	1.4499		299	86.98	5,412,181	11,614,954	
1999/07		0.60	1.2299	1.2299		299	90.12	5,452,117	11,757,876	
2000/01		0.55	1.3356	1.3356		299	90.12	5,492,168	11,914,851	
2000/07		0.55	1.1129	1.1129		299	90.90	5,525,786	12,047,308	
2001/01		0.50	1.2976	1.2976		299	91.18	5,561,637	12,203,685	



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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		299	91.18	5,588,377	12,320,893	
2002/01		0.45	1.0301	1.0301		299	91.28	5,588,377	12,447,669	5
2002/07		0.45	0.8337	0.8337		299	91.28	5,635,344	12,551,422	
2003/01		0.40	1.3271	1.3271		299	91.28	5,665,256	12,717,965	
2003/07		0.40	1.1664	1.1664		299	92.48	5,691,690	12,866,269	
2004/01		0.35	1.1103	1.1103		299	92.48	5,713,808	13,009,191	
2004/07		0.35	0.8378	0.8378		299	92.32	5,730,561	13,118,326	
2005/01		0.30	0.8595	0.8595		299	92.32	5,745,340	13,231,049	
2005/07		0.30	0.7364	0.7364		299	92.32	5,758,031	13,328,523	
2006/01		0.25	0.9068	0.9068		299	92.32	5,771,084	13,449,319	
2006/07		0.25	0.8133	0.8133		299	92.32	5,782,817	13,558,753	
2007/01		0.20	1.0133	1.0133		299	92.32	5,794,539	13,695,994	
2007/07		0.20	1.1050	1.1050		299	91.40	5,807,345	13,847,288	
2008/01		0.15	0.8556	0.8556		299	91.40	5,814,796	13,965,692	
2008/07		0.15	0.6104	0.6104		299	91.40	5,820,122	14,050,907	
2009/01		0.10	1.3268	1.3268		299	86.32	5,827,845	14,237,483	
2009/07		0.10	0.6841	0.6841		299	86.32	5,831,831	14,334,957	
2010/01		0.05	0.8643	0.8643		299	88.31	5,834,350	14,458,743	
2010/07		0.05	0.7107	0.7107		299	89.13	5,836,421	14,561,599	
2011/01		0.00	0.9198	0.9198		299	89.13	5,836,421	14,695,551	
2011/07		0.00	0.9028	0.9028		299	89.13	5,836,421	14,828,307	
2012/01	106,815	0.00	0.3865	0.3865		299	89.25	5,943,236	14,885,715	
2012/07		0.00	0.9417	0.9417		299	89.25	5,943,236	15,025,946	
2013/01		0.00	0.4901	0.4901		299	89.04	5,943,236	15,099,500	
2013/07		0.00	0.6196	0.6196		299	89.04	5,943,236	15,193,087	
2014/01		0.00	0.8564	0.8564		299	91.66	5,943,236	15,323,152	
2014/07		0.00	1.2383	1.2383		299	90.62	5,943,236	15,513,017	
2015/01		0.00	0.7571	0.7571		299	90.62	5,943,236	15,630,524	
2015/09		0.00	1.5736	1.5736		299	90.62	5,943,236	15,876,601	
2016/09		0.00	1.9890	1.9890		299	89.71	5,943,236	16,192,345	

Message Code:

5 Uncorrected Licensure Deficiency



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West Gables 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
2525 SW 75TH AVENUE	1/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
MIAMI, FL 33155	Days in CR 365	Maximum: 43,800	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: 40,662	Total: 366
Control: Proprietary : Partnership	Unaudited	Medicare: 20,674	Inflation
Current Class South Large	Initial CR? False	Medicaid: 11,573	FY Index: 1.34193004
Class at 1/94: South Large	Medicaid Utilization	28.46146%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	92.83562%	Cost: 1.07573004
Open Date: 10/06/1988	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 10/06/1988	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 10/06/1988	Low Occupancy Adjustment Factor:	117.40644%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 211095			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	710,585	974,253	1,041,526	217,341		2,943,705	
1a	Audit Adjustments							
2	Cost Per Diem	61.4002	84.1833	89.9962	18.7800		254.3597	
3	Cost Per Diem Inflated	66.0500	89.3549	96.8116				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	66.0500	89.3549	96.8116	18.7800		270.9965	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	74.2188		90.2596				
7	Provider Target Rate	78.3474		95.2806				
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	89.3549	70.3550	13.6500		232.1501	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	58.7902	89.3549	70.3550	13.6500		232.1501	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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West Gables 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:	10/06/1988	Amount:	5,566,419.00		Total Amount	Per Diem
RS to Start Calcs:	1988/07	Type:	Variable	80% Capital(1):	4,889,040	13.5537
Indexed Asset Value	6,111,300	<60% of Base:	False	20% ROE(2):	1,222,260	0.7041
FRVS Base Asset:	5,339,160	Interest Rate:	9.1700%	Insurance Cost(3):	18,932	0.4656
Occup Adj Factor	0.9000	Chase Rate:	10.0000%	Taxes Cost(3):	71,705	1.7634
ROE Factor	0.022710	Amortization Rate:	9.1700%	Home Office(3):	2,376	0.0584
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	534,287	Total FRVS PD:		16.5452

(1) 80% Capital (\$4,889,040) amortized at 9.1700 % for 20 years Principal & Interest of \$534,287 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$13.5537

(2) 20% ROE (\$1,222,260) times the ROE factor (0.022710) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.7041

(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:	29,662
Comparison Date: 01/01/1988	Current RS PBS:	54,155
Comparison Bed 180	Effective PBS Limitation	5,339,160

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.7902	58.7902	2.6673	56.1229
Direct Care	89.3549	89.3549	4.0540	85.3009
Indirect Care	70.3550	70.3550	3.1920	67.1630
Property	13.6500	16.5452	0.7506	15.7946
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				7.8768
Supplemental Rate				8.1814
Totals	232.1501	235.0453	10.6639	240.4396

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
1988/07	6,461,137	0.00	0.5899	0.5899		180	82.00	5,339,160	5,339,160	1
1989/01		0.10	0.5899	0.5899		180	82.00	5,342,310	5,367,780	
1989/07	637,429	0.10	0.5899	0.5899		180	82.00	5,982,891	5,404,140	
1990/01	48,242	0.20	0.5899	0.5899		180	82.00	6,038,193	5,431,320	
1990/07	577,174	0.20	0.5899	0.5899		180	82.00	6,622,492	5,463,360	
1991/01		0.30	0.5899	0.5899		180	82.00	6,634,214	5,495,400	
1991/07		0.30	1.4932	1.4932		180	82.00	6,663,935	5,577,480	
1992/01		0.40	2.0117	2.0117		180	82.00	6,717,560	5,689,620	
1992/07	95,274	0.40	1.8152	1.8152		180	64.88	6,861,610	5,792,940	
1993/01		0.50	1.7710	1.7710		180	64.88	6,922,370	5,895,540	
1993/07	88,842	0.50	1.5329	1.5329		180	56.51	7,064,272	5,985,900	
1994/01		0.60	1.6983	1.6983		180	56.51	7,136,257	6,087,600	
1994/07	(2,035,489)	0.60	1.5991	1.5991		120	52.88	5,166,601	4,123,320	
1995/01	64,503	0.70	1.5812	1.5812		120	52.88	5,286,084	4,188,480	
1995/07		0.70	1.5250	1.5250		120	52.88	5,340,338	4,252,320	
1996/01		0.80	1.7228	1.7228		120	52.88	5,411,102	4,325,640	
1996/07		0.80	1.3294	1.3294		120	52.88	5,411,102	4,383,120	3
1997/01		0.90	1.4109	1.4109		120	52.88	5,411,102	4,444,920	3
1997/07		0.90	1.0917	1.0917		120	50.06	5,411,102	4,493,400	3
1998/01		1.00	1.1663	1.1663		120	50.06	5,411,102	4,545,840	3
1998/07		1.00	1.0794	1.0794		120	48.02	5,411,102	4,594,920	3
1999/01		1.00	1.4499	1.4499		120	48.02	5,411,102	4,661,520	3
1999/07		1.00	1.2299	1.2299		120	47.93	5,411,102	4,718,880	3
2000/01		1.00	1.3356	1.3356		120	47.93	5,411,102	4,781,880	3
2000/07		1.00	1.1129	1.1129		120	47.26	5,411,102	4,835,040	3
2001/01		1.00	1.2976	1.2976		120	47.26	5,411,102	4,897,800	3
2001/07		1.00	0.9615	0.9615		120	48.10	5,411,102	4,944,840	3
2002/01		1.00	1.0301	1.0301		120	48.10	5,411,102	4,995,720	3
2002/07		1.00	0.8337	0.8337		120	51.54	5,411,102	5,037,360	3
2003/01		1.00	1.3271	1.3271		120	51.54	5,411,102	5,104,200	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
2003/07		1.00	1.1664	1.1664		120	54.71	5,411,102	5,163,720	3
2004/01		1.00	1.1103	1.1103		120	54.71	5,411,102	5,221,080	3
2004/07		1.00	0.8378	0.8378		120	51.52	5,411,102	5,264,880	3
2005/01		1.00	0.8595	0.8595		120	51.52	5,411,102	5,310,120	3
2005/07		1.00	0.7364	0.7364		120	47.94	5,411,102	5,349,240	3
2006/01		1.00	0.9068	0.9068		120	47.94	5,411,102	5,397,720	3
2006/07		1.00	0.8133	0.8133		120	47.94	5,441,640	5,441,640	8
2007/01	48,028	1.00	1.0133	1.0133		120	46.36	5,496,720	5,496,720	8
2007/07		1.00	1.1050	1.1050		120	46.36	5,547,917	5,557,440	
2008/01		1.00	0.8556	0.8556		120	42.45	5,584,554	5,604,960	
2008/07		1.00	0.6104	0.6104		120	42.45	5,610,864	5,639,160	
2009/01		0.95	1.3268	1.3268		120	43.84	5,667,238	5,714,040	
2009/07		0.95	0.6841	0.6841		120	37.43	5,692,303	5,753,160	
2010/01		0.90	0.8643	0.8643		120	37.43	5,722,438	5,802,840	
2010/07		0.90	0.7107	0.7107		120	37.19	5,747,187	5,844,120	
2011/01		0.85	0.9198	0.9198		120	37.19	5,777,569	5,897,880	
2011/07		0.85	0.9028	0.9028		120	33.74	5,804,768	5,951,160	
2012/01		0.80	0.3865	0.3865		120	33.74	5,815,778	5,974,200	
2012/07		0.80	0.9417	0.9417		120	33.74	5,842,657	6,030,480	
2013/01	22,287	0.75	0.4901	0.4901		120	33.46	5,878,010	6,060,000	
2013/07	52,611	0.75	0.6196	0.6196		120	31.33	5,946,181	6,097,560	
2014/01		0.70	0.8564	0.8564		120	31.33	5,966,487	6,149,760	
2014/07		0.70	1.2383	1.2383		120	29.95	5,994,650	6,225,960	
2015/01		0.65	0.7571	0.7571		120	29.95	6,010,714	6,273,120	
2015/09		0.65	1.5736	1.5736		120	29.95	6,044,191	6,371,880	
2016/09	29,784	0.60	1.9890	1.9890		120	28.46	6,111,300	6,498,600	

Message Code:

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



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228.63

Ridgecrest Nursing 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
1200 NORTH STONE STREET	1/1/2014-8/31/2014	Number of Beds: 130	Superior: 0
DELAND, FL 32720	Days in CR 243	Maximum: 31,770	Standard: 366
County: Volusia [64]	First Used : 2015/01	Max Annualized: 47,450	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 30,306	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 6,383	Inflation
Current Class North Large	Initial CR? False	Medicaid: 15,409	FY Index: 1.33689974
Class at 1/94: North Large	Medicaid Utilization	50.84472%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	95.39188%	Cost: 1.07977764
Open Date: 05/01/1982	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 05/01/1982	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22666556
Entered Medicaid 05/01/1982	Low Occupancy Adjustment Factor:	120.63927%	DC Sem Index: 1.30450000
Med # Active Date: 11/03/2004	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06345205
Previous Med # 212075			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	816,436	1,204,831	819,959	254,403	776	3,096,405	
1a	Audit Adjustments							
2	Cost Per Diem	52.9844	78.1901	53.2130	16.5100	0.0504	200.9479	
3	Cost Per Diem Inflated	57.2114	83.1514	57.4582				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	57.2114	83.1514	57.4582	16.5100	0.0504	214.3814	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	73.3575		89.4412				
7	Provider Target Rate	77.4382		94.4166				
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	83.1514	57.4582	13.6500	0.0504	209.1323	
12/13	Medicaid Adjustment Rate		0.0790	0.0546				
14	Prospective Per Diem 11	54.8223	83.2304	57.5128	13.6500	0.0504	209.2659	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Ridgecrest Nursing And Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 11/03/2004		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,900,000.00		Total Amount	Per Diem
RS to Start Calcs:	1982/01	Type:	Fixed	80% Capital(1):	5,503,526	12.6196
Indexed Asset Value	6,879,407	<60% of Base:	False	20% ROE(2):	1,375,881	0.7500
FRVS Base Asset:	2,815,680	Interest Rate:	7.6700%	Insurance Cost(3):	53,698	1.7719
Occup Adj Factor	0.9000	Chase Rate:	4.7500%	Taxes Cost(3):	46,174	1.5236
ROE Factor	0.023280	Amortization Rate:	7.6700%	Home Office(3):	25,518	0.8420
		Interest Only:	False	Replacement(3&4):	102,395	0.0000
		Yearly Payment:	538,918	Total FRVS PD:		17.5071

(1) 80% Capital (\$5,503,526) amortized at 7.6700 % for 20 years Principal & Interest of \$538,918 divided by annual available days (47450) divided by Occup. Adj. (0.90) = \$12.6196

(2) 20% ROE (\$1,375,881) times the ROE factor (0.023280) divided by annual available days (47450) divided by Occup. Adj. (0.90) = \$0.7500

(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 134	Effective PBS Limitation	3,819,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.8223	54.8223	2.4873	52.3350
Direct Care	83.2304	83.2304	3.7761	79.4543
Indirect Care	57.5128	57.5128	2.6093	54.9035
Property	13.6500	17.5071	0.7943	16.7128
ROE	0.0504	0.0432	0.0020	0.0412
ROE Adjustment	-0.0432	-0.0432	-0.0020	-0.0412
Quality Assess-Medicaid Share				17.0392
Supplemental Rate				8.1814
Totals	209.2227	213.0726	9.6670	228.6262

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	2,620,968	0.00	2.6760	2.6760		134	55.00	2,620,968	3,322,664	
1982/07	35,606	0.10	2.2977	2.2977		134	55.00	2,662,597	3,398,910	
1983/04	9,055	0.10	2.6288	2.6288		134	78.56	2,678,652	3,488,288	
1983/07	9,814	0.20	3.9578	3.0000	0.9578	134	78.56	2,704,538	3,626,308	
1984/01	8,587	0.20	2.2530	2.2530		134	67.21	2,725,312	3,673,342	
1984/07	3,445	0.30	1.9179	1.9179		134	67.21	2,744,438	3,743,826	
1985/01	52,232	0.30	1.1471	1.1471		134	60.18	2,806,114	3,786,706	
1985/10		0.40	0.8522	0.8522		134	60.18	2,815,680	3,819,000	
1986/01		0.40	0.8299	0.8299		134	60.19	2,825,028	3,850,758	
1986/07		0.50	0.2974	0.2974		134	60.19	2,829,229	3,843,388	
1987/01		0.50	1.0091	1.0091		134	61.59	2,843,505	3,912,130	
1987/07		0.60	0.9007	0.9007		134	61.59	2,858,871	3,942,682	
1988/01		0.60	0.9007	0.9007		134	66.14	2,874,320	3,974,708	
1988/07		0.70	0.5899	0.5899		134	66.14	2,886,188	3,972,564	
1989/01		0.70	0.5899	0.5899		134	70.40	2,898,105	3,996,014	
1989/07	13,406	0.80	0.5899	0.5899		134	70.40	2,925,187	4,023,082	
1990/01	17,909	0.80	0.5899	0.5899		134	72.17	2,956,900	4,043,316	
1990/07		0.90	0.5899	0.5899		134	72.17	2,972,598	4,067,168	
1991/01	14,669	0.90	0.5899	0.5899		134	70.31	3,003,049	4,091,020	
1991/07		1.00	1.4932	1.4932		134	70.31	3,047,891	4,152,124	
1992/01		1.00	2.0117	2.0117		134	70.87	3,109,205	4,235,606	
1992/07		1.00	1.8152	1.8152		134	70.87	3,165,643	4,312,522	
1993/01		1.00	1.7710	1.7710		134	66.20	3,221,707	4,388,902	
1993/07		1.00	1.5329	1.5329		134	66.20	3,271,093	4,456,170	
1994/01	1,480,418	1.00	1.6983	1.6983		180	63.67	4,807,064	6,087,600	
1994/07		1.00	1.5991	1.5991		180	63.67	4,883,934	6,184,980	
1995/01		1.00	1.5812	1.5812		180	63.67	4,961,159	6,282,720	
1995/07		1.00	1.5250	1.5250		180	64.69	5,036,817	6,378,480	
1996/01		1.00	1.7228	1.7228		180	64.69	5,123,591	6,488,460	
1996/07		1.00	1.3294	1.3294		180	64.69	5,191,704	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	64.69	5,264,954	6,667,380	
1997/07		1.00	1.0917	1.0917		180	64.69	5,264,954	6,740,100	5
1998/01		1.00	1.1663	1.1663		180	64.69	5,384,508	6,818,760	
1998/07		1.00	1.0794	1.0794		180	64.69	5,384,508	6,892,380	5
1999/01		1.00	1.4499	1.4499		180	73.50	5,521,541	6,992,280	
1999/07		1.00	1.2299	1.2299		180	73.50	5,589,450	7,078,320	
2000/01		1.00	1.3356	1.3356		180	71.66	5,664,103	7,172,820	
2000/07		1.00	1.1129	1.1129		180	71.66	5,727,139	7,252,560	
2001/01	33,981	1.00	1.2976	1.2976		180	71.55	5,835,435	7,346,700	
2001/07		1.00	0.9615	0.9615		180	71.55	5,891,543	7,417,260	
2002/01		1.00	1.0301	1.0301		180	73.27	5,952,232	7,493,580	
2002/07		0.95	0.8337	0.8337		180	70.31	5,999,374	7,556,040	11
2003/01		0.95	0.8337	0.8337		180	70.31	5,999,374	7,656,300	11
2003/07		0.95	0.8337	0.8337		180	70.31	5,999,374	7,745,580	11
2004/01		0.95	0.8337	0.8337		180	70.31	5,999,374	7,831,620	11
2004/07	132,276	0.95	0.8378	0.8378		160	45.39	6,131,650	7,019,840	12
2005/01	50,557	0.95	0.8595	0.8595		160	45.39	6,223,524	7,080,160	
2005/07	4,745	0.90	0.7364	0.7364		160	45.39	6,262,311	7,132,320	
2006/01		0.90	0.9068	0.9068		160	45.39	6,304,488	7,196,960	
2006/07		0.85	0.8133	0.8133		160	45.39	6,340,456	7,255,520	
2007/01		0.85	1.0133	1.0133		160	45.39	6,385,524	7,328,960	
2007/07		0.80	1.1050	1.1050		160	45.39	6,432,109	7,409,920	
2008/01	24,900	0.80	0.8556	0.8556		160	53.86	6,500,124	7,473,280	
2008/07		0.75	0.6104	0.6104		160	53.86	6,529,265	7,518,880	
2009/01	48,288	0.75	1.3268	1.3268		160	60.09	6,642,526	7,618,720	
2009/07		0.70	0.6841	0.6841		160	60.09	6,674,337	7,670,880	
2010/01	63,841	0.70	0.8643	0.8643		160	61.42	6,778,558	7,737,120	
2010/07	45,677	0.65	0.7107	0.7107		160	63.81	6,855,552	7,792,160	
2011/01		0.65	0.9198	0.9198		160	63.81	6,896,541	7,863,840	
2011/07		0.60	0.9028	0.9028		160	63.81	6,933,900	7,934,880	



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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
2012/01	148,570	0.60	0.3865	0.3865		160	62.84	7,098,550	7,965,600	
2012/07		0.55	0.9417	0.9417		160	60.23	7,135,313	8,040,640	
2013/01		0.55	0.4901	0.4901		160	60.23	7,154,550	8,080,000	
2013/07	41,226	0.50	0.6196	0.6196		145	50.64	7,216,184	7,367,885	
2014/01		0.50	0.8564	0.8564		145	50.64	7,244,634	7,430,960	
2014/07		0.45	1.2383	1.2383		145	50.64	7,281,801	7,523,035	
2015/01	109,528	0.45	0.7571	0.7571		130	50.84	6,795,880	6,795,880	8
2015/09		0.40	1.5736	1.5736		130	50.84	6,835,418	6,902,870	
2016/09		0.35	1.9890	1.9890		130	50.84	6,879,407	7,040,150	

Message Code:

- | |
|---|
| 5 Uncorrected Licensure Deficiency
8 Limited to Current RS Per Bed Standard
11 Not in Medicaid
12 Re-Entry to Medicaid |
|---|

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

Report Printed: 6/30/2016 ID: 282464083120140101201410102014112252



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Coral Reef 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
9869 SW 152ND STREET	1/1/2014-12/31/2014	Number of Beds: 180	Superior: 0
MIAMI, FL 33157	Days in CR 365	Maximum: 65,700	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: 62,153	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 8,553	Inflation
Current Class South Large	Initial CR? False	Medicaid: 31,135	FY Index: 1.34193004
Class at 1/94: South Large	Medicaid Utilization	50.09412%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.60122%	Cost: 1.07573004
Open Date: 12/07/1995	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 03/01/1996	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 03/01/1996	Low Occupancy Adjustment Factor:	119.63934%	DC Sem Index: 1.30450000
Med # Active Date: 01/12/2004	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 213021			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,538,839	3,071,771	1,656,849	826,946		7,094,405	
1a	Audit Adjustments							
2	Cost Per Diem	49.4247	98.6597	53.2150	26.5600		227.8594	
3	Cost Per Diem Inflated	53.1676	104.7206	57.2450				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	53.1676	104.7206	57.2450	26.5600		241.6932	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	64.3190		73.4389				
7	Provider Target Rate	67.8969		77.5242				
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	53.1676	104.3884	57.2450	13.6500		228.4510	
12/13	Medicaid Adjustment Rate		0.0111	0.0061				
14	Prospective Per Diem 11	53.1676	104.3995	57.2511	13.6500		228.4682	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Coral Reef 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:	03/01/1996	Amount:	9,441,690.00		Total Amount	Per Diem
RS to Start Calcs:	1996/01	Type:	Variable	80% Capital(1):	7,516,106	10.6267
Indexed Asset Value	9,395,132	<60% of Base:	False	20% ROE(2):	1,879,026	0.7217
FRVS Base Asset:	4,188,480	Interest Rate:	10.1418%	Insurance Cost(3):	112,286	1.8066
Occup Adj Factor	0.9000	Chase Rate:	3.6551%	Taxes Cost(3):	139,644	2.2468
ROE Factor	0.022710	Amortization Rate:	5.6551%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	21,045	0.0000
		Yearly Payment:	628,356	Total FRVS PD:		15.4018

(1) 80% Capital (\$7,516,106) amortized at 5.6551 % for 20 years Principal & Interest of \$628,356 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$10.6267

(2) 20% ROE (\$1,879,026) times the ROE factor (0.022710) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.7217

(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:	34,904
Comparison Date: 01/01/1995	Current RS PBS:	54,155
Comparison Bed 120	Effective PBS Limitation	4,188,480

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	53.1676	53.1676	2.4122	50.7554
Direct Care	104.3995	104.3995	4.7366	99.6629
Indirect Care	57.2511	57.2511	2.5975	54.6536
Property	13.6500	15.4018	0.6988	14.7030
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.6196
Supplemental Rate				8.1814
Totals	228.4682	230.2200	10.4451	247.5759

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
1996/01	8,078,230	0.00	1.7228	1.7228		120	52.41	4,188,480	4,188,480	1
1996/07	13,642	0.10	1.3294	1.3294		120	52.41	4,207,426	4,383,120	
1997/01		0.10	1.4109	1.4109		120	52.41	4,213,083	4,444,920	
1997/07		0.20	1.0917	1.0917		120	52.41	4,213,083	4,493,400	5
1998/01		0.20	1.1663	1.1663		120	52.41	4,231,233	4,545,840	
1998/07		0.30	1.0794	1.0794		120	75.04	4,244,934	4,594,920	
1999/01		0.30	1.4499	1.4499		120	75.04	4,263,399	4,661,520	
1999/07	56,487	0.40	1.2299	1.2299		120	72.45	4,340,862	4,718,880	
2000/01		0.40	1.3356	1.3356		120	72.45	4,364,051	4,781,880	
2000/07		0.50	1.1129	1.1129		120	74.58	4,388,337	4,835,040	
2001/01		0.50	1.2976	1.2976		120	74.58	4,388,337	4,897,800	5
2001/07		0.60	0.9615	0.9615		120	71.41	4,442,290	4,944,840	
2002/01		0.60	1.0301	1.0301		120	71.64	4,469,748	4,995,720	
2002/07		0.70	0.8337	0.8337		120	71.64	4,495,833	5,037,360	
2003/01		0.70	1.3271	1.3271		120	67.95	4,537,599	5,104,200	
2003/07		0.80	1.1664	1.1664		120	67.95	4,579,939	5,163,720	
2004/01	15,017	0.80	1.1103	1.1103		120	62.22	4,635,635	5,221,080	
2004/07		0.90	0.8378	0.8378		120	62.22	4,670,588	5,264,880	
2005/01		0.90	0.8595	0.8595		120	62.22	4,706,720	5,310,120	
2005/07		1.00	0.7364	0.7364		120	62.22	4,741,380	5,349,240	
2006/01		1.00	0.9068	0.9068		120	62.22	4,784,375	5,397,720	
2006/07		1.00	0.8133	0.8133		120	62.22	4,823,286	5,441,640	
2007/01	25,062	1.00	1.0133	1.0133		120	67.81	4,897,222	5,496,720	
2007/07		1.00	1.1050	1.1050		120	67.81	4,951,336	5,557,440	
2008/01	34,475	1.00	0.8556	0.8556		120	57.90	5,028,175	5,604,960	
2008/07	112,666	1.00	0.6104	0.6104		120	56.31	5,171,533	5,639,160	
2009/01		1.00	1.3268	1.3268		120	56.31	5,240,149	5,714,040	
2009/07	88,713	1.00	0.6841	0.6841		120	59.44	5,364,710	5,753,160	
2010/01		1.00	0.8643	0.8643		120	59.44	5,411,077	5,802,840	
2010/07	90,704	1.00	0.7107	0.7107		120	59.54	5,540,238	5,844,120	



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0 282529-00 - 2016/09

247.58

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2011/01		1.00	0.9198	0.9198		120	59.54	5,591,197	5,897,880	
2011/07		1.00	0.9028	0.9028		120	59.54	5,641,674	5,951,160	
2012/01	2,971,317	1.00	0.3865	0.3865		180	58.66	8,634,796	8,961,300	
2012/07		1.00	0.9417	0.9417		180	58.66	8,716,110	9,045,720	
2013/01		1.00	0.4901	0.4901		180	58.88	8,758,828	9,090,000	
2013/07		1.00	0.6196	0.6196		180	61.96	8,813,098	9,146,340	
2014/01		1.00	0.8564	0.8564		180	61.96	8,888,573	9,224,640	
2014/07		1.00	1.2383	1.2383		180	61.96	8,998,640	9,338,940	
2015/01	39,665	1.00	0.7571	0.7571		180	54.40	9,105,690	9,409,680	
2015/09		1.00	1.5736	1.5736		180	50.09	9,236,186	9,557,820	
2016/09		0.95	1.9890	1.9890		180	50.09	9,395,132	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

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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

0282537-00 - 2016/09

252.35

Palm Terrace Of St Petersburg

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
521 69TH AVE N	7/1/2013-6/30/2014	Number of Beds: 96	Superior: 0
SAINT PETERSBURG, FL 33702	Days in CR 365	Maximum: 35,040	Standard: 366
County: Pinellas [52]	First Used : 2015/09	Max Annualized: 35,040	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 30,449	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 1,664	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 25,312	FY Index: 1.32215372
Class at 1/94: North Small	Medicaid Utilization	83.12917%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	86.89783%	Cost: 1.09182044
Open Date: 04/27/1995	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 04/27/1995	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22300000
Entered Medicaid 06/01/1997	Low Occupancy Adjustment Factor:	109.89709%	DC Sem Index: 1.30450000
Med # Active Date: 10/29/2004	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06663941
Previous Med # 227862	Interim Component Effective Date:	04/22/2014	PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,611,644	2,183,645	1,261,443	357,659		5,414,391	
1a	Audit Adjustments							
2	Cost Per Diem	63.6711	86.2692	49.8358	14.1300		213.9061	
3	Cost Per Diem Inflated	69.5174	92.0181	54.4117				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	69.5174	92.0181	54.4117	14.1300		230.0772	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	59.0198		72.4665				
7	Provider Target Rate	62.3030		76.4977				
7a	Interim Adjustment	18.7500						
7b	Interim Adjusted Target Rate	81.0530						
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	92.0181	54.4117	13.6500		226.9300	
12/13	Medicaid Adjustment Rate		3.4295	2.0279				
14	Prospective Per Diem 11	66.8502	95.4476	56.4396	13.6500		232.3874	
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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Palm Terrace Of St Petersburg

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 06/01/1997		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,800,000.00		Total Amount	Per Diem
RS to Start Calcs:	1995/01	Type:	Variable	80% Capital(1):	3,826,723	11.0719
Indexed Asset Value	4,783,404	<60% of Base:	False	20% ROE(2):	956,681	0.6889
FRVS Base Asset:	0	Interest Rate:	7.1000%	Insurance Cost(3):	34,489	1.1327
Occup Adj Factor	0.9000	Chase Rate:	4.7500%	Taxes Cost(3):	41,386	1.3592
ROE Factor	0.022710	Amortization Rate:	6.7500%	Home Office(3):	10,661	0.3501
		Interest Only:	False	Replacement(3&4):	34,790	0.0000
		Yearly Payment:	349,164	Total FRVS PD:		14.6028

(1) 80% Capital (\$3,826,723) amortized at 6.7500 % for 20 years Principal & Interest of \$349,164 divided by annual available days (35040) divided by Occup. Adj. (0.90) = \$11.0719

(2) 20% ROE (\$956,681) times the ROE factor (0.022710) divided by annual available days (35040) divided by Occup. Adj. (0.90) = \$0.6889

(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	96	Effective PBS Limitation	54,155
			3,298,656

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	66.8502	66.8502	3.0330	63.8172
Direct Care	95.4476	95.4476	4.3304	91.1172
Indirect Care	56.4396	56.4396	2.5606	53.8790
Property	13.6500	14.6028	0.6625	13.9403
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.4123
Supplemental Rate				8.1814
Totals	232.3874	233.3402	10.5865	252.3474

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	4,567,500	0.00	1.4109	1.4109		96	4.80	3,298,656	3,298,656	1
1997/07		0.10	1.0917	1.0917		96	4.80	3,298,656	3,594,720	
1998/01		0.10	1.1663	1.1663		96	22.91	3,298,656	3,636,672	5
1998/07		0.20	1.0794	1.0794		96	22.91	3,298,656	3,675,936	5
1999/01		0.20	1.4499	1.4499		96	22.91	3,298,656	3,729,216	
1999/07		0.30	1.2299	1.2299		96	22.91	3,298,656	3,775,104	
2000/01		0.30	1.3356	1.3356		96	59.42	3,311,874	3,825,504	
2000/07		0.40	1.1129	1.1129		96	59.42	3,326,618	3,868,032	
2001/01	22,617	0.40	1.2976	1.2976		96	63.76	3,366,500	3,918,240	
2001/07	67,570	0.50	0.9615	0.9615		96	63.76	3,450,256	3,955,872	
2002/01	19,018	0.50	1.0301	1.0301		96	63.76	3,487,046	3,996,576	
2002/07	8,148	0.60	0.8337	0.8337		96	63.76	3,512,636	4,029,888	
2003/01		0.60	1.3271	1.3271		96	63.76	3,540,607	4,083,360	
2003/07		0.70	1.1664	1.1664		96	63.76	3,569,516	4,130,976	
2004/01		0.70	1.1103	1.1103		96	62.32	3,597,258	4,176,864	
2004/07		0.80	0.8378	0.8378		96	73.83	3,621,367	4,211,904	
2005/01		0.80	0.8595	0.8595		96	73.83	3,646,268	4,248,096	
2005/07		0.90	0.7364	0.7364		96	73.83	3,670,435	4,279,392	
2006/01		0.90	0.9068	0.9068		96	73.83	3,700,389	4,318,176	
2006/07		1.00	0.8133	0.8133		96	73.83	3,730,484	4,353,312	
2007/01		1.00	1.0133	1.0133		96	73.83	3,768,285	4,397,376	
2007/07		1.00	1.1050	1.1050		96	73.83	3,809,925	4,445,952	
2008/01		1.00	0.8556	0.8556		96	73.83	3,842,523	4,483,968	
2008/07		1.00	0.6104	0.6104		96	73.83	3,865,978	4,511,328	
2009/01		1.00	1.3268	1.3268		96	73.83	3,917,272	4,571,232	
2009/07		1.00	0.6841	0.6841		96	77.67	3,944,070	4,602,528	
2010/01		1.00	0.8643	0.8643		96	77.67	3,978,159	4,642,272	
2010/07		1.00	0.7107	0.7107		96	75.54	4,006,432	4,675,296	
2011/01		1.00	0.9198	0.9198		96	75.54	4,006,432	4,718,304	5
2011/07	152,631	1.00	0.9028	0.9028		96	81.49	4,232,417	4,760,928	



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252.35

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01	148,691	1.00	0.3865	0.3865		96	82.50	4,397,466	4,779,360	
2012/07		1.00	0.9417	0.9417		96	82.50	4,438,877	4,824,384	
2013/01		1.00	0.4901	0.4901		96	82.50	4,460,632	4,848,000	
2013/07		1.00	0.6196	0.6196		96	83.75	4,488,270	4,878,048	
2014/01		1.00	0.8564	0.8564		96	83.75	4,526,708	4,919,808	
2014/07		1.00	1.2383	1.2383		96	83.72	4,582,762	4,980,768	
2015/01		1.00	0.7571	0.7571		96	83.72	4,617,458	5,018,496	
2015/09		1.00	1.5736	1.5736		96	83.13	4,690,118	5,097,504	
2016/09		1.00	1.9890	1.9890		96	83.13	4,783,404	5,198,880	

Message Code:

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| 1 Per Bed Standard Limitation
5 Uncorrected Licensure Deficiency |
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Florida Agency for Health Care Administration
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0282618-00 - 2016/09

235.07

Palm Terrace of Clewiston

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
301 SOUTH GLORIA ST	7/1/2013-6/30/2014	Number of Beds: 155	Superior: 0
CLEWISTON, FL 33440	Days in CR 365	Maximum: 56,575	Standard: 366
County: Hendry [26]	First Used : 2015/09	Max Annualized: 56,575	Conditional: 0
Region: South Area: 8	Last Used: 2016/09	Total Patient: 43,243	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 4,385	Inflation
Current Class South Large	Initial CR? False	Medicaid: 34,909	FY Index: 1.32215372
Class at 1/94: South Large	Medicaid Utilization	80.72752%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	76.43482%	Cost: 1.09182044
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: 1.22300000
Entered Medicaid 02/01/1981	Low Occupancy Adjustment Factor:	96.66484%	DC Sem Index: 1.30450000
Med # Active Date: 10/29/2004	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06663941
Previous Med # 221601			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,522,028	2,936,994	1,562,530	418,908		7,440,460	
1a	Audit Adjustments							
2	Cost Per Diem	72.2458	84.1329	44.7601	12.0000		213.1388	
3	Cost Per Diem Inflated	78.8794	89.7395	48.8700				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	78.8794	89.7395	48.8700	12.0000		229.4889	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	68.6209		82.7381				
7	Provider Target Rate	72.4381		87.3407				
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	89.7395	48.8700	12.0000		209.3997	
12/13	Medicaid Adjustment Rate		3.1022	1.6894				
14	Prospective Per Diem 11	58.7902	92.8417	50.5594	12.0000		214.1913	
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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235.07

Palm Terrace of Clewiston

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 09/01/1990		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:	1980/07	Type:	Fixed	80% Capital(1):	4,143,835	10.2939
Indexed Asset Value	5,179,794	<60% of Base:	False	20% ROE(2):	1,035,959	0.4621
FRVS Base Asset:	1,564,246	Interest Rate:	11.3200%	Insurance Cost(3):	43,878	1.0147
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	29,367	0.6791
ROE Factor	0.022710	Amortization Rate:	11.3200%	Home Office(3):	16,411	0.3795
		Interest Only:	False	Replacement(3&4):	16,524	0.0000
		Yearly Payment:	524,139	Total FRVS PD:		12.8293

(1) 80% Capital (\$4,143,835) amortized at 11.3200 % for 20 years Principal & Interest of \$524,139 divided by annual available days (56575) divided by Occup. Adj. (0.90) = \$10.2939

(2) 20% ROE (\$1,035,959) times the ROE factor (0.022710) divided by annual available days (56575) divided by Occup. Adj. (0.90) = \$0.4621

(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	92.8417	92.8417	4.2122	88.6295
Indirect Care	50.5594	50.5594	2.2939	48.2655
Property	12.0000	12.8293	0.5821	12.2472
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.6207
Supplemental Rate				8.1814
Totals	214.1913	215.0206	9.7555	235.0672

Medicaid Trend Adjustment



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235.07

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1980/07	4,301	0.00	3.8106	3.0000	0.8106	120	91.27	4,301	2,720,760	
1981/01	136,451	0.10	4.6347	3.0000	1.6347	120	84.16	140,765	2,824,800	
1981/07		0.10	4.2235	3.0000	1.2235	120	84.16	141,187	2,897,880	
1982/01		0.20	3.8995	3.0000	0.8995	120	94.72	142,034	2,975,520	
1982/07	1,325,521	0.20	3.1971	3.0000	0.1971	120	100.00	1,468,407	3,043,800	
1983/04		0.30	2.8260	2.8260		120	100.00	1,480,856	3,123,840	
1983/07	5,254	0.30	3.9578	3.0000	0.9578	120	100.00	1,499,438	3,247,440	
1984/01		0.40	2.2530	2.2530		120	100.00	1,512,951	3,289,560	
1984/07	14,302	0.40	1.9179	1.9179		120	92.33	1,538,860	3,352,680	
1985/01	9,922	0.50	1.1471	1.1471		120	92.33	1,557,609	3,391,080	
1985/10		0.50	0.8522	0.8522		120	92.33	1,564,246	3,420,000	
1986/01		0.60	0.8299	0.8299		120	92.46	1,572,034	3,448,440	
1986/07		0.60	0.2974	0.2974		120	92.46	1,574,839	3,441,840	
1987/01	5,142	0.70	1.0091	1.0091		120	95.55	1,591,106	3,503,400	
1987/07		0.70	0.9007	0.9007		120	95.55	1,601,138	3,530,760	
1988/01		0.80	0.9007	0.9007		120	95.60	1,612,676	3,559,440	
1988/07		0.80	0.5899	0.5899		120	95.60	1,620,286	3,557,520	
1989/01		0.90	0.5899	0.5899		120	92.76	1,628,888	3,578,520	
1989/07		0.90	0.5899	0.5899		120	92.76	1,637,536	3,602,760	
1990/01		1.00	0.5899	0.5899		120	92.76	1,647,196	3,620,880	
1990/07		1.00	0.5899	0.5899		120	84.49	1,656,913	3,642,240	
1991/01		1.00	0.5899	0.5899		120	83.65	1,666,687	3,663,600	
1991/07		1.00	1.4932	1.4932		120	83.65	1,691,574	3,718,320	
1992/01		1.00	2.0117	2.0117		120	89.64	1,725,603	3,793,080	
1992/07		1.00	1.8152	1.8152		120	89.64	1,756,926	3,861,960	
1993/01		1.00	1.7710	1.7710		120	86.89	1,788,041	3,930,360	
1993/07		1.00	1.5329	1.5329		120	86.89	1,815,450	3,990,600	
1994/01	37,464	1.00	1.6983	1.6983		120	83.27	1,883,746	4,058,400	
1994/07		1.00	1.5991	1.5991		120	83.27	1,913,869	4,123,320	
1995/01	18,201	1.00	1.5812	1.5812		120	85.85	1,962,332	4,188,480	



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235.07

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1995/07		1.00	1.5250	1.5250		120	85.85	1,992,258	4,252,320	
1996/01		1.00	1.7228	1.7228		120	84.24	2,026,581	4,325,640	
1996/07		1.00	1.3294	1.3294		120	84.24	2,053,522	4,383,120	
1997/01		1.00	1.4109	1.4109		120	83.17	2,082,495	4,444,920	
1997/07		1.00	1.0917	1.0917		120	83.17	2,105,230	4,493,400	
1998/01	17,982	1.00	1.1663	1.1663		120	82.00	2,147,765	4,545,840	
1998/07		1.00	1.0794	1.0794		120	82.00	2,147,765	4,594,920	5
1999/01	1,873,413	1.00	1.4499	1.4499		168	83.14	4,075,838	6,526,128	
1999/07		1.00	1.2299	1.2299		168	83.14	4,125,967	6,606,432	
2000/01	67,699	1.00	1.3356	1.3356		168	85.49	4,248,772	6,694,632	
2000/07	32,768	1.00	1.1129	1.1129		168	85.49	4,328,825	6,769,056	
2001/01		0.95	1.2976	1.2976		168	85.49	4,328,825	6,856,920	5
2001/07		0.95	0.9615	0.9615		168	85.49	4,422,213	6,922,776	
2002/01		0.90	1.0301	1.0301		155	81.26	4,463,211	6,452,805	
2002/07		0.90	0.8337	0.8337		155	81.26	4,496,698	6,506,590	
2003/01		0.85	1.3271	1.3271		155	81.26	4,547,421	6,592,925	
2003/07		0.85	1.1664	1.1664		155	81.26	4,592,504	6,669,805	
2004/01		0.80	1.1103	1.1103		155	77.50	4,633,295	6,743,895	
2004/07		0.80	0.8378	0.8378		155	77.35	4,664,347	6,800,470	
2005/01		0.75	0.8595	0.8595		155	77.35	4,694,413	6,858,905	
2005/07		0.75	0.7364	0.7364		155	77.35	4,720,340	6,909,435	
2006/01		0.70	0.9068	0.9068		155	77.35	4,720,340	6,972,055	5
2006/07		0.70	0.8133	0.8133		155	77.35	4,777,348	7,028,785	
2007/01		0.65	1.0133	1.0133		155	77.35	4,808,812	7,099,930	
2007/07		0.65	1.1050	1.1050		155	77.35	4,808,812	7,178,360	5
2008/01	29,607	0.60	0.8556	0.8556		155	74.90	4,897,827	7,239,740	
2008/07		0.60	0.6104	0.6104		155	74.90	4,915,763	7,283,915	
2009/01		0.55	1.3268	1.3268		155	74.90	4,951,633	7,380,635	
2009/07		0.55	0.6841	0.6841		155	75.98	4,970,266	7,431,165	
2010/01		0.50	0.8643	0.8643		155	75.98	4,991,747	7,495,335	



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235.07

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2010/07		0.50	0.7107	0.7107		155	77.92	5,009,488	7,548,655	
2011/01		0.45	0.9198	0.9198		155	72.79	5,030,222	7,618,095	
2011/07		0.45	0.9028	0.9028		155	72.79	5,050,660	7,686,915	
2012/01		0.40	0.3865	0.3865		155	72.79	5,058,468	7,716,675	
2012/07		0.40	0.9417	0.9417		155	74.62	5,077,523	7,789,370	
2013/01		0.35	0.4901	0.4901		155	74.62	5,086,231	7,827,500	
2013/07		0.35	0.6196	0.6196		155	76.18	5,086,231	7,876,015	5
2014/01		0.30	0.8564	0.8564		155	75.20	5,110,358	7,943,440	
2014/07		0.30	1.2383	1.2383		155	75.20	5,129,343	8,041,865	
2015/01		0.25	0.7571	0.7571		155	75.20	5,139,053	8,102,780	
2015/09		0.25	1.5736	1.5736		155	80.73	5,159,270	8,230,345	
2016/09		0.20	1.9890	1.9890		155	80.73	5,179,794	8,394,025	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

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

Report Printed: 6/30/2016

ID: 282618063020140701201310112014161438



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

0282626-00 - 2016/09

232.88

Palm Terrace of Lakeland

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
1919 LAKELAND HILLS BLVD	7/1/2013-6/30/2014	Number of Beds: 185	Superior: 0
LAKELAND, FL 33805	Days in CR 365	Maximum: 67,525	Standard: 366
County: Polk [53]	First Used : 2015/01	Max Annualized: 67,525	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 59,617	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 7,298	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 37,874	FY Index: 1.32215372
Class at 1/94: South Large	Medicaid Utilization	63.52886%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	88.28878%	Cost: 1.09182044
Open Date: 07/01/1975	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/01/1975	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22300000
Entered Medicaid 09/01/1976	Low Occupancy Adjustment Factor:	111.65619%	DC Sem Index: 1.30450000
Med # Active Date: 10/29/2004	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06663941
Previous Med # 227854	Interim Component Effective Date:	01/01/2014	PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	3,192,434	3,241,624	1,859,710	466,986		8,760,754	
1a	Audit Adjustments							
2	Cost Per Diem	84.2909	85.5897	49.1026	12.3300		231.3132	
3	Cost Per Diem Inflated	92.0305	91.2933	53.6112				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	92.0305	91.2933	53.6112	12.3300		249.2650	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	50.1272		59.0692				
7	Provider Target Rate	52.9157		62.3551				
7a	Interim Adjustment	28.9044						
7b	Interim Adjusted Target Rate	81.8201						
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	91.2933	53.6112	12.3300		214.0408	
12/13	Medicaid Adjustment Rate		1.3895	0.8160				
14	Prospective Per Diem 11	56.8063	92.6828	54.4272	12.3300		216.2463	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Palm Terrace of Lakeland

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:	9,000,000.00		Total Amount	Per Diem
RS to Start Calcs:	1975/07	Type:	Variable	80% Capital(1):	5,461,498	8.1999
Indexed Asset Value	6,826,872	<60% of Base:	False	20% ROE(2):	1,365,374	0.5102
FRVS Base Asset:	2,338,389	Interest Rate:	7.1000%	Insurance Cost(3):	74,018	1.2416
Occup Adj Factor	0.9000	Chase Rate:	4.7500%	Taxes Cost(3):	78,204	1.3118
ROE Factor	0.022710	Amortization Rate:	6.7500%	Home Office(3):	22,456	0.3767
		Interest Only:	False	Replacement(3&4):	133,569	0.0000
		Yearly Payment:	498,327	Total FRVS PD:		11.6402

(1) 80% Capital (\$5,461,498) amortized at 6.7500 % for 20 years Principal & Interest of \$498,327 divided by annual available days (67525) divided by Occup. Adj. (0.90) = \$8.1999

(2) 20% ROE (\$1,365,374) times the ROE factor (0.022710) divided by annual available days (67525) divided by Occup. Adj. (0.90) = \$0.5102

(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	56.8063	56.8063	2.5773	54.2290
Direct Care	92.6828	92.6828	4.2050	88.4778
Indirect Care	54.4272	54.4272	2.4693	51.9579
Property	12.3300	11.6402	0.5281	11.1121
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.9226
Supplemental Rate				8.1814
Totals	216.2463	215.5565	9.7797	232.8808

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
1975/07	732,741	0.00	4.0634	3.0000	1.0634	120	100.00	732,741	1,737,240	
1976/01		0.10	5.1079	3.0000	2.1079	120	100.00	734,939	1,807,440	
1976/07	4,619	0.10	5.5931	3.0000	2.5931	120	100.00	741,763	1,870,440	
1977/01		0.20	6.3437	3.0000	3.3437	120	100.00	746,214	1,940,640	
1977/07	15,005	0.20	8.4013	3.0000	5.4013	120	100.00	765,696	2,038,680	
1978/01	5,347	0.30	10.1410	3.0000	7.1410	120	100.00	777,934	2,135,400	
1978/07	4,376	0.30	12.6805	3.0000	9.6805	120	100.00	789,311	2,253,600	
1979/01	4,904	0.40	14.8077	3.0000	11.8077	120	100.00	803,687	2,369,160	
1979/07		0.40	16.0059	3.0000	13.0059	120	100.00	813,331	2,468,640	
1980/01		0.50	19.1716	3.0000	16.1716	120	20.18	813,331	2,620,920	
1980/07		0.50	19.9823	3.0000	16.9823	120	20.18	813,331	2,720,760	
1981/01		0.60	20.8063	3.0000	17.8063	120	24.73	813,331	2,824,800	
1981/07		0.60	20.3951	3.0000	17.3951	120	24.73	813,331	2,897,880	
1982/01	378	0.70	20.0711	3.0000	17.0711	120	28.34	822,510	2,975,520	
1982/07	25,173	0.70	19.3688	3.0000	16.3688	120	28.34	856,583	3,043,800	
1983/04	1,187,595	0.80	18.9976	3.0000	15.9976	120	31.51	2,055,956	3,123,840	
1983/07	74,995	0.80	19.9554	3.0000	16.9554	120	31.51	2,159,220	3,247,440	
1984/01	7,789	0.90	18.2506	3.0000	15.2506	120	34.41	2,203,483	3,289,560	
1984/07	5,694	0.90	17.1685	3.0000	14.1685	120	34.41	2,246,399	3,352,680	
1985/01	10,300	1.00	15.3156	3.0000	12.3156	120	31.51	2,295,308	3,391,080	
1985/10		1.00	13.1678	3.0000	10.1678	120	34.41	2,338,389	3,420,000	
1986/01		1.00	10.9977	3.0000	7.9977	120	34.41	2,382,278	3,448,440	
1986/07		1.00	8.2951	3.0000	5.2951	120	36.26	2,429,395	3,441,840	
1987/01		1.00	6.3042	3.0000	3.3042	120	36.26	2,477,444	3,503,400	
1987/07		1.00	4.2049	3.0000	1.2049	120	30.90	2,519,200	3,530,760	
1988/01		1.00	2.1056	2.1056		120	30.90	2,549,001	3,559,440	
1988/07		1.00	0.5899	0.5899		120	35.23	2,558,633	3,557,520	
1989/01		1.00	0.5899	0.5899		120	35.23	2,568,301	3,578,520	
1989/07		1.00	0.5899	0.5899		120	35.23	2,578,006	3,602,760	
1990/01		1.00	0.5899	0.5899		120	38.30	2,588,596	3,620,880	



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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
1990/07	12,403	1.00	0.5899	0.5899		120	41.26	2,612,454	3,642,240	
1991/01		1.00	0.5899	0.5899		185	41.26	2,624,015	5,648,050	
1991/07	1,961,310	1.00	1.4932	1.4932		185	47.93	4,619,470	5,732,410	
1992/01		1.00	2.0117	2.0117		185	47.93	4,619,470	5,847,665	5
1992/07	33,866	1.00	1.8152	1.8152		185	48.65	4,734,320	5,953,855	5
1993/01		1.00	1.7710	1.7710		185	48.65	4,885,139	6,059,305	
1993/07		1.00	1.5329	1.5329		185	59.79	4,960,023	6,152,175	
1994/01		1.00	1.6983	1.6983		185	59.79	5,044,259	6,256,700	
1994/07	59,558	1.00	1.5991	1.5991		185	66.98	5,184,480	6,356,785	
1995/01		1.00	1.5812	1.5812		185	66.98	5,266,457	6,457,240	
1995/07		1.00	1.5250	1.5250		185	66.98	5,346,770	6,555,660	
1996/01		0.95	1.7228	1.7228		185	66.98	5,434,281	6,668,695	
1996/07		0.95	1.3294	1.3294		185	66.98	5,502,911	6,757,310	
1997/01		0.90	1.4109	1.4109		185	66.98	5,572,787	6,852,585	
1997/07		0.90	1.0917	1.0917		185	66.98	5,627,540	6,927,325	
1998/01		0.85	1.1663	1.1663		185	67.58	5,627,540	7,008,170	5
1998/07		0.85	1.0794	1.0794		185	61.32	5,735,476	7,083,835	
1999/01		0.80	1.4499	1.4499		185	61.32	5,802,002	7,186,510	
1999/07		0.80	1.2299	1.2299		185	61.32	5,859,088	7,274,940	
2000/01	54,369	0.75	1.3356	1.3356		185	59.86	5,972,147	7,372,065	
2000/07		0.75	1.1129	1.1129		185	62.98	6,021,997	7,454,020	
2001/01	22,617	0.70	1.2976	1.2976		185	59.01	6,044,614	7,550,775	5
2001/07	61,564	0.70	0.9615	0.9615		185	59.01	6,201,930	7,623,295	
2002/01	38,119	0.65	1.0301	1.0301		185	59.01	6,281,577	7,701,735	
2002/07		0.65	0.8337	0.8337		185	59.01	6,315,617	7,765,930	
2003/01		0.60	1.3271	1.3271		185	59.01	6,365,908	7,868,975	
2003/07		0.60	1.1664	1.1664		185	59.01	6,365,908	7,960,735	5
2004/01		0.55	1.1103	1.1103		185	59.01	6,449,606	8,049,165	
2004/07		0.55	0.8378	0.8378		185	68.35	6,479,326	8,116,690	
2005/01		0.50	0.8595	0.8595		185	68.35	6,507,174	8,186,435	



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232.88

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2005/07		0.50	0.7364	0.7364		185	68.35	6,531,133	8,246,745	
2006/01		0.45	0.9068	0.9068		185	68.35	6,557,787	8,321,485	
2006/07		0.45	0.8133	0.8133		185	68.35	6,581,789	8,389,195	
2007/01		0.40	1.0133	1.0133		185	68.35	6,608,465	8,474,110	
2007/07		0.40	1.1050	1.1050		185	68.35	6,637,674	8,567,720	
2008/01	34,935	0.35	0.8556	0.8556		185	68.35	6,692,489	8,640,980	
2008/07		0.35	0.6104	0.6104		185	68.35	6,706,784	8,693,705	
2009/01		0.30	1.3268	1.3268		185	68.35	6,733,477	8,809,145	
2009/07		0.30	0.6841	0.6841		185	61.12	6,747,294	8,869,455	
2010/01		0.25	0.8643	0.8643		185	59.78	6,761,875	8,946,045	
2010/07		0.25	0.7107	0.7107		185	59.78	6,773,891	9,009,685	
2011/01		0.20	0.9198	0.9198		185	59.78	6,786,355	9,092,565	
2011/07		0.20	0.9028	0.9028		185	56.46	6,798,611	9,174,705	
2012/01		0.15	0.3865	0.3865		185	56.46	6,802,554	9,210,225	
2012/07		0.15	0.9417	0.9417		185	59.58	6,812,166	9,296,990	
2013/01		0.10	0.4901	0.4901		185	59.58	6,815,504	9,342,500	
2013/07		0.10	0.6196	0.6196		185	60.75	6,819,730	9,400,405	
2014/01		0.05	0.8564	0.8564		185	65.64	6,822,649	9,480,880	
2014/07		0.05	1.2383	1.2383		185	65.64	6,826,872	9,598,355	
2015/01		0.00	0.7571	0.7571		185	63.53	6,826,872	9,671,060	
2015/09		0.00	1.5736	1.5736		185	63.53	6,826,872	9,823,315	
2016/09		0.00	1.9890	1.9890		185	63.53	6,826,872	10,018,675	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

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0283193-00 - 2016/09

236.49

Life Care Center of Jacksonville

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
4813 LENOIR AVENUE	7/1/2013-6/30/2014	Number of Beds: 120	Superior: 0
JACKSONVILLE, FL 32216	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: 38,246	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 22,850	Inflation
Current Class North Large	Initial CR? False	Medicaid: 6,627	FY Index: 1.32215372
Class at 1/94: North Large	Medicaid Utilization	17.32730%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	87.31963%	Cost: 1.09182044
Open Date: 11/18/2004	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 11/18/2004	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22300000
Entered Medicaid 01/04/2005	Low Occupancy Adjustment Factor:	110.43053%	DC Sem Index: 1.30450000
Med # Active Date: 01/04/2005	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	318,679	596,642	410,430	207,823		1,533,574	
1a	Audit Adjustments							
2	Cost Per Diem	48.0880	90.0320	61.9330	31.3600		231.4130	
3	Cost Per Diem Inflated	52.5035	96.0317	67.6197				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	52.5035	96.0317	67.6197	31.3600		247.5149	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	88.2202		91.1997				
7	Provider Target Rate	93.1277		96.2730				
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	52.5035	96.0317	66.1467	13.6500		228.3319	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	52.5035	96.0317	66.1467	13.6500		228.3319	
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 283193-00 - 2016/09

236.49

Life Care Center of Jacksonville

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 01/04/2005		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	10,330,000.00		Total Amount	Per Diem
RS to Start Calcs:	2004/07	Type:	Variable	80% Capital(1):	4,493,014	8.5060
Indexed Asset Value	5,616,267	<60% of Base:	False	20% ROE(2):	1,123,253	0.6471
FRVS Base Asset:	0	Interest Rate:	4.3000%	Insurance Cost(3):	32,976	0.8622
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	105,019	2.7459
ROE Factor	0.022710	Amortization Rate:	4.3000%	Home Office(3):	51,109	1.3363
		Interest Only:	False	Replacement(3&4):	30,183	0.0000
		Yearly Payment:	335,307	Total FRVS PD:		14.0975

(1) 80% Capital (\$4,493,014) amortized at 4.3000 % for 20 years Principal & Interest of \$335,307 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$8.5060

(2) 20% ROE (\$1,123,253) times the ROE factor (0.022710) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6471

(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:	01/01/2004	Current RS PBS:	43,509
Comparison Bed	120	Effective PBS Limitation	54,155
			5,221,080

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	52.5035	52.5035	2.3821	50.1214
Direct Care	96.0317	96.0317	4.3569	91.6748
Indirect Care	66.1467	66.1467	3.0010	63.1457
Property	13.6500	14.0975	0.6396	13.4579
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				9.9079
Supplemental Rate				8.1814
Totals	228.3319	228.7794	10.3796	236.4891

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: 6/30/2014

0 283193-00 - 2016/09

236.49

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	12,283,337	0.00	0.8595	0.8595		120	12.07	5,221,080	5,221,080	1
2005/07		0.10	0.7364	0.7364		120	12.07	5,221,080	5,349,240	
2006/01		0.10	0.9068	0.9068		120	12.07	5,221,080	5,397,720	
2006/07		0.20	0.8133	0.8133		120	12.07	5,221,080	5,441,640	
2007/01		0.20	1.0133	1.0133		120	12.07	5,221,080	5,496,720	
2007/07		0.30	1.1050	1.1050		120	12.07	5,221,080	5,557,440	5
2008/01		0.30	0.8556	0.8556		120	12.07	5,221,080	5,604,960	
2008/07	226,856	0.40	0.6104	0.6104		120	15.25	5,447,936	5,639,160	
2009/01		0.40	1.3268	1.3268		120	15.25	5,447,936	5,714,040	
2009/07		0.50	0.6841	0.6841		120	16.43	5,447,936	5,753,160	
2010/01		0.50	0.8643	0.8643		120	16.43	5,447,936	5,802,840	
2010/07	47,810	0.60	0.7107	0.7107		120	15.77	5,495,746	5,844,120	
2011/01	44,369	0.60	0.9198	0.9198		120	18.78	5,540,115	5,897,880	
2011/07		0.70	0.9028	0.9028		120	18.78	5,540,115	5,951,160	
2012/01	18,036	0.70	0.3865	0.3865		120	20.98	5,558,151	5,974,200	
2012/07		0.80	0.9417	0.9417		120	20.98	5,558,151	6,030,480	
2013/01		0.80	0.4901	0.4901		120	20.98	5,558,151	6,060,000	
2013/07		0.90	0.6196	0.6196		120	20.85	5,558,151	6,097,560	
2014/01		0.90	0.8564	0.8564		120	20.85	5,558,151	6,149,760	
2014/07	37,067	1.00	1.2383	1.2383		120	15.45	5,595,218	6,225,960	
2015/01	21,049	1.00	0.7571	0.7571		120	17.33	5,616,267	6,273,120	
2015/09		1.00	1.5736	1.5736		120	17.33	5,616,267	6,371,880	
2016/09		1.00	1.9890	1.9890		120	17.33	5,616,267	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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ID: 283193063020140701201310142014083334



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

0284289-00 - 2016/09

204.08

Life Care Center of Orange Park

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
2145 KINGSLEY AVE	8/1/2013-7/31/2014	Number of Beds: 180	Superior: 0
ORANGE PARK, FL 32073	Days in CR 365	Maximum: 65,700	Standard: 366
County: Clay [10]	First Used : 2015/01	Max Annualized: 65,700	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 58,281	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 21,014	Inflation
Current Class North Large	Initial CR? False	Medicaid: 29,738	FY Index: 1.32622051
Class at 1/94: North Large	Medicaid Utilization	51.02521%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	88.70776%	Cost: 1.08847242
Open Date: 09/19/1996	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 09/19/1996	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22383277
Entered Medicaid 09/19/1996	Low Occupancy Adjustment Factor:	112.18606%	DC Sem Index: 1.30450000
Med # Active Date: 01/19/2005	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06591361
Previous Med # 212628			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,259,421	2,235,512	1,349,234	523,984		5,368,151	
1a	Audit Adjustments							
2	Cost Per Diem	42.3506	75.1736	45.3707	17.6200		180.5149	
3	Cost Per Diem Inflated	46.0975	80.1286	49.3848				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	46.0975	80.1286	49.3848	17.6200		193.2309	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	55.3975		56.7094				
7	Provider Target Rate	58.4792		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	46.0975	80.1286	49.3848	13.6500		189.2609	
12/13	Medicaid Adjustment Rate		0.0924	0.0570				
14	Prospective Per Diem 11	46.0975	80.2210	49.4418	13.6500		189.4103	
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 284289-00 - 2016/09

204.08

Life Care Center of Orange Park

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 09/19/1996		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	10,356,000.00		Total Amount	Per Diem
RS to Start Calcs:	1996/07	Type:	Variable	80% Capital(1):	7,229,733	8.8293
Indexed Asset Value	9,037,166	<60% of Base:	False	20% ROE(2):	1,807,433	0.6972
FRVS Base Asset:	6,488,460	Interest Rate:	3.9200%	Insurance Cost(3):	61,567	1.0564
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	97,450	1.6721
ROE Factor	0.022810	Amortization Rate:	3.9200%	Home Office(3):	59,319	1.0178
		Interest Only:	False	Replacement(3&4):	281,143	0.0000
		Yearly Payment:	522,079	Total FRVS PD:		13.2728

(1) 80% Capital (\$7,229,733) amortized at 3.9200 % for 20 years Principal & Interest of \$522,079 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$8.8293

(2) 20% ROE (\$1,807,433) times the ROE factor (0.022810) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.6972

(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	180	Effective PBS Limitation	54,155
			6,488,460

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	46.0975	46.0975	2.0914	44.0061
Direct Care	80.2210	80.2210	3.6396	76.5814
Indirect Care	49.4418	49.4418	2.2431	47.1987
Property	13.6500	13.2728	0.6022	12.6706
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				15.4448
Supplemental Rate				8.1814
Totals	189.4103	189.0331	8.5763	204.0830

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: 7/31/2014

0 284289-00 - 2016/09

204.08

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	12,062,409	0.00	1.3294	1.3294		180	49.52	6,488,460	6,488,460	1
1997/01	39,077	0.10	1.4109	1.4109		180	49.52	6,535,780	6,667,380	
1997/07	12,505	0.10	1.0917	1.0917		180	49.52	6,554,711	6,740,100	
1998/01		0.20	1.1663	1.1663		180	49.52	6,554,711	6,818,760	5
1998/07		0.20	1.0794	1.0794		180	49.52	6,581,247	6,892,380	
1999/01		0.30	1.4499	1.4499		180	49.52	6,607,023	6,992,280	
1999/07		0.30	1.2299	1.2299		180	49.52	6,628,974	7,078,320	
2000/01	40,310	0.40	1.3356	1.3356		180	66.32	6,704,696	7,172,820	
2000/07		0.40	1.1129	1.1129		180	66.32	6,734,545	7,252,560	
2001/01	42,257	0.50	1.2976	1.2976		180	68.07	6,820,496	7,346,700	
2001/07		0.50	0.9615	0.9615		180	68.07	6,853,289	7,417,260	
2002/01		0.60	1.0301	1.0301		180	68.59	6,895,649	7,493,580	
2002/07		0.60	0.8337	0.8337		180	68.59	6,930,141	7,556,040	
2003/01		0.70	1.3271	1.3271		180	62.19	6,994,522	7,656,300	
2003/07		0.70	1.1664	1.1664		180	62.19	7,051,632	7,745,580	
2004/01		0.80	1.1103	1.1103		180	56.27	7,114,265	7,831,620	
2004/07		0.80	0.8378	0.8378		180	56.27	7,161,945	7,897,320	
2005/01		0.90	0.8595	0.8595		180	56.27	7,217,350	7,965,180	
2005/07		0.90	0.7364	0.7364		180	47.89	7,259,003	8,023,860	
2006/01		1.00	0.9068	0.9068		180	47.89	7,316,318	8,096,580	
2006/07	51,580	1.00	0.8133	0.8133		180	44.71	7,416,269	8,162,460	
2007/01		1.00	1.0133	1.0133		180	44.71	7,477,358	8,245,080	
2007/07	51,153	1.00	1.1050	1.1050		180	46.29	7,598,051	8,336,160	
2008/01		1.00	0.8556	0.8556		180	46.29	7,652,765	8,407,440	
2008/07	35,263	1.00	0.6104	0.6104		180	45.50	7,726,672	8,458,740	
2009/01		1.00	1.3268	1.3268		180	45.50	7,811,482	8,571,060	
2009/07	136,391	1.00	0.6841	0.6841		180	47.19	7,993,723	8,629,740	
2010/01	78,646	1.00	0.8643	0.8643		180	47.66	8,132,238	8,704,260	
2010/07		1.00	0.7107	0.7107		180	47.66	8,182,321	8,766,180	
2011/01		1.00	0.9198	0.9198		180	48.56	8,248,770	8,846,820	



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 284289-00 - 2016/09

204.08

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		180	48.56	8,314,520	8,926,740	
2012/01	28,455	1.00	0.3865	0.3865		180	47.84	8,370,927	8,961,300	
2012/07		1.00	0.9417	0.9417		180	47.84	8,439,494	9,045,720	
2013/01		1.00	0.4901	0.4901		180	47.84	8,475,471	9,090,000	
2013/07		1.00	0.6196	0.6196		180	45.66	8,519,067	9,146,340	
2014/01	28,519	1.00	0.8564	0.8564		180	42.02	8,603,325	9,224,640	
2014/07		1.00	1.2383	1.2383		180	42.02	8,684,718	9,338,940	
2015/01		1.00	0.7571	0.7571		180	51.03	8,745,724	9,409,680	
2015/09		1.00	1.5736	1.5736		180	51.03	8,873,413	9,557,820	
2016/09		1.00	1.9890	1.9890		180	51.03	9,037,166	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: 284289073120140801201310192014105105



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

0284793-00 - 2016/09

247.16

Brighton Gardens of Tampa

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
16702 NORTH DALE MABRY H TAMPA, FL 33618-1055	1/1/2014-12/31/2014	Number of Beds: 45	Superior: 0
County: Hillsborough [29]	Days in CR 365	Maximum: 16,425	Standard: 366
Region: Central Area: 6	First Used : 2015/09	Max Annualized: 16,425	Conditional: 0
Control: Proprietary : Corporation	Last Used: 2016/09	Total Patient: 13,468	Total: 366
Current Class Central Small	Unaudited	Medicare: 8,293	Inflation
Class at 1/94: North Small	Initial CR? False	Medicaid: 2,341	FY Index: 1.34193004
Operating Ex > 18 months	Medicaid Utilization	17.38194%	Semester Index: 1.44355445
Open Date: 09/01/1999	Occupancy:	81.99696%	Cost: 1.07573004
Acquired Date: 09/01/1999	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Entered Medicaid 11/23/1999	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Med # Active Date: 10/01/2003	Low Occupancy Adjustment Factor:	103.69911%	DC Sem Index: 1.30450000
Previous Med # 219819	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	149,286	226,573	163,802	37,831		577,492	
1a	Audit Adjustments							
2	Cost Per Diem	63.7702	96.7847	69.9710	16.1602		246.6861	
3	Cost Per Diem Inflated	68.5995	102.7304	75.2699				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	68.5995	102.7304	75.2699	16.1602		262.7600	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	76.9611		68.7230				
7	Provider Target Rate	81.2423		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	102.7304	72.5459	13.6500		255.7765	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	66.8502	102.7304	72.5459	13.6500		255.7765	
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 284793-00 - 2016/09

247.16

Brighton Gardens of Tampa

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 11/23/1999		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	700,473.00		Total Amount	Per Diem
RS to Start Calcs:	1999/07	Type:	Fixed	80% Capital(1):	1,497,297	3.9901
Indexed Asset Value	1,871,621	<60% of Base:	True	20% ROE(2):	374,324	0.5751
FRVS Base Asset:	1,748,070	Interest Rate:	5.1300%	Insurance Cost(3):	15,479	1.1493
Occup Adj Factor	0.9000	Chase Rate:	4.0000%	Taxes Cost(3):	33,570	2.4926
ROE Factor	0.022710	Amortization Rate:	4.0000%	Home Office(3):	0	0.0000
		Interest Only:	True	Replacement(3&4):	0	0.0000
		Yearly Payment:	58,984	Total FRVS PD:		8.2071

(1) 80% Capital (\$1,497,297) amortized at 4.0000 % for 20 years Interest of \$58,984 divided by annual available days (16425) divided by Occup. Adj. (0.90) = \$3.9901

(2) 20% ROE (\$374,324) times the ROE factor (0.022710) divided by annual available days (16425) divided by Occup. Adj. (0.90) = \$0.5751

(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:	01/01/1999	Current RS PBS:	54,155
Comparison Bed	45	Effective PBS Limitation	1,748,070

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	66.8502	66.8502	3.0330	63.8172
Direct Care	102.7304	102.7304	4.6608	98.0696
Indirect Care	72.5459	72.5459	3.2914	69.2545
Property	13.6500	8.2071	0.3724	7.8347
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	255.7765	250.3336	11.3576	247.1574

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 284793-00 - 2016/09

247.16

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1999/07	13,263,976	0.00	1.2299	1.2299		45	19.64	1,748,070	1,748,070	1
2000/01		0.10	1.3356	1.3356		45	19.64	1,748,070	1,793,205	
2000/07		0.10	1.1129	1.1129		45	19.64	1,748,070	1,813,140	
2001/01		0.20	1.2976	1.2976		45	19.64	1,748,070	1,836,675	
2001/07		0.20	0.9615	0.9615		45	19.64	1,748,070	1,854,315	
2002/01		0.30	1.0301	1.0301		45	19.64	1,748,070	1,873,395	
2002/07	11,350	0.30	0.8337	0.8337		45	37.50	1,762,401	1,889,010	
2003/01		0.40	1.3271	1.3271		45	37.50	1,768,779	1,914,075	
2003/07		0.40	1.1664	1.1664		45	41.19	1,774,960	1,936,395	
2004/01		0.50	1.1103	1.1103		45	41.19	1,782,340	1,957,905	
2004/07		0.50	0.8378	0.8378		45	41.19	1,787,932	1,974,330	
2005/01		0.60	0.8595	0.8595		45	41.19	1,794,837	1,991,295	
2005/07		0.60	0.7364	0.7364		45	41.19	1,800,776	2,005,965	
2006/01		0.70	0.9068	0.9068		45	41.19	1,809,337	2,024,145	
2006/07		0.70	0.8133	0.8133		45	41.19	1,817,051	2,040,615	
2007/01		0.80	1.0133	1.0133		45	41.62	1,828,197	2,061,270	
2007/07		0.80	1.1050	1.1050		45	41.62	1,840,427	2,084,040	
2008/01		0.90	0.8556	0.8556		45	42.53	1,851,385	2,101,860	
2008/07		0.90	0.6104	0.6104		45	31.97	1,857,297	2,114,685	
2009/01		1.00	1.3268	1.3268		45	31.97	1,871,621	2,142,765	
2009/07		1.00	0.6841	0.6841		45	24.07	1,871,621	2,157,435	
2010/01		1.00	0.8643	0.8643		45	24.07	1,871,621	2,176,065	
2010/07		1.00	0.7107	0.7107		45	24.97	1,871,621	2,191,545	
2011/01		1.00	0.9198	0.9198		45	24.97	1,871,621	2,211,705	
2011/07		1.00	0.9028	0.9028		45	24.97	1,871,621	2,231,685	
2012/01		1.00	0.3865	0.3865		45	21.77	1,871,621	2,240,325	
2012/07		1.00	0.9417	0.9417		45	22.11	1,871,621	2,261,430	
2013/01		1.00	0.4901	0.4901		45	22.11	1,871,621	2,272,500	
2013/07		1.00	0.6196	0.6196		45	19.00	1,871,621	2,286,585	
2014/01		1.00	0.8564	0.8564		45	19.00	1,871,621	2,306,160	



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247.16

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2014/07		1.00	1.2383	1.2383		45	19.52	1,871,621	2,334,735	
2015/01		1.00	0.7571	0.7571		45	19.52	1,871,621	2,352,420	
2015/09		1.00	1.5736	1.5736		45	17.38	1,871,621	2,389,455	
2016/09		1.00	1.9890	1.9890		45	17.38	1,871,621	2,436,975	

Message Code:

1 Per Bed Standard Limitation

2Z0S4

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

Report Printed: 6/30/2016

ID: 284793123120140101201404272015103829



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

0284823-00 - 2016/09

282.54

Aventura Plaza Rehabilitation & 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
1800 N E 168TH STREET	9/1/2014-2/28/2015	Number of Beds: 86	Superior: 0
NORTH MIAMI BEACH, FL 331	Days in CR 181	Maximum: 15,566	Standard: 366
County: Dade [13]	First Used : 2016/09	Max Annualized: 31,390	Conditional: 0
Region: South Area: 11	Last Used: 2016/09	Total Patient: 14,728	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 1,095	Inflation
Current Class South Small	Initial CR? False	Medicaid: 11,186	FY Index: 1.35644350
Class at 1/94: South Small	Medicaid Utilization	75.95057%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.61647%	Cost: 1.06422011
Open Date: 07/01/1978	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/01/1978	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23833109
Entered Medicaid 07/01/1978	Low Occupancy Adjustment Factor:	119.65863%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2002	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05343394
Previous Med # 205095			PS Target: 1.05562807

Rate Calculations								
Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	954,597	1,101,540	757,589	136,693		2,950,419	
1a	Audit Adjustments							
2	Cost Per Diem	85.3385	98.4749	67.7265	12.2200		263.7599	
3	Cost Per Diem Inflated	90.8189	103.7368	72.0759				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	90.8189	103.7368	72.0759	12.2200		278.8516	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	90.9467		82.8960				
7	Provider Target Rate	96.0059		87.5073				
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	103.7368	72.0759	12.2200		259.0735	
12/13	Medicaid Adjustment Rate		3.0285	2.1042				
14	Prospective Per Diem 11	71.0408	106.7653	74.1801	12.2200		264.2062	
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 284823-00 - 2016/09

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Aventura Plaza Rehabilitation & Nursing 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:	10/01/1985	Amount:	0.00		Total Amount	Per Diem
Year of Phase-In/Full:		Type:	None	80% Capital(1):	2,317,996	10.2011
RS to Start Calcs:	1978/07	<60% of Base:	True	20% ROE(2):	579,499	0.4232
Indexed Asset Value	2,897,495	Interest Rate:	12.5000%	Insurance Cost(3):	17,821	1.2100
FRVS Base Asset:	590,346	Chase Rate:	12.5000%	Taxes Cost(3):	0	0.0000
Occup Adj Factor	0.9000	Amortization Rate:	12.5000%	Home Office(3):	11,603	0.7878
ROE Factor	0.020630	Interest Only:	True	Replacement(3&4):	15,050	0.0000
		Yearly Payment:	288,190	Total FRVS PD:		12.6221

(1) 80% Capital (\$2,317,996) amortized at 12.5000 % for 20 years Interest of \$288,190 divided by annual available days (31390) divided by Occup. Adj. (0.90) = \$10.2011

(2) 20% ROE (\$579,499) times the ROE factor (0.020630) divided by annual available days (31390) divided by Occup. Adj. (0.90) = \$0.4232

(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	50	Effective PBS Limitation	1,425,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	71.0408	71.0408	3.2231	67.8177
Direct Care	106.7653	106.7653	4.8439	101.9214
Indirect Care	74.1801	74.1801	3.3655	70.8146
Property	12.2200	12.6221	0.5727	12.0494
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.7521
Supplemental Rate				8.1814
Totals	264.2062	264.6083	12.0052	282.5366

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
1978/07	506,929	0.00	5.5395	3.0000	2.5395	50	100.00	506,929	939,000	
1979/01		0.10	7.6667	3.0000	4.6667	50	100.00	508,450	987,150	
1979/07		0.10	8.8649	3.0000	5.8649	50	100.00	509,975	1,028,600	
1980/01		0.20	12.0306	3.0000	9.0306	50	42.75	512,353	1,092,050	
1980/07		0.20	12.8413	3.0000	9.8413	50	42.75	514,742	1,133,650	
1981/01		0.30	13.6653	3.0000	10.6653	50	42.75	518,343	1,177,000	
1981/07		0.30	13.2541	3.0000	10.2541	50	42.75	521,969	1,207,450	
1982/01		0.40	12.9301	3.0000	9.9301	50	42.75	526,838	1,239,800	
1982/07		0.40	12.2278	3.0000	9.2278	50	42.75	531,752	1,268,250	
1983/04		0.50	11.8566	3.0000	8.8566	50	50.37	539,057	1,301,600	
1983/07		0.50	12.8144	3.0000	9.8144	50	50.37	546,462	1,353,100	
1984/01		0.60	11.1096	3.0000	8.1096	50	68.28	556,298	1,370,650	
1984/07		0.60	10.0275	3.0000	7.0275	50	68.28	566,311	1,396,950	
1985/01		0.70	8.1746	3.0000	5.1746	50	68.28	578,204	1,412,950	
1985/10		0.70	6.0268	3.0000	3.0268	50	67.98	590,346	1,425,000	
1986/01		0.80	3.8567	3.0000	0.8567	50	67.98	604,514	1,436,850	
1986/07		0.80	1.1541	1.1541		50	62.57	610,095	1,434,100	
1987/01		0.90	1.0091	1.0091		50	62.57	615,636	1,459,750	
1987/07		0.90	0.9007	0.9007		50	73.19	620,626	1,471,150	
1988/01		1.00	0.9007	0.9007		50	73.19	626,216	1,483,100	
1988/07		1.00	0.5899	0.5899		50	75.34	629,910	1,482,300	
1989/01		1.00	0.5899	0.5899		50	75.34	633,626	1,491,050	
1989/07	753,259	1.00	0.5899	0.5899		75	73.42	1,390,623	2,251,725	
1990/01		1.00	0.5899	0.5899		75	73.42	1,398,826	2,263,050	
1990/07		1.00	0.5899	0.5899		75	78.34	1,407,078	2,276,400	
1991/01		1.00	0.5899	0.5899		75	78.34	1,415,378	2,289,750	
1991/07		1.00	1.4932	1.4932		75	81.39	1,436,512	2,323,950	
1992/01		1.00	2.0117	2.0117		75	81.39	1,436,512	2,370,675	5
1992/07		1.00	1.8152	1.8152		75	83.45	1,465,410	2,413,725	5
1993/01		1.00	1.7710	1.7710		75	83.45	1,492,010	2,456,475	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
1993/07		1.00	1.5329	1.5329		75	86.22	1,518,433	2,494,125	5
1994/01		1.00	1.6983	1.6983		75	86.22	1,541,709	2,536,500	5
1994/07		1.00	1.5991	1.5991		75	90.08	1,567,892	2,577,075	5
1995/01		1.00	1.5812	1.5812		75	90.08	1,618,152	2,617,800	
1995/07		1.00	1.5250	1.5250		75	90.08	1,642,829	2,657,700	
1996/01		1.00	1.7228	1.7228		75	88.16	1,671,132	2,703,525	
1996/07		1.00	1.3294	1.3294		75	77.58	1,693,348	2,739,450	
1997/01		1.00	1.4109	1.4109		75	77.58	1,717,239	2,778,075	
1997/07		1.00	1.0917	1.0917		75	78.52	1,735,986	2,808,375	
1998/01		1.00	1.1663	1.1663		75	78.52	1,756,233	2,841,150	
1998/07		1.00	1.0794	1.0794		75	78.39	1,775,190	2,871,825	
1999/01		0.95	1.4499	1.4499		75	78.39	1,799,641	2,913,450	
1999/07		0.95	1.2299	1.2299		75	81.96	1,820,668	2,949,300	
2000/01		0.90	1.3356	1.3356		75	81.96	1,842,552	2,988,675	
2000/07	16,266	0.90	1.1129	1.1129		75	78.41	1,877,273	3,021,900	
2001/01		0.85	1.2976	1.2976		75	78.41	1,897,979	3,061,125	
2001/07		0.85	0.9615	0.9615		75	75.48	1,913,491	3,090,525	
2002/01		0.80	1.0301	1.0301		75	77.21	1,929,260	3,122,325	
2002/07		0.80	0.8337	0.8337		75	77.21	1,942,128	3,148,350	
2003/01		0.75	1.3271	1.3271		75	62.23	1,961,458	3,190,125	
2003/07		0.75	1.1664	1.1664		75	62.23	1,978,617	3,227,325	
2004/01		0.70	1.1103	1.1103		75	62.23	1,993,995	3,263,175	
2004/07		0.70	0.8378	0.8378		75	69.36	2,005,690	3,290,550	
2005/01		0.65	0.8595	0.8595		75	79.35	2,016,896	3,318,825	
2005/07		0.65	0.7364	0.7364		75	79.35	2,026,551	3,343,275	
2006/01		0.60	0.9068	0.9068		75	73.64	2,037,577	3,373,575	
2006/07		0.60	0.8133	0.8133		75	73.64	2,047,520	3,401,025	
2007/01		0.55	1.0133	1.0133		75	73.64	2,058,931	3,435,450	
2007/07		0.55	1.1050	1.1050		75	65.27	2,071,445	3,473,400	
2008/01		0.50	0.8556	0.8556		75	65.27	2,080,307	3,503,100	



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282.54

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2008/07		0.50	0.6104	0.6104		75	67.45	2,086,656	3,524,475	
2009/01	19,823	0.45	1.3268	1.3268		75	79.93	2,118,938	3,571,275	
2009/07		0.45	0.6841	0.6841		75	79.93	2,125,460	3,595,725	
2010/01	591,512	0.40	0.8643	0.8643		86	68.37	2,724,320	4,158,702	
2010/07		0.40	0.7107	0.7107		86	68.37	2,732,065	4,188,286	
2011/01	25,985	0.35	0.9198	0.9198		86	74.19	2,766,845	4,226,814	
2011/07		0.35	0.9028	0.9028		86	74.19	2,775,588	4,264,998	
2012/01	74,812	0.30	0.3865	0.3865		86	75.03	2,853,620	4,281,510	
2012/07		0.30	0.9417	0.9417		86	75.03	2,861,681	4,321,844	
2013/01		0.25	0.4901	0.4901		86	75.03	2,865,187	4,343,000	
2013/07		0.25	0.6196	0.6196		86	69.13	2,869,625	4,369,918	
2014/01		0.20	0.8564	0.8564		86	71.90	2,874,541	4,407,328	
2014/07		0.20	1.2383	1.2383		86	71.90	2,881,661	4,461,938	
2015/01		0.15	0.7571	0.7571		86	71.90	2,884,935	4,495,736	
2015/09		0.15	1.5736	1.5736		86	76.09	2,891,743	4,566,514	
2016/09		0.10	1.9890	1.9890		86	75.95	2,897,495	4,657,330	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

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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

0308251-00 - 2016/09

246.22

Ponce Plaza Nursing & 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
335 SW 12 AVENUE	2/1/2014-1/31/2015	Number of Beds: 147	Superior: 0
MIAMI, FL 33130	Days in CR 365	Maximum: 53,655	Standard: 366
County: Dade [13]	First Used : 2016/09	Max Annualized: 53,655	Conditional: 0
Region: South Area: 11	Last Used: 2016/09	Total Patient: 51,221	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 8,184	Inflation
Current Class South Large	Initial CR? False	Medicaid: 37,787	FY Index: 1.34462269
Class at 1/94: South Large	Medicaid Utilization	73.77248%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	95.46361%	Cost: 1.07357585
Open Date: 02/24/2000	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 02/24/2000	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23099675
Entered Medicaid 04/21/2000	Low Occupancy Adjustment Factor:	120.72998%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2002	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05971035
Previous Med # 221805			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,031,147	3,139,597	1,942,263	1,534,908		8,647,915	
1a	Audit Adjustments							
2	Cost Per Diem	53.7525	83.0867	51.4003	40.6200		228.8595	
3	Cost Per Diem Inflated	57.7074	88.0478	55.1821				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	57.7074	88.0478	55.1821	40.6200		241.5573	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	55.6903		75.5023				
7	Provider Target Rate	58.7882		79.7023				
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	57.7074	88.0478	55.1821	13.6500		214.5873	
12/13	Medicaid Adjustment Rate		2.3548	1.4758				
14	Prospective Per Diem 11	57.7074	90.4026	56.6579	13.6500		218.4179	
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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246.22

Ponce Plaza 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:	04/21/2000	Amount:	5,846,571.00		Total Amount	Per Diem
RS to Start Calcs:	2000/01	Type:	Fixed	80% Capital(1):	6,030,338	15.4002
Indexed Asset Value	7,537,923	<60% of Base:	False	20% ROE(2):	1,507,585	0.6993
FRVS Base Asset:	4,718,880	Interest Rate:	11.0000%	Insurance Cost(3):	341,409	6.6654
Occup Adj Factor	0.9000	Chase Rate:	7.9336%	Taxes Cost(3):	0	0.0000
ROE Factor	0.022400	Amortization Rate:	10.9336%	Home Office(3):	34,328	0.6702
		Interest Only:	False	Replacement(3&4):	27,220	0.0000
		Yearly Payment:	743,666	Total FRVS PD:		23.4351

(1) 80% Capital (\$6,030,338) amortized at 10.9336 % for 20 years Principal & Interest of \$743,666 divided by annual available days (53655) divided by Occup. Adj. (0.90) = \$15.4002

(2) 20% ROE (\$1,507,585) times the ROE factor (0.022400) divided by annual available days (53655) divided by Occup. Adj. (0.90) = \$0.6993

(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	57.7074	57.7074	2.6182	55.0892
Direct Care	90.4026	90.4026	4.1015	86.3011
Indirect Care	56.6579	56.6579	2.5705	54.0874
Property	13.6500	23.4351	1.0632	22.3719
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.1841
Supplemental Rate				8.1814
Totals	218.4179	228.2030	10.3534	246.2151

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
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246.22

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2000/01	4,813,849	0.00	1.3356	1.3356		120	73.43	4,718,880	4,718,880	1
2000/07	12,079	0.10	1.1129	1.1129		120	73.43	4,736,211	4,835,040	
2001/01		0.10	1.2976	1.2976		120	73.43	4,742,359	4,897,800	
2001/07		0.20	0.9615	0.9615		120	73.43	4,751,479	4,944,840	
2002/01		0.20	1.0301	1.0301		120	73.43	4,761,267	4,995,720	
2002/07		0.30	0.8337	0.8337		120	61.69	4,773,175	5,037,360	
2003/01		0.30	1.3271	1.3271		120	61.69	4,792,177	5,104,200	
2003/07	21,806	0.40	1.1664	1.1664		120	67.30	4,836,343	5,163,720	
2004/01		0.40	1.1103	1.1103		120	67.30	4,857,821	5,221,080	
2004/07		0.50	0.8378	0.8378		120	64.72	4,878,170	5,264,880	
2005/01		0.50	0.8595	0.8595		120	64.72	4,899,136	5,310,120	
2005/07		0.60	0.7364	0.7364		120	67.19	4,920,780	5,349,240	
2006/01		0.60	0.9068	0.9068		120	67.19	4,947,554	5,397,720	
2006/07		0.70	0.8133	0.8133		120	67.19	4,975,720	5,441,640	
2007/01	41,635	0.70	1.0133	1.0133		120	66.04	5,052,648	5,496,720	
2007/07	1,214,487	0.80	1.1050	1.1050		147	58.95	6,311,800	6,807,864	
2008/01		0.80	0.8556	0.8556		147	58.95	6,355,004	6,866,076	
2008/07		0.90	0.6104	0.6104		147	58.95	6,389,918	6,907,971	
2009/01		0.90	1.3268	1.3268		147	64.60	6,466,220	6,999,699	
2009/07		1.00	0.6841	0.6841		147	64.60	6,510,455	7,047,621	
2010/01	25,893	1.00	0.8643	0.8643		147	63.63	6,592,618	7,108,479	
2010/07	139,475	1.00	0.7107	0.7107		147	67.61	6,778,947	7,159,047	
2011/01		1.00	0.9198	0.9198		147	67.61	6,841,300	7,224,903	
2011/07		1.00	0.9028	0.9028		147	67.61	6,903,063	7,290,171	
2012/01		1.00	0.3865	0.3865		147	66.02	6,929,743	7,318,395	
2012/07		1.00	0.9417	0.9417		147	66.02	6,995,000	7,387,338	
2013/01		1.00	0.4901	0.4901		147	66.25	7,029,282	7,423,500	
2013/07		1.00	0.6196	0.6196		147	66.25	7,072,835	7,469,511	
2014/01		1.00	0.8564	0.8564		147	67.00	7,133,407	7,533,456	
2014/07		1.00	1.2383	1.2383		147	72.26	7,221,740	7,626,801	



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246.22

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2015/01		1.00	0.7571	0.7571		147	72.26	7,276,416	7,684,572	
2015/09		1.00	1.5736	1.5736		147	72.26	7,390,918	7,805,553	
2016/09		1.00	1.9890	1.9890		147	73.77	7,537,923	7,960,785	

Message Code:

1 Per Bed Standard Limitation

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
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

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272.76

The Allegro At College Harbor

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
4600 54TH AVE S	1/1/2014-12/31/2014	Number of Beds: 52	Superior: 0
SAINT PETERSBURG, FL 33711	Days in CR 365	Maximum: 18,980	Standard: 366
County: Pinellas [52]	First Used : 2015/09	Max Annualized: 18,980	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 13,727	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 5,034	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 5,340	FY Index: 1.34193004
Class at 1/94: North Small	Medicaid Utilization	38.90144%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	72.32350%	Cost: 1.07573004
Open Date: 08/01/1986	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 05/05/1995	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 08/20/1999	Low Occupancy Adjustment Factor:	91.46537%	DC Sem Index: 1.30450000
Med # Active Date: 07/29/2005	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 216470			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	366,699	569,590	391,609	101,941		1,429,839	
1a	Audit Adjustments							
2	Cost Per Diem	68.6702	106.6648	73.3350	19.0901		267.7601	
3	Cost Per Diem Inflated	73.8706	113.2174	78.8887				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	73.8706	113.2174	78.8887	19.0901		285.0668	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	58.3073		77.6441				
7	Provider Target Rate	61.5508		81.9633				
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	61.5508	108.0204	78.8887	13.6500		262.1099	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	61.5508	108.0204	78.8887	13.6500		262.1099	
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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272.76

The Allegro At College Harbor

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 08/20/1999		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	8,816,924.00		Total Amount	Per Diem
RS to Start Calcs:	1995/01	Type:	Variable	80% Capital(1):	1,366,337	7.2926
Indexed Asset Value	1,707,921	<60% of Base:	False	20% ROE(2):	341,584	0.4541
FRVS Base Asset:	0	Interest Rate:	6.7400%	Insurance Cost(3):	25,911	1.8876
Occup Adj Factor	0.9000	Chase Rate:	6.2500%	Taxes Cost(3):	24,574	1.7902
ROE Factor	0.022710	Amortization Rate:	6.7400%	Home Office(3):	20,234	1.4740
		Interest Only:	False	Replacement(3&4):	52,819	0.0000
		Yearly Payment:	124,572	Total FRVS PD:		12.8985

(1) 80% Capital (\$1,366,337) amortized at 6.7400 % for 20 years Principal & Interest of \$124,572 divided by annual available days (18980) divided by Occup. Adj. (0.90) = \$7.2926

(2) 20% ROE (\$341,584) times the ROE factor (0.022710) divided by annual available days (18980) 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:	07/01/1994	Current RS PBS:	34,361
Comparison Bed	42	Effective PBS Limitation	1,443,162

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	61.5508	61.5508	2.7925	58.7583
Direct Care	108.0204	108.0204	4.9008	103.1196
Indirect Care	78.8887	78.8887	3.5791	75.3096
Property	13.6500	12.8985	0.5852	12.3133
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				15.0814
Supplemental Rate				8.1814
Totals	262.1099	261.3584	11.8576	272.7636

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: 12/31/2014

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272.76

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1999/07	8,817,320	0.00	1.2299	1.2299		42	12.98	1,443,162	1,443,162	1
2000/01		0.10	1.3356	1.3356		42	12.98	1,443,162	1,673,658	
2000/07		0.10	1.1129	1.1129		42	12.98	1,443,162	1,692,264	
2001/01		0.20	1.2976	1.2976		42	12.98	1,443,162	1,714,230	
2001/07		0.20	0.9615	0.9615		42	12.98	1,443,162	1,730,694	
2002/01		0.30	1.0301	1.0301		42	12.98	1,443,162	1,748,502	5
2002/07		0.30	0.8337	0.8337		42	12.98	1,443,162	1,763,076	
2003/01	24,601	0.40	1.3271	1.3271		42	17.80	1,467,763	1,786,470	
2003/07		0.40	1.1664	1.1664		42	17.80	1,467,763	1,807,302	
2004/01		0.50	1.1103	1.1103		42	31.05	1,472,363	1,827,378	
2004/07		0.50	0.8378	0.8378		42	31.05	1,475,845	1,842,708	
2005/01	33,989	0.60	0.8595	0.8595		52	26.26	1,513,468	2,301,052	
2005/07		0.60	0.7364	0.7364		52	22.98	1,513,468	2,318,004	
2006/01		0.70	0.9068	0.9068		52	22.98	1,513,468	2,339,012	
2006/07		0.70	0.8133	0.8133		52	22.98	1,513,468	2,358,044	
2007/01		0.80	1.0133	1.0133		52	22.98	1,513,468	2,381,912	
2007/07		0.80	1.1050	1.1050		52	22.98	1,513,468	2,408,224	
2008/01		0.90	0.8556	0.8556		52	24.95	1,513,468	2,428,816	
2008/07		0.90	0.6104	0.6104		52	33.12	1,518,475	2,443,636	
2009/01		1.00	1.3268	1.3268		52	33.12	1,530,607	2,476,084	
2009/07		1.00	0.6841	0.6841		52	27.86	1,535,911	2,493,036	
2010/01		1.00	0.8643	0.8643		52	27.86	1,542,635	2,514,564	
2010/07		1.00	0.7107	0.7107		52	27.86	1,548,189	2,532,452	
2011/01		1.00	0.9198	0.9198		52	35.11	1,557,279	2,555,748	
2011/07	22,931	1.00	0.9028	0.9028		52	39.45	1,590,294	2,578,836	
2012/01		1.00	0.3865	0.3865		52	39.45	1,594,703	2,588,820	
2012/07		1.00	0.9417	0.9417		52	39.45	1,605,475	2,613,208	
2013/01		1.00	0.4901	0.4901		52	43.16	1,611,650	2,626,000	
2013/07		1.00	0.6196	0.6196		52	35.88	1,618,164	2,642,276	
2014/01		1.00	0.8564	0.8564		52	35.88	1,627,204	2,664,896	



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272.76

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2014/07	17,729	1.00	1.2383	1.2383		52	34.91	1,657,723	2,697,916	
2015/01		1.00	0.7571	0.7571		52	34.91	1,665,689	2,718,352	
2015/09		1.00	1.5736	1.5736		52	38.90	1,684,228	2,761,148	
2016/09		1.00	1.9890	1.9890		52	38.90	1,707,921	2,816,060	

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: 309800123120140101201404282015144349



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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209.99

Atlantic 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
3663 15TH AVE	9/1/2013-8/31/2014	Number of Beds: 110	Superior: 0
VERO BEACH, FL 32960	Days in CR 365	Maximum: 40,150	Standard: 366
County: Indian River [31]	First Used : 2015/09	Max Annualized: 40,150	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 34,786	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 11,245	Inflation
Current Class South Large	Initial CR? False	Medicaid: 21,202	FY Index: 1.33029981
Class at 1/94: South Large	Medicaid Utilization	60.94981%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	86.64010%	Cost: 1.08513467
Open Date: 10/01/1981	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 10/01/1981	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22466610
Entered Medicaid 10/01/1981	Low Occupancy Adjustment Factor:	109.57115%	DC Sem Index: 1.30450000
Med # Active Date: 06/30/2005	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06518830
Previous Med # 211524			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	949,324	1,528,059	1,072,918	145,658		3,695,959	
1a	Audit Adjustments							
2	Cost Per Diem	44.7752	72.0715	50.6046	6.8700		174.3213	
3	Cost Per Diem Inflated	48.5871	76.7697	54.9128				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	48.5871	76.7697	54.9128	6.8700		187.1396	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	51.4058		72.3269				
7	Provider Target Rate	54.2654		76.3503				
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	48.5871	76.7697	54.9128	6.8700		187.1396	
12/13	Medicaid Adjustment Rate		0.9457	0.6764				
14	Prospective Per Diem 11	48.5871	77.7154	55.5892	6.8700		188.7617	
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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209.99

Atlantic Healthcare Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 09/01/2004		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,199,734.00		Total Amount	Per Diem
RS to Start Calcs:	1981/07	Type:	Fixed	80% Capital(1):	2,738,864	7.6611
Indexed Asset Value	3,423,580	<60% of Base:	False	20% ROE(2):	684,716	0.4362
FRVS Base Asset:	1,625,361	Interest Rate:	8.0940%	Insurance Cost(3):	51,237	1.4729
Occup Adj Factor	0.9000	Chase Rate:	6.0000%	Taxes Cost(3):	50,579	1.4540
ROE Factor	0.023020	Amortization Rate:	8.0940%	Home Office(3):	17,688	0.5085
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	276,833	Total FRVS PD:		11.5327

(1) 80% Capital (\$2,738,864) amortized at 8.0940 % for 20 years Principal & Interest of \$276,833 divided by annual available days (40150) divided by Occup. Adj. (0.90) = \$7.6611

(2) 20% ROE (\$684,716) times the ROE factor (0.023020) divided by annual available days (40150) divided by Occup. Adj. (0.90) = \$0.4362

(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	48.5871	48.5871	2.2044	46.3827
Direct Care	77.7154	77.7154	3.5259	74.1895
Indirect Care	55.5892	55.5892	2.5221	53.0671
Property	6.8700	11.5327	0.5232	11.0095
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				17.1643
Supplemental Rate				8.1814
Totals	188.7617	193.4244	8.7756	209.9945

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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209.99

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1981/07	1,540,785	0.00	2.5888	2.5888		110		1,540,785	2,656,390	
1982/01		0.10	2.6760	2.6760		110	44.34	1,544,109	2,727,560	
1982/07	10,381	0.10	2.2977	2.2977		110	44.34	1,557,351	2,790,150	
1983/04		0.20	2.6288	2.6288		110	54.42	1,565,453	2,863,520	
1983/07	7,036	0.20	3.9578	3.0000	0.9578	110	54.42	1,581,783	2,976,820	
1984/01		0.30	2.2530	2.2530		110	54.03	1,592,286	3,015,430	
1984/07	5,866	0.30	1.9179	1.9179		110	54.03	1,607,152	3,073,290	
1985/01		0.40	1.1471	1.1471		110	56.53	1,614,526	3,108,490	
1985/10	5,331	0.40	0.8522	0.8522		110	56.53	1,625,361	3,135,000	
1986/01		0.50	0.8299	0.8299		110	56.53	1,632,106	3,161,070	
1986/07		0.50	0.2974	0.2974		110	68.19	1,634,533	3,155,020	
1987/01		0.60	1.0091	1.0091		110	68.19	1,644,430	3,211,450	
1987/07		0.60	0.9007	0.9007		110	68.19	1,653,316	3,236,530	
1988/01		0.70	0.9007	0.9007		110	68.19	1,663,740	3,262,820	
1988/07		0.70	0.5899	0.5899		110	68.19	1,670,610	3,261,060	
1989/01		0.80	0.5899	0.5899		110	68.19	1,678,494	3,280,310	
1989/07		0.80	0.5899	0.5899		110	66.95	1,686,415	3,302,530	
1990/01		0.90	0.5899	0.5899		110	66.95	1,695,368	3,319,140	
1990/07		0.90	0.5899	0.5899		110	59.39	1,704,369	3,338,720	
1991/01		1.00	0.5899	0.5899		110	59.39	1,714,423	3,358,300	
1991/07		1.00	1.4932	1.4932		110	59.52	1,714,423	3,408,460	5
1992/01		1.00	2.0117	2.0117		110	59.52	1,775,027	3,476,990	
1992/07		1.00	1.8152	1.8152		110	66.23	1,807,247	3,540,130	
1993/01		1.00	1.7710	1.7710		110	65.95	1,807,247	3,602,830	5
1993/07	27,002	1.00	1.5329	1.5329		110	75.44	1,866,255	3,658,050	5
1994/01		1.00	1.6983	1.6983		110	75.44	1,894,449	3,720,200	5
1994/07		1.00	1.5991	1.5991		110	75.44	1,957,431	3,779,710	
1995/01		1.00	1.5812	1.5812		110	75.44	1,957,431	3,839,440	5
1995/07		1.00	1.5250	1.5250		110	75.44	2,018,705	3,897,960	
1996/01		1.00	1.7228	1.7228		110	75.44	2,053,483	3,965,170	



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209.99

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1996/07		1.00	1.3294	1.3294		110	75.44	2,080,782	4,017,860	
1997/01	17,332	1.00	1.4109	1.4109		110	63.37	2,127,472	4,074,510	
1997/07		1.00	1.0917	1.0917		110	57.88	2,150,698	4,118,950	
1998/01		1.00	1.1663	1.1663		110	57.88	2,175,782	4,167,020	
1998/07	18,117	1.00	1.0794	1.0794		110	65.05	2,217,384	4,212,010	
1999/01		1.00	1.4499	1.4499		110	65.05	2,249,534	4,273,060	
1999/07	13,247	1.00	1.2299	1.2299		110	72.74	2,290,448	4,325,640	
2000/01		1.00	1.3356	1.3356		110	72.74	2,321,039	4,383,390	
2000/07	45,332	1.00	1.1129	1.1129		110	73.43	2,366,371	4,432,120	5
2001/01		1.00	1.2976	1.2976		110	73.43	2,423,243	4,489,650	
2001/07		1.00	0.9615	0.9615		110	77.04	2,446,542	4,532,770	
2002/01		0.95	1.0301	1.0301		110	73.43	2,470,484	4,579,410	
2002/07		0.95	0.8337	0.8337		110	73.43	2,490,050	4,617,580	
2003/01		0.90	1.3271	1.3271		110	74.21	2,519,791	4,678,850	
2003/07		0.90	1.1664	1.1664		110	74.21	2,519,791	4,733,410	5
2004/01		0.85	1.1103	1.1103		110	71.12	2,570,275	4,785,990	
2004/07		0.85	0.8378	0.8378		110	71.12	2,588,578	4,826,140	
2005/01	100,936	0.80	0.8595	0.8595		110	50.25	2,705,776	4,867,610	
2005/07	6,677	0.80	0.7364	0.7364		110	50.25	2,727,016	4,903,470	
2006/01	10,293	0.75	0.9068	0.9068		110	50.25	2,754,254	4,947,910	
2006/07		0.75	0.8133	0.8133		110	50.25	2,769,604	4,988,170	
2007/01		0.70	1.0133	1.0133		110	50.25	2,787,552	5,038,660	
2007/07		0.70	1.1050	1.1050		110	50.25	2,807,252	5,094,320	
2008/01		0.65	0.8556	0.8556		110	50.25	2,821,515	5,137,880	
2008/07	16,971	0.65	0.6104	0.6104		110	57.94	2,849,682	5,169,230	
2009/01		0.60	1.3268	1.3268		110	57.94	2,872,368	5,237,870	
2009/07	50,965	0.60	0.6841	0.6841		110	59.18	2,935,124	5,273,730	
2010/01		0.55	0.8643	0.8643		110	59.18	2,949,078	5,319,270	
2010/07	22,071	0.55	0.7107	0.7107		110	55.93	2,982,677	5,357,110	
2011/01		0.50	0.9198	0.9198		110	55.93	2,996,394	5,406,390	



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209.99

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2011/07		0.50	0.9028	0.9028		110	56.67	3,009,920	5,455,230	
2012/01		0.45	0.3865	0.3865		110	56.67	3,015,154	5,476,350	
2012/07	51,971	0.45	0.9417	0.9417		110	54.69	3,079,831	5,527,940	
2013/01		0.40	0.4901	0.4901		110	54.69	3,085,833	5,555,000	
2013/07	85,009	0.40	0.6196	0.6196		110	53.85	3,178,329	5,589,430	
2014/01		0.35	0.8564	0.8564		110	53.85	3,187,655	5,637,280	
2014/07	127,739	0.35	1.2383	1.2383		110	61.90	3,329,209	5,707,130	
2015/01		0.30	0.7571	0.7571		110	61.90	3,336,770	5,750,360	
2015/09	54,116	0.30	1.5736	1.5736		110	60.95	3,406,639	5,840,890	
2016/09		0.25	1.9890	1.9890		110	60.95	3,423,580	5,957,050	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

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

Report Printed: 6/30/2016

ID: 310581083120140901201304272015071513



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

0310841-00 - 2016/09

245.57

St Mark 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
2655 NEBRASKA AVE	1/1/2014-12/31/2014	Number of Beds: 80	Superior: 0
PALM HARBOR, FL 34684	Days in CR 365	Maximum: 29,200	Standard: 366
County: Pinellas [52]	First Used : 2015/09	Max Annualized: 29,200	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 23,941	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 5,133	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 12,927	FY Index: 1.34193004
Class at 1/94: North Small	Medicaid Utilization	53.99524%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	81.98973%	Cost: 1.07573004
Open Date: 07/01/1980	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/01/1980	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 08/15/2005	Low Occupancy Adjustment Factor:	103.68997%	DC Sem Index: 1.30450000
Med # Active Date: 08/15/2005	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	678,440	1,489,502	1,119,004	202,437		3,489,383	
1a	Audit Adjustments							
2	Cost Per Diem	52.4824	115.2241	86.5633	15.6600		269.9298	
3	Cost Per Diem Inflated	56.4569	122.3026	93.1187				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	56.4569	122.3026	93.1187	15.6600		287.5382	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	58.3073		71.4155				
7	Provider Target Rate	61.5508		75.3882				
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	56.4569	108.0204	75.3882	13.6500		253.5155	
12/13	Medicaid Adjustment Rate		0.4855	0.3388				
14	Prospective Per Diem 11	56.4569	108.5059	75.7270	13.6500		254.3398	
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 Mark Village

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 08/15/2005		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,469,752.00		Total Amount	Per Diem
RS to Start Calcs:	1980/07	Type:	Variable	80% Capital(1):	1,483,041	4.7660
Indexed Asset Value	1,853,801	<60% of Base:	False	20% ROE(2):	370,760	0.3204
FRVS Base Asset:	0	Interest Rate:	5.7800%	Insurance Cost(3):	67,047	2.8005
Occup Adj Factor	0.9000	Chase Rate:	5.2500%	Taxes Cost(3):	2,366	0.0988
ROE Factor	0.022710	Amortization Rate:	5.7800%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	136,171	0.0000
		Yearly Payment:	125,251	Total FRVS PD:		7.9857

(1) 80% Capital (\$1,483,041) amortized at 5.7800 % for 20 years Principal & Interest of \$125,251 divided by annual available days (29200) divided by Occup. Adj. (0.90) = \$4.7660

(2) 20% ROE (\$370,760) times the ROE factor (0.022710) divided by annual available days (29200) divided by Occup. Adj. (0.90) = \$0.3204

(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:	01/01/1980	Current RS PBS:	54,155
Comparison Bed	60	Effective PBS Limitation	1,310,460

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	56.4569	56.4569	2.5614	53.8955
Direct Care	108.5059	108.5059	4.9229	103.5830
Indirect Care	75.7270	75.7270	3.4357	72.2913
Property	13.6500	7.9857	0.3623	7.6234
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	254.3398	248.6755	11.2823	245.5746

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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0 310841-00 - 2016/09

245.57

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2005/07	3,306,439	0.00	0.7364	0.7364		60	6.46	1,310,460	1,310,460	1
2006/01		0.10	0.9068	0.9068		60	6.46	1,310,460	2,698,860	
2006/07		0.10	0.8133	0.8133		60	6.46	1,310,460	2,720,820	
2007/01		0.20	1.0133	1.0133		60	6.46	1,310,460	2,748,360	
2007/07		0.20	1.1050	1.1050		60	6.46	1,310,460	2,778,720	
2008/01		0.30	0.8556	0.8556		60	6.46	1,310,460	2,802,480	
2008/07		0.30	0.6104	0.6104		60	6.46	1,310,460	2,819,580	
2009/01		0.40	1.3268	1.3268		60	6.46	1,310,460	2,857,020	
2009/07		0.40	0.6841	0.6841		60	6.46	1,310,460	2,876,580	
2010/01		0.50	0.8643	0.8643		60	19.66	1,310,460	2,901,420	
2010/07		0.50	0.7107	0.7107		60	19.66	1,310,460	2,922,060	
2011/01		0.60	0.9198	0.9198		60	33.24	1,314,831	2,948,940	
2011/07		0.60	0.9028	0.9028		60	33.24	1,319,136	2,975,580	
2012/01		0.70	0.3865	0.3865		60	33.88	1,321,335	2,987,100	
2012/07		0.70	0.9417	0.9417		60	41.08	1,327,841	3,015,240	
2013/01		0.80	0.4901	0.4901		60	41.08	1,331,730	3,030,000	
2013/07		0.80	0.6196	0.6196		60	41.08	1,336,661	3,048,780	
2014/01		0.90	0.8564	0.8564		60	50.57	1,346,134	3,074,880	
2014/07	400,281	0.90	1.2383	1.2383		80	55.85	1,761,418	4,150,640	
2015/01		1.00	0.7571	0.7571		80	55.85	1,774,754	4,182,080	
2015/09	16,119	1.00	1.5736	1.5736		80	54.00	1,818,293	4,247,920	
2016/09		1.00	1.9890	1.9890		80	54.00	1,853,801	4,332,400	

Message Code:

1 Per Bed Standard Limitation



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

0311308-00 - 2016/09

198.66

South Pointe Plaza Rehabilitation And 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
42 COLLINS AVENUE	8/1/2014-1/31/2015	Number of Beds: 230	Superior: 0
MIAMI BEACH, FL 33139	Days in CR 184	Maximum: 42,320	Standard: 366
County: Dade [13]	First Used : 2015/09	Max Annualized: 83,950	Conditional: 0
Region: South Area: 11	Last Used: 2016/09	Total Patient: 32,828	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 3,068	Inflation
Current Class South Large	Initial CR? False	Medicaid: 27,734	FY Index: 1.35323005
Class at 1/94: South Large	Medicaid Utilization	84.48276%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	77.57089%	Cost: 1.06674726
Open Date: 11/01/1983	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 11/01/1983	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23666442
Entered Medicaid 11/01/1983	Low Occupancy Adjustment Factor:	98.10159%	DC Sem Index: 1.30450000
Med # Active Date: 11/03/2005	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05485367
Previous Med # 261602			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,147,968	2,297,076	1,165,412	278,727		4,889,183	
1a	Audit Adjustments							
2	Cost Per Diem	41.3921	82.8253	42.0211	10.0500		176.2885	
3	Cost Per Diem Inflated	44.1549	87.3686	44.8259				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	44.1549	87.3686	44.8259	10.0500		186.3994	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	51.4058		65.7858				
7	Provider Target Rate	54.2654		69.4453				
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	44.1549	87.3686	44.8259	10.0500		186.3994	
12/13	Medicaid Adjustment Rate		3.3893	1.7389				
14	Prospective Per Diem 11	44.1549	90.7579	46.5648	10.0500		191.5276	
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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South Pointe Plaza Rehabilitation And Nursing Center

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:	12,835,000.00		Total Amount	Per Diem
RS to Start Calcs:	1983/07	Type:	Variable	80% Capital(1):	6,717,414	8.8576
Indexed Asset Value	8,396,767	<60% of Base:	False	20% ROE(2):	1,679,353	0.4863
FRVS Base Asset:	4,581,230	Interest Rate:	7.9000%	Insurance Cost(3):	37,965	1.1565
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	90,820	2.7665
ROE Factor	0.021880	Amortization Rate:	7.9000%	Home Office(3):	17,372	0.5292
		Interest Only:	False	Replacement(3&4):	29,924	0.0000
		Yearly Payment:	669,238	Total FRVS PD:		13.7961

(1) 80% Capital (\$6,717,414) amortized at 7.9000 % for 20 years Principal & Interest of \$669,238 divided by annual available days (83950) divided by Occup. Adj. (0.90) = \$8.8576

(2) 20% ROE (\$1,679,353) times the ROE factor (0.021880) divided by annual available days (83950) divided by Occup. Adj. (0.90) = \$0.4863

(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 230	Effective PBS Limitation	6,555,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	44.1549	44.1549	2.0033	42.1516
Direct Care	90.7579	90.7579	4.1176	86.6403
Indirect Care	46.5648	46.5648	2.1126	44.4522
Property	10.0500	13.7961	0.6259	13.1702
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				4.0609
Supplemental Rate				8.1814
Totals	191.5276	195.2737	8.8594	198.6566

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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198.66

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1983/07	4,543,997	0.00	3.9578	3.0000	0.9578	230	71.15	4,543,997	6,224,260	
1984/01		0.10	2.2530	2.2530		230	71.15	4,554,235	6,304,990	
1984/07		0.10	1.9179	1.9179		230	71.15	4,562,970	6,425,970	
1985/01		0.20	1.1471	1.1471		230	72.87	4,573,437	6,499,570	
1985/10		0.20	0.8522	0.8522		230	72.87	4,581,230	6,555,000	
1986/01		0.30	0.8299	0.8299		230	72.87	4,592,637	6,609,510	
1986/07		0.30	0.2974	0.2974		230	81.91	4,596,734	6,596,860	
1987/01		0.40	1.0091	1.0091		230	81.91	4,615,286	6,714,850	
1987/07		0.40	0.9007	0.9007		230	81.91	4,631,915	6,767,290	
1988/01		0.50	0.9007	0.9007		230	81.91	4,652,777	6,822,260	
1988/07	127,222	0.50	0.5899	0.5899		230	81.91	4,793,725	6,818,580	
1989/01		0.60	0.5899	0.5899		230	81.91	4,810,690	6,858,830	
1989/07		0.60	0.5899	0.5899		230	80.50	4,827,715	6,905,290	
1990/01		0.70	0.5899	0.5899		230	80.50	4,847,649	6,940,020	
1990/07		0.70	0.5899	0.5899		230	74.14	4,867,665	6,980,960	
1991/01		0.80	0.5899	0.5899		230	74.14	4,890,636	7,021,900	
1991/07	69,051	0.80	1.4932	1.4932		230	79.83	5,018,111	7,126,780	
1992/01		0.90	2.0117	2.0117		230	79.83	5,108,964	7,270,070	
1992/07		0.90	1.8152	1.8152		230	81.91	5,192,429	7,402,090	
1993/01		1.00	1.7710	1.7710		230	81.91	5,284,387	7,533,190	
1993/07		1.00	1.5329	1.5329		230	80.97	5,365,391	7,648,650	
1994/01		1.00	1.6983	1.6983		230	80.97	5,456,511	7,778,600	
1994/07		1.00	1.5991	1.5991		230	77.02	5,543,766	7,903,030	
1995/01		1.00	1.5812	1.5812		230	77.02	5,631,424	8,027,920	
1995/07		1.00	1.5250	1.5250		230	74.77	5,717,303	8,150,280	
1996/01		1.00	1.7228	1.7228		230	74.77	5,815,801	8,290,810	
1996/07		1.00	1.3294	1.3294		230	73.55	5,893,116	8,400,980	
1997/01		1.00	1.4109	1.4109		230	69.78	5,976,262	8,519,430	
1997/07		1.00	1.0917	1.0917		230	69.78	6,041,505	8,612,350	
1998/01		1.00	1.1663	1.1663		230	69.78	6,111,967	8,712,860	



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198.66

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/07		1.00	1.0794	1.0794		230	69.78	6,177,940	8,806,930	
1999/01		1.00	1.4499	1.4499		230	69.78	6,267,514	8,934,580	
1999/07		1.00	1.2299	1.2299		230	69.78	6,344,598	9,044,520	
2000/01	112,942	1.00	1.3356	1.3356		230	72.29	6,542,278	9,165,270	
2000/07		1.00	1.1129	1.1129		230	72.29	6,615,087	9,267,160	
2001/01		1.00	1.2976	1.2976		230	73.48	6,700,924	9,387,450	
2001/07		1.00	0.9615	0.9615		230	73.48	6,765,353	9,477,610	
2002/01		1.00	1.0301	1.0301		230	78.55	6,835,043	9,575,130	
2002/07		1.00	0.8337	0.8337		230	78.55	6,892,027	9,654,940	
2003/01	130,785	1.00	1.3271	1.3271		230	83.14	7,114,276	9,783,050	
2003/07	38,956	1.00	1.1664	1.1664		230	85.44	7,236,213	9,897,130	
2004/01		0.95	1.1103	1.1103		230	85.44	7,312,541	10,007,070	
2004/07		0.95	0.8378	0.8378		230	85.44	7,370,742	10,091,020	
2005/01		0.90	0.8595	0.8595		230	85.44	7,427,762	10,177,730	
2005/07		0.90	0.7364	0.7364		230	78.95	7,476,993	10,252,710	
2006/01		0.85	0.9068	0.9068		230	78.95	7,534,626	10,345,630	
2006/07		0.85	0.8133	0.8133		230	78.95	7,586,713	10,429,810	
2007/01		0.80	1.0133	1.0133		230	78.95	7,648,211	10,535,380	
2007/07		0.80	1.1050	1.1050		230	78.95	7,715,821	10,651,760	
2008/01		0.75	0.8556	0.8556		230	78.95	7,765,333	10,742,840	
2008/07		0.75	0.6104	0.6104		230	73.72	7,800,883	10,808,390	
2009/01		0.70	1.3268	1.3268		230	79.65	7,873,338	10,951,910	
2009/07		0.70	0.6841	0.6841		230	79.65	7,911,043	11,026,890	
2010/01		0.65	0.8643	0.8643		230	76.05	7,955,487	11,122,110	
2010/07		0.65	0.7107	0.7107		230	76.05	7,992,241	11,201,230	
2011/01		0.60	0.9198	0.9198		230	76.05	8,036,350	11,304,270	
2011/07		0.60	0.9028	0.9028		230	76.57	8,079,883	11,406,390	
2012/01		0.55	0.3865	0.3865		230	80.52	8,097,061	11,450,550	
2012/07		0.55	0.9417	0.9417		230	80.52	8,138,996	11,558,420	
2013/01		0.50	0.4901	0.4901		230	80.52	8,158,945	11,615,000	



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198.66

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/07		0.50	0.6196	0.6196		230	79.86	8,184,221	11,686,990	
2014/01		0.45	0.8564	0.8564		230	79.86	8,215,763	11,787,040	
2014/07		0.45	1.2383	1.2383		230	83.70	8,261,541	11,933,090	
2015/01		0.40	0.7571	0.7571		230	83.70	8,286,557	12,023,480	
2015/09		0.40	1.5736	1.5736		230	84.48	8,338,713	12,212,770	
2016/09		0.35	1.9890	1.9890		230	84.48	8,396,767	12,455,650	

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

0311685-00 - 2016/09

249.65

Life Care Center of Punta Gorda

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
450 SHREVE STREET	3/1/2015-2/29/2016	Number of Beds: 180	Superior: 0
PUNTA GORDA, FL 33950	Days in CR 366	Maximum: 65,880	Standard: 366
County: Charlotte [8]	First Used : 2016/09	Max Annualized: 65,700	Conditional: 0
Region: South Area: 8	Last Used: 2016/09	Total Patient: 48,498	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 13,620	Inflation
Current Class South Large	Initial CR? False	Medicaid: 28,725	FY Index: 1.38327652
Class at 1/94: South Large	Medicaid Utilization	59.22925%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	73.61566%	Cost: 1.04357620
Open Date: 08/02/2005	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/29/2005	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25683112
Entered Medicaid 07/29/2005	Low Occupancy Adjustment Factor:	93.09953%	DC Sem Index: 1.30450000
Med # Active Date: 07/29/2005	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	1,270,498	2,761,223	1,738,599	473,388		6,243,708
1a	Audit Adjustments						
2	Cost Per Diem	44.2297	96.1261	60.5256	16.4800		217.3614
3	Cost Per Diem Inflated	46.1571	99.7720	63.1631			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	46.1571	99.7720	63.1631	16.4800		225.5722
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	113.2244		76.8780			
7	Provider Target Rate	119.5229		81.1546			
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	46.1571	99.7720	63.1631	13.6500		222.7422
12/13	Medicaid Adjustment Rate		1.0359	0.6558			
14	Prospective Per Diem 11	46.1571	100.8079	63.8189	13.6500		224.4339
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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249.65

Life Care Center of Punta Gorda

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 07/29/2005		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	5,150,000.00		Total Amount	Per Diem
RS to Start Calcs:	2005/07	Type:	Fixed	80% Capital(1):	7,441,629	18.6397
Indexed Asset Value	9,302,036	<60% of Base:	False	20% ROE(2):	1,860,407	0.6456
FRVS Base Asset:	7,965,180	Interest Rate:	13.8720%	Insurance Cost(3):	30,488	0.6286
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	122,123	2.5181
ROE Factor	0.020520	Amortization Rate:	13.8720%	Home Office(3):	69,397	1.4309
		Interest Only:	False	Replacement(3&4):	90,584	0.0000
		Yearly Payment:	1,102,167	Total FRVS PD:		23.8629

(1) 80% Capital (\$7,441,629) amortized at 13.8720 % for 20 years Principal & Interest of \$1,102,167 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$18.6397

(2) 20% ROE (\$1,860,407) times the ROE factor (0.020520) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.6456

(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:	01/01/2005	Current RS PBS:	44,251
Comparison Bed	180	Effective PBS Limitation	54,155
			7,965,180

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	46.1571	46.1571	2.0941	44.0630
Direct Care	100.8079	100.8079	4.5736	96.2343
Indirect Care	63.8189	63.8189	2.8954	60.9235
Property	13.6500	23.8629	1.0826	22.7803
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				17.4646
Supplemental Rate				8.1814
Totals	224.4339	234.6468	10.6457	249.6471

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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249.65

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2005/07	10,421,050	0.00	0.7364	0.7364		180	55.90	7,965,180	7,965,180	1
2006/01		0.10	0.9068	0.9068		180	55.90	7,972,404	8,096,580	
2006/07		0.10	0.8133	0.8133		180	55.90	7,978,886	8,162,460	
2007/01		0.20	1.0133	1.0133		180	55.90	7,995,059	8,245,080	
2007/07		0.20	1.1050	1.1050		180	55.90	8,012,728	8,336,160	
2008/01	32,449	0.30	0.8556	0.8556		180	52.22	8,064,706	8,407,440	
2008/07	39,590	0.30	0.6104	0.6104		180	57.09	8,119,062	8,458,740	
2009/01		0.40	1.3268	1.3268		180	57.09	8,162,150	8,571,060	
2009/07	94,887	0.40	0.6841	0.6841		180	57.70	8,279,369	8,629,740	
2010/01		0.50	0.8643	0.8643		180	57.70	8,315,152	8,704,260	
2010/07		0.50	0.7107	0.7107		180	57.70	8,344,704	8,766,180	
2011/01		0.60	0.9198	0.9198		180	57.98	8,390,758	8,846,820	
2011/07		0.60	0.9028	0.9028		180	58.13	8,436,211	8,926,740	
2012/01		0.70	0.3865	0.3865		180	58.13	8,459,039	8,961,300	
2012/07		0.70	0.9417	0.9417		180	58.13	8,514,801	9,045,720	
2013/01		0.80	0.4901	0.4901		180	58.68	8,548,188	9,090,000	
2013/07		0.80	0.6196	0.6196		180	58.68	8,590,561	9,146,340	
2014/01	39,265	0.90	0.8564	0.8564		180	62.35	8,696,042	9,224,640	
2014/07	33,380	0.90	1.2383	1.2383		180	59.52	8,826,339	9,338,940	
2015/01		1.00	0.7571	0.7571		180	59.52	8,893,163	9,409,680	
2015/09		1.00	1.5736	1.5736		180	59.52	9,033,106	9,557,820	
2016/09	89,262	1.00	1.9890	1.9890		180	59.23	9,302,036	9,747,900	

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

0312045-00 - 2016/09

198.61

SandalWood 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
1001 S BEACH STREET	1/1/2014-12/31/2014	Number of Beds: 99	Superior: 0
DAYTONA BEACH, FL 32114	Days in CR 365	Maximum: 36,135	Standard: 366
County: Volusia [64]	First Used : 2016/09	Max Annualized: 36,135	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 27,998	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 1,938	Inflation
Current Class North Small	Initial CR? False	Medicaid: 17,217	FY Index: 1.34193004
Class at 1/94: North Small	Medicaid Utilization	61.49368%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	77.48167%	Cost: 1.07573004
Open Date: 01/01/1968	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 08/01/1999	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 10/01/1979	Low Occupancy Adjustment Factor:	97.98876%	DC Sem Index: 1.30450000
Med # Active Date: 07/31/2005	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 219444			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	670,758	1,387,077	666,557	261,354		2,985,746	
1a	Audit Adjustments							
2	Cost Per Diem	38.9591	80.5644	38.7150	15.1800		173.4185	
3	Cost Per Diem Inflated	41.9095	85.5136	41.6469				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	41.9095	85.5136	41.6469	15.1800		184.2500	
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	41.9095	85.5136	41.6469	13.6500		182.7200	
12/13	Medicaid Adjustment Rate		1.1057	0.5385				
14	Prospective Per Diem 11	41.9095	86.6193	42.1854	13.6500		184.3642	
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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SandalWood 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:	08/01/1999	Amount:	3,500,000.00		Total Amount	Per Diem
RS to Start Calcs:	1999/07	Type:	Variable	80% Capital(1):	1,787,726	3.9995
Indexed Asset Value	2,234,658	<60% of Base:	False	20% ROE(2):	446,932	0.3121
FRVS Base Asset:	1,876,942	Interest Rate:	4.0063%	Insurance Cost(3):	27,083	0.9673
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	36,941	1.3194
ROE Factor	0.022710	Amortization Rate:	4.0063%	Home Office(3):	12,250	0.4375
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	130,071	Total FRVS PD:		7.0358

(1) 80% Capital (\$1,787,726) amortized at 4.0063 % for 20 years Principal & Interest of \$130,071 divided by annual available days (36135) divided by Occup. Adj. (0.90) = \$3.9995

(2) 20% ROE (\$446,932) times the ROE factor (0.022710) divided by annual available days (36135) divided by Occup. Adj. (0.90) = \$0.3121

(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	41.9095	41.9095	1.9014	40.0081
Direct Care	86.6193	86.6193	3.9299	82.6894
Indirect Care	42.1854	42.1854	1.9139	40.2715
Property	13.6500	7.0358	0.3192	6.7166
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.7412
Supplemental Rate				8.1814
Totals	184.3642	177.7500	8.0644	198.6082

Medicaid Trend Adjustment



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0 312045-00 - 2016/09

198.61

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	891,620	0.00				99	100.00	891,620	1,015,839	
1972/01		0.10	3.9787	3.0000	0.9787	99	100.00	894,295	1,056,231	
1972/07		0.10	5.9113	3.0000	2.9113	99	100.00	896,978	1,108,305	
1973/01		0.20	8.0622	3.0000	5.0622	99	100.00	902,360	1,165,428	
1973/07		0.20	10.7186	3.0000	7.7186	99	100.00	907,774	1,231,362	
1974/01		0.30	12.9457	3.0000	9.9457	99	100.00	915,944	1,295,712	
1974/07		0.30	13.0494	3.0000	10.0494	99	100.00	924,187	1,335,906	
1975/01		0.40	13.1399	3.0000	10.1399	99	100.00	935,277	1,377,189	
1975/07		0.40	14.2033	3.0000	11.2033	99	100.00	946,500	1,433,223	
1976/01		0.50	15.2478	3.0000	12.2478	99	100.00	960,698	1,491,138	
1976/07		0.50	15.7330	3.0000	12.7330	99	100.00	975,108	1,543,113	
1977/01		0.60	16.4836	3.0000	13.4836	99	100.00	992,660	1,601,028	
1977/07		0.60	18.5412	3.0000	15.5412	99	100.00	1,010,528	1,681,911	
1978/01		0.70	20.2809	3.0000	17.2809	99	100.00	1,031,749	1,761,705	
1978/07		0.70	22.8203	3.0000	19.8203	99	100.00	1,053,416	1,859,220	
1979/01		0.80	24.9476	3.0000	21.9476	99	100.00	1,078,698	1,954,557	
1979/07		0.80	26.1458	3.0000	23.1458	99	100.00	1,104,587	2,036,628	
1980/01		0.90	29.3115	3.0000	26.3115	99	8.65	1,104,587	2,162,259	
1980/07		0.90	30.1222	3.0000	27.1222	99	8.65	1,104,587	2,244,627	
1981/01		1.00	30.9462	3.0000	27.9462	99	15.44	1,104,587	2,330,460	
1981/07		1.00	30.5350	3.0000	27.5350	99	15.44	1,104,587	2,390,751	
1982/01		1.00	30.2110	3.0000	27.2110	99	14.23	1,104,587	2,454,804	
1982/07		1.00	29.5087	3.0000	26.5087	99	14.23	1,104,587	2,511,135	
1983/04		1.00	29.1375	3.0000	26.1375	99	12.41	1,104,587	2,577,168	
1983/07		1.00	30.0953	3.0000	27.0953	99	12.41	1,104,587	2,679,138	
1984/01		1.00	28.3905	3.0000	25.3905	99	11.35	1,104,587	2,713,887	
1984/07		1.00	27.3084	3.0000	24.3084	99	12.41	1,104,587	2,765,961	
1985/01	14,560	1.00	25.4555	3.0000	22.4555	99	12.41	1,119,147	2,797,641	
1985/10		1.00	23.3077	3.0000	20.3077	99	11.35	1,119,147	2,821,500	
1986/01		1.00	21.1376	3.0000	18.1376	99	11.35	1,119,147	2,844,963	



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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	99	17.55	1,119,147	2,839,518	
1987/01		1.00	16.4441	3.0000	13.4441	99	17.55	1,119,147	2,890,305	
1987/07		1.00	14.3448	3.0000	11.3448	99	20.30	1,119,147	2,912,877	
1988/01		1.00	12.2455	3.0000	9.2455	99	20.30	1,119,147	2,936,538	
1988/07	19,080	1.00	9.8354	3.0000	6.8354	99	24.37	1,138,227	2,934,954	
1989/01		1.00	7.4253	3.0000	4.4253	99	24.37	1,138,227	2,952,279	
1989/07		1.00	5.0152	3.0000	2.0152	99	23.52	1,138,227	2,972,277	
1990/01		1.00	2.6051	2.6051		99	23.52	1,138,227	2,987,226	
1990/07		1.00	0.5899	0.5899		99	21.29	1,138,227	3,004,848	
1991/01		1.00	0.5899	0.5899		99	21.29	1,138,227	3,022,470	
1991/07		1.00	1.4932	1.4932		99	19.37	1,138,227	3,067,614	
1992/01		0.95	2.0117	2.0117		99	19.37	1,138,227	3,129,291	
1992/07	36,770	0.95	1.8152	1.8152		99	26.33	1,184,393	3,186,117	
1993/01		0.90	1.7710	1.7710		99	26.33	1,193,430	3,242,547	
1993/07		0.90	1.5329	1.5329		99	34.48	1,203,752	3,292,245	
1994/01		0.85	1.6983	1.6983		99	34.48	1,214,646	3,348,180	
1994/07	26,239	0.85	1.5991	1.5991		99	41.16	1,253,240	3,401,739	
1995/01		0.80	1.5812	1.5812		99	41.16	1,265,104	3,455,496	
1995/07		0.80	1.5250	1.5250		99	40.10	1,276,357	3,508,164	
1996/01		0.75	1.7228	1.7228		99	40.10	1,288,381	3,568,653	
1996/07		0.75	1.3294	1.3294		99	35.34	1,296,635	3,616,074	
1997/01		0.70	1.4109	1.4109		99	35.34	1,304,863	3,667,059	
1997/07	18,402	0.70	1.0917	1.0917		99	39.16	1,330,365	3,707,055	
1998/01		0.65	1.1663	1.1663		99	39.16	1,337,546	3,750,318	
1998/07		0.65	1.0794	1.0794		99	42.10	1,344,729	3,790,809	
1999/01		0.60	1.4499	1.4499		99	42.10	1,353,683	3,845,754	
1999/07	513,270	0.60	1.2299	1.2299		99	69.78	1,876,942	3,893,076	
2000/01		0.55	1.3356	1.3356		99	69.78	1,890,730	3,945,051	
2000/07		0.55	1.1129	1.1129		99	69.78	1,902,303	3,988,908	
2001/01		0.50	1.2976	1.2976		99	69.78	1,914,645	4,040,685	



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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		99	69.78	1,923,851	4,079,493	
2002/01	16,535	0.45	1.0301	1.0301		99	66.16	1,949,303	4,121,469	
2002/07		0.45	0.8337	0.8337		99	66.16	1,956,617	4,155,822	
2003/01		0.40	1.3271	1.3271		99	62.29	1,967,003	4,210,965	
2003/07		0.40	1.1664	1.1664		99	62.29	1,976,181	4,260,069	
2004/01		0.35	1.1103	1.1103		99	66.72	1,983,860	4,307,391	
2004/07		0.35	0.8378	0.8378		99	66.72	1,989,677	4,343,526	
2005/01		0.30	0.8595	0.8595		99	64.31	1,994,808	4,380,849	
2005/07		0.30	0.7364	0.7364		99	62.77	1,999,215	4,413,123	
2006/01		0.25	0.9068	0.9068		99	62.77	2,003,747	4,453,119	
2006/07		0.25	0.8133	0.8133		99	62.77	2,007,821	4,489,353	
2007/01		0.20	1.0133	1.0133		99	62.77	2,011,891	4,534,794	
2007/07		0.20	1.1050	1.1050		99	62.77	2,016,337	4,584,888	
2008/01		0.15	0.8556	0.8556		99	62.77	2,018,924	4,624,092	
2008/07		0.15	0.6104	0.6104		99	62.77	2,020,773	4,652,307	
2009/01		0.10	1.3268	1.3268		99	60.26	2,023,455	4,714,083	
2009/07		0.10	0.6841	0.6841		99	60.26	2,024,839	4,746,357	
2010/01		0.05	0.8643	0.8643		99	63.70	2,025,714	4,787,343	
2010/07	185,000	0.05	0.7107	0.7107		99	61.69	2,211,433	4,821,399	
2011/01		0.00	0.9198	0.9198		99	61.69	2,211,433	4,865,751	
2011/07	23,225	0.00	0.9028	0.9028		99	65.00	2,234,658	4,909,707	
2012/01		0.00	0.3865	0.3865		99	65.00	2,234,658	4,928,715	
2012/07		0.00	0.9417	0.9417		99	65.00	2,234,658	4,975,146	
2013/01		0.00	0.4901	0.4901		99	57.84	2,234,658	4,999,500	
2013/07		0.00	0.6196	0.6196		99	57.84	2,234,658	5,030,487	
2014/01		0.00	0.8564	0.8564		99	62.66	2,234,658	5,073,552	
2014/07		0.00	1.2383	1.2383		99	58.95	2,234,658	5,136,417	
2015/01		0.00	0.7571	0.7571		99	58.95	2,234,658	5,175,324	
2015/09		0.00	1.5736	1.5736		99	58.95	2,234,658	5,256,801	
2016/09		0.00	1.9890	1.9890		99	61.49	2,234,658	5,361,345	

Message Code:



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Lakewood 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
100 N LAKE ST	1/1/2014-12/31/2014	Number of Beds: 92	Superior: 0
CRESCENT CITY, FL 32112	Days in CR 365	Maximum: 33,580	Standard: 366
County: Putnam [54]	First Used : 2016/09	Max Annualized: 33,580	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 29,908	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 4,414	Inflation
Current Class North Small	Initial CR? False	Medicaid: 22,797	FY Index: 1.34193004
Class at 1/94: North Small	Medicaid Utilization	76.22375%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	89.06492%	Cost: 1.07573004
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: 1.22900000
Entered Medicaid 04/01/1983	Low Occupancy Adjustment Factor:	112.63775%	DC Sem Index: 1.30450000
Med # Active Date: 07/01/2005	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 251585			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	903,844	1,879,252	824,687	247,119		3,854,902	
1a	Audit Adjustments							
2	Cost Per Diem	39.6475	82.4342	36.1752	10.8400		169.0969	
3	Cost Per Diem Inflated	42.6500	87.4983	38.9147				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	42.6500	87.4983	38.9147	10.8400		179.9030	
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	42.6500	87.4983	38.9147	10.8400		179.9030	
12/13	Medicaid Adjustment Rate		2.5814	1.1481				
14	Prospective Per Diem 11	42.6500	90.0797	40.0628	10.8400		183.6325	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Lakewood 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:	11/15/2001	Amount:	0.00	Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	None	80% Capital(1):	2,172,370 8.9367
Indexed Asset Value	2,715,463	<60% of Base:	True	20% ROE(2):	543,093 0.4081
FRVS Base Asset:	1,412,152	Interest Rate:	12.5000%	Insurance Cost(3):	25,352 0.8477
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	4,960 0.1658
ROE Factor	0.022710	Amortization Rate:	12.5000%	Home Office(3):	12,298 0.4112
		Interest Only:	True	Replacement(3&4):	5,231 0.0000
		Yearly Payment:	270,085	Total FRVS PD:	10.7695

(1) 80% Capital (\$2,172,370) amortized at 12.5000 % for 20 years Interest of \$270,085 divided by annual available days (33580) divided by Occup. Adj. (0.90) = \$8.9367

(2) 20% ROE (\$543,093) times the ROE factor (0.022710) divided by annual available days (33580) divided by Occup. Adj. (0.90) = \$0.4081

(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	92	Effective PBS Limitation	54,155
			2,622,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	42.6500	42.6500	1.9350	40.7150
Direct Care	90.0797	90.0797	4.0869	85.9928
Indirect Care	40.0628	40.0628	1.8176	38.2452
Property	10.8400	10.7695	0.4886	10.2809
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.1211
Supplemental Rate				8.1814
Totals	183.6325	183.5620	8.3281	204.5364

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	921,309	0.00				92	100.00	921,309	944,012	
1972/01		0.10	3.9787	3.0000	0.9787	92	100.00	924,073	981,548	
1972/07		0.10	5.9113	3.0000	2.9113	92	100.00	926,845	1,029,940	
1973/01		0.20	8.0622	3.0000	5.0622	92	100.00	932,406	1,083,024	
1973/07		0.20	10.7186	3.0000	7.7186	92	100.00	938,000	1,144,296	
1974/01		0.30	12.9457	3.0000	9.9457	92	100.00	946,442	1,204,096	
1974/07		0.30	13.0494	3.0000	10.0494	92	100.00	954,960	1,241,448	
1975/01		0.40	13.1399	3.0000	10.1399	92	100.00	966,420	1,279,812	
1975/07		0.40	14.2033	3.0000	11.2033	92	100.00	978,017	1,331,884	
1976/01		0.50	15.2478	3.0000	12.2478	92	100.00	992,687	1,385,704	
1976/07		0.50	15.7330	3.0000	12.7330	92	100.00	1,007,577	1,434,004	
1977/01		0.60	16.4836	3.0000	13.4836	92	100.00	1,025,713	1,487,824	
1977/07		0.60	18.5412	3.0000	15.5412	92	100.00	1,044,176	1,562,988	
1978/01		0.70	20.2809	3.0000	17.2809	92	100.00	1,066,104	1,637,140	
1978/07		0.70	22.8203	3.0000	19.8203	92	100.00	1,088,492	1,727,760	
1979/01		0.80	24.9476	3.0000	21.9476	92	100.00	1,114,616	1,816,356	
1979/07		0.80	26.1458	3.0000	23.1458	92	100.00	1,141,367	1,892,624	
1980/01		0.90	29.3115	3.0000	26.3115	92		1,141,367	2,009,372	
1980/07		0.90	30.1222	3.0000	27.1222	92		1,141,367	2,085,916	
1981/01		1.00	30.9462	3.0000	27.9462	92		1,141,367	2,165,680	
1981/07		1.00	30.5350	3.0000	27.5350	92		1,141,367	2,221,708	
1982/01	10,506	1.00	30.2110	3.0000	27.2110	92		1,151,873	2,281,232	
1982/07	5,889	1.00	29.5087	3.0000	26.5087	92		1,157,762	2,333,580	
1983/04	3,335	1.00	29.1375	3.0000	26.1375	92	55.00	1,195,830	2,394,944	
1983/07	6,992	1.00	30.0953	3.0000	27.0953	92	55.00	1,238,697	2,489,704	
1984/01	4,055	1.00	28.3905	3.0000	25.3905	92	90.13	1,279,913	2,521,996	
1984/07	1,013	1.00	27.3084	3.0000	24.3084	92	90.13	1,319,323	2,570,388	
1985/01	12,118	1.00	25.4555	3.0000	22.4555	92	90.95	1,371,021	2,599,828	
1985/10		1.00	23.3077	3.0000	20.3077	92	90.95	1,412,152	2,622,000	
1986/01		1.00	21.1376	3.0000	18.1376	92	90.95	1,454,517	2,643,804	



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1986/07		1.00	18.4350	3.0000	15.4350	92	90.95	1,498,153	2,638,744	
1987/01		1.00	16.4441	3.0000	13.4441	92	92.00	1,543,098	2,685,940	
1987/07		1.00	14.3448	3.0000	11.3448	92	92.00	1,589,391	2,706,916	
1988/01		1.00	12.2455	3.0000	9.2455	92	90.03	1,637,073	2,728,904	
1988/07		1.00	9.8354	3.0000	6.8354	92	90.03	1,686,185	2,727,432	
1989/01		1.00	7.4253	3.0000	4.4253	92	87.97	1,736,771	2,743,532	
1989/07		1.00	5.0152	3.0000	2.0152	92	92.09	1,788,874	2,762,116	
1990/01		1.00	2.6051	2.6051		92	92.09	1,835,476	2,776,008	
1990/07		1.00	0.5899	0.5899		92	92.09	1,846,303	2,792,384	
1991/01		1.00	0.5899	0.5899		92	92.09	1,857,194	2,808,760	
1991/07		1.00	1.4932	1.4932		92	92.09	1,884,926	2,850,712	
1992/01		0.95	2.0117	2.0117		92	92.09	1,920,949	2,908,028	
1992/07		0.95	1.8152	1.8152		92	92.09	1,954,074	2,960,836	
1993/01		0.90	1.7710	1.7710		92	92.09	1,985,220	3,013,276	
1993/07		0.90	1.5329	1.5329		92	93.55	2,012,608	3,059,460	
1994/01		0.85	1.6983	1.6983		92	93.55	2,041,662	3,111,440	
1994/07		0.85	1.5991	1.5991		92	90.66	2,069,412	3,161,212	
1995/01		0.80	1.5812	1.5812		92	90.66	2,095,590	3,211,168	
1995/07		0.80	1.5250	1.5250		92	89.02	2,121,156	3,260,112	
1996/01		0.75	1.7228	1.7228		92	89.02	2,148,563	3,316,324	
1996/07		0.75	1.3294	1.3294		92	89.14	2,169,986	3,360,392	
1997/01		0.70	1.4109	1.4109		92	89.14	2,191,417	3,407,772	
1997/07		0.70	1.0917	1.0917		92	92.73	2,208,164	3,444,940	
1998/01		0.65	1.1663	1.1663		92	92.73	2,224,904	3,485,144	
1998/07		0.65	1.0794	1.0794		92	91.26	2,240,514	3,522,772	
1999/01		0.60	1.4499	1.4499		92	91.26	2,260,004	3,573,832	
1999/07		0.60	1.2299	1.2299		92	89.18	2,276,681	3,617,808	
2000/01		0.55	1.3356	1.3356		92	89.18	2,293,405	3,666,108	
2000/07		0.55	1.1129	1.1129		92	89.18	2,307,443	3,706,864	
2001/01		0.50	1.2976	1.2976		92	93.16	2,322,414	3,754,980	



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204.54

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		0.50	0.9615	0.9615		92	79.58	2,333,580	3,791,044	
2002/01		0.45	1.0301	1.0301		92	79.58	2,344,396	3,830,052	
2002/07		0.45	0.8337	0.8337		92	79.58	2,353,192	3,861,976	
2003/01		0.40	1.3271	1.3271		92	79.58	2,365,683	3,913,220	
2003/07		0.40	1.1664	1.1664		92	79.58	2,376,721	3,958,852	
2004/01		0.35	1.1103	1.1103		92	79.58	2,385,957	4,002,828	
2004/07		0.35	0.8378	0.8378		92	79.83	2,392,953	4,036,408	
2005/01		0.30	0.8595	0.8595		92	79.83	2,399,124	4,071,092	
2005/07		0.30	0.7364	0.7364		92	79.83	2,404,424	4,101,084	
2006/01		0.25	0.9068	0.9068		92	82.39	2,409,875	4,138,252	
2006/07		0.25	0.8133	0.8133		92	82.39	2,414,774	4,171,924	
2007/01		0.20	1.0133	1.0133		92	78.16	2,414,774	4,214,152	5
2007/07		0.20	1.1050	1.1050		92	78.16	2,425,016	4,260,704	
2008/01		0.15	0.8556	0.8556		92	78.16	2,428,127	4,297,136	
2008/07		0.15	0.6104	0.6104		92	78.16	2,430,351	4,323,356	
2009/01	27,061	0.10	1.3268	1.3268		92	78.16	2,460,637	4,380,764	
2009/07		0.10	0.6841	0.6841		92	83.13	2,462,320	4,410,756	
2010/01		0.05	0.8643	0.8643		92	80.63	2,463,384	4,448,844	
2010/07		0.05	0.7107	0.7107		92	80.63	2,464,259	4,480,492	
2011/01		0.00	0.9198	0.9198		92	75.49	2,464,259	4,521,708	
2011/07	220,646	0.00	0.9028	0.9028		92	77.66	2,684,905	4,562,556	
2012/01		0.00	0.3865	0.3865		92	77.66	2,684,905	4,580,220	
2012/07		0.00	0.9417	0.9417		92	77.66	2,684,905	4,623,368	
2013/01		0.00	0.4901	0.4901		92	74.41	2,684,905	4,646,000	
2013/07		0.00	0.6196	0.6196		92	75.33	2,684,905	4,674,796	
2014/01		0.00	0.8564	0.8564		92	75.33	2,684,905	4,714,816	
2014/07		0.00	1.2383	1.2383		92	75.33	2,684,905	4,773,236	
2015/01	30,558	0.00	0.7571	0.7571		92	67.96	2,715,463	4,809,392	
2015/09		0.00	1.5736	1.5736		92	67.96	2,715,463	4,885,108	
2016/09		0.00	1.9890	1.9890		92	76.22	2,715,463	4,982,260	

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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196.85

Cross City Rehabilitation & 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
583 NE 351 HWY	10/1/2013-9/30/2014	Number of Beds: 60	Superior: 0
CROSS CITY, FL 32628	Days in CR 365	Maximum: 21,900	Standard: 366
County: Dixie [15]	First Used : 2015/01	Max Annualized: 21,900	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 19,164	Total: 366
Control: Proprietary : Partnership	Unaudited	Medicare: 3,718	Inflation
Current Class North Small	Initial CR? False	Medicaid: 11,757	FY Index: 1.33439166
Class at 1/94: North Small	Medicaid Utilization	61.34941%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	87.50685%	Cost: 1.08180716
Open Date: 04/08/1999	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 04/08/1999	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22550000
Entered Medicaid 07/01/1999	Low Occupancy Adjustment Factor:	110.66730%	DC Sem Index: 1.30450000
Med # Active Date: 08/22/2005	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06446348
Previous Med # 224901			PS Target: 1.05562807

Rate Calculations								
Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	518,981	752,643	523,806	362,233		2,157,663	
1a	Audit Adjustments							
2	Cost Per Diem	44.1423	64.0166	44.5527	30.8100		183.5216	
3	Cost Per Diem Inflated	47.7535	68.1433	48.1974				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	47.7535	68.1433	48.1974	30.8100		194.9042	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	53.4911		62.4156				
7	Provider Target Rate	56.4667		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	47.7535	68.1433	48.1974	13.6500		177.7442	
12/13	Medicaid Adjustment Rate		0.8701	0.6154				
14	Prospective Per Diem 11	47.7535	69.0134	48.8128	13.6500		179.2297	
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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Cross City Rehabilitation & Health Care 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:	2,400,000.00		Total Amount	Per Diem
RS to Start Calcs:	1999/01	Type:	Variable	80% Capital(1):	2,404,623	9.8651
Indexed Asset Value	3,005,779	<60% of Base:	False	20% ROE(2):	601,156	0.6957
FRVS Base Asset:	0	Interest Rate:	7.0000%	Insurance Cost(3):	10,470	0.5463
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	62,642	3.2687
ROE Factor	0.022810	Amortization Rate:	5.2500%	Home Office(3):	1,199	0.0626
		Interest Only:	False	Replacement(3&4):	88,862	0.0000
		Yearly Payment:	194,441	Total FRVS PD:		14.4384

(1) 80% Capital (\$2,404,623) amortized at 5.2500 % for 20 years Principal & Interest of \$194,441 divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$9.8651

(2) 20% ROE (\$601,156) times the ROE factor (0.022810) divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$0.6957

(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:	01/01/1999	Current RS PBS:	38,846
Comparison Bed	60	Effective PBS Limitation	54,155
			2,330,760

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	47.7535	47.7535	2.1666	45.5869
Direct Care	69.0134	69.0134	3.1311	65.8823
Indirect Care	48.8128	48.8128	2.2146	46.5982
Property	13.6500	14.4384	0.6551	13.7833
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				16.8222
Supplemental Rate				8.1814
Totals	179.2297	180.0181	8.1674	196.8543

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
1999/07	2,800,000	0.00	1.2299	1.2299		60	72.19	2,330,760	2,330,760	1
2000/01	6,456	0.10	1.3356	1.3356		60	80.86	2,340,330	2,390,940	
2000/07	7,747	0.10	1.1129	1.1129		60	80.86	2,350,682	2,417,520	
2001/01		0.20	1.2976	1.2976		60	80.86	2,356,782	2,448,900	
2001/07		0.20	0.9615	0.9615		60	80.86	2,361,314	2,472,420	
2002/01		0.30	1.0301	1.0301		60	80.86	2,368,610	2,497,860	
2002/07	9,867	0.30	0.8337	0.8337		60	82.55	2,384,401	2,518,680	
2003/01		0.40	1.3271	1.3271		60	82.55	2,397,057	2,552,100	
2003/07		0.40	1.1664	1.1664		60	69.83	2,408,242	2,581,860	
2004/01		0.50	1.1103	1.1103		60	69.83	2,421,613	2,610,540	
2004/07		0.50	0.8378	0.8378		60	67.53	2,431,757	2,632,440	
2005/01		0.60	0.8595	0.8595		60	67.53	2,444,298	2,655,060	
2005/07		0.60	0.7364	0.7364		60	65.54	2,455,097	2,674,620	
2006/01	11,999	0.70	0.9068	0.9068		60	65.54	2,482,681	2,698,860	
2006/07		0.70	0.8133	0.8133		60	65.54	2,496,815	2,720,820	
2007/01		0.80	1.0133	1.0133		60	65.54	2,517,054	2,748,360	
2007/07		0.80	1.1050	1.1050		60	65.54	2,539,305	2,778,720	
2008/01		0.90	0.8556	0.8556		60	65.54	2,558,858	2,802,480	
2008/07		0.90	0.6104	0.6104		60	65.54	2,572,916	2,819,580	
2009/01		1.00	1.3268	1.3268		60	64.58	2,607,053	2,857,020	
2009/07		1.00	0.6841	0.6841		60	71.39	2,624,888	2,876,580	
2010/01		1.00	0.8643	0.8643		60	71.39	2,647,575	2,901,420	
2010/07		1.00	0.7107	0.7107		60	71.39	2,666,391	2,922,060	
2011/01		1.00	0.9198	0.9198		60	71.39	2,690,916	2,948,940	
2011/07		1.00	0.9028	0.9028		60	71.39	2,715,210	2,975,580	
2012/01		1.00	0.3865	0.3865		60	61.75	2,725,704	2,987,100	
2012/07		1.00	0.9417	0.9417		60	73.04	2,751,372	3,015,240	
2013/01		1.00	0.4901	0.4901		60	73.04	2,764,856	3,030,000	
2013/07	38,337	1.00	0.6196	0.6196		60	71.81	2,820,324	3,048,780	
2014/01		1.00	0.8564	0.8564		60	71.81	2,844,477	3,074,880	



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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
2014/07		1.00	1.2383	1.2383		60	64.43	2,879,700	3,112,980	
2015/01		1.00	0.7571	0.7571		60	61.35	2,901,502	3,136,560	
2015/09		1.00	1.5736	1.5736		60	61.35	2,947,160	3,185,940	
2016/09		1.00	1.9890	1.9890		60	61.35	3,005,779	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

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Florida Agency for Health Care Administration
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198.48

Crestwood 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
501 S PALM AVE	1/1/2015-12/31/2015	Number of Beds: 65	Superior: 0
PALATKA, FL 32177	Days in CR 365	Maximum: 23,725	Standard: 366
County: Putnam [54]	First Used : 2016/09	Max Annualized: 23,725	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 20,969	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 5,032	Inflation
Current Class North Small	Initial CR? False	Medicaid: 12,511	FY Index: 1.37939113
Class at 1/94: North Small	Medicaid Utilization	59.66427%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	88.38356%	Cost: 1.04651568
Open Date: 06/01/1977	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 06/01/1977	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 04/01/1983	Low Occupancy Adjustment Factor:	111.77605%	DC Sem Index: 1.30450000
Med # Active Date: 07/01/2005	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 251593			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	548,000	997,593	460,339	144,002		2,149,934	
1a	Audit Adjustments							
2	Cost Per Diem	43.8015	79.7373	36.7947	11.5100		171.8435	
3	Cost Per Diem Inflated	45.8390	82.9815	38.5062				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	45.8390	82.9815	38.5062	11.5100		178.8367	
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	45.8390	82.9815	38.5062	11.5100		178.8367	
12/13	Medicaid Adjustment Rate		0.9022	0.4187				
14	Prospective Per Diem 11	45.8390	83.8837	38.9249	11.5100		180.1576	
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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Crestwood Nursing Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 11/15/2001		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1977/01	Type:	None	80% Capital(1):	1,366,946	7.9592
Indexed Asset Value	1,708,682	<60% of Base:	True	20% ROE(2):	341,736	0.3235
FRVS Base Asset:	695,693	Interest Rate:	12.5000%	Insurance Cost(3):	49,316	2.3519
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	4,187	0.1997
ROE Factor	0.020210	Amortization Rate:	12.5000%	Home Office(3):	15,898	0.7582
		Interest Only:	True	Replacement(3&4):	0	0.0000
		Yearly Payment:	169,949	Total FRVS PD:		11.5925

(1) 80% Capital (\$1,366,946) amortized at 12.5000 % for 20 years Interest of \$169,949 divided by annual available days (23725) divided by Occup. Adj. (0.90) = \$7.9592

(2) 20% ROE (\$341,736) times the ROE factor (0.020210) divided by annual available days (23725) divided by Occup. Adj. (0.90) = \$0.3235

(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	65	Effective PBS Limitation	54,155
			1,852,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	45.8390	45.8390	2.0797	43.7593
Direct Care	83.8837	83.8837	3.8058	80.0779
Indirect Care	38.9249	38.9249	1.7660	37.1589
Property	11.5100	11.5925	0.5259	11.0666
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.2329
Supplemental Rate				8.1814
Totals	180.1576	180.2401	8.1774	198.4770

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
1977/01	524,984	0.00	3.7506	3.0000	0.7506	65	100.00	524,984	1,051,180	
1977/07		0.10	5.8082	3.0000	2.8082	65	100.00	526,559	1,104,285	
1978/01		0.10	7.5479	3.0000	4.5479	65	100.00	528,139	1,156,675	
1978/07		0.20	10.0873	3.0000	7.0873	65	100.00	531,308	1,220,700	
1979/01		0.20	12.2145	3.0000	9.2145	65	100.00	534,496	1,283,295	
1979/07		0.30	13.4128	3.0000	10.4128	65	100.00	539,306	1,337,180	
1980/01		0.30	16.5785	3.0000	13.5785	65		539,306	1,419,665	
1980/07		0.40	17.3891	3.0000	14.3891	65		539,306	1,473,745	
1981/01		0.40	18.2132	3.0000	15.2132	65		539,306	1,530,100	
1981/07		0.50	17.8020	3.0000	14.8020	65		539,306	1,569,685	
1982/01		0.50	17.4780	3.0000	14.4780	65		539,306	1,611,740	
1982/07	14,195	0.60	16.7756	3.0000	13.7756	65		553,501	1,648,725	
1983/04	9,342	0.60	16.4045	3.0000	13.4045	65	89.34	572,806	1,692,080	
1983/07	2,242	0.70	17.3623	3.0000	14.3623	65	89.34	587,077	1,759,030	
1984/01		0.70	15.6575	3.0000	12.6575	65	89.34	599,406	1,781,845	
1984/07	24,902	0.80	14.5754	3.0000	11.5754	65	89.34	638,694	1,816,035	
1985/01	23,380	0.80	12.7225	3.0000	9.7225	65	87.40	677,403	1,836,835	
1985/10		0.90	10.5747	3.0000	7.5747	65	87.40	695,693	1,852,500	
1986/01		0.90	8.4046	3.0000	5.4046	65	87.40	714,477	1,867,905	
1986/07		1.00	5.7020	3.0000	2.7020	65	87.40	735,911	1,864,330	
1987/01		1.00	3.7111	3.0000	0.7111	65	85.00	757,988	1,897,675	
1987/07		1.00	1.6118	1.6118		65	85.00	770,205	1,912,495	
1988/01		1.00	0.9007	0.9007		65	87.15	777,142	1,928,030	
1988/07	44,595	1.00	0.5899	0.5899		65	87.15	826,321	1,926,990	
1989/01		1.00	0.5899	0.5899		65	93.53	831,195	1,938,365	
1989/07		1.00	0.5899	0.5899		65	94.71	836,098	1,951,495	
1990/01	18,110	1.00	0.5899	0.5899		65	94.71	859,140	1,961,310	
1990/07		1.00	0.5899	0.5899		65	94.71	864,208	1,972,880	
1991/01		1.00	0.5899	0.5899		65	94.71	869,306	1,984,450	
1991/07		1.00	1.4932	1.4932		65	94.71	882,286	2,014,090	



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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		1.00	2.0117	2.0117		65	94.71	900,035	2,054,585	
1992/07		1.00	1.8152	1.8152		65	94.71	916,372	2,091,895	
1993/01		1.00	1.7710	1.7710		65	94.71	932,601	2,128,945	
1993/07		1.00	1.5329	1.5329		65	95.07	946,897	2,161,575	
1994/01		1.00	1.6983	1.6983		65	95.07	962,978	2,198,300	
1994/07		1.00	1.5991	1.5991		65	93.86	978,377	2,233,465	
1995/01		1.00	1.5812	1.5812		65	93.86	993,847	2,268,760	
1995/07		1.00	1.5250	1.5250		65	87.94	1,009,003	2,303,340	
1996/01		1.00	1.7228	1.7228		65	87.94	1,026,386	2,343,055	
1996/07		1.00	1.3294	1.3294		65	90.69	1,040,031	2,374,190	
1997/01		1.00	1.4109	1.4109		65	90.69	1,054,705	2,407,665	
1997/07		0.95	1.0917	1.0917		65	93.98	1,065,643	2,433,925	
1998/01		0.95	1.1663	1.1663		65	93.98	1,077,450	2,462,330	
1998/07		0.90	1.0794	1.0794		65	87.15	1,087,917	2,488,915	
1999/01		0.90	1.4499	1.4499		65	87.15	1,102,113	2,524,990	
1999/07		0.85	1.2299	1.2299		65	84.02	1,113,634	2,556,060	
2000/01		0.85	1.3356	1.3356		65	84.02	1,126,277	2,590,185	
2000/07		0.80	1.1129	1.1129		65	84.02	1,136,304	2,618,980	
2001/01		0.80	1.2976	1.2976		65	86.37	1,148,100	2,652,975	
2001/07		0.75	0.9615	0.9615		65	78.34	1,156,379	2,678,455	
2002/01		0.75	1.0301	1.0301		65	78.34	1,165,313	2,706,015	
2002/07		0.70	0.8337	0.8337		65	78.34	1,172,114	2,728,570	
2003/01		0.70	1.3271	1.3271		65	78.34	1,183,003	2,764,775	
2003/07		0.65	1.1664	1.1664		65	78.34	1,191,973	2,797,015	
2004/01		0.65	1.1103	1.1103		65	78.34	1,200,575	2,828,085	
2004/07		0.60	0.8378	0.8378		65	80.86	1,206,610	2,851,810	
2005/01		0.60	0.8595	0.8595		65	80.86	1,212,832	2,876,315	
2005/07		0.55	0.7364	0.7364		65	80.86	1,217,744	2,897,505	
2006/01		0.55	0.9068	0.9068		65	80.86	1,223,817	2,923,765	
2006/07		0.50	0.8133	0.8133		65	80.86	1,228,794	2,947,555	



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0 312274-00 - 2016/09

198.48

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2007/01		0.50	1.0133	1.0133		65	73.90	1,235,020	2,977,390	
2007/07		0.45	1.1050	1.1050		65	72.98	1,241,162	3,010,280	
2008/01		0.45	0.8556	0.8556		65	72.98	1,245,940	3,036,020	
2008/07		0.40	0.6104	0.6104		65	72.98	1,248,983	3,054,545	
2009/01	24,258	0.40	1.3268	1.3268		65	72.98	1,279,869	3,095,105	
2009/07		0.35	0.6841	0.6841		65	68.74	1,282,933	3,116,295	
2010/01		0.35	0.8643	0.8643		65	66.54	1,286,814	3,143,205	
2010/07		0.30	0.7107	0.7107		65	66.54	1,289,557	3,165,565	
2011/01		0.30	0.9198	0.9198		65	68.79	1,293,115	3,194,685	
2011/07	397,645	0.25	0.9028	0.9028		65	66.33	1,693,679	3,223,545	
2012/01		0.25	0.3865	0.3865		65	66.33	1,695,315	3,236,025	
2012/07		0.20	0.9417	0.9417		65	66.33	1,695,315	3,266,510	5
2013/01		0.20	0.4901	0.4901		65	61.32	1,700,172	3,282,500	
2013/07		0.15	0.6196	0.6196		65	61.32	1,701,751	3,302,845	
2014/01		0.15	0.8564	0.8564		65	59.25	1,703,938	3,331,120	
2014/07		0.10	1.2383	1.2383		65	57.11	1,706,047	3,372,395	
2015/01		0.10	0.7571	0.7571		65	57.11	1,707,338	3,397,940	
2015/09		0.05	1.5736	1.5736		65	57.11	1,708,682	3,451,435	
2016/09		0.00	1.9890	1.9890		65	59.66	1,708,682	3,520,075	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

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

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ID: 312274123120150101201504262016122826



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

0312312-00 - 2016/09

231.25

Savannah Cove

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
2090 N CONGRESS AVE	1/1/2014-12/31/2014	Number of Beds: 30	Superior: 0
WEST PALM BEACH, FL 33401	Days in CR 365	Maximum: 10,950	Standard: 366
County: Palm Beach [50]	First Used : 2015/09	Max Annualized: 10,950	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 8,758	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 1,887	Inflation
Current Class South Small	Initial CR? False	Medicaid: 3,556	FY Index: 1.34193004
Class at 1/94: South Small	Medicaid Utilization	40.60288%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	79.98174%	Cost: 1.07573004
Open Date: 01/16/1995	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/16/1995	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 01/26/1995	Low Occupancy Adjustment Factor:	101.15052%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2006	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 262854			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	225,147	277,489	224,601	102,271		829,508	
1a	Audit Adjustments							
2	Cost Per Diem	63.3147	78.0340	63.1611	28.7601		233.2699	
3	Cost Per Diem Inflated	68.1095	82.8278	67.9443				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	68.1095	82.8278	67.9443	28.7601		247.6417	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	91.5897		88.6648				
7	Provider Target Rate	96.6847		93.5971				
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	68.1095	82.8278	67.9443	13.6500		232.5316	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	68.1095	82.8278	67.9443	13.6500		232.5316	
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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231.25

Savannah Cove

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/26/1995	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1995/01	Type:	None	80% Capital(1):	1,012,122	8.3944
Indexed Asset Value	1,265,153	<60% of Base:	True	20% ROE(2):	253,031	0.5831
FRVS Base Asset:	1,030,830	Interest Rate:	8.2500%	Insurance Cost(3):	17,322	1.9778
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	26,576	3.0345
ROE Factor	0.022710	Amortization Rate:	8.2500%	Home Office(3):	6,989	0.7980
		Interest Only:	True	Replacement(3&4):	19,832	0.0000
		Yearly Payment:	82,727	Total FRVS PD:		14.7878

(1) 80% Capital (\$1,012,122) amortized at 8.2500 % for 20 years Interest of \$82,727 divided by annual available days (10950) divided by Occup. Adj. (0.90) = \$8.3944

(2) 20% ROE (\$253,031) times the ROE factor (0.022710) divided by annual available days (10950) divided by Occup. Adj. (0.90) = \$0.5831

(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:	34,361
Comparison Date: 07/01/1994	Current RS PBS:	54,155
Comparison Bed 30	Effective PBS Limitation	1,030,830

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	68.1095	68.1095	3.0901	65.0194
Direct Care	82.8278	82.8278	3.7579	79.0699
Indirect Care	67.9443	67.9443	3.0826	64.8617
Property	13.6500	14.7878	0.6709	14.1169
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	232.5316	233.6694	10.6015	231.2493

Medicaid Trend Adjustment



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231.25

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	1,948,261	0.00	1.5812	1.5812		30	3.31	1,030,830	1,030,830	1
1995/07		0.10	1.5250	1.5250		30	3.31	1,030,830	1,063,080	
1996/01		0.10	1.7228	1.7228		30	3.31	1,030,830	1,081,410	
1996/07		0.20	1.3294	1.3294		30	3.31	1,030,830	1,095,780	
1997/01		0.20	1.4109	1.4109		30	3.31	1,030,830	1,111,230	
1997/07		0.30	1.0917	1.0917		30	25.19	1,032,376	1,123,350	
1998/01		0.30	1.1663	1.1663		30	25.19	1,032,376	1,136,460	5
1998/07		0.40	1.0794	1.0794		30	33.57	1,036,755	1,148,730	
1999/01		0.40	1.4499	1.4499		30	33.57	1,040,425	1,165,380	
1999/07	5,712	0.50	1.2299	1.2299		30	29.96	1,049,622	1,179,720	
2000/01		0.50	1.3356	1.3356		30	29.96	1,053,440	1,195,470	
2000/07		0.60	1.1129	1.1129		30	38.81	1,058,403	1,208,760	
2001/01		0.60	1.2976	1.2976		30	38.81	1,064,218	1,224,450	
2001/07		0.70	0.9615	0.9615		30	46.41	1,070,262	1,236,210	
2002/01		0.70	1.0301	1.0301		30	46.41	1,076,774	1,248,930	
2002/07		0.80	0.8337	0.8337		30	63.42	1,083,956	1,259,340	
2003/01		0.80	1.3271	1.3271		30	63.42	1,095,464	1,276,050	
2003/07		0.90	1.1664	1.1664		30	33.15	1,102,395	1,290,930	
2004/01		0.90	1.1103	1.1103		30	33.15	1,102,395	1,305,270	5
2004/07		1.00	0.8378	0.8378		30	33.15	1,114,635	1,316,220	
2005/01		1.00	0.8595	0.8595		30	33.15	1,120,409	1,327,530	
2005/07		1.00	0.7364	0.7364		30	33.15	1,125,382	1,337,310	
2006/01		1.00	0.9068	0.9068		30	29.27	1,130,813	1,349,430	
2006/07		1.00	0.8133	0.8133		30	29.27	1,135,707	1,360,410	
2007/01		1.00	1.0133	1.0133		30	29.27	1,141,831	1,374,180	
2007/07		1.00	1.1050	1.1050		30	29.27	1,148,546	1,389,360	
2008/01		1.00	0.8556	0.8556		30	29.27	1,153,776	1,401,240	
2008/07		1.00	0.6104	0.6104		30	29.27	1,157,524	1,409,790	
2009/01		1.00	1.3268	1.3268		30	30.39	1,166,010	1,428,510	
2009/07		1.00	0.6841	0.6841		30	30.39	1,166,010	1,438,290	5



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231.25

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		1.00	0.8643	0.8643		30	38.48	1,177,494	1,450,710	
2010/07		1.00	0.7107	0.7107		30	28.06	1,181,763	1,461,030	
2011/01		1.00	0.9198	0.9198		30	28.06	1,187,309	1,474,470	
2011/07		1.00	0.9028	0.9028		30	27.57	1,192,682	1,487,790	
2012/01		1.00	0.3865	0.3865		30	27.57	1,194,993	1,493,550	
2012/07		1.00	0.9417	0.9417		30	27.18	1,200,554	1,507,620	
2013/01		1.00	0.4901	0.4901		30	27.18	1,203,462	1,515,000	
2013/07		1.00	0.6196	0.6196		30	27.18	1,207,147	1,524,390	
2014/01		1.00	0.8564	0.8564		30	38.41	1,214,367	1,537,440	
2014/07		1.00	1.2383	1.2383		30	46.70	1,227,135	1,556,490	
2015/01		1.00	0.7571	0.7571		30	46.70	1,235,024	1,568,280	
2015/09		0.95	1.5736	1.5736		30	40.60	1,248,653	1,592,970	
2016/09		0.90	1.9890	1.9890		30	40.60	1,265,153	1,624,650	

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
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 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0312550-00 - 2016/09

235.98

Savannah Cove

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 W MAITLAND BLVD	7/1/2015-12/31/2015	Number of Beds: 39	Superior: 0
MAITLAND, FL 32751	Days in CR 184	Maximum: 7,176	Standard: 366
County: Orange [48]	First Used : 2016/09	Max Annualized: 14,235	Conditional: 0
Region: Central Area: 7	Last Used: 2016/09	Total Patient: 5,846	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 2,847	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 1,064	FY Index: 1.38522332
Class at 1/94: North Small	Medicaid Utilization	18.20048%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	81.46600%	Cost: 1.04210955
Open Date: 06/16/1995	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 06/16/1995	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25850000
Entered Medicaid 06/16/1995	Low Occupancy Adjustment Factor:	103.02762%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2006	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03655145
Previous Med # 263117			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	69,199	87,411	75,662	26,696		258,968	
1a	Audit Adjustments							
2	Cost Per Diem	65.0367	82.1532	71.1109	25.0902		243.3910	
3	Cost Per Diem Inflated	67.7754	85.1560	74.1053				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	67.7754	85.1560	74.1053	25.0902		252.1269	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	85.6540		91.4174				
7	Provider Target Rate	90.4188		96.5028				
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	85.1560	74.1053	13.6500		239.7615	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	66.8502	85.1560	74.1053	13.6500		239.7615	
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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0 312550-00 - 2016/09

235.98

Savannah Cove

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 06/16/1995		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1995/01	Type:	None	80% Capital(1):	1,321,776	8.4328
Indexed Asset Value	1,652,220	<60% of Base:	True	20% ROE(2):	330,444	0.5481
FRVS Base Asset:	1,340,079	Interest Rate:	8.2500%	Insurance Cost(3):	8,618	1.4742
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	6,876	1.1762
ROE Factor	0.021250	Amortization Rate:	8.2500%	Home Office(3):	5,152	0.8813
		Interest Only:	True	Replacement(3&4):	28,438	0.0000
		Yearly Payment:	108,037	Total FRVS PD:		12.5126

(1) 80% Capital (\$1,321,776) amortized at 8.2500 % for 20 years Interest of \$108,037 divided by annual available days (14235) divided by Occup. Adj. (0.90) = \$8.4328

(2) 20% ROE (\$330,444) times the ROE factor (0.021250) divided by annual available days (14235) divided by Occup. Adj. (0.90) = \$0.5481

(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:	54,155
Comparison Bed	39	Effective PBS Limitation	1,340,079

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	66.8502	66.8502	3.0330	63.8172
Direct Care	85.1560	85.1560	3.8635	81.2925
Indirect Care	74.1053	74.1053	3.3621	70.7432
Property	13.6500	12.5126	0.5677	11.9449
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	239.7615	238.6241	10.8263	235.9792

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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235.98

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1995/01	2,121,503	0.00	1.5812	1.5812		39	4.53	1,340,079	1,340,079	1
1995/07		0.10	1.5250	1.5250		39	4.53	1,340,079	1,382,004	
1996/01		0.10	1.7228	1.7228		39	4.53	1,340,079	1,405,833	
1996/07		0.20	1.3294	1.3294		39	4.53	1,340,079	1,424,514	
1997/01		0.20	1.4109	1.4109		39	4.53	1,340,079	1,444,599	
1997/07		0.30	1.0917	1.0917		39	26.24	1,342,173	1,460,355	
1998/01		0.30	1.1663	1.1663		39	26.24	1,344,414	1,477,398	
1998/07		0.40	1.0794	1.0794		39	38.43	1,344,414	1,493,349	5
1999/01		0.40	1.4499	1.4499		39	38.43	1,348,470	1,514,994	5
1999/07	50,593	0.50	1.2299	1.2299		39	29.09	1,408,932	1,533,636	
2000/01		0.50	1.3356	1.3356		39	29.09	1,413,908	1,554,111	
2000/07		0.60	1.1129	1.1129		39	23.18	1,413,908	1,571,388	
2001/01		0.60	1.2976	1.2976		39	23.18	1,413,908	1,591,785	
2001/07		0.70	0.9615	0.9615		39	27.17	1,418,609	1,607,073	
2002/01		0.70	1.0301	1.0301		39	27.17	1,423,662	1,623,609	
2002/07		0.80	0.8337	0.8337		39	34.32	1,429,587	1,637,142	
2003/01		0.80	1.3271	1.3271		39	34.32	1,439,058	1,658,865	
2003/07		0.90	1.1664	1.1664		39	31.53	1,447,719	1,678,209	
2004/01		0.90	1.1103	1.1103		39	31.53	1,456,013	1,696,851	
2004/07		1.00	0.8378	0.8378		39	31.53	1,463,006	1,711,086	
2005/01		1.00	0.8595	0.8595		39	31.53	1,470,215	1,725,789	
2005/07		1.00	0.7364	0.7364		39	31.53	1,476,422	1,738,503	
2006/01	3,516	1.00	0.9068	0.9068		39	35.54	1,488,589	1,754,259	
2006/07		1.00	0.8133	0.8133		39	35.54	1,496,412	1,768,533	
2007/01		1.00	1.0133	1.0133		39	35.54	1,506,210	1,786,434	
2007/07		1.00	1.1050	1.1050		39	35.54	1,516,965	1,806,168	
2008/01		1.00	0.8556	0.8556		39	35.54	1,525,352	1,821,612	
2008/07		1.00	0.6104	0.6104		39	27.51	1,530,009	1,832,727	
2009/01		1.00	1.3268	1.3268		39	27.51	1,540,163	1,857,063	
2009/07	22,606	1.00	0.6841	0.6841		39	29.90	1,568,497	1,869,777	



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0 312550-00 - 2016/09

235.98

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2010/01		1.00	0.8643	0.8643		39	29.90	1,575,867	1,885,923	
2010/07		1.00	0.7107	0.7107		39	25.26	1,581,011	1,899,339	
2011/01		1.00	0.9198	0.9198		39	25.88	1,587,854	1,916,811	
2011/07		1.00	0.9028	0.9028		39	25.88	1,594,599	1,934,127	
2012/01		1.00	0.3865	0.3865		39	25.88	1,597,499	1,941,615	
2012/07		1.00	0.9417	0.9417		39	25.95	1,604,597	1,959,906	
2013/01		1.00	0.4901	0.4901		39	25.95	1,608,307	1,969,500	
2013/07		1.00	0.6196	0.6196		39	27.31	1,613,255	1,981,707	
2014/01		1.00	0.8564	0.8564		39	35.99	1,613,255	1,998,672	5
2014/07		1.00	1.2383	1.2383		39	35.99	1,635,441	2,023,437	
2015/01		1.00	0.7571	0.7571		39	25.00	1,641,069	2,038,764	
2015/09		0.95	1.5736	1.5736		39	25.00	1,652,220	2,070,861	
2016/09		0.90	1.9890	1.9890		39	18.20	1,652,220	2,112,045	

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: 312550123120150701201504262016134423



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

0312789-00 - 2016/09

290.76

Children's Comprehensive Care 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
200 SE 19TH AVENUE	8/1/2014-7/31/2015	Number of Beds: 36	Superior: 0
POMPANO BEACH, FL 33060	Days in CR 365	Maximum: 13,140	Standard: 366
County: Broward [6]	First Used : 2016/09	Max Annualized: 13,140	Conditional: 0
Region: South Area: 10	Last Used: 2016/09	Total Patient: 11,337	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 0	Inflation
Current Class South Small	Initial CR? False	Medicaid: 10,937	FY Index: 1.36305434
Class at 1/94: South Small	Medicaid Utilization	96.47173%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	86.27854%	Cost: 1.05905862
Open Date: 05/04/1992	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 05/04/1992	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24199678
Entered Medicaid 06/08/1992	Low Occupancy Adjustment Factor:	109.11390%	DC Sem Index: 1.30450000
Med # Active Date: 07/01/2005	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05032478
Previous Med # 204790			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	737,044	1,263,890	871,100	213,600		3,085,634	
1a	Audit Adjustments							
2	Cost Per Diem	67.3900	115.5609	79.6471	19.5300		282.1280	
3	Cost Per Diem Inflated	71.3700	121.3765	84.3509				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	71.3700	121.3765	84.3509	19.5300		296.6274	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	87.7843		75.0306				
7	Provider Target Rate	92.6676		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	115.1428	79.2044	13.6500		279.0380	
12/13	Medicaid Adjustment Rate		5.1814	3.5642				
14	Prospective Per Diem 11	71.0408	120.3242	82.7686	13.6500		287.7836	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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290.76

Children's Comprehensive Care Center Inc.

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 06/08/1992		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	1,220,125.00		Total Amount	Per Diem
RS to Start Calcs:	1992/01	Type:	Fixed	80% Capital(1):	1,559,664	14.7520
Indexed Asset Value	1,949,580	<60% of Base:	False	20% ROE(2):	389,916	0.6802
FRVS Base Asset:	1,084,510	Interest Rate:	9.5000%	Insurance Cost(3):	41,779	3.6852
Occup Adj Factor	0.9000	Chase Rate:	6.5000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.020630	Amortization Rate:	9.5000%	Home Office(3):	31,302	2.7610
		Interest Only:	False	Replacement(3&4):	12,263	0.0000
		Yearly Payment:	174,457	Total FRVS PD:		21.8784

(1) 80% Capital (\$1,559,664) amortized at 9.5000 % for 20 years Principal & Interest of \$174,457 divided by annual available days (13140) divided by Occup. Adj. (0.90) = \$14.7520

(2) 20% ROE (\$389,916) times the ROE factor (0.020630) divided by annual available days (13140) divided by Occup. Adj. (0.90) = \$0.6802

(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:	30,986
Comparison Date: 07/01/1991	Current RS PBS:	54,155
Comparison Bed 35	Effective PBS Limitation	1,084,510

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	71.0408	71.0408	3.2231	67.8177
Direct Care	120.3242	120.3242	5.4590	114.8652
Indirect Care	82.7686	82.7686	3.7552	79.0134
Property	13.6500	21.8784	0.9926	20.8858
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	287.7836	296.0120	13.4299	290.7635

Medicaid Trend Adjustment



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0 312789-00 - 2016/09

290.76

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	2,412,492	0.00	2.0117	2.0117		35	77.01	1,084,510	1,084,510	1
1992/07		0.10	1.8152	1.8152		35	77.01	1,086,478	1,126,405	
1993/01		0.10	1.7710	1.7710		35	77.01	1,088,402	1,146,355	
1993/07		0.20	1.5329	1.5329		35	77.01	1,091,739	1,163,925	
1994/01	10,280	0.20	1.6983	1.6983		35	77.01	1,105,728	1,183,700	
1994/07		0.30	1.5991	1.5991		35	77.01	1,111,032	1,202,635	
1995/01		0.30	1.5812	1.5812		35	77.01	1,116,303	1,221,640	
1995/07		0.40	1.5250	1.5250		35	91.05	1,123,112	1,240,260	
1996/01		0.40	1.7228	1.7228		35	91.05	1,130,851	1,261,645	
1996/07		0.50	1.3294	1.3294		35	91.30	1,138,368	1,278,410	
1997/01		0.50	1.4109	1.4109		35	89.94	1,146,399	1,296,435	
1997/07		0.60	1.0917	1.0917		35	89.94	1,153,908	1,310,575	
1998/01		0.60	1.1663	1.1663		35	98.08	1,161,983	1,325,870	
1998/07		0.70	1.0794	1.0794		35	98.08	1,170,763	1,340,185	
1999/01		0.70	1.4499	1.4499		35	98.08	1,182,645	1,359,610	
1999/07		0.80	1.2299	1.2299		35	98.86	1,194,281	1,376,340	
2000/01		0.80	1.3356	1.3356		35	98.86	1,207,042	1,394,715	
2000/07		0.90	1.1129	1.1129		36	98.43	1,219,132	1,450,512	
2001/01	13,789	0.90	1.2976	1.2976		36	97.41	1,247,158	1,469,340	
2001/07		1.00	0.9615	0.9615		36	97.41	1,259,149	1,483,452	
2002/01		1.00	1.0301	1.0301		36	99.54	1,272,119	1,498,716	
2002/07		1.00	0.8337	0.8337		36	99.54	1,282,725	1,511,208	
2003/01		1.00	1.3271	1.3271		36	99.66	1,299,748	1,531,260	
2003/07		1.00	1.1664	1.1664		36	99.66	1,314,908	1,549,116	
2004/01	6,242	1.00	1.1103	1.1103		36	97.00	1,335,749	1,566,324	
2004/07		1.00	0.8378	0.8378		36	97.00	1,346,940	1,579,464	
2005/01		1.00	0.8595	0.8595		36	99.50	1,358,517	1,593,036	
2005/07		1.00	0.7364	0.7364		36	99.50	1,368,521	1,604,772	
2006/01	63,028	1.00	0.9068	0.9068		36	97.47	1,443,959	1,619,316	
2006/07		1.00	0.8133	0.8133		36	97.47	1,455,703	1,632,492	



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290.76

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	43,398	1.00	1.0133	1.0133		36	92.87	1,513,852	1,649,016	
2007/07		1.00	1.1050	1.1050		36	92.87	1,530,580	1,667,232	
2008/01		1.00	0.8556	0.8556		36	93.89	1,543,676	1,681,488	
2008/07		1.00	0.6104	0.6104		36	93.89	1,553,099	1,691,748	
2009/01		1.00	1.3268	1.3268		36	93.89	1,573,706	1,714,212	
2009/07	74,081	1.00	0.6841	0.6841		36	92.38	1,658,553	1,725,948	
2010/01	118,342	1.00	0.8643	0.8643		36	94.24	1,740,852	1,740,852	8
2010/07		1.00	0.7107	0.7107		36	94.24	1,753,224	1,753,236	
2011/01	85,331	1.00	0.9198	0.9198		36	94.38	1,769,364	1,769,364	8
2011/07		1.00	0.9028	0.9028		36	94.38	1,785,338	1,785,348	
2012/01	11,844	1.00	0.3865	0.3865		36	95.51	1,792,260	1,792,260	8
2012/07		0.95	0.9417	0.9417		36	95.51	1,808,294	1,809,144	
2013/01		0.95	0.4901	0.4901		36	95.51	1,816,713	1,818,000	
2013/07	44,404	0.90	0.6196	0.6196		36	97.03	1,829,268	1,829,268	8
2014/01	31,007	0.90	0.8564	0.8564		36	96.82	1,844,928	1,844,928	8
2014/07		0.85	1.2383	1.2383		36	96.82	1,864,348	1,867,788	
2015/01	29,424	0.85	0.7571	0.7571		36	96.88	1,881,936	1,881,936	8
2015/09		0.80	1.5736	1.5736		36	96.88	1,905,628	1,911,564	
2016/09	44,170	0.75	1.9890	1.9890		36	96.47	1,949,580	1,949,580	8

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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 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

0313424-00 - 2016/09

231.21

Hollywood Hills 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
1200 N 35TH AVE	7/1/2014-7/16/2015	Number of Beds: 152	Superior: 0
HOLLYWOOD, FL 33021	Days in CR 381	Maximum: 57,912	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: 50,686	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 6,302	Inflation
Current Class South Large	Initial CR? False	Medicaid: 29,477	FY Index: 1.35966457
Class at 1/94: South Large	Medicaid Utilization	58.15610%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	87.52245%	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:	110.68703%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2006	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05201613
Previous Med # 200204			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,577,087	2,223,747	1,693,453	285,337		5,779,624	
1a	Audit Adjustments							
2	Cost Per Diem	53.5023	75.4401	57.4500	9.6800		196.0724	
3	Cost Per Diem Inflated	56.8033	79.3642	60.9946				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	56.8033	79.3642	60.9946	9.6800		206.8421	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	69.7721		73.1348				
7	Provider Target Rate	73.6534		77.2031				
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	56.8033	79.3642	60.9946	9.6800		206.8421	
12/13	Medicaid Adjustment Rate		0.7282	0.5597				
14	Prospective Per Diem 11	56.8033	80.0924	61.5543	9.6800		208.1300	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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231.21

Hollywood Hills Rehabilitation Center LLC

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:	1,323,889.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	5,131,434	12.7769
Indexed Asset Value	6,414,293	<60% of Base:	True	20% ROE(2):	1,282,859	0.5336
FRVS Base Asset:	3,129,551	Interest Rate:	9.5000%	Insurance Cost(3):	79,340	1.5653
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	91,768	1.8105
ROE Factor	0.020770	Amortization Rate:	12.5000%	Home Office(3):	0	0.0000
		Interest Only:	True	Replacement(3&4):	150,817	0.0000
		Yearly Payment:	637,978	Total FRVS PD:		16.6863

(1) 80% Capital (\$5,131,434) amortized at 12.5000 % for 20 years Interest of \$637,978 divided by annual available days (55480) divided by Occup. Adj. (0.90) = \$12.7769

(2) 20% ROE (\$1,282,859) times the ROE factor (0.020770) divided by annual available days (55480) divided by Occup. Adj. (0.90) = \$0.5336

(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	56.8033	56.8033	2.5771	54.2262
Direct Care	80.0924	80.0924	3.6338	76.4586
Indirect Care	61.5543	61.5543	2.7927	58.7616
Property	9.6800	16.6863	0.7570	15.9293
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				17.6567
Supplemental Rate				8.1814
Totals	208.1300	215.1363	9.7606	231.2138

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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231.21

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	1,271,634	0.00				152	100.00	1,271,634	1,559,672	
1972/01		0.10	3.9787	3.0000	0.9787	152	100.00	1,275,449	1,621,688	
1972/07		0.10	5.9113	3.0000	2.9113	152	100.00	1,279,275	1,701,640	
1973/01	83,019	0.20	8.0622	3.0000	5.0622	152	100.00	1,369,970	1,789,344	
1973/07	21,289	0.20	10.7186	3.0000	7.7186	152	100.00	1,399,479	1,890,576	
1974/01	559,614	0.30	12.9457	3.0000	9.9457	152	100.00	1,971,688	1,989,376	
1974/07		0.30	13.0494	3.0000	10.0494	152	100.00	1,989,433	2,051,088	
1975/01		0.40	13.1399	3.0000	10.1399	152	100.00	2,013,306	2,114,472	
1975/07		0.40	14.2033	3.0000	11.2033	152	100.00	2,037,466	2,200,504	
1976/01		0.50	15.2478	3.0000	12.2478	152	100.00	2,068,028	2,289,424	
1976/07		0.50	15.7330	3.0000	12.7330	152	100.00	2,099,048	2,369,224	
1977/01		0.60	16.4836	3.0000	13.4836	152	100.00	2,136,831	2,458,144	
1977/07		0.60	18.5412	3.0000	15.5412	152	100.00	2,175,294	2,582,328	
1978/01		0.70	20.2809	3.0000	17.2809	152	100.00	2,220,975	2,704,840	
1978/07		0.70	22.8203	3.0000	19.8203	152	100.00	2,267,615	2,854,560	
1979/01		0.80	24.9476	3.0000	21.9476	152	100.00	2,322,038	3,000,936	
1979/07		0.80	26.1458	3.0000	23.1458	152	100.00	2,377,767	3,126,944	
1980/01		0.90	29.3115	3.0000	26.3115	152	40.46	2,424,995	3,319,832	
1980/07		0.90	30.1222	3.0000	27.1222	152	40.46	2,473,161	3,446,296	
1981/01		1.00	30.9462	3.0000	27.9462	152	46.79	2,536,281	3,578,080	
1981/07		1.00	30.5350	3.0000	27.5350	152	46.79	2,601,012	3,670,648	
1982/01		1.00	30.2110	3.0000	27.2110	152	45.46	2,665,508	3,768,992	
1982/07		1.00	29.5087	3.0000	26.5087	142	45.46	2,731,603	3,601,830	
1983/04		1.00	29.1375	3.0000	26.1375	142	53.60	2,811,465	3,696,544	
1983/07		1.00	30.0953	3.0000	27.0953	152	53.60	2,893,662	4,113,424	
1984/01		1.00	28.3905	3.0000	25.3905	152	33.07	2,945,858	4,166,776	
1984/07		1.00	27.3084	3.0000	24.3084	152	33.07	2,998,996	4,246,728	
1985/01		1.00	25.4555	3.0000	22.4555	152	39.48	3,063,578	4,295,368	
1985/10		1.00	23.3077	3.0000	20.3077	152	39.48	3,129,551	4,332,000	
1986/01		1.00	21.1376	3.0000	18.1376	142	39.92	3,197,696	4,080,654	



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231.21

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	142	39.92	3,267,324	4,072,844	
1987/01		1.00	16.4441	3.0000	13.4441	152	45.47	3,348,360	4,437,640	
1987/07		1.00	14.3448	3.0000	11.3448	152	45.47	3,431,405	4,472,296	
1988/01		1.00	12.2455	3.0000	9.2455	152	44.62	3,514,919	4,508,624	
1988/07		1.00	9.8354	3.0000	6.8354	152	44.62	3,600,466	4,506,192	
1989/01		1.00	7.4253	3.0000	4.4253	152	44.50	3,687,859	4,532,792	
1989/07		1.00	5.0152	3.0000	2.0152	152	44.50	3,777,373	4,563,496	
1990/01		1.00	2.6051	2.6051		152	48.36	3,863,897	4,586,448	
1990/07		1.00	0.5899	0.5899		152	48.36	3,883,938	4,613,504	
1991/01	1,434,932	1.00	0.5899	0.5899		152	49.95	4,640,560	4,640,560	5
1991/07		1.00	1.4932	1.4932		152	49.95	5,412,089	4,709,872	
1992/01		0.95	2.0117	2.0117		152	49.91	5,505,947	4,804,568	
1992/07		0.95	1.8152	1.8152		152	49.91	5,592,105	4,891,816	
1993/01		0.90	1.7710	1.7710		152	51.96	5,676,311	4,978,456	
1993/07		0.90	1.5329	1.5329		152	51.96	5,750,293	5,054,760	
1994/01		0.85	1.6983	1.6983		152	54.99	5,833,289	5,140,640	
1994/07		0.85	1.5991	1.5991		152	54.99	5,912,561	5,222,872	
1995/01		0.80	1.5812	1.5812		152	64.63	5,987,355	5,305,408	
1995/07		0.80	1.5250	1.5250		152	64.63	6,060,401	5,386,272	
1996/01		0.75	1.7228	1.7228		152	53.79	6,136,985	5,479,144	
1996/07		0.75	1.3294	1.3294		152	53.79	6,136,985	5,551,952	3
1997/01		0.70	1.4109	1.4109		152	59.86	6,136,985	5,630,232	3
1997/07		0.70	1.0917	1.0917		152	59.86	6,136,985	5,691,640	3
1998/01		0.65	1.1663	1.1663		152	64.11	6,136,985	5,758,064	3
1998/07		0.65	1.0794	1.0794		152	64.11	6,136,985	5,820,232	3
1999/01		0.60	1.4499	1.4499		152	64.11	6,136,985	5,904,592	3
1999/07		0.60	1.2299	1.2299		152	53.84	6,136,985	5,977,248	3
2000/01	31,446	0.55	1.3356	1.3356		152	48.41	6,136,985	6,057,048	3
2000/07		0.55	1.1129	1.1129		152	48.41	6,136,985	6,124,384	3
2001/01		0.50	1.2976	1.2976		152	49.13	6,172,552	6,203,880	



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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
2001/07		0.50	0.9615	0.9615		152	49.13	6,199,062	6,263,464	
2002/01		0.45	1.0301	1.0301		152	44.22	6,222,163	6,327,912	
2002/07		0.45	0.8337	0.8337		152	44.22	6,222,163	6,380,656	5
2003/01		0.40	1.3271	1.3271		152	43.68	6,267,242	6,465,320	
2003/07		0.40	1.1664	1.1664		152	43.68	6,290,466	6,540,712	
2004/01		0.35	1.1103	1.1103		152	43.47	6,309,786	6,613,368	
2004/07		0.35	0.8378	0.8378		152	43.47	6,324,408	6,668,848	
2005/01		0.30	0.8595	0.8595		152	43.47	6,337,299	6,726,152	
2005/07		0.30	0.7364	0.7364		152	47.48	6,349,384	6,775,704	
2006/01		0.25	0.9068	0.9068		152	44.37	6,360,996	6,837,112	
2006/07		0.25	0.8133	0.8133		152	44.37	6,371,429	6,892,744	
2007/01		0.20	1.0133	1.0133		152	38.25	6,380,411	6,962,512	
2007/07		0.20	1.1050	1.1050		152	38.25	6,390,217	7,039,424	
2008/01		0.15	0.8556	0.8556		152	38.25	6,395,919	7,099,616	
2008/07		0.15	0.6104	0.6104		152	55.18	6,401,778	7,142,936	
2009/01		0.10	1.3268	1.3268		152	37.65	6,407,593	7,237,784	
2009/07		0.10	0.6841	0.6841		152	37.65	6,410,593	7,287,336	
2010/01		0.05	0.8643	0.8643		152	37.65	6,412,489	7,350,264	
2010/07		0.05	0.7107	0.7107		152	43.58	6,414,293	7,402,552	
2011/01		0.00	0.9198	0.9198		152	43.58	6,414,293	7,470,648	
2011/07		0.00	0.9028	0.9028		152	42.89	6,414,293	7,538,136	
2012/01		0.00	0.3865	0.3865		152	42.89	6,414,293	7,567,320	
2012/07		0.00	0.9417	0.9417		152	44.40	6,414,293	7,638,608	
2013/01		0.00	0.4901	0.4901		152	44.40	6,414,293	7,676,000	
2013/07		0.00	0.6196	0.6196		152	51.33	6,414,293	7,723,576	
2014/01		0.00	0.8564	0.8564		152	51.33	6,414,293	7,789,696	
2014/07		0.00	1.2383	1.2383		152	54.84	6,414,293	7,886,216	
2015/01		0.00	0.7571	0.7571		152	54.84	6,414,293	7,945,952	
2015/09		0.00	1.5736	1.5736		152	56.83	6,414,293	8,071,048	
2016/09		0.00	1.9890	1.9890		152	58.16	6,414,293	8,231,560	

Message Code:

3 Index Cost Limitation - January 1996



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241.35

Lutheran Haven Nursing Home

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
1525 HAVEN DRIVE	9/1/2014-8/31/2015	Number of Beds: 42	Superior: 0
OVIEDO, FL 32765	Days in CR 365	Maximum: 15,330	Standard: 366
County: Seminole [59]	First Used : 2016/09	Max Annualized: 15,330	Conditional: 0
Region: Central Area: 7	Last Used: 2016/09	Total Patient: 14,634	Total: 366
Control: Nonprofit : Church	Unaudited	Medicare: 3,664	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 7,105	FY Index: 1.36645256
Class at 1/94: North Small	Medicaid Utilization	48.55132%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	95.45988%	Cost: 1.05642486
Open Date: 12/17/2005	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 12/17/2005	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24399678
Entered Medicaid 12/16/2005	Low Occupancy Adjustment Factor:	120.72526%	DC Sem Index: 1.30450000
Med # Active Date: 12/16/2005	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	442,784	636,488	512,220	164,268		1,755,760	
1a	Audit Adjustments							
2	Cost Per Diem	62.3201	89.5831	72.0929	23.1201		247.1162	
3	Cost Per Diem Inflated	65.8365	93.9401	76.1607				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	65.8365	93.9401	76.1607	23.1201		259.0574	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	66.7120		72.7840				
7	Provider Target Rate	70.4231		76.8328				
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	65.8365	93.9401	76.1607	13.6500		249.5873	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	65.8365	93.9401	76.1607	13.6500		249.5873	
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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Lutheran Haven Nursing Home

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 12/16/2005		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,663,145.00		Total Amount	Per Diem
RS to Start Calcs:	2005/07	Type:	Variable	80% Capital(1):	1,717,571	6.2809
Indexed Asset Value	2,146,964	<60% of Base:	False	20% ROE(2):	429,393	0.6355
FRVS Base Asset:	1,858,542	Interest Rate:	0.0900%	Insurance Cost(3):	20,418	1.3952
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	0	0.0000
ROE Factor	0.020420	Amortization Rate:	0.0900%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	76,970	0.0000
		Yearly Payment:	86,657	Total FRVS PD:		8.3116

(1) 80% Capital (\$1,717,571) amortized at 0.0900 % for 20 years Principal & Interest of \$86,657 divided by annual available days (15330) divided by Occup. Adj. (0.90) = \$6.2809

(2) 20% ROE (\$429,393) times the ROE factor (0.020420) divided by annual available days (15330) divided by Occup. Adj. (0.90) = \$0.6355

(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:	01/01/2005	Current RS PBS:	44,251
Comparison Bed	42	Effective PBS Limitation	54,155
			1,858,542

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	65.8365	65.8365	2.9870	62.8495
Direct Care	93.9401	93.9401	4.2620	89.6781
Indirect Care	76.1607	76.1607	3.4554	72.7053
Property	13.6500	8.3116	0.3771	7.9345
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	249.5873	244.2489	11.0815	241.3488

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
2005/07	5,804,654	0.00	0.7364	0.7364		42	33.26	1,858,542	1,858,542	1
2006/01		0.10	0.9068	0.9068		42	33.26	1,859,561	1,889,202	
2006/07		0.10	0.8133	0.8133		42	33.26	1,860,475	1,904,574	
2007/01		0.20	1.0133	1.0133		42	33.26	1,862,756	1,923,852	
2007/07		0.20	1.1050	1.1050		42	33.26	1,865,245	1,945,104	
2008/01		0.30	0.8556	0.8556		42	33.26	1,868,140	1,961,736	
2008/07		0.30	0.6104	0.6104		42	47.85	1,871,116	1,973,706	
2009/01		0.40	1.3268	1.3268		42	47.85	1,879,755	1,999,914	
2009/07		0.40	0.6841	0.6841		42	50.47	1,884,474	2,013,606	
2010/01		0.50	0.8643	0.8643		42	50.47	1,891,948	2,030,994	
2010/07		0.50	0.7107	0.7107		42	48.03	1,897,820	2,045,442	
2011/01		0.60	0.9198	0.9198		42	48.03	1,906,967	2,064,258	
2011/07	84,945	0.60	0.9028	0.9028		42	42.34	1,999,864	2,082,906	
2012/01		0.70	0.3865	0.3865		42	42.34	2,004,030	2,090,970	
2012/07		0.70	0.9417	0.9417		42	54.79	2,017,190	2,110,668	
2013/01		0.80	0.4901	0.4901		42	54.79	2,025,069	2,121,000	
2013/07		0.80	0.6196	0.6196		42	48.93	2,033,999	2,134,146	
2014/01		0.90	0.8564	0.8564		42	48.93	2,047,947	2,152,416	
2014/07		0.90	1.2383	1.2383		42	44.74	2,066,514	2,179,086	
2015/01		1.00	0.7571	0.7571		42	44.74	2,079,241	2,195,592	
2015/09		1.00	1.5736	1.5736		42	51.57	2,109,919	2,230,158	
2016/09		1.00	1.9890	1.9890		42	48.55	2,146,964	2,274,510	

Message Code:

1 Per Bed Standard Limitation

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

Report Printed: 6/30/2016

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Life Care Center of Pensacola

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
3291 EAST OLIVE RD	1/1/2015-12/31/2015	Number of Beds: 120	Superior: 0
PENSACOLA, FL 32514	Days in CR 365	Maximum: 43,800	Standard: 366
County: Escambia [17]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 1	Last Used: 2016/09	Total Patient: 41,181	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 25,404	Inflation
Current Class North Large	Initial CR? False	Medicaid: 14,155	FY Index: 1.37939113
Class at 1/94: North Large	Medicaid Utilization	34.37265%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.02055%	Cost: 1.04651568
Open Date: 06/09/2006	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 06/09/2006	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 06/01/2006	Low Occupancy Adjustment Factor:	118.90499%	DC Sem Index: 1.30450000
Med # Active Date: 06/01/2006	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	614,567	1,291,778	954,530	476,882		3,337,757	
1a	Audit Adjustments							
2	Cost Per Diem	43.4170	91.2595	67.4341	33.6900		235.8006	
3	Cost Per Diem Inflated	45.4366	94.9725	70.5708				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	45.4366	94.9725	70.5708	33.6900		244.6699	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	76.2294		95.3660				
7	Provider Target Rate	80.4699		100.6710				
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	45.4366	94.9725	66.1467	13.6500		220.2058	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	45.4366	94.9725	66.1467	13.6500		220.2058	
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 Pensacola

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 06/01/2006		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	11,530,000.00		Total Amount	Per Diem
RS to Start Calcs:	2006/01	Type:	Variable	80% Capital(1):	4,931,468	9.0500
Indexed Asset Value	6,164,335	<60% of Base:	False	20% ROE(2):	1,232,867	0.6321
FRVS Base Asset:	478,329	Interest Rate:	3.9405%	Insurance Cost(3):	32,661	0.7931
Occup Adj Factor	0.9000	Chase Rate:	3.5000%	Taxes Cost(3):	86,729	2.1060
ROE Factor	0.020210	Amortization Rate:	3.9405%	Home Office(3):	69,071	1.6773
		Interest Only:	False	Replacement(3&4):	97,539	0.0000
		Yearly Payment:	356,752	Total FRVS PD:		14.2585

(1) 80% Capital (\$4,931,468) amortized at 3.9405 % for 20 years Principal & Interest of \$356,752 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.0500

(2) 20% ROE (\$1,232,867) times the ROE factor (0.020210) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6321

(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:	07/01/2005	Current RS PBS:	44,577
Comparison Bed	120	Effective PBS Limitation	54,155
			5,349,240

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	45.4366	45.4366	2.0614	43.3752
Direct Care	94.9725	94.9725	4.3089	90.6636
Indirect Care	66.1467	66.1467	3.0010	63.1457
Property	13.6500	14.2585	0.6469	13.6116
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				10.2576
Supplemental Rate				8.1814
Totals	220.2058	220.8143	10.0182	229.2351

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
2006/01	478,329	0.00	0.9068	0.9068		120	12.24	478,329	5,397,720	
2006/07	14,372,169	0.10	0.8133	0.8133		120	12.24	5,441,640	5,441,640	8
2007/01	215,299	0.10	1.0133	1.0133		120	12.24	5,496,720	5,496,720	8
2007/07	13,559	0.20	1.1050	1.1050		120	12.24	5,510,279	5,557,440	
2008/01		0.20	0.8556	0.8556		120	12.24	5,510,279	5,604,960	
2008/07		0.30	0.6104	0.6104		120	12.24	5,510,279	5,639,160	
2009/01		0.30	1.3268	1.3268		120	12.24	5,510,279	5,714,040	
2009/07		0.40	0.6841	0.6841		120	12.24	5,510,279	5,753,160	
2010/01	132,700	0.40	0.8643	0.8643		120	24.96	5,642,979	5,802,840	
2010/07		0.50	0.7107	0.7107		120	24.96	5,642,979	5,844,120	
2011/01	26,561	0.50	0.9198	0.9198		120	36.01	5,686,532	5,897,880	
2011/07		0.60	0.9028	0.9028		120	36.01	5,706,700	5,951,160	
2012/01	21,007	0.60	0.3865	0.3865		120	40.69	5,737,498	5,974,200	
2012/07		0.70	0.9417	0.9417		120	40.69	5,765,479	6,030,480	
2013/01		0.70	0.4901	0.4901		120	36.11	5,778,466	6,060,000	
2013/07		0.80	0.6196	0.6196		120	36.11	5,797,272	6,097,560	
2014/01	36,137	0.80	0.8564	0.8564		120	32.62	5,856,965	6,149,760	
2014/07	29,218	0.90	1.2383	1.2383		120	32.86	5,925,182	6,225,960	
2015/01		0.90	0.7571	0.7571		120	32.86	5,949,304	6,273,120	
2015/09		1.00	1.5736	1.5736		120	32.86	6,005,237	6,371,880	
2016/09	84,456	1.00	1.9890	1.9890		120	34.37	6,164,335	6,498,600	

Message Code:

8 Limited to Current RS Per Bed Standard

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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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208.16

Laurellwood 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
3127 57TH AVE N	6/1/2014-5/31/2015	Number of Beds: 60	Superior: 0
SAINT PETERSBURG, FL 33714	Days in CR 365	Maximum: 21,900	Standard: 344
County: Pinellas [52]	First Used : 2016/09	Max Annualized: 21,900	Conditional: 22
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 17,050	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 858	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 15,613	FY Index: 1.35644350
Class at 1/94: North Small	Medicaid Utilization	91.57185%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	77.85388%	Cost: 1.06422011
Open Date: 03/01/1980	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 03/01/1980	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23833109
Entered Medicaid 03/01/1980	Low Occupancy Adjustment Factor:	98.45948%	DC Sem Index: 1.30450000
Med # Active Date: 12/01/2005	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05343394
Previous Med # 257206			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	675,031	1,248,123	617,342	319,286		2,859,782	
1a	Audit Adjustments							
2	Cost Per Diem	43.2352	79.9413	39.5403	20.4500		183.1668	
3	Cost Per Diem Inflated	46.0118	84.2129	42.0796				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	46.0118	84.2129	42.0796	20.4500		192.7543	
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	46.0118	84.2129	42.0796	13.6500		185.9543	
12/13	Medicaid Adjustment Rate		3.5618	1.7798				
14	Prospective Per Diem 11	46.0118	87.7747	43.8594	13.6500		191.2959	
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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Laurellwood Nursing Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 06/01/1996		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	1,500,000.00		Total Amount	Per Diem
RS to Start Calcs:	1980/01	Type:	Variable	80% Capital(1):	1,194,725	5.8598
Indexed Asset Value	1,493,406	<60% of Base:	False	20% ROE(2):	298,681	0.3157
FRVS Base Asset:	764,013	Interest Rate:	7.5000%	Insurance Cost(3):	3,270	0.1918
Occup Adj Factor	0.9000	Chase Rate:	7.2500%	Taxes Cost(3):	12,440	0.7296
ROE Factor	0.020830	Amortization Rate:	7.5000%	Home Office(3):	15,298	0.8972
		Interest Only:	False	Replacement(3&4):	1,712	0.0000
		Yearly Payment:	115,496	Total FRVS PD:		7.9941

(1) 80% Capital (\$1,194,725) amortized at 7.5000 % for 20 years Principal & Interest of \$115,496 divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$5.8598

(2) 20% ROE (\$298,681) times the ROE factor (0.020830) divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$0.3157

(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	46.0118	46.0118	2.0875	43.9243
Direct Care	87.7747	87.7747	3.9823	83.7924
Indirect Care	43.8594	43.8594	1.9899	41.8695
Property	13.6500	7.9941	0.3627	7.6314
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.7659
Supplemental Rate				8.1814
Totals	191.2959	185.6400	8.4224	208.1649

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
1980/01	676,021	0.00	6.1657	3.0000	3.1657	60	55.00	676,021	1,310,460	
1980/07		0.10	6.9764	3.0000	3.9764	60	55.00	678,049	1,360,380	
1981/01		0.10	7.8004	3.0000	4.8004	60	61.93	680,083	1,412,400	
1981/07	2,450	0.20	7.3892	3.0000	4.3892	60	61.93	686,613	1,448,940	
1982/01		0.20	7.0652	3.0000	4.0652	60	55.61	690,733	1,487,760	
1982/07	8,167	0.30	6.3629	3.0000	3.3629	60	55.61	705,117	1,521,900	
1983/04	5,151	0.30	5.9917	3.0000	2.9917	60	63.60	716,614	1,561,920	
1983/07		0.40	6.9495	3.0000	3.9495	60	63.60	725,213	1,623,720	
1984/01	4,887	0.40	5.2447	3.0000	2.2447	60	68.09	738,803	1,644,780	
1984/07	1,563	0.50	4.1626	3.0000	1.1626	60	68.09	751,448	1,676,340	
1985/01		0.50	2.3097	2.3097		60	68.09	760,126	1,695,540	
1985/10		0.60	0.8522	0.8522		60	68.09	764,013	1,710,000	
1986/01		0.60	0.8299	0.8299		60	68.09	767,817	1,724,220	
1986/07		0.70	0.2974	0.2974		60	69.40	769,416	1,720,920	
1987/01		0.70	1.0091	1.0091		60	74.89	774,851	1,751,700	
1987/07		0.80	0.9007	0.9007		60	74.89	780,435	1,765,380	
1988/01		0.80	0.9007	0.9007		60	75.50	786,059	1,779,720	
1988/07	19,531	0.90	0.5899	0.5899		60	75.50	809,763	1,778,760	
1989/01		0.90	0.5899	0.5899		60	77.32	814,062	1,789,260	
1989/07		1.00	0.5899	0.5899		60	77.32	818,864	1,801,380	
1990/01	86,756	1.00	0.5899	0.5899		60	73.24	910,450	1,810,440	
1990/07		1.00	0.5899	0.5899		60	73.24	915,821	1,821,120	
1991/01	12,672	1.00	0.5899	0.5899		60	83.96	933,895	1,831,800	
1991/07		1.00	1.4932	1.4932		60	83.96	947,840	1,859,160	
1992/01		1.00	2.0117	2.0117		60	83.96	966,908	1,896,540	
1992/07		1.00	1.8152	1.8152		60	83.92	984,459	1,930,980	
1993/01		1.00	1.7710	1.7710		60	85.40	1,001,894	1,965,180	
1993/07		1.00	1.5329	1.5329		60	85.40	1,017,252	1,995,300	
1994/01		1.00	1.6983	1.6983		60	85.40	1,034,528	2,029,200	
1994/07		1.00	1.5991	1.5991		60	81.77	1,051,071	2,061,660	



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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		1.00	1.5812	1.5812		60	81.35	1,067,691	2,094,240	
1995/07		1.00	1.5250	1.5250		60	81.35	1,083,973	2,126,160	
1996/01		1.00	1.7228	1.7228		60	81.99	1,102,648	2,162,820	
1996/07		1.00	1.3294	1.3294		60	74.37	1,117,307	2,191,560	
1997/01		1.00	1.4109	1.4109		60	74.37	1,133,071	2,222,460	
1997/07		1.00	1.0917	1.0917		60	74.37	1,145,441	2,246,700	
1998/01		1.00	1.1663	1.1663		60	74.37	1,158,800	2,272,920	
1998/07		1.00	1.0794	1.0794		60	74.37	1,171,308	2,297,460	
1999/01	14,384	1.00	1.4499	1.4499		60	71.34	1,202,675	2,330,760	
1999/07	18,303	1.00	1.2299	1.2299		60	73.50	1,235,770	2,359,440	
2000/01		1.00	1.3356	1.3356		60	73.50	1,252,275	2,390,940	
2000/07		0.95	1.1129	1.1129		60	76.81	1,265,515	2,417,520	
2001/01		0.95	1.2976	1.2976		60	76.81	1,281,115	2,448,900	
2001/07		0.90	0.9615	0.9615		60	76.81	1,292,202	2,472,420	
2002/01		0.90	1.0301	1.0301		60	72.47	1,304,182	2,497,860	
2002/07		0.85	0.8337	0.8337		60	75.56	1,313,423	2,518,680	
2003/01		0.85	1.3271	1.3271		60	75.56	1,328,238	2,552,100	
2003/07		0.80	1.1664	1.1664		60	75.56	1,340,632	2,581,860	
2004/01		0.80	1.1103	1.1103		60	75.56	1,352,539	2,610,540	
2004/07		0.75	0.8378	0.8378		60	75.56	1,361,038	2,632,440	
2005/01		0.75	0.8595	0.8595		60	79.48	1,369,811	2,655,060	
2005/07		0.70	0.7364	0.7364		60	74.43	1,376,872	2,674,620	
2006/01		0.70	0.9068	0.9068		60	74.43	1,385,612	2,698,860	
2006/07		0.65	0.8133	0.8133		60	74.43	1,392,936	2,720,820	
2007/01		0.65	1.0133	1.0133		60	74.43	1,402,110	2,748,360	
2007/07		0.60	1.1050	1.1050		60	74.43	1,411,406	2,778,720	
2008/01		0.60	0.8556	0.8556		60	74.43	1,418,652	2,802,480	
2008/07		0.55	0.6104	0.6104		60	74.43	1,423,414	2,819,580	
2009/01		0.55	1.3268	1.3268		60	74.43	1,433,801	2,857,020	
2009/07		0.50	0.6841	0.6841		60	78.53	1,438,706	2,876,580	



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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
2010/01		0.50	0.8643	0.8643		60	79.58	1,444,924	2,901,420	
2010/07		0.45	0.7107	0.7107		60	79.58	1,449,545	2,922,060	
2011/01		0.45	0.9198	0.9198		60	83.46	1,455,545	2,948,940	
2011/07		0.40	0.9028	0.9028		60	83.46	1,460,801	2,975,580	
2012/01		0.40	0.3865	0.3865		60	81.33	1,463,059	2,987,100	
2012/07		0.35	0.9417	0.9417		60	81.33	1,467,881	3,015,240	
2013/01		0.35	0.4901	0.4901		60	82.64	1,470,398	3,030,000	
2013/07		0.30	0.6196	0.6196		60	82.64	1,473,131	3,048,780	
2014/01		0.30	0.8564	0.8564		60	85.26	1,476,915	3,074,880	
2014/07		0.25	1.2383	1.2383		60	85.26	1,481,488	3,112,980	
2015/01		0.25	0.7571	0.7571		60	91.00	1,484,292	3,136,560	
2015/09		0.20	1.5736	1.5736		60	91.00	1,488,963	3,185,940	
2016/09		0.15	1.9890	1.9890		60	91.57	1,493,406	3,249,300	

Message Code:

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209.87

Harbourwood Health And Rehab 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
549 SKY HARBOR DR	6/1/2014-5/31/2015	Number of Beds: 120	Superior: 0
CLEARWATER, FL 33759	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: 40,169	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 2,653	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 32,557	FY Index: 1.35644350
Class at 1/94: North Large	Medicaid Utilization	81.05006%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	91.71005%	Cost: 1.06422011
Open Date: 07/03/1996	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/03/1996	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23833109
Entered Medicaid 07/03/1996	Low Occupancy Adjustment Factor:	115.98296%	DC Sem Index: 1.30450000
Med # Active Date: 12/01/2005	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05343394
Previous Med # 251577			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,411,614	2,515,072	1,245,756	729,928		5,902,370	
1a	Audit Adjustments							
2	Cost Per Diem	43.3582	77.2513	38.2638	22.4200		181.2933	
3	Cost Per Diem Inflated	46.1427	81.3791	40.7211				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	46.1427	81.3791	40.7211	22.4200		190.6629	
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	46.1427	81.3791	40.7211	13.6500		181.8929	
12/13	Medicaid Adjustment Rate		2.8427	1.4224				
14	Prospective Per Diem 11	46.1427	84.2218	42.1435	13.6500		186.1580	
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

Harbourwood Health And Rehab Center

FRVS

FRVS Status as of this Semester		On FRVS			
Began FRVS:	07/03/1996	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	3,560,000.00	Total Amount	Per Diem
RS to Start Calcs:	1996/07	Type:	Variable	80% Capital(1):	4,601,481 10.6508
Indexed Asset Value	5,751,851	<60% of Base:	False	20% ROE(2):	1,150,370 0.6079
FRVS Base Asset:	4,325,640	Interest Rate:	6.7500%	Insurance Cost(3):	19,808 0.4931
Occup Adj Factor	0.9000	Chase Rate:	7.0000%	Taxes Cost(3):	92,683 2.3073
ROE Factor	0.020830	Amortization Rate:	6.7500%	Home Office(3):	36,672 0.9129
		Interest Only:	False	Replacement(3&4):	25,694 0.0000
		Yearly Payment:	419,856	Total FRVS PD:	14.9720

- (1) 80% Capital (\$4,601,481) amortized at 6.7500 % for 20 years Principal & Interest of \$419,856 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$10.6508
- (2) 20% ROE (\$1,150,370) times the ROE factor (0.020830) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6079
- (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:	36,047
Comparison Date: 01/01/1996	Current RS PBS:	54,155
Comparison Bed 120	Effective PBS Limitation	4,325,640

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	46.1427	46.1427	2.0935	44.0492
Direct Care	84.2218	84.2218	3.8211	80.4007
Indirect Care	42.1435	42.1435	1.9120	40.2315
Property	13.6500	14.9720	0.6793	14.2927
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.7187
Supplemental Rate				8.1814
Totals	186.1580	187.4800	8.5059	209.8742

Medicaid Trend Adjustment



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209.87

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	5,791,629	0.00	1.3294	1.3294		120	38.78	4,325,640	4,325,640	1
1997/01		0.10	1.4109	1.4109		120	38.78	4,329,944	4,444,920	
1997/07		0.10	1.0917	1.0917		120	38.78	4,333,278	4,493,400	
1998/01		0.20	1.1663	1.1663		120	38.78	4,333,278	4,545,840	5
1998/07		0.20	1.0794	1.0794		120	38.78	4,347,013	4,594,920	
1999/01		0.30	1.4499	1.4499		120	38.78	4,360,346	4,661,520	
1999/07		0.30	1.2299	1.2299		120	51.10	4,375,295	4,718,880	
2000/01		0.40	1.3356	1.3356		120	51.10	4,397,010	4,781,880	
2000/07		0.40	1.1129	1.1129		120	54.55	4,416,425	4,835,040	
2001/01		0.50	1.2976	1.2976		120	54.55	4,444,844	4,897,800	
2001/07		0.50	0.9615	0.9615		120	65.42	4,466,215	4,944,840	
2002/01		0.60	1.0301	1.0301		120	65.42	4,493,821	4,995,720	
2002/07		0.60	0.8337	0.8337		120	65.42	4,516,299	5,037,360	
2003/01		0.70	1.3271	1.3271		120	65.42	4,558,255	5,104,200	
2003/07		0.70	1.1664	1.1664		120	65.42	4,595,473	5,163,720	
2004/01		0.80	1.1103	1.1103		120	65.42	4,636,290	5,221,080	
2004/07		0.80	0.8378	0.8378		120	58.53	4,667,362	5,264,880	
2005/01		0.90	0.8595	0.8595		120	58.53	4,667,362	5,310,120	5
2005/07		0.90	0.7364	0.7364		120	63.85	4,734,644	5,349,240	
2006/01		1.00	0.9068	0.9068		120	63.85	4,777,578	5,397,720	
2006/07		1.00	0.8133	0.8133		120	63.85	4,816,434	5,441,640	
2007/01		1.00	1.0133	1.0133		120	63.85	4,865,239	5,496,720	
2007/07		1.00	1.1050	1.1050		120	63.85	4,919,000	5,557,440	
2008/01		1.00	0.8556	0.8556		120	63.85	4,961,087	5,604,960	
2008/07		1.00	0.6104	0.6104		120	63.85	4,991,369	5,639,160	
2009/01		1.00	1.3268	1.3268		120	63.85	5,057,594	5,714,040	
2009/07		1.00	0.6841	0.6841		120	59.23	5,092,193	5,753,160	
2010/01		1.00	0.8643	0.8643		120	57.65	5,136,205	5,802,840	
2010/07		1.00	0.7107	0.7107		120	57.65	5,172,708	5,844,120	
2011/01		1.00	0.9198	0.9198		120	61.27	5,220,287	5,897,880	



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209.87

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	61.27	5,267,416	5,951,160	
2012/01		1.00	0.3865	0.3865		120	72.20	5,287,775	5,974,200	
2012/07		1.00	0.9417	0.9417		120	72.20	5,337,570	6,030,480	
2013/01		1.00	0.4901	0.4901		120	67.02	5,363,729	6,060,000	
2013/07		1.00	0.6196	0.6196		120	67.02	5,396,963	6,097,560	
2014/01		1.00	0.8564	0.8564		120	72.24	5,443,183	6,149,760	
2014/07		1.00	1.2383	1.2383		120	72.24	5,510,586	6,225,960	
2015/01		1.00	0.7571	0.7571		120	80.59	5,552,307	6,273,120	
2015/09		1.00	1.5736	1.5736		120	80.59	5,639,678	6,371,880	
2016/09		1.00	1.9890	1.9890		120	81.05	5,751,851	6,498,600	

Message Code:

- | |
|---|
| 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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ID: 316636053120150601201410052015081209



Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid Reimbursement Rate
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196.59

Gracewood Rehabilitation And Nursing 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
8600 US HWY 19 N	6/1/2014-5/31/2015	Number of Beds: 120	Superior: 0
PINELLAS PARK, FL 33782	Days in CR 365	Maximum: 43,800	Standard: 289
County: Pinellas [52]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 77
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 38,585	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 4,694	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 30,726	FY Index: 1.35644350
Class at 1/94: North Large	Medicaid Utilization	79.63198%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	88.09361%	Cost: 1.06422011
Open Date: 12/21/1984	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 12/21/1984	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23833109
Entered Medicaid 12/21/1984	Low Occupancy Adjustment Factor:	111.40936%	DC Sem Index: 1.30450000
Med # Active Date: 12/01/2005	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05343394
Previous Med # 228583			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,225,291	2,324,398	1,005,313	688,570		5,243,572
1a	Audit Adjustments						
2	Cost Per Diem	39.8780	75.6492	32.7186	22.4100		170.6558
3	Cost Per Diem Inflated	42.4390	79.6914	34.8198			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	42.4390	79.6914	34.8198	22.4100		179.3602
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	42.4390	79.6914	34.8198	13.6500		170.6002
12/13	Medicaid Adjustment Rate		2.0977	0.9166			
14	Prospective Per Diem 11	42.4390	81.7891	35.7364	13.6500		173.6145
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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Gracewood Rehabilitation And Nursing Care

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:	2,500,000.00		Total Amount	Per Diem
RS to Start Calcs:	1984/07	Type:	Variable	80% Capital(1):	4,349,361	10.4646
Indexed Asset Value	5,436,701	<60% of Base:	False	20% ROE(2):	1,087,340	0.5746
FRVS Base Asset:	3,239,533	Interest Rate:	7.2500%	Insurance Cost(3):	9,925	0.2572
Occup Adj Factor	0.9000	Chase Rate:	7.2500%	Taxes Cost(3):	72,222	1.8718
ROE Factor	0.020830	Amortization Rate:	7.2500%	Home Office(3):	33,933	0.8794
		Interest Only:	False	Replacement(3&4):	42,149	0.0000
		Yearly Payment:	412,516	Total FRVS PD:		14.0476

(1) 80% Capital (\$4,349,361) amortized at 7.2500 % for 20 years Principal & Interest of \$412,516 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$10.4646

(2) 20% ROE (\$1,087,340) times the ROE factor (0.020830) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5746

(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	42.4390	42.4390	1.9254	40.5136
Direct Care	81.7891	81.7891	3.7107	78.0784
Indirect Care	35.7364	35.7364	1.6213	34.1151
Property	13.6500	14.0476	0.6373	13.4103
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.2874
Supplemental Rate				8.1814
Totals	173.6145	174.0121	7.8947	196.5862

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	3,218,368	0.00	1.9179	1.9179		120	44.70	3,218,368	3,352,680	
1985/01	13,998	0.10	1.1471	1.1471		120	44.70	3,235,366	3,391,080	
1985/10	1,927	0.10	0.8522	0.8522		120	44.70	3,239,533	3,420,000	
1986/01		0.20	0.8299	0.8299		120	44.70	3,243,904	3,448,440	
1986/07		0.20	0.2974	0.2974		120	44.70	3,245,473	3,441,840	
1987/01		0.30	1.0091	1.0091		120	44.70	3,253,457	3,503,400	
1987/07		0.30	0.9007	0.9007		120	44.70	3,260,602	3,530,760	
1988/01		0.40	0.9007	0.9007		120	61.71	3,272,350	3,559,440	
1988/07		0.40	0.5899	0.5899		120	60.15	3,280,073	3,557,520	
1989/01		0.50	0.5899	0.5899		120	60.15	3,289,749	3,578,520	
1989/07		0.50	0.5899	0.5899		120	55.39	3,299,454	3,602,760	
1990/01		0.60	0.5899	0.5899		120	55.39	3,311,131	3,620,880	
1990/07		0.60	0.5899	0.5899		120	54.60	3,322,764	3,642,240	
1991/01		0.70	0.5899	0.5899		120	54.60	3,336,384	3,663,600	
1991/07		0.70	1.4932	1.4932		120	62.18	3,336,384	3,718,320	5
1992/01		0.80	2.0117	2.0117		120	62.18	3,371,256	3,793,080	5
1992/07		0.80	1.8152	1.8152		120	66.15	3,475,258	3,861,960	
1993/01		0.90	1.7710	1.7710		120	66.15	3,530,650	3,930,360	
1993/07		0.90	1.5329	1.5329		120	72.16	3,530,650	3,990,600	5
1994/01		1.00	1.6983	1.6983		120	72.16	3,640,147	4,058,400	
1994/07		1.00	1.5991	1.5991		120	71.18	3,698,357	4,123,320	
1995/01		1.00	1.5812	1.5812		120	71.18	3,756,835	4,188,480	
1995/07		1.00	1.5250	1.5250		120	71.46	3,814,127	4,252,320	
1996/01		1.00	1.7228	1.7228		120	71.46	3,879,837	4,325,640	
1996/07		1.00	1.3294	1.3294		120	74.01	3,931,416	4,383,120	
1997/01		1.00	1.4109	1.4109		120	74.01	3,986,884	4,444,920	
1997/07		1.00	1.0917	1.0917		120	75.15	4,030,409	4,493,400	
1998/01		1.00	1.1663	1.1663		120	75.15	4,077,416	4,545,840	
1998/07		1.00	1.0794	1.0794		120	74.68	4,121,428	4,594,920	
1999/01		1.00	1.4499	1.4499		120	74.68	4,181,185	4,661,520	



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196.59

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	75.74	4,232,609	4,718,880	
2000/01		1.00	1.3356	1.3356		120	75.74	4,289,140	4,781,880	
2000/07		1.00	1.1129	1.1129		120	73.21	4,336,874	4,835,040	
2001/01		1.00	1.2976	1.2976		120	69.16	4,393,149	4,897,800	
2001/07		1.00	0.9615	0.9615		120	69.16	4,435,389	4,944,840	
2002/01		1.00	1.0301	1.0301		120	69.16	4,481,078	4,995,720	
2002/07		1.00	0.8337	0.8337		120	69.16	4,518,437	5,037,360	
2003/01		1.00	1.3271	1.3271		120	69.16	4,578,401	5,104,200	
2003/07		1.00	1.1664	1.1664		120	69.16	4,631,803	5,163,720	
2004/01		1.00	1.1103	1.1103		120	69.16	4,683,230	5,221,080	
2004/07		1.00	0.8378	0.8378		120	68.47	4,722,466	5,264,880	
2005/01		0.95	0.8595	0.8595		120	68.47	4,761,025	5,310,120	
2005/07		0.95	0.7364	0.7364		120	77.10	4,794,333	5,349,240	
2006/01		0.90	0.9068	0.9068		120	77.10	4,833,460	5,397,720	
2006/07		0.90	0.8133	0.8133		120	77.10	4,868,841	5,441,640	
2007/01		0.85	1.0133	1.0133		120	77.10	4,910,776	5,496,720	
2007/07		0.85	1.1050	1.1050		120	77.10	4,956,903	5,557,440	
2008/01		0.80	0.8556	0.8556		120	77.10	4,990,833	5,604,960	
2008/07		0.80	0.6104	0.6104		120	77.10	5,015,203	5,639,160	
2009/01		0.75	1.3268	1.3268		120	80.46	5,065,109	5,714,040	
2009/07		0.75	0.6841	0.6841		120	80.46	5,091,098	5,753,160	
2010/01		0.70	0.8643	0.8643		120	84.32	5,121,899	5,802,840	
2010/07		0.70	0.7107	0.7107		120	84.32	5,147,380	5,844,120	
2011/01		0.65	0.9198	0.9198		120	83.53	5,178,156	5,897,880	
2011/07		0.65	0.9028	0.9028		120	83.53	5,208,541	5,951,160	
2012/01		0.60	0.3865	0.3865		120	81.49	5,220,620	5,974,200	
2012/07		0.60	0.9417	0.9417		120	81.49	5,250,117	6,030,480	
2013/01		0.55	0.4901	0.4901		120	86.01	5,264,271	6,060,000	
2013/07		0.55	0.6196	0.6196		120	86.01	5,282,212	6,097,560	
2014/01		0.50	0.8564	0.8564		120	86.02	5,304,830	6,149,760	



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196.59

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	86.02	5,337,678	6,225,960	
2015/01		0.45	0.7571	0.7571		120	85.42	5,355,863	6,273,120	
2015/09		0.45	1.5736	1.5736		120	85.42	5,393,788	6,371,880	
2016/09		0.40	1.9890	1.9890		120	79.63	5,436,701	6,498,600	

Message Code:

5 Uncorrected Licensure Deficiency

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

0316652-00 - 2016/09

211.79

Baywood 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
2000 17TH AVE S	6/1/2014-5/31/2015	Number of Beds: 59	Superior: 0
SAINT PETERSBURG, FL 33712	Days in CR 365	Maximum: 21,535	Standard: 366
County: Pinellas [52]	First Used : 2016/09	Max Annualized: 21,535	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 19,346	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 1,174	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 17,750	FY Index: 1.35644350
Class at 1/94: North Small	Medicaid Utilization	91.75023%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	89.83515%	Cost: 1.06422011
Open Date: 10/01/1981	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 10/01/1981	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23833109
Entered Medicaid 10/01/1981	Low Occupancy Adjustment Factor:	113.61183%	DC Sem Index: 1.30450000
Med # Active Date: 12/01/2005	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05343394
Previous Med # 228206			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	749,552	1,542,257	710,088	132,770		3,134,667
1a	Audit Adjustments						
2	Cost Per Diem	42.2283	86.8877	40.0050	7.4800		176.6010
3	Cost Per Diem Inflated	44.9402	91.5305	42.5741			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	44.9402	91.5305	42.5741	7.4800		186.5248
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	44.9402	91.5305	42.5741	7.4800		186.5248
12/13	Medicaid Adjustment Rate		4.1189	1.9158			
14	Prospective Per Diem 11	44.9402	95.6494	44.4899	7.4800		192.5595
15	Inflated Usual & Customary Charge						0.00

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



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Baywood Nursing Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 12/01/2005		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	550,000.00		Total Amount	Per Diem
RS to Start Calcs:	1981/07	Type:	Fixed	80% Capital(1):	458,492	2.2711
Indexed Asset Value	573,115	<60% of Base:	False	20% ROE(2):	114,623	0.1232
FRVS Base Asset:	341,074	Interest Rate:	7.4091%	Insurance Cost(3):	5,443	0.2814
Occup Adj Factor	0.9000	Chase Rate:	6.5000%	Taxes Cost(3):	9,574	0.4949
ROE Factor	0.020830	Amortization Rate:	7.4091%	Home Office(3):	16,112	0.8328
		Interest Only:	False	Replacement(3&4):	808	0.0000
		Yearly Payment:	44,018	Total FRVS PD:		4.0034

(1) 80% Capital (\$458,492) amortized at 7.4091 % for 20 years Principal & Interest of \$44,018 divided by annual available days (21535) divided by Occup. Adj. (0.90) = \$2.2711

(2) 20% ROE (\$114,623) times the ROE factor (0.020830) divided by annual available days (21535) divided by Occup. Adj. (0.90) = \$0.1232

(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 59	Effective PBS Limitation	1,681,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	44.9402	44.9402	2.0389	42.9013
Direct Care	95.6494	95.6494	4.3396	91.3098
Indirect Care	44.4899	44.4899	2.0185	42.4714
Property	7.4800	4.0034	0.1816	3.8218
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				23.1056
Supplemental Rate				8.1814
Totals	192.5595	189.0829	8.5786	211.7913

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	318,228	0.00	2.5888	2.5888		59	94.74	318,228	1,424,791	
1982/01		0.10	2.6760	2.6760		59	94.74	319,080	1,462,964	
1982/07		0.10	2.2977	2.2977		59	94.74	319,813	1,496,535	
1983/04	8,963	0.20	2.6288	2.6288		59	95.62	330,458	1,535,888	
1983/07		0.20	3.9578	3.0000	0.9578	59	95.62	332,441	1,596,658	
1984/01	551	0.30	2.2530	2.2530		59	96.53	335,239	1,617,367	
1984/07		0.30	1.9179	1.9179		59	96.53	337,168	1,648,401	
1985/01	1,200	0.40	1.1471	1.1471		59	92.06	339,915	1,667,281	
1985/10		0.40	0.8522	0.8522		59	92.06	341,074	1,681,500	
1986/01		0.50	0.8299	0.8299		59	92.06	342,489	1,695,483	
1986/07		0.50	0.2974	0.2974		59	92.06	342,998	1,692,238	
1987/01		0.60	1.0091	1.0091		59	92.06	345,075	1,722,505	
1987/07		0.60	0.9007	0.9007		59	83.89	346,940	1,735,957	
1988/01		0.70	0.9007	0.9007		59	83.89	349,127	1,750,058	
1988/07		0.70	0.5899	0.5899		59	83.51	350,569	1,749,114	
1989/01		0.80	0.5899	0.5899		59	83.51	352,223	1,759,439	
1989/07		0.80	0.5899	0.5899		59	83.51	353,885	1,771,357	
1990/01		0.90	0.5899	0.5899		59	83.51	355,764	1,780,266	
1990/07		0.90	0.5899	0.5899		59	83.51	357,653	1,790,768	
1991/01		1.00	0.5899	0.5899		59	83.51	359,763	1,801,270	
1991/07		1.00	1.4932	1.4932		59	91.84	365,135	1,828,174	
1992/01		1.00	2.0117	2.0117		59	91.84	372,480	1,864,931	
1992/07		1.00	1.8152	1.8152		59	91.83	379,241	1,898,797	
1993/01		1.00	1.7710	1.7710		59	92.26	385,957	1,932,427	
1993/07		1.00	1.5329	1.5329		59	92.26	391,873	1,962,045	
1994/01		1.00	1.6983	1.6983		59	94.10	398,528	1,995,380	
1994/07		1.00	1.5991	1.5991		59	94.10	404,901	2,027,299	
1995/01		1.00	1.5812	1.5812		59	94.10	411,303	2,059,336	
1995/07		1.00	1.5250	1.5250		58	91.53	417,575	2,055,288	
1996/01		1.00	1.7228	1.7228		58	91.99	424,769	2,090,726	



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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		58	91.99	430,416	2,118,508	
1997/01		1.00	1.4109	1.4109		58	91.99	436,489	2,148,378	
1997/07		1.00	1.0917	1.0917		59	92.11	441,254	2,209,255	
1998/01		1.00	1.1663	1.1663		59	92.11	446,400	2,235,038	
1998/07		1.00	1.0794	1.0794		59	92.31	451,218	2,259,169	
1999/01		1.00	1.4499	1.4499		59	92.31	451,218	2,291,914	5
1999/07		1.00	1.2299	1.2299		59	90.34	463,390	2,320,116	
2000/01		1.00	1.3356	1.3356		59	96.11	469,579	2,351,091	
2000/07		1.00	1.1129	1.1129		59	96.11	474,805	2,377,228	
2001/01		1.00	1.2976	1.2976		59	96.11	480,966	2,408,085	
2001/07		1.00	0.9615	0.9615		59	96.11	485,590	2,431,213	
2002/01		0.95	1.0301	1.0301		59	96.11	485,590	2,456,229	5
2002/07		0.95	0.8337	0.8337		59	96.11	490,342	2,476,702	5
2003/01		0.90	1.3271	1.3271		59	98.48	500,129	2,509,565	
2003/07		0.90	1.1664	1.1664		59	98.48	505,379	2,538,829	
2004/01		0.85	1.1103	1.1103		59	98.48	505,379	2,567,031	5
2004/07		0.85	0.8378	0.8378		59	93.55	513,782	2,588,566	
2005/01		0.80	0.8595	0.8595		59	93.55	517,315	2,610,809	
2005/07		0.80	0.7364	0.7364		59	94.14	520,363	2,630,043	
2006/01		0.75	0.9068	0.9068		59	94.14	523,902	2,653,879	
2006/07		0.75	0.8133	0.8133		59	94.14	527,098	2,675,473	
2007/01		0.70	1.0133	1.0133		59	94.14	530,837	2,702,554	
2007/07		0.70	1.1050	1.1050		59	94.14	534,943	2,732,408	
2008/01		0.65	0.8556	0.8556		59	94.14	537,918	2,755,772	
2008/07		0.65	0.6104	0.6104		59	94.14	540,052	2,772,587	
2009/01		0.60	1.3268	1.3268		59	96.01	544,351	2,809,403	
2009/07		0.60	0.6841	0.6841		59	96.01	546,586	2,828,637	
2010/01		0.55	0.8643	0.8643		59	92.49	549,184	2,853,063	
2010/07		0.55	0.7107	0.7107		59	92.49	551,331	2,873,359	
2011/01		0.50	0.9198	0.9198		59	90.69	553,867	2,899,791	



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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		59	90.69	556,367	2,925,987	
2012/01		0.45	0.3865	0.3865		59	89.99	557,335	2,937,315	
2012/07		0.45	0.9417	0.9417		59	89.99	559,697	2,964,986	
2013/01		0.40	0.4901	0.4901		59	83.85	560,794	2,979,500	
2013/07		0.40	0.6196	0.6196		59	83.85	562,184	2,997,967	
2014/01		0.35	0.8564	0.8564		59	91.24	563,869	3,023,632	
2014/07		0.35	1.2383	1.2383		59	91.24	566,313	3,061,097	
2015/01		0.30	0.7571	0.7571		59	91.42	567,599	3,084,284	
2015/09		0.30	1.5736	1.5736		59	91.42	570,279	3,132,841	
2016/09		0.25	1.9890	1.9890		59	91.75	573,115	3,195,145	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

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

Report Printed: 6/30/2016

ID: 316652053120150601201410052015071049



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Darcy Hall of Life 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
2170 PALM BEACH LAKES BLV	1/1/2015-12/31/2015	Number of Beds: 220	Superior: 0
WEST PALM BEACH, FL 33409	Days in CR 365	Maximum: 80,300	Standard: 366
County: Palm Beach [50]	First Used : 2016/09	Max Annualized: 80,300	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 51,949	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 6,846	Inflation
Current Class South Large	Initial CR? False	Medicaid: 38,224	FY Index: 1.37939113
Class at 1/94: South Large	Medicaid Utilization	73.57986%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	64.69365%	Cost: 1.04651568
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: 1.25350000
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	81.81613%	DC Sem Index: 1.30450000
Med # Active Date: 09/14/2006	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 203483			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,804,051	3,665,431	2,205,077	743,839		8,418,398	
1a	Audit Adjustments							
2	Cost Per Diem	47.1968	95.8934	57.6883	19.4600		220.2385	
3	Cost Per Diem Inflated	49.3922	99.7949	60.3717				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	49.3922	99.7949	60.3717	19.4600		229.0188	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	52.9472		61.4289				
7	Provider Target Rate	55.8926		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	49.3922	99.7949	60.3717	13.6500		223.2088	
12/13	Medicaid Adjustment Rate		2.6473	1.6015				
14	Prospective Per Diem 11	49.3922	102.4422	61.9732	13.6500		227.4576	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Darcy Hall of Life Care

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	07/01/1990	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	5,500,000.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Variable	80% Capital(1):	3,726,245	3.6082
Indexed Asset Value	4,657,806	<60% of Base:	False	20% ROE(2):	931,561	0.2605
FRVS Base Asset:	2,203,076	Interest Rate:	3.5625%	Insurance Cost(3):	23,831	0.4587
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	135,805	2.6142
ROE Factor	0.020210	Amortization Rate:	3.5625%	Home Office(3):	68,368	1.3161
		Interest Only:	False	Replacement(3&4):	137,647	0.0000
		Yearly Payment:	260,767	Total FRVS PD:		8.2577

(1) 80% Capital (\$3,726,245) amortized at 3.5625 % for 20 years Principal & Interest of \$260,767 divided by annual available days (80300) divided by Occup. Adj. (0.90) = \$3.6082

(2) 20% ROE (\$931,561) times the ROE factor (0.020210) divided by annual available days (80300) divided by Occup. Adj. (0.90) = \$0.2605

(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 220	Effective PBS Limitation	6,270,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	49.3922	49.3922	2.2409	47.1513
Direct Care	102.4422	102.4422	4.6478	97.7944
Indirect Care	61.9732	61.9732	2.8117	59.1615
Property	13.6500	8.2577	0.3746	7.8831
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.3093
Supplemental Rate				8.1814
Totals	227.4576	222.0653	10.0750	241.4810

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	1,514,709	0.00				220	100.00	1,514,709	2,257,420	
1972/01		0.10	3.9787	3.0000	0.9787	220	100.00	1,519,253	2,347,180	
1972/07		0.10	5.9113	3.0000	2.9113	220	100.00	1,523,811	2,462,900	
1973/01		0.20	8.0622	3.0000	5.0622	220	100.00	1,532,954	2,589,840	
1973/07		0.20	10.7186	3.0000	7.7186	220	100.00	1,542,152	2,736,360	
1974/01		0.30	12.9457	3.0000	9.9457	220	100.00	1,556,031	2,879,360	
1974/07		0.30	13.0494	3.0000	10.0494	220	100.00	1,570,035	2,968,680	
1975/01		0.40	13.1399	3.0000	10.1399	220	100.00	1,588,875	3,060,420	
1975/07		0.40	14.2033	3.0000	11.2033	220	100.00	1,607,942	3,184,940	
1976/01		0.50	15.2478	3.0000	12.2478	220	100.00	1,632,061	3,313,640	
1976/07		0.50	15.7330	3.0000	12.7330	220	100.00	1,656,542	3,429,140	
1977/01		0.60	16.4836	3.0000	13.4836	220	100.00	1,686,360	3,557,840	
1977/07		0.60	18.5412	3.0000	15.5412	220	100.00	1,716,714	3,737,580	
1978/01		0.70	20.2809	3.0000	17.2809	220	100.00	1,752,765	3,914,900	
1978/07		0.70	22.8203	3.0000	19.8203	220	100.00	1,789,573	4,131,600	
1979/01		0.80	24.9476	3.0000	21.9476	220	100.00	1,832,523	4,343,460	
1979/07		0.80	26.1458	3.0000	23.1458	220	100.00	1,876,504	4,525,840	
1980/01		0.90	29.3115	3.0000	26.3115	220	24.36	1,876,504	4,805,020	
1980/07		0.90	30.1222	3.0000	27.1222	220	24.36	1,876,504	4,988,060	
1981/01		1.00	30.9462	3.0000	27.9462	220	33.36	1,910,650	5,178,800	
1981/07		1.00	30.5350	3.0000	27.5350	220	33.36	1,945,417	5,312,780	
1982/01		1.00	30.2110	3.0000	27.2110	220	30.93	1,978,238	5,455,120	
1982/07		1.00	29.5087	3.0000	26.5087	220	30.93	2,011,613	5,580,300	
1983/04		1.00	29.1375	3.0000	26.1375	220	31.21	2,045,858	5,727,040	
1983/07		1.00	30.0953	3.0000	27.0953	220	31.21	2,080,686	5,953,640	
1984/01		1.00	28.3905	3.0000	25.3905	220	26.97	2,111,295	6,030,860	
1984/07		1.00	27.3084	3.0000	24.3084	220	26.87	2,142,239	6,146,580	
1985/01		1.00	25.4555	3.0000	22.4555	220	25.85	2,172,445	6,216,980	
1985/10		1.00	23.3077	3.0000	20.3077	220	25.85	2,203,076	6,270,000	
1986/01		1.00	21.1376	3.0000	18.1376	220	25.85	2,234,139	6,322,140	



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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	220	25.85	2,265,640	6,310,040	
1987/01		1.00	16.4441	3.0000	13.4441	220	25.85	2,297,586	6,422,900	
1987/07		1.00	14.3448	3.0000	11.3448	220	29.09	2,334,042	6,473,060	
1988/01		1.00	12.2455	3.0000	9.2455	220	29.09	2,371,077	6,525,640	
1988/07		1.00	9.8354	3.0000	6.8354	220	36.22	2,417,921	6,522,120	
1989/01		1.00	7.4253	3.0000	4.4253	220	36.22	2,465,690	6,560,620	
1989/07		1.00	5.0152	3.0000	2.0152	220	58.37	2,539,661	6,605,060	
1990/01		1.00	2.6051	2.6051		220	58.37	2,605,822	6,638,280	
1990/07		1.00	0.5899	0.5899		220	58.37	2,621,194	6,677,440	
1991/01		1.00	0.5899	0.5899		220	58.37	2,636,656	6,716,600	
1991/07		1.00	1.4932	1.4932		220	58.37	2,676,027	6,816,920	
1992/01		0.95	2.0117	2.0117		220	58.37	2,727,169	6,953,980	
1992/07	39,436	0.95	1.8152	1.8152		220	63.07	2,813,632	7,080,260	
1993/01		0.90	1.7710	1.7710		220	63.07	2,858,478	7,205,660	
1993/07		0.90	1.5329	1.5329		220	71.20	2,897,914	7,316,100	
1994/01		0.85	1.6983	1.6983		220	71.20	2,939,748	7,440,400	
1994/07		0.85	1.5991	1.5991		220	67.79	2,979,705	7,559,420	
1995/01		0.80	1.5812	1.5812		220	67.79	3,017,398	7,678,880	
1995/07		0.80	1.5250	1.5250		220	70.54	3,054,210	7,795,920	
1996/01		0.75	1.7228	1.7228		220	70.54	3,093,673	7,930,340	
1996/07	40,620	0.75	1.3294	1.3294		220	69.96	3,165,140	8,035,720	
1997/01		0.70	1.4109	1.4109		220	69.96	3,196,399	8,149,020	
1997/07	48,215	0.70	1.0917	1.0917		220	68.89	3,269,041	8,237,900	
1998/01		0.65	1.1663	1.1663		220	68.89	3,293,824	8,334,040	
1998/07		0.65	1.0794	1.0794		220	69.77	3,293,824	8,424,020	5
1999/01		0.60	1.4499	1.4499		220	69.77	3,345,787	8,546,120	
1999/07		0.60	1.2299	1.2299		220	75.91	3,370,476	8,651,280	
2000/01		0.55	1.3356	1.3356		220	75.91	3,370,476	8,766,780	5
2000/07	57,757	0.55	1.1129	1.1129		220	76.31	3,452,993	8,864,240	5
2001/01		0.50	1.2976	1.2976		220	76.31	3,496,313	8,979,300	



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0 317349-00 - 2016/09

241.48

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07	38,203	0.50	0.9615	0.9615		220	76.38	3,551,326	9,065,540	
2002/01		0.45	1.0301	1.0301		220	76.38	3,567,786	9,158,820	
2002/07		0.45	0.8337	0.8337		220	72.44	3,581,172	9,235,160	
2003/01		0.40	1.3271	1.3271		220	72.44	3,600,181	9,357,700	
2003/07		0.40	1.1664	1.1664		220	72.54	3,616,979	9,466,820	
2004/01		0.35	1.1103	1.1103		220	72.54	3,631,035	9,571,980	
2004/07		0.35	0.8378	0.8378		220	72.85	3,641,681	9,652,280	
2005/01		0.30	0.8595	0.8595		220	72.85	3,651,073	9,735,220	
2005/07	101,467	0.30	0.7364	0.7364		220	72.86	3,760,605	9,806,940	
2006/01		0.25	0.9068	0.9068		220	72.86	3,769,130	9,895,820	
2006/07	2,941	0.25	0.8133	0.8133		220	63.92	3,779,734	9,976,340	
2007/01	193,198	0.20	1.0133	1.0133		220	63.92	3,980,594	10,077,320	
2007/07		0.20	1.1050	1.1050		220	63.92	3,989,391	10,188,640	
2008/01		0.15	0.8556	0.8556		220	63.92	3,994,509	10,275,760	
2008/07		0.15	0.6104	0.6104		220	63.92	3,998,168	10,338,460	
2009/01	300,443	0.10	1.3268	1.3268		220	65.70	4,303,917	10,475,740	
2009/07		0.10	0.6841	0.6841		220	65.70	4,306,861	10,547,460	
2010/01	38,640	0.05	0.8643	0.8643		220	67.01	4,347,362	10,638,540	
2010/07	119,258	0.05	0.7107	0.7107		220	69.14	4,468,163	10,714,220	
2011/01		0.00	0.9198	0.9198		220	69.14	4,468,163	10,812,780	
2011/07	66,667	0.00	0.9028	0.9028		220	67.43	4,534,830	10,910,460	
2012/01		0.00	0.3865	0.3865		220	67.43	4,534,830	10,952,700	
2012/07		0.00	0.9417	0.9417		220	67.43	4,534,830	11,055,880	
2013/01		0.00	0.4901	0.4901		220	67.42	4,534,830	11,110,000	
2013/07		0.00	0.6196	0.6196		220	67.42	4,534,830	11,178,860	
2014/01	32,234	0.00	0.8564	0.8564		220	69.55	4,567,064	11,274,560	
2014/07	90,742	0.00	1.2383	1.2383		220	72.85	4,657,806	11,414,260	
2015/01		0.00	0.7571	0.7571		220	72.85	4,657,806	11,500,720	
2015/09		0.00	1.5736	1.5736		220	71.74	4,657,806	11,681,780	
2016/09		0.00	1.9890	1.9890		220	73.58	4,657,806	11,914,100	

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

0317578-00 - 2016/09

239.99

Parklands 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
1000 SW 16TH AVE	4/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
GAINESVILLE, FL 32601	Days in CR 275	Maximum: 33,000	Standard: 366
County: Alachua [1]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 31,242	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 6,172	Inflation
Current Class North Large	Initial CR? False	Medicaid: 21,443	FY Index: 1.34732075
Class at 1/94: North Large	Medicaid Utilization	68.63517%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.67273%	Cost: 1.07142598
Open Date: 07/01/1980	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/01/1980	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23299675
Entered Medicaid 07/01/1980	Low Occupancy Adjustment Factor:	119.72978%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/2006	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05799143
Previous Med # 267821			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,004,149	1,911,831	1,250,626	878,091		5,044,697
1a	Audit Adjustments						
2	Cost Per Diem	46.8288	89.1587	58.3233	40.9500		235.2608
3	Cost Per Diem Inflated	50.1736	94.3291	62.4891			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	50.1736	94.3291	62.4891	40.9500		247.9418
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	63.7986		76.6243			
7	Provider Target Rate	67.3476		80.8868			
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	50.1736	94.3291	62.4891	13.6500		220.6418
12/13	Medicaid Adjustment Rate		1.9776	1.3101			
14	Prospective Per Diem 11	50.1736	96.3067	63.7992	13.6500		223.9295
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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Parklands Rehabilitation and Nursing 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:	5,850,000.00		Total Amount	Per Diem
RS to Start Calcs:	1980/07	Type:	Variable	80% Capital(1):	2,679,430	7.2080
Indexed Asset Value	3,349,287	<60% of Base:	False	20% ROE(2):	669,857	0.3823
FRVS Base Asset:	1,756,442	Interest Rate:	8.7500%	Insurance Cost(3):	100,694	3.2230
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	31,978	1.0236
ROE Factor	0.022500	Amortization Rate:	8.7500%	Home Office(3):	9,070	0.2903
		Interest Only:	False	Replacement(3&4):	148,818	0.0000
		Yearly Payment:	284,141	Total FRVS PD:		12.1272

(1) 80% Capital (\$2,679,430) amortized at 8.7500 % for 20 years Principal & Interest of \$284,141 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$7.2080

(2) 20% ROE (\$669,857) times the ROE factor (0.022500) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.3823

(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	50.1736	50.1736	2.2764	47.8972
Direct Care	96.3067	96.3067	4.3694	91.9373
Indirect Care	63.7992	63.7992	2.8945	60.9047
Property	13.6500	12.1272	0.5502	11.5770
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.4905
Supplemental Rate				8.1814
Totals	223.9295	222.4067	10.0905	239.9881

Medicaid Trend Adjustment



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239.99

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1980/07	1,571,872	0.00	3.8106	3.0000	0.8106	120	75.96	1,571,872	2,720,760	
1981/01	7,681	0.10	4.6347	3.0000	1.6347	120	71.49	1,584,269	2,824,800	
1981/07		0.10	4.2235	3.0000	1.2235	120	71.49	1,589,022	2,897,880	
1982/01		0.20	3.8995	3.0000	0.8995	120	74.90	1,598,556	2,975,520	
1982/07	14,818	0.20	3.1971	3.0000	0.1971	120	74.90	1,622,965	3,043,800	
1983/04	630	0.30	2.8260	2.8260		120	80.40	1,637,354	3,123,840	
1983/07	6,483	0.30	3.9578	3.0000	0.9578	120	80.40	1,658,573	3,247,440	
1984/01	42,947	0.40	2.2530	2.2530		120	77.04	1,716,467	3,289,560	
1984/07	1,182	0.40	1.9179	1.9179		120	77.04	1,730,818	3,352,680	
1985/01	8,244	0.50	1.1471	1.1471		120	78.42	1,748,990	3,391,080	
1985/10		0.50	0.8522	0.8522		120	78.42	1,756,442	3,420,000	
1986/01		0.60	0.8299	0.8299		120	78.42	1,765,187	3,448,440	
1986/07		0.60	0.2974	0.2974		120	78.42	1,768,336	3,441,840	
1987/01		0.70	1.0091	1.0091		120	84.00	1,780,828	3,503,400	
1987/07		0.70	0.9007	0.9007		120	90.74	1,792,056	3,530,760	
1988/01		0.80	0.9007	0.9007		120	90.74	1,804,970	3,559,440	
1988/07		0.80	0.5899	0.5899		120	90.74	1,813,488	3,557,520	
1989/01		0.90	0.5899	0.5899		120	76.52	1,823,116	3,578,520	
1989/07		0.90	0.5899	0.5899		120	84.06	1,832,795	3,602,760	
1990/01		1.00	0.5899	0.5899		120	84.06	1,843,607	3,620,880	
1990/07		1.00	0.5899	0.5899		120	84.06	1,854,482	3,642,240	
1991/01		1.00	0.5899	0.5899		120	84.06	1,865,422	3,663,600	
1991/07	52,869	1.00	1.4932	1.4932		120	84.06	1,946,145	3,718,320	
1992/01		1.00	2.0117	2.0117		120	84.06	1,985,296	3,793,080	
1992/07		1.00	1.8152	1.8152		120	84.06	2,021,333	3,861,960	
1993/01		1.00	1.7710	1.7710		120	91.28	2,057,131	3,930,360	
1993/07		1.00	1.5329	1.5329		120	91.28	2,088,665	3,990,600	
1994/01	7,043	1.00	1.6983	1.6983		120	90.80	2,131,180	4,058,400	
1994/07		1.00	1.5991	1.5991		120	90.80	2,165,260	4,123,320	
1995/01	41,528	1.00	1.5812	1.5812		120	89.86	2,241,025	4,188,480	



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239.99

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1995/07		1.00	1.5250	1.5250		120	89.86	2,275,201	4,252,320	
1996/01	19,179	1.00	1.7228	1.7228		120	84.72	2,333,577	4,325,640	
1996/07		1.00	1.3294	1.3294		120	84.72	2,333,577	4,383,120	5
1997/01		1.00	1.4109	1.4109		120	85.83	2,364,600	4,444,920	5
1997/07		1.00	1.0917	1.0917		120	85.83	2,397,962	4,493,400	5
1998/01		1.00	1.1663	1.1663		120	85.34	2,452,414	4,545,840	
1998/07		1.00	1.0794	1.0794		120	85.34	2,478,885	4,594,920	
1999/01		1.00	1.4499	1.4499		120	85.34	2,514,826	4,661,520	
1999/07		1.00	1.2299	1.2299		120	80.83	2,545,756	4,718,880	
2000/01		1.00	1.3356	1.3356		120	85.70	2,579,757	4,781,880	
2000/07		1.00	1.1129	1.1129		120	85.70	2,608,467	4,835,040	
2001/01		0.95	1.2976	1.2976		120	87.80	2,640,622	4,897,800	
2001/07		0.95	0.9615	0.9615		120	83.46	2,664,741	4,944,840	
2002/01		0.90	1.0301	1.0301		120	83.46	2,689,446	4,995,720	
2002/07		0.90	0.8337	0.8337		120	82.93	2,709,625	5,037,360	
2003/01		0.85	1.3271	1.3271		120	82.93	2,740,190	5,104,200	
2003/07		0.85	1.1664	1.1664		120	92.43	2,767,356	5,163,720	
2004/01		0.80	1.1103	1.1103		120	86.63	2,791,936	5,221,080	
2004/07		0.80	0.8378	0.8378		120	86.63	2,810,648	5,264,880	
2005/01		0.75	0.8595	0.8595		120	86.63	2,828,765	5,310,120	
2005/07		0.75	0.7364	0.7364		120	86.63	2,844,388	5,349,240	
2006/01		0.70	0.9068	0.9068		120	86.63	2,862,444	5,397,720	
2006/07		0.70	0.8133	0.8133		120	84.26	2,878,740	5,441,640	
2007/01		0.65	1.0133	1.0133		120	84.26	2,897,699	5,496,720	
2007/07		0.65	1.1050	1.1050		120	84.26	2,918,513	5,557,440	
2008/01		0.60	0.8556	0.8556		120	84.26	2,933,497	5,604,960	
2008/07		0.60	0.6104	0.6104		120	84.26	2,944,239	5,639,160	
2009/01		0.55	1.3268	1.3268		120	76.13	2,965,723	5,714,040	
2009/07		0.55	0.6841	0.6841		120	76.13	2,976,883	5,753,160	
2010/01	99,650	0.50	0.8643	0.8643		120	72.75	3,089,399	5,802,840	



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239.99

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2010/07		0.50	0.7107	0.7107		120	72.75	3,100,379	5,844,120	
2011/01		0.45	0.9198	0.9198		120	71.69	3,113,211	5,897,880	
2011/07	139,929	0.45	0.9028	0.9028		120	72.43	3,265,789	5,951,160	
2012/01		0.40	0.3865	0.3865		120	72.43	3,270,838	5,974,200	
2012/07		0.40	0.9417	0.9417		120	72.43	3,283,159	6,030,480	
2013/01		0.35	0.4901	0.4901		120	74.41	3,288,790	6,060,000	
2013/07		0.35	0.6196	0.6196		120	74.41	3,295,923	6,097,560	
2014/01		0.30	0.8564	0.8564		120	70.86	3,304,390	6,149,760	
2014/07		0.30	1.2383	1.2383		120	70.86	3,316,666	6,225,960	
2015/01		0.25	0.7571	0.7571		120	75.75	3,322,944	6,273,120	
2015/09		0.25	1.5736	1.5736		120	75.75	3,336,016	6,371,880	
2016/09		0.20	1.9890	1.9890		120	68.64	3,349,287	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: 317578123120140401201407172015133427



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

0317586-00 - 2016/09

244.50

Williston 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
300 NW 1ST AVE	4/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
WILLISTON, FL 32696	Days in CR 275	Maximum: 33,000	Standard: 366
County: Levy [38]	First Used : 2015/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 31,517	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 5,204	Inflation
Current Class North Large	Initial CR? False	Medicaid: 23,087	FY Index: 1.34732075
Class at 1/94: North Large	Medicaid Utilization	73.25253%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	95.50606%	Cost: 1.07142598
Open Date: 01/01/1981	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1981	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23299675
Entered Medicaid 07/01/1982	Low Occupancy Adjustment Factor:	120.78367%	DC Sem Index: 1.30450000
Med # Active Date: 10/01/2006	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05799143
Previous Med # 267830			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,168,504	2,121,724	1,191,026	885,617		5,366,871	
1a	Audit Adjustments							
2	Cost Per Diem	50.6131	91.9012	51.5886	38.3600		232.4629	
3	Cost Per Diem Inflated	54.2282	97.2307	55.2734				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	54.2282	97.2307	55.2734	38.3600		245.0923	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	61.4231		76.1211				
7	Provider Target Rate	64.8399		80.3556				
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	54.2282	97.2307	55.2734	13.6500		220.3823	
12/13	Medicaid Adjustment Rate		2.5435	1.4459				
14	Prospective Per Diem 11	54.2282	99.7742	56.7193	13.6500		224.3717	
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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Williston Rehabilitation and Nursing Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 10/01/2006		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	5,600,000.00		Total Amount	Per Diem
RS to Start Calcs:	1981/01	Type:	Variable	80% Capital(1):	3,429,362	9.2255
Indexed Asset Value	4,286,703	<60% of Base:	False	20% ROE(2):	857,341	0.4893
FRVS Base Asset:	2,398,789	Interest Rate:	8.7500%	Insurance Cost(3):	126,342	4.0087
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	60,362	1.9152
ROE Factor	0.022500	Amortization Rate:	8.7500%	Home Office(3):	9,150	0.2903
		Interest Only:	False	Replacement(3&4):	30,015	0.0000
		Yearly Payment:	363,668	Total FRVS PD:		15.9290

(1) 80% Capital (\$3,429,362) amortized at 8.7500 % for 20 years Principal & Interest of \$363,668 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.2255

(2) 20% ROE (\$857,341) times the ROE factor (0.022500) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.4893

(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:	22,673
Comparison Date: 07/01/1980	Current RS PBS:	54,155
Comparison Bed 180	Effective PBS Limitation	4,081,140

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.2282	54.2282	2.4603	51.7679
Direct Care	99.7742	99.7742	4.5267	95.2475
Indirect Care	56.7193	56.7193	2.5733	54.1460
Property	13.6500	15.9290	0.7227	15.2063
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.9472
Supplemental Rate				8.1814
Totals	224.3717	226.6507	10.2830	244.4963

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	1,619,233	0.00	3.8241	3.0000	0.8241	180		1,619,233	4,237,200	
1981/07	646,163	0.10	3.4129	3.0000	0.4129	180		2,265,396	4,346,820	
1982/01		0.10	3.0888	3.0000	0.0888	180		2,265,396	4,463,280	
1982/07		0.20	2.3865	2.3865		180	81.24	2,276,209	4,565,700	
1983/04	1,396	0.20	2.6288	2.6288		180	84.76	2,289,573	4,685,760	
1983/07	13,233	0.30	3.9578	3.0000	0.9578	180	84.76	2,323,412	4,871,160	
1984/01	9,334	0.30	2.2530	2.2530		180	87.27	2,348,450	4,934,340	
1984/07	1,500	0.40	1.9179	1.9179		180	87.27	2,367,967	5,029,020	
1985/01	3,497	0.40	1.1471	1.1471		180	83.19	2,382,328	5,086,620	
1985/10	6,310	0.50	0.8522	0.8522		180	83.19	2,398,789	5,130,000	
1986/01		0.50	0.8299	0.8299		180	83.19	2,408,744	5,172,660	
1986/07		0.60	0.2974	0.2974		180	83.19	2,413,041	5,162,760	
1987/01		0.60	1.0091	1.0091		180	83.19	2,427,652	5,255,100	
1987/07		0.70	0.9007	0.9007		180	84.80	2,442,958	5,296,140	
1988/01		0.70	0.9007	0.9007		180	84.80	2,458,361	5,339,160	
1988/07		0.80	0.5899	0.5899		180	86.40	2,469,962	5,336,280	
1989/01		0.80	0.5899	0.5899		180	80.00	2,481,618	5,367,780	
1989/07		0.90	0.5899	0.5899		180	85.36	2,494,793	5,404,140	
1990/01		0.90	0.5899	0.5899		180	85.36	2,508,038	5,431,320	
1990/07		1.00	0.5899	0.5899		180	85.36	2,522,833	5,463,360	
1991/01		1.00	0.5899	0.5899		180	85.36	2,537,715	5,495,400	
1991/07		1.00	1.4932	1.4932		180	85.36	2,537,715	5,577,480	5
1992/01	100,819	1.00	2.0117	2.0117		180	85.36	2,676,427	5,689,620	5
1992/07		1.00	1.8152	1.8152		180	85.36	2,777,764	5,792,940	
1993/01		1.00	1.7710	1.7710		180	86.21	2,826,958	5,895,540	
1993/07		1.00	1.5329	1.5329		180	86.21	2,870,292	5,985,900	
1994/01	60,221	1.00	1.6983	1.6983		180	82.84	2,979,259	6,087,600	
1994/07		1.00	1.5991	1.5991		180	82.84	3,026,900	6,184,980	
1995/01		1.00	1.5812	1.5812		180	76.84	3,074,761	6,282,720	
1995/07		1.00	1.5250	1.5250		180	76.84	3,121,651	6,378,480	



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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
1996/01		1.00	1.7228	1.7228		180	76.07	3,175,431	6,488,460	
1996/07		1.00	1.3294	1.3294		180	76.07	3,217,645	6,574,680	
1997/01		1.00	1.4109	1.4109		180	80.45	3,263,043	6,667,380	
1997/07		1.00	1.0917	1.0917		180	80.45	3,298,666	6,740,100	
1998/01		1.00	1.1663	1.1663		180	81.25	3,337,138	6,818,760	
1998/07		1.00	1.0794	1.0794		180	81.25	3,373,159	6,892,380	
1999/01		1.00	1.4499	1.4499		180	84.54	3,422,066	6,992,280	
1999/07		1.00	1.2299	1.2299		180	84.54	3,464,154	7,078,320	
2000/01		1.00	1.3356	1.3356		180	82.72	3,510,421	7,172,820	
2000/07		1.00	1.1129	1.1129		180	82.72	3,549,488	7,252,560	
2001/01		1.00	1.2976	1.2976		180	85.71	3,595,546	7,346,700	
2001/07		0.95	0.9615	0.9615		180	83.40	3,628,388	7,417,260	
2002/01		0.95	1.0301	1.0301		180	83.40	3,628,388	7,493,580	5
2002/07		0.90	0.8337	0.8337		180	79.27	3,691,385	7,556,040	
2003/01		0.90	1.3271	1.3271		180	79.27	3,735,475	7,656,300	
2003/07		0.85	1.1664	1.1664		180	83.86	3,735,475	7,745,580	5
2004/01		0.85	1.1103	1.1103		180	80.01	3,808,113	7,831,620	
2004/07		0.80	0.8378	0.8378		180	80.01	3,833,635	7,897,320	
2005/01		0.80	0.8595	0.8595		180	80.01	3,859,995	7,965,180	
2005/07		0.75	0.7364	0.7364		180	80.01	3,881,314	8,023,860	
2006/01		0.75	0.9068	0.9068		180	80.01	3,907,711	8,096,580	
2006/07		0.70	0.8133	0.8133		180	76.77	3,929,958	8,162,460	
2007/01		0.70	1.0133	1.0133		180	76.77	3,957,833	8,245,080	
2007/07		0.65	1.1050	1.1050		180	76.77	3,986,262	8,336,160	
2008/01		0.65	0.8556	0.8556		180	76.77	4,008,430	8,407,440	
2008/07		0.60	0.6104	0.6104		180	76.77	4,023,109	8,458,740	
2009/01		0.60	1.3268	1.3268		180	79.66	4,055,137	8,571,060	
2009/07		0.55	0.6841	0.6841		180	79.66	4,070,396	8,629,740	
2010/01	34,318	0.55	0.8643	0.8643		180	76.66	4,124,065	8,704,260	
2010/07		0.50	0.7107	0.7107		180	76.66	4,138,722	8,766,180	



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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		180	76.96	4,157,756	8,846,820	
2011/07		0.45	0.9028	0.9028		180	72.96	4,174,649	8,926,740	
2012/01		0.45	0.3865	0.3865		180	72.96	4,181,909	8,961,300	
2012/07		0.40	0.9417	0.9417		180	73.51	4,197,662	9,045,720	
2013/01		0.40	0.4901	0.4901		180	73.51	4,205,889	9,090,000	
2013/07		0.35	0.6196	0.6196		180	73.51	4,215,012	9,146,340	
2014/01		0.35	0.8564	0.8564		120	71.19	4,227,644	6,149,760	
2014/07		0.30	1.2383	1.2383		120	74.24	4,243,350	6,225,960	
2015/01		0.30	0.7571	0.7571		120	74.24	4,252,987	6,273,120	
2015/09		0.25	1.5736	1.5736		120	73.25	4,269,718	6,371,880	
2016/09		0.20	1.9890	1.9890		120	73.25	4,286,703	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: 317586123120140401201404272015102730



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The Court At Palm Aire

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
2701 N COURSE DR	7/1/2014-12/31/2014	Number of Beds: 60	Superior: 0
POMPANO BEACH, FL 33069-3	Days in CR 184	Maximum: 11,040	Standard: 366
County: Broward [6]	First Used : 2015/09	Max Annualized: 21,900	Conditional: 0
Region: South Area: 10	Last Used: 2016/09	Total Patient: 10,036	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 3,612	Inflation
Current Class South Small	Initial CR? False	Medicaid: 3,662	FY Index: 1.35002422
Class at 1/94: South Small	Medicaid Utilization	36.48864%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	90.90580%	Cost: 1.06928041
Open Date: 04/01/1988	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 04/28/1994	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23500000
Entered Medicaid 04/28/1994	Low Occupancy Adjustment Factor:	114.96585%	DC Sem Index: 1.30450000
Med # Active Date: 09/01/2006	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05627530
Previous Med # 211761			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	166,762	310,661	349,904	121,945		949,272	
1a	Audit Adjustments							
2	Cost Per Diem	45.5385	84.8337	95.5500	33.3001		259.2223	
3	Cost Per Diem Inflated	48.6934	89.6077	102.1697				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	48.6934	89.6077	102.1697	33.3001		273.7709	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	64.0758		109.9783				
7	Provider Target Rate	67.6402		116.0962				
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	48.6934	89.6077	88.3937	13.6500		240.3448	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	48.6934	89.6077	88.3937	13.6500		240.3448	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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The Court At Palm Aire

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 04/28/1994		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1994/01	Type:	None	80% Capital(1):	1,797,718	7.4550
Indexed Asset Value	2,247,148	<60% of Base:	True	20% ROE(2):	449,430	0.5035
FRVS Base Asset:	1,765,380	Interest Rate:	8.2500%	Insurance Cost(3):	12,505	1.2460
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	28,665	2.8562
ROE Factor	0.022080	Amortization Rate:	8.2500%	Home Office(3):	1,897	0.1890
		Interest Only:	True	Replacement(3&4):	250,805	0.0000
		Yearly Payment:	146,938	Total FRVS PD:		12.2497

(1) 80% Capital (\$1,797,718) amortized at 8.2500 % for 20 years Interest of \$146,938 divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$7.4550

(2) 20% ROE (\$449,430) times the ROE factor (0.022080) divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$0.5035

(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	48.6934	48.6934	2.2092	46.4842
Direct Care	89.6077	89.6077	4.0655	85.5422
Indirect Care	88.3937	88.3937	4.0104	84.3833
Property	13.6500	12.2497	0.5558	11.6939
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				13.9064
Supplemental Rate				8.1814
Totals	240.3448	238.9445	10.8409	250.1914

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
1994/01	2,487,096	0.00	1.6983	1.6983		60	9.90	1,765,380	1,765,380	1
1994/07		0.10	1.5991	1.5991		60	9.90	1,765,380	2,061,660	
1995/01		0.10	1.5812	1.5812		60	9.90	1,765,380	2,094,240	
1995/07		0.20	1.5250	1.5250		60	9.90	1,765,380	2,126,160	
1996/01		0.20	1.7228	1.7228		60	9.90	1,765,380	2,162,820	
1996/07		0.30	1.3294	1.3294		60	9.90	1,765,380	2,191,560	
1997/01		0.30	1.4109	1.4109		60	9.90	1,765,380	2,222,460	
1997/07		0.40	1.0917	1.0917		60	17.10	1,765,380	2,246,700	
1998/01		0.40	1.1663	1.1663		60	17.10	1,765,380	2,272,920	
1998/07	45,093	0.50	1.0794	1.0794		60	17.05	1,810,473	2,297,460	
1999/01		0.50	1.4499	1.4499		60	17.05	1,810,473	2,330,760	1
1999/07	8,802	0.60	1.2299	1.2299		60	19.63	1,819,275	2,359,440	
2000/01		0.60	1.3356	1.3356		60	19.63	1,819,275	2,390,940	
2000/07		0.70	1.1129	1.1129		60	26.00	1,825,975	2,417,520	
2001/01		0.70	1.2976	1.2976		60	26.00	1,833,815	2,448,900	
2001/07		0.80	0.9615	0.9615		60	25.50	1,840,355	2,472,420	
2002/01		0.80	1.0301	1.0301		60	25.50	1,847,387	2,497,860	
2002/07		0.90	0.8337	0.8337		60	27.67	1,854,360	2,518,680	
2003/01		0.90	1.3271	1.3271		60	27.67	1,865,503	2,552,100	
2003/07		1.00	1.1664	1.1664		60	27.13	1,876,236	2,581,860	
2004/01		1.00	1.1103	1.1103		60	27.13	1,886,512	2,610,540	
2004/07		1.00	0.8378	0.8378		60	40.45	1,898,136	2,632,440	
2005/01		1.00	0.8595	0.8595		60	40.45	1,910,135	2,655,060	
2005/07		1.00	0.7364	0.7364		60	40.45	1,920,480	2,674,620	
2006/01	21,083	1.00	0.9068	0.9068		60	31.43	1,951,515	2,698,860	
2006/07		1.00	0.8133	0.8133		60	41.02	1,963,352	2,720,820	
2007/01		1.00	1.0133	1.0133		60	41.02	1,978,190	2,748,360	
2007/07		1.00	1.1050	1.1050		60	41.02	1,994,493	2,778,720	
2008/01		1.00	0.8556	0.8556		60	41.02	2,007,220	2,802,480	
2008/07		1.00	0.6104	0.6104		60	41.02	2,016,358	2,819,580	



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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
2009/01		1.00	1.3268	1.3268		60	41.02	2,036,311	2,857,020	
2009/07		1.00	0.6841	0.6841		60	46.21	2,048,015	2,876,580	
2010/01		1.00	0.8643	0.8643		60	46.21	2,062,887	2,901,420	
2010/07		1.00	0.7107	0.7107		60	48.44	2,075,799	2,922,060	
2011/01		1.00	0.9198	0.9198		60	40.36	2,089,810	2,948,940	
2011/07		1.00	0.9028	0.9028		60	40.36	2,103,655	2,975,580	
2012/01		1.00	0.3865	0.3865		60	40.36	2,109,621	2,987,100	
2012/07		1.00	0.9417	0.9417		60	50.95	2,128,024	3,015,240	
2013/01		1.00	0.4901	0.4901		60	50.95	2,137,685	3,030,000	
2013/07		1.00	0.6196	0.6196		60	51.84	2,150,169	3,048,780	
2014/01		1.00	0.8564	0.8564		60	51.84	2,167,525	3,074,880	
2014/07		0.95	1.2383	1.2383		60	45.36	2,188,555	3,112,980	
2015/01		0.95	0.7571	0.7571		60	45.36	2,201,536	3,136,560	
2015/09		0.90	1.5736	1.5736		60	36.49	2,222,221	3,185,940	
2016/09		0.85	1.9890	1.9890		60	36.49	2,247,148	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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Brookdale Palmer Ranch SNF

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
5111 PALMER RANCH PARKW SARASOTA, FL 34238	7/1/2014-6/30/2015	Number of Beds: 60	Superior: 0
County: Sarasota [58]	Days in CR 365	Maximum: 21,900	Standard: 366
Region: South Area: 8	First Used : 2016/09	Max Annualized: 21,900	Conditional: 0
Control: Proprietary : Corporation	Last Used: 2016/09	Total Patient: 19,565	Total: 366
Current Class South Small	Unaudited	Medicare: 6,379	Inflation
Class at 1/94: South Small	Initial CR? False	Medicaid: 8,166	FY Index: 1.35966457
Operating Ex > 18 months	Medicaid Utilization	41.73780%	Semester Index: 1.44355445
Open Date: 07/01/1999	Occupancy:	89.33790%	Cost: 1.06169895
Acquired Date: 09/28/1999	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Entered Medicaid 06/01/2000	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24000000
Med # Active Date: 12/01/2006	Low Occupancy Adjustment Factor:	112.98298%	DC Sem Index: 1.30450000
Previous Med # 269328	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	417,374	862,189	563,243	185,532		2,028,338	
1a	Audit Adjustments							
2	Cost Per Diem	51.1112	105.5828	68.9742	22.7201		248.3883	
3	Cost Per Diem Inflated	54.2647	111.0748	73.2298				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	54.2647	111.0748	73.2298	22.7201		261.2894	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	64.0758		87.9379				
7	Provider Target Rate	67.6402		92.8297				
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	54.2647	111.0748	73.2298	13.6500		252.2193	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	54.2647	111.0748	73.2298	13.6500		252.2193	
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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Brookdale Palmer Ranch SNF

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	06/01/2000	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	4,596,680.00		Total Amount	Per Diem
RS to Start Calcs:	1999/07	Type:	Variable	80% Capital(1):	2,175,478	10.8081
Indexed Asset Value	2,719,348	<60% of Base:	False	20% ROE(2):	543,870	0.5693
FRVS Base Asset:	0	Interest Rate:	7.6700%	Insurance Cost(3):	18,732	0.9574
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	38,018	1.9432
ROE Factor	0.020630	Amortization Rate:	7.6700%	Home Office(3):	28,185	1.4406
		Interest Only:	False	Replacement(3&4):	240,409	0.0000
		Yearly Payment:	213,028	Total FRVS PD:		15.7186

(1) 80% Capital (\$2,175,478) amortized at 7.6700 % for 20 years Principal & Interest of \$213,028 divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$10.8081

(2) 20% ROE (\$543,870) times the ROE factor (0.020630) divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$0.5693

(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	60	Effective PBS Limitation	2,330,760

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.2647	54.2647	2.4620	51.8027
Direct Care	111.0748	111.0748	5.0394	106.0354
Indirect Care	73.2298	73.2298	3.3224	69.9074
Property	13.6500	15.7186	0.7131	15.0055
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				16.8307
Supplemental Rate				8.1814
Totals	252.2193	254.2879	11.5369	267.7631

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	4,833,075	0.00	1.3356	1.3356		60	14.93	2,330,760	2,330,760	1
2000/07		0.10	1.1129	1.1129		60	14.93	2,330,760	2,417,520	
2001/01		0.10	1.2976	1.2976		60	14.93	2,330,760	2,448,900	
2001/07		0.20	0.9615	0.9615		60	14.93	2,330,760	2,472,420	
2002/01		0.20	1.0301	1.0301		60	14.93	2,330,760	2,497,860	
2002/07		0.30	0.8337	0.8337		60	25.91	2,333,506	2,518,680	
2003/01		0.30	1.3271	1.3271		60	25.91	2,337,882	2,552,100	
2003/07		0.40	1.1664	1.1664		60	34.28	2,344,681	2,581,860	
2004/01		0.40	1.1103	1.1103		60	41.14	2,352,470	2,610,540	
2004/07		0.50	0.8378	0.8378		60	41.14	2,359,841	2,632,440	
2005/01		0.50	0.8595	0.8595		60	41.14	2,367,428	2,655,060	
2005/07		0.60	0.7364	0.7364		60	41.14	2,375,252	2,674,620	
2006/01		0.60	0.9068	0.9068		60	41.14	2,384,919	2,698,860	
2006/07		0.70	0.8133	0.8133		60	46.25	2,396,336	2,720,820	
2007/01		0.70	1.0133	1.0133		60	46.25	2,410,629	2,748,360	
2007/07		0.80	1.1050	1.1050		60	46.25	2,428,549	2,778,720	
2008/01		0.80	0.8556	0.8556		60	46.25	2,442,528	2,802,480	
2008/07		0.90	0.6104	0.6104		60	46.25	2,453,812	2,819,580	
2009/01		0.90	1.3268	1.3268		60	46.25	2,478,451	2,857,020	
2009/07		1.00	0.6841	0.6841		60	45.92	2,492,607	2,876,580	
2010/01	16,162	1.00	0.8643	0.8643		60	36.39	2,523,023	2,901,420	
2010/07		1.00	0.7107	0.7107		60	36.39	2,534,887	2,922,060	
2011/01		1.00	0.9198	0.9198		60	33.84	2,549,233	2,948,940	
2011/07		1.00	0.9028	0.9028		60	33.84	2,563,393	2,975,580	
2012/01		1.00	0.3865	0.3865		60	33.84	2,569,489	2,987,100	
2012/07		1.00	0.9417	0.9417		60	33.96	2,584,429	3,015,240	
2013/01		1.00	0.4901	0.4901		60	32.04	2,591,808	3,030,000	
2013/07		1.00	0.6196	0.6196		60	32.04	2,601,163	3,048,780	
2014/01		1.00	0.8564	0.8564		60	36.75	2,616,048	3,074,880	
2014/07		1.00	1.2383	1.2383		60	36.75	2,637,693	3,112,980	



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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		60	36.75	2,651,037	3,136,560	
2015/09		1.00	1.5736	1.5736		60	36.75	2,678,911	3,185,940	
2016/09		1.00	1.9890	1.9890		60	41.74	2,719,348	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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241.89

Port Charlotte 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
25325 RAMPART BLVD	1/1/2015-12/31/2015	Number of Beds: 132	Superior: 0
PORT CHARLOTTE, FL 33983	Days in CR 365	Maximum: 43,968	Standard: 366
County: Charlotte [8]	First Used : 2016/09	Max Annualized: 48,180	Conditional: 0
Region: South Area: 8	Last Used: 2016/09	Total Patient: 41,781	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 17,584	Inflation
Current Class South Large	Initial CR? False	Medicaid: 18,872	FY Index: 1.37939113
Class at 1/94: South Large	Medicaid Utilization	45.16886%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	95.02593%	Cost: 1.04651568
Open Date: 02/01/1985	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 02/01/1985	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 03/01/1985	Low Occupancy Adjustment Factor:	120.17646%	DC Sem Index: 1.30450000
Med # Active Date: 10/08/2004	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 264555			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	998,274	1,628,319	1,345,182	322,522		4,294,297	
1a	Audit Adjustments							
2	Cost Per Diem	52.8971	86.2823	71.2792	17.0900		227.5486	
3	Cost Per Diem Inflated	55.3576	89.7928	74.5948				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	55.3576	89.7928	74.5948	17.0900		236.8352	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	59.2906		62.9772				
7	Provider Target Rate	62.5888		66.4805				
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	55.3576	89.7928	66.4805	13.6500		225.2809	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	55.3576	89.7928	66.4805	13.6500		225.2809	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Port Charlotte Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 05/15/1990		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	5,300,000.00		Total Amount	Per Diem
RS to Start Calcs:	1985/01	Type:	Fixed	80% Capital(1):	5,064,324	14.2284
Indexed Asset Value	6,330,405	<60% of Base:	False	20% ROE(2):	1,266,081	0.5901
FRVS Base Asset:	3,157,214	Interest Rate:	10.7500%	Insurance Cost(3):	97,281	2.3284
Occup Adj Factor	0.9000	Chase Rate:	10.0000%	Taxes Cost(3):	102,470	2.4526
ROE Factor	0.020210	Amortization Rate:	10.7500%	Home Office(3):	20,657	0.4944
		Interest Only:	False	Replacement(3&4):	50,079	0.0000
		Yearly Payment:	616,974	Total FRVS PD:		20.0939

(1) 80% Capital (\$5,064,324) amortized at 10.7500 % for 20 years Principal & Interest of \$616,974 divided by annual available days (48180) divided by Occup. Adj. (0.90) = \$14.2284

(2) 20% ROE (\$1,266,081) times the ROE factor (0.020210) divided by annual available days (48180) divided by Occup. Adj. (0.90) = \$0.5901

(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	55.3576	55.3576	2.5115	52.8461
Direct Care	89.7928	89.7928	4.0739	85.7189
Indirect Care	66.4805	66.4805	3.0162	63.4643
Property	13.6500	20.0939	0.9117	19.1822
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				12.5016
Supplemental Rate				8.1814
Totals	225.2809	231.7248	10.5133	241.8945

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	3,154,526	0.00	1.1471	1.1471		120	65.03	3,154,526	3,391,080	
1985/10		0.10	0.8522	0.8522		120	65.03	3,157,214	3,420,000	
1986/01		0.10	0.8299	0.8299		120	65.03	3,159,834	3,448,440	
1986/07		0.20	0.2974	0.2974		120	65.03	3,161,714	3,441,840	
1987/01		0.20	1.0091	1.0091		120	65.03	3,168,094	3,503,400	
1987/07	54,913	0.30	0.9007	0.9007		120	76.93	3,231,567	3,530,760	
1988/01		0.30	0.9007	0.9007		120	76.93	3,240,299	3,559,440	
1988/07		0.40	0.5899	0.5899		120	76.93	3,247,946	3,557,520	
1989/01		0.40	0.5899	0.5899		120	76.93	3,255,611	3,578,520	
1989/07		0.50	0.5899	0.5899		120	76.93	3,265,215	3,602,760	
1990/01		0.50	0.5899	0.5899		120	64.70	3,274,847	3,620,880	
1990/07		0.60	0.5899	0.5899		120	64.70	3,286,437	3,642,240	
1991/01	18,411	0.60	0.5899	0.5899		120	69.63	3,316,479	3,663,600	
1991/07		0.70	1.4932	1.4932		120	69.63	3,351,143	3,718,320	
1992/01		0.70	2.0117	2.0117		120	70.80	3,398,334	3,793,080	
1992/07		0.80	1.8152	1.8152		120	75.57	3,447,685	3,861,960	
1993/01		0.80	1.7710	1.7710		120	75.57	3,496,532	3,930,360	
1993/07	58,945	0.90	1.5329	1.5329		120	72.71	3,603,715	3,990,600	
1994/01		0.90	1.6983	1.6983		120	72.71	3,658,798	4,058,400	
1994/07	24,100	1.00	1.5991	1.5991		120	66.30	3,741,406	4,123,320	
1995/01		1.00	1.5812	1.5812		120	66.30	3,800,565	4,188,480	
1995/07		1.00	1.5250	1.5250		120	61.19	3,858,524	4,252,320	
1996/01		1.00	1.7228	1.7228		120	54.42	3,924,298	4,325,640	
1996/07	496,250	1.00	1.3294	1.3294		120	65.28	4,383,120	4,383,120	8
1997/01		1.00	1.4109	1.4109		120	65.28	4,444,920	4,444,920	8
1997/07		1.00	1.0917	1.0917		120	65.28	4,493,400	4,493,400	8
1998/01		1.00	1.1663	1.1663		120	65.28	4,545,807	4,545,840	
1998/07		1.00	1.0794	1.0794		120	65.28	4,545,807	4,594,920	5
1999/01		1.00	1.4499	1.4499		120	70.35	4,661,495	4,661,520	
1999/07		1.00	1.2299	1.2299		120	70.35	4,718,827	4,718,880	



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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
2000/01		1.00	1.3356	1.3356		120	73.62	4,781,852	4,781,880	
2000/07		1.00	1.1129	1.1129		120	73.62	4,835,040	4,835,040	8
2001/01	27,444	1.00	1.2976	1.2976		120	70.55	4,897,800	4,897,800	8
2001/07		1.00	0.9615	0.9615		120	70.55	4,944,840	4,944,840	8
2002/01		1.00	1.0301	1.0301		120	69.27	4,944,840	4,995,720	5
2002/07		1.00	0.8337	0.8337		120	69.97	5,037,360	5,037,360	8
2003/01		1.00	1.3271	1.3271		120	69.97	5,104,200	5,104,200	8
2003/07		1.00	1.1664	1.1664		120	60.01	5,104,200	5,163,720	5
2004/01		1.00	1.1103	1.1103		120	60.01	5,221,053	5,221,080	
2004/07		1.00	0.8378	0.8378		120	50.96	5,261,582	5,264,880	
2005/01		1.00	0.8595	0.8595		120	50.96	5,303,483	5,310,120	
2005/07		0.95	0.7364	0.7364		120	50.96	5,337,861	5,349,240	
2006/01		0.95	0.9068	0.9068		120	50.96	5,380,469	5,397,720	
2006/07		0.90	0.8133	0.8133		120	50.96	5,380,469	5,441,640	5
2007/01		0.90	1.0133	1.0133		120	55.07	5,466,364	5,496,720	
2007/07		0.85	1.1050	1.1050		120	55.07	5,517,710	5,557,440	
2008/01		0.85	0.8556	0.8556		120	55.07	5,557,840	5,604,960	
2008/07		0.80	0.6104	0.6104		120	63.50	5,584,979	5,639,160	
2009/01		0.80	1.3268	1.3268		120	63.50	5,644,258	5,714,040	
2009/07		0.75	0.6841	0.6841		120	63.50	5,673,219	5,753,160	
2010/01		0.75	0.8643	0.8643		120	60.33	5,709,993	5,802,840	
2010/07		0.70	0.7107	0.7107		120	57.97	5,738,400	5,844,120	
2011/01		0.70	0.9198	0.9198		120	57.97	5,775,350	5,897,880	
2011/07	100,885	0.65	0.9028	0.9028		120	51.48	5,907,956	5,951,160	
2012/01		0.65	0.3865	0.3865		120	51.48	5,921,847	5,974,200	
2012/07		0.60	0.9417	0.9417		120	51.48	5,953,164	6,030,480	
2013/01	130,461	0.60	0.4901	0.4901		120	58.94	6,060,000	6,060,000	8
2013/07		0.55	0.6196	0.6196		120	58.94	6,080,652	6,097,560	
2014/01	21,771	0.55	0.8564	0.8564		120	55.53	6,131,063	6,149,760	
2014/07	61,386	0.50	1.2383	1.2383		120	51.38	6,225,960	6,225,960	8



Florida Agency for Health Care Administration
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0 319325-00 - 2016/09

241.89

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	51.38	6,247,980	6,273,120	
2015/09		0.45	1.5736	1.5736		120	51.38	6,289,310	6,371,880	
2016/09		0.40	1.9890	1.9890		132	45.17	6,330,405	7,148,460	

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: 319325123120150101201504202016152217



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

0319376-00 - 2016/09

222.74

Brookdale Atrium Way 2

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
9960 ATRIUM WAY	1/1/2015-12/31/2015	Number of Beds: 84	Superior: 0
JACKSONVILLE, FL 32225	Days in CR 365	Maximum: 30,660	Standard: 366
County: Duval [16]	First Used : 2016/09	Max Annualized: 30,660	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 28,315	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 11,656	Inflation
Current Class North Small	Initial CR? False	Medicaid: 8,571	FY Index: 1.37939113
Class at 1/94: North Small	Medicaid Utilization	30.27017%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	92.35160%	Cost: 1.04651568
Open Date: 09/13/1996	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 09/13/1996	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 09/13/1996	Low Occupancy Adjustment Factor:	116.79431%	DC Sem Index: 1.30450000
Med # Active Date: 02/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 225550			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	443,394	741,697	409,521	140,736		1,735,348	
1a	Audit Adjustments							
2	Cost Per Diem	51.7319	86.5356	47.7798	16.4200		202.4673	
3	Cost Per Diem Inflated	54.1382	90.0564	50.0023				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	54.1382	90.0564	50.0023	16.4200		210.6169	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	52.9465		62.4156				
7	Provider Target Rate	55.8918		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	54.1382	90.0564	50.0023	13.6500		207.8469	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	54.1382	90.0564	50.0023	13.6500		207.8469	
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

0 319376-00 - 2016/09

222.74

Brookdale Atrium Way 2

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 09/13/1996		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,789,000.00		Total Amount	Per Diem
RS to Start Calcs:	1996/07	Type:	Fixed	80% Capital(1):	3,103,845	9.7484
Indexed Asset Value	3,879,806	<60% of Base:	False	20% ROE(2):	775,961	0.5683
FRVS Base Asset:	3,027,948	Interest Rate:	6.1000%	Insurance Cost(3):	26,603	0.9395
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	53,963	1.9058
ROE Factor	0.020210	Amortization Rate:	6.1000%	Home Office(3):	79,839	2.8197
		Interest Only:	False	Replacement(3&4):	229,120	0.0000
		Yearly Payment:	268,996	Total FRVS PD:		15.9817

(1) 80% Capital (\$3,103,845) amortized at 6.1000 % for 20 years Principal & Interest of \$268,996 divided by annual available days (30660) divided by Occup. Adj. (0.90) = \$9.7484

(2) 20% ROE (\$775,961) times the ROE factor (0.020210) divided by annual available days (30660) divided by Occup. Adj. (0.90) = \$0.5683

(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	84	Effective PBS Limitation	54,155
			3,027,948

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.1382	54.1382	2.4562	51.6820
Direct Care	90.0564	90.0564	4.0858	85.9706
Indirect Care	50.0023	50.0023	2.2686	47.7337
Property	13.6500	15.9817	0.7251	15.2566
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				13.9136
Supplemental Rate				8.1814
Totals	207.8469	210.1786	9.5357	222.7379

Medicaid Trend Adjustment



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222.74

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1996/07	5,575,062	0.00	1.3294	1.3294		84	15.86	3,027,948	3,027,948	1
1997/01		0.10	1.4109	1.4109		84	15.86	3,027,948	3,111,444	
1997/07		0.10	1.0917	1.0917		84	15.86	3,027,948	3,145,380	
1998/01		0.20	1.1663	1.1663		84	15.86	3,027,948	3,182,088	
1998/07		0.20	1.0794	1.0794		84	15.86	3,027,948	3,216,444	
1999/01		0.30	1.4499	1.4499		84	15.86	3,027,948	3,263,064	
1999/07		0.30	1.2299	1.2299		84	15.86	3,027,948	3,303,216	
2000/01		0.40	1.3356	1.3356		84	30.82	3,037,012	3,347,316	
2000/07	66,763	0.40	1.1129	1.1129		84	47.49	3,115,450	3,384,528	
2001/01		0.50	1.2976	1.2976		84	47.49	3,132,903	3,428,460	
2001/07		0.50	0.9615	0.9615		84	47.49	3,145,909	3,461,388	
2002/01		0.60	1.0301	1.0301		84	47.49	3,162,699	3,497,004	
2002/07		0.60	0.8337	0.8337		84	51.81	3,177,601	3,526,152	
2003/01		0.70	1.3271	1.3271		84	51.81	3,205,409	3,572,940	
2003/07		0.70	1.1664	1.1664		84	46.77	3,227,665	3,614,604	
2004/01		0.80	1.1103	1.1103		84	46.77	3,252,043	3,654,756	
2004/07		0.80	0.8378	0.8378		84	42.39	3,268,841	3,685,416	
2005/01		0.90	0.8595	0.8595		84	42.39	3,288,331	3,717,084	
2005/07		0.90	0.7364	0.7364		84	39.50	3,303,984	3,744,468	
2006/01		1.00	0.9068	0.9068		84	39.50	3,325,501	3,778,404	
2006/07		1.00	0.8133	0.8133		84	39.50	3,344,925	3,809,148	
2007/01		1.00	1.0133	1.0133		84	38.17	3,368,448	3,847,704	
2007/07		1.00	1.1050	1.1050		84	38.17	3,394,280	3,890,208	
2008/01		1.00	0.8556	0.8556		84	38.17	3,414,435	3,923,472	
2008/07		1.00	0.6104	0.6104		84	38.17	3,428,899	3,947,412	
2009/01		1.00	1.3268	1.3268		84	38.17	3,460,472	3,999,828	
2009/07		1.00	0.6841	0.6841		84	38.17	3,476,901	4,027,212	
2010/01	125,751	1.00	0.8643	0.8643		84	37.06	3,622,901	4,061,988	
2010/07		1.00	0.7107	0.7107		84	37.06	3,640,250	4,090,884	
2011/01		1.00	0.9198	0.9198		84	37.06	3,662,811	4,128,516	



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222.74

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2011/07		1.00	0.9028	0.9028		84	35.84	3,684,359	4,165,812	
2012/01		1.00	0.3865	0.3865		84	35.14	3,693,457	4,181,940	
2012/07		1.00	0.9417	0.9417		84	35.14	3,715,679	4,221,336	
2013/01		1.00	0.4901	0.4901		84	33.47	3,726,761	4,242,000	
2013/07		1.00	0.6196	0.6196		84	33.47	3,740,813	4,268,292	
2014/01		1.00	0.8564	0.8564		84	30.80	3,758,753	4,304,832	
2014/07		1.00	1.2383	1.2383		84	30.80	3,784,818	4,358,172	
2015/01		1.00	0.7571	0.7571		84	32.93	3,801,974	4,391,184	
2015/09		1.00	1.5736	1.5736		84	32.93	3,837,795	4,460,316	
2016/09		1.00	1.9890	1.9890		84	30.27	3,879,806	4,549,020	

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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0320391-00 - 2016/09

208.49

Zephyr Haven Health & Rehab 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
38250 A AVE	1/1/2015-12/31/2015	Number of Beds: 120	Superior: 0
ZEPHYRHILLS, FL 33542	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: 41,604	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 4,066	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 31,509	FY Index: 1.37939113
Class at 1/94: North Large	Medicaid Utilization	75.73551%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.98630%	Cost: 1.04651568
Open Date: 07/01/1971	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 06/28/1989	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25350000
Entered Medicaid 06/28/1989	Low Occupancy Adjustment Factor:	120.12634%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04068608
Previous Med # 212741			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,433,906	2,437,466	1,431,745	307,843		5,610,960	
1a	Audit Adjustments							
2	Cost Per Diem	45.5078	77.3578	45.4392	9.7700		178.0748	
3	Cost Per Diem Inflated	47.6246	80.5052	47.5528				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	47.6246	80.5052	47.5528	9.7700		185.4526	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	63.8211		59.0692				
7	Provider Target Rate	67.3713		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	47.6246	80.5052	47.5528	9.7700		185.4526	
12/13	Medicaid Adjustment Rate		2.3308	1.3768				
14	Prospective Per Diem 11	47.6246	82.8360	48.9296	9.7700		189.1602	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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208.49

Zephyr Haven Health & Rehab Center, Inc.

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	06/28/1989	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	5,178,600.00	Total Amount	Per Diem	
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	4,024,662	8.5319
RS to Start Calcs:	1989/01	<60% of Base:	False	20% ROE(2):	1,006,166	0.5158
Indexed Asset Value	5,030,828	Interest Rate:	5.6500%	Insurance Cost(3):	9,860	0.2370
FRVS Base Asset:	615,660	Chase Rate:	3.2500%	Taxes Cost(3):	0	0.0000
Occup Adj Factor	0.9000	Amortization Rate:	5.6500%	Home Office(3):	93,140	2.2387
ROE Factor	0.020210	Interest Only:	False	Replacement(3&4):	68,958	0.0000
		Yearly Payment:	336,327	Total FRVS PD:		11.5234

(1) 80% Capital (\$4,024,662) amortized at 5.6500 % for 20 years Principal & Interest of \$336,327 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$8.5319

(2) 20% ROE (\$1,006,166) times the ROE factor (0.020210) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5158

(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 60	Effective PBS Limitation	615,660

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	47.6246	47.6246	2.1607	45.4639
Direct Care	82.8360	82.8360	3.7582	79.0778
Indirect Care	48.9296	48.9296	2.2199	46.7097
Property	9.7700	11.5234	0.5228	11.0006
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.0585
Supplemental Rate				8.1814
Totals	189.1602	190.9136	8.6616	208.4919

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	742,396	0.00					100.00	742,396		
1972/01		0.00	3.9787	3.0000	0.9787		100.00	742,396		
1972/07		0.00	5.9113	3.0000	2.9113		100.00	742,396		
1973/01		0.00	8.0622	3.0000	5.0622		100.00	742,396		
1973/07		0.00	10.7186	3.0000	7.7186		100.00	742,396		
1974/01		0.00	12.9457	3.0000	9.9457		100.00	742,396		
1974/07		0.00	13.0494	3.0000	10.0494		100.00	742,396		
1975/01		0.00	13.1399	3.0000	10.1399		100.00	742,396		
1975/07		0.00	14.2033	3.0000	11.2033		100.00	742,396		
1976/01		0.00	15.2478	3.0000	12.2478		100.00	742,396		
1976/07		0.00	15.7330	3.0000	12.7330		100.00	742,396		
1977/01		0.00	16.4836	3.0000	13.4836		100.00	742,396		
1977/07		0.00	18.5412	3.0000	15.5412		100.00	742,396		
1978/01		0.00	20.2809	3.0000	17.2809		100.00	742,396		
1978/07		0.00	22.8203	3.0000	19.8203		100.00	742,396		
1979/01		0.00	24.9476	3.0000	21.9476		100.00	742,396		
1979/07		0.00	26.1458	3.0000	23.1458		100.00	742,396		
1980/01		0.00	29.3115	3.0000	26.3115			742,396		
1980/07		0.00	30.1222	3.0000	27.1222			742,396		
1981/01		0.00	30.9462	3.0000	27.9462			742,396		
1981/07		0.00	30.5350	3.0000	27.5350			742,396		
1982/01		0.00	30.2110	3.0000	27.2110			742,396		
1982/07		0.00	29.5087	3.0000	26.5087			742,396		
1983/04		0.00	29.1375	3.0000	26.1375			742,396		
1983/07		0.00	30.0953	3.0000	27.0953			742,396		
1984/01		0.00	28.3905	3.0000	25.3905			742,396		
1984/07		0.00	27.3084	3.0000	24.3084			742,396		
1985/01		0.00	25.4555	3.0000	22.4555			742,396		
1985/10		0.00	23.3077	3.0000	20.3077			742,396		
1986/01		0.00	21.1376	3.0000	18.1376			742,396		



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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		0.00	18.4350	3.0000	15.4350			742,396		
1987/01		0.00	16.4441	3.0000	13.4441			742,396		
1987/07		0.00	14.3448	3.0000	11.3448			742,396		
1988/01		0.00	12.2455	3.0000	9.2455			742,396		
1988/07		0.00	9.8354	3.0000	6.8354	60		742,396	1,778,760	
1989/01	742,396	0.00	7.4253	3.0000	4.4253	60	30.74	615,660	615,660	1
1989/07		0.10	5.0152	3.0000	2.0152	60	30.74	616,692	1,801,380	
1990/01	1,801,380	0.10	2.6051	2.6051		120	30.74	2,418,970	3,620,880	
1990/07		0.20	0.5899	0.5899		120	30.74	2,420,565	3,642,240	
1991/01		0.20	0.5899	0.5899		120	30.74	2,422,161	3,663,600	
1991/07		0.30	1.4932	1.4932		120	30.74	2,428,226	3,718,320	
1992/01	23,177	0.30	2.0117	2.0117		120	30.74	2,459,593	3,793,080	
1992/07		0.40	1.8152	1.8152		120	45.18	2,474,263	3,861,960	
1993/01		0.40	1.7710	1.7710		120	45.18	2,488,661	3,930,360	
1993/07		0.50	1.5329	1.5329		120	48.42	2,505,454	3,990,600	
1994/01		0.50	1.6983	1.6983		120	48.42	2,524,185	4,058,400	
1994/07	201,699	0.60	1.5991	1.5991		120	53.16	2,749,293	4,123,320	
1995/01		0.60	1.5812	1.5812		120	53.16	2,774,503	4,188,480	
1995/07		0.70	1.5250	1.5250		120	57.37	2,804,121	4,252,320	
1996/01		0.70	1.7228	1.7228		120	57.37	2,837,939	4,325,640	
1996/07	40,409	0.80	1.3294	1.3294		120	60.12	2,908,529	4,383,120	
1997/01		0.80	1.4109	1.4109		120	60.12	2,941,358	4,444,920	
1997/07		0.90	1.0917	1.0917		120	60.12	2,970,257	4,493,400	
1998/01		0.90	1.1663	1.1663		120	60.12	3,001,436	4,545,840	
1998/07		1.00	1.0794	1.0794		120	56.31	3,033,834	4,594,920	
1999/01		1.00	1.4499	1.4499		120	56.31	3,077,822	4,661,520	
1999/07		1.00	1.2299	1.2299		120	56.31	3,115,676	4,718,880	
2000/01		1.00	1.3356	1.3356		120	62.27	3,157,289	4,781,880	
2000/07		1.00	1.1129	1.1129		120	62.27	3,192,426	4,835,040	
2001/01	32,749	1.00	1.2976	1.2976		120	64.29	3,266,600	4,897,800	



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0 320391-00 - 2016/09

208.49

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		120	64.29	3,298,008	4,944,840	
2002/01		1.00	1.0301	1.0301		120	71.21	3,331,981	4,995,720	
2002/07		1.00	0.8337	0.8337		120	71.21	3,359,760	5,037,360	
2003/01	21,192	1.00	1.3271	1.3271		120	67.27	3,425,539	5,104,200	
2003/07		1.00	1.1664	1.1664		120	67.27	3,465,494	5,163,720	
2004/01	46,590	1.00	1.1103	1.1103		120	63.77	3,550,561	5,221,080	
2004/07		1.00	0.8378	0.8378		120	63.77	3,580,308	5,264,880	
2005/01	46,888	1.00	0.8595	0.8595		120	68.56	3,657,969	5,310,120	
2005/07		1.00	0.7364	0.7364		120	68.56	3,684,906	5,349,240	
2006/01	129,184	1.00	0.9068	0.9068		120	66.71	3,847,505	5,397,720	
2006/07		1.00	0.8133	0.8133		120	66.71	3,878,797	5,441,640	
2007/01	102,785	1.00	1.0133	1.0133		120	65.88	4,020,886	5,496,720	
2007/07	64,269	1.00	1.1050	1.1050		120	60.62	4,129,586	5,557,440	
2008/01		1.00	0.8556	0.8556		120	60.62	4,164,919	5,604,960	
2008/07		1.00	0.6104	0.6104		120	60.62	4,190,342	5,639,160	
2009/01		1.00	1.3268	1.3268		120	72.75	4,245,939	5,714,040	
2009/07		0.95	0.6841	0.6841		120	72.75	4,273,533	5,753,160	
2010/01	53,181	0.95	0.8643	0.8643		120	66.21	4,361,804	5,802,840	
2010/07	17,357	0.90	0.7107	0.7107		120	65.45	4,407,059	5,844,120	
2011/01		0.90	0.9198	0.9198		120	65.45	4,443,541	5,897,880	
2011/07		0.85	0.9028	0.9028		120	65.45	4,477,641	5,951,160	
2012/01	81,460	0.85	0.3865	0.3865		120	68.08	4,573,810	5,974,200	
2012/07		0.80	0.9417	0.9417		120	68.08	4,608,269	6,030,480	
2013/01		0.80	0.4901	0.4901		120	72.48	4,626,338	6,060,000	
2013/07		0.75	0.6196	0.6196		120	72.48	4,647,837	6,097,560	
2014/01	93,451	0.75	0.8564	0.8564		120	69.74	4,771,141	6,149,760	
2014/07		0.70	1.2383	1.2383		120	69.74	4,812,497	6,225,960	
2015/01		0.70	0.7571	0.7571		120	69.53	4,838,003	6,273,120	
2015/09	84,012	0.65	1.5736	1.5736		120	70.63	4,971,498	6,371,880	
2016/09		0.60	1.9890	1.9890		120	75.74	5,030,828	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

0320404-00 - 2016/09

228.56

Zephyrhills Health & Rehab 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
7350 DAIRY RD	8/1/2014-1/31/2015	Number of Beds: 103	Superior: 366
ZEPHYRHILLS, FL 33540	Days in CR 184	Maximum: 18,952	Standard: 0
County: Pasco [51]	First Used : 2015/09	Max Annualized: 37,595	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 17,828	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 4,425	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 8,970	FY Index: 1.35323005
Class at 1/94: North Large	Medicaid Utilization	50.31411%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.06923%	Cost: 1.06674726
Open Date: 05/01/1998	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 05/01/1998	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23666442
Entered Medicaid 06/23/1998	Low Occupancy Adjustment Factor:	118.96655%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05485367
Previous Med # 213802			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	410,898	782,044	502,650	86,202		1,781,794	
1a	Audit Adjustments							
2	Cost Per Diem	45.8080	87.1844	56.0368	9.6100		198.6392	
3	Cost Per Diem Inflated	48.8656	91.9668	59.7771				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	48.8656	91.9668	59.7771	9.6100		210.2195	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	57.6083		68.6604				
7	Provider Target Rate	60.8129		72.4798				
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	48.8656	91.9668	59.7771	9.6100		210.2195	
12/13	Medicaid Adjustment Rate		0.0325	0.0211				
14	Prospective Per Diem 11	48.8656	91.9993	59.7982	9.6100		210.2731	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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0 320404-00 - 2016/09

228.56

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

Zephyrhills Health & Rehab Center, 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:	06/23/1998	Amount:	0.00		Total Amount	Per Diem
Year of Phase-In/Full:		Type:	None	80% Capital(1):	4,121,482	10.2608
RS to Start Calcs:	1998/01	<60% of Base:	True	20% ROE(2):	1,030,371	0.6663
Indexed Asset Value	5,151,853	Interest Rate:	8.5000%	Insurance Cost(3):	4,123	0.2313
FRVS Base Asset:	2,171,810	Chase Rate:	8.5000%	Taxes Cost(3):	389	0.0218
Occup Adj Factor	0.9000	Amortization Rate:	8.5000%	Home Office(3):	40,876	2.2928
ROE Factor	0.021880	Interest Only:	True	Replacement(3&4):	92,158	0.0000
		Yearly Payment:	347,179	Total FRVS PD:		13.4730

(1) 80% Capital (\$4,121,482) amortized at 8.5000 % for 20 years Interest of \$347,179 divided by annual available days (37595) divided by Occup. Adj. (0.90) = \$10.2608

(2) 20% ROE (\$1,030,371) times the ROE factor (0.021880) divided by annual available days (37595) 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:	07/01/1997	Current RS PBS:	54,155
Comparison Bed	58	Effective PBS Limitation	2,171,810

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	48.8656	48.8656	2.2170	46.6486
Direct Care	91.9993	91.9993	4.1740	87.8253
Indirect Care	59.7982	59.7982	2.7130	57.0852
Property	9.6100	13.4730	0.6113	12.8617
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				15.9549
Supplemental Rate				8.1814
Totals	210.2731	214.1361	9.7153	228.5571

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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228.56

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	3,540,301	0.00	1.1663	1.1663		100	31.80	2,171,810	2,171,810	1
1998/07	1,591,044	0.10	1.0794	1.0794		100	31.80	3,764,209	3,829,100	
1999/01		0.10	1.4499	1.4499		100	31.80	3,767,365	3,884,600	
1999/07		0.20	1.2299	1.2299		100	31.80	3,772,723	3,932,400	
2000/01		0.20	1.3356	1.3356		100	31.80	3,778,549	3,984,900	
2000/07		0.30	1.1129	1.1129		100	31.80	3,785,844	4,029,200	
2001/01		0.30	1.2976	1.2976		100	31.80	3,794,365	4,081,500	
2001/07	23,154	0.40	0.9615	0.9615		103	40.18	3,828,180	4,244,321	
2002/01		0.40	1.0301	1.0301		103	40.18	3,839,702	4,287,993	
2002/07		0.50	0.8337	0.8337		103	51.04	3,854,557	4,323,734	
2003/01	26,456	0.50	1.3271	1.3271		103	48.10	3,903,383	4,381,105	
2003/07		0.60	1.1664	1.1664		103	48.10	3,927,272	4,432,193	
2004/01		0.60	1.1103	1.1103		103	50.39	3,951,243	4,481,427	
2004/07		0.70	0.8378	0.8378		103	50.39	3,972,475	4,519,022	
2005/01		0.70	0.8595	0.8595		103	46.17	3,992,540	4,557,853	
2005/07		0.80	0.7364	0.7364		103	46.17	4,012,284	4,591,431	
2006/01		0.80	0.9068	0.9068		103	46.17	4,036,716	4,633,043	
2006/07		0.90	0.8133	0.8133		103	51.01	4,064,121	4,670,741	
2007/01		0.90	1.0133	1.0133		103	52.38	4,099,420	4,718,018	
2007/07		1.00	1.1050	1.1050		103	52.38	4,142,561	4,770,136	
2008/01	28,734	1.00	0.8556	0.8556		103	59.86	4,206,739	4,810,924	
2008/07		1.00	0.6104	0.6104		103	59.86	4,232,417	4,840,279	
2009/01		1.00	1.3268	1.3268		103	59.86	4,288,573	4,904,551	
2009/07	70,922	1.00	0.6841	0.6841		103	47.77	4,384,976	4,938,129	
2010/01		1.00	0.8643	0.8643		103	47.77	4,417,893	4,980,771	
2010/07	19,061	1.00	0.7107	0.7107		103	46.06	4,463,248	5,016,203	
2011/01		1.00	0.9198	0.9198		103	46.06	4,497,628	5,062,347	
2011/07		1.00	0.9028	0.9028		103	45.73	4,531,389	5,108,079	
2012/01		1.00	0.3865	0.3865		103	45.73	4,545,951	5,127,855	
2012/07	50,824	1.00	0.9417	0.9417		103	49.61	4,635,389	5,176,162	



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228.56

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		103	49.61	4,655,881	5,201,500	
2013/07	63,384	1.00	0.6196	0.6196		103	52.69	4,746,901	5,233,739	
2014/01		1.00	0.8564	0.8564		103	52.69	4,785,846	5,278,544	
2014/07	25,454	1.00	1.2383	1.2383		103	50.73	4,865,962	5,343,949	
2015/01	64,105	1.00	0.7571	0.7571		103	53.22	4,965,715	5,384,428	
2015/09	22,603	1.00	1.5736	1.5736		103	50.31	5,059,795	5,469,197	
2016/09		1.00	1.9890	1.9890		103	50.31	5,151,853	5,577,965	

Message Code:

1 Per Bed Standard Limitation

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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

0320412-00 - 2016/09

218.39

Sunbelt Health & Rehab Center - Apopka, 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
305 EAST OAK STREET	8/1/2014-1/31/2015	Number of Beds: 120	Superior: 0
APOPKA, FL 32703	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: 21,285	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 6,566	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 11,022	FY Index: 1.35323005
Class at 1/94: North Large	Medicaid Utilization	51.78295%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	96.39946%	Cost: 1.06674726
Open Date: 02/09/1993	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 02/09/1993	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23666442
Entered Medicaid 02/09/1993	Low Occupancy Adjustment Factor:	121.91352%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05485367
Previous Med # 210412			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	485,670	939,129	540,839	101,623		2,067,261	
1a	Audit Adjustments							
2	Cost Per Diem	44.0637	85.2050	49.0690	9.2200		187.5577	
3	Cost Per Diem Inflated	47.0048	89.8788	52.3442				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	47.0048	89.8788	52.3442	9.2200		198.4478	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	53.0682		59.0692				
7	Provider Target Rate	56.0203		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	47.0048	89.8788	52.3442	9.2200		198.4478	
12/13	Medicaid Adjustment Rate		0.1803	0.1050				
14	Prospective Per Diem 11	47.0048	90.0591	52.4492	9.2200		198.7331	
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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Sunbelt Health & Rehab Center - Apopka, Inc.

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 02/09/1993		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	6,745,700.00		Total Amount	Per Diem
RS to Start Calcs:	1993/01	Type:	Fixed	80% Capital(1):	5,173,866	10.9681
Indexed Asset Value	6,467,333	<60% of Base:	False	20% ROE(2):	1,293,467	0.7179
FRVS Base Asset:	3,861,960	Interest Rate:	5.6500%	Insurance Cost(3):	5,202	0.2444
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	0	0.0000
ROE Factor	0.021880	Amortization Rate:	5.6500%	Home Office(3):	51,056	2.3987
		Interest Only:	False	Replacement(3&4):	36,225	0.0000
		Yearly Payment:	432,361	Total FRVS PD:		14.3291

(1) 80% Capital (\$5,173,866) amortized at 5.6500 % for 20 years Principal & Interest of \$432,361 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$10.9681

(2) 20% ROE (\$1,293,467) times the ROE factor (0.021880) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.7179

(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	47.0048	47.0048	2.1326	44.8722
Direct Care	90.0591	90.0591	4.0859	85.9732
Indirect Care	52.4492	52.4492	2.3796	50.0696
Property	9.2200	14.3291	0.6501	13.6790
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				15.6100
Supplemental Rate				8.1814
Totals	198.7331	203.8422	9.2482	218.3854

Medicaid Trend Adjustment



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218.39

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1993/01	5,521,693	0.00	1.7710	1.7710		120	67.50	3,861,960	3,861,960	1
1993/07		0.10	1.5329	1.5329		120	67.50	3,867,880	3,990,600	
1994/01		0.10	1.6983	1.6983		120	67.50	3,874,448	4,058,400	
1994/07		0.20	1.5991	1.5991		120	67.50	3,886,838	4,123,320	
1995/01		0.20	1.5812	1.5812		120	67.50	3,899,128	4,188,480	
1995/07	62,125	0.30	1.5250	1.5250		120	66.96	3,979,092	4,252,320	
1996/01		0.30	1.7228	1.7228		120	66.96	3,999,656	4,325,640	
1996/07	29,456	0.40	1.3294	1.3294		120	66.77	4,050,382	4,383,120	
1997/01		0.40	1.4109	1.4109		120	66.77	4,073,242	4,444,920	
1997/07		0.50	1.0917	1.0917		120	63.59	4,095,478	4,493,400	
1998/01		0.50	1.1663	1.1663		120	63.59	4,119,363	4,545,840	
1998/07		0.60	1.0794	1.0794		120	66.95	4,146,040	4,594,920	
1999/01		0.60	1.4499	1.4499		120	66.95	4,182,106	4,661,520	
1999/07		0.70	1.2299	1.2299		120	64.67	4,218,110	4,718,880	
2000/01		0.70	1.3356	1.3356		120	64.67	4,257,545	4,781,880	
2000/07		0.80	1.1129	1.1129		120	68.87	4,295,450	4,835,040	
2001/01		0.80	1.2976	1.2976		120	68.87	4,340,041	4,897,800	
2001/07		0.90	0.9615	0.9615		120	64.09	4,377,600	4,944,840	
2002/01		0.90	1.0301	1.0301		120	60.60	4,418,185	4,995,720	
2002/07		1.00	0.8337	0.8337		120	60.60	4,418,185	5,037,360	5
2003/01	21,930	1.00	1.3271	1.3271		120	62.88	4,536,072	5,104,200	
2003/07		1.00	1.1664	1.1664		120	62.88	4,588,981	5,163,720	
2004/01		1.00	1.1103	1.1103		120	58.59	4,639,932	5,221,080	
2004/07		1.00	0.8378	0.8378		120	58.59	4,678,805	5,264,880	
2005/01		1.00	0.8595	0.8595		120	58.59	4,719,019	5,310,120	
2005/07		1.00	0.7364	0.7364		120	57.00	4,753,770	5,349,240	
2006/01		1.00	0.9068	0.9068		120	57.00	4,796,877	5,397,720	
2006/07	23,072	1.00	0.8133	0.8133		120	62.51	4,858,962	5,441,640	
2007/01		1.00	1.0133	1.0133		120	62.51	4,908,198	5,496,720	
2007/07	20,662	1.00	1.1050	1.1050		120	65.27	4,983,096	5,557,440	



Florida Agency for Health Care Administration
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0 320412-00 - 2016/09

218.39

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2008/01		1.00	0.8556	0.8556		120	66.28	5,025,731	5,604,960	
2008/07		1.00	0.6104	0.6104		120	66.28	5,056,408	5,639,160	
2009/01	28,924	1.00	1.3268	1.3268		120	55.14	5,152,420	5,714,040	
2009/07		1.00	0.6841	0.6841		120	55.14	5,187,668	5,753,160	
2010/01		1.00	0.8643	0.8643		120	55.14	5,232,505	5,802,840	
2010/07	926,388	1.00	0.7107	0.7107		120	50.69	5,844,120	5,844,120	8
2011/01		1.00	0.9198	0.9198		120	49.72	5,892,714	5,897,880	
2011/07		1.00	0.9028	0.9028		120	49.72	5,940,806	5,951,160	
2012/01		1.00	0.3865	0.3865		120	49.72	5,961,563	5,974,200	
2012/07	88,490	1.00	0.9417	0.9417		120	50.40	6,030,480	6,030,480	8
2013/01		1.00	0.4901	0.4901		120	50.40	6,057,563	6,060,000	
2013/07	41,402	0.95	0.6196	0.6196		120	48.82	6,097,560	6,097,560	8
2014/01		0.95	0.8564	0.8564		120	48.82	6,141,595	6,149,760	
2014/07		0.90	1.2383	1.2383		120	51.36	6,205,513	6,225,960	
2015/01		0.90	0.7571	0.7571		120	51.36	6,244,999	6,273,120	
2015/09	394,292	0.85	1.5736	1.5736		120	51.78	6,371,880	6,371,880	8
2016/09		0.80	1.9890	1.9890		120	51.78	6,467,333	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

0320421-00 - 2016/09

246.58

East Orlando Health & Rehab 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
250 SOUTH CHICKASAW TRAIL	8/1/2014-1/31/2015	Number of Beds: 120	Superior: 366
ORLANDO, FL 32825-3308	Days in CR 184	Maximum: 22,080	Standard: 0
County: Orange [48]	First Used : 2015/09	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 7	Last Used: 2016/09	Total Patient: 21,261	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 5,518	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 12,096	FY Index: 1.35323005
Class at 1/94: North Large	Medicaid Utilization	56.89290%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	96.29076%	Cost: 1.06674726
Open Date: 01/06/1993	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/06/1993	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23666442
Entered Medicaid 02/08/1993	Low Occupancy Adjustment Factor:	121.77605%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05485367
Previous Med # 206261			PS Target: 1.05562807

Rate Calculations								
Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	588,591	1,121,236	764,245	129,548		2,603,620	
1a	Audit Adjustments							
2	Cost Per Diem	48.6600	92.6948	63.1816	10.7100		215.2464	
3	Cost Per Diem Inflated	51.9079	97.7794	67.3988				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	51.9079	97.7794	67.3988	10.7100		227.7961	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	66.3972		83.6290				
7	Provider Target Rate	70.0907		88.2811				
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	51.9079	97.7794	67.3988	10.7100		227.7961	
12/13	Medicaid Adjustment Rate		0.7582	0.5226				
14	Prospective Per Diem 11	51.9079	98.5376	67.9214	10.7100		229.0769	
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

0 320421-00 - 2016/09

246.58

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

East Orlando Health & Rehab Center, 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:	02/08/1993	Amount:	7,740,000.00		Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	5,178,615	10.9781
RS to Start Calcs:	1993/01	<60% of Base:	False	20% ROE(2):	1,294,654	0.7186
Indexed Asset Value	6,473,269	Interest Rate:	5.6500%	Insurance Cost(3):	5,035	0.2368
FRVS Base Asset:	2,574,640	Chase Rate:	3.2500%	Taxes Cost(3):	0	0.0000
Occup Adj Factor	0.9000	Amortization Rate:	5.6500%	Home Office(3):	55,530	2.6118
ROE Factor	0.021880	Interest Only:	False	Replacement(3&4):	28,368	0.0000
		Yearly Payment:	432,758	Total FRVS PD:		14.5453

(1) 80% Capital (\$5,178,615) amortized at 5.6500 % for 20 years Principal & Interest of \$432,758 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$10.9781

(2) 20% ROE (\$1,294,654) times the ROE factor (0.021880) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.7186

(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	80	Effective PBS Limitation	2,574,640

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	51.9079	51.9079	2.3550	49.5529
Direct Care	98.5376	98.5376	4.4706	94.0670
Indirect Care	67.9214	67.9214	3.0816	64.8398
Property	10.7100	14.5453	0.6599	13.8854
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				16.0533
Supplemental Rate				8.1814
Totals	229.0769	232.9122	10.5671	246.5798

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: 1/31/2015

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246.58

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1993/01	5,589,374	0.00	1.7710	1.7710		80	29.68	2,574,640	2,574,640	1
1993/07		0.10	1.5329	1.5329		80	29.68	2,576,770	2,660,400	
1994/01		0.10	1.6983	1.6983		80	29.68	2,579,131	2,705,600	
1994/07		0.20	1.5991	1.5991		80	29.68	2,583,582	2,748,880	
1995/01		0.20	1.5812	1.5812		80	29.68	2,587,990	2,792,320	
1995/07	44,841	0.30	1.5250	1.5250		80	43.84	2,642,269	2,834,880	
1996/01		0.30	1.7228	1.7228		80	43.84	2,653,153	2,883,760	
1996/07	54,882	0.40	1.3294	1.3294		80	53.11	2,721,660	2,922,080	
1997/01		0.40	1.4109	1.4109		80	53.11	2,736,493	2,963,280	
1997/07	13,468	0.50	1.0917	1.0917		80	48.99	2,763,267	2,995,600	
1998/01		0.50	1.1663	1.1663		80	48.99	2,777,621	3,030,560	
1998/07	1,481,640	0.60	1.0794	1.0794		120	47.09	4,259,261	4,594,920	5
1999/01		0.60	1.4499	1.4499		120	47.09	4,306,499	4,661,520	
1999/07		0.70	1.2299	1.2299		120	46.30	4,337,709	4,718,880	
2000/01		0.70	1.3356	1.3356		120	46.30	4,371,847	4,781,880	
2000/07		0.80	1.1129	1.1129		120	57.89	4,410,770	4,835,040	
2001/01		0.80	1.2976	1.2976		120	57.89	4,456,558	4,897,800	
2001/07		0.90	0.9615	0.9615		120	58.80	4,495,125	4,944,840	
2002/01		0.90	1.0301	1.0301		120	53.96	4,536,011	4,995,720	
2002/07		1.00	0.8337	0.8337		120	53.96	4,573,113	5,037,360	
2003/01	139,616	1.00	1.3271	1.3271		120	57.90	4,773,419	5,104,200	
2003/07		1.00	1.1664	1.1664		120	57.90	4,829,096	5,163,720	
2004/01	18,537	1.00	1.1103	1.1103		120	58.29	4,901,250	5,221,080	
2004/07		1.00	0.8378	0.8378		120	58.29	4,942,313	5,264,880	
2005/01		1.00	0.8595	0.8595		120	57.23	4,984,792	5,310,120	
2005/07		1.00	0.7364	0.7364		120	57.23	5,021,500	5,349,240	
2006/01		1.00	0.9068	0.9068		120	57.23	5,067,035	5,397,720	
2006/07		1.00	0.8133	0.8133		120	63.75	5,108,245	5,441,640	
2007/01	38,955	1.00	1.0133	1.0133		120	61.02	5,198,962	5,496,720	
2007/07		1.00	1.1050	1.1050		120	61.02	5,256,411	5,557,440	



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246.58

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2008/01		1.00	0.8556	0.8556		120	61.53	5,301,385	5,604,960	
2008/07		1.00	0.6104	0.6104		120	61.53	5,333,745	5,639,160	
2009/01		1.00	1.3268	1.3268		120	48.96	5,396,742	5,714,040	
2009/07		1.00	0.6841	0.6841		120	48.96	5,429,607	5,753,160	
2010/01		1.00	0.8643	0.8643		120	48.96	5,471,382	5,802,840	
2010/07	56,800	1.00	0.7107	0.7107		120	52.98	5,565,639	5,844,120	
2011/01	125,982	1.00	0.9198	0.9198		120	45.82	5,734,269	5,897,880	
2011/07		1.00	0.9028	0.9028		120	45.82	5,777,397	5,951,160	
2012/01		1.00	0.3865	0.3865		120	45.82	5,796,000	5,974,200	
2012/07	56,983	1.00	0.9417	0.9417		120	59.70	5,907,564	6,030,480	
2013/01		1.00	0.4901	0.4901		120	59.70	5,936,517	6,060,000	
2013/07	150,281	0.95	0.6196	0.6196		120	63.02	6,097,560	6,097,560	8
2014/01		0.95	0.8564	0.8564		120	63.02	6,147,170	6,149,760	
2014/07	396,182	0.90	1.2383	1.2383		120	56.19	6,225,960	6,225,960	8
2015/01		0.90	0.7571	0.7571		120	56.19	6,268,384	6,273,120	
2015/09	175,736	0.85	1.5736	1.5736		120	56.89	6,371,880	6,371,880	8
2016/09		0.80	1.9890	1.9890		120	56.89	6,473,269	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

0320439-00 - 2016/09

216.03

Adventist Care Centers - Courtland, 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
730 COURTLAND STREET	1/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
ORLANDO, FL 32804	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: 42,076	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 11,505	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 22,761	FY Index: 1.34193004
Class at 1/94: North Large	Medicaid Utilization	54.09497%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	96.06393%	Cost: 1.07573004
Open Date: 06/28/2000	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 06/28/2000	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 07/27/2000	Low Occupancy Adjustment Factor:	121.48919%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 224642			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	965,792	1,821,660	1,206,217	241,949		4,235,618	
1a	Audit Adjustments							
2	Cost Per Diem	42.4319	80.0343	52.9949	10.6300		186.0911	
3	Cost Per Diem Inflated	45.6453	84.9510	57.0082				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	45.6453	84.9510	57.0082	10.6300		198.2345	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	60.0549		73.2142				
7	Provider Target Rate	63.3956		77.2870				
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	45.6453	84.9510	57.0082	10.6300		198.2345	
12/13	Medicaid Adjustment Rate		0.3914	0.2626				
14	Prospective Per Diem 11	45.6453	85.3424	57.2708	10.6300		198.8885	
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 320439-00 - 2016/09

216.03

Adventist Care Centers - Courtland, Inc.

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 07/27/2000		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):	3,762,706	8.9960
Indexed Asset Value	4,703,383	<60% of Base:	True	20% ROE(2):	940,677	0.5419
FRVS Base Asset:	0	Interest Rate:	9.5000%	Insurance Cost(3):	8,628	0.2051
Occup Adj Factor	0.9000	Chase Rate:	9.5000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.022710	Amortization Rate:	9.5000%	Home Office(3):	92,026	2.1871
		Interest Only:	True	Replacement(3&4):	28,267	0.0000
		Yearly Payment:	354,621	Total FRVS PD:		11.9301

(1) 80% Capital (\$3,762,706) amortized at 9.5000 % for 20 years Interest of \$354,621 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$8.9960

(2) 20% ROE (\$940,677) times the ROE factor (0.022710) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5419

(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	87	Effective PBS Limitation	54,155
			3,421,188

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	45.6453	45.6453	2.0709	43.5744
Direct Care	85.3424	85.3424	3.8719	81.4705
Indirect Care	57.2708	57.2708	2.5983	54.6725
Property	10.6300	11.9301	0.5413	11.3888
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				16.7396
Supplemental Rate				8.1814
Totals	198.8885	200.1886	9.0824	216.0272

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 320439-00 - 2016/09

216.03

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	7,599,378	0.00	1.1129	1.1129		87	35.83	3,421,188	3,421,188	1
2001/01	33,259	0.10	1.2976	1.2976		87	35.83	3,457,340	3,550,905	
2001/07	9,027	0.10	0.9615	0.9615		87	35.83	3,468,534	3,585,009	
2002/01		0.20	1.0301	1.0301		87	35.83	3,473,189	3,621,897	
2002/07		0.20	0.8337	0.8337		87	35.83	3,476,961	3,652,086	
2003/01		0.30	1.3271	1.3271		87	35.83	3,485,978	3,700,545	
2003/07	109,266	0.30	1.1664	1.1664		120	43.63	3,604,920	5,163,720	
2004/01		0.40	1.1103	1.1103		120	43.63	3,617,620	5,221,080	
2004/07	29,051	0.40	0.8378	0.8378		120	50.70	3,657,846	5,264,880	
2005/01		0.50	0.8595	0.8595		120	50.70	3,672,338	5,310,120	
2005/07	56,105	0.50	0.7364	0.7364		120	55.95	3,741,965	5,349,240	
2006/01		0.60	0.9068	0.9068		120	55.95	3,762,325	5,397,720	
2006/07		0.60	0.8133	0.8133		120	55.95	3,780,685	5,441,640	
2007/01		0.70	1.0133	1.0133		120	45.76	3,802,996	5,496,720	
2007/07		0.70	1.1050	1.1050		120	46.08	3,827,641	5,557,440	
2008/01		0.80	0.8556	0.8556		120	46.08	3,849,592	5,604,960	
2008/07	67,724	0.80	0.6104	0.6104		120	50.84	3,934,692	5,639,160	
2009/01		0.90	1.3268	1.3268		120	50.84	3,978,122	5,714,040	
2009/07		0.90	0.6841	0.6841		120	50.84	4,000,763	5,753,160	
2010/01		1.00	0.8643	0.8643		120	49.34	4,031,783	5,802,840	
2010/07		1.00	0.7107	0.7107		120	51.37	4,058,546	5,844,120	
2011/01		1.00	0.9198	0.9198		120	51.37	4,093,413	5,897,880	
2011/07		1.00	0.9028	0.9028		120	51.37	4,127,929	5,951,160	
2012/01	67,487	1.00	0.3865	0.3865		120	53.00	4,210,790	5,974,200	
2012/07		1.00	0.9417	0.9417		120	53.00	4,249,001	6,030,480	
2013/01	20,684	1.00	0.4901	0.4901		120	60.46	4,290,509	6,060,000	
2013/07		1.00	0.6196	0.6196		120	60.46	4,317,093	6,097,560	
2014/01	35,099	1.00	0.8564	0.8564		120	57.31	4,389,164	6,149,760	
2014/07		1.00	1.2383	1.2383		120	62.65	4,443,515	6,225,960	
2015/01		1.00	0.7571	0.7571		120	62.65	4,477,157	6,273,120	



Florida Agency for Health Care Administration
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Rate Semester 9/1/2016 through 8/31/2017 Based on Cost Report: 12/31/2014

0 320439-00 - 2016/09

216.03

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		1.00	1.5736	1.5736		120	62.65	4,547,610	6,371,880	
2016/09	66,818	1.00	1.9890	1.9890		120	54.09	4,703,383	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: 320439123120140101201407152015160537



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

0320463-00 - 2016/09

231.35

Florida Living 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
3355 E SEMORAN BLVD	8/1/2014-1/31/2015	Number of Beds: 202	Superior: 0
APOPKA, FL 32703	Days in CR 184	Maximum: 37,168	Standard: 366
County: Seminole [59]	First Used : 2015/09	Max Annualized: 73,730	Conditional: 0
Region: Central Area: 7	Last Used: 2016/09	Total Patient: 35,761	Total: 366
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 4,948	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 23,174	FY Index: 1.35323005
Class at 1/94: North Large	Medicaid Utilization	64.80244%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	96.21449%	Cost: 1.06674726
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: 1.23666442
Entered Medicaid 07/01/1984	Low Occupancy Adjustment Factor:	121.67960%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05485367
Previous Med # 208167			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	958,440	2,045,330	1,231,002	612,025		4,846,797	
1a	Audit Adjustments							
2	Cost Per Diem	41.3584	88.2597	53.1200	26.4100		209.1481	
3	Cost Per Diem Inflated	44.1190	93.1011	56.6656				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	44.1190	93.1011	56.6656	26.4100		220.2957	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	54.7676		72.0736				
7	Provider Target Rate	57.8142		76.0829				
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	44.1190	93.1011	56.6656	13.6500		207.5357	
12/13	Medicaid Adjustment Rate		1.5504	0.9436				
14	Prospective Per Diem 11	44.1190	94.6515	57.6092	13.6500		210.0297	
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

0 320463-00 - 2016/09

231.35

Florida Living Nursing Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 08/24/1989		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):	7,417,104	13.8968
Indexed Asset Value	9,271,380	<60% of Base:	True	20% ROE(2):	1,854,276	0.6114
FRVS Base Asset:	1,690,206	Interest Rate:	12.5000%	Insurance Cost(3):	7,924	0.2216
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.021880	Amortization Rate:	12.5000%	Home Office(3):	75,193	2.1027
		Interest Only:	True	Replacement(3&4):	38,054	0.0000
		Yearly Payment:	922,149	Total FRVS PD:		16.8325

(1) 80% Capital (\$7,417,104) amortized at 12.5000 % for 20 years Interest of \$922,149 divided by annual available days (73730) divided by Occup. Adj. (0.90) = \$13.8968

(2) 20% ROE (\$1,854,276) times the ROE factor (0.021880) divided by annual available days (73730) divided by Occup. Adj. (0.90) = \$0.6114

(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	44.1190	44.1190	2.0017	42.1173
Direct Care	94.6515	94.6515	4.2943	90.3572
Indirect Care	57.6092	57.6092	2.6137	54.9955
Property	13.6500	16.8325	0.7637	16.0688
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.6254
Supplemental Rate				8.1814
Totals	210.0297	213.2122	9.6734	231.3456

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	1,271,206	0.00				104	100.00	1,271,206	1,067,144	
1972/01		0.10	3.9787	3.0000	0.9787	104	100.00	1,275,020	1,109,576	
1972/07		0.10	5.9113	3.0000	2.9113	104	100.00	1,278,845	1,164,280	
1973/01	100	0.20	8.0622	3.0000	5.0622	104	100.00	1,286,618	1,224,288	
1973/07		0.20	10.7186	3.0000	7.7186	104	100.00	1,294,338	1,293,552	
1974/01		0.30	12.9457	3.0000	9.9457	104	100.00	1,305,987	1,361,152	
1974/07		0.30	13.0494	3.0000	10.0494	104	100.00	1,317,741	1,403,376	
1975/01	2,626	0.40	13.1399	3.0000	10.1399	104	100.00	1,336,180	1,446,744	
1975/07		0.40	14.2033	3.0000	11.2033	104	100.00	1,352,214	1,505,608	
1976/01		0.50	15.2478	3.0000	12.2478	104	100.00	1,372,497	1,566,448	
1976/07		0.50	15.7330	3.0000	12.7330	104	100.00	1,393,084	1,621,048	
1977/01		0.60	16.4836	3.0000	13.4836	104	100.00	1,418,160	1,681,888	
1977/07		0.60	18.5412	3.0000	15.5412	104	100.00	1,443,687	1,766,856	
1978/01		0.70	20.2809	3.0000	17.2809	104	100.00	1,474,004	1,850,680	
1978/07		0.70	22.8203	3.0000	19.8203	104	100.00	1,504,958	1,953,120	
1979/01	4,258	0.80	24.9476	3.0000	21.9476	104	100.00	1,545,335	2,053,272	
1979/07		0.80	26.1458	3.0000	23.1458	104	100.00	1,582,423	2,139,488	
1980/01		0.90	29.3115	3.0000	26.3115	104		1,582,423	2,271,464	
1980/07		0.90	30.1222	3.0000	27.1222	104		1,582,423	2,357,992	
1981/01		1.00	30.9462	3.0000	27.9462	104		1,582,423	2,448,160	
1981/07		1.00	30.5350	3.0000	27.5350	104		1,582,423	2,511,496	
1982/01		1.00	30.2110	3.0000	27.2110	104		1,582,423	2,578,784	
1982/07		1.00	29.5087	3.0000	26.5087	104		1,582,423	2,637,960	
1983/04		1.00	29.1375	3.0000	26.1375	104		1,582,423	2,707,328	
1983/07		1.00	30.0953	3.0000	27.0953	104		1,582,423	2,814,448	
1984/01		1.00	28.3905	3.0000	25.3905	104		1,582,423	2,850,952	
1984/07		1.00	27.3084	3.0000	24.3084	104	40.87	1,617,700	2,905,656	
1985/01		1.00	25.4555	3.0000	22.4555	104	40.87	1,653,763	2,938,936	
1985/10		1.00	23.3077	3.0000	20.3077	104	40.40	1,690,206	2,964,000	
1986/01		1.00	21.1376	3.0000	18.1376	104	40.40	1,727,452	2,988,648	



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231.35

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	104	40.40	1,765,519	2,982,928	
1987/01		1.00	16.4441	3.0000	13.4441	104	43.31	1,807,227	3,036,280	
1987/07		1.00	14.3448	3.0000	11.3448	104	38.92	1,845,593	3,059,992	
1988/01		1.00	12.2455	3.0000	9.2455	104	38.92	1,884,773	3,084,848	
1988/07		1.00	9.8354	3.0000	6.8354	104	38.92	1,924,785	3,083,184	
1989/01		1.00	7.4253	3.0000	4.4253	104	43.51	1,970,465	3,101,384	
1989/07	1,789,260	1.00	5.0152	3.0000	2.0152	164	43.03	3,805,974	4,923,772	
1990/01		1.00	2.6051	2.6051		164	43.03	3,883,545	4,948,536	
1990/07		1.00	0.5899	0.5899		164	44.69	3,902,160	4,977,728	
1991/01		1.00	0.5899	0.5899		164	44.69	3,920,864	5,006,920	
1991/07	27,451	1.00	1.4932	1.4932		164	54.85	4,006,702	5,081,704	
1992/01		0.95	2.0117	2.0117		164	54.85	4,083,065	5,183,876	
1992/07	607,040	0.95	1.8152	1.8152		164	60.51	4,760,513	5,278,012	
1993/01		0.90	1.7710	1.7710		164	60.51	4,836,391	5,371,492	
1993/07	42,979	0.90	1.5329	1.5329		184	59.24	4,946,093	6,118,920	
1994/01		0.85	1.6983	1.6983		184	59.24	5,017,495	6,222,880	
1994/07		0.85	1.5991	1.5991		184	64.98	5,085,693	6,322,424	
1995/01		0.80	1.5812	1.5812		184	64.98	5,150,027	6,422,336	
1995/07		0.80	1.5250	1.5250		184	65.85	5,212,857	6,520,224	
1996/01		0.75	1.7228	1.7228		184	65.85	5,280,212	6,632,648	
1996/07		0.75	1.3294	1.3294		184	65.58	5,332,861	6,720,784	
1997/01		0.70	1.4109	1.4109		184	65.58	5,385,528	6,815,544	
1997/07	142,466	0.70	1.0917	1.0917		184	66.47	5,569,150	6,889,880	
1998/01		0.65	1.1663	1.1663		184	66.47	5,611,370	6,970,288	
1998/07		0.65	1.0794	1.0794		184	66.29	5,650,739	7,045,544	
1999/01		0.60	1.4499	1.4499		184	66.29	5,699,895	7,147,664	
1999/07		0.60	1.2299	1.2299		184	66.29	5,741,955	7,235,616	
2000/01	44,923	0.55	1.3356	1.3356		184	67.46	5,829,058	7,332,216	
2000/07	44,795	0.55	1.1129	1.1129		184	67.40	5,909,533	7,413,728	
2001/01		0.50	1.2976	1.2976		184	67.40	5,947,874	7,509,960	



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231.35

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		0.50	0.9615	0.9615		184	60.74	5,976,471	7,582,088	
2002/01		0.45	1.0301	1.0301		184	62.63	6,004,172	7,660,104	
2002/07		0.45	0.8337	0.8337		184	62.63	6,026,700	7,723,952	
2003/01	153,846	0.40	1.3271	1.3271		184	61.30	6,212,536	7,826,440	
2003/07		0.40	1.1664	1.1664		184	61.30	6,241,524	7,917,704	
2004/01	269,062	0.35	1.1103	1.1103		202	61.97	6,534,841	8,788,818	
2004/07		0.35	0.8378	0.8378		202	61.97	6,554,001	8,862,548	
2005/01		0.30	0.8595	0.8595		202	61.97	6,570,904	8,938,702	
2005/07		0.30	0.7364	0.7364		202	65.54	6,585,419	9,004,554	
2006/01		0.25	0.9068	0.9068		202	65.54	6,600,348	9,086,162	
2006/07	43,470	0.25	0.8133	0.8133		202	69.61	6,657,237	9,160,094	
2007/01		0.20	1.0133	1.0133		202	69.61	6,670,731	9,252,812	
2007/07	35,946	0.20	1.1050	1.1050		202	72.33	6,721,419	9,355,024	
2008/01	49,185	0.15	0.8556	0.8556		202	71.63	6,779,228	9,435,016	
2008/07		0.15	0.6104	0.6104		202	71.63	6,785,438	9,492,586	
2009/01		0.10	1.3268	1.3268		202	71.63	6,794,442	9,618,634	
2009/07	215,389	0.10	0.6841	0.6841		202	64.55	7,014,478	9,684,486	
2010/01		0.05	0.8643	0.8643		202	67.52	7,017,508	9,768,114	
2010/07		0.05	0.7107	0.7107		202	67.52	7,019,999	9,837,602	
2011/01		0.00	0.9198	0.9198		202	67.24	7,019,999	9,928,098	
2011/07		0.00	0.9028	0.9028		202	67.24	7,019,999	10,017,786	
2012/01		0.00	0.3865	0.3865		202	67.24	7,019,999	10,056,570	
2012/07	1,499,171	0.00	0.9417	0.9417		202	71.58	8,519,170	10,151,308	
2013/01		0.00	0.4901	0.4901		202	71.58	8,519,170	10,201,000	
2013/07	79,149	0.00	0.6196	0.6196		202	70.23	8,598,319	10,264,226	
2014/01	535,395	0.00	0.8564	0.8564		202	68.59	9,133,714	10,352,096	
2014/07		0.00	1.2383	1.2383		202	68.59	9,133,714	10,480,366	
2015/01		0.00	0.7571	0.7571		202	68.59	9,133,714	10,559,752	
2015/09	137,666	0.00	1.5736	1.5736		202	64.80	9,271,380	10,725,998	
2016/09		0.00	1.9890	1.9890		202	64.80	9,271,380	10,939,310	

Message Code:



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

0320978-00 - 2016/09

261.26

Lehigh Acres 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
1550 LEE BOULEVARD	1/1/2014-8/31/2014	Number of Beds: 110	Superior: 0
LEHIGH ACRES, FL 33936	Days in CR 243	Maximum: 26,730	Standard: 366
County: Lee [36]	First Used : 2015/01	Max Annualized: 40,150	Conditional: 0
Region: South Area: 8	Last Used: 2016/09	Total Patient: 24,962	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 8,585	Inflation
Current Class South Large	Initial CR? False	Medicaid: 12,510	FY Index: 1.33689974
Class at 1/94: South Large	Medicaid Utilization	50.11618%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	93.38571%	Cost: 1.07977764
Open Date: 01/01/1986	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1986	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22666556
Entered Medicaid 01/01/1986	Low Occupancy Adjustment Factor:	118.10212%	DC Sem Index: 1.30450000
Med # Active Date: 07/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06345205
Previous Med # 225169			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	753,602	1,247,781	752,370	279,724	8,237	3,041,714
1a	Audit Adjustments						
2	Cost Per Diem	60.2400	99.7427	60.1415	22.3600	0.6584	243.1426
3	Cost Per Diem Inflated	65.0458	106.0716	64.9394			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	65.0458	106.0716	64.9394	22.3600	0.6584	259.0752
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	75.3896		70.1631			
7	Provider Target Rate	79.5834		74.0661			
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	63.7580		76.3704			
10b	Base for line 10a	60.3982		72.3459			
11	Lesser of 5,7,8,10, 10a	58.7902	104.3884	64.9394	13.6500	0.6584	242.4264
12/13	Medicaid Adjustment Rate		0.0136	0.0085			
14	Prospective Per Diem 11	58.7902	104.4020	64.9479	13.6500	0.6584	242.4485
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 320978-00 - 2016/09

261.26

Lehigh Acres 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:	05/01/1995	Amount:	5,960,000.00		Total Amount	Per Diem
RS to Start Calcs:	1986/01	Type:	Fixed	80% Capital(1):	4,671,064	16.2761
Indexed Asset Value	5,838,830	<60% of Base:	False	20% ROE(2):	1,167,766	0.7523
FRVS Base Asset:	3,135,000	Interest Rate:	11.2500%	Insurance Cost(3):	49,750	1.9930
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	39,686	1.5899
ROE Factor	0.023280	Amortization Rate:	11.2500%	Home Office(3):	21,867	0.8760
		Interest Only:	False	Replacement(3&4):	94,066	0.0000
		Yearly Payment:	588,137	Total FRVS PD:		21.4873

(1) 80% Capital (\$4,671,064) amortized at 11.2500 % for 20 years Principal & Interest of \$588,137 divided by annual available days (40150) divided by Occup. Adj. (0.90) = \$16.2761

(2) 20% ROE (\$1,167,766) times the ROE factor (0.023280) divided by annual available days (40150) divided by Occup. Adj. (0.90) = \$0.7523

(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	110	Effective PBS Limitation	54,155
			3,135,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.7902	58.7902	2.6673	56.1229
Direct Care	104.4020	104.4020	4.7367	99.6653
Indirect Care	64.9479	64.9479	2.9467	62.0012
Property	13.6500	21.4873	0.9749	20.5124
ROE	0.6584	0.8114	0.0368	0.7746
ROE Adjustment	-0.6584	-0.8114	-0.0368	-0.7746
Quality Assess-Medicaid Share				14.7728
Supplemental Rate				8.1814
Totals	241.7901	249.6274	11.3256	261.2560

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	3,234,470	0.00	0.8299	0.8299		110	58.64	3,135,000	3,135,000	1
1986/07		0.10	0.2974	0.2974		110	63.10	3,135,931	3,155,020	
1987/01		0.10	1.0091	1.0091		110	58.64	3,139,095	3,211,450	
1987/07		0.20	0.9007	0.9007		110	63.10	3,144,749	3,236,530	
1988/01		0.20	0.9007	0.9007		110	63.10	3,150,413	3,262,820	
1988/07		0.30	0.5899	0.5899		110	61.92	3,155,989	3,261,060	
1989/01		0.30	0.5899	0.5899		110	63.05	3,161,575	3,280,310	
1989/07		0.40	0.5899	0.5899		110	63.05	3,169,036	3,302,530	
1990/01		0.40	0.5899	0.5899		110	63.05	3,176,515	3,319,140	
1990/07		0.50	0.5899	0.5899		110	63.05	3,185,886	3,338,720	
1991/01		0.50	0.5899	0.5899		110	65.89	3,195,284	3,358,300	
1991/07		0.60	1.4932	1.4932		110	68.52	3,223,911	3,408,460	
1992/01		0.60	2.0117	2.0117		110	68.52	3,262,824	3,476,990	
1992/07		0.70	1.8152	1.8152		110	64.90	3,304,281	3,540,130	
1993/01		0.70	1.7710	1.7710		110	64.90	3,345,244	3,602,830	
1993/07	27,829	0.80	1.5329	1.5329		110	68.91	3,414,096	3,658,050	
1994/01		0.80	1.6983	1.6983		110	68.91	3,460,480	3,720,200	
1994/07	30,267	0.90	1.5991	1.5991		110	71.46	3,540,550	3,779,710	
1995/01		0.90	1.5812	1.5812		110	68.86	3,590,936	3,839,440	
1995/07		1.00	1.5250	1.5250		110	68.86	3,645,698	3,897,960	
1996/01		1.00	1.7228	1.7228		110	68.86	3,708,506	3,965,170	
1996/07		1.00	1.3294	1.3294		110	68.86	3,757,807	4,017,860	
1997/01		1.00	1.4109	1.4109		110	68.86	3,810,826	4,074,510	
1997/07		1.00	1.0917	1.0917		110	68.86	3,852,429	4,118,950	
1998/01		1.00	1.1663	1.1663		110	71.75	3,897,360	4,167,020	
1998/07		1.00	1.0794	1.0794		110	71.75	3,939,428	4,212,010	
1999/01		1.00	1.4499	1.4499		110	71.23	3,996,546	4,273,060	
1999/07		1.00	1.2299	1.2299		110	71.23	4,045,700	4,325,640	
2000/01		1.00	1.3356	1.3356		110	72.85	4,099,734	4,383,390	
2000/07	18,249	1.00	1.1129	1.1129		110	80.18	4,163,609	4,432,120	



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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
2001/01		1.00	1.2976	1.2976		110	80.18	4,217,636	4,489,650	
2001/07		1.00	0.9615	0.9615		110	80.18	4,258,189	4,532,770	
2002/01		1.00	1.0301	1.0301		110	80.18	4,302,053	4,579,410	
2002/07		1.00	0.8337	0.8337		110	80.18	4,337,919	4,617,580	
2003/01		1.00	1.3271	1.3271		110	72.61	4,395,488	4,678,850	
2003/07		1.00	1.1664	1.1664		110	72.61	4,446,757	4,733,410	
2004/01		1.00	1.1103	1.1103		110	71.61	4,496,129	4,785,990	
2004/07		1.00	0.8378	0.8378		110	71.61	4,533,798	4,826,140	
2005/01	23,312	1.00	0.8595	0.8595		110	66.96	4,596,078	4,867,610	
2005/07		1.00	0.7364	0.7364		110	63.22	4,629,924	4,903,470	
2006/01		1.00	0.9068	0.9068		110	63.22	4,671,908	4,947,910	
2006/07	57,163	0.95	0.8133	0.8133		110	68.69	4,765,166	4,988,170	
2007/01		0.95	1.0133	1.0133		110	68.69	4,811,035	5,038,660	
2007/07	55,614	0.90	1.1050	1.1050		110	65.08	4,914,495	5,094,320	
2008/01		0.90	0.8556	0.8556		110	65.08	4,952,337	5,137,880	
2008/07		0.85	0.6104	0.6104		110	65.08	4,978,030	5,169,230	
2009/01		0.85	1.3268	1.3268		110	65.08	5,034,172	5,237,870	
2009/07		0.80	0.6841	0.6841		110	65.08	5,061,724	5,273,730	
2010/01	115,464	0.80	0.8643	0.8643		110	61.53	5,212,185	5,319,270	
2010/07	130,434	0.75	0.7107	0.7107		110	49.74	5,357,110	5,357,110	8
2011/01		0.75	0.9198	0.9198		110	49.74	5,390,534	5,406,390	
2011/07		0.70	0.9028	0.9028		110	49.74	5,421,344	5,455,230	
2012/01	89,255	0.70	0.3865	0.3865		110	46.63	5,476,350	5,476,350	8
2012/07	47,848	0.65	0.9417	0.9417		110	43.62	5,527,940	5,527,940	8
2013/01		0.65	0.4901	0.4901		110	43.62	5,541,908	5,555,000	
2013/07		0.60	0.6196	0.6196		110	43.62	5,558,249	5,589,430	
2014/01	53,548	0.60	0.8564	0.8564		110	44.66	5,634,986	5,637,280	
2014/07		0.55	1.2383	1.2383		110	44.66	5,666,150	5,707,130	
2015/01	178,347	0.55	0.7571	0.7571		110	50.12	5,750,360	5,750,360	8
2015/09		0.50	1.5736	1.5736		110	50.12	5,791,589	5,840,890	



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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
2016/09		0.45	1.9890	1.9890		110	50.12	5,838,830	5,957,050	

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: 320978083120140101201410092014164424



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The Palms 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
3370 NW 47TH TERRACE	1/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
LAUDERDALE LAKES, FL 3331	Days in CR 365	Maximum: 43,800	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: 40,981	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 9,591	Inflation
Current Class South Large	Initial CR? False	Medicaid: 29,232	FY Index: 1.34193004
Class at 1/94: South Large	Medicaid Utilization	71.33062%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	93.56393%	Cost: 1.07573004
Open Date: 10/01/1982	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 10/01/1982	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 10/01/1982	Low Occupancy Adjustment Factor:	118.32751%	DC Sem Index: 1.30450000
Med # Active Date: 01/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 308005			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,319,550	2,831,878	1,866,446	972,841		6,990,715	
1a	Audit Adjustments							
2	Cost Per Diem	45.1406	96.8760	63.8494	33.2800		239.1460	
3	Cost Per Diem Inflated	48.5591	102.8273	68.6847				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	48.5591	102.8273	68.6847	33.2800		253.3511	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	63.5690		87.9532				
7	Provider Target Rate	67.1052		92.8459				
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	48.5591	102.8273	68.6847	13.6500		233.7211	
12/13	Medicaid Adjustment Rate		2.4675	1.6482				
14	Prospective Per Diem 11	48.5591	105.2948	70.3329	13.6500		237.8368	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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The Palms Rehabilitation and Nursing Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/01/1994	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	1,400,000.00		Total Amount	Per Diem
RS to Start Calcs:	1982/07	Type:	Fixed	80% Capital(1):	1,804,160	4.2580
Indexed Asset Value	2,255,200	<60% of Base:	False	20% ROE(2):	451,040	0.2598
FRVS Base Asset:	1,323,819	Interest Rate:	10.0000%	Insurance Cost(3):	124,894	3.0476
Occup Adj Factor	0.9000	Chase Rate:	4.0000%	Taxes Cost(3):	140,601	3.4309
ROE Factor	0.022710	Amortization Rate:	7.0000%	Home Office(3):	11,897	0.2903
		Interest Only:	False	Replacement(3&4):	41,156	0.0000
		Yearly Payment:	167,852	Total FRVS PD:		11.2866

(1) 80% Capital (\$1,804,160) amortized at 7.0000 % for 20 years Principal & Interest of \$167,852 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$4.2580

(2) 20% ROE (\$451,040) times the ROE factor (0.022710) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.2598

(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	48.5591	48.5591	2.2031	46.3560
Direct Care	105.2948	105.2948	4.7772	100.5176
Indirect Care	70.3329	70.3329	3.1910	67.1419
Property	13.6500	11.2866	0.5121	10.7745
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.7205
Supplemental Rate				8.1814
Totals	237.8368	235.4734	10.6834	252.6919

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	1,323,819	0.00	2.2977	2.2977		120	2.75	1,323,819	3,043,800	
1983/04		0.10	2.6288	2.6288		120	2.75	1,323,819	3,123,840	
1983/07		0.10	3.9578	3.0000	0.9578	120	2.75	1,323,819	3,247,440	
1984/01		0.20	2.2530	2.2530		120	2.75	1,323,819	3,289,560	
1984/07		0.20	1.9179	1.9179		120	2.75	1,323,819	3,352,680	
1985/01		0.30	1.1471	1.1471		120	2.75	1,323,819	3,391,080	
1985/10		0.30	0.8522	0.8522		120	9.59	1,323,819	3,420,000	
1986/01		0.40	0.8299	0.8299		120	9.59	1,323,819	3,448,440	
1986/07		0.40	0.2974	0.2974		120	11.68	1,323,819	3,441,840	
1987/01		0.50	1.0091	1.0091		120	11.68	1,323,819	3,503,400	
1987/07		0.50	0.9007	0.9007		120	14.03	1,323,819	3,530,760	
1988/01	24,531	0.60	0.9007	0.9007		120	14.03	1,348,350	3,559,440	
1988/07		0.60	0.5899	0.5899		120	15.88	1,348,350	3,557,520	
1989/01		0.70	0.5899	0.5899		120	15.88	1,348,350	3,578,520	
1989/07	43,045	0.70	0.5899	0.5899		120	18.85	1,391,395	3,602,760	
1990/01		0.80	0.5899	0.5899		120	18.85	1,391,395	3,620,880	
1990/07		0.80	0.5899	0.5899		120	15.84	1,391,395	3,642,240	
1991/01		0.90	0.5899	0.5899		120	15.84	1,391,395	3,663,600	
1991/07		0.90	1.4932	1.4932		120	30.39	1,401,727	3,718,320	
1992/01		1.00	2.0117	2.0117		120	46.22	1,425,424	3,793,080	
1992/07		1.00	1.8152	1.8152		120	46.22	1,447,168	3,861,960	
1993/01		1.00	1.7710	1.7710		120	46.22	1,468,706	3,930,360	
1993/07		1.00	1.5329	1.5329		120	52.68	1,490,270	3,990,600	
1994/01		1.00	1.6983	1.6983		120	52.68	1,514,512	4,058,400	
1994/07		1.00	1.5991	1.5991		120	55.75	1,538,731	4,123,320	
1995/01		1.00	1.5812	1.5812		120	55.75	1,563,061	4,188,480	
1995/07		1.00	1.5250	1.5250		120	55.75	1,586,898	4,252,320	
1996/01		1.00	1.7228	1.7228		120	55.75	1,614,237	4,325,640	
1996/07		1.00	1.3294	1.3294		120	41.15	1,630,293	4,383,120	
1997/01		1.00	1.4109	1.4109		120	41.15	1,647,503	4,444,920	



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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
1997/07		1.00	1.0917	1.0917		120	44.46	1,662,042	4,493,400	
1998/01		1.00	1.1663	1.1663		120	44.46	1,677,712	4,545,840	
1998/07		1.00	1.0794	1.0794		120	49.37	1,693,967	4,594,920	
1999/01		1.00	1.4499	1.4499		120	49.37	1,716,014	4,661,520	
1999/07		1.00	1.2299	1.2299		120	60.87	1,737,119	4,718,880	
2000/01		1.00	1.3356	1.3356		120	60.87	1,760,320	4,781,880	
2000/07		1.00	1.1129	1.1129		120	58.26	1,779,911	4,835,040	
2001/01		1.00	1.2976	1.2976		120	58.26	1,803,007	4,897,800	
2001/07		1.00	0.9615	0.9615		120	57.15	1,820,343	4,944,840	
2002/01		1.00	1.0301	1.0301		120	57.15	1,820,343	4,995,720	5
2002/07		1.00	0.8337	0.8337		120	70.80	1,854,427	5,037,360	
2003/01		0.95	1.3271	1.3271		120	70.80	1,877,806	5,104,200	
2003/07		0.95	1.1664	1.1664		120	70.80	1,877,806	5,163,720	5
2004/01		0.90	1.1103	1.1103		120	70.80	1,898,614	5,221,080	5
2004/07		0.90	0.8378	0.8378		120	70.80	1,932,046	5,264,880	
2005/01		0.85	0.8595	0.8595		120	77.63	1,946,162	5,310,120	
2005/07		0.85	0.7364	0.7364		120	77.63	1,958,343	5,349,240	
2006/01		0.80	0.9068	0.9068		120	77.63	1,958,343	5,397,720	5
2006/07		0.80	0.8133	0.8133		120	77.63	1,985,382	5,441,640	
2007/01		0.75	1.0133	1.0133		120	83.88	2,000,471	5,496,720	
2007/07		0.75	1.1050	1.1050		120	83.88	2,017,051	5,557,440	
2008/01		0.70	0.8556	0.8556		120	83.88	2,029,131	5,604,960	
2008/07		0.70	0.6104	0.6104		120	83.88	2,037,801	5,639,160	
2009/01		0.65	1.3268	1.3268		120	83.88	2,055,375	5,714,040	
2009/07		0.65	0.6841	0.6841		120	83.88	2,064,515	5,753,160	
2010/01	39,587	0.60	0.8643	0.8643		120	78.39	2,114,809	5,802,840	
2010/07		0.60	0.7107	0.7107		120	81.21	2,123,827	5,844,120	
2011/01		0.55	0.9198	0.9198		120	81.21	2,134,571	5,897,880	
2011/07		0.55	0.9028	0.9028		120	76.60	2,145,169	5,951,160	
2012/01		0.50	0.3865	0.3865		120	76.60	2,149,316	5,974,200	



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0 321532-00 - 2016/09

252.69

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/07		0.50	0.9417	0.9417		120	76.60	2,159,437	6,030,480	
2013/01	34,806	0.45	0.4901	0.4901		120	74.85	2,199,005	6,060,000	
2013/07		0.45	0.6196	0.6196		120	74.85	2,205,136	6,097,560	
2014/01		0.40	0.8564	0.8564		120	73.82	2,212,691	6,149,760	
2014/07		0.40	1.2383	1.2383		120	73.82	2,223,650	6,225,960	
2015/01		0.35	0.7571	0.7571		120	72.17	2,229,543	6,273,120	
2015/09		0.35	1.5736	1.5736		120	71.33	2,241,823	6,371,880	
2016/09		0.30	1.9890	1.9890		120	71.33	2,255,200	6,498,600	

Message Code:

5 Uncorrected Licensure Deficiency

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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

0323772-00 - 2016/09

233.18

Coral Gables Nursing 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
7060 SW 8TH STREET	1/1/2014-12/31/2014	Number of Beds: 87	Superior: 0
MIAMI, FL 33144	Days in CR 365	Maximum: 31,755	Standard: 366
County: Dade [13]	First Used : 2015/09	Max Annualized: 31,755	Conditional: 0
Region: South Area: 11	Last Used: 2016/09	Total Patient: 28,824	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 4,568	Inflation
Current Class South Small	Initial CR? False	Medicaid: 20,534	FY Index: 1.34193004
Class at 1/94: South Small	Medicaid Utilization	71.23925%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	90.76996%	Cost: 1.07573004
Open Date: 11/01/1988	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 11/01/1988	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 11/01/1988	Low Occupancy Adjustment Factor:	114.79406%	DC Sem Index: 1.30450000
Med # Active Date: 11/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 218251			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,033,370	1,444,786	1,184,449	309,653		3,972,258
1a	Audit Adjustments						
2	Cost Per Diem	50.3248	70.3607	57.6823	15.0800		193.4478
3	Cost Per Diem Inflated	54.1359	74.6831	62.0506			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	54.1359	74.6831	62.0506	15.0800		205.9496
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	71.6569		81.3314			
10b	Base for line 10a	67.8808		77.0455			
11	Lesser of 5,7,8,10, 10a	54.1359	74.6831	62.0506	13.6500		204.5196
12/13	Medicaid Adjustment Rate		1.7845	1.4826			
14	Prospective Per Diem 11	54.1359	76.4676	63.5332	13.6500		207.7867
15	Inflated Usual & Customary Charge						0.00

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



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Coral Gables Nursing and Rehabilitation

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	11/01/1988	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:	1988/07	Type:	Fixed	80% Capital(1):	3,450,043	14.4626
Indexed Asset Value	4,312,554	<60% of Base:	False	20% ROE(2):	862,511	0.6854
FRVS Base Asset:	2,479,500	Interest Rate:	10.5000%	Insurance Cost(3):	69,874	2.4242
Occup Adj Factor	0.9000	Chase Rate:	7.5000%	Taxes Cost(3):	45,230	1.5692
ROE Factor	0.022710	Amortization Rate:	10.5000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	18,135	0.0000
		Yearly Payment:	413,334	Total FRVS PD:		19.1414

(1) 80% Capital (\$3,450,043) amortized at 10.5000 % for 20 years Principal & Interest of \$413,334 divided by annual available days (31755) divided by Occup. Adj. (0.90) = \$14.4626

(2) 20% ROE (\$862,511) times the ROE factor (0.022710) divided by annual available days (31755) divided by Occup. Adj. (0.90) = \$0.6854

(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:	29,662
Comparison Date: 01/01/1988	Current RS PBS:	54,155
Comparison Bed 87	Effective PBS Limitation	2,580,594

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.1359	54.1359	2.4561	51.6798
Direct Care	76.4676	76.4676	3.4693	72.9983
Indirect Care	63.5332	63.5332	2.8825	60.6507
Property	13.6500	19.1414	0.8684	18.2730
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.4015
Supplemental Rate				8.1814
Totals	207.7867	213.2781	9.6763	233.1847

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
1988/07	2,479,500	0.00	0.5899	0.5899		87	27.67	2,479,500	2,579,202	
1989/01	32,153	0.10	0.5899	0.5899		87	27.67	2,512,389	2,594,427	
1989/07		0.10	0.5899	0.5899		87	27.67	2,513,135	2,612,001	
1990/01		0.20	0.5899	0.5899		87	27.67	2,514,627	2,625,138	
1990/07		0.20	0.5899	0.5899		87	27.67	2,516,120	2,640,624	
1991/01		0.30	0.5899	0.5899		87	60.96	2,520,574	2,656,110	
1991/07	27,912	0.30	1.4932	1.4932		87	73.64	2,559,778	2,695,782	
1992/01		0.40	2.0117	2.0117		87	73.64	2,580,377	2,749,983	
1992/07		0.40	1.8152	1.8152		87	78.44	2,599,113	2,799,921	
1993/01		0.50	1.7710	1.7710		87	78.44	2,622,128	2,849,511	
1993/07		0.50	1.5329	1.5329		87	78.46	2,642,227	2,893,185	
1994/01		0.60	1.6983	1.6983		87	78.46	2,669,151	2,942,340	
1994/07		0.60	1.5991	1.5991		87	79.97	2,694,762	2,989,407	
1995/01		0.70	1.5812	1.5812		87	79.97	2,724,588	3,036,648	
1995/07		0.70	1.5250	1.5250		87	82.19	2,753,673	3,082,932	
1996/01		0.80	1.7228	1.7228		87	82.19	2,791,624	3,136,089	
1996/07		0.80	1.3294	1.3294		87	80.54	2,821,313	3,177,762	
1997/01		0.90	1.4109	1.4109		87	80.54	2,857,138	3,222,567	
1997/07		0.90	1.0917	1.0917		87	88.30	2,885,209	3,257,715	
1998/01		1.00	1.1663	1.1663		87	88.30	2,918,859	3,295,734	
1998/07		1.00	1.0794	1.0794		87	88.30	2,950,365	3,331,317	
1999/01		1.00	1.4499	1.4499		87	81.71	2,993,142	3,379,602	
1999/07		1.00	1.2299	1.2299		87	87.23	3,029,955	3,421,188	
2000/01		1.00	1.3356	1.3356		87	87.23	3,070,423	3,466,863	
2000/07		1.00	1.1129	1.1129		87	87.23	3,104,594	3,505,404	
2001/01		1.00	1.2976	1.2976		87	87.23	3,144,879	3,550,905	
2001/07		1.00	0.9615	0.9615		87	87.23	3,175,117	3,585,009	
2002/01		1.00	1.0301	1.0301		87	87.58	3,207,824	3,621,897	
2002/07		1.00	0.8337	0.8337		87	87.58	3,234,568	3,652,086	
2003/01		1.00	1.3271	1.3271		87	87.10	3,277,494	3,700,545	



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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		1.00	1.1664	1.1664		87	87.10	3,315,723	3,743,697	
2004/01		1.00	1.1103	1.1103		87	85.52	3,352,537	3,785,283	
2004/07		1.00	0.8378	0.8378		87	85.52	3,380,625	3,817,038	
2005/01		1.00	0.8595	0.8595		87	85.52	3,409,681	3,849,837	
2005/07		1.00	0.7364	0.7364		87	83.50	3,434,790	3,878,199	
2006/01		1.00	0.9068	0.9068		87	83.50	3,465,937	3,913,347	
2006/07		1.00	0.8133	0.8133		87	84.33	3,494,125	3,945,189	
2007/01		1.00	1.0133	1.0133		87	84.33	3,529,531	3,985,122	
2007/07	25,344	1.00	1.1050	1.1050		87	79.67	3,593,876	4,029,144	
2008/01		1.00	0.8556	0.8556		87	79.67	3,624,625	4,063,596	
2008/07	157,265	1.00	0.6104	0.6104		87	79.67	3,804,015	4,088,391	
2009/01		0.95	1.3268	1.3268		87	79.67	3,851,965	4,142,679	
2009/07		0.95	0.6841	0.6841		87	79.67	3,876,999	4,171,041	
2010/01	24,412	0.90	0.8643	0.8643		87	74.35	3,931,570	4,207,059	
2010/07		0.90	0.7107	0.7107		87	74.35	3,956,716	4,236,987	
2011/01	20,579	0.85	0.9198	0.9198		87	70.97	4,008,229	4,275,963	
2011/07		0.85	0.9028	0.9028		87	70.97	4,038,988	4,314,591	
2012/01		0.80	0.3865	0.3865		87	73.10	4,051,477	4,331,295	
2012/07		0.80	0.9417	0.9417		87	73.10	4,082,001	4,372,098	
2013/01		0.75	0.4901	0.4901		87	74.22	4,097,006	4,393,500	
2013/07	20,969	0.75	0.6196	0.6196		87	65.85	4,137,014	4,420,731	
2014/01		0.70	0.8564	0.8564		87	65.85	4,161,815	4,458,576	
2014/07		0.70	1.2383	1.2383		87	65.85	4,197,890	4,513,821	
2015/01		0.65	0.7571	0.7571		87	69.95	4,218,548	4,548,012	
2015/09		0.65	1.5736	1.5736		87	71.24	4,261,695	4,619,613	
2016/09		0.60	1.9890	1.9890		87	71.24	4,312,554	4,711,485	

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

0323781-00 - 2016/09

245.29

Tarpon Point Nursing and Rehabilitation 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
5157 PARK CLUB DRIVE	1/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
SARASOTA, FL 34235	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: 33,172	Total: 366
Control: Proprietary : Partnership	Unaudited	Medicare: 3,867	Inflation
Current Class South Large	Initial CR? False	Medicaid: 26,959	FY Index: 1.34193004
Class at 1/94: South Large	Medicaid Utilization	81.27035%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	75.73516%	Cost: 1.07573004
Open Date: 07/23/1990	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/23/1990	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 07/27/1990	Low Occupancy Adjustment Factor:	95.78000%	DC Sem Index: 1.30450000
Med # Active Date: 11/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 252654			PS Target: 1.05562807

Rate Calculations								
Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,425,404	2,424,774	1,439,295	908,788		6,198,261	
1a	Audit Adjustments							
2	Cost Per Diem	52.8730	89.9430	53.3883	33.7100		229.9143	
3	Cost Per Diem Inflated	56.8771	95.4684	57.4314				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	56.8771	95.4684	57.4314	33.7100		243.4869	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	117.1807		77.5793				
7	Provider Target Rate	123.6992		81.8949				
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	62.5909		69.1462				
10b	Base for line 10a	59.2926		65.5024				
11	Lesser of 5,7,8,10, 10a	56.8771	95.4684	57.4314	13.6500		223.4269	
12/13	Medicaid Adjustment Rate		3.3585	2.0204				
14	Prospective Per Diem 11	56.8771	98.8269	59.4518	13.6500		228.8058	
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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Tarpon Point Nursing and Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 07/27/1990		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	5,500,000.00		Total Amount	Per Diem
RS to Start Calcs:	1990/07	Type:	Variable	80% Capital(1):	5,127,671	15.3228
Indexed Asset Value	6,409,589	<60% of Base:	False	20% ROE(2):	1,281,918	0.7385
FRVS Base Asset:	1,810,440	Interest Rate:	10.2500%	Insurance Cost(3):	14,814	0.4466
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	62,986	1.8988
ROE Factor	0.022710	Amortization Rate:	10.2500%	Home Office(3):	1,675	0.0505
		Interest Only:	False	Replacement(3&4):	36,237	0.0000
		Yearly Payment:	604,025	Total FRVS PD:		18.4572

(1) 80% Capital (\$5,127,671) amortized at 10.2500 % for 20 years Principal & Interest of \$604,025 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$15.3228

(2) 20% ROE (\$1,281,918) times the ROE factor (0.022710) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.7385

(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:	01/01/1990	Current RS PBS:	30,174
Comparison Bed	60	Effective PBS Limitation	54,155
			1,810,440

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	56.8771	56.8771	2.5805	54.2966
Direct Care	98.8269	98.8269	4.4837	94.3432
Indirect Care	59.4518	59.4518	2.6973	56.7545
Property	13.6500	18.4572	0.8374	17.6198
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				14.0978
Supplemental Rate				8.1814
Totals	228.8058	233.6130	10.5989	245.2933

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
1990/07	2,990,687	0.00	0.5899	0.5899		60	48.33	1,810,440	1,810,440	1
1991/01	1,821,120	0.10	0.5899	0.5899		120	67.41	3,632,628	3,663,600	
1991/07		0.10	1.4932	1.4932		120	67.41	3,638,052	3,718,320	
1992/01		0.20	2.0117	2.0117		120	67.41	3,652,688	3,793,080	
1992/07		0.20	1.8152	1.8152		120	67.41	3,665,947	3,861,960	
1993/01		0.30	1.7710	1.7710		120	67.41	3,685,424	3,930,360	
1993/07		0.30	1.5329	1.5329		120	71.55	3,702,373	3,990,600	
1994/01		0.40	1.6983	1.6983		120	71.55	3,727,523	4,058,400	
1994/07	32,578	0.40	1.5991	1.5991		120	70.39	3,783,942	4,123,320	
1995/01		0.50	1.5812	1.5812		120	70.39	3,813,858	4,188,480	
1995/07	121,925	0.50	1.5250	1.5250		120	64.14	3,964,864	4,252,320	
1996/01		0.60	1.7228	1.7228		120	64.14	4,005,849	4,325,640	
1996/07	736,572	0.60	1.3294	1.3294		120	64.14	4,383,120	4,383,120	8
1997/01	101,638	0.70	1.4109	1.4109		120	59.10	4,444,920	4,444,920	8
1997/07		0.70	1.0917	1.0917		120	61.97	4,478,888	4,493,400	
1998/01		0.80	1.1663	1.1663		120	61.97	4,520,676	4,545,840	
1998/07		0.80	1.0794	1.0794		120	56.45	4,559,712	4,594,920	
1999/01		0.90	1.4499	1.4499		120	56.45	4,619,212	4,661,520	
1999/07		0.90	1.2299	1.2299		120	55.26	4,670,342	4,718,880	
2000/01		1.00	1.3356	1.3356		120	68.05	4,732,719	4,781,880	
2000/07		1.00	1.1129	1.1129		120	68.05	4,785,389	4,835,040	
2001/01		1.00	1.2976	1.2976		120	68.05	4,847,484	4,897,800	
2001/07	24,433	1.00	0.9615	0.9615		120	67.97	4,918,526	4,944,840	
2002/01	13,468	1.00	1.0301	1.0301		120	67.97	4,982,660	4,995,720	
2002/07		1.00	0.8337	0.8337		120	67.97	5,024,200	5,037,360	
2003/01		1.00	1.3271	1.3271		120	67.97	5,090,876	5,104,200	
2003/07		1.00	1.1664	1.1664		120	67.97	5,150,256	5,163,720	
2004/01		1.00	1.1103	1.1103		120	61.53	5,207,439	5,221,080	
2004/07		1.00	0.8378	0.8378		120	61.53	5,251,067	5,264,880	
2005/01		1.00	0.8595	0.8595		120	65.16	5,296,200	5,310,120	



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 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 323781-00 - 2016/09

245.29

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	65.16	5,335,201	5,349,240	
2006/01		1.00	0.9068	0.9068		120	67.51	5,383,581	5,397,720	
2006/07		1.00	0.8133	0.8133		120	66.79	5,427,366	5,441,640	
2007/01		1.00	1.0133	1.0133		120	66.79	5,482,361	5,496,720	
2007/07	11,145	1.00	1.1050	1.1050		120	63.40	5,554,086	5,557,440	
2008/01	9,175	1.00	0.8556	0.8556		120	63.40	5,604,960	5,604,960	8
2008/07	58,798	1.00	0.6104	0.6104		120	63.40	5,639,160	5,639,160	8
2009/01		1.00	1.3268	1.3268		120	63.40	5,639,160	5,714,040	5
2009/07		1.00	0.6841	0.6841		120	63.40	5,753,069	5,753,160	
2010/01		1.00	0.8643	0.8643		120	63.40	5,802,793	5,802,840	
2010/07		1.00	0.7107	0.7107		120	63.40	5,844,033	5,844,120	
2011/01		0.95	0.9198	0.9198		120	56.95	5,895,098	5,897,880	
2011/07	33,913	0.95	0.9028	0.9028		120	63.81	5,951,160	5,951,160	8
2012/01		0.90	0.3865	0.3865		120	63.81	5,971,864	5,974,200	
2012/07	70,392	0.90	0.9417	0.9417		120	68.90	6,030,480	6,030,480	8
2013/01		0.85	0.4901	0.4901		120	68.90	6,055,603	6,060,000	
2013/07		0.85	0.6196	0.6196		120	72.89	6,087,498	6,097,560	
2014/01		0.80	0.8564	0.8564		120	72.89	6,129,203	6,149,760	
2014/07	22,643	0.80	1.2383	1.2383		120	71.86	6,212,562	6,225,960	
2015/01		0.75	0.7571	0.7571		120	71.86	6,247,837	6,273,120	
2015/09		0.75	1.5736	1.5736		120	71.86	6,321,574	6,371,880	
2016/09		0.70	1.9890	1.9890		120	81.27	6,409,589	6,498,600	

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: 323781123120140101201407162015113635



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

0323799-00 - 2016/09

210.80

St. Andrew's Bay Skilled Nursing and Rehabilitation

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
2100 JENKS AVE	1/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
PANAMA CITY, FL 32405	Days in CR 365	Maximum: 43,800	Standard: 366
County: Bay [3]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 2	Last Used: 2016/09	Total Patient: 39,391	Total: 366
Control: Proprietary : Partnership	Unaudited	Medicare: 10,259	Inflation
Current Class North Large	Initial CR? False	Medicaid: 22,991	FY Index: 1.34193004
Class at 1/94: North Large	Medicaid Utilization	58.36612%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	89.93379%	Cost: 1.07573004
Open Date: 01/01/1986	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1986	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 05/01/1986	Low Occupancy Adjustment Factor:	113.73658%	DC Sem Index: 1.30450000
Med # Active Date: 11/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 312011			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	906,886	1,752,356	1,058,908	764,451		4,482,601
1a	Audit Adjustments						
2	Cost Per Diem	39.4453	76.2192	46.0575	33.2500		194.9720
3	Cost Per Diem Inflated	42.4325	80.9015	49.5454			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	42.4325	80.9015	49.5454	33.2500		206.1294
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	49.4155		56.4338			
7	Provider Target Rate	52.1644		59.5731			
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	53.8727		64.3834			
10b	Base for line 10a	51.0338		60.9906			
11	Lesser of 5,7,8,10, 10a	42.4325	80.9015	49.5454	13.6500		186.5294
12/13	Medicaid Adjustment Rate		0.7614	0.4663			
14	Prospective Per Diem 11	42.4325	81.6629	50.0117	13.6500		187.7571
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 323799-00 - 2016/09

210.80

St. Andrew's Bay Skilled Nursing and Rehabilitation

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:	3,650,000.00		Total Amount	Per Diem
RS to Start Calcs:	1986/01	Type:	Fixed	80% Capital(1):	5,057,353	17.4912
Indexed Asset Value	6,321,691	<60% of Base:	False	20% ROE(2):	1,264,338	0.7284
FRVS Base Asset:	3,420,000	Interest Rate:	12.5000%	Insurance Cost(3):	17,716	0.4497
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	35,227	0.8943
ROE Factor	0.022710	Amortization Rate:	12.5000%	Home Office(3):	1,817	0.0461
		Interest Only:	False	Replacement(3&4):	4,636	0.0000
		Yearly Payment:	689,504	Total FRVS PD:		19.6097

(1) 80% Capital (\$5,057,353) amortized at 12.5000 % for 20 years Principal & Interest of \$689,504 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$17.4912

(2) 20% ROE (\$1,264,338) times the ROE factor (0.022710) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.7284

(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	42.4325	42.4325	1.9251	40.5074
Direct Care	81.6629	81.6629	3.7050	77.9579
Indirect Care	50.0117	50.0117	2.2690	47.7427
Property	13.6500	19.6097	0.8897	18.7200
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				17.6872
Supplemental Rate				8.1814
Totals	187.7571	193.7168	8.7888	210.7966

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
1986/01	4,542,657	0.00	0.8299	0.8299		120	69.88	3,420,000	3,420,000	1
1986/07		0.10	0.2974	0.2974		120	69.88	3,421,016	3,441,840	
1987/01		0.10	1.0091	1.0091		120	69.88	3,424,468	3,503,400	
1987/07		0.20	0.9007	0.9007		120	69.88	3,430,635	3,530,760	
1988/01		0.20	0.9007	0.9007		120	69.88	3,436,814	3,559,440	
1988/07		0.30	0.5899	0.5899		120	69.88	3,442,897	3,557,520	
1989/01		0.30	0.5899	0.5899		120	69.88	3,448,991	3,578,520	
1989/07		0.40	0.5899	0.5899		120	79.64	3,457,131	3,602,760	
1990/01		0.40	0.5899	0.5899		120	79.64	3,465,290	3,620,880	
1990/07		0.50	0.5899	0.5899		120	79.64	3,475,513	3,642,240	
1991/01	16,722	0.50	0.5899	0.5899		120	73.47	3,502,488	3,663,600	
1991/07		0.60	1.4932	1.4932		120	77.89	3,533,867	3,718,320	
1992/01		0.60	2.0117	2.0117		120	77.89	3,576,521	3,793,080	
1992/07		0.70	1.8152	1.8152		120	83.81	3,621,964	3,861,960	
1993/01		0.70	1.7710	1.7710		120	83.81	3,666,865	3,930,360	
1993/07		0.80	1.5329	1.5329		120	78.96	3,711,832	3,990,600	
1994/01	18,558	0.80	1.6983	1.6983		120	78.67	3,780,819	4,058,400	
1994/07		0.90	1.5991	1.5991		120	78.67	3,835,233	4,123,320	
1995/01		0.90	1.5812	1.5812		120	78.67	3,889,812	4,188,480	
1995/07	789,054	1.00	1.5250	1.5250		120	75.88	4,738,186	4,252,320	
1996/01		1.00	1.7228	1.7228		120	75.88	4,819,815	4,325,640	
1996/07	81,671	1.00	1.3294	1.3294		120	74.48	4,819,815	4,383,120	3
1997/01		1.00	1.4109	1.4109		120	74.48	4,819,815	4,444,920	3
1997/07	31,848	1.00	1.0917	1.0917		120	71.27	4,819,815	4,493,400	3
1998/01		1.00	1.1663	1.1663		120	71.27	4,819,815	4,545,840	3
1998/07	32,064	1.00	1.0794	1.0794		120	63.66	4,819,815	4,594,920	3
1999/01		1.00	1.4499	1.4499		120	63.66	4,819,815	4,661,520	3
1999/07		1.00	1.2299	1.2299		120	63.66	4,819,815	4,718,880	3
2000/01	20,761	1.00	1.3356	1.3356		120	67.56	4,819,815	4,781,880	3
2000/07		1.00	1.1129	1.1129		120	64.45	4,835,040	4,835,040	8



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210.80

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/01		1.00	1.2976	1.2976		120	64.45	4,897,779	4,897,800	
2001/07		1.00	0.9615	0.9615		120	64.45	4,944,840	4,944,840	8
2002/01		1.00	1.0301	1.0301		120	64.45	4,995,720	4,995,720	8
2002/07		1.00	0.8337	0.8337		120	64.45	5,037,360	5,037,360	8
2003/01		1.00	1.3271	1.3271		120	64.45	5,104,200	5,104,200	8
2003/07		1.00	1.1664	1.1664		120	62.28	5,163,720	5,163,720	8
2004/01		1.00	1.1103	1.1103		120	60.05	5,221,053	5,221,080	
2004/07		1.00	0.8378	0.8378		120	60.05	5,264,795	5,264,880	
2005/01	18,349	1.00	0.8595	0.8595		120	52.75	5,310,120	5,310,120	8
2005/07		1.00	0.7364	0.7364		120	52.75	5,347,624	5,349,240	
2006/01	11,727	1.00	0.9068	0.9068		120	53.99	5,397,720	5,397,720	8
2006/07	10,938	0.95	0.8133	0.8133		120	53.99	5,441,640	5,441,640	8
2007/01		0.95	1.0133	1.0133		120	53.99	5,493,059	5,496,720	
2007/07	39,625	0.90	1.1050	1.1050		120	52.82	5,557,440	5,557,440	8
2008/01	8,050	0.90	0.8556	0.8556		120	52.82	5,565,490	5,604,960	5
2008/07	7,666	0.85	0.6104	0.6104		120	52.82	5,612,626	5,639,160	5
2009/01	5,255	0.85	1.3268	1.3268		120	52.82	5,705,493	5,714,040	
2009/07		0.80	0.6841	0.6841		120	52.82	5,735,481	5,753,160	
2010/01		0.80	0.8643	0.8643		120	52.82	5,773,564	5,802,840	
2010/07		0.75	0.7107	0.7107		120	52.82	5,803,117	5,844,120	
2011/01	98,601	0.75	0.9198	0.9198		120	52.77	5,897,880	5,897,880	8
2011/07		0.70	0.9028	0.9028		120	52.77	5,933,643	5,951,160	
2012/01		0.70	0.3865	0.3865		120	53.40	5,949,232	5,974,200	
2012/07	23,669	0.65	0.9417	0.9417		120	55.50	6,009,316	6,030,480	
2013/01		0.65	0.4901	0.4901		120	55.50	6,028,462	6,060,000	
2013/07	26,580	0.60	0.6196	0.6196		120	53.61	6,076,889	6,097,560	
2014/01		0.60	0.8564	0.8564		120	53.61	6,107,323	6,149,760	
2014/07		0.55	1.2383	1.2383		120	53.61	6,147,869	6,225,960	
2015/01		0.55	0.7571	0.7571		120	56.49	6,173,469	6,273,120	
2015/09		0.50	1.5736	1.5736		120	56.49	6,222,042	6,371,880	



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210.80

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2016/09	43,956	0.45	1.9890	1.9890		120	58.37	6,321,691	6,498,600	

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

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

0324027-00 - 2016/09

259.81

Hampton Court 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
16100 NW 2ND AVENUE	10/1/2014-3/31/2015	Number of Beds: 120	Superior: 0
NORTH MIAMI BEACH, FL 331	Days in CR 182	Maximum: 21,840	Standard: 366
County: Dade [13]	First Used : 2015/09	Max Annualized: 43,800	Conditional: 0
Region: South Area: 11	Last Used: 2016/09	Total Patient: 20,670	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 1,968	Inflation
Current Class South Large	Initial CR? False	Medicaid: 11,417	FY Index: 1.35966457
Class at 1/94: South Large	Medicaid Utilization	55.23464%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.64286%	Cost: 1.06169895
Open Date: 01/03/1991	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/03/1991	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24000000
Entered Medicaid 01/03/1991	Low Occupancy Adjustment Factor:	119.69200%	DC Sem Index: 1.30450000
Med # Active Date: 11/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05201613
Previous Med # 203131			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	613,233	1,093,627	746,499	206,534		2,659,893	
1a	Audit Adjustments							
2	Cost Per Diem	53.7123	95.7893	65.3849	18.0900		232.9765	
3	Cost Per Diem Inflated	57.0263	100.7719	69.4191				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	57.0263	100.7719	69.4191	18.0900		245.3073	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	55.7187		75.1946				
7	Provider Target Rate	58.8182		79.3775				
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	57.0263	100.7719	69.4191	13.6500		240.8673	
12/13	Medicaid Adjustment Rate		0.5934	0.4088				
14	Prospective Per Diem 11	57.0263	101.3653	69.8279	13.6500		241.8695	
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 324027-00 - 2016/09

259.81

Hampton Court Nursing Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 01/03/1991		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,420,000.00		Total Amount	Per Diem
RS to Start Calcs:	1991/01	Type:	Fixed	80% Capital(1):	4,377,056	14.2095
Indexed Asset Value	5,471,320	<60% of Base:	False	20% ROE(2):	1,094,264	0.5610
FRVS Base Asset:	3,642,240	Interest Rate:	11.5000%	Insurance Cost(3):	14,813	0.7166
Occup Adj Factor	0.9000	Chase Rate:	10.0000%	Taxes Cost(3):	39,911	1.9309
ROE Factor	0.020210	Amortization Rate:	11.5000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	18,370	0.0000
		Yearly Payment:	560,139	Total FRVS PD:		17.4180

(1) 80% Capital (\$4,377,056) amortized at 11.5000 % for 20 years Principal & Interest of \$560,139 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$14.2095

(2) 20% ROE (\$1,094,264) times the ROE factor (0.020210) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5610

(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:	07/01/1990	Current RS PBS:	30,352
Comparison Bed	120	Effective PBS Limitation	54,155
			3,642,240

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	57.0263	57.0263	2.5873	54.4390
Direct Care	101.3653	101.3653	4.5989	96.7664
Indirect Care	69.8279	69.8279	3.1681	66.6598
Property	13.6500	17.4180	0.7902	16.6278
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				17.1364
Supplemental Rate				8.1814
Totals	241.8695	245.6375	11.1445	259.8108

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
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0 324027-00 - 2016/09

259.81

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	6,981,109	0.00	0.5899	0.5899		120	35.49	3,642,240	3,642,240	1
1991/07		0.10	1.4932	1.4932		120	35.49	3,645,749	3,718,320	
1992/01		0.10	2.0117	2.0117		120	35.49	3,650,482	3,793,080	
1992/07		0.20	1.8152	1.8152		120	35.49	3,650,482	3,861,960	5
1993/01		0.20	1.7710	1.7710		120	35.49	3,659,033	3,930,360	5
1993/07		0.30	1.5329	1.5329		120	35.49	3,678,279	3,990,600	
1994/01		0.30	1.6983	1.6983		120	47.55	3,694,481	4,058,400	
1994/07		0.40	1.5991	1.5991		120	52.44	3,717,011	4,123,320	
1995/01		0.40	1.5812	1.5812		120	52.44	3,739,427	4,188,480	
1995/07		0.50	1.5250	1.5250		120	52.44	3,739,427	4,252,320	5
1996/01		0.50	1.7228	1.7228		120	51.65	3,766,613	4,325,640	5
1996/07		0.60	1.3294	1.3294		120	51.65	3,825,523	4,383,120	
1997/01		0.60	1.4109	1.4109		120	58.73	3,857,906	4,444,920	
1997/07		0.70	1.0917	1.0917		120	64.64	3,887,388	4,493,400	
1998/01		0.70	1.1663	1.1663		120	64.64	3,919,125	4,545,840	
1998/07		0.80	1.0794	1.0794		120	70.53	3,952,967	4,594,920	
1999/01		0.80	1.4499	1.4499		120	70.53	3,998,817	4,661,520	
1999/07		0.90	1.2299	1.2299		120	72.47	4,043,080	4,718,880	
2000/01		0.90	1.3356	1.3356		120	72.47	4,091,678	4,781,880	
2000/07		1.00	1.1129	1.1129		120	75.56	4,137,214	4,835,040	
2001/01		1.00	1.2976	1.2976		120	75.56	4,190,898	4,897,800	
2001/07		1.00	0.9615	0.9615		120	72.74	4,231,193	4,944,840	
2002/01		1.00	1.0301	1.0301		120	72.74	4,274,779	4,995,720	
2002/07		1.00	0.8337	0.8337		120	67.44	4,310,418	5,037,360	
2003/01		1.00	1.3271	1.3271		120	67.44	4,367,622	5,104,200	
2003/07		1.00	1.1664	1.1664		120	71.81	4,418,566	5,163,720	
2004/01		1.00	1.1103	1.1103		120	75.54	4,467,625	5,221,080	
2004/07		1.00	0.8378	0.8378		120	75.54	4,505,055	5,264,880	
2005/01		1.00	0.8595	0.8595		120	72.14	4,543,776	5,310,120	
2005/07		1.00	0.7364	0.7364		120	72.14	4,577,236	5,349,240	



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: 3/31/2015

0 324027-00 - 2016/09

259.81

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		120	72.14	4,618,742	5,397,720	
2006/07		1.00	0.8133	0.8133		120	71.42	4,656,306	5,441,640	
2007/01		1.00	1.0133	1.0133		120	71.42	4,703,488	5,496,720	
2007/07		1.00	1.1050	1.1050		120	70.23	4,755,462	5,557,440	
2008/01		1.00	0.8556	0.8556		120	65.75	4,796,150	5,604,960	
2008/07		1.00	0.6104	0.6104		120	65.75	4,825,426	5,639,160	
2009/01		1.00	1.3268	1.3268		120	65.75	4,889,450	5,714,040	
2009/07		1.00	0.6841	0.6841		120	68.50	4,922,899	5,753,160	
2010/01		1.00	0.8643	0.8643		120	68.25	4,965,448	5,802,840	
2010/07		1.00	0.7107	0.7107		120	68.25	5,000,737	5,844,120	
2011/01		1.00	0.9198	0.9198		120	68.72	5,046,734	5,897,880	
2011/07		0.95	0.9028	0.9028		120	68.72	5,090,020	5,951,160	
2012/01		0.95	0.3865	0.3865		120	63.07	5,108,711	5,974,200	
2012/07		0.90	0.9417	0.9417		120	63.07	5,152,007	6,030,480	
2013/01		0.90	0.4901	0.4901		120	59.12	5,174,733	6,060,000	
2013/07		0.85	0.6196	0.6196		120	59.12	5,201,988	6,097,560	
2014/01		0.85	0.8564	0.8564		120	59.12	5,239,853	6,149,760	
2014/07		0.80	1.2383	1.2383		120	59.64	5,291,759	6,225,960	
2015/01		0.80	0.7571	0.7571		120	59.64	5,323,811	6,273,120	
2015/09	9,546	0.75	1.5736	1.5736		120	55.23	5,396,189	6,371,880	
2016/09		0.70	1.9890	1.9890		120	55.23	5,471,320	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

0324094-00 - 2016/09

251.99

Advanced Rehabilitation & 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
401 FAIRWOOD AVE	3/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
CLEARWATER, FL 33759	Days in CR 306	Maximum: 36,720	Standard: 366
County: Pinellas [52]	First Used : 2015/09	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 34,590	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 6,796	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 24,563	FY Index: 1.34462269
Class at 1/94: North Large	Medicaid Utilization	71.01185%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.19935%	Cost: 1.07357585
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: 1.23099675
Entered Medicaid 10/01/1984	Low Occupancy Adjustment Factor:	119.13111%	DC Sem Index: 1.30450000
Med # Active Date: 09/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05971035
Previous Med # 309273			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,214,831	2,296,660	1,389,045	1,065,297		5,965,833
1a	Audit Adjustments						
2	Cost Per Diem	49.4578	93.5008	56.5503	43.3700		242.8789
3	Cost Per Diem Inflated	53.0967	99.0838	60.7110			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	53.0967	99.0838	60.7110	43.3700		256.2615
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	64.5247		74.7530			
7	Provider Target Rate	68.1141		78.9114			
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	63.4006		76.6617			
10b	Base for line 10a	60.0596		72.6219			
11	Lesser of 5,7,8,10, 10a	53.0967	99.0838	60.7110	13.6500		226.5415
12/13	Medicaid Adjustment Rate		2.3422	1.4351			
14	Prospective Per Diem 11	53.0967	101.4260	62.1461	13.6500		230.3188
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

0 324094-00 - 2016/09

251.99

Advanced Rehabilitation & Health Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 02/01/2000		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,391,600.00		Total Amount	Per Diem
RS to Start Calcs:	1984/07	Type:	Fixed	80% Capital(1):	3,987,276	12.6112
Indexed Asset Value	4,984,095	<60% of Base:	False	20% ROE(2):	996,819	0.5690
FRVS Base Asset:	2,775,941	Interest Rate:	11.1000%	Insurance Cost(3):	86,781	2.5088
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	56,231	1.6256
ROE Factor	0.022500	Amortization Rate:	11.1000%	Home Office(3):	10,042	0.2903
		Interest Only:	False	Replacement(3&4):	27,475	0.0000
		Yearly Payment:	497,135	Total FRVS PD:		17.6049

(1) 80% Capital (\$3,987,276) amortized at 11.1000 % for 20 years Principal & Interest of \$497,135 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$12.6112

(2) 20% ROE (\$996,819) times the ROE factor (0.022500) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5690

(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	53.0967	53.0967	2.4090	50.6877
Direct Care	101.4260	101.4260	4.6016	96.8244
Indirect Care	62.1461	62.1461	2.8195	59.3266
Property	13.6500	17.6049	0.7987	16.8062
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.1641
Supplemental Rate				8.1814
Totals	230.3188	234.2737	10.6288	251.9904

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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251.99

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1984/07	2,770,400	0.00	1.9179	1.9179		120	56.18	2,770,400	3,352,680	
1985/01		0.10	1.1471	1.1471		120	56.18	2,773,578	3,391,080	
1985/10		0.10	0.8522	0.8522		120	56.18	2,775,941	3,420,000	
1986/01		0.20	0.8299	0.8299		120	56.18	2,780,549	3,448,440	
1986/07		0.20	0.2974	0.2974		120	56.18	2,782,203	3,441,840	
1987/01		0.30	1.0091	1.0091		120	56.18	2,790,625	3,503,400	
1987/07		0.30	0.9007	0.9007		120	56.18	2,798,165	3,530,760	
1988/01		0.40	0.9007	0.9007		120	63.00	2,808,247	3,559,440	
1988/07	20,425	0.40	0.5899	0.5899		120	58.31	2,835,299	3,557,520	
1989/01		0.50	0.5899	0.5899		120	58.31	2,843,663	3,578,520	
1989/07		0.50	0.5899	0.5899		120	58.31	2,852,052	3,602,760	
1990/01		0.60	0.5899	0.5899		120	58.31	2,862,145	3,620,880	
1990/07		0.60	0.5899	0.5899		120	58.31	2,872,274	3,642,240	
1991/01		0.70	0.5899	0.5899		120	58.31	2,884,134	3,663,600	
1991/07		0.70	1.4932	1.4932		120	58.31	2,914,279	3,718,320	
1992/01	46,730	0.80	2.0117	2.0117		120	61.99	3,007,911	3,793,080	
1992/07		0.80	1.8152	1.8152		120	61.99	3,051,592	3,861,960	
1993/01		0.90	1.7710	1.7710		120	59.50	3,100,231	3,930,360	
1993/07	17,331	0.90	1.5329	1.5329		120	60.86	3,160,333	3,990,600	
1994/01		1.00	1.6983	1.6983		120	60.86	3,214,005	4,058,400	
1994/07		1.00	1.5991	1.5991		120	61.09	3,214,005	4,123,320	5
1995/01		1.00	1.5812	1.5812		120	61.09	3,317,033	4,188,480	
1995/07	25,142	1.00	1.5250	1.5250		120	67.22	3,392,760	4,252,320	
1996/01		1.00	1.7228	1.7228		120	67.22	3,392,760	4,325,640	5
1996/07	24,584	1.00	1.3294	1.3294		120	74.59	3,475,794	4,383,120	5
1997/01		1.00	1.4109	1.4109		120	74.59	3,521,674	4,444,920	5
1997/07		1.00	1.0917	1.0917		120	78.12	3,610,350	4,493,400	
1998/01		1.00	1.1663	1.1663		120	78.12	3,652,458	4,545,840	
1998/07	25,460	1.00	1.0794	1.0794		120	64.91	3,717,343	4,594,920	
1999/01		1.00	1.4499	1.4499		120	64.91	3,771,241	4,661,520	



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251.99

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1999/07		1.00	1.2299	1.2299		120	64.28	3,817,623	4,718,880	
2000/01	10,392	1.00	1.3356	1.3356		120	68.51	3,879,003	4,781,880	
2000/07		1.00	1.1129	1.1129		120	68.51	3,922,172	4,835,040	
2001/01		1.00	1.2976	1.2976		120	68.51	3,973,066	4,897,800	
2001/07		1.00	0.9615	0.9615		120	68.51	4,011,267	4,944,840	
2002/01		1.00	1.0301	1.0301		120	68.51	4,052,587	4,995,720	
2002/07		1.00	0.8337	0.8337		120	66.83	4,086,373	5,037,360	
2003/01		1.00	1.3271	1.3271		120	68.61	4,140,603	5,104,200	
2003/07		1.00	1.1664	1.1664		120	68.61	4,188,899	5,163,720	
2004/01		1.00	1.1103	1.1103		120	73.00	4,235,408	5,221,080	
2004/07		1.00	0.8378	0.8378		120	73.00	4,270,892	5,264,880	
2005/01		0.95	0.8595	0.8595		120	73.00	4,305,764	5,310,120	
2005/07		0.95	0.7364	0.7364		120	73.95	4,335,887	5,349,240	
2006/01		0.90	0.9068	0.9068		120	73.95	4,371,272	5,397,720	
2006/07		0.90	0.8133	0.8133		120	76.53	4,403,270	5,441,640	
2007/01		0.85	1.0133	1.0133		120	76.06	4,441,195	5,496,720	
2007/07	13,245	0.85	1.1050	1.1050		120	74.00	4,496,156	5,557,440	
2008/01	3,386	0.80	0.8556	0.8556		120	74.00	4,530,318	5,604,960	
2008/07		0.80	0.6104	0.6104		120	74.00	4,552,440	5,639,160	
2009/01		0.75	1.3268	1.3268		120	74.00	4,597,741	5,714,040	
2009/07		0.75	0.6841	0.6841		120	74.00	4,621,332	5,753,160	
2010/01		0.70	0.8643	0.8643		120	72.93	4,649,291	5,802,840	
2010/07		0.70	0.7107	0.7107		120	74.10	4,672,421	5,844,120	
2011/01		0.65	0.9198	0.9198		120	74.10	4,700,357	5,897,880	
2011/07		0.65	0.9028	0.9028		120	74.10	4,727,939	5,951,160	
2012/01	21,892	0.60	0.3865	0.3865		120	74.43	4,760,795	5,974,200	
2012/07		0.60	0.9417	0.9417		120	74.43	4,787,693	6,030,480	
2013/01		0.55	0.4901	0.4901		120	71.65	4,800,601	6,060,000	
2013/07		0.55	0.6196	0.6196		120	71.65	4,816,961	6,097,560	
2014/01	25,615	0.50	0.8564	0.8564		120	75.94	4,863,202	6,149,760	



Florida Agency for Health Care Administration
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0 324094-00 - 2016/09

251.99

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2014/07		0.50	1.2383	1.2383		120	73.49	4,893,315	6,225,960	
2015/01		0.45	0.7571	0.7571		120	73.49	4,909,987	6,273,120	
2015/09		0.45	1.5736	1.5736		120	71.01	4,944,755	6,371,880	
2016/09		0.40	1.9890	1.9890		120	71.01	4,984,095	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: 324094123120140301201404272015105606



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

0324108-00 - 2016/09

269.73

Bayside Rehabilitation & 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
811 JACKSON ST N	3/1/2014-12/31/2014	Number of Beds: 92	Superior: 0
SAINT PETERSBURG, FL 33705	Days in CR 306	Maximum: 28,152	Standard: 366
County: Pinellas [52]	First Used : 2015/09	Max Annualized: 33,580	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 26,669	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 4,165	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 20,841	FY Index: 1.34462269
Class at 1/94: North Small	Medicaid Utilization	78.14691%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.73217%	Cost: 1.07357585
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: 1.23099675
Entered Medicaid 10/01/1984	Low Occupancy Adjustment Factor:	119.80495%	DC Sem Index: 1.30450000
Med # Active Date: 09/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05971035
Previous Med # 308790			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,194,798	1,926,283	1,277,333	994,533		5,392,947
1a	Audit Adjustments						
2	Cost Per Diem	57.3292	92.4276	61.2894	47.7200		258.7662
3	Cost Per Diem Inflated	61.5472	97.9465	65.7988			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	61.5472	97.9465	65.7988	47.7200		273.0125
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	75.1287		87.7047			
7	Provider Target Rate	79.3080		92.5835			
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	70.0063		89.2308			
10b	Base for line 10a	66.3172		84.5286			
11	Lesser of 5,7,8,10, 10a	61.5472	97.9465	65.7988	13.6500		238.9425
12/13	Medicaid Adjustment Rate		3.1015	2.0835			
14	Prospective Per Diem 11	61.5472	101.0480	67.8823	13.6500		244.1275
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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269.73

Bayside Rehabilitation & Health Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 10/01/2001		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,033,590.00		Total Amount	Per Diem
RS to Start Calcs:	1984/07	Type:	Variable	80% Capital(1):	3,834,334	16.2361
Indexed Asset Value	4,792,917	<60% of Base:	False	20% ROE(2):	958,583	0.7137
FRVS Base Asset:	1,335,000	Interest Rate:	11.5000%	Insurance Cost(3):	92,826	3.4807
Occup Adj Factor	0.9000	Chase Rate:	10.5000%	Taxes Cost(3):	50,182	1.8817
ROE Factor	0.022500	Amortization Rate:	11.5000%	Home Office(3):	7,742	0.2903
		Interest Only:	False	Replacement(3&4):	4,790	0.0000
		Yearly Payment:	490,686	Total FRVS PD:		22.6025

(1) 80% Capital (\$3,834,334) amortized at 11.5000 % for 20 years Principal & Interest of \$490,686 divided by annual available days (33580) divided by Occup. Adj. (0.90) = \$16.2361

(2) 20% ROE (\$958,583) times the ROE factor (0.022500) divided by annual available days (33580) divided by Occup. Adj. (0.90) = \$0.7137

(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 66	Effective PBS Limitation	1,881,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	61.5472	61.5472	2.7924	58.7548
Direct Care	101.0480	101.0480	4.5845	96.4635
Indirect Care	67.8823	67.8823	3.0798	64.8025
Property	13.6500	22.6025	1.0255	21.5770
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.9520
Supplemental Rate				8.1814
Totals	244.1275	253.0800	11.4822	269.7312

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	1,335,000	0.00	1.9179	1.9179		66	21.54	1,335,000	1,843,974	
1985/01		0.10	1.1471	1.1471		66	21.54	1,335,000	1,865,094	
1985/10		0.10	0.8522	0.8522		66	21.54	1,335,000	1,881,000	
1986/01		0.20	0.8299	0.8299		66	100.00	1,337,216	1,896,642	
1986/07		0.20	0.2974	0.2974		66	100.00	1,338,012	1,893,012	
1987/01		0.30	1.0091	1.0091		66	100.00	1,342,062	1,926,870	
1987/07		0.30	0.9007	0.9007		66	23.31	1,342,062	1,941,918	
1988/01		0.40	0.9007	0.9007		66	27.76	1,344,503	1,957,692	
1988/07		0.40	0.5899	0.5899		66	27.76	1,346,105	1,956,636	
1989/01		0.50	0.5899	0.5899		66	47.72	1,349,550	1,968,186	
1989/07		0.50	0.5899	0.5899		66	47.72	1,353,004	1,981,518	
1990/01		0.60	0.5899	0.5899		66	47.72	1,357,158	1,991,484	
1990/07		0.60	0.5899	0.5899		65	50.42	1,361,561	1,972,880	
1991/01		0.70	0.5899	0.5899		65	50.42	1,366,715	1,984,450	
1991/07		0.70	1.4932	1.4932		66	49.68	1,366,715	2,045,076	5
1992/01		0.80	2.0117	2.0117		66	49.68	1,379,618	2,086,194	5
1992/07	1,175,206	0.80	1.8152	1.8152		96	50.67	2,593,606	3,089,568	
1993/01		0.90	1.7710	1.7710		96	50.67	2,631,691	3,144,288	
1993/07	456,141	0.90	1.5329	1.5329		96	54.71	3,123,947	3,192,480	
1994/01		1.00	1.6983	1.6983		96	54.71	3,176,721	3,246,720	
1994/07		1.00	1.5991	1.5991		95	38.28	3,212,077	3,264,295	
1995/01		1.00	1.5812	1.5812		95	38.28	3,212,077	3,315,880	5
1995/07	24,388	1.00	1.5250	1.5250		95	44.91	3,312,252	3,366,420	
1996/01		1.00	1.7228	1.7228		95	44.91	3,358,847	3,424,465	
1996/07		1.00	1.3294	1.3294		95	44.91	3,395,308	3,469,970	
1997/01	19,410	1.00	1.4109	1.4109		92	53.76	3,407,772	3,407,772	8
1997/07		1.00	1.0917	1.0917		92	60.24	3,444,940	3,444,940	8
1998/01		1.00	1.1663	1.1663		92	60.24	3,485,118	3,485,144	
1998/07		1.00	1.0794	1.0794		92	60.86	3,485,118	3,522,772	5
1999/01		1.00	1.4499	1.4499		92	60.86	3,573,812	3,573,832	



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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		92	60.86	3,617,766	3,617,808	
2000/01		1.00	1.3356	1.3356		92	72.91	3,666,085	3,666,108	
2000/07		1.00	1.1129	1.1129		92	76.27	3,706,864	3,706,864	8
2001/01		1.00	1.2976	1.2976		92	76.27	3,754,964	3,754,980	
2001/07		1.00	0.9615	0.9615		92	74.79	3,791,044	3,791,044	8
2002/01		1.00	1.0301	1.0301		92	71.13	3,830,052	3,830,052	8
2002/07		1.00	0.8337	0.8337		92	71.13	3,861,976	3,861,976	8
2003/01		1.00	1.3271	1.3271		92	71.13	3,913,220	3,913,220	8
2003/07		1.00	1.1664	1.1664		92	71.13	3,958,852	3,958,852	8
2004/01		1.00	1.1103	1.1103		92	71.13	4,002,807	4,002,828	
2004/07		1.00	0.8378	0.8378		92	74.77	4,036,343	4,036,408	
2005/01		0.95	0.8595	0.8595		92	74.77	4,069,300	4,071,092	
2005/07		0.95	0.7364	0.7364		92	74.77	4,097,769	4,101,084	
2006/01		0.90	0.9068	0.9068		92	77.63	4,131,211	4,138,252	
2006/07		0.90	0.8133	0.8133		92	77.63	4,161,451	4,171,924	
2007/01		0.85	1.0133	1.0133		92	79.05	4,197,294	4,214,152	
2007/07	10,670	0.85	1.1050	1.1050		92	76.51	4,247,389	4,260,704	
2008/01	5,575	0.80	0.8556	0.8556		92	76.51	4,282,037	4,297,136	
2008/07		0.80	0.6104	0.6104		92	76.51	4,302,946	4,323,356	
2009/01		0.75	1.3268	1.3268		92	76.51	4,345,765	4,380,764	
2009/07		0.75	0.6841	0.6841		92	76.51	4,368,063	4,410,756	
2010/01		0.70	0.8643	0.8643		92	74.52	4,394,490	4,448,844	
2010/07		0.70	0.7107	0.7107		92	73.41	4,416,353	4,480,492	
2011/01		0.65	0.9198	0.9198		92	73.41	4,442,758	4,521,708	
2011/07		0.65	0.9028	0.9028		92	73.41	4,468,828	4,562,556	
2012/01	108,765	0.60	0.3865	0.3865		92	74.80	4,580,220	4,580,220	8
2012/07		0.60	0.9417	0.9417		92	74.80	4,606,098	4,623,368	
2013/01		0.55	0.4901	0.4901		92	75.24	4,618,516	4,646,000	
2013/07		0.55	0.6196	0.6196		92	75.24	4,634,256	4,674,796	
2014/01	22,562	0.50	0.8564	0.8564		92	74.69	4,676,662	4,714,816	



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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		92	74.69	4,705,620	4,773,236	
2015/01		0.45	0.7571	0.7571		92	77.39	4,721,652	4,809,392	
2015/09		0.45	1.5736	1.5736		92	78.15	4,755,086	4,885,108	
2016/09		0.40	1.9890	1.9890		92	78.15	4,792,917	4,982,260	

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: 324108123120140301201404132015162606



Florida Agency for Health Care Administration
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Madison Pointe Rehabilitation & 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
6020 INDIANA AVE	3/1/2014-12/31/2014	Number of Beds: 119	Superior: 0
NEW PORT RICHEY, FL 34653-	Days in CR 306	Maximum: 36,414	Standard: 366
County: Pasco [51]	First Used : 2016/09	Max Annualized: 43,435	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 33,702	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 10,650	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 18,379	FY Index: 1.34462269
Class at 1/94: North Large	Medicaid Utilization	54.53386%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	92.55232%	Cost: 1.07357585
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: 1.23099675
Entered Medicaid 01/01/1982	Low Occupancy Adjustment Factor:	117.04816%	DC Sem Index: 1.30450000
Med # Active Date: 09/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05971035
Previous Med # 309257			PS Target: 1.05562807

Rate Calculations								
Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	804,049	1,645,796	1,129,716	882,927		4,462,488	
1a	Audit Adjustments							
2	Cost Per Diem	43.7482	89.5476	61.4678	48.0400		242.8036	
3	Cost Per Diem Inflated	46.9670	94.8945	65.9903				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	46.9670	94.8945	65.9903	48.0400		255.8918	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	65.0901		75.7937				
7	Provider Target Rate	68.7109		80.0100				
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	59.5969		77.0828				
10b	Base for line 10a	56.4563		73.0208				
11	Lesser of 5,7,8,10, 10a	46.9670	94.8945	65.9903	13.6500		221.5018	
12/13	Medicaid Adjustment Rate		0.4840	0.3366				
14	Prospective Per Diem 11	46.9670	95.3785	66.3269	13.6500		222.3224	
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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Madison Pointe Rehabilitation & 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:	12/01/1995	Amount:	2,525,000.00		Total Amount	Per Diem
RS to Start Calcs:	1981/07	Type:	Fixed	80% Capital(1):	3,644,378	12.0336
Indexed Asset Value	4,555,473	<60% of Base:	False	20% ROE(2):	911,095	0.5244
FRVS Base Asset:	2,077,024	Interest Rate:	11.6337%	Insurance Cost(3):	136,596	4.0531
Occup Adj Factor	0.9000	Chase Rate:	9.5000%	Taxes Cost(3):	58,593	1.7386
ROE Factor	0.022500	Amortization Rate:	11.6337%	Home Office(3):	9,784	0.2903
		Interest Only:	False	Replacement(3&4):	51,342	0.0000
		Yearly Payment:	470,412	Total FRVS PD:		18.6400

(1) 80% Capital (\$3,644,378) amortized at 11.6337 % for 20 years Principal & Interest of \$470,412 divided by annual available days (43435) divided by Occup. Adj. (0.90) = \$12.0336

(2) 20% ROE (\$911,095) times the ROE factor (0.022500) divided by annual available days (43435) divided by Occup. Adj. (0.90) = \$0.5244

(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	119	Effective PBS Limitation	54,155
			3,391,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	46.9670	46.9670	2.1309	44.8361
Direct Care	95.3785	95.3785	4.3273	91.0512
Indirect Care	66.3269	66.3269	3.0092	63.3177
Property	13.6500	18.6400	0.8457	17.7943
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				17.1673
Supplemental Rate				8.1814
Totals	222.3224	227.3124	10.3131	242.3480

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	2,025,917	0.00	2.5888	2.5888		119	38.15	2,025,917	2,873,731	
1982/01		0.10	2.6760	2.6760		119	38.15	2,029,677	2,950,724	
1982/07		0.10	2.2977	2.2977		119	38.15	2,032,912	3,018,435	
1983/04		0.20	2.6288	2.6288		119	34.68	2,039,652	3,097,808	
1983/07		0.20	3.9578	3.0000	0.9578	119	34.68	2,047,369	3,220,378	
1984/01		0.30	2.2530	2.2530		119	34.18	2,055,969	3,262,147	
1984/07		0.30	1.9179	1.9179		119	34.18	2,063,321	3,324,741	
1985/01		0.40	1.1471	1.1471		119	45.60	2,071,170	3,362,821	
1985/10		0.40	0.8522	0.8522		119	45.60	2,077,024	3,391,500	
1986/01		0.50	0.8299	0.8299		119	45.60	2,084,170	3,419,703	
1986/07		0.50	0.2974	0.2974		119	45.59	2,086,739	3,413,158	
1987/01		0.60	1.0091	1.0091		119	45.60	2,097,215	3,474,205	
1987/07		0.60	0.9007	0.9007		119	44.15	2,106,313	3,501,337	
1988/01		0.70	0.9007	0.9007		119	44.15	2,116,973	3,529,778	
1988/07	13,238	0.70	0.5899	0.5899		119	46.57	2,137,612	3,527,874	
1989/01		0.80	0.5899	0.5899		119	46.57	2,146,153	3,548,699	
1989/07		0.80	0.5899	0.5899		119	50.74	2,155,496	3,572,737	
1990/01		0.90	0.5899	0.5899		119	50.74	2,166,053	3,590,706	
1990/07		0.90	0.5899	0.5899		119	44.04	2,175,261	3,611,888	
1991/01		1.00	0.5899	0.5899		119	44.04	2,185,536	3,633,070	
1991/07		1.00	1.4932	1.4932		119	54.61	2,217,939	3,687,334	
1992/01		1.00	2.0117	2.0117		119	54.61	2,262,241	3,761,471	
1992/07		1.00	1.8152	1.8152		119	60.35	2,303,305	3,829,777	
1993/01		1.00	1.7710	1.7710		119	60.35	2,344,097	3,897,607	
1993/07		1.00	1.5329	1.5329		119	53.56	2,379,089	3,957,345	
1994/01		1.00	1.6983	1.6983		119	53.56	2,418,435	4,024,580	
1994/07	33,414	1.00	1.5991	1.5991		119	59.84	2,490,522	4,088,959	
1995/01		1.00	1.5812	1.5812		119	59.84	2,490,522	4,153,576	5
1995/07	163,636	1.00	1.5250	1.5250		119	60.71	2,693,538	4,216,884	5
1996/01		1.00	1.7228	1.7228		119	60.71	2,779,188	4,289,593	



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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	26,494	1.00	1.3294	1.3294		119	61.43	2,842,629	4,346,594	
1997/01		1.00	1.4109	1.4109		119	61.43	2,882,736	4,407,879	
1997/07		1.00	1.0917	1.0917		119	59.99	2,914,207	4,455,955	
1998/01		1.00	1.1663	1.1663		119	59.99	2,948,195	4,507,958	
1998/07		1.00	1.0794	1.0794		119	61.08	2,980,018	4,556,629	
1999/01		1.00	1.4499	1.4499		119	61.08	3,023,225	4,622,674	
1999/07		1.00	1.2299	1.2299		119	58.50	3,060,408	4,679,556	
2000/01		1.00	1.3356	1.3356		119	58.50	3,101,283	4,742,031	
2000/07	13,582	1.00	1.1129	1.1129		119	65.06	3,149,379	4,794,748	
2001/01	1,397	1.00	1.2976	1.2976		119	65.06	3,191,642	4,856,985	
2001/07		1.00	0.9615	0.9615		119	65.06	3,222,330	4,903,633	
2002/01		0.95	1.0301	1.0301		119	64.94	3,253,864	4,954,089	
2002/07		0.95	0.8337	0.8337		119	64.94	3,279,635	4,995,382	
2003/01		0.90	1.3271	1.3271		119	62.07	3,318,807	5,061,665	
2003/07		0.90	1.1664	1.1664		119	62.07	3,353,648	5,120,689	
2004/01		0.85	1.1103	1.1103		119	59.21	3,385,300	5,177,571	
2004/07		0.85	0.8378	0.8378		119	59.21	3,409,407	5,221,006	
2005/01		0.80	0.8595	0.8595		119	62.89	3,432,850	5,265,869	
2005/07		0.80	0.7364	0.7364		119	62.89	3,453,073	5,304,663	
2006/01		0.75	0.9068	0.9068		119	62.89	3,476,557	5,352,739	
2006/07		0.75	0.8133	0.8133		119	57.23	3,497,764	5,396,293	
2007/01		0.70	1.0133	1.0133		119	53.95	3,522,100	5,450,914	
2007/07	23,975	0.70	1.1050	1.1050		119	62.82	3,573,318	5,511,128	
2008/01		0.65	0.8556	0.8556		119	62.82	3,593,189	5,558,252	
2008/07		0.65	0.6104	0.6104		119	62.82	3,607,447	5,592,167	
2009/01		0.60	1.3268	1.3268		119	62.82	3,636,166	5,666,423	
2009/07		0.60	0.6841	0.6841		119	62.82	3,651,092	5,705,217	
2010/01		0.55	0.8643	0.8643		119	55.67	3,668,449	5,754,483	
2010/07		0.55	0.7107	0.7107		119	56.72	3,682,789	5,795,419	
2011/01		0.50	0.9198	0.9198		119	56.72	3,699,726	5,848,731	



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 324124-00 - 2016/09

242.35

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2011/07		0.50	0.9028	0.9028		119	56.72	3,716,427	5,901,567	
2012/01	690,999	0.45	0.3865	0.3865		119	53.32	4,413,691	5,924,415	
2012/07		0.45	0.9417	0.9417		119	53.32	4,431,825	5,980,226	
2013/01		0.40	0.4901	0.4901		119	55.97	4,440,511	6,009,500	
2013/07		0.40	0.6196	0.6196		119	55.97	4,451,515	6,046,747	
2014/01	19,699	0.35	0.8564	0.8564		119	54.01	4,484,315	6,098,512	
2014/07		0.35	1.2383	1.2383		119	52.67	4,502,927	6,174,077	
2015/01		0.30	0.7571	0.7571		119	52.67	4,512,720	6,220,844	
2015/09		0.30	1.5736	1.5736		119	52.67	4,533,122	6,318,781	
2016/09		0.25	1.9890	1.9890		119	54.53	4,555,473	6,444,445	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

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

Report Printed: 6/30/2016

ID: 324124123120140301201407202015082424



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

0324132-00 - 2016/09

251.08

Shore Acres Rehabilitation & 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
4500 INDIANAPOLIS ST NE	3/1/2014-12/31/2014	Number of Beds: 109	Superior: 0
SAINT PETERSBURG, FL 33703	Days in CR 306	Maximum: 33,354	Standard: 366
County: Pinellas [52]	First Used : 2015/09	Max Annualized: 39,785	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 30,617	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 4,546	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 24,409	FY Index: 1.34462269
Class at 1/94: North Large	Medicaid Utilization	79.72368%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	91.79409%	Cost: 1.07357585
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: 1.23099675
Entered Medicaid 03/01/1971	Low Occupancy Adjustment Factor:	116.08925%	DC Sem Index: 1.30450000
Med # Active Date: 09/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05971035
Previous Med # 309290			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,231,230	2,215,663	1,704,851	1,081,807		6,233,551	
1a	Audit Adjustments							
2	Cost Per Diem	50.4416	90.7724	69.8452	44.3200		255.3792	
3	Cost Per Diem Inflated	54.1529	96.1925	74.9841				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	54.1529	96.1925	74.9841	44.3200		269.6495	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	70.2004		76.8217				
7	Provider Target Rate	74.1055		81.0951				
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	62.5911		76.5667				
10b	Base for line 10a	59.2928		72.5319				
11	Lesser of 5,7,8,10, 10a	54.1529	96.1925	68.1848	13.6500		232.1802	
12/13	Medicaid Adjustment Rate		3.2166	2.2800				
14	Prospective Per Diem 11	54.1529	99.4091	70.4648	13.6500		237.6768	
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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251.08

Shore Acres Rehabilitation & Health Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/01/1993	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:	1971/07	Type:	Fixed	80% Capital(1):	1,582,096	5.0292
Indexed Asset Value	1,977,620	<60% of Base:	False	20% ROE(2):	395,524	0.2485
FRVS Base Asset:	1,206,806	Interest Rate:	9.7500%	Insurance Cost(3):	91,431	2.9863
Occup Adj Factor	0.9000	Chase Rate:	6.7500%	Taxes Cost(3):	31,626	1.0330
ROE Factor	0.022500	Amortization Rate:	9.7500%	Home Office(3):	8,889	0.2903
		Interest Only:	False	Replacement(3&4):	17,349	0.0000
		Yearly Payment:	180,077	Total FRVS PD:		9.5873

(1) 80% Capital (\$1,582,096) amortized at 9.7500 % for 20 years Principal & Interest of \$180,077 divided by annual available days (39785) divided by Occup. Adj. (0.90) = \$5.0292

(2) 20% ROE (\$395,524) times the ROE factor (0.022500) divided by annual available days (39785) divided by Occup. Adj. (0.90) = \$0.2485

(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 109	Effective PBS Limitation	3,106,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.1529	54.1529	2.4569	51.6960
Direct Care	99.4091	99.4091	4.5101	94.8990
Indirect Care	70.4648	70.4648	3.1970	67.2678
Property	13.6500	9.5873	0.4350	9.1523
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.8799
Supplemental Rate				8.1814
Totals	237.6768	233.6141	10.5990	251.0764

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	840,075	0.00				109	100.00	840,075	1,118,449	
1972/01		0.10	3.9787	3.0000	0.9787	109	100.00	842,595	1,162,921	
1972/07		0.10	5.9113	3.0000	2.9113	109	100.00	845,123	1,220,255	
1973/01		0.20	8.0622	3.0000	5.0622	109	100.00	850,194	1,283,148	
1973/07		0.20	10.7186	3.0000	7.7186	109	100.00	855,295	1,355,742	
1974/01		0.30	12.9457	3.0000	9.9457	109	100.00	862,993	1,426,592	
1974/07		0.30	13.0494	3.0000	10.0494	109	100.00	870,760	1,470,846	
1975/01		0.40	13.1399	3.0000	10.1399	109	100.00	881,209	1,516,299	
1975/07		0.40	14.2033	3.0000	11.2033	109	100.00	891,784	1,577,993	
1976/01		0.50	15.2478	3.0000	12.2478	109	100.00	905,161	1,641,758	
1976/07		0.50	15.7330	3.0000	12.7330	109	100.00	918,738	1,698,983	
1977/01		0.60	16.4836	3.0000	13.4836	109	100.00	935,275	1,762,748	
1977/07		0.60	18.5412	3.0000	15.5412	109	100.00	952,110	1,851,801	
1978/01		0.70	20.2809	3.0000	17.2809	109	100.00	972,104	1,939,655	
1978/07		0.70	22.8203	3.0000	19.8203	109	100.00	992,518	2,047,020	
1979/01		0.80	24.9476	3.0000	21.9476	109	100.00	1,016,338	2,151,987	
1979/07		0.80	26.1458	3.0000	23.1458	109	100.00	1,040,730	2,242,348	
1980/01		0.90	29.3115	3.0000	26.3115	109	44.86	1,063,649	2,380,669	
1980/07		0.90	30.1222	3.0000	27.1222	109	44.86	1,087,073	2,471,357	
1981/01		1.00	30.9462	3.0000	27.9462	109	32.98	1,106,628	2,565,860	
1981/07		1.00	30.5350	3.0000	27.5350	109	32.98	1,126,535	2,632,241	
1982/01		1.00	30.2110	3.0000	27.2110	109	32.67	1,146,610	2,702,764	
1982/07		1.00	29.5087	3.0000	26.5087	109	32.67	1,167,043	2,764,785	
1983/04		1.00	29.1375	3.0000	26.1375	109	30.97	1,186,758	2,837,488	
1983/07		1.00	30.0953	3.0000	27.0953	109	30.97	1,206,806	2,949,758	
1984/01		1.00	28.3905	3.0000	25.3905	109	23.24	1,206,806	2,988,017	
1984/07		1.00	27.3084	3.0000	24.3084	109	23.24	1,206,806	3,045,351	
1985/01		1.00	25.4555	3.0000	22.4555	109	19.00	1,206,806	3,080,231	
1985/10		1.00	23.3077	3.0000	20.3077	109	19.00	1,206,806	3,106,500	
1986/01		1.00	21.1376	3.0000	18.1376	109	19.00	1,206,806	3,132,333	



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251.08

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	109	19.00	1,206,806	3,126,338	
1987/01		1.00	16.4441	3.0000	13.4441	109	19.00	1,206,806	3,182,255	
1987/07		1.00	14.3448	3.0000	11.3448	109	37.29	1,231,352	3,207,107	
1988/01		1.00	12.2455	3.0000	9.2455	109	37.29	1,256,398	3,233,158	
1988/07		1.00	9.8354	3.0000	6.8354	109	59.24	1,294,090	3,231,414	
1989/01		1.00	7.4253	3.0000	4.4253	109	59.24	1,332,913	3,250,489	
1989/07		1.00	5.0152	3.0000	2.0152	109	59.24	1,332,913	3,272,507	5
1990/01		1.00	2.6051	2.6051		109	59.24	1,408,665	3,288,966	
1990/07		1.00	0.5899	0.5899		109	59.24	1,416,975	3,308,368	
1991/01		1.00	0.5899	0.5899		109	59.24	1,425,334	3,327,770	
1991/07		1.00	1.4932	1.4932		109	55.02	1,446,617	3,377,474	
1992/01		0.95	2.0117	2.0117		109	54.66	1,474,092	3,445,381	
1992/07		0.95	1.8152	1.8152		109	54.66	1,499,354	3,507,947	
1993/01		0.90	1.7710	1.7710		109	65.20	1,523,252	3,570,077	
1993/07		0.90	1.5329	1.5329		109	65.20	1,544,267	3,624,795	
1994/01		0.85	1.6983	1.6983		109	65.20	1,566,560	3,686,380	
1994/07		0.85	1.5991	1.5991		109	65.20	1,587,853	3,745,349	
1995/01		0.80	1.5812	1.5812		109	65.19	1,607,939	3,804,536	
1995/07	12,329	0.80	1.5250	1.5250		109	68.49	1,639,885	3,862,524	
1996/01		0.75	1.7228	1.7228		109	68.49	1,661,074	3,929,123	
1996/07		0.75	1.3294	1.3294		109	72.20	1,677,637	3,981,334	
1997/01		0.70	1.4109	1.4109		109	72.20	1,694,205	4,037,469	
1997/07		0.70	1.0917	1.0917		109	67.87	1,707,152	4,081,505	
1998/01		0.65	1.1663	1.1663		109	67.87	1,720,094	4,129,138	
1998/07		0.65	1.0794	1.0794		109	65.13	1,732,162	4,173,719	
1999/01		0.60	1.4499	1.4499		109	65.13	1,747,230	4,234,214	
1999/07		0.60	1.2299	1.2299		109	59.30	1,760,123	4,286,316	
2000/01		0.55	1.3356	1.3356		109	59.72	1,773,053	4,343,541	
2000/07		0.55	1.1129	1.1129		109	59.72	1,783,906	4,391,828	
2001/01		0.50	1.2976	1.2976		109	59.72	1,795,480	4,448,835	



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251.08

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		109	59.72	1,804,113	4,491,563	
2002/01		0.45	1.0301	1.0301		109	59.72	1,812,475	4,537,779	
2002/07		0.45	0.8337	0.8337		109	63.70	1,819,275	4,575,602	
2003/01		0.40	1.3271	1.3271		109	61.88	1,828,932	4,636,315	
2003/07		0.40	1.1664	1.1664		109	61.88	1,837,466	4,690,379	
2004/01		0.35	1.1103	1.1103		109	61.36	1,844,606	4,742,481	
2004/07		0.35	0.8378	0.8378		109	61.36	1,850,014	4,782,266	
2005/01		0.30	0.8595	0.8595		109	61.36	1,854,785	4,823,359	
2005/07		0.30	0.7364	0.7364		109	67.79	1,858,882	4,858,893	
2006/01		0.25	0.9068	0.9068		109	67.79	1,863,096	4,902,929	
2006/07		0.25	0.8133	0.8133		109	71.26	1,866,884	4,942,823	
2007/01		0.20	1.0133	1.0133		109	74.59	1,870,668	4,992,854	
2007/07	10,316	0.20	1.1050	1.1050		109	70.78	1,885,118	5,048,008	
2008/01	3,369	0.15	0.8556	0.8556		109	70.78	1,890,906	5,091,172	
2008/07		0.15	0.6104	0.6104		109	70.78	1,892,638	5,122,237	
2009/01		0.10	1.3268	1.3268		109	70.78	1,895,150	5,190,253	
2009/07		0.10	0.6841	0.6841		109	70.78	1,896,446	5,225,787	
2010/01	57,009	0.05	0.8643	0.8643		109	77.70	1,954,274	5,270,913	
2010/07		0.05	0.7107	0.7107		109	77.24	1,954,968	5,308,409	
2011/01		0.00	0.9198	0.9198		109	77.24	1,954,968	5,357,241	
2011/07		0.00	0.9028	0.9028		109	77.24	1,954,968	5,405,637	
2012/01		0.00	0.3865	0.3865		109	76.41	1,954,968	5,426,565	
2012/07		0.00	0.9417	0.9417		109	76.41	1,954,968	5,477,686	
2013/01	22,652	0.00	0.4901	0.4901		109	74.22	1,977,620	5,504,500	
2013/07		0.00	0.6196	0.6196		109	74.22	1,977,620	5,538,617	
2014/01		0.00	0.8564	0.8564		109	80.35	1,977,620	5,586,032	
2014/07		0.00	1.2383	1.2383		109	79.68	1,977,620	5,655,247	
2015/01		0.00	0.7571	0.7571		109	79.68	1,977,620	5,698,084	
2015/09		0.00	1.5736	1.5736		109	79.72	1,977,620	5,787,791	
2016/09		0.00	1.9890	1.9890		109	79.72	1,977,620	5,902,895	

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

0324141-00 - 2016/09

254.39

Woodbridge Rehabilitation & 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
8720 JACKSON SPRINGS RD	3/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
TAMPA, FL 33615-3210	Days in CR 306	Maximum: 36,720	Standard: 366
County: Hillsborough [29]	First Used : 2015/09	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 35,163	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 8,306	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 25,533	FY Index: 1.34462269
Class at 1/94: North Large	Medicaid Utilization	72.61326%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	95.75980%	Cost: 1.07357585
Open Date: 12/01/1982	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 12/01/1982	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23099675
Entered Medicaid 12/01/1982	Low Occupancy Adjustment Factor:	121.10456%	DC Sem Index: 1.30450000
Med # Active Date: 09/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05971035
Previous Med # 309052			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,276,098	2,323,150	1,635,730	1,164,560		6,399,538	
1a	Audit Adjustments							
2	Cost Per Diem	49.9784	90.9862	64.0634	45.6100		250.6380	
3	Cost Per Diem Inflated	53.6556	96.4190	68.7769				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	53.6556	96.4190	68.7769	45.6100		264.4615	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	63.8108		78.4292				
7	Provider Target Rate	67.3605		82.7921				
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	61.7667		77.0828				
10b	Base for line 10a	58.5118		73.0208				
11	Lesser of 5,7,8,10, 10a	53.6556	96.4190	68.1848	13.6500		231.9094	
12/13	Medicaid Adjustment Rate		2.4529	1.7346				
14	Prospective Per Diem 11	53.6556	98.8719	69.9194	13.6500		236.0969	
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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254.39

Woodbridge Rehabilitation & Health Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 09/01/1994		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	4,400,000.00		Total Amount	Per Diem
RS to Start Calcs:	1982/07	Type:	Fixed	80% Capital(1):	3,178,552	10.1526
Indexed Asset Value	3,973,190	<60% of Base:	False	20% ROE(2):	794,638	0.4536
FRVS Base Asset:	2,176,171	Interest Rate:	11.6700%	Insurance Cost(3):	167,919	4.7754
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	37,275	1.0601
ROE Factor	0.022500	Amortization Rate:	11.2500%	Home Office(3):	10,208	0.2903
		Interest Only:	False	Replacement(3&4):	53,904	0.0000
		Yearly Payment:	400,214	Total FRVS PD:		16.7320

(1) 80% Capital (\$3,178,552) amortized at 11.2500 % for 20 years Principal & Interest of \$400,214 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$10.1526

(2) 20% ROE (\$794,638) times the ROE factor (0.022500) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.4536

(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	53.6556	53.6556	2.4343	51.2213
Direct Care	98.8719	98.8719	4.4858	94.3861
Indirect Care	69.9194	69.9194	3.1722	66.7472
Property	13.6500	16.7320	0.7591	15.9729
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				17.8814
Supplemental Rate				8.1814
Totals	236.0969	239.1789	10.8514	254.3903

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	2,113,778	0.00	2.2977	2.2977		120	55.00	2,113,778	3,043,800	
1983/04		0.10	2.6288	2.6288		120	55.00	2,119,335	3,123,840	
1983/07		0.10	3.9578	3.0000	0.9578	120	55.00	2,125,693	3,247,440	
1984/01		0.20	2.2530	2.2530		120	55.00	2,135,271	3,289,560	
1984/07	9,807	0.20	1.9179	1.9179		120	46.69	2,152,031	3,352,680	
1985/01		0.30	1.1471	1.1471		120	46.69	2,158,317	3,391,080	
1985/10	13,169	0.30	0.8522	0.8522		120	46.69	2,176,171	3,420,000	
1986/01		0.40	0.8299	0.8299		120	46.69	2,182,304	3,448,440	
1986/07		0.40	0.2974	0.2974		120	46.69	2,184,509	3,441,840	
1987/01		0.50	1.0091	1.0091		120	46.59	2,193,847	3,503,400	
1987/07		0.50	0.9007	0.9007		120	46.59	2,202,217	3,530,760	
1988/01		0.60	0.9007	0.9007		120	49.96	2,213,027	3,559,440	
1988/07		0.60	0.5899	0.5899		120	49.96	2,220,141	3,557,520	
1989/01		0.70	0.5899	0.5899		120	62.45	2,229,308	3,578,520	
1989/07		0.70	0.5899	0.5899		120	62.45	2,238,513	3,602,760	
1990/01		0.80	0.5899	0.5899		120	54.62	2,249,004	3,620,880	
1990/07		0.80	0.5899	0.5899		120	54.62	2,259,544	3,642,240	
1991/01		0.90	0.5899	0.5899		120	57.63	2,271,540	3,663,600	
1991/07		0.90	1.4932	1.4932		120	77.34	2,302,067	3,718,320	
1992/01	65,364	1.00	2.0117	2.0117		120	77.34	2,413,742	3,793,080	
1992/07		1.00	1.8152	1.8152		120	77.34	2,457,556	3,861,960	
1993/01		1.00	1.7710	1.7710		120	77.34	2,501,079	3,930,360	
1993/07		1.00	1.5329	1.5329		120	77.34	2,539,418	3,990,600	
1994/01		1.00	1.6983	1.6983		120	77.34	2,582,545	4,058,400	
1994/07		1.00	1.5991	1.5991		120	77.34	2,623,842	4,123,320	
1995/01		1.00	1.5812	1.5812		120	77.34	2,665,330	4,188,480	
1995/07		1.00	1.5250	1.5250		120	80.83	2,705,976	4,252,320	
1996/01		1.00	1.7228	1.7228		120	80.63	2,752,595	4,325,640	
1996/07		1.00	1.3294	1.3294		120	83.98	2,789,188	4,383,120	
1997/01		1.00	1.4109	1.4109		120	83.98	2,828,541	4,444,920	



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1997/07		1.00	1.0917	1.0917		120	83.98	2,859,420	4,493,400	
1998/01		1.00	1.1663	1.1663		120	83.98	2,859,420	4,545,840	5
1998/07		1.00	1.0794	1.0794		120	83.99	2,923,994	4,594,920	
1999/01		1.00	1.4499	1.4499		120	83.99	2,966,389	4,661,520	
1999/07		1.00	1.2299	1.2299		120	83.99	3,002,873	4,718,880	
2000/01		1.00	1.3356	1.3356		120	83.99	3,042,979	4,781,880	
2000/07	53,176	1.00	1.1129	1.1129		120	84.07	3,130,020	4,835,040	
2001/01	46,826	1.00	1.2976	1.2976		120	86.04	3,217,461	4,897,800	
2001/07		1.00	0.9615	0.9615		120	76.28	3,248,397	4,944,840	
2002/01	34,509	1.00	1.0301	1.0301		120	76.28	3,316,368	4,995,720	
2002/07		1.00	0.8337	0.8337		120	76.28	3,344,017	5,037,360	
2003/01		0.95	1.3271	1.3271		120	76.28	3,386,175	5,104,200	
2003/07		0.95	1.1664	1.1664		120	76.28	3,423,697	5,163,720	
2004/01		0.90	1.1103	1.1103		120	76.28	3,457,910	5,221,080	
2004/07		0.90	0.8378	0.8378		120	76.28	3,483,983	5,264,880	
2005/01		0.85	0.8595	0.8595		120	74.13	3,509,437	5,310,120	
2005/07		0.85	0.7364	0.7364		120	74.13	3,531,403	5,349,240	
2006/01		0.80	0.9068	0.9068		120	66.44	3,557,020	5,397,720	
2006/07		0.80	0.8133	0.8133		120	66.44	3,580,162	5,441,640	
2007/01		0.75	1.0133	1.0133		120	66.82	3,607,371	5,496,720	
2007/07		0.75	1.1050	1.1050		120	61.92	3,637,269	5,557,440	
2008/01		0.70	0.8556	0.8556		120	61.92	3,659,053	5,604,960	
2008/07		0.70	0.6104	0.6104		120	61.92	3,674,688	5,639,160	
2009/01		0.65	1.3268	1.3268		120	61.92	3,706,379	5,714,040	
2009/07		0.65	0.6841	0.6841		120	61.92	3,722,861	5,753,160	
2010/01	20,504	0.60	0.8643	0.8643		120	61.09	3,762,672	5,802,840	
2010/07		0.60	0.7107	0.7107		120	65.69	3,778,716	5,844,120	
2011/01		0.55	0.9198	0.9198		120	65.69	3,797,833	5,897,880	
2011/07		0.55	0.9028	0.9028		120	65.69	3,816,689	5,951,160	
2012/01		0.50	0.3865	0.3865		120	68.27	3,824,067	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		0.50	0.9417	0.9417		120	68.27	3,842,075	6,030,480	
2013/01		0.45	0.4901	0.4901		120	67.35	3,850,547	6,060,000	
2013/07	23,706	0.45	0.6196	0.6196		120	67.38	3,884,988	6,097,560	
2014/01		0.40	0.8564	0.8564		120	67.38	3,898,298	6,149,760	
2014/07		0.40	1.2383	1.2383		120	70.46	3,917,606	6,225,960	
2015/01		0.35	0.7571	0.7571		120	70.46	3,927,988	6,273,120	
2015/09		0.35	1.5736	1.5736		120	72.61	3,949,623	6,371,880	
2016/09		0.30	1.9890	1.9890		120	72.61	3,973,190	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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Palmetto 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
6750 WEST 22ND COURT	3/1/2014-12/31/2014	Number of Beds: 90	Superior: 0
HIALEAH, FL 33016	Days in CR 306	Maximum: 27,540	Standard: 366
County: Dade [13]	First Used : 2015/09	Max Annualized: 32,850	Conditional: 0
Region: South Area: 11	Last Used: 2016/09	Total Patient: 26,224	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 11,599	Inflation
Current Class South Small	Initial CR? False	Medicaid: 13,179	FY Index: 1.34462269
Class at 1/94: South Small	Medicaid Utilization	50.25549%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	95.22150%	Cost: 1.07357585
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: 1.23099675
Entered Medicaid 09/02/1987	Low Occupancy Adjustment Factor:	120.42379%	DC Sem Index: 1.30450000
Med # Active Date: 09/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05971035
Previous Med # 309125			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	683,631	1,213,625	1,207,385	773,476		3,878,117
1a	Audit Adjustments						
2	Cost Per Diem	51.8728	92.0878	91.6143	58.6900		294.2649
3	Cost Per Diem Inflated	55.6894	97.5864	98.3549			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	55.6894	97.5864	98.3549	58.6900		310.3207
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	74.7261		109.5679			
7	Provider Target Rate	78.8830		115.6630			
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	71.4719		96.0830			
10b	Base for line 10a	67.7056		91.0197			
11	Lesser of 5,7,8,10, 10a	55.6894	97.5864	88.3937	13.6500		255.3195
12/13	Medicaid Adjustment Rate		0.0280	0.0254			
14	Prospective Per Diem 11	55.6894	97.6144	88.4191	13.6500		255.3729
15	Inflated Usual & Customary Charge						0.00

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



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Palmetto Rehabilitation and Health Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 09/02/1987		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	5,400,000.00		Total Amount	Per Diem
RS to Start Calcs:	1987/07	Type:	Fixed	80% Capital(1):	3,791,061	14.5952
Indexed Asset Value	4,738,826	<60% of Base:	False	20% ROE(2):	947,765	0.7213
FRVS Base Asset:	3,246,544	Interest Rate:	9.7500%	Insurance Cost(3):	105,891	4.0379
Occup Adj Factor	0.9000	Chase Rate:	6.7500%	Taxes Cost(3):	68,913	2.6279
ROE Factor	0.022500	Amortization Rate:	9.7500%	Home Office(3):	7,613	0.2903
		Interest Only:	False	Replacement(3&4):	60,153	0.0000
		Yearly Payment:	431,506	Total FRVS PD:		22.2726

(1) 80% Capital (\$3,791,061) amortized at 9.7500 % for 20 years Principal & Interest of \$431,506 divided by annual available days (32850) divided by Occup. Adj. (0.90) = \$14.5952

(2) 20% ROE (\$947,765) times the ROE factor (0.022500) divided by annual available days (32850) divided by Occup. Adj. (0.90) = \$0.7213

(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:	07/01/1987	Current RS PBS:	29,423
Comparison Bed	90	Effective PBS Limitation	54,155
			2,648,070

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	55.6894	55.6894	2.5266	53.1628
Direct Care	97.6144	97.6144	4.4287	93.1857
Indirect Care	88.4191	88.4191	4.0115	84.4076
Property	13.6500	22.2726	1.0105	21.2621
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				14.0577
Supplemental Rate				8.1814
Totals	255.3729	263.9955	11.9773	274.2573

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
1987/07	3,246,544	0.00	0.9007	0.9007		90	68.00	3,246,544	2,648,070	
1988/01	122,472	0.10	0.9007	0.9007		90	68.00	2,648,070	2,648,070	1
1988/07	60,026	0.10	0.5899	0.5899		90	68.00	2,709,658	2,668,140	
1989/01		0.20	0.5899	0.5899		90	68.00	2,712,855	2,683,890	
1989/07		0.20	0.5899	0.5899		90	68.00	2,716,056	2,702,070	
1990/01		0.30	0.5899	0.5899		90	68.00	2,720,863	2,715,660	
1990/07		0.30	0.5899	0.5899		90	68.00	2,725,679	2,731,680	
1991/01		0.40	0.5899	0.5899		90	66.92	2,725,679	2,747,700	5
1991/07		0.40	1.4932	1.4932		90	66.92	2,732,112	2,788,740	5
1992/01		0.50	2.0117	2.0117		90	66.92	2,748,431	2,844,810	5
1992/07		0.50	1.8152	1.8152		90	70.55	2,801,273	2,896,470	
1993/01	106,663	0.60	1.7710	1.7710		90	70.19	2,937,702	2,947,770	
1993/07		0.60	1.5329	1.5329		90	70.19	2,964,720	2,992,950	
1994/01		0.70	1.6983	1.6983		90	69.32	2,964,720	3,043,800	5
1994/07		0.70	1.5991	1.5991		90	75.32	2,999,965	3,092,490	5
1995/01		0.80	1.5812	1.5812		90	75.32	3,071,921	3,141,360	
1995/07	90,301	0.80	1.5250	1.5250		90	69.22	3,199,699	3,189,240	
1996/01		0.90	1.7228	1.7228		90	69.22	3,249,310	3,244,230	
1996/07		0.90	1.3294	1.3294		90	70.36	3,287,340	3,287,340	8
1997/01		1.00	1.4109	1.4109		90	70.36	3,333,690	3,333,690	8
1997/07		1.00	1.0917	1.0917		90	62.81	3,370,050	3,370,050	8
1998/01		1.00	1.1663	1.1663		90	62.81	3,409,355	3,409,380	
1998/07		1.00	1.0794	1.0794		90	53.20	3,444,951	3,446,190	
1999/01		1.00	1.4499	1.4499		90	53.20	3,493,265	3,496,140	
1999/07	15,508	1.00	1.2299	1.2299		90	53.41	3,539,160	3,539,160	8
2000/01		1.00	1.3356	1.3356		90	49.14	3,581,393	3,586,410	
2000/07		1.00	1.1129	1.1129		90	49.14	3,617,004	3,626,280	
2001/01		1.00	1.2976	1.2976		90	49.14	3,658,938	3,673,350	
2001/07		1.00	0.9615	0.9615		90	49.14	3,690,370	3,708,630	
2002/01		1.00	1.0301	1.0301		90	49.14	3,724,334	3,746,790	



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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		90	36.73	3,745,070	3,778,020	
2003/01		1.00	1.3271	1.3271		90	31.69	3,773,707	3,828,150	
2003/07		1.00	1.1664	1.1664		90	31.69	3,799,069	3,872,790	
2004/01		1.00	1.1103	1.1103		90	40.95	3,830,475	3,915,810	
2004/07		1.00	0.8378	0.8378		90	40.95	3,854,369	3,948,660	
2005/01		1.00	0.8595	0.8595		90	40.95	3,879,035	3,982,590	
2005/07		1.00	0.7364	0.7364		90	47.91	3,903,918	4,011,930	
2006/01		1.00	0.9068	0.9068		90	47.91	3,934,755	4,048,290	
2006/07		1.00	0.8133	0.8133		90	45.04	3,960,961	4,081,230	
2007/01		1.00	1.0133	1.0133		90	45.46	3,994,136	4,122,540	
2007/07	19,724	1.00	1.1050	1.1050		90	47.89	4,052,290	4,168,080	
2008/01		0.95	0.8556	0.8556		90	47.89	4,080,969	4,203,720	
2008/07		0.95	0.6104	0.6104		90	47.89	4,101,575	4,229,370	
2009/01		0.90	1.3268	1.3268		90	47.89	4,144,221	4,285,530	
2009/07		0.90	0.6841	0.6841		90	47.89	4,166,438	4,314,870	
2010/01	39,722	0.85	0.8643	0.8643		90	45.43	4,231,445	4,352,130	
2010/07		0.85	0.7107	0.7107		90	45.43	4,252,559	4,383,090	
2011/01	103,949	0.80	0.9198	0.9198		90	42.75	4,380,829	4,423,410	
2011/07		0.80	0.9028	0.9028		90	42.75	4,405,421	4,463,370	
2012/01		0.75	0.3865	0.3865		90	45.72	4,416,037	4,480,650	
2012/07		0.75	0.9417	0.9417		90	45.72	4,441,965	4,522,860	
2013/01	102,900	0.70	0.4901	0.4901		90	45.38	4,545,000	4,545,000	8
2013/07		0.70	0.6196	0.6196		90	45.38	4,561,264	4,573,170	
2014/01	16,685	0.65	0.8564	0.8564		90	47.52	4,599,888	4,612,320	
2014/07		0.65	1.2383	1.2383		90	49.15	4,632,974	4,669,470	
2015/01		0.60	0.7571	0.7571		90	49.15	4,651,783	4,704,840	
2015/09		0.60	1.5736	1.5736		90	50.26	4,691,920	4,778,910	
2016/09		0.55	1.9890	1.9890		90	50.26	4,738,826	4,873,950	

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

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Courtyards of Orlando 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
1900 MERCY DRIVE	3/1/2014-12/31/2014	Number of Beds: 120	Superior: 0
ORLANDO, FL 32808	Days in CR 306	Maximum: 36,720	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: 33,977	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 4,659	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 28,544	FY Index: 1.34462269
Class at 1/94: North Large	Medicaid Utilization	84.00977%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	92.52996%	Cost: 1.07357585
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: 1.23099675
Entered Medicaid 04/01/1983	Low Occupancy Adjustment Factor:	117.01988%	DC Sem Index: 1.30450000
Med # Active Date: 09/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05971035
Previous Med # 308803			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,271,539	2,647,723	1,525,617	1,430,911		6,875,790
1a	Audit Adjustments						
2	Cost Per Diem	44.5466	92.7594	53.4479	50.1300		240.8839
3	Cost Per Diem Inflated	47.8242	98.2981	57.3804			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	47.8242	98.2981	57.3804	50.1300		253.6327
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	59.9082		75.2889			
7	Provider Target Rate	63.2408		79.4771			
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	61.8107		77.0281			
10b	Base for line 10a	58.5535		72.9690			
11	Lesser of 5,7,8,10, 10a	47.8242	98.2981	57.3804	13.6500		217.1527
12/13	Medicaid Adjustment Rate		3.7610	2.1954			
14	Prospective Per Diem 11	47.8242	102.0591	59.5758	13.6500		223.1091
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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Courtyards of Orlando 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:	10/01/1991	Amount:	3,055,432.00		Total Amount	Per Diem
RS to Start Calcs:	1983/04	Type:	Fixed	80% Capital(1):	2,872,087	7.3643
Indexed Asset Value	3,590,109	<60% of Base:	False	20% ROE(2):	718,022	0.4098
FRVS Base Asset:	1,913,236	Interest Rate:	8.0940%	Insurance Cost(3):	189,212	5.5688
Occup Adj Factor	0.9000	Chase Rate:	6.0000%	Taxes Cost(3):	45,594	1.3419
ROE Factor	0.022500	Amortization Rate:	8.0940%	Home Office(3):	9,864	0.2903
		Interest Only:	False	Replacement(3&4):	14,080	0.0000
		Yearly Payment:	290,299	Total FRVS PD:		14.9751

(1) 80% Capital (\$2,872,087) amortized at 8.0940 % for 20 years Principal & Interest of \$290,299 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$7.3643

(2) 20% ROE (\$718,022) times the ROE factor (0.022500) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.4098

(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	47.8242	47.8242	2.1698	45.6544
Direct Care	102.0591	102.0591	4.6304	97.4287
Indirect Care	59.5758	59.5758	2.7029	56.8729
Property	13.6500	14.9751	0.6794	14.2957
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.2987
Supplemental Rate				8.1814
Totals	223.1091	224.4342	10.1825	242.7318

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	1,854,735	0.00	2.6288	2.6288		120	67.23	1,854,735	3,123,840	
1983/07		0.10	3.9578	3.0000	0.9578	120	67.23	1,860,299	3,247,440	
1984/01		0.10	2.2530	2.2530		120	70.52	1,864,490	3,289,560	
1984/07	32,346	0.20	1.9179	1.9179		120	70.52	1,903,988	3,352,680	
1985/01		0.20	1.1471	1.1471		120	76.98	1,908,356	3,391,080	
1985/10		0.30	0.8522	0.8522		120	76.98	1,913,236	3,420,000	
1986/01		0.30	0.8299	0.8299		120	76.98	1,918,000	3,448,440	
1986/07		0.40	0.2974	0.2974		120	79.28	1,920,282	3,441,840	
1987/01		0.40	1.0091	1.0091		120	79.28	1,928,032	3,503,400	
1987/07		0.50	0.9007	0.9007		120	79.28	1,936,716	3,530,760	
1988/01		0.50	0.9007	0.9007		120	79.28	1,945,439	3,559,440	
1988/07		0.60	0.5899	0.5899		120	79.28	1,952,324	3,557,520	
1989/01		0.60	0.5899	0.5899		120	79.28	1,959,233	3,578,520	
1989/07		0.70	0.5899	0.5899		120	87.40	1,967,323	3,602,760	
1990/01		0.70	0.5899	0.5899		120	87.40	1,975,446	3,620,880	
1990/07		0.80	0.5899	0.5899		120	81.45	1,984,768	3,642,240	
1991/01		0.80	0.5899	0.5899		120	81.45	1,994,134	3,663,600	
1991/07		0.90	1.4932	1.4932		120	88.19	2,020,933	3,718,320	
1992/01		0.90	2.0117	2.0117		120	88.19	2,057,522	3,793,080	
1992/07		1.00	1.8152	1.8152		120	87.90	2,094,870	3,861,960	
1993/01		1.00	1.7710	1.7710		120	87.90	2,131,970	3,930,360	
1993/07		1.00	1.5329	1.5329		120	90.14	2,164,651	3,990,600	
1994/01		1.00	1.6983	1.6983		120	90.14	2,201,413	4,058,400	
1994/07		1.00	1.5991	1.5991		120	90.14	2,236,616	4,123,320	
1995/01		1.00	1.5812	1.5812		120	90.14	2,271,981	4,188,480	
1995/07		1.00	1.5250	1.5250		120	90.14	2,306,629	4,252,320	
1996/01		1.00	1.7228	1.7228		120	90.14	2,306,629	4,325,640	5
1996/07		1.00	1.3294	1.3294		120	89.49	2,346,368	4,383,120	5
1997/01		1.00	1.4109	1.4109		120	89.49	2,411,106	4,444,920	
1997/07		1.00	1.0917	1.0917		120	84.41	2,437,428	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	84.41	2,437,428	4,545,840	5
1998/07	84,902	1.00	1.0794	1.0794		120	87.81	2,550,758	4,594,920	5
1999/01		1.00	1.4499	1.4499		120	87.81	2,577,374	4,661,520	5
1999/07		1.00	1.2299	1.2299		120	84.98	2,646,902	4,718,880	
2000/01		1.00	1.3356	1.3356		120	84.98	2,682,254	4,781,880	
2000/07		1.00	1.1129	1.1129		120	87.22	2,712,105	4,835,040	
2001/01		1.00	1.2976	1.2976		120	87.22	2,747,297	4,897,800	
2001/07		1.00	0.9615	0.9615		120	85.31	2,773,712	4,944,840	
2002/01		1.00	1.0301	1.0301		120	85.29	2,802,284	4,995,720	
2002/07		1.00	0.8337	0.8337		120	85.29	2,825,647	5,037,360	
2003/01		1.00	1.3271	1.3271		120	85.29	2,863,146	5,104,200	
2003/07		0.95	1.1664	1.1664		120	85.29	2,894,873	5,163,720	
2004/01		0.95	1.1103	1.1103		120	85.29	2,925,408	5,221,080	
2004/07		0.90	0.8378	0.8378		120	85.29	2,947,466	5,264,880	
2005/01		0.90	0.8595	0.8595		120	90.09	2,970,268	5,310,120	
2005/07		0.85	0.7364	0.7364		120	90.09	2,988,859	5,349,240	
2006/01		0.85	0.9068	0.9068		120	89.35	3,011,897	5,397,720	
2006/07		0.80	0.8133	0.8133		120	89.35	3,031,492	5,441,640	
2007/01		0.80	1.0133	1.0133		120	87.33	3,056,065	5,496,720	
2007/07	10,670	0.75	1.1050	1.1050		120	80.30	3,092,064	5,557,440	
2008/01	69,998	0.75	0.8556	0.8556		120	80.30	3,181,904	5,604,960	
2008/07		0.70	0.6104	0.6104		120	80.30	3,195,500	5,639,160	
2009/01		0.70	1.3268	1.3268		120	80.30	3,225,180	5,714,040	
2009/07		0.65	0.6841	0.6841		120	80.30	3,239,522	5,753,160	
2010/01	106,745	0.65	0.8643	0.8643		120	77.24	3,364,467	5,802,840	
2010/07		0.60	0.7107	0.7107		120	75.86	3,378,813	5,844,120	
2011/01		0.60	0.9198	0.9198		120	75.86	3,397,461	5,897,880	
2011/07		0.55	0.9028	0.9028		120	75.86	3,414,329	5,951,160	
2012/01		0.55	0.3865	0.3865		120	76.58	3,421,588	5,974,200	
2012/07		0.50	0.9417	0.9417		120	76.58	3,437,700	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	33,957	0.50	0.4901	0.4901		120	76.61	3,480,083	6,060,000	
2013/07		0.45	0.6196	0.6196		120	76.61	3,489,785	6,097,560	
2014/01	17,875	0.45	0.8564	0.8564		120	80.27	3,521,110	6,149,760	
2014/07		0.40	1.2383	1.2383		120	80.94	3,538,550	6,225,960	
2015/01		0.40	0.7571	0.7571		120	80.94	3,549,265	6,273,120	
2015/09		0.35	1.5736	1.5736		120	84.01	3,568,814	6,371,880	
2016/09		0.30	1.9890	1.9890		120	84.01	3,590,109	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: 324175123120140301201404272015092926



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Royal Care of Avon Park

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
1213 W STRATFORD RD	1/1/2014-12/31/2014	Number of Beds: 90	Superior: 0
AVON PARK, FL 33825	Days in CR 365	Maximum: 32,850	Standard: 366
County: Highlands [28]	First Used : 2016/09	Max Annualized: 32,850	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 30,078	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 7,303	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 17,072	FY Index: 1.34193004
Class at 1/94: South Small	Medicaid Utilization	56.75909%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	91.56164%	Cost: 1.07573004
Open Date: 03/09/1976	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 03/09/1976	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22900000
Entered Medicaid 05/01/1984	Low Occupancy Adjustment Factor:	115.79528%	DC Sem Index: 1.30450000
Med # Active Date: 12/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 310590			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	633,715	1,155,083	842,391	364,829		2,996,018	
1a	Audit Adjustments							
2	Cost Per Diem	37.1201	67.6595	49.3434	21.3700		175.4930	
3	Cost Per Diem Inflated	39.9312	71.8160	53.0802				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	39.9312	71.8160	53.0802	21.3700		186.1974	
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	61.5508		74.8181				
10b	Base for line 10a	58.3073		70.8754				
11	Lesser of 5,7,8,10, 10a	39.9312	71.8160	53.0802	13.6500		178.4774	
12/13	Medicaid Adjustment Rate		0.5461	0.4036				
14	Prospective Per Diem 11	39.9312	72.3621	53.4838	13.6500		179.4271	
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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Royal Care of Avon Park

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 01/01/1986		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:	1976/01	Type:	Fixed	80% Capital(1):	2,812,836	10.6420
Indexed Asset Value	3,516,045	<60% of Base:	False	20% ROE(2):	703,209	0.5402
FRVS Base Asset:	1,076,683	Interest Rate:	9.5000%	Insurance Cost(3):	64,748	2.1527
Occup Adj Factor	0.9000	Chase Rate:	7.5000%	Taxes Cost(3):	25,867	0.8600
ROE Factor	0.022710	Amortization Rate:	9.5000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	33,579	0.0000
		Yearly Payment:	314,632	Total FRVS PD:		14.1949

(1) 80% Capital (\$2,812,836) amortized at 9.5000 % for 20 years Principal & Interest of \$314,632 divided by annual available days (32850) divided by Occup. Adj. (0.90) = \$10.6420

(2) 20% ROE (\$703,209) times the ROE factor (0.022710) divided by annual available days (32850) divided by Occup. Adj. (0.90) = \$0.5402

(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 90	Effective PBS Limitation	2,565,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	39.9312	39.9312	1.8117	38.1195
Direct Care	72.3621	72.3621	3.2830	69.0791
Indirect Care	53.4838	53.4838	2.4265	51.0573
Property	13.6500	14.1949	0.6440	13.5509
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.5927
Supplemental Rate				8.1814
Totals	179.4271	179.9720	8.1652	198.5809

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	800,000	0.00	4.0445	3.0000	1.0445	90	100.00	800,000	1,355,580	
1976/07		0.10	4.5297	3.0000	1.5297	90	100.00	802,400	1,402,830	
1977/01		0.10	5.2803	3.0000	2.2803	90	100.00	804,807	1,455,480	
1977/07		0.20	7.3379	3.0000	4.3379	90	100.00	809,636	1,529,010	
1978/01		0.20	9.0776	3.0000	6.0776	90	100.00	814,494	1,601,550	
1978/07		0.30	11.6170	3.0000	8.6170	90	100.00	821,824	1,690,200	
1979/01		0.30	13.7443	3.0000	10.7443	90	100.00	829,220	1,776,870	
1979/07		0.40	14.9425	3.0000	11.9425	90	100.00	839,171	1,851,480	
1980/01		0.40	18.1082	3.0000	15.1082	90	69.57	849,241	1,965,690	
1980/07		0.50	18.9189	3.0000	15.9189	90	69.57	861,980	2,040,570	
1981/01		0.50	19.7429	3.0000	16.7429	90	69.57	874,910	2,118,600	
1981/07		0.60	19.3317	3.0000	16.3317	90	69.57	890,658	2,173,410	
1982/01		0.60	19.0077	3.0000	16.0077	90	69.57	906,690	2,231,640	
1982/07		0.70	18.3054	3.0000	15.3054	90	69.57	925,730	2,282,850	
1983/04		0.70	17.9342	3.0000	14.9342	90	69.57	945,170	2,342,880	
1983/07		0.80	18.8920	3.0000	15.8920	90	69.57	967,854	2,435,580	
1984/01		0.80	17.1872	3.0000	14.1872	90	66.93	991,082	2,467,170	
1984/07		0.90	16.1051	3.0000	13.1051	90	66.93	1,017,841	2,514,510	
1985/01		0.90	14.2522	3.0000	11.2522	90	66.93	1,045,323	2,543,310	
1985/10		1.00	12.1044	3.0000	9.1044	90	66.93	1,076,683	2,565,000	
1986/01		1.00	9.9343	3.0000	6.9343	90	66.93	1,108,983	2,586,330	
1986/07		1.00	7.2317	3.0000	4.2317	90	66.93	1,142,252	2,581,380	
1987/01		1.00	5.2408	3.0000	2.2408	90	62.02	1,176,520	2,627,550	
1987/07		1.00	3.1415	3.0000	0.1415	90	63.43	1,211,816	2,648,070	
1988/01		1.00	1.0422	1.0422		90	63.43	1,224,446	2,669,580	
1988/07	22,034	1.00	0.5899	0.5899		90	63.43	1,253,703	2,668,140	
1989/01		1.00	0.5899	0.5899		90	63.43	1,261,099	2,683,890	
1989/07		1.00	0.5899	0.5899		90	63.43	1,268,538	2,702,070	
1990/01		1.00	0.5899	0.5899		90	63.43	1,276,021	2,715,660	
1990/07		1.00	0.5899	0.5899		90	63.43	1,283,548	2,731,680	



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198.58

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1991/01		1.00	0.5899	0.5899		90	63.43	1,291,120	2,747,700	
1991/07		1.00	1.4932	1.4932		90	63.43	1,310,399	2,788,740	
1992/01	12,475	1.00	2.0117	2.0117		90	63.43	1,322,874	2,844,810	5
1992/07		1.00	1.8152	1.8152		90	65.63	1,373,726	2,896,470	
1993/01		1.00	1.7710	1.7710		90	73.68	1,398,055	2,947,770	
1993/07		1.00	1.5329	1.5329		90	73.68	1,398,055	2,992,950	5
1994/01		1.00	1.6983	1.6983		90	73.68	1,443,593	3,043,800	
1994/07		1.00	1.5991	1.5991		90	73.68	1,466,677	3,092,490	
1995/01		1.00	1.5812	1.5812		90	81.28	1,489,868	3,141,360	
1995/07		1.00	1.5250	1.5250		90	69.99	1,512,588	3,189,240	
1996/01		1.00	1.7228	1.7228		90	69.99	1,512,588	3,244,230	5
1996/07		0.95	1.3294	1.3294		90	71.59	1,538,647	3,287,340	5
1997/01		0.95	1.4109	1.4109		90	67.17	1,558,079	3,333,690	5
1997/07		0.90	1.0917	1.0917		90	67.17	1,578,963	3,370,050	5
1998/01		0.90	1.1663	1.1663		90	67.17	1,594,476	3,409,380	5
1998/07		0.85	1.0794	1.0794		90	67.17	1,625,996	3,446,190	
1999/01		0.85	1.4499	1.4499		90	67.17	1,646,035	3,496,140	
1999/07		0.80	1.2299	1.2299		90	67.17	1,662,230	3,539,160	
2000/01		0.80	1.3356	1.3356		90	67.17	1,679,991	3,586,410	
2000/07	69,974	0.75	1.1129	1.1129		90	72.06	1,763,988	3,626,280	
2001/01		0.75	1.2976	1.2976		90	72.06	1,781,155	3,673,350	
2001/07	123,772	0.70	0.9615	0.9615		90	69.40	1,916,916	3,708,630	
2002/01		0.70	1.0301	1.0301		90	69.40	1,930,739	3,746,790	
2002/07		0.65	0.8337	0.8337		90	67.42	1,941,202	3,778,020	
2003/01		0.65	1.3271	1.3271		90	67.42	1,957,947	3,828,150	
2003/07		0.60	1.1664	1.1664		90	63.04	1,971,649	3,872,790	
2004/01		0.60	1.1103	1.1103		90	63.04	1,984,784	3,915,810	
2004/07		0.55	0.8378	0.8378		90	60.88	1,993,930	3,948,660	
2005/01		0.55	0.8595	0.8595		90	54.98	2,003,352	3,982,590	
2005/07		0.50	0.7364	0.7364		90	54.98	2,010,726	4,011,930	



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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		90	54.98	2,019,839	4,048,290	
2006/07		0.45	0.8133	0.8133		90	54.98	2,027,229	4,081,230	
2007/01		0.45	1.0133	1.0133		90	54.98	2,036,470	4,122,540	
2007/07		0.40	1.1050	1.1050		90	53.97	2,045,303	4,168,080	
2008/01	9,658	0.40	0.8556	0.8556		90	53.97	2,061,829	4,203,720	
2008/07		0.35	0.6104	0.6104		90	53.97	2,066,151	4,229,370	
2009/01		0.35	1.3268	1.3268		90	53.97	2,075,567	4,285,530	
2009/07		0.30	0.6841	0.6841		90	53.97	2,079,746	4,314,870	
2010/01		0.30	0.8643	0.8643		90	57.77	2,085,139	4,352,130	
2010/07		0.25	0.7107	0.7107		90	57.77	2,088,844	4,383,090	
2011/01	30,032	0.25	0.9198	0.9198		90	64.38	2,123,680	4,423,410	
2011/07		0.20	0.9028	0.9028		90	64.38	2,127,515	4,463,370	
2012/01		0.20	0.3865	0.3865		90	63.63	2,129,160	4,480,650	
2012/07		0.15	0.9417	0.9417		90	63.63	2,132,169	4,522,860	
2013/01	18,750	0.15	0.4901	0.4901		90	62.82	2,152,486	4,545,000	
2013/07		0.10	0.6196	0.6196		90	62.82	2,153,821	4,573,170	
2014/01	34,299	0.10	0.8564	0.8564		90	58.71	2,189,964	4,612,320	
2014/07	1,129,341	0.05	1.2383	1.2383		90	59.59	3,320,661	4,669,470	
2015/01		0.05	0.7571	0.7571		90	59.59	3,321,920	4,704,840	
2015/09		0.00	1.5736	1.5736		90	59.59	3,321,920	4,778,910	
2016/09	19,331	0.00	1.9890	1.9890		90	56.76	3,516,045	4,873,950	

Message Code:

5 Uncorrected Licensure Deficiency

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

Report Printed: 6/30/2016

ID: 324213123120140101201404082016091922



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Heritage Park Care 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
2302 59TH ST W	8/1/2014-7/31/2015	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: 37,835	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 15,866	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 15,987	FY Index: 1.36305434
Class at 1/94: North Large	Medicaid Utilization	42.25453%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	86.38128%	Cost: 1.05905862
Open Date: 01/01/1985	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1985	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24199678
Entered Medicaid 01/23/1986	Low Occupancy Adjustment Factor:	109.24383%	DC Sem Index: 1.30450000
Med # Active Date: 11/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05032478
Previous Med # 258814			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	757,315	1,171,025	760,499	847,950		3,536,789	
1a	Audit Adjustments							
2	Cost Per Diem	47.3707	73.2486	47.5698	53.0400		221.2291	
3	Cost Per Diem Inflated	50.1683	76.9348	50.3792				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	50.1683	76.9348	50.3792	53.0400		230.5223	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	50.3769		59.0692				
7	Provider Target Rate	53.1793		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	50.1683	76.9348	50.3792	13.6500		191.1323	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	50.1683	76.9348	50.3792	13.6500		191.1323	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Heritage Park Care and Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 08/31/1994		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:	1985/01	Type:	Fixed	80% Capital(1):	4,334,752	12.0854
Indexed Asset Value	5,418,440	<60% of Base:	False	20% ROE(2):	1,083,688	0.5671
FRVS Base Asset:	3,352,680	Interest Rate:	9.2500%	Insurance Cost(3):	31,540	0.8336
Occup Adj Factor	0.9000	Chase Rate:	7.5000%	Taxes Cost(3):	81,566	2.1558
ROE Factor	0.020630	Amortization Rate:	9.2500%	Home Office(3):	27,094	0.7161
		Interest Only:	False	Replacement(3&4):	14,163	0.0000
		Yearly Payment:	476,407	Total FRVS PD:		16.3580

(1) 80% Capital (\$4,334,752) amortized at 9.2500 % for 20 years Principal & Interest of \$476,407 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$12.0854

(2) 20% ROE (\$1,083,688) times the ROE factor (0.020630) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5671

(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:	27,939
Comparison Date: 07/01/1984	Current RS PBS:	54,155
Comparison Bed 120	Effective PBS Limitation	3,352,680

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	50.1683	50.1683	2.2761	47.8922
Direct Care	76.9348	76.9348	3.4905	73.4443
Indirect Care	50.3792	50.3792	2.2857	48.0935
Property	13.6500	16.3580	0.7422	15.6158
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				14.0413
Supplemental Rate				8.1814
Totals	191.1323	193.8403	8.7945	207.2685

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	3,502,900	0.00	1.1471	1.1471		120		3,352,680	3,352,680	1
1985/10		0.10	0.8522	0.8522		120		3,352,680	3,420,000	
1986/01		0.10	0.8299	0.8299		120	27.19	3,354,056	3,448,440	
1986/07		0.20	0.2974	0.2974		120	27.19	3,355,043	3,441,840	
1987/01		0.20	1.0091	1.0091		120	27.19	3,358,390	3,503,400	
1987/07		0.30	0.9007	0.9007		120	27.19	3,362,876	3,530,760	
1988/01		0.30	0.9007	0.9007		120	27.19	3,367,368	3,559,440	
1988/07		0.40	0.5899	0.5899		120	27.19	3,371,297	3,557,520	
1989/01		0.40	0.5899	0.5899		120	27.19	3,375,230	3,578,520	
1989/07		0.50	0.5899	0.5899		120	25.24	3,379,799	3,602,760	
1990/01		0.50	0.5899	0.5899		120	25.24	3,384,375	3,620,880	
1990/07		0.60	0.5899	0.5899		120	28.78	3,384,375	3,642,240	5
1991/01		0.60	0.5899	0.5899		120	28.78	3,390,642	3,663,600	5
1991/07		0.70	1.4932	1.4932		120	34.83	3,419,405	3,718,320	
1992/01		0.70	2.0117	2.0117		120	34.83	3,449,898	3,793,080	
1992/07	20,716	0.80	1.8152	1.8152		120	41.14	3,508,088	3,861,960	
1993/01		0.80	1.7710	1.7710		120	41.14	3,545,266	3,930,360	
1993/07		0.90	1.5329	1.5329		120	41.60	3,582,260	3,990,600	
1994/01		0.90	1.6983	1.6983		120	41.60	3,623,675	4,058,400	
1994/07		1.00	1.5991	1.5991		120	38.78	3,664,532	4,123,320	
1995/01		1.00	1.5812	1.5812		120	38.78	3,705,387	4,188,480	
1995/07		1.00	1.5250	1.5250		120	38.78	3,745,230	4,252,320	
1996/01		1.00	1.7228	1.7228		120	38.78	3,790,724	4,325,640	
1996/07		1.00	1.3294	1.3294		120	38.78	3,826,256	4,383,120	
1997/01		1.00	1.4109	1.4109		120	38.78	3,864,320	4,444,920	
1997/07		1.00	1.0917	1.0917		120	44.52	3,898,468	4,493,400	
1998/01		1.00	1.1663	1.1663		120	44.52	3,935,272	4,545,840	
1998/07		1.00	1.0794	1.0794		120	46.88	3,971,478	4,594,920	
1999/01		1.00	1.4499	1.4499		120	46.88	4,020,559	4,661,520	
1999/07		1.00	1.2299	1.2299		120	46.11	4,062,015	4,718,880	



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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
2000/01		1.00	1.3356	1.3356		120	46.11	4,107,498	4,781,880	
2000/07		1.00	1.1129	1.1129		120	45.20	4,145,065	4,835,040	
2001/01		1.00	1.2976	1.2976		120	45.20	4,189,268	4,897,800	
2001/07	18,794	1.00	0.9615	0.9615		120	47.35	4,242,739	4,944,840	
2002/01	29,525	1.00	1.0301	1.0301		120	48.22	4,310,581	4,995,720	
2002/07	76,680	1.00	0.8337	0.8337		120	51.74	4,421,068	5,037,360	
2003/01	32,494	1.00	1.3271	1.3271		120	51.74	4,508,756	5,104,200	
2003/07	5,807	1.00	1.1664	1.1664		120	51.74	4,564,036	5,163,720	
2004/01		1.00	1.1103	1.1103		120	51.74	4,611,707	5,221,080	
2004/07		1.00	0.8378	0.8378		120	51.74	4,648,054	5,264,880	
2005/01		1.00	0.8595	0.8595		120	51.74	4,685,636	5,310,120	
2005/07	33,983	0.95	0.7364	0.7364		120	51.15	4,719,619	5,349,240	5
2006/01		0.95	0.9068	0.9068		120	51.15	4,788,163	5,397,720	
2006/07		0.90	0.8133	0.8133		120	53.20	4,822,065	5,441,640	
2007/01		0.90	1.0133	1.0133		120	53.20	4,864,603	5,496,720	
2007/07		0.85	1.1050	1.1050		120	58.39	4,910,296	5,557,440	
2008/01		0.85	0.8556	0.8556		120	58.39	4,946,009	5,604,960	
2008/07		0.80	0.6104	0.6104		120	52.76	4,969,177	5,639,160	
2009/01		0.80	1.3268	1.3268		120	55.88	5,021,920	5,714,040	
2009/07		0.75	0.6841	0.6841		120	55.88	5,047,687	5,753,160	
2010/01		0.75	0.8643	0.8643		120	55.88	5,080,406	5,802,840	
2010/07		0.70	0.7107	0.7107		120	50.69	5,103,700	5,844,120	
2011/01		0.70	0.9198	0.9198		120	50.69	5,133,987	5,897,880	
2011/07		0.65	0.9028	0.9028		120	52.79	5,162,903	5,951,160	
2012/01		0.65	0.3865	0.3865		120	52.79	5,175,351	5,974,200	
2012/07		0.60	0.9417	0.9417		120	51.55	5,202,758	6,030,480	
2013/01		0.60	0.4901	0.4901		120	51.55	5,217,100	6,060,000	
2013/07	56,525	0.55	0.6196	0.6196		120	47.97	5,289,132	6,097,560	
2014/01		0.55	0.8564	0.8564		120	47.97	5,310,860	6,149,760	
2014/07		0.50	1.2383	1.2383		120	43.25	5,336,719	6,225,960	



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2015/01		0.50	0.7571	0.7571		120	43.25	5,352,607	6,273,120	
2015/09		0.45	1.5736	1.5736		120	47.77	5,385,526	6,371,880	
2016/09		0.40	1.9890	1.9890		120	42.25	5,418,440	6,498,600	

Message Code:

- 1 Per Bed Standard Limitation
- 5 Uncorrected Licensure Deficiency

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197.93

Washington Rehabilitation & 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
879 USERY ROAD	8/1/2014-7/31/2015	Number of Beds: 180	Superior: 0
CHIPLEY, FL 32428	Days in CR 365	Maximum: 65,700	Standard: 366
County: Washington [67]	First Used : 2016/09	Max Annualized: 65,700	Conditional: 0
Region: North Area: 2	Last Used: 2016/09	Total Patient: 58,755	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 7,916	Inflation
Current Class North Large	Initial CR? False	Medicaid: 47,395	FY Index: 1.36305434
Class at 1/94: North Large	Medicaid Utilization	80.66548%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	89.42922%	Cost: 1.05905862
Open Date: 01/01/1982	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1982	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24199678
Entered Medicaid 06/01/1982	Low Occupancy Adjustment Factor:	113.09847%	DC Sem Index: 1.30450000
Med # Active Date: 11/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05032478
Previous Med # 312339			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,945,616	3,002,230	2,150,880	961,171		8,059,897
1a	Audit Adjustments						
2	Cost Per Diem	41.0511	63.3449	45.3820	20.2800		170.0580
3	Cost Per Diem Inflated	43.4755	66.5327	48.0622			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	43.4755	66.5327	48.0622	20.2800		178.3504
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	73.5822		68.6831			
7	Provider Target Rate	77.6754		72.5038			
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	43.4755	66.5327	48.0622	13.6500		171.7204
12/13	Medicaid Adjustment Rate		2.2953	1.6581			
14	Prospective Per Diem 11	43.4755	68.8280	49.7203	13.6500		175.6738
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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Washington Rehabilitation & 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:	12/31/2001	Amount:	3,760,000.00		Total Amount	Per Diem
RS to Start Calcs:	1982/01	Type:	Fixed	80% Capital(1):	5,072,844	12.2628
Indexed Asset Value	6,341,055	<60% of Base:	False	20% ROE(2):	1,268,211	0.4425
FRVS Base Asset:	1,915,339	Interest Rate:	13.2740%	Insurance Cost(3):	42,302	0.7200
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	49,616	0.8445
ROE Factor	0.020630	Amortization Rate:	13.2740%	Home Office(3):	32,633	0.5554
		Interest Only:	False	Replacement(3&4):	54,545	0.0000
		Yearly Payment:	725,102	Total FRVS PD:		14.8252

(1) 80% Capital (\$5,072,844) amortized at 13.2740 % for 20 years Principal & Interest of \$725,102 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$12.2628

(2) 20% ROE (\$1,268,211) times the ROE factor (0.020630) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.4425

(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	43.4755	43.4755	1.9725	41.5030
Direct Care	68.8280	68.8280	3.1227	65.7053
Indirect Care	49.7203	49.7203	2.2558	47.4645
Property	13.6500	14.8252	0.6726	14.1526
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.9197
Supplemental Rate				8.1814
Totals	175.6738	176.8490	8.0236	197.9265

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	1,839,927	0.00	2.6760	2.6760		120		1,839,927	2,975,520	
1982/07		0.10	2.2977	2.2977		120	91.29	1,844,155	3,043,800	
1983/04		0.10	2.6288	2.6288		120	91.29	1,849,003	3,123,840	
1983/07	2,740	0.20	3.9578	3.0000	0.9578	120	91.29	1,862,837	3,247,440	
1984/01		0.20	2.2530	2.2530		120	91.29	1,871,231	3,289,560	
1984/07	18,430	0.30	1.9179	1.9179		120	94.98	1,900,428	3,352,680	
1985/01	1,865	0.30	1.1471	1.1471		120	94.98	1,908,832	3,391,080	
1985/10		0.40	0.8522	0.8522		120	95.56	1,915,339	3,420,000	
1986/01		0.40	0.8299	0.8299		120	95.56	1,921,698	3,448,440	
1986/07		0.50	0.2974	0.2974		120	93.48	1,924,556	3,441,840	
1987/01		0.50	1.0091	1.0091		120	93.48	1,934,267	3,503,400	
1987/07		0.60	0.9007	0.9007		120	94.63	1,944,720	3,530,760	
1988/01		0.60	0.9007	0.9007		120	94.63	1,955,229	3,559,440	
1988/07	1,651,916	0.70	0.5899	0.5899		180	92.14	3,615,218	5,336,280	
1989/01		0.70	0.5899	0.5899		180	92.14	3,630,145	5,367,780	
1989/07		0.80	0.5899	0.5899		180	92.14	3,647,276	5,404,140	
1990/01		0.80	0.5899	0.5899		180	92.14	3,664,487	5,431,320	
1990/07		0.90	0.5899	0.5899		180	88.74	3,683,942	5,463,360	
1991/01	50,032	0.90	0.5899	0.5899		180	85.85	3,753,532	5,495,400	
1991/07		1.00	1.4932	1.4932		180	93.66	3,809,580	5,577,480	
1992/01	25,449	1.00	2.0117	2.0117		180	93.66	3,911,666	5,689,620	
1992/07		1.00	1.8152	1.8152		180	90.53	3,982,671	5,792,940	
1993/01		1.00	1.7710	1.7710		180	90.53	4,053,204	5,895,540	
1993/07		1.00	1.5329	1.5329		180	87.85	4,115,336	5,985,900	
1994/01		1.00	1.6983	1.6983		180	87.85	4,185,227	6,087,600	
1994/07		1.00	1.5991	1.5991		180	85.65	4,252,153	6,184,980	
1995/01		1.00	1.5812	1.5812		180	85.65	4,319,388	6,282,720	
1995/07		1.00	1.5250	1.5250		180	84.99	4,385,259	6,378,480	
1996/01		1.00	1.7228	1.7228		180	84.99	4,460,808	6,488,460	
1996/07		1.00	1.3294	1.3294		180	83.98	4,520,110	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	83.98	4,583,884	6,667,380	
1997/07		1.00	1.0917	1.0917		180	80.88	4,633,926	6,740,100	
1998/01		1.00	1.1663	1.1663		180	80.88	4,687,971	6,818,760	
1998/07		1.00	1.0794	1.0794		180	83.46	4,738,573	6,892,380	
1999/01		1.00	1.4499	1.4499		180	83.46	4,807,278	6,992,280	
1999/07		1.00	1.2299	1.2299		180	83.46	4,866,403	7,078,320	
2000/01	140,463	1.00	1.3356	1.3356		180	84.68	5,071,862	7,172,820	
2000/07		1.00	1.1129	1.1129		180	91.41	5,128,307	7,252,560	
2001/01		1.00	1.2976	1.2976		180	91.41	5,194,852	7,346,700	
2001/07		1.00	0.9615	0.9615		180	85.23	5,244,801	7,417,260	
2002/01		1.00	1.0301	1.0301		180	85.23	5,298,828	7,493,580	
2002/07		0.95	0.8337	0.8337		180	85.23	5,340,795	7,556,040	
2003/01		0.95	1.3271	1.3271		180	85.23	5,408,126	7,656,300	
2003/07		0.90	1.1664	1.1664		180	85.23	5,464,901	7,745,580	
2004/01		0.90	1.1103	1.1103		180	85.23	5,519,512	7,831,620	
2004/07		0.85	0.8378	0.8378		180	85.46	5,558,816	7,897,320	
2005/01		0.85	0.8595	0.8595		180	85.46	5,599,429	7,965,180	
2005/07		0.80	0.7364	0.7364		180	83.55	5,632,415	8,023,860	
2006/01		0.80	0.9068	0.9068		180	83.55	5,673,273	8,096,580	
2006/07		0.75	0.8133	0.8133		180	83.55	5,707,880	8,162,460	
2007/01		0.75	1.0133	1.0133		180	83.55	5,751,260	8,245,080	
2007/07		0.70	1.1050	1.1050		180	83.55	5,795,746	8,336,160	
2008/01		0.70	0.8556	0.8556		180	83.55	5,830,457	8,407,440	
2008/07		0.65	0.6104	0.6104		180	84.51	5,853,592	8,458,740	
2009/01		0.65	1.3268	1.3268		180	83.32	5,904,073	8,571,060	
2009/07		0.60	0.6841	0.6841		180	83.32	5,928,309	8,629,740	
2010/01		0.60	0.8643	0.8643		180	83.32	5,959,053	8,704,260	
2010/07		0.55	0.7107	0.7107		180	82.54	5,982,347	8,766,180	
2011/01		0.55	0.9198	0.9198		180	82.40	5,982,347	8,846,820	5
2011/07		0.50	0.9028	0.9028		180	82.40	6,039,753	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	82.40	6,051,428	8,961,300	
2012/07	49,154	0.45	0.9417	0.9417		180	82.14	6,126,228	9,045,720	
2013/01		0.45	0.4901	0.4901		180	82.14	6,139,736	9,090,000	
2013/07	34,235	0.40	0.6196	0.6196		180	81.26	6,189,185	9,146,340	
2014/01		0.40	0.8564	0.8564		180	81.26	6,210,389	9,224,640	
2014/07		0.35	1.2383	1.2383		180	80.32	6,237,305	9,338,940	
2015/01		0.35	0.7571	0.7571		180	80.32	6,253,834	9,409,680	
2015/09		0.30	1.5736	1.5736		180	80.92	6,283,358	9,557,820	
2016/09	26,450	0.25	1.9890	1.9890		180	80.67	6,341,055	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: 324353073120150801201403142016115242



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201.98

Chautauqua Rehabilitation & 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
785 S 2ND STREET	8/1/2014-7/31/2015	Number of Beds: 180	Superior: 366
DEFUNIAK SPRINGS, FL 32433	Days in CR 365	Maximum: 65,700	Standard: 0
County: Walton [66]	First Used : 2016/09	Max Annualized: 65,700	Conditional: 0
Region: North Area: 1	Last Used: 2016/09	Total Patient: 47,275	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 11,085	Inflation
Current Class North Large	Initial CR? False	Medicaid: 29,934	FY Index: 1.36305434
Class at 1/94: North Large	Medicaid Utilization	63.31888%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	71.95586%	Cost: 1.05905862
Open Date: 03/01/1979	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 03/01/1979	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24199678
Entered Medicaid 01/01/1980	Low Occupancy Adjustment Factor:	91.00043%	DC Sem Index: 1.30450000
Med # Active Date: 11/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05032478
Previous Med # 312291			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,291,783	2,074,882	1,467,755	952,799		5,787,219
1a	Audit Adjustments						
2	Cost Per Diem	43.1544	69.3152	49.0330	31.8300		193.3326
3	Cost Per Diem Inflated	45.7030	72.8035	51.9288			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	45.7030	72.8035	51.9288	31.8300		202.2653
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	65.0886		68.8726			
7	Provider Target Rate	68.7094		72.7038			
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	45.7030	72.8035	51.9288	13.6500		184.0853
12/13	Medicaid Adjustment Rate		1.0909	0.7781			
14	Prospective Per Diem 11	45.7030	73.8944	52.7069	13.6500		185.9543
15	Inflated Usual & Customary Charge						0.00

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



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Chautauqua Rehabilitation & Nursing Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 03/01/1989		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	1,395,000.00		Total Amount	Per Diem
RS to Start Calcs:	1979/01	Type:	Fixed	80% Capital(1):	4,763,321	8.6379
Indexed Asset Value	5,954,151	<60% of Base:	False	20% ROE(2):	1,190,830	0.4155
FRVS Base Asset:	1,743,133	Interest Rate:	8.9040%	Insurance Cost(3):	33,661	0.7120
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	25,977	0.5495
ROE Factor	0.020630	Amortization Rate:	8.9040%	Home Office(3):	30,760	0.6507
		Interest Only:	False	Replacement(3&4):	38,946	0.0000
		Yearly Payment:	510,758	Total FRVS PD:		10.9656

(1) 80% Capital (\$4,763,321) amortized at 8.9040 % for 20 years Principal & Interest of \$510,758 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$8.6379

(2) 20% ROE (\$1,190,830) times the ROE factor (0.020630) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.4155

(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	45.7030	45.7030	2.0735	43.6295
Direct Care	73.8944	73.8944	3.3526	70.5418
Indirect Care	52.7069	52.7069	2.3913	50.3156
Property	13.6500	10.9656	0.4975	10.4681
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.8447
Supplemental Rate				8.1814
Totals	185.9543	183.2699	8.3149	201.9811

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	1,250,057	0.00	5.1272	3.0000	2.1272	120	100.00	1,250,057	2,369,160	
1979/07	11,855	0.10	6.3255	3.0000	3.3255	120	100.00	1,265,662	2,468,640	
1980/01	17,821	0.10	9.4912	3.0000	6.4912	120	81.33	1,287,280	2,620,920	
1980/07	372	0.20	10.3018	3.0000	7.3018	120	81.33	1,295,376	2,720,760	
1981/01	2,732	0.20	11.1259	3.0000	8.1259	120	89.00	1,305,880	2,824,800	
1981/07	9,877	0.30	10.7147	3.0000	7.7147	120	89.00	1,327,510	2,897,880	
1982/01	2,367	0.30	10.3907	3.0000	7.3907	120	84.00	1,341,825	2,975,520	
1982/07	46,834	0.40	9.6883	3.0000	6.6883	120	84.00	1,404,761	3,043,800	
1983/04	10,879	0.40	9.3172	3.0000	6.3172	120	86.31	1,432,497	3,123,840	
1983/07	135,286	0.50	10.2750	3.0000	7.2750	120	86.31	1,589,270	3,247,440	
1984/01	4,309	0.50	8.5701	3.0000	5.5701	120	89.49	1,617,418	3,289,560	
1984/07	17,568	0.60	7.4880	3.0000	4.4880	120	89.49	1,664,100	3,352,680	
1985/01	13,226	0.60	5.6351	3.0000	2.6351	120	89.49	1,707,280	3,391,080	
1985/10		0.70	3.4873	3.0000	0.4873	120	89.49	1,743,133	3,420,000	
1986/01		0.70	1.3172	1.3172		120	88.19	1,759,205	3,448,440	
1986/07		0.80	0.2974	0.2974		120	88.19	1,763,390	3,441,840	
1987/01	39,103	0.80	1.0091	1.0091		120	91.07	1,816,729	3,503,400	
1987/07		0.90	0.9007	0.9007		120	91.07	1,831,455	3,530,760	
1988/01	24,435	0.90	0.9007	0.9007		120	90.67	1,870,736	3,559,440	
1988/07		1.00	0.5899	0.5899		120	90.67	1,881,771	3,557,520	
1989/01		1.00	0.5899	0.5899		120	91.83	1,892,872	3,578,520	
1989/07		1.00	0.5899	0.5899		120	91.83	1,904,038	3,602,760	
1990/01		1.00	0.5899	0.5899		120	89.11	1,915,270	3,620,880	
1990/07		1.00	0.5899	0.5899		120	89.11	1,926,568	3,642,240	
1991/01		1.00	0.5899	0.5899		120	85.69	1,937,933	3,663,600	
1991/07	16,782	1.00	1.4932	1.4932		120	85.69	1,983,652	3,718,320	
1992/01		1.00	2.0117	2.0117		120	85.69	2,023,557	3,793,080	
1992/07	20,644	1.00	1.8152	1.8152		120	85.69	2,080,933	3,861,960	
1993/01		1.00	1.7710	1.7710		120	85.69	2,117,786	3,930,360	
1993/07		1.00	1.5329	1.5329		120	85.69	2,150,250	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	85.69	2,186,768	4,058,400	
1994/07		1.00	1.5991	1.5991		120	85.45	2,221,737	4,123,320	
1995/01		1.00	1.5812	1.5812		120	85.45	2,256,867	4,188,480	
1995/07		1.00	1.5250	1.5250		120	82.23	2,291,284	4,252,320	
1996/01		1.00	1.7228	1.7228		120	82.23	2,330,758	4,325,640	
1996/07		1.00	1.3294	1.3294		120	82.23	2,361,743	4,383,120	
1997/01		1.00	1.4109	1.4109		120	83.73	2,395,065	4,444,920	
1997/07		1.00	1.0917	1.0917		120	80.95	2,421,212	4,493,400	
1998/01		1.00	1.1663	1.1663		120	80.95	2,449,451	4,545,840	
1998/07		1.00	1.0794	1.0794		120	86.18	2,475,890	4,594,920	
1999/01		1.00	1.4499	1.4499		120	86.18	2,511,788	4,661,520	
1999/07		0.95	1.2299	1.2299		120	82.20	2,541,136	4,718,880	
2000/01		0.95	1.3356	1.3356		120	82.20	2,573,378	4,781,880	
2000/07		0.90	1.1129	1.1129		120	84.87	2,599,153	4,835,040	
2001/01		0.90	1.2976	1.2976		120	84.87	2,629,506	4,897,800	
2001/07		0.85	0.9615	0.9615		120	75.14	2,650,997	4,944,840	
2002/01		0.85	1.0301	1.0301		120	75.14	2,674,209	4,995,720	
2002/07		0.80	0.8337	0.8337		120	75.14	2,692,046	5,037,360	
2003/01		0.80	1.3271	1.3271		120	75.14	2,720,627	5,104,200	
2003/07		0.75	1.1664	1.1664		120	75.14	2,744,427	5,163,720	
2004/01		0.75	1.1103	1.1103		120	75.14	2,767,280	5,221,080	
2004/07		0.70	0.8378	0.8378		120	68.54	2,783,510	5,264,880	
2005/01		0.70	0.8595	0.8595		120	68.54	2,800,258	5,310,120	
2005/07		0.65	0.7364	0.7364		120	74.60	2,813,663	5,349,240	
2006/01		0.65	0.9068	0.9068		120	74.60	2,830,247	5,397,720	
2006/07		0.60	0.8133	0.8133		120	74.60	2,844,059	5,441,640	
2007/01		0.60	1.0133	1.0133		120	74.60	2,861,351	5,496,720	
2007/07		0.55	1.1050	1.1050		120	74.60	2,878,742	5,557,440	
2008/01		0.55	0.8556	0.8556		120	74.60	2,892,289	5,604,960	
2008/07	2,698,860	0.50	0.6104	0.6104		180	73.16	5,599,976	8,458,740	



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0 324361-00 - 2016/09

201.98

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2009/01		0.50	1.3268	1.3268		180	68.36	5,637,126	8,571,060	
2009/07		0.45	0.6841	0.6841		180	68.36	5,654,477	8,629,740	
2010/01		0.45	0.8643	0.8643		180	68.36	5,676,467	8,704,260	
2010/07		0.40	0.7107	0.7107		180	69.06	5,692,605	8,766,180	
2011/01		0.40	0.9198	0.9198		180	69.06	5,713,548	8,846,820	
2011/07	71,745	0.35	0.9028	0.9028		180	67.47	5,803,348	8,926,740	
2012/01		0.35	0.3865	0.3865		180	62.21	5,811,200	8,961,300	
2012/07		0.30	0.9417	0.9417		180	62.21	5,827,617	9,045,720	
2013/01		0.30	0.4901	0.4901		180	62.21	5,836,184	9,090,000	
2013/07	46,914	0.25	0.6196	0.6196		180	68.59	5,892,138	9,146,340	
2014/01		0.25	0.8564	0.8564		180	68.59	5,904,753	9,224,640	
2014/07		0.20	1.2383	1.2383		180	63.26	5,919,379	9,338,940	
2015/01		0.20	0.7571	0.7571		180	63.26	5,928,341	9,409,680	
2015/09		0.15	1.5736	1.5736		180	61.34	5,942,332	9,557,820	
2016/09		0.10	1.9890	1.9890		180	63.32	5,954,151	9,747,900	

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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0324370-00 - 2016/09

215.11

Signature HealthCARE of College Park

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
13755 GOLF CLUB PKWY	8/1/2014-7/31/2015	Number of Beds: 107	Superior: 0
FORT MYERS, FL 33919	Days in CR 365	Maximum: 39,055	Standard: 336
County: Lee [36]	First Used : 2016/09	Max Annualized: 39,055	Conditional: 30
Region: South Area: 8	Last Used: 2016/09	Total Patient: 29,296	Total: 366
Control: Proprietary : Partnership	Unaudited	Medicare: 4,448	Inflation
Current Class South Large	Initial CR? False	Medicaid: 20,506	FY Index: 1.36305434
Class at 1/94: South Large	Medicaid Utilization	69.99590%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	75.01216%	Cost: 1.05905862
Open Date: 04/01/1981	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 04/01/1981	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24199678
Entered Medicaid 04/01/1981	Low Occupancy Adjustment Factor:	94.86564%	DC Sem Index: 1.30450000
Med # Active Date: 11/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05032478
Previous Med # 258253			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,211,027	1,477,731	950,546	662,139		4,301,443	
1a	Audit Adjustments							
2	Cost Per Diem	59.0572	72.0633	46.3545	32.2900		209.7650	
3	Cost Per Diem Inflated	62.5450	75.6899	49.0921				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	62.5450	75.6899	49.0921	32.2900		219.6170	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	56.4695		61.4289				
7	Provider Target Rate	59.6108		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	58.7902	75.6899	49.0921	13.6500		197.2222	
12/13	Medicaid Adjustment Rate		1.5631	1.0138				
14	Prospective Per Diem 11	58.7902	77.2530	50.1059	13.6500		199.7991	
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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Signature HealthCARE of College Park

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 08/31/1994		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,825,000.00		Total Amount	Per Diem
RS to Start Calcs:	1981/01	Type:	Variable	80% Capital(1):	2,506,774	6.3807
Indexed Asset Value	3,133,467	<60% of Base:	False	20% ROE(2):	626,693	0.3678
FRVS Base Asset:	1,699,287	Interest Rate:	6.5000%	Insurance Cost(3):	20,604	0.7033
Occup Adj Factor	0.9000	Chase Rate:	6.5000%	Taxes Cost(3):	61,943	2.1144
ROE Factor	0.020630	Amortization Rate:	6.5000%	Home Office(3):	18,491	0.6312
		Interest Only:	False	Replacement(3&4):	35,542	0.0000
		Yearly Payment:	224,278	Total FRVS PD:		10.1974

(1) 80% Capital (\$2,506,774) amortized at 6.5000 % for 20 years Principal & Interest of \$224,278 divided by annual available days (39055) divided by Occup. Adj. (0.90) = \$6.3807

(2) 20% ROE (\$626,693) times the ROE factor (0.020630) divided by annual available days (39055) divided by Occup. Adj. (0.90) = \$0.3678

(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	58.7902	58.7902	2.6673	56.1229
Direct Care	77.2530	77.2530	3.5049	73.7481
Indirect Care	50.1059	50.1059	2.2733	47.8326
Property	13.6500	10.1974	0.4627	9.7347
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.4949
Supplemental Rate				8.1814
Totals	199.7991	196.3465	8.9082	215.1146

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	1,609,609	0.00	3.8241	3.0000	0.8241	107	57.32	1,609,609	2,518,780	
1981/07		0.10	3.4129	3.0000	0.4129	107	57.32	1,614,438	2,583,943	
1982/01		0.10	3.0888	3.0000	0.0888	107	57.32	1,619,281	2,653,172	
1982/07	10,230	0.20	2.3865	2.3865		107	57.32	1,637,240	2,714,055	
1983/04		0.20	2.6288	2.6288		107	50.10	1,645,082	2,785,424	
1983/07	3,217	0.30	3.9578	3.0000	0.9578	107	50.10	1,661,786	2,895,634	
1984/01		0.30	2.2530	2.2530		107	72.60	1,673,018	2,933,191	
1984/07	2,250	0.40	1.9179	1.9179		107	72.60	1,688,103	2,989,473	
1985/01		0.40	1.1471	1.1471		107	41.11	1,693,892	3,023,713	
1985/10		0.50	0.8522	0.8522		107	41.11	1,699,287	3,049,500	
1986/01		0.50	0.8299	0.8299		107	41.11	1,704,558	3,074,859	
1986/07		0.60	0.2974	0.2974		107	41.11	1,706,831	3,068,974	
1987/01		0.60	1.0091	1.0091		107	40.19	1,714,383	3,123,865	
1987/07		0.70	0.9007	0.9007		107	50.00	1,724,210	3,148,261	
1988/01		0.70	0.9007	0.9007		107	50.00	1,734,093	3,173,834	
1988/07		0.80	0.5899	0.5899		107	50.00	1,741,532	3,172,122	
1989/01		0.80	0.5899	0.5899		107	50.00	1,741,532	3,190,847	5
1989/07		0.90	0.5899	0.5899		107	47.87	1,749,003	3,212,461	5
1990/01		0.90	0.5899	0.5899		107	47.87	1,765,204	3,228,618	
1990/07		1.00	0.5899	0.5899		107	39.60	1,772,701	3,247,664	
1991/01		1.00	0.5899	0.5899		107	39.60	1,780,230	3,266,710	
1991/07		1.00	1.4932	1.4932		107	39.60	1,799,369	3,315,502	
1992/01		1.00	2.0117	2.0117		107	36.59	1,823,450	3,382,163	
1992/07		1.00	1.8152	1.8152		107	40.16	1,847,618	3,443,581	
1993/01		1.00	1.7710	1.7710		107	40.16	1,871,511	3,504,571	
1993/07		1.00	1.5329	1.5329		107	47.75	1,896,418	3,558,285	
1994/01		1.00	1.6983	1.6983		107	47.75	1,924,379	3,618,740	
1994/07	18,696	1.00	1.5991	1.5991		107	38.87	1,964,823	3,676,627	
1995/01		1.00	1.5812	1.5812		107	38.87	1,986,779	3,734,728	
1995/07		1.00	1.5250	1.5250		107	38.87	2,008,192	3,791,652	



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215.11

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1996/01		1.00	1.7228	1.7228		107	38.87	2,032,643	3,857,029	
1996/07		1.00	1.3294	1.3294		107	38.87	2,051,740	3,908,282	
1997/01		1.00	1.4109	1.4109		107	38.87	2,072,198	3,963,387	
1997/07	22,568	1.00	1.0917	1.0917		107	40.85	2,111,568	4,006,615	
1998/01		1.00	1.1663	1.1663		107	40.85	2,129,859	4,053,374	
1998/07	16,662	1.00	1.0794	1.0794		107	43.39	2,164,658	4,097,137	
1999/01		1.00	1.4499	1.4499		107	43.39	2,189,418	4,156,522	
1999/07	66,883	1.00	1.2299	1.2299		107	55.26	2,283,229	4,207,668	
2000/01		1.00	1.3356	1.3356		107	55.26	2,313,724	4,263,843	
2000/07	38,802	1.00	1.1129	1.1129		107	59.26	2,378,275	4,311,244	
2001/01		1.00	1.2976	1.2976		107	59.26	2,409,135	4,367,205	
2001/07		0.95	0.9615	0.9615		107	69.45	2,431,140	4,409,149	
2002/01		0.95	1.0301	1.0301		107	63.76	2,454,931	4,454,517	
2002/07	71,108	0.90	0.8337	0.8337		107	71.71	2,544,458	4,491,646	
2003/01	9,641	0.90	1.3271	1.3271		107	71.71	2,584,490	4,551,245	
2003/07	27,574	0.85	1.1664	1.1664		107	71.71	2,637,687	4,604,317	
2004/01		0.85	1.1103	1.1103		107	71.71	2,662,581	4,655,463	
2004/07		0.80	0.8378	0.8378		107	71.71	2,680,426	4,694,518	
2005/01		0.80	0.8595	0.8595		107	71.71	2,698,857	4,734,857	
2005/07	68,973	0.75	0.7364	0.7364		107	66.35	2,782,736	4,769,739	
2006/01		0.75	0.9068	0.9068		107	66.35	2,801,661	4,812,967	
2006/07		0.70	0.8133	0.8133		107	59.76	2,817,611	4,852,129	
2007/01		0.70	1.0133	1.0133		107	59.76	2,837,596	4,901,242	
2007/07		0.65	1.1050	1.1050		107	67.48	2,857,978	4,955,384	
2008/01		0.65	0.8556	0.8556		107	67.48	2,873,871	4,997,756	
2008/07		0.60	0.6104	0.6104		107	65.86	2,884,395	5,028,251	
2009/01		0.60	1.3268	1.3268		107	59.62	2,907,358	5,095,019	
2009/07		0.55	0.6841	0.6841		107	59.62	2,918,298	5,129,901	
2010/01		0.55	0.8643	0.8643		107	59.62	2,932,172	5,174,199	
2010/07		0.50	0.7107	0.7107		107	55.05	2,942,593	5,211,007	



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215.11

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2011/01		0.50	0.9198	0.9198		107	57.94	2,956,126	5,258,943	
2011/07		0.45	0.9028	0.9028		107	57.94	2,968,137	5,306,451	
2012/01		0.45	0.3865	0.3865		107	57.94	2,973,299	5,326,995	
2012/07	25,083	0.40	0.9417	0.9417		107	57.67	3,009,582	5,377,178	
2013/01		0.40	0.4901	0.4901		107	57.67	3,015,481	5,403,500	
2013/07	59,041	0.35	0.6196	0.6196		107	64.05	3,081,063	5,436,991	
2014/01		0.35	0.8564	0.8564		107	64.05	3,090,297	5,483,536	
2014/07		0.30	1.2383	1.2383		107	59.62	3,101,777	5,551,481	
2015/01		0.30	0.7571	0.7571		107	59.62	3,108,821	5,593,532	
2015/09		0.25	1.5736	1.5736		107	64.76	3,121,051	5,681,593	
2016/09		0.20	1.9890	1.9890		107	70.00	3,133,467	5,794,585	

Message Code:

5 Uncorrected Licensure Deficiency

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197.98

Signature HealthCARE of Gainesville

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
4000 SW 20TH AVE	8/1/2014-7/31/2015	Number of Beds: 120	Superior: 0
GAINESVILLE, FL 32607	Days in CR 365	Maximum: 43,800	Standard: 366
County: Alachua [1]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 39,361	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 9,597	Inflation
Current Class North Large	Initial CR? False	Medicaid: 22,998	FY Index: 1.36305434
Class at 1/94: North Large	Medicaid Utilization	58.42839%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	89.86530%	Cost: 1.05905862
Open Date: 05/01/1980	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 05/01/1980	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24199678
Entered Medicaid 05/01/1980	Low Occupancy Adjustment Factor:	113.64996%	DC Sem Index: 1.30450000
Med # Active Date: 11/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05032478
Previous Med # 266639			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,085,777	1,545,263	1,012,944	576,560		4,220,544	
1a	Audit Adjustments							
2	Cost Per Diem	47.2118	67.1912	44.0449	25.0700		183.5179	
3	Cost Per Diem Inflated	50.0001	70.5726	46.6461				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	50.0001	70.5726	46.6461	25.0700		192.2888	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	49.6785		56.7094				
7	Provider Target Rate	52.4420		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	50.0001	70.5726	46.6461	13.6500		180.8688	
12/13	Medicaid Adjustment Rate		0.6692	0.4423				
14	Prospective Per Diem 11	50.0001	71.2418	47.0884	13.6500		181.9803	
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 324388-00 - 2016/09

197.98

Signature HealthCARE of Gainesville

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 03/08/2004		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,349,600.00		Total Amount	Per Diem
RS to Start Calcs:	1980/01	Type:	Fixed	80% Capital(1):	2,683,149	8.1546
Indexed Asset Value	3,353,936	<60% of Base:	False	20% ROE(2):	670,787	0.3510
FRVS Base Asset:	1,076,349	Interest Rate:	10.5000%	Insurance Cost(3):	31,806	0.8081
Occup Adj Factor	0.9000	Chase Rate:	9.0000%	Taxes Cost(3):	55,864	1.4193
ROE Factor	0.020630	Amortization Rate:	10.5000%	Home Office(3):	24,566	0.6241
		Interest Only:	False	Replacement(3&4):	9,381	0.0000
		Yearly Payment:	321,456	Total FRVS PD:		11.3571

(1) 80% Capital (\$2,683,149) amortized at 10.5000 % for 20 years Principal & Interest of \$321,456 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$8.1546

(2) 20% ROE (\$670,787) times the ROE factor (0.020630) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.3510

(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	93	Effective PBS Limitation	54,155
			2,650,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	50.0001	50.0001	2.2685	47.7316
Direct Care	71.2418	71.2418	3.2322	68.0096
Indirect Care	47.0884	47.0884	2.1364	44.9520
Property	13.6500	11.3571	0.5153	10.8418
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.2616
Supplemental Rate				8.1814
Totals	181.9803	179.6874	8.1524	197.9780

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
1980/01	982,526	0.00	6.1657	3.0000	3.1657	93	94.62	982,526	2,031,213	
1980/07		0.10	6.9764	3.0000	3.9764	93	94.62	985,474	2,108,589	
1981/01		0.10	7.8004	3.0000	4.8004	93	96.82	988,430	2,189,220	
1981/07		0.20	7.3892	3.0000	4.3892	93	96.82	994,361	2,245,857	
1982/01		0.20	7.0652	3.0000	4.0652	93	90.34	1,000,327	2,306,028	
1982/07		0.30	6.3629	3.0000	3.3629	93	90.34	1,009,330	2,358,945	
1983/04		0.30	5.9917	3.0000	2.9917	93	94.82	1,018,414	2,420,976	
1983/07		0.40	6.9495	3.0000	3.9495	93	94.82	1,030,635	2,516,766	
1984/01		0.40	5.2447	3.0000	2.2447	93	89.33	1,043,003	2,549,409	
1984/07		0.50	4.1626	3.0000	1.1626	93	89.33	1,058,648	2,598,327	
1985/01		0.50	2.3097	2.3097		93	84.68	1,070,874	2,628,087	
1985/10		0.60	0.8522	0.8522		93	84.68	1,076,349	2,650,500	
1986/01		0.60	0.8299	0.8299		93	84.68	1,081,708	2,672,541	
1986/07		0.70	0.2974	0.2974		93	84.68	1,083,960	2,667,426	
1987/01		0.70	1.0091	1.0091		93	84.69	1,091,617	2,715,135	
1987/07		0.80	0.9007	0.9007		93	81.53	1,099,483	2,736,339	
1988/01		0.80	0.9007	0.9007		93	81.53	1,107,406	2,758,566	
1988/07		0.90	0.5899	0.5899		93	81.53	1,113,285	2,757,078	
1989/01		0.90	0.5899	0.5899		93	81.53	1,119,195	2,773,353	
1989/07		1.00	0.5899	0.5899		93	81.53	1,125,797	2,792,139	
1990/01		1.00	0.5899	0.5899		93	81.28	1,132,438	2,806,182	
1990/07	805,167	1.00	0.5899	0.5899		120	81.28	1,944,285	3,642,240	
1991/01		1.00	0.5899	0.5899		120	75.52	1,955,754	3,663,600	
1991/07		1.00	1.4932	1.4932		120	75.52	1,984,957	3,718,320	
1992/01		1.00	2.0117	2.0117		120	75.52	2,024,888	3,793,080	
1992/07		1.00	1.8152	1.8152		120	75.52	2,061,644	3,861,960	
1993/01		1.00	1.7710	1.7710		120	75.52	2,098,156	3,930,360	
1993/07		1.00	1.5329	1.5329		120	75.52	2,130,319	3,990,600	
1994/01		1.00	1.6983	1.6983		120	78.78	2,166,498	4,058,400	
1994/07		1.00	1.5991	1.5991		120	78.78	2,201,142	4,123,320	



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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
1995/01		1.00	1.5812	1.5812		120	80.83	2,235,946	4,188,480	
1995/07		1.00	1.5250	1.5250		120	80.83	2,270,044	4,252,320	
1996/01		1.00	1.7228	1.7228		120	80.83	2,309,152	4,325,640	
1996/07	19,181	1.00	1.3294	1.3294		120	78.66	2,359,031	4,383,120	
1997/01		1.00	1.4109	1.4109		120	73.04	2,392,315	4,444,920	
1997/07		1.00	1.0917	1.0917		120	64.07	2,418,432	4,493,400	
1998/01		1.00	1.1663	1.1663		120	64.07	2,446,638	4,545,840	
1998/07		1.00	1.0794	1.0794		120	64.03	2,473,047	4,594,920	
1999/01		1.00	1.4499	1.4499		120	64.03	2,508,904	4,661,520	
1999/07		1.00	1.2299	1.2299		120	69.40	2,539,761	4,718,880	
2000/01		1.00	1.3356	1.3356		120	69.40	2,573,682	4,781,880	
2000/07		0.95	1.1129	1.1129		120	70.25	2,600,894	4,835,040	
2001/01		0.95	1.2976	1.2976		120	70.25	2,632,955	4,897,800	
2001/07		0.90	0.9615	0.9615		120	68.88	2,655,741	4,944,840	
2002/01		0.90	1.0301	1.0301		120	68.84	2,680,362	4,995,720	
2002/07		0.85	0.8337	0.8337		120	68.84	2,699,355	5,037,360	
2003/01		0.85	1.3271	1.3271		120	70.08	2,729,804	5,104,200	
2003/07		0.80	1.1664	1.1664		120	70.08	2,755,276	5,163,720	
2004/01	112,196	0.80	1.1103	1.1103		120	72.57	2,891,944	5,221,080	
2004/07	77,120	0.75	0.8378	0.8378		120	72.57	2,987,237	5,264,880	
2005/01		0.75	0.8595	0.8595		120	72.57	3,006,493	5,310,120	
2005/07		0.70	0.7364	0.7364		120	72.57	3,021,991	5,349,240	
2006/01		0.70	0.9068	0.9068		120	72.57	3,041,175	5,397,720	
2006/07		0.65	0.8133	0.8133		120	75.19	3,057,251	5,441,640	
2007/01		0.65	1.0133	1.0133		120	75.19	3,077,386	5,496,720	
2007/07		0.60	1.1050	1.1050		120	75.61	3,097,789	5,557,440	
2008/01		0.60	0.8556	0.8556		120	75.61	3,113,693	5,604,960	
2008/07		0.55	0.6104	0.6104		120	75.30	3,113,693	5,639,160	5
2009/01	23,406	0.55	1.3268	1.3268		120	71.88	3,170,349	5,714,040	
2009/07		0.50	0.6841	0.6841		120	71.88	3,181,195	5,753,160	



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2010/01		0.50	0.8643	0.8643		120	71.88	3,194,944	5,802,840	
2010/07		0.45	0.7107	0.7107		120	69.79	3,205,161	5,844,120	
2011/01		0.45	0.9198	0.9198		120	69.79	3,218,427	5,897,880	
2011/07		0.40	0.9028	0.9028		120	65.36	3,230,049	5,951,160	
2012/01	23,963	0.40	0.3865	0.3865		120	66.12	3,259,006	5,974,200	
2012/07		0.35	0.9417	0.9417		120	66.12	3,269,748	6,030,480	
2013/01		0.35	0.4901	0.4901		120	66.12	3,275,356	6,060,000	
2013/07		0.30	0.6196	0.6196		120	67.21	3,281,445	6,097,560	
2014/01		0.30	0.8564	0.8564		120	67.21	3,289,875	6,149,760	
2014/07		0.25	1.2383	1.2383		120	68.33	3,300,060	6,225,960	
2015/01		0.25	0.7571	0.7571		120	68.33	3,306,307	6,273,120	
2015/09		0.20	1.5736	1.5736		120	65.00	3,316,712	6,371,880	
2016/09	27,327	0.15	1.9890	1.9890		120	58.43	3,353,936	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: 324388073120150801201403282016104144



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Signature Healthcare of North Florida

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
1083 SANDERS AVENUE	8/1/2014-7/31/2015	Number of Beds: 180	Superior: 0
GRACEVILLE, FL 32440	Days in CR 365	Maximum: 65,700	Standard: 366
County: Jackson [32]	First Used : 2016/09	Max Annualized: 65,700	Conditional: 0
Region: North Area: 2	Last Used: 2016/09	Total Patient: 54,468	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 9,311	Inflation
Current Class North Large	Initial CR? False	Medicaid: 40,807	FY Index: 1.36305434
Class at 1/94: North Large	Medicaid Utilization	74.91922%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	82.90411%	Cost: 1.05905862
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: 1.24199678
Entered Medicaid 07/01/1980	Low Occupancy Adjustment Factor:	104.84636%	DC Sem Index: 1.30450000
Med # Active Date: 11/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05032478
Previous Med # 312304			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,728,147	2,609,773	2,011,011	1,134,435		7,483,366
1a	Audit Adjustments						
2	Cost Per Diem	42.3493	63.9541	49.2810	27.8000		183.3844
3	Cost Per Diem Inflated	44.8504	67.1726	52.1915			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	44.8504	67.1726	52.1915	27.8000		192.0145
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	69.7561		69.5700			
7	Provider Target Rate	73.6365		73.4400			
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	44.8504	67.1726	52.1915	13.6500		177.8645
12/13	Medicaid Adjustment Rate		1.8831	1.4631			
14	Prospective Per Diem 11	44.8504	69.0557	53.6546	13.6500		181.2107
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:	06/28/1991	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	1,245,000.00		Total Amount	Per Diem
RS to Start Calcs:	1979/07	Type:	Fixed	80% Capital(1):	4,561,652	8.3447
Indexed Asset Value	5,702,065	<60% of Base:	False	20% ROE(2):	1,140,413	0.3979
FRVS Base Asset:	1,657,362	Interest Rate:	9.0260%	Insurance Cost(3):	32,066	0.5887
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	34,559	0.6345
ROE Factor	0.020630	Amortization Rate:	9.0260%	Home Office(3):	31,399	0.5765
		Interest Only:	False	Replacement(3&4):	28,927	0.0000
		Yearly Payment:	493,424	Total FRVS PD:		10.5423

(1) 80% Capital (\$4,561,652) amortized at 9.0260 % for 20 years Principal & Interest of \$493,424 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$8.3447

(2) 20% ROE (\$1,140,413) times the ROE factor (0.020630) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.3979

(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	44.8504	44.8504	2.0348	42.8156
Direct Care	69.0557	69.0557	3.1330	65.9227
Indirect Care	53.6546	53.6546	2.4343	51.2203
Property	13.6500	10.5423	0.4783	10.0640
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.5772
Supplemental Rate				8.1814
Totals	181.2107	178.1030	8.0804	198.7812

Medicaid Trend Adjustment



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1979/07	1,166,706	0.00	4.1982	3.0000	1.1982	120	100.00	1,166,706	2,468,640	
1980/01	15,960	0.10	7.3640	3.0000	4.3640	120	95.23	1,186,166	2,620,920	
1980/07	1,835	0.10	8.1746	3.0000	5.1746	120	95.23	1,191,559	2,720,760	
1981/01	2,987	0.20	8.9986	3.0000	5.9986	120	95.23	1,201,695	2,824,800	
1981/07	17,174	0.20	8.5874	3.0000	5.5874	120	95.23	1,226,079	2,897,880	
1982/01	35,014	0.30	8.2634	3.0000	5.2634	120	95.13	1,272,128	2,975,520	
1982/07	2,464	0.30	7.5611	3.0000	4.5611	120	95.13	1,286,041	3,043,800	
1983/04	197,608	0.40	7.1899	3.0000	4.1899	120	97.04	1,499,081	3,123,840	
1983/07	7,024	0.40	8.1477	3.0000	5.1477	120	97.04	1,524,094	3,247,440	
1984/01	16,075	0.50	6.4429	3.0000	3.4429	120	97.07	1,563,030	3,289,560	
1984/07	13,874	0.50	5.3608	3.0000	2.3608	120	97.07	1,600,349	3,352,680	
1985/01	14,791	0.60	3.5079	3.0000	0.5079	120	96.54	1,643,946	3,391,080	
1985/10		0.60	1.3601	1.3601		120	97.06	1,657,362	3,420,000	
1986/01		0.70	0.8299	0.8299		120	96.54	1,666,990	3,448,440	
1986/07		0.70	0.2974	0.2974		120	96.54	1,670,461	3,441,840	
1987/01		0.80	1.0091	1.0091		120	95.32	1,683,947	3,503,400	
1987/07		0.80	0.9007	0.9007		120	95.32	1,696,082	3,530,760	
1988/01		0.90	0.9007	0.9007		120	96.78	1,709,830	3,559,440	
1988/07		0.90	0.5899	0.5899		120	96.78	1,718,907	3,557,520	
1989/01		1.00	0.5899	0.5899		120	97.35	1,729,047	3,578,520	
1989/07		1.00	0.5899	0.5899		120	97.35	1,739,247	3,602,760	
1990/01		1.00	0.5899	0.5899		120	96.11	1,749,507	3,620,880	
1990/07		1.00	0.5899	0.5899		120	96.11	1,759,827	3,642,240	
1991/01	45,289	1.00	0.5899	0.5899		120	93.67	1,815,497	3,663,600	
1991/07		1.00	1.4932	1.4932		120	93.67	1,842,606	3,718,320	
1992/01		1.00	2.0117	2.0117		120	93.67	1,879,674	3,793,080	
1992/07		1.00	1.8152	1.8152		120	93.67	1,913,794	3,861,960	
1993/01		1.00	1.7710	1.7710		120	93.67	1,947,687	3,930,360	
1993/07		1.00	1.5329	1.5329		120	93.67	1,977,543	3,990,600	
1994/01		1.00	1.6983	1.6983		120	93.67	2,011,128	4,058,400	



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1994/07		1.00	1.5991	1.5991		120	88.74	2,043,288	4,123,320	
1995/01		1.00	1.5812	1.5812		120	88.74	2,075,596	4,188,480	
1995/07		1.00	1.5250	1.5250		120	89.58	2,107,249	4,252,320	
1996/01		1.00	1.7228	1.7228		120	89.58	2,143,553	4,325,640	
1996/07		1.00	1.3294	1.3294		120	89.58	2,172,049	4,383,120	
1997/01		1.00	1.4109	1.4109		120	90.39	2,202,694	4,444,920	
1997/07		1.00	1.0917	1.0917		120	91.28	2,226,741	4,493,400	
1998/01		1.00	1.1663	1.1663		120	91.28	2,252,711	4,545,840	
1998/07		1.00	1.0794	1.0794		120	87.18	2,277,027	4,594,920	
1999/01		1.00	1.4499	1.4499		120	87.18	2,310,042	4,661,520	
1999/07		1.00	1.2299	1.2299		120	87.18	2,338,453	4,718,880	
2000/01		0.95	1.3356	1.3356		120	86.11	2,368,123	4,781,880	
2000/07		0.95	1.1129	1.1129		120	84.58	2,393,161	4,835,040	
2001/01		0.90	1.2976	1.2976		120	84.58	2,421,108	4,897,800	
2001/07		0.90	0.9615	0.9615		120	82.66	2,442,060	4,944,840	
2002/01		0.85	1.0301	1.0301		120	82.66	2,442,060	4,995,720	5
2002/07		0.85	0.8337	0.8337		120	82.66	2,480,899	5,037,360	
2003/01		0.80	1.3271	1.3271		120	82.66	2,507,239	5,104,200	
2003/07		0.80	1.1664	1.1664		120	82.66	2,530,634	5,163,720	
2004/01		0.75	1.1103	1.1103		120	82.66	2,551,707	5,221,080	
2004/07		0.75	0.8378	0.8378		120	74.29	2,567,742	5,264,880	
2005/01		0.70	0.8595	0.8595		120	74.29	2,583,192	5,310,120	
2005/07		0.70	0.7364	0.7364		120	75.88	2,596,508	5,349,240	
2006/01		0.65	0.9068	0.9068		120	75.88	2,611,812	5,397,720	
2006/07		0.65	0.8133	0.8133		120	75.88	2,625,618	5,441,640	
2007/01		0.60	1.0133	1.0133		120	75.88	2,641,582	5,496,720	
2007/07		0.60	1.1050	1.1050		120	75.88	2,659,096	5,557,440	
2008/01		0.55	0.8556	0.8556		120	75.88	2,671,610	5,604,960	
2008/07	2,698,860	0.55	0.6104	0.6104		180	76.99	5,379,439	8,458,740	
2009/01		0.50	1.3268	1.3268		180	76.95	5,415,126	8,571,060	



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0 324396-00 - 2016/09

198.78

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2009/07		0.50	0.6841	0.6841		180	76.95	5,433,651	8,629,740	
2010/01		0.45	0.8643	0.8643		180	76.95	5,454,782	8,704,260	
2010/07		0.45	0.7107	0.7107		180	76.69	5,454,782	8,766,180	5
2011/01	30,950	0.40	0.9198	0.9198		180	74.31	5,523,308	8,846,820	
2011/07		0.40	0.9028	0.9028		180	74.31	5,543,253	8,926,740	
2012/01		0.35	0.3865	0.3865		180	74.31	5,550,753	8,961,300	
2012/07		0.35	0.9417	0.9417		180	74.40	5,569,048	9,045,720	
2013/01		0.30	0.4901	0.4901		180	74.40	5,577,235	9,090,000	
2013/07	41,579	0.30	0.6196	0.6196		180	72.84	5,629,182	9,146,340	
2014/01		0.25	0.8564	0.8564		180	72.84	5,641,234	9,224,640	
2014/07		0.25	1.2383	1.2383		180	75.38	5,658,699	9,338,940	
2015/01		0.20	0.7571	0.7571		180	75.38	5,667,266	9,409,680	
2015/09		0.20	1.5736	1.5736		180	76.81	5,685,101	9,557,820	
2016/09		0.15	1.9890	1.9890		180	74.92	5,702,065	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: 324396073120150801201403142016102924



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

0324400-00 - 2016/09

198.16

Signature HealthCARE Center of Waterford

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
8333 W OKEECHOBEE ROAD	8/1/2014-7/31/2015	Number of Beds: 214	Superior: 0
HIALEAH GARDENS, FL 33016	Days in CR 365	Maximum: 78,110	Standard: 366
County: Dade [13]	First Used : 2016/09	Max Annualized: 78,110	Conditional: 0
Region: South Area: 11	Last Used: 2016/09	Total Patient: 74,746	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 15,789	Inflation
Current Class South Large	Initial CR? False	Medicaid: 50,954	FY Index: 1.36305434
Class at 1/94: South Large	Medicaid Utilization	68.16953%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	95.69325%	Cost: 1.05905862
Open Date: 02/27/1987	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 02/27/1987	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24199678
Entered Medicaid 02/27/1987	Low Occupancy Adjustment Factor:	121.02040%	DC Sem Index: 1.30450000
Med # Active Date: 11/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05032478
Previous Med # 312347			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,120,968	3,853,006	2,424,159	1,311,046		9,709,179	
1a	Audit Adjustments							
2	Cost Per Diem	41.6252	75.6173	47.5754	25.7300		190.5479	
3	Cost Per Diem Inflated	44.0835	79.4227	50.3851				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	44.0835	79.4227	50.3851	25.7300		199.6213	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	67.2231		75.1717				
7	Provider Target Rate	70.9626		79.3534				
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	44.0835	79.4227	50.3851	13.6500		187.5413	
12/13	Medicaid Adjustment Rate		1.6235	1.0299				
14	Prospective Per Diem 11	44.0835	81.0462	51.4150	13.6500		190.1947	
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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Signature HealthCARE Center of Waterford

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	01/01/2001	Amount:	7,645,000.00		Total Amount	Per Diem
RS to Start Calcs:	1987/01	Type:	Fixed	80% Capital(1):	7,603,844	14.8476
Indexed Asset Value	9,504,805	<60% of Base:	False	20% ROE(2):	1,900,961	0.5579
FRVS Base Asset:	4,589,120	Interest Rate:	12.6100%	Insurance Cost(3):	77,375	1.0352
Occup Adj Factor	0.9000	Chase Rate:	11.2500%	Taxes Cost(3):	123,212	1.6484
ROE Factor	0.020630	Amortization Rate:	12.6100%	Home Office(3):	44,957	0.6015
		Interest Only:	False	Replacement(3&4):	75,336	0.0000
		Yearly Payment:	1,043,768	Total FRVS PD:		18.6906

(1) 80% Capital (\$7,603,844) amortized at 12.6100 % for 20 years Principal & Interest of \$1,043,768 divided by annual available days (78110) divided by Occup. Adj. (0.90) = \$14.8476

(2) 20% ROE (\$1,900,961) times the ROE factor (0.020630) divided by annual available days (78110) divided by Occup. Adj. (0.90) = \$0.5579

(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:	54,155
Comparison Bed	160	Effective PBS Limitation	4,589,120

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	44.0835	44.0835	2.0000	42.0835
Direct Care	81.0462	81.0462	3.6770	77.3692
Indirect Care	51.4150	51.4150	2.3327	49.0823
Property	13.6500	18.6906	0.8480	17.8426
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				3.5985
Supplemental Rate				8.1814
Totals	190.1947	195.2353	8.8577	198.1575

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	4,589,120	0.00	1.0091	1.0091		160	97.12	4,589,120	4,671,200	
1987/07		0.10	0.9007	0.9007		160	97.12	4,593,255	4,707,680	
1988/01		0.10	0.9007	0.9007		160	97.12	4,597,394	4,745,920	
1988/07		0.20	0.5899	0.5899		160	97.12	4,602,819	4,743,360	
1989/01		0.20	0.5899	0.5899		160	97.12	4,608,250	4,771,360	
1989/07		0.30	0.5899	0.5899		160	97.12	4,616,407	4,803,680	
1990/01	593,240	0.30	0.5899	0.5899		180	99.72	5,217,818	5,431,320	
1990/07		0.40	0.5899	0.5899		180	99.51	5,230,132	5,463,360	
1991/01		0.40	0.5899	0.5899		180	99.51	5,242,475	5,495,400	
1991/07		0.50	1.4932	1.4932		180	99.85	5,281,615	5,577,480	
1992/01		0.50	2.0117	2.0117		180	99.85	5,334,743	5,689,620	
1992/07	48,292	0.60	1.8152	1.8152		180	99.86	5,441,136	5,792,940	
1993/01		0.60	1.7710	1.7710		180	99.86	5,498,954	5,895,540	
1993/07		0.70	1.5329	1.5329		180	99.86	5,557,958	5,985,900	
1994/01		0.70	1.6983	1.6983		180	100.00	5,624,031	6,087,600	
1994/07		0.80	1.5991	1.5991		180	99.61	5,695,979	6,184,980	
1995/01		0.80	1.5812	1.5812		180	99.61	5,768,033	6,282,720	
1995/07		0.90	1.5250	1.5250		180	99.36	5,847,199	6,378,480	
1996/01		0.90	1.7228	1.7228		180	99.36	5,937,860	6,488,460	
1996/07		1.00	1.3294	1.3294		180	99.36	6,016,798	6,574,680	
1997/01		1.00	1.4109	1.4109		180	93.87	6,101,689	6,667,380	
1997/07		1.00	1.0917	1.0917		180	91.48	6,168,301	6,740,100	
1998/01		1.00	1.1663	1.1663		180	91.48	6,240,242	6,818,760	
1998/07		1.00	1.0794	1.0794		180	91.48	6,307,599	6,892,380	
1999/01		1.00	1.4499	1.4499		180	87.75	6,399,053	6,992,280	
1999/07		1.00	1.2299	1.2299		180	87.75	6,477,755	7,078,320	
2000/01	659,089	1.00	1.3356	1.3356		214	79.14	7,223,361	8,527,686	
2000/07		1.00	1.1129	1.1129		214	77.65	7,303,750	8,622,488	
2001/01		1.00	1.2976	1.2976		214	77.65	7,398,523	8,734,410	
2001/07		1.00	0.9615	0.9615		214	82.73	7,469,660	8,818,298	



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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		214	82.73	7,546,605	8,909,034	
2002/07		1.00	0.8337	0.8337		214	82.73	7,609,521	8,983,292	
2003/01		1.00	1.3271	1.3271		214	82.73	7,710,507	9,102,490	
2003/07		1.00	1.1664	1.1664		214	82.73	7,800,442	9,208,634	
2004/01		1.00	1.1103	1.1103		214	82.73	7,887,050	9,310,926	
2004/07		1.00	0.8378	0.8378		214	83.20	7,953,128	9,389,036	
2005/01		1.00	0.8595	0.8595		214	83.20	8,021,485	9,469,714	
2005/07		1.00	0.7364	0.7364		214	74.85	8,080,555	9,539,478	
2006/01		1.00	0.9068	0.9068		214	74.85	8,153,829	9,625,934	
2006/07		1.00	0.8133	0.8133		214	74.85	8,220,144	9,704,258	
2007/01		1.00	1.0133	1.0133		214	74.85	8,303,439	9,802,484	
2007/07		0.95	1.1050	1.1050		214	74.85	8,390,609	9,910,768	
2008/01		0.95	0.8556	0.8556		214	74.85	8,458,808	9,995,512	
2008/07		0.90	0.6104	0.6104		214	77.06	8,505,281	10,056,502	
2009/01		0.90	1.3268	1.3268		214	78.20	8,606,843	10,190,038	
2009/07		0.85	0.6841	0.6841		214	78.20	8,656,892	10,259,802	
2010/01		0.85	0.8643	0.8643		214	78.20	8,720,494	10,348,398	
2010/07		0.80	0.7107	0.7107		214	75.82	8,770,079	10,422,014	
2011/01		0.80	0.9198	0.9198		214	77.77	8,834,609	10,517,886	
2011/07		0.75	0.9028	0.9028		214	77.77	8,894,428	10,612,902	
2012/01		0.75	0.3865	0.3865		214	76.64	8,920,213	10,653,990	
2012/07		0.70	0.9417	0.9417		214	76.64	8,979,015	10,754,356	
2013/01		0.70	0.4901	0.4901		214	76.64	8,979,015	10,807,000	5
2013/07	91,536	0.65	0.6196	0.6196		214	78.01	9,137,641	10,873,982	
2014/01		0.65	0.8564	0.8564		214	78.01	9,188,510	10,967,072	
2014/07	31,478	0.60	1.2383	1.2383		214	76.59	9,288,259	11,102,962	
2015/01		0.60	0.7571	0.7571		214	76.59	9,330,456	11,187,064	
2015/09		0.55	1.5736	1.5736		214	73.42	9,411,211	11,363,186	
2016/09		0.50	1.9890	1.9890		214	68.17	9,504,805	11,589,170	

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

0324418-00 - 2016/09

218.32

Signature Healthcare of Brookwood Gardens

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
1990 S CANAL DRIVE	8/1/2014-7/31/2015	Number of Beds: 180	Superior: 0
HOMESTEAD, FL 33035	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: 45,907	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 9,415	Inflation
Current Class South Large	Initial CR? False	Medicaid: 30,764	FY Index: 1.36305434
Class at 1/94: South Large	Medicaid Utilization	67.01375%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	69.87367%	Cost: 1.05905862
Open Date: 03/01/1987	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 03/01/1987	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24199678
Entered Medicaid 03/01/1987	Low Occupancy Adjustment Factor:	88.36715%	DC Sem Index: 1.30450000
Med # Active Date: 11/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05032478
Previous Med # 312321			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,541,241	2,251,964	1,344,263	1,271,476		6,408,944	
1a	Audit Adjustments							
2	Cost Per Diem	50.0988	73.2013	43.6960	41.3300		208.3261	
3	Cost Per Diem Inflated	53.0576	76.8851	46.2766				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	53.0576	76.8851	46.2766	41.3300		217.5493	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	69.2969		72.3948				
7	Provider Target Rate	73.1518		76.4220				
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	53.0576	76.8851	46.2766	13.6500		189.8693	
12/13	Medicaid Adjustment Rate		1.4716	0.8858				
14	Prospective Per Diem 11	53.0576	78.3567	47.1624	13.6500		192.2267	
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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Signature Healthcare of Brookwood Gardens

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	11/01/1989	Amount:	5,075,000.00		Total Amount	Per Diem
RS to Start Calcs:	1987/01	Type:	Fixed	80% Capital(1):	6,966,666	16.5138
Indexed Asset Value	8,708,332	<60% of Base:	False	20% ROE(2):	1,741,666	0.6077
FRVS Base Asset:	3,441,840	Interest Rate:	12.9500%	Insurance Cost(3):	32,579	0.7097
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	107,742	2.3470
ROE Factor	0.020630	Amortization Rate:	12.9500%	Home Office(3):	30,490	0.6642
		Interest Only:	False	Replacement(3&4):	68,029	0.0000
		Yearly Payment:	976,461	Total FRVS PD:		20.8424

(1) 80% Capital (\$6,966,666) amortized at 12.9500 % for 20 years Principal & Interest of \$976,461 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$16.5138

(2) 20% ROE (\$1,741,666) times the ROE factor (0.020630) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.6077

(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 120	Effective PBS Limitation	3,441,840

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	53.0576	53.0576	2.4072	50.6504
Direct Care	78.3567	78.3567	3.5550	74.8017
Indirect Care	47.1624	47.1624	2.1397	45.0227
Property	13.6500	20.8424	0.9456	19.8968
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.7708
Supplemental Rate				8.1814
Totals	192.2267	199.4191	9.0475	218.3238

Medicaid Trend Adjustment



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218.32

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	4,712,051	0.00	1.0091	1.0091		120	87.08	3,441,840	3,441,840	1
1987/07		0.10	0.9007	0.9007		120	87.08	3,444,941	3,530,760	
1988/01		0.10	0.9007	0.9007		120	87.08	3,448,045	3,559,440	
1988/07		0.20	0.5899	0.5899		120	87.08	3,452,114	3,557,520	
1989/01		0.20	0.5899	0.5899		120	87.08	3,456,187	3,578,520	
1989/07		0.30	0.5899	0.5899		120	87.08	3,462,304	3,602,760	
1990/01		0.30	0.5899	0.5899		120	87.08	3,468,432	3,620,880	
1990/07		0.40	0.5899	0.5899		120	89.96	3,476,617	3,642,240	
1991/01		0.40	0.5899	0.5899		120	92.54	3,484,822	3,663,600	
1991/07		0.50	1.4932	1.4932		120	92.54	3,510,840	3,718,320	
1992/01		0.50	2.0117	2.0117		120	92.54	3,546,156	3,793,080	
1992/07		0.60	1.8152	1.8152		120	97.58	3,584,777	3,861,960	
1993/01		0.60	1.7710	1.7710		120	97.58	3,622,869	3,930,360	
1993/07		0.70	1.5329	1.5329		120	97.58	3,661,742	3,990,600	
1994/01		0.70	1.6983	1.6983		120	95.42	3,705,273	4,058,400	
1994/07		0.80	1.5991	1.5991		120	95.42	3,752,675	4,123,320	
1995/01		0.80	1.5812	1.5812		120	95.42	3,800,146	4,188,480	
1995/07		0.90	1.5250	1.5250		120	95.42	3,852,303	4,252,320	
1996/01		0.90	1.7228	1.7228		120	95.42	3,912,033	4,325,640	
1996/07		1.00	1.3294	1.3294		120	95.42	3,964,040	4,383,120	
1997/01		1.00	1.4109	1.4109		120	95.42	4,019,969	4,444,920	
1997/07		1.00	1.0917	1.0917		120	92.44	4,019,969	4,493,400	5
1998/01		1.00	1.1663	1.1663		120	92.44	4,111,252	4,545,840	
1998/07		1.00	1.0794	1.0794		120	86.70	4,155,629	4,594,920	
1999/01		1.00	1.4499	1.4499		120	86.70	4,215,881	4,661,520	
1999/07		1.00	1.2299	1.2299		120	86.70	4,267,732	4,718,880	
2000/01		1.00	1.3356	1.3356		120	82.91	4,324,732	4,781,880	
2000/07		1.00	1.1129	1.1129		120	83.08	4,372,862	4,835,040	
2001/01		1.00	1.2976	1.2976		120	83.08	4,429,604	4,897,800	
2001/07		1.00	0.9615	0.9615		120	79.42	4,472,195	4,944,840	



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218.32

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		120	79.42	4,518,263	4,995,720	
2002/07		1.00	0.8337	0.8337		120	79.42	4,555,932	5,037,360	
2003/01		1.00	1.3271	1.3271		120	79.42	4,616,394	5,104,200	
2003/07		1.00	1.1664	1.1664		120	79.42	4,670,240	5,163,720	
2004/01		1.00	1.1103	1.1103		120	79.42	4,722,094	5,221,080	
2004/07		1.00	0.8378	0.8378		120	79.06	4,761,656	5,264,880	
2005/01		1.00	0.8595	0.8595		120	79.06	4,802,582	5,310,120	
2005/07		1.00	0.7364	0.7364		120	80.38	4,837,948	5,349,240	
2006/01		1.00	0.9068	0.9068		120	80.38	4,881,819	5,397,720	
2006/07		1.00	0.8133	0.8133		120	80.38	4,921,523	5,441,640	
2007/01		1.00	1.0133	1.0133		120	80.38	4,971,393	5,496,720	
2007/07		0.95	1.1050	1.1050		120	80.38	5,023,583	5,557,440	
2008/01		0.95	0.8556	0.8556		120	80.38	5,064,415	5,604,960	
2008/07		0.90	0.6104	0.6104		120	79.13	5,092,239	5,639,160	
2009/01		0.90	1.3268	1.3268		120	74.63	5,153,045	5,714,040	
2009/07		0.85	0.6841	0.6841		120	74.63	5,183,010	5,753,160	
2010/01		0.85	0.8643	0.8643		120	74.63	5,221,090	5,802,840	
2010/07	56,228	0.80	0.7107	0.7107		120	68.84	5,307,005	5,844,120	
2011/01		0.80	0.9198	0.9198		120	68.84	5,346,054	5,897,880	
2011/07	2,877,302	0.75	0.9028	0.9028		180	67.18	8,259,554	8,926,740	
2012/01		0.75	0.3865	0.3865		180	67.18	8,283,498	8,961,300	
2012/07		0.70	0.9417	0.9417		180	60.29	8,338,103	9,045,720	
2013/01		0.70	0.4901	0.4901		180	60.29	8,366,711	9,090,000	
2013/07		0.65	0.6196	0.6196		180	63.55	8,400,404	9,146,340	
2014/01		0.65	0.8564	0.8564		180	63.55	8,447,169	9,224,640	
2014/07		0.60	1.2383	1.2383		180	65.85	8,509,931	9,338,940	
2015/01		0.60	0.7571	0.7571		180	65.36	8,548,592	9,409,680	
2015/09		0.55	1.5736	1.5736		180	65.36	8,622,580	9,557,820	
2016/09		0.50	1.9890	1.9890		180	67.01	8,708,332	9,747,900	

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

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210.63

Signature Healthcare at The Courtyard

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
2600 FOREST GLEN TRAIL	8/1/2014-7/31/2015	Number of Beds: 120	Superior: 0
MARIANNA, FL 32446	Days in CR 365	Maximum: 43,800	Standard: 366
County: Jackson [32]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 2	Last Used: 2016/09	Total Patient: 41,948	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 7,232	Inflation
Current Class North Large	Initial CR? False	Medicaid: 30,419	FY Index: 1.36305434
Class at 1/94: North Large	Medicaid Utilization	72.51597%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	95.77169%	Cost: 1.05905862
Open Date: 08/27/1997	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 08/27/1997	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24199678
Entered Medicaid 08/27/1997	Low Occupancy Adjustment Factor:	121.11960%	DC Sem Index: 1.30450000
Med # Active Date: 11/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05032478
Previous Med # 312495			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,469,946	2,034,639	1,425,608	840,477		5,770,670	
1a	Audit Adjustments							
2	Cost Per Diem	48.3233	66.8871	46.8657	27.6300		189.7061	
3	Cost Per Diem Inflated	51.1772	70.2532	49.6335				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	51.1772	70.2532	49.6335	27.6300		198.6939	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	53.5506		67.8618				
7	Provider Target Rate	56.5295		71.6368				
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	51.1772	70.2532	49.6335	13.6500		184.7139	
12/13	Medicaid Adjustment Rate		1.7795	1.2572				
14	Prospective Per Diem 11	51.1772	72.0327	50.8907	13.6500		187.7506	
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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Signature Healthcare at The Courtyard

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 08/27/1997		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	4,200,000.00		Total Amount	Per Diem
RS to Start Calcs:	1997/07	Type:	Fixed	80% Capital(1):	4,694,610	14.2679
Indexed Asset Value	5,868,263	<60% of Base:	False	20% ROE(2):	1,173,653	0.6142
FRVS Base Asset:	4,444,920	Interest Rate:	10.5000%	Insurance Cost(3):	25,495	0.6078
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	36,649	0.8737
ROE Factor	0.020630	Amortization Rate:	10.5000%	Home Office(3):	25,482	0.6075
		Interest Only:	False	Replacement(3&4):	129,863	0.0000
		Yearly Payment:	562,441	Total FRVS PD:		16.9711

(1) 80% Capital (\$4,694,610) amortized at 10.5000 % for 20 years Principal & Interest of \$562,441 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$14.2679

(2) 20% ROE (\$1,173,653) times the ROE factor (0.020630) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6142

(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	51.1772	51.1772	2.3219	48.8553
Direct Care	72.0327	72.0327	3.2681	68.7646
Indirect Care	50.8907	50.8907	2.3089	48.5818
Property	13.6500	16.9711	0.7700	16.2011
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.0411
Supplemental Rate				8.1814
Totals	187.7506	191.0717	8.6689	210.6253

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	4,579,460	0.00	1.0917	1.0917		120	68.14	4,444,920	4,444,920	1
1998/01		0.10	1.1663	1.1663		120	68.14	4,450,103	4,545,840	
1998/07		0.10	1.0794	1.0794		120	68.14	4,454,905	4,594,920	
1999/01		0.20	1.4499	1.4499		120	68.14	4,467,824	4,661,520	
1999/07		0.20	1.2299	1.2299		120	68.14	4,478,815	4,718,880	
2000/01		0.30	1.3356	1.3356		120	68.14	4,478,815	4,781,880	5
2000/07		0.30	1.1129	1.1129		120	68.14	4,511,777	4,835,040	
2001/01		0.40	1.2976	1.2976		120	77.69	4,535,193	4,897,800	
2001/07		0.40	0.9615	0.9615		120	81.03	4,552,635	4,944,840	
2002/01		0.50	1.0301	1.0301		120	81.03	4,576,086	4,995,720	
2002/07		0.50	0.8337	0.8337		120	81.03	4,595,164	5,037,360	
2003/01		0.60	1.3271	1.3271		120	81.03	4,631,755	5,104,200	
2003/07		0.60	1.1664	1.1664		120	81.03	4,664,168	5,163,720	
2004/01		0.70	1.1103	1.1103		120	81.03	4,700,418	5,221,080	
2004/07		0.70	0.8378	0.8378		120	77.90	4,727,986	5,264,880	
2005/01		0.80	0.8595	0.8595		120	77.90	4,760,496	5,310,120	
2005/07		0.80	0.7364	0.7364		120	71.84	4,788,540	5,349,240	
2006/01		0.90	0.9068	0.9068		120	71.84	4,827,619	5,397,720	
2006/07		0.90	0.8133	0.8133		120	71.84	4,862,957	5,441,640	
2007/01		1.00	1.0133	1.0133		120	71.84	4,912,233	5,496,720	
2007/07		1.00	1.1050	1.1050		120	71.84	4,966,513	5,557,440	
2008/01		1.00	0.8556	0.8556		120	71.84	5,009,006	5,604,960	
2008/07		1.00	0.6104	0.6104		120	70.38	5,039,581	5,639,160	
2009/01		1.00	1.3268	1.3268		120	70.36	5,106,446	5,714,040	
2009/07		1.00	0.6841	0.6841		120	70.36	5,141,379	5,753,160	
2010/01		1.00	0.8643	0.8643		120	70.36	5,185,816	5,802,840	
2010/07		1.00	0.7107	0.7107		120	67.60	5,222,672	5,844,120	
2011/01		1.00	0.9198	0.9198		120	68.88	5,270,710	5,897,880	
2011/07		1.00	0.9028	0.9028		120	68.88	5,318,294	5,951,160	
2012/01	23,754	1.00	0.3865	0.3865		120	73.05	5,362,603	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	73.05	5,413,103	6,030,480	
2013/01		1.00	0.4901	0.4901		120	73.05	5,439,633	6,060,000	
2013/07	32,857	1.00	0.6196	0.6196		120	71.71	5,506,194	6,097,560	
2014/01		1.00	0.8564	0.8564		120	71.71	5,553,349	6,149,760	
2014/07		1.00	1.2383	1.2383		120	71.33	5,622,116	6,225,960	
2015/01		1.00	0.7571	0.7571		120	71.33	5,664,681	6,273,120	
2015/09		1.00	1.5736	1.5736		120	69.54	5,753,820	6,371,880	
2016/09		1.00	1.9890	1.9890		120	72.52	5,868,263	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

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

0324434-00 - 2016/09

211.04

Signature HealthCARE of Orange Park

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
2029 PROFESSIONAL CENTER	8/1/2014-7/31/2015	Number of Beds: 105	Superior: 0
ORANGE PARK, FL 32073	Days in CR 365	Maximum: 38,325	Standard: 366
County: Clay [10]	First Used : 2016/09	Max Annualized: 38,325	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 34,646	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 7,230	Inflation
Current Class North Large	Initial CR? False	Medicaid: 21,620	FY Index: 1.36305434
Class at 1/94: North Large	Medicaid Utilization	62.40259%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	90.40052%	Cost: 1.05905862
Open Date: 10/01/1980	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 10/01/1980	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24199678
Entered Medicaid 10/01/1980	Low Occupancy Adjustment Factor:	114.32684%	DC Sem Index: 1.30450000
Med # Active Date: 11/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05032478
Previous Med # 258211			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,090,098	1,575,142	1,043,036	516,286		4,224,562	
1a	Audit Adjustments							
2	Cost Per Diem	50.4208	72.8558	48.2440	23.8800		195.4006	
3	Cost Per Diem Inflated	53.3986	76.5223	51.0932				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	53.3986	76.5223	51.0932	23.8800		204.8941	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	51.2022		56.7094				
7	Provider Target Rate	54.0505		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	53.3986	76.5223	51.0932	13.6500		194.6641	
12/13	Medicaid Adjustment Rate		1.0677	0.7129				
14	Prospective Per Diem 11	53.3986	77.5900	51.8061	13.6500		196.4447	
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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211.04

Signature HealthCARE of Orange Park

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 09/01/1994		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,425,000.00		Total Amount	Per Diem
RS to Start Calcs:	1980/07	Type:	Variable	80% Capital(1):	2,373,401	6.1563
Indexed Asset Value	2,966,751	<60% of Base:	False	20% ROE(2):	593,350	0.3549
FRVS Base Asset:	1,610,843	Interest Rate:	6.5000%	Insurance Cost(3):	22,362	0.6454
Occup Adj Factor	0.9000	Chase Rate:	6.5000%	Taxes Cost(3):	41,093	1.1861
ROE Factor	0.020630	Amortization Rate:	6.5000%	Home Office(3):	20,994	0.6060
		Interest Only:	False	Replacement(3&4):	30,265	0.0000
		Yearly Payment:	212,345	Total FRVS PD:		8.9487

(1) 80% Capital (\$2,373,401) amortized at 6.5000 % for 20 years Principal & Interest of \$212,345 divided by annual available days (38325) divided by Occup. Adj. (0.90) = \$6.1563

(2) 20% ROE (\$593,350) times the ROE factor (0.020630) divided by annual available days (38325) divided by Occup. Adj. (0.90) = \$0.3549

(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	105	Effective PBS Limitation	54,155
			2,992,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	53.3986	53.3986	2.4227	50.9759
Direct Care	77.5900	77.5900	3.5202	74.0698
Indirect Care	51.8061	51.8061	2.3504	49.4557
Property	13.6500	8.9487	0.4060	8.5427
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.8097
Supplemental Rate				8.1814
Totals	196.4447	191.7434	8.6993	211.0352

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	1,497,415	0.00	3.8106	3.0000	0.8106	105	65.61	1,497,415	2,380,665	
1981/01	9,266	0.10	4.6347	3.0000	1.6347	105	65.61	1,511,173	2,471,700	
1981/07		0.10	4.2235	3.0000	1.2235	105	65.61	1,515,707	2,535,645	
1982/01	3,880	0.20	3.8995	3.0000	0.8995	105	56.65	1,528,681	2,603,580	
1982/07		0.20	3.1971	3.0000	0.1971	105	56.65	1,537,853	2,663,325	
1983/04	2,072	0.30	2.8260	2.8260		105	56.77	1,552,963	2,733,360	
1983/07		0.30	3.9578	3.0000	0.9578	105	56.77	1,566,940	2,841,510	
1984/01		0.40	2.2530	2.2530		105	51.85	1,580,253	2,878,365	
1984/07	4,226	0.40	1.9179	1.9179		105	51.85	1,595,908	2,933,595	
1985/01		0.50	1.1471	1.1471		105	51.37	1,604,458	2,967,195	
1985/10		0.50	0.8522	0.8522		105	51.37	1,610,843	2,992,500	
1986/01		0.60	0.8299	0.8299		105	51.37	1,618,334	3,017,385	
1986/07		0.60	0.2974	0.2974		105	51.37	1,621,031	3,011,610	
1987/01		0.70	1.0091	1.0091		105	55.45	1,632,482	3,065,475	
1987/07		0.70	0.9007	0.9007		105	55.45	1,642,775	3,089,415	
1988/01		0.80	0.9007	0.9007		105	55.45	1,654,613	3,114,510	
1988/07		0.80	0.5899	0.5899		105	55.45	1,662,421	3,112,830	
1989/01		0.90	0.5899	0.5899		105	55.45	1,671,247	3,131,205	
1989/07		0.90	0.5899	0.5899		105	55.89	1,680,120	3,152,415	
1990/01		1.00	0.5899	0.5899		105	55.89	1,690,031	3,168,270	
1990/07		1.00	0.5899	0.5899		105	45.73	1,698,320	3,186,960	
1991/01		1.00	0.5899	0.5899		105	45.73	1,706,650	3,205,650	
1991/07		1.00	1.4932	1.4932		105	62.67	1,732,134	3,253,530	
1992/01		1.00	2.0117	2.0117		105	62.67	1,766,979	3,318,945	
1992/07		1.00	1.8152	1.8152		105	74.35	1,799,053	3,379,215	
1993/01		1.00	1.7710	1.7710		105	74.35	1,830,914	3,439,065	
1993/07		1.00	1.5329	1.5329		105	75.22	1,858,980	3,491,775	
1994/01		1.00	1.6983	1.6983		105	75.22	1,890,551	3,551,100	
1994/07		1.00	1.5991	1.5991		105	73.48	1,920,783	3,607,905	
1995/01		1.00	1.5812	1.5812		105	73.48	1,951,154	3,664,920	



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211.04

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1995/07		1.00	1.5250	1.5250		105	73.48	1,980,909	3,720,780	
1996/01		1.00	1.7228	1.7228		105	73.48	2,015,036	3,784,935	
1996/07		1.00	1.3294	1.3294		105	73.48	2,041,824	3,835,230	
1997/01		1.00	1.4109	1.4109		105	73.48	2,070,632	3,889,305	
1997/07		1.00	1.0917	1.0917		105	80.20	2,093,237	3,931,725	
1998/01		1.00	1.1663	1.1663		105	80.20	2,117,650	3,977,610	
1998/07		1.00	1.0794	1.0794		105	81.69	2,140,508	4,020,555	
1999/01		1.00	1.4499	1.4499		105	81.69	2,171,543	4,078,830	
1999/07		1.00	1.2299	1.2299		105	85.09	2,198,251	4,129,020	
2000/01		1.00	1.3356	1.3356		105	85.09	2,227,611	4,184,145	
2000/07	21,480	1.00	1.1129	1.1129		105	84.48	2,273,882	4,230,660	
2001/01		0.95	1.2976	1.2976		105	84.48	2,301,912	4,285,575	
2001/07		0.95	0.9615	0.9615		105	81.27	2,322,938	4,326,735	
2002/01		0.90	1.0301	1.0301		105	79.07	2,344,474	4,371,255	
2002/07	24,930	0.90	0.8337	0.8337		105	73.58	2,386,995	4,407,690	
2003/01	81,635	0.85	1.3271	1.3271		105	73.58	2,495,555	4,466,175	
2003/07	51,258	0.85	1.1664	1.1664		105	73.58	2,546,813	4,518,255	5
2004/01		0.80	1.1103	1.1103		105	73.58	2,594,395	4,568,445	
2004/07		0.80	0.8378	0.8378		105	73.58	2,611,783	4,606,770	
2005/01		0.75	0.8595	0.8595		105	73.58	2,628,619	4,646,355	
2005/07	36,447	0.75	0.7364	0.7364		105	75.86	2,679,584	4,680,585	
2006/01		0.70	0.9068	0.9068		105	75.86	2,696,594	4,723,005	
2006/07	21,142	0.70	0.8133	0.8133		105	68.09	2,733,088	4,761,435	
2007/01		0.65	1.0133	1.0133		105	68.09	2,751,088	4,809,630	
2007/07		0.65	1.1050	1.1050		105	67.84	2,770,849	4,862,760	
2008/01		0.60	0.8556	0.8556		105	67.84	2,785,075	4,904,340	
2008/07		0.60	0.6104	0.6104		105	62.26	2,795,274	4,934,265	
2009/01		0.55	1.3268	1.3268		105	66.13	2,815,671	4,999,785	
2009/07		0.55	0.6841	0.6841		105	66.13	2,826,266	5,034,015	
2010/01		0.50	0.8643	0.8643		105	66.13	2,838,481	5,077,485	



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211.04

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2010/07		0.50	0.7107	0.7107		105	71.92	2,848,569	5,113,605	
2011/01		0.45	0.9198	0.9198		105	72.52	2,860,359	5,160,645	
2011/07		0.45	0.9028	0.9028		105	72.52	2,871,981	5,207,265	
2012/01		0.40	0.3865	0.3865		105	72.68	2,876,421	5,227,425	
2012/07		0.40	0.9417	0.9417		105	72.68	2,887,256	5,276,670	
2013/01		0.35	0.4901	0.4901		105	72.68	2,892,208	5,302,500	
2013/07	21,001	0.35	0.6196	0.6196		105	66.48	2,919,482	5,335,365	
2014/01		0.30	0.8564	0.8564		105	66.48	2,926,982	5,381,040	
2014/07		0.30	1.2383	1.2383		105	67.71	2,937,856	5,447,715	
2015/01		0.25	0.7571	0.7571		105	67.71	2,943,417	5,488,980	
2015/09		0.25	1.5736	1.5736		105	63.89	2,954,996	5,575,395	
2016/09		0.20	1.9890	1.9890		105	62.40	2,966,751	5,686,275	

Message Code:

5 Uncorrected Licensure Deficiency

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

Report Printed: 6/30/2016 ID: 324434073120150801201403142016095836



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0324442-00 - 2016/09

204.87

Signature HealthCARE of Ormond

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
103 NORTH CLYDE MORRIS BL	8/1/2014-7/31/2015	Number of Beds: 60	Superior: 0
ORMOND BEACH, FL 32174	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: 19,510	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 7,303	Inflation
Current Class North Small	Initial CR? False	Medicaid: 7,557	FY Index: 1.36305434
Class at 1/94: North Small	Medicaid Utilization	38.73398%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	89.08676%	Cost: 1.05905862
Open Date: 02/01/1984	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 05/20/1988	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24199678
Entered Medicaid 05/20/1988	Low Occupancy Adjustment Factor:	112.66537%	DC Sem Index: 1.30450000
Med # Active Date: 11/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05032478
Previous Med # 255475			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	405,711	497,811	406,622	205,853		1,515,997	
1a	Audit Adjustments							
2	Cost Per Diem	53.6868	65.8742	53.8073	27.2400		200.6083	
3	Cost Per Diem Inflated	56.8575	69.1893	56.9851				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	56.8575	69.1893	56.9851	27.2400		210.2719	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	58.1932		66.5188				
7	Provider Target Rate	61.4304		70.2191				
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	56.8575	69.1893	56.9851	13.6500		196.6819	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	56.8575	69.1893	56.9851	13.6500		196.6819	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Signature HealthCARE of Ormond

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 05/20/1988		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1988/01	Type:	None	80% Capital(1):	2,108,507	5.0105
Indexed Asset Value	2,635,634	<60% of Base:	True	20% ROE(2):	527,127	0.5517
FRVS Base Asset:	1,623,720	Interest Rate:	4.7500%	Insurance Cost(3):	15,244	0.7813
Occup Adj Factor	0.9000	Chase Rate:	4.7500%	Taxes Cost(3):	32,447	1.6631
ROE Factor	0.020630	Amortization Rate:	4.7500%	Home Office(3):	13,528	0.6934
		Interest Only:	True	Replacement(3&4):	238,841	0.0000
		Yearly Payment:	98,757	Total FRVS PD:		8.7000

(1) 80% Capital (\$2,108,507) amortized at 4.7500 % for 20 years Interest of \$98,757 divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$5.0105

(2) 20% ROE (\$527,127) times the ROE factor (0.020630) divided by annual available days (21900) divided by Occup. Adj. (0.90) = \$0.5517

(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:	27,062
Comparison Date: 07/01/1983	Current RS PBS:	54,155
Comparison Bed 60	Effective PBS Limitation	1,623,720

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	56.8575	56.8575	2.5796	54.2779
Direct Care	69.1893	69.1893	3.1391	66.0502
Indirect Care	56.9851	56.9851	2.5854	54.3997
Property	13.6500	8.7000	0.3947	8.3053
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				13.6549
Supplemental Rate				8.1814
Totals	196.6819	191.7319	8.6988	204.8694

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	2,317,310	0.00	0.9007	0.9007		60	1.73	1,623,720	1,623,720	1
1988/07		0.10	0.5899	0.5899		60	1.73	1,623,720	1,778,760	
1989/01		0.10	0.5899	0.5899		60	1.73	1,623,720	1,789,260	
1989/07		0.20	0.5899	0.5899		60	1.73	1,623,720	1,801,380	
1990/01		0.20	0.5899	0.5899		60	1.73	1,623,720	1,810,440	
1990/07		0.30	0.5899	0.5899		60	1.73	1,623,720	1,821,120	
1991/01		0.30	0.5899	0.5899		60	1.73	1,623,720	1,831,800	
1991/07		0.40	1.4932	1.4932		60	5.93	1,623,720	1,859,160	
1992/01		0.40	2.0117	2.0117		60	5.93	1,623,720	1,896,540	
1992/07		0.50	1.8152	1.8152		60	17.06	1,623,720	1,930,980	
1993/01		0.50	1.7710	1.7710		60	17.06	1,623,720	1,965,180	
1993/07		0.60	1.5329	1.5329		60	17.41	1,623,720	1,995,300	
1994/01		0.60	1.6983	1.6983		60	17.41	1,623,720	2,029,200	
1994/07		0.70	1.5991	1.5991		60	17.41	1,623,720	2,061,660	
1995/01	18,150	0.70	1.5812	1.5812		60	15.85	1,641,870	2,094,240	
1995/07		0.80	1.5250	1.5250		59	18.17	1,641,870	2,090,724	
1996/01		0.80	1.7228	1.7228		59	18.17	1,641,870	2,126,773	
1996/07		0.90	1.3294	1.3294		59	22.66	1,641,870	2,155,034	
1997/01		0.90	1.4109	1.4109		59	22.66	1,641,870	2,185,419	
1997/07		1.00	1.0917	1.0917		59	32.78	1,652,553	2,209,255	
1998/01		1.00	1.1663	1.1663		59	32.78	1,664,040	2,235,038	
1998/07		1.00	1.0794	1.0794		60	44.59	1,678,602	2,297,460	
1999/01		1.00	1.4499	1.4499		60	44.59	1,698,334	2,330,760	
1999/07		1.00	1.2299	1.2299		60	44.59	1,715,268	2,359,440	
2000/01		1.00	1.3356	1.3356		60	44.59	1,733,841	2,390,940	
2000/07		1.00	1.1129	1.1129		60	44.59	1,749,485	2,417,520	
2001/01		1.00	1.2976	1.2976		60	44.59	1,767,890	2,448,900	
2001/07		1.00	0.9615	0.9615		60	37.60	1,779,511	2,472,420	
2002/01	153,587	1.00	1.0301	1.0301		60	45.02	1,948,103	2,497,860	
2002/07	49,684	1.00	0.8337	0.8337		60	45.02	2,011,081	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	9,411	1.00	1.3271	1.3271		60	45.02	2,042,338	2,552,100	
2003/07	15,303	1.00	1.1664	1.1664		60	45.02	2,077,140	2,581,860	
2004/01		1.00	1.1103	1.1103		60	45.02	2,096,018	2,610,540	
2004/07		1.00	0.8378	0.8378		60	45.02	2,110,392	2,632,440	
2005/01		1.00	0.8595	0.8595		60	45.02	2,125,239	2,655,060	
2005/07	18,400	1.00	0.7364	0.7364		60	49.12	2,157,616	2,674,620	
2006/01		1.00	0.9068	0.9068		60	49.12	2,175,090	2,698,860	
2006/07	32,825	1.00	0.8133	0.8133		60	42.54	2,221,597	2,720,820	
2007/01		1.00	1.0133	1.0133		60	42.54	2,239,009	2,748,360	
2007/07		1.00	1.1050	1.1050		60	48.76	2,260,943	2,778,720	
2008/01		1.00	0.8556	0.8556		60	48.76	2,278,093	2,802,480	
2008/07	110,559	0.95	0.6104	0.6104		60	44.15	2,399,257	2,819,580	
2009/01		0.95	1.3268	1.3268		60	41.36	2,421,999	2,857,020	
2009/07		0.90	0.6841	0.6841		60	41.36	2,433,213	2,876,580	
2010/01		0.90	0.8643	0.8643		60	41.36	2,447,447	2,901,420	
2010/07		0.85	0.7107	0.7107		60	43.80	2,459,221	2,922,060	
2011/01		0.85	0.9198	0.9198		60	43.80	2,474,532	2,948,940	
2011/07		0.80	0.9028	0.9028		60	44.71	2,489,060	2,975,580	
2012/01		0.80	0.3865	0.3865		60	48.00	2,495,777	2,987,100	
2012/07		0.75	0.9417	0.9417		60	48.00	2,511,161	3,015,240	
2013/01		0.75	0.4901	0.4901		60	48.00	2,519,217	3,030,000	
2013/07	23,859	0.70	0.6196	0.6196		60	51.07	2,553,221	3,048,780	
2014/01		0.70	0.8564	0.8564		60	51.07	2,567,434	3,074,880	
2014/07		0.65	1.2383	1.2383		60	45.27	2,584,443	3,112,980	
2015/01		0.65	0.7571	0.7571		60	45.87	2,595,050	3,136,560	
2015/09		0.60	1.5736	1.5736		60	45.87	2,615,485	3,185,940	
2016/09		0.55	1.9890	1.9890		60	38.73	2,635,634	3,249,300	

Message Code:

1 Per Bed Standard Limitation



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195.75

Anchor Care & 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
1515 PORT MALABAR BLVD NE	8/1/2014-7/31/2015	Number of Beds: 120	Superior: 0
PALM BAY, FL 32905-5455	Days in CR 365	Maximum: 43,800	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: 38,021	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 8,443	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 25,063	FY Index: 1.36305434
Class at 1/94: North Large	Medicaid Utilization	65.91883%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	86.80594%	Cost: 1.05905862
Open Date: 01/01/1984	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 02/01/1984	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24199678
Entered Medicaid 02/01/1984	Low Occupancy Adjustment Factor:	109.78088%	DC Sem Index: 1.30450000
Med # Active Date: 11/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05032478
Previous Med # 258229			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,104,543	1,774,663	1,042,378	796,252		4,717,836	
1a	Audit Adjustments							
2	Cost Per Diem	44.0707	70.8081	41.5903	31.7700		188.2391	
3	Cost Per Diem Inflated	46.6735	74.3715	44.0466				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	46.6735	74.3715	44.0466	31.7700		196.8616	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	49.7737		59.0692				
7	Provider Target Rate	52.5425		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	46.6735	74.3715	44.0466	13.6500		178.7416	
12/13	Medicaid Adjustment Rate		1.3319	0.7888				
14	Prospective Per Diem 11	46.6735	75.7034	44.8354	13.6500		180.8623	
15	Inflated Usual & Customary Charge	Usual and Customary Limitations not applied after 7/1/2002.						0.00



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Anchor Care & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 08/31/1994		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:	1984/01	Type:	Variable	80% Capital(1):	2,664,920	6.0484
Indexed Asset Value	3,331,150	<60% of Base:	False	20% ROE(2):	666,230	0.3487
FRVS Base Asset:	1,787,493	Interest Rate:	6.5000%	Insurance Cost(3):	20,068	0.5278
Occup Adj Factor	0.9000	Chase Rate:	6.5000%	Taxes Cost(3):	42,422	1.1158
ROE Factor	0.020630	Amortization Rate:	6.5000%	Home Office(3):	23,915	0.6290
		Interest Only:	False	Replacement(3&4):	43,539	0.0000
		Yearly Payment:	238,427	Total FRVS PD:		8.6697

(1) 80% Capital (\$2,664,920) amortized at 6.5000 % for 20 years Principal & Interest of \$238,427 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$6.0484

(2) 20% ROE (\$666,230) times the ROE factor (0.020630) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.3487

(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	46.6735	46.6735	2.1176	44.5559
Direct Care	75.7034	75.7034	3.4346	72.2688
Indirect Care	44.8354	44.8354	2.0342	42.8012
Property	13.6500	8.6697	0.3933	8.2764
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.6704
Supplemental Rate				8.1814
Totals	180.8623	175.8820	7.9797	195.7541

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	1,781,611	0.00	1.2952	1.2952		120	34.26	1,781,611	3,289,560	
1984/07		0.10	1.9179	1.9179		120	34.26	1,783,740	3,352,680	
1985/01		0.10	1.1471	1.1471		120	40.57	1,785,249	3,391,080	
1985/10		0.20	0.8522	0.8522		120	40.57	1,787,493	3,420,000	
1986/01		0.20	0.8299	0.8299		120	40.57	1,789,682	3,448,440	
1986/07		0.30	0.2974	0.2974		120	44.06	1,790,961	3,441,840	
1987/01		0.30	1.0091	1.0091		120	44.06	1,795,304	3,503,400	
1987/07		0.40	0.9007	0.9007		120	44.06	1,800,486	3,530,760	
1988/01		0.40	0.9007	0.9007		120	44.06	1,805,683	3,559,440	
1988/07		0.50	0.5899	0.5899		120	44.06	1,809,950	3,557,520	
1989/01		0.50	0.5899	0.5899		120	44.06	1,814,227	3,578,520	
1989/07		0.60	0.5899	0.5899		120	45.38	1,819,525	3,602,760	
1990/01		0.60	0.5899	0.5899		120	45.38	1,824,838	3,620,880	
1990/07		0.70	0.5899	0.5899		120	48.76	1,831,518	3,642,240	
1991/01		0.70	0.5899	0.5899		120	48.76	1,838,222	3,663,600	
1991/07		0.80	1.4932	1.4932		120	48.76	1,857,690	3,718,320	
1992/01		0.80	2.0117	2.0117		120	65.75	1,887,588	3,793,080	
1992/07		0.90	1.8152	1.8152		120	71.49	1,887,588	3,861,960	5
1993/01		0.90	1.7710	1.7710		120	71.49	1,918,426	3,930,360	5
1993/07		1.00	1.5329	1.5329		120	71.07	1,978,880	3,990,600	
1994/01		1.00	1.6983	1.6983		120	71.07	2,012,487	4,058,400	
1994/07		1.00	1.5991	1.5991		120	66.49	2,044,669	4,123,320	
1995/01		1.00	1.5812	1.5812		120	66.49	2,076,999	4,188,480	
1995/07		1.00	1.5250	1.5250		120	66.49	2,108,673	4,252,320	
1996/01		1.00	1.7228	1.7228		120	66.49	2,145,001	4,325,640	
1996/07		1.00	1.3294	1.3294		120	66.49	2,173,517	4,383,120	
1997/01		1.00	1.4109	1.4109		120	66.49	2,204,183	4,444,920	
1997/07		1.00	1.0917	1.0917		120	65.03	2,228,246	4,493,400	
1998/01		1.00	1.1663	1.1663		120	65.03	2,254,234	4,545,840	
1998/07	43,363	1.00	1.0794	1.0794		120	69.78	2,297,597	4,594,920	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
1999/01		1.00	1.4499	1.4499		120	69.78	2,321,929	4,661,520	5
1999/07		1.00	1.2299	1.2299		120	72.26	2,384,566	4,718,880	
2000/01		1.00	1.3356	1.3356		120	72.26	2,416,414	4,781,880	
2000/07	33,440	1.00	1.1129	1.1129		120	71.07	2,476,746	4,835,040	
2001/01		1.00	1.2976	1.2976		120	71.07	2,508,884	4,897,800	
2001/07	38,850	1.00	0.9615	0.9615		120	73.19	2,571,857	4,944,840	
2002/01		1.00	1.0301	1.0301		120	65.85	2,598,350	4,995,720	
2002/07	36,630	1.00	0.8337	0.8337		120	60.72	2,656,642	5,037,360	
2003/01	82,240	1.00	1.3271	1.3271		120	60.72	2,774,138	5,104,200	
2003/07	6,903	1.00	1.1664	1.1664		120	60.72	2,813,399	5,163,720	
2004/01		1.00	1.1103	1.1103		120	60.72	2,844,636	5,221,080	
2004/07		0.95	0.8378	0.8378		120	60.72	2,867,276	5,264,880	
2005/01		0.95	0.8595	0.8595		120	60.72	2,890,687	5,310,120	
2005/07	44,095	0.90	0.7364	0.7364		120	65.92	2,953,941	5,349,240	
2006/01		0.90	0.9068	0.9068		120	65.92	2,978,048	5,397,720	
2006/07		0.85	0.8133	0.8133		120	63.53	2,998,635	5,441,640	
2007/01		0.85	1.0133	1.0133		120	63.53	3,024,462	5,496,720	
2007/07		0.80	1.1050	1.1050		120	63.38	3,051,198	5,557,440	
2008/01		0.80	0.8556	0.8556		120	63.38	3,072,083	5,604,960	
2008/07		0.75	0.6104	0.6104		120	70.67	3,086,147	5,639,160	
2009/01		0.75	1.3268	1.3268		120	61.86	3,116,857	5,714,040	
2009/07		0.70	0.6841	0.6841		120	61.86	3,131,784	5,753,160	
2010/01		0.70	0.8643	0.8643		120	61.86	3,150,731	5,802,840	
2010/07		0.65	0.7107	0.7107		120	66.65	3,165,287	5,844,120	
2011/01		0.65	0.9198	0.9198		120	66.65	3,184,212	5,897,880	
2011/07		0.60	0.9028	0.9028		120	67.63	3,201,461	5,951,160	
2012/01		0.60	0.3865	0.3865		120	65.48	3,208,885	5,974,200	
2012/07		0.55	0.9417	0.9417		120	65.48	3,225,504	6,030,480	
2013/01		0.55	0.4901	0.4901		120	65.48	3,234,200	6,060,000	
2013/07		0.50	0.6196	0.6196		120	67.54	3,244,220	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		0.50	0.8564	0.8564		120	67.54	3,258,112	6,149,760	
2014/07		0.45	1.2383	1.2383		120	55.44	3,276,266	6,225,960	
2015/01		0.45	0.7571	0.7571		120	55.44	3,287,428	6,273,120	
2015/09		0.40	1.5736	1.5736		120	67.11	3,308,119	6,371,880	
2016/09		0.35	1.9890	1.9890		120	65.92	3,331,150	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: 324451073120150801201403142016100616



Florida Agency for Health Care Administration
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216.39

Signature Healthcare of Pinellas Park

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
8701 49TH ST N	8/1/2014-7/31/2015	Number of Beds: 120	Superior: 0
PINELLAS PARK, FL 33782	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: 38,559	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 8,027	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 28,075	FY Index: 1.36305434
Class at 1/94: North Large	Medicaid Utilization	72.81050%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	88.03425%	Cost: 1.05905862
Open Date: 09/01/1982	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 09/01/1982	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24199678
Entered Medicaid 09/01/1982	Low Occupancy Adjustment Factor:	111.33429%	DC Sem Index: 1.30450000
Med # Active Date: 11/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05032478
Previous Med # 266655			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	2,038,390	1,904,145	1,247,183	1,131,984		6,321,702
1a	Audit Adjustments						
2	Cost Per Diem	72.6052	67.8235	44.4233	40.3200		225.1720
3	Cost Per Diem Inflated	76.8932	71.2367	47.0469			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	76.8932	71.2367	47.0469	40.3200		235.4968
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	54.9357		59.0692			
7	Provider Target Rate	57.9917		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	71.2367	47.0469	13.6500		188.7399
12/13	Medicaid Adjustment Rate		1.8281	1.2073			
14	Prospective Per Diem 11	56.8063	73.0648	48.2542	13.6500		191.7753
15	Inflated Usual & Customary Charge						0.00

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



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Signature Healthcare of Pinellas Park

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 03/01/1997		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:	1982/07	Type:	Fixed	80% Capital(1):	4,330,547	15.9166
Indexed Asset Value	5,413,184	<60% of Base:	False	20% ROE(2):	1,082,637	0.5666
FRVS Base Asset:	3,261,497	Interest Rate:	13.5000%	Insurance Cost(3):	29,156	0.7561
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	57,422	1.4892
ROE Factor	0.020630	Amortization Rate:	13.5000%	Home Office(3):	30,094	0.7805
		Interest Only:	False	Replacement(3&4):	46,629	0.0000
		Yearly Payment:	627,431	Total FRVS PD:		19.5090

(1) 80% Capital (\$4,330,547) amortized at 13.5000 % for 20 years Principal & Interest of \$627,431 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$15.9166

(2) 20% ROE (\$1,082,637) times the ROE factor (0.020630) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5666

(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	56.8063	56.8063	2.5773	54.2290
Direct Care	73.0648	73.0648	3.3149	69.7499
Indirect Care	48.2542	48.2542	2.1893	46.0649
Property	13.6500	19.5090	0.8851	18.6239
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.5432
Supplemental Rate				8.1814
Totals	191.7753	197.6343	8.9666	216.3923

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	3,240,004	0.00	2.2977	2.2977		120	0.13	3,240,004	3,043,800	
1983/04		0.10	2.6288	2.6288		120	0.13	3,240,004	3,123,840	
1983/07		0.10	3.9578	3.0000	0.9578	120	0.13	3,240,004	3,247,440	
1984/01	3,332	0.20	2.2530	2.2530		120	25.96	3,250,227	3,289,560	
1984/07	1,863	0.20	1.9179	1.9179		120	12.71	3,252,090	3,352,680	
1985/01	5,481	0.30	1.1471	1.1471		120	12.71	3,257,571	3,391,080	
1985/10		0.30	0.8522	0.8522		120	25.92	3,261,497	3,420,000	
1986/01		0.40	0.8299	0.8299		120	25.92	3,266,600	3,448,440	
1986/07		0.40	0.2974	0.2974		120	31.22	3,268,807	3,441,840	
1987/01		0.50	1.0091	1.0091		120	31.22	3,278,170	3,503,400	
1987/07		0.50	0.9007	0.9007		120	35.82	3,287,786	3,530,760	
1988/01		0.60	0.9007	0.9007		120	35.82	3,299,357	3,559,440	
1988/07		0.60	0.5899	0.5899		120	37.88	3,307,399	3,557,520	
1989/01		0.70	0.5899	0.5899		120	37.88	3,316,804	3,578,520	
1989/07		0.70	0.5899	0.5899		120	39.73	3,326,697	3,602,760	
1990/01		0.80	0.5899	0.5899		120	39.73	3,338,037	3,620,880	
1990/07		0.80	0.5899	0.5899		120	37.01	3,348,637	3,642,240	
1991/01		0.90	0.5899	0.5899		120	37.01	3,360,600	3,663,600	
1991/07		0.90	1.4932	1.4932		120	35.91	3,390,087	3,718,320	
1992/01		1.00	2.0117	2.0117		120	35.91	3,434,614	3,793,080	
1992/07		1.00	1.8152	1.8152		120	43.67	3,484,116	3,861,960	
1993/01		1.00	1.7710	1.7710		120	43.67	3,533,109	3,930,360	
1993/07		1.00	1.5329	1.5329		120	44.35	3,576,781	3,990,600	
1994/01		1.00	1.6983	1.6983		120	44.35	3,625,763	4,058,400	
1994/07		1.00	1.5991	1.5991		120	46.24	3,674,508	4,123,320	
1995/01		1.00	1.5812	1.5812		120	46.24	3,723,355	4,188,480	
1995/07		1.00	1.5250	1.5250		120	46.95	3,771,825	4,252,320	
1996/01		1.00	1.7228	1.7228		120	46.95	3,827,295	4,325,640	
1996/07		1.00	1.3294	1.3294		120	41.70	3,865,871	4,383,120	
1997/01		1.00	1.4109	1.4109		120	41.70	3,907,225	4,444,920	



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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
1997/07		1.00	1.0917	1.0917		120	42.86	3,940,465	4,493,400	
1998/01		1.00	1.1663	1.1663		120	42.86	3,976,279	4,545,840	
1998/07		1.00	1.0794	1.0794		120	44.74	4,011,192	4,594,920	
1999/01		1.00	1.4499	1.4499		120	44.74	4,058,501	4,661,520	
1999/07	43,869	1.00	1.2299	1.2299		120	49.81	4,147,575	4,718,880	
2000/01		1.00	1.3356	1.3356		120	49.81	4,197,743	4,781,880	
2000/07		1.00	1.1129	1.1129		120	53.13	4,242,871	4,835,040	
2001/01		1.00	1.2976	1.2976		120	53.13	4,296,055	4,897,800	
2001/07		1.00	0.9615	0.9615		120	57.38	4,337,362	4,944,840	
2002/01		1.00	1.0301	1.0301		120	53.80	4,381,066	4,995,720	
2002/07		1.00	0.8337	0.8337		120	53.80	4,416,794	5,037,360	
2003/01		0.95	1.3271	1.3271		120	54.31	4,416,794	5,104,200	5
2003/07		0.95	1.1664	1.1664		120	54.31	4,520,708	5,163,720	
2004/01	110,733	0.90	1.1103	1.1103		120	54.85	4,631,441	5,221,080	5
2004/07	9,102	0.90	0.8378	0.8378		120	54.85	4,720,760	5,264,880	
2005/01		0.85	0.8595	0.8595		120	54.85	4,755,156	5,310,120	
2005/07		0.85	0.7364	0.7364		120	54.85	4,784,837	5,349,240	
2006/01		0.80	0.9068	0.9068		120	54.85	4,819,452	5,397,720	
2006/07	23,857	0.80	0.8133	0.8133		120	62.20	4,874,664	5,441,640	
2007/01		0.75	1.0133	1.0133		120	62.20	4,911,711	5,496,720	
2007/07		0.75	1.1050	1.1050		120	63.31	4,952,419	5,557,440	
2008/01		0.70	0.8556	0.8556		120	63.31	4,982,079	5,604,960	
2008/07		0.70	0.6104	0.6104		120	58.45	5,003,367	5,639,160	
2009/01		0.65	1.3268	1.3268		120	60.82	5,046,516	5,714,040	
2009/07		0.65	0.6841	0.6841		120	60.82	5,068,958	5,753,160	
2010/01		0.60	0.8643	0.8643		120	60.82	5,095,246	5,802,840	
2010/07		0.60	0.7107	0.7107		120	62.26	5,116,972	5,844,120	
2011/01		0.55	0.9198	0.9198		120	64.86	5,142,859	5,897,880	
2011/07		0.55	0.9028	0.9028		120	64.86	5,168,393	5,951,160	
2012/01		0.50	0.3865	0.3865		120	64.86	5,178,384	5,974,200	



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Rate Semester 9/1/2016 through 8/31/2017 Based on Cost Report: 7/31/2015

0 324469-00 - 2016/09

216.39

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/07		0.50	0.9417	0.9417		120	66.79	5,202,769	6,030,480	
2013/01		0.45	0.4901	0.4901		120	66.79	5,214,241	6,060,000	
2013/07	42,268	0.45	0.6196	0.6196		120	62.30	5,271,046	6,097,560	
2014/01		0.40	0.8564	0.8564		120	62.30	5,289,105	6,149,760	
2014/07		0.40	1.2383	1.2383		120	64.53	5,315,302	6,225,960	
2015/01	22,210	0.35	0.7571	0.7571		120	74.10	5,351,598	6,273,120	
2015/09		0.35	1.5736	1.5736		120	74.10	5,381,075	6,371,880	
2016/09		0.30	1.9890	1.9890		120	72.81	5,413,184	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: 324469073120150801201403142016111510



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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0324477-00 - 2016/09

222.76

Signature HealthCARE of Port Charlotte

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
4033 BEAVER LANE	8/1/2014-7/31/2015	Number of Beds: 164	Superior: 0
PORT CHARLOTTE, FL 33952	Days in CR 365	Maximum: 59,860	Standard: 366
County: Charlotte [8]	First Used : 2016/09	Max Annualized: 59,860	Conditional: 0
Region: South Area: 8	Last Used: 2016/09	Total Patient: 50,701	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 10,346	Inflation
Current Class South Large	Initial CR? False	Medicaid: 36,797	FY Index: 1.36305434
Class at 1/94: South Large	Medicaid Utilization	72.57648%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	84.69930%	Cost: 1.05905862
Open Date: 03/01/1980	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 03/01/1980	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24199678
Entered Medicaid 03/01/1980	Low Occupancy Adjustment Factor:	107.11668%	DC Sem Index: 1.30450000
Med # Active Date: 11/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05032478
Previous Med # 258237			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,258,663	2,900,277	1,749,812	1,197,742		8,106,494	
1a	Audit Adjustments							
2	Cost Per Diem	61.3817	78.8183	47.5531	32.5500		220.3031	
3	Cost Per Diem Inflated	65.0068	82.7848	50.3615				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	65.0068	82.7848	50.3615	32.5500		230.7031	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	60.5975		72.0793				
7	Provider Target Rate	63.9684		76.0889				
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	82.7848	50.3615	13.6500		205.5865	
12/13	Medicaid Adjustment Rate		2.1026	1.2791				
14	Prospective Per Diem 11	58.7902	84.8874	51.6406	13.6500		208.9682	
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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Signature HealthCARE of Port Charlotte

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	08/31/1994	Amount:	5,435,000.00		Total Amount	Per Diem
RS to Start Calcs:	1980/01	Type:	Variable	80% Capital(1):	3,721,214	6.1798
Indexed Asset Value	4,651,517	<60% of Base:	False	20% ROE(2):	930,303	0.3562
FRVS Base Asset:	2,619,548	Interest Rate:	6.5000%	Insurance Cost(3):	33,181	0.6544
Occup Adj Factor	0.9000	Chase Rate:	6.5000%	Taxes Cost(3):	100,450	1.9812
ROE Factor	0.020630	Amortization Rate:	6.5000%	Home Office(3):	37,271	0.7351
		Interest Only:	False	Replacement(3&4):	94,057	0.0000
		Yearly Payment:	332,933	Total FRVS PD:		9.9067

(1) 80% Capital (\$3,721,214) amortized at 6.5000 % for 20 years Principal & Interest of \$332,933 divided by annual available days (59860) divided by Occup. Adj. (0.90) = \$6.1798

(2) 20% ROE (\$930,303) times the ROE factor (0.020630) divided by annual available days (59860) divided by Occup. Adj. (0.90) = \$0.3562

(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	164	Effective PBS Limitation	54,155
			4,674,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.7902	58.7902	2.6673	56.1229
Direct Care	84.8874	84.8874	3.8513	81.0361
Indirect Care	51.6406	51.6406	2.3429	49.2977
Property	13.6500	9.9067	0.4495	9.4572
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.6640
Supplemental Rate				8.1814
Totals	208.9682	205.2249	9.3110	222.7593

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
1980/01	1,296,251	0.00	6.1657	3.0000	3.1657	164	23.95	1,296,251	3,581,924	
1980/07		0.10	6.9764	3.0000	3.9764	164	23.95	1,296,251	3,718,372	
1981/01	17,505	0.10	7.8004	3.0000	4.8004	164	43.69	1,316,845	3,860,560	
1981/07		0.20	7.3892	3.0000	4.3892	164	43.69	1,323,121	3,960,436	
1982/01	6,390	0.20	7.0652	3.0000	4.0652	164	43.59	1,335,803	4,066,544	
1982/07		0.30	6.3629	3.0000	3.3629	164	43.59	1,345,331	4,159,860	
1983/04	304	0.30	5.9917	3.0000	2.9917	164	49.34	1,356,497	4,269,248	
1983/07		0.40	6.9495	3.0000	3.9495	164	49.34	1,371,100	4,438,168	
1984/01	1,161,462	0.40	5.2447	3.0000	2.2447	164	48.01	2,546,924	4,495,732	
1984/07		0.50	4.1626	3.0000	1.1626	164	48.01	2,580,272	4,581,996	
1985/01	3,481	0.50	2.3097	2.3097		164	45.64	2,608,481	4,634,476	
1985/10		0.60	0.8522	0.8522		164	45.64	2,619,548	4,674,000	
1986/01		0.60	0.8299	0.8299		164	48.26	2,630,992	4,712,868	
1986/07		0.70	0.2974	0.2974		164	48.26	2,635,798	4,703,848	
1987/01		0.70	1.0091	1.0091		164	57.61	2,654,417	4,787,980	
1987/07		0.80	0.9007	0.9007		164	57.61	2,673,545	4,825,372	
1988/01		0.80	0.9007	0.9007		164	57.61	2,692,811	4,864,568	
1988/07		0.90	0.5899	0.5899		164	57.61	2,707,107	4,861,944	
1989/01		0.90	0.5899	0.5899		164	66.22	2,721,479	4,890,644	
1989/07		1.00	0.5899	0.5899		164	66.22	2,737,533	4,923,772	
1990/01		1.00	0.5899	0.5899		164	61.00	2,753,682	4,948,536	
1990/07		1.00	0.5899	0.5899		164	61.00	2,769,926	4,977,728	
1991/01		1.00	0.5899	0.5899		164	60.45	2,786,266	5,006,920	
1991/07		1.00	1.4932	1.4932		164	60.45	2,827,871	5,081,704	
1992/01		1.00	2.0117	2.0117		164	62.65	2,884,759	5,183,876	
1992/07		1.00	1.8152	1.8152		164	58.43	2,937,123	5,278,012	
1993/01		1.00	1.7710	1.7710		164	58.43	2,989,139	5,371,492	
1993/07		1.00	1.5329	1.5329		164	58.15	3,034,960	5,453,820	
1994/01		1.00	1.6983	1.6983		164	58.15	3,086,503	5,546,480	
1994/07		1.00	1.5991	1.5991		164	65.72	3,135,859	5,635,204	



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222.76

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1995/01		1.00	1.5812	1.5812		164	65.72	3,185,443	5,724,256	
1995/07		1.00	1.5250	1.5250		164	65.72	3,234,021	5,811,504	
1996/01		1.00	1.7228	1.7228		164	65.72	3,289,737	5,911,708	
1996/07		1.00	1.3294	1.3294		164	65.72	3,333,471	5,990,264	
1997/01		1.00	1.4109	1.4109		164	65.72	3,380,503	6,074,724	
1997/07		1.00	1.0917	1.0917		164	65.10	3,417,408	6,140,980	
1998/01		1.00	1.1663	1.1663		164	65.10	3,457,265	6,212,648	
1998/07		1.00	1.0794	1.0794		164	57.45	3,494,583	6,279,724	
1999/01		1.00	1.4499	1.4499		164	57.45	3,545,251	6,370,744	
1999/07		1.00	1.2299	1.2299		164	60.19	3,588,854	6,449,136	
2000/01		1.00	1.3356	1.3356		164	60.19	3,636,787	6,535,236	
2000/07	33,996	0.95	1.1129	1.1129		164	60.37	3,709,235	6,607,888	
2001/01		0.95	1.2976	1.2976		164	60.37	3,709,235	6,693,660	5
2001/07		0.90	0.9615	0.9615		164	67.92	3,787,454	6,757,948	
2002/01	22,210	0.90	1.0301	1.0301		164	61.99	3,844,777	6,827,484	
2002/07	14,492	0.85	0.8337	0.8337		164	54.97	3,886,498	6,884,392	
2003/01	76,109	0.85	1.3271	1.3271		164	54.97	4,006,423	6,975,740	
2003/07	9,474	0.80	1.1664	1.1664		164	54.97	4,053,261	7,057,084	
2004/01		0.80	1.1103	1.1103		164	54.97	4,089,242	7,135,476	
2004/07		0.75	0.8378	0.8378		164	54.97	4,114,925	7,195,336	
2005/01		0.75	0.8595	0.8595		164	54.97	4,141,435	7,257,164	
2005/07	60,783	0.70	0.7364	0.7364		164	59.27	4,202,218	7,310,628	5
2006/01		0.70	0.9068	0.9068		164	59.27	4,250,378	7,376,884	
2006/07		0.65	0.8133	0.8133		164	55.66	4,272,845	7,436,908	
2007/01		0.65	1.0133	1.0133		164	55.66	4,300,986	7,512,184	
2007/07		0.60	1.1050	1.1050		164	55.03	4,329,502	7,595,168	
2008/01		0.60	0.8556	0.8556		164	55.03	4,351,730	7,660,112	
2008/07		0.55	0.6104	0.6104		164	53.50	4,365,940	7,706,852	
2009/01		0.55	1.3268	1.3268		164	53.69	4,397,039	7,809,188	
2009/07		0.50	0.6841	0.6841		164	53.69	4,411,723	7,862,652	



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222.76

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2010/01		0.50	0.8643	0.8643		164	53.69	4,430,336	7,930,548	
2010/07		0.45	0.7107	0.7107		164	57.06	4,444,504	7,986,964	
2011/01		0.45	0.9198	0.9198		164	57.06	4,462,900	8,060,436	
2011/07		0.40	0.9028	0.9028		164	58.87	4,479,016	8,133,252	
2012/01		0.40	0.3865	0.3865		164	58.87	4,485,941	8,164,740	
2012/07	27,547	0.35	0.9417	0.9417		164	64.01	4,528,274	8,241,656	
2013/01		0.35	0.4901	0.4901		164	64.01	4,536,040	8,282,000	
2013/07	43,892	0.30	0.6196	0.6196		164	61.40	4,588,364	8,333,332	
2014/01		0.30	0.8564	0.8564		164	61.40	4,600,152	8,404,672	
2014/07		0.25	1.2383	1.2383		164	60.04	4,614,394	8,508,812	
2015/01		0.25	0.7571	0.7571		164	64.21	4,623,129	8,573,264	
2015/09		0.20	1.5736	1.5736		164	64.21	4,637,678	8,708,236	
2016/09		0.15	1.9890	1.9890		164	72.58	4,651,517	8,881,420	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

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205.35

The Bridge at Bay St. Joe

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
220 NINTH STREET	8/1/2014-7/31/2015	Number of Beds: 120	Superior: 0
PORT SAINT JOE, FL 32456	Days in CR 365	Maximum: 43,800	Standard: 366
County: Gulf [23]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 2	Last Used: 2016/09	Total Patient: 37,449	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 7,564	Inflation
Current Class North Large	Initial CR? False	Medicaid: 27,918	FY Index: 1.36305434
Class at 1/94: North Large	Medicaid Utilization	74.54939%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	85.50000%	Cost: 1.05905862
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: 1.24199678
Entered Medicaid 05/01/1983	Low Occupancy Adjustment Factor:	108.12930%	DC Sem Index: 1.30450000
Med # Active Date: 11/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05032478
Previous Med # 266621			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,277,389	2,028,265	1,341,907	681,199		5,328,760	
1a	Audit Adjustments							
2	Cost Per Diem	45.7550	72.6508	48.0660	24.4000		190.8718	
3	Cost Per Diem Inflated	48.4572	76.3069	50.9047				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	48.4572	76.3069	50.9047	24.4000		200.0688	
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	48.4572	76.3069	50.9047	13.6500		189.3188	
12/13	Medicaid Adjustment Rate		2.1074	1.4059				
14	Prospective Per Diem 11	48.4572	78.4143	52.3106	13.6500		192.8321	
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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The Bridge at Bay St. Joe

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:	1983/04	Type:	None	80% Capital(1):	2,719,116	2.7173
Indexed Asset Value	3,398,895	<60% of Base:	True	20% ROE(2):	679,779	0.3558
FRVS Base Asset:	1,859,117	Interest Rate:	4.0000%	Insurance Cost(3):	32,982	0.8807
Occup Adj Factor	0.9000	Chase Rate:	4.0000%	Taxes Cost(3):	60,389	1.6126
ROE Factor	0.020630	Amortization Rate:	4.0000%	Home Office(3):	23,160	0.6184
		Interest Only:	True	Replacement(3&4):	22,269	0.0000
		Yearly Payment:	107,115	Total FRVS PD:		6.1848

(1) 80% Capital (\$2,719,116) amortized at 4.0000 % for 20 years Interest of \$107,115 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$2.7173

(2) 20% ROE (\$679,779) times the ROE factor (0.020630) divided by annual available days (43800) 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:	
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	48.4572	48.4572	2.1985	46.2587
Direct Care	78.4143	78.4143	3.5576	74.8567
Indirect Care	52.3106	52.3106	2.3733	49.9373
Property	13.6500	6.1848	0.2806	5.9042
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.2109
Supplemental Rate				8.1814
Totals	192.8321	185.3669	8.4100	205.3492

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	1,833,418	0.00	2.6288	2.6288		120	87.15	1,833,418	3,123,840	
1983/07		0.10	3.9578	3.0000	0.9578	120	87.15	1,838,918	3,247,440	
1984/01		0.10	2.2530	2.2530		120	86.04	1,843,061	3,289,560	
1984/07		0.20	1.9179	1.9179		120	86.04	1,850,131	3,352,680	
1985/01		0.20	1.1471	1.1471		120	55.00	1,854,375	3,391,080	
1985/10		0.30	0.8522	0.8522		120	55.00	1,859,117	3,420,000	
1986/01		0.30	0.8299	0.8299		120	55.00	1,863,746	3,448,440	
1986/07		0.40	0.2974	0.2974		120	55.00	1,865,964	3,441,840	
1987/01		0.40	1.0091	1.0091		120	94.00	1,873,495	3,503,400	
1987/07		0.50	0.9007	0.9007		120	92.44	1,881,933	3,530,760	
1988/01		0.50	0.9007	0.9007		120	92.44	1,890,409	3,559,440	
1988/07		0.60	0.5899	0.5899		120	93.56	1,897,099	3,557,520	
1989/01		0.60	0.5899	0.5899		120	87.70	1,903,813	3,578,520	
1989/07		0.70	0.5899	0.5899		120	87.70	1,911,674	3,602,760	
1990/01		0.70	0.5899	0.5899		120	87.70	1,911,674	3,620,880	5
1990/07		0.80	0.5899	0.5899		120	87.70	1,919,567	3,642,240	5
1991/01		0.80	0.5899	0.5899		120	87.70	1,937,726	3,663,600	
1991/07		0.90	1.4932	1.4932		120	87.70	1,963,767	3,718,320	
1992/01		0.90	2.0117	2.0117		120	87.70	1,999,321	3,793,080	
1992/07		1.00	1.8152	1.8152		120	87.70	2,035,613	3,861,960	
1993/01		1.00	1.7710	1.7710		120	87.70	2,071,664	3,930,360	
1993/07		1.00	1.5329	1.5329		120	85.72	2,103,421	3,990,600	
1994/01		1.00	1.6983	1.6983		120	87.84	2,139,143	4,058,400	
1994/07		1.00	1.5991	1.5991		120	87.84	2,173,350	4,123,320	
1995/01		1.00	1.5812	1.5812		120	84.49	2,207,715	4,188,480	
1995/07		1.00	1.5250	1.5250		120	84.49	2,241,383	4,252,320	
1996/01		1.00	1.7228	1.7228		120	84.49	2,279,998	4,325,640	
1996/07		1.00	1.3294	1.3294		120	84.49	2,310,308	4,383,120	
1997/01		1.00	1.4109	1.4109		120	84.49	2,342,904	4,444,920	
1997/07		1.00	1.0917	1.0917		120	79.06	2,368,481	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	50,232	1.00	1.1663	1.1663		120	79.06	2,446,337	4,545,840	
1998/07	36,281	1.00	1.0794	1.0794		120	79.06	2,509,024	4,594,920	
1999/01		1.00	1.4499	1.4499		120	79.06	2,545,402	4,661,520	
1999/07		1.00	1.2299	1.2299		120	79.06	2,576,708	4,718,880	
2000/01		1.00	1.3356	1.3356		120	79.06	2,611,123	4,781,880	
2000/07	48,953	1.00	1.1129	1.1129		120	78.27	2,660,076	4,835,040	5
2001/01		1.00	1.2976	1.2976		120	78.77	2,724,029	4,897,800	
2001/07		1.00	0.9615	0.9615		120	78.77	2,750,221	4,944,840	
2002/01		1.00	1.0301	1.0301		120	78.77	2,778,551	4,995,720	
2002/07		1.00	0.8337	0.8337		120	78.77	2,801,716	5,037,360	
2003/01		1.00	1.3271	1.3271		120	78.77	2,838,898	5,104,200	
2003/07		0.95	1.1664	1.1664		120	78.77	2,870,356	5,163,720	
2004/01		0.95	1.1103	1.1103		120	72.97	2,900,633	5,221,080	
2004/07		0.90	0.8378	0.8378		120	72.97	2,922,504	5,264,880	
2005/01		0.90	0.8595	0.8595		120	72.97	2,922,504	5,310,120	5
2005/07		0.85	0.7364	0.7364		120	72.97	2,963,545	5,349,240	
2006/01		0.85	0.9068	0.9068		120	72.97	2,986,388	5,397,720	
2006/07		0.80	0.8133	0.8133		120	72.97	3,005,817	5,441,640	
2007/01		0.80	1.0133	1.0133		120	72.97	3,030,182	5,496,720	
2007/07		0.75	1.1050	1.1050		120	79.02	3,055,296	5,557,440	
2008/01		0.75	0.8556	0.8556		120	79.02	3,074,902	5,604,960	
2008/07		0.70	0.6104	0.6104		120	81.10	3,088,041	5,639,160	
2009/01		0.70	1.3268	1.3268		120	78.59	3,116,723	5,714,040	
2009/07		0.65	0.6841	0.6841		120	78.59	3,130,583	5,753,160	
2010/01		0.65	0.8643	0.8643		120	78.59	3,148,171	5,802,840	
2010/07		0.60	0.7107	0.7107		120	77.74	3,161,595	5,844,120	
2011/01		0.60	0.9198	0.9198		120	77.74	3,179,044	5,897,880	
2011/07	48,069	0.55	0.9028	0.9028		120	76.93	3,242,897	5,951,160	
2012/01		0.55	0.3865	0.3865		120	76.93	3,249,791	5,974,200	
2012/07		0.50	0.9417	0.9417		120	74.02	3,265,094	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	74.02	3,273,097	6,060,000	
2013/07	38,551	0.45	0.6196	0.6196		120	77.24	3,320,773	6,097,560	
2014/01		0.45	0.8564	0.8564		120	77.24	3,333,571	6,149,760	
2014/07		0.40	1.2383	1.2383		120	78.75	3,350,082	6,225,960	
2015/01		0.40	0.7571	0.7571		120	78.75	3,360,226	6,273,120	
2015/09		0.35	1.5736	1.5736		120	71.84	3,378,734	6,371,880	
2016/09		0.30	1.9890	1.9890		120	74.55	3,398,895	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: 324485073120150801201403112016163655



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Kenilworth Care 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
3011 KENILWORTH BLVD	8/1/2014-7/31/2015	Number of Beds: 104	Superior: 0
SEBRING, FL 33870	Days in CR 365	Maximum: 37,960	Standard: 366
County: Highlands [28]	First Used : 2016/09	Max Annualized: 37,960	Conditional: 0
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 30,038	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 9,279	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 17,044	FY Index: 1.36305434
Class at 1/94: South Large	Medicaid Utilization	56.74146%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	79.13066%	Cost: 1.05905862
Open Date: 07/01/1979	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/01/1979	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24199678
Entered Medicaid 07/01/1979	Low Occupancy Adjustment Factor:	100.07419%	DC Sem Index: 1.30450000
Med # Active Date: 11/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05032478
Previous Med # 258261			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	792,855	1,127,085	833,788	683,976		3,437,704	
1a	Audit Adjustments							
2	Cost Per Diem	46.5181	66.1280	48.9197	40.1300		201.6958	
3	Cost Per Diem Inflated	49.2654	69.4559	51.8088				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	49.2654	69.4559	51.8088	40.1300		210.6601	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	51.0161		64.0194				
7	Provider Target Rate	53.8540		67.5807				
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	49.2654	69.4559	51.8088	13.6500		184.1801	
12/13	Medicaid Adjustment Rate		0.5268	0.3929				
14	Prospective Per Diem 11	49.2654	69.9827	52.2017	13.6500		185.0998	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Kenilworth Care and Rehabilitation 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:	1,100,000.00		Total Amount	Per Diem
RS to Start Calcs:	1979/07	Type:	Fixed	80% Capital(1):	1,932,518	5.7837
Indexed Asset Value	2,415,648	<60% of Base:	False	20% ROE(2):	483,130	0.2917
FRVS Base Asset:	1,315,960	Interest Rate:	8.2500%	Insurance Cost(3):	22,966	0.7646
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	64,439	2.1452
ROE Factor	0.020630	Amortization Rate:	8.2500%	Home Office(3):	21,419	0.7131
		Interest Only:	False	Replacement(3&4):	187,112	0.0000
		Yearly Payment:	197,596	Total FRVS PD:		9.6983

(1) 80% Capital (\$1,932,518) amortized at 8.2500 % for 20 years Principal & Interest of \$197,596 divided by annual available days (37960) divided by Occup. Adj. (0.90) = \$5.7837

(2) 20% ROE (\$483,130) times the ROE factor (0.020630) divided by annual available days (37960) divided by Occup. Adj. (0.90) = \$0.2917

(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	49.2654	49.2654	2.2351	47.0303
Direct Care	69.9827	69.9827	3.1751	66.8076
Indirect Care	52.2017	52.2017	2.3684	49.8333
Property	13.6500	9.6983	0.4400	9.2583
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				17.7629
Supplemental Rate				8.1814
Totals	185.0998	181.1481	8.2186	198.8738

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	1,146,590	0.00	4.1982	3.0000	1.1982	104	100.00	1,146,590	2,139,488	
1980/01	11,161	0.10	7.3640	3.0000	4.3640	104	58.70	1,161,191	2,271,464	
1980/07		0.10	8.1746	3.0000	5.1746	104	58.70	1,164,675	2,357,992	
1981/01	2,059	0.20	8.9986	3.0000	5.9986	104	64.13	1,173,722	2,448,160	
1981/07		0.20	8.5874	3.0000	5.5874	104	64.13	1,180,764	2,511,496	
1982/01	10,123	0.30	8.2634	3.0000	5.2634	104	57.45	1,201,514	2,578,784	
1982/07		0.30	7.5611	3.0000	4.5611	104	57.45	1,212,328	2,637,960	
1983/04		0.40	7.1899	3.0000	4.1899	104	47.59	1,224,916	2,707,328	
1983/07	11,123	0.40	8.1477	3.0000	5.1477	104	47.59	1,248,758	2,814,448	
1984/01	5,111	0.50	6.4429	3.0000	3.4429	104	43.34	1,268,629	2,850,952	
1984/07		0.50	5.3608	3.0000	2.3608	104	43.34	1,283,624	2,905,656	
1985/01	1,297	0.60	3.5079	3.0000	0.5079	104	50.56	1,306,161	2,938,936	
1985/10		0.60	1.3601	1.3601		104	50.56	1,315,960	2,964,000	
1986/01		0.70	0.8299	0.8299		104	50.56	1,322,987	2,988,648	
1986/07		0.70	0.2974	0.2974		104	50.56	1,325,519	2,982,928	
1987/01		0.80	1.0091	1.0091		104	61.47	1,336,220	3,036,280	
1987/07		0.80	0.9007	0.9007		104	61.47	1,345,849	3,059,992	
1988/01		0.90	0.9007	0.9007		104	61.47	1,356,758	3,084,848	
1988/07		0.90	0.5899	0.5899		104	61.47	1,363,961	3,083,184	
1989/01		1.00	0.5899	0.5899		104	66.06	1,372,007	3,101,384	
1989/07		1.00	0.5899	0.5899		104	66.06	1,380,100	3,122,392	
1990/01		1.00	0.5899	0.5899		104	62.80	1,388,241	3,138,096	
1990/07		1.00	0.5899	0.5899		104	62.80	1,396,430	3,156,608	
1991/01		1.00	0.5899	0.5899		104	55.33	1,396,430	3,175,120	5
1991/07		1.00	1.4932	1.4932		104	64.31	1,404,668	3,222,544	5
1992/01		1.00	2.0117	2.0117		104	64.31	1,425,643	3,287,336	5
1992/07		1.00	1.8152	1.8152		104	65.34	1,454,323	3,347,032	5
1993/01		1.00	1.7710	1.7710		104	65.34	1,506,946	3,406,312	
1993/07		1.00	1.5329	1.5329		104	61.40	1,506,946	3,458,520	5
1994/01		1.00	1.6983	1.6983		104	61.40	1,530,046	3,517,280	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
1994/07		1.00	1.5991	1.5991		104	64.39	1,556,031	3,573,544	5
1995/01		1.00	1.5812	1.5812		104	64.39	1,605,910	3,630,016	
1995/07		1.00	1.5250	1.5250		104	64.39	1,630,400	3,685,344	
1996/01		1.00	1.7228	1.7228		104	64.39	1,630,400	3,748,888	5
1996/07		1.00	1.3294	1.3294		104	64.39	1,658,489	3,798,704	5
1997/01		1.00	1.4109	1.4109		104	64.39	1,704,248	3,852,264	
1997/07		1.00	1.0917	1.0917		104	66.82	1,722,853	3,894,280	
1998/01		1.00	1.1663	1.1663		104	66.82	1,742,947	3,939,728	
1998/07		1.00	1.0794	1.0794		104	59.34	1,761,760	3,982,264	
1999/01		1.00	1.4499	1.4499		104	59.34	1,787,304	4,039,984	
1999/07		1.00	1.2299	1.2299		104	57.80	1,809,286	4,089,696	
2000/01		0.95	1.3356	1.3356		104	57.80	1,832,242	4,144,296	
2000/07		0.95	1.1129	1.1129		104	58.09	1,851,614	4,190,368	
2001/01		0.90	1.2976	1.2976		104	58.09	1,873,237	4,244,760	
2001/07	31,660	0.90	0.9615	0.9615		104	52.91	1,920,492	4,285,528	
2002/01	23,095	0.85	1.0301	1.0301		104	55.16	1,960,403	4,329,624	
2002/07		0.85	0.8337	0.8337		104	64.34	1,974,294	4,365,712	
2003/01	43,301	0.80	1.3271	1.3271		104	64.34	2,038,556	4,423,640	
2003/07	32,087	0.80	1.1664	1.1664		104	64.34	2,089,665	4,475,224	
2004/01		0.75	1.1103	1.1103		104	64.34	2,107,066	4,524,936	
2004/07		0.75	0.8378	0.8378		104	64.34	2,120,307	4,562,896	
2005/01		0.70	0.8595	0.8595		104	64.34	2,133,065	4,602,104	
2005/07	79,126	0.70	0.7364	0.7364		104	50.55	2,222,297	4,636,008	
2006/01		0.65	0.9068	0.9068		104	50.55	2,234,335	4,678,024	
2006/07		0.65	0.8133	0.8133		104	51.68	2,245,433	4,716,088	
2007/01		0.60	1.0133	1.0133		104	51.68	2,258,261	4,763,824	
2007/07		0.60	1.1050	1.1050		104	47.92	2,271,306	4,816,448	
2008/01		0.55	0.8556	0.8556		104	47.92	2,280,619	4,857,632	
2008/07		0.55	0.6104	0.6104		104	48.80	2,287,412	4,887,272	
2009/01		0.50	1.3268	1.3268		104	51.58	2,301,643	4,952,168	



Florida Agency for Health Care Administration
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 Rate Semester 9/1/2016 through 8/31/2017 Based on Cost Report: 7/31/2015

0 324493-00 - 2016/09

198.87

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		104	51.58	2,309,027	4,986,072	
2010/01		0.45	0.8643	0.8643		104	51.58	2,317,448	5,029,128	
2010/07		0.45	0.7107	0.7107		104	54.57	2,324,801	5,064,904	
2011/01		0.40	0.9198	0.9198		104	54.57	2,333,287	5,111,496	
2011/07		0.40	0.9028	0.9028		104	55.18	2,341,712	5,157,672	
2012/01		0.35	0.3865	0.3865		104	55.18	2,344,880	5,177,640	
2012/07		0.35	0.9417	0.9417		104	57.83	2,352,609	5,226,416	
2013/01		0.30	0.4901	0.4901		104	57.83	2,356,067	5,252,000	
2013/07	24,356	0.30	0.6196	0.6196		104	58.44	2,384,803	5,284,552	
2014/01		0.25	0.8564	0.8564		104	56.32	2,384,803	5,329,792	5
2014/07		0.25	1.2383	1.2383		104	56.32	2,397,308	5,395,832	
2015/01		0.20	0.7571	0.7571		104	54.84	2,400,927	5,436,704	
2015/09		0.20	1.5736	1.5736		104	54.84	2,408,461	5,522,296	
2016/09		0.15	1.9890	1.9890		104	56.74	2,415,648	5,632,120	

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
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0324507-00 - 2016/09

197.77

Peninsula Care 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
900 BECKETT WAY	8/1/2014-7/31/2015	Number of Beds: 120	Superior: 0
TARPON SPRINGS, FL 34689	Days in CR 365	Maximum: 43,800	Standard: 338
County: Pinellas [52]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 28
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 41,905	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 11,777	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 27,930	FY Index: 1.36305434
Class at 1/94: North Large	Medicaid Utilization	66.65076%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	95.67352%	Cost: 1.05905862
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: 1.24199678
Entered Medicaid 01/01/1984	Low Occupancy Adjustment Factor:	120.99545%	DC Sem Index: 1.30450000
Med # Active Date: 11/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05032478
Previous Med # 266647			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,088,670	1,917,780	1,128,777	993,470		5,128,697	
1a	Audit Adjustments							
2	Cost Per Diem	38.9785	68.6638	40.4145	35.5700		183.6268	
3	Cost Per Diem Inflated	41.2805	72.1193	42.8013				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	41.2805	72.1193	42.8013	35.5700		191.7711	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	52.7152		59.0692				
7	Provider Target Rate	55.6476		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	41.2805	72.1193	42.8013	13.6500		169.8511	
12/13	Medicaid Adjustment Rate		1.2476	0.7404				
14	Prospective Per Diem 11	41.2805	73.3669	43.5417	13.6500		171.8391	
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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197.77

Peninsula Care and Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 03/01/1995		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,750,000.00		Total Amount	Per Diem
RS to Start Calcs:	1984/01	Type:	Fixed	80% Capital(1):	4,725,579	18.0978
Indexed Asset Value	5,906,974	<60% of Base:	False	20% ROE(2):	1,181,395	0.6183
FRVS Base Asset:	3,420,000	Interest Rate:	14.2000%	Insurance Cost(3):	30,564	0.7294
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	58,781	1.4027
ROE Factor	0.020630	Amortization Rate:	14.2000%	Home Office(3):	24,462	0.5837
		Interest Only:	False	Replacement(3&4):	8,765	0.0000
		Yearly Payment:	713,415	Total FRVS PD:		21.4319

(1) 80% Capital (\$4,725,579) amortized at 14.2000 % for 20 years Principal & Interest of \$713,415 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$18.0978

(2) 20% ROE (\$1,181,395) times the ROE factor (0.020630) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6183

(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	41.2805	41.2805	1.8729	39.4076
Direct Care	73.3669	73.3669	3.3286	70.0383
Indirect Care	43.5417	43.5417	1.9755	41.5662
Property	13.6500	21.4319	0.9724	20.4595
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.1152
Supplemental Rate				8.1814
Totals	171.8391	179.6210	8.1494	197.7682

Medicaid Trend Adjustment



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0 324507-00 - 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
1984/01	3,642,076	0.00	1.2952	1.2952		120	61.20	3,642,076	3,289,560	
1984/07		0.10	1.9179	1.9179		120	61.20	3,649,062	3,352,680	
1985/01		0.10	1.1471	1.1471		120	61.20	3,653,247	3,391,080	
1985/10		0.20	0.8522	0.8522		120	61.20	3,420,000	3,420,000	1
1986/01		0.20	0.8299	0.8299		120	65.69	3,425,677	3,448,440	
1986/07		0.30	0.2974	0.2974		120	65.69	3,428,733	3,441,840	
1987/01	28,731	0.30	1.0091	1.0091		120	65.69	3,467,843	3,503,400	
1987/07		0.40	0.9007	0.9007		120	65.69	3,480,338	3,530,760	
1988/01		0.40	0.9007	0.9007		120	65.69	3,492,878	3,559,440	
1988/07		0.50	0.5899	0.5899		120	65.91	3,503,182	3,557,520	
1989/01	30,828	0.50	0.5899	0.5899		120	65.91	3,544,344	3,578,520	
1989/07		0.60	0.5899	0.5899		120	59.40	3,556,887	3,602,760	
1990/01		0.60	0.5899	0.5899		120	59.40	3,569,475	3,620,880	
1990/07		0.70	0.5899	0.5899		120	47.82	3,582,289	3,642,240	
1991/01		0.70	0.5899	0.5899		120	47.82	3,595,149	3,663,600	
1991/07		0.80	1.4932	1.4932		120	45.12	3,630,382	3,718,320	
1992/01		0.80	2.0117	2.0117		120	45.12	3,678,314	3,793,080	
1992/07		0.90	1.8152	1.8152		120	47.74	3,730,474	3,861,960	
1993/01		0.90	1.7710	1.7710		120	47.74	3,782,085	3,930,360	
1993/07		1.00	1.5329	1.5329		120	43.35	3,827,780	3,990,600	
1994/01		1.00	1.6983	1.6983		120	43.35	3,879,017	4,058,400	
1994/07		1.00	1.5991	1.5991		120	42.65	3,927,118	4,123,320	
1995/01		1.00	1.5812	1.5812		120	42.65	3,975,270	4,188,480	
1995/07		1.00	1.5250	1.5250		120	44.41	4,024,220	4,252,320	
1996/01		1.00	1.7228	1.7228		120	44.41	4,080,200	4,325,640	
1996/07	59,027	1.00	1.3294	1.3294		120	44.62	4,183,232	4,383,120	
1997/01		1.00	1.4109	1.4109		120	44.62	4,231,114	4,444,920	
1997/07		1.00	1.0917	1.0917		120	37.56	4,262,658	4,493,400	
1998/01		1.00	1.1663	1.1663		120	37.56	4,296,609	4,545,840	
1998/07		1.00	1.0794	1.0794		120	40.96	4,331,148	4,594,920	



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197.77

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1999/01		1.00	1.4499	1.4499		120	40.96	4,377,915	4,661,520	
1999/07		1.00	1.2299	1.2299		120	48.48	4,425,376	4,718,880	
2000/01		1.00	1.3356	1.3356		120	48.48	4,477,475	4,781,880	
2000/07	35,706	1.00	1.1129	1.1129		120	50.85	4,559,251	4,835,040	
2001/01		1.00	1.2976	1.2976		120	50.85	4,613,948	4,897,800	
2001/07		1.00	0.9615	0.9615		120	49.95	4,654,238	4,944,840	
2002/01		1.00	1.0301	1.0301		120	57.16	4,702,181	4,995,720	
2002/07		1.00	0.8337	0.8337		120	57.16	4,741,383	5,037,360	
2003/01		1.00	1.3271	1.3271		120	55.69	4,804,306	5,104,200	
2003/07		1.00	1.1664	1.1664		120	55.69	4,860,343	5,163,720	
2004/01	129,217	1.00	1.1103	1.1103		120	59.15	5,043,524	5,221,080	
2004/07	32,288	0.95	0.8378	0.8378		120	59.15	5,115,953	5,264,880	
2005/01		0.95	0.8595	0.8595		120	59.15	5,157,725	5,310,120	
2005/07		0.90	0.7364	0.7364		120	59.15	5,191,910	5,349,240	
2006/01		0.90	0.9068	0.9068		120	59.15	5,234,281	5,397,720	
2006/07	20,522	0.85	0.8133	0.8133		120	59.56	5,290,988	5,441,640	
2007/01		0.85	1.0133	1.0133		120	59.56	5,336,559	5,496,720	
2007/07		0.80	1.1050	1.1050		120	66.08	5,383,734	5,557,440	
2008/01		0.80	0.8556	0.8556		120	66.08	5,420,586	5,604,960	
2008/07		0.75	0.6104	0.6104		120	69.52	5,445,401	5,639,160	
2009/01		0.75	1.3268	1.3268		120	66.42	5,499,588	5,714,040	
2009/07		0.70	0.6841	0.6841		120	66.42	5,499,588	5,753,160	5
2010/01		0.70	0.8643	0.8643		120	66.42	5,559,358	5,802,840	
2010/07		0.65	0.7107	0.7107		120	64.23	5,585,042	5,844,120	
2011/01		0.65	0.9198	0.9198		120	64.23	5,618,435	5,897,880	
2011/07		0.60	0.9028	0.9028		120	65.07	5,648,870	5,951,160	
2012/01		0.60	0.3865	0.3865		120	65.07	5,661,970	5,974,200	
2012/07		0.55	0.9417	0.9417		120	63.54	5,691,293	6,030,480	
2013/01		0.55	0.4901	0.4901		120	63.54	5,706,637	6,060,000	
2013/07	28,508	0.50	0.6196	0.6196		120	67.75	5,752,824	6,097,560	



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197.77

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2014/01		0.50	0.8564	0.8564		120	67.75	5,777,458	6,149,760	
2014/07		0.45	1.2383	1.2383		120	65.67	5,809,650	6,225,960	
2015/01		0.45	0.7571	0.7571		120	65.67	5,829,443	6,273,120	
2015/09		0.40	1.5736	1.5736		120	72.14	5,866,134	6,371,880	
2016/09		0.35	1.9890	1.9890		120	66.65	5,906,974	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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0324515-00 - 2016/09

203.87

Winter Park Care 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
2970 SCARLETT RD	8/1/2014-7/31/2015	Number of Beds: 103	Superior: 0
WINTER PARK, FL 32792	Days in CR 365	Maximum: 37,595	Standard: 366
County: Orange [48]	First Used : 2016/09	Max Annualized: 37,595	Conditional: 0
Region: Central Area: 7	Last Used: 2016/09	Total Patient: 32,718	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 6,904	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 20,812	FY Index: 1.36305434
Class at 1/94: North Large	Medicaid Utilization	63.61025%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	87.02753%	Cost: 1.05905862
Open Date: 09/01/1979	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 09/01/1979	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24199678
Entered Medicaid 09/01/1979	Low Occupancy Adjustment Factor:	110.06112%	DC Sem Index: 1.30450000
Med # Active Date: 11/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05032478
Previous Med # 258245			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	958,780	1,419,646	1,046,727	495,117		3,920,270	
1a	Audit Adjustments							
2	Cost Per Diem	46.0686	68.2129	50.2944	23.7900		188.3659	
3	Cost Per Diem Inflated	48.7893	71.6457	53.2647				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	48.7893	71.6457	53.2647	23.7900		197.4897	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	59.4606		64.7690				
7	Provider Target Rate	62.7683		68.3720				
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	48.7893	71.6457	53.2647	13.6500		187.3497	
12/13	Medicaid Adjustment Rate		1.0970	0.8156				
14	Prospective Per Diem 11	48.7893	72.7427	54.0803	13.6500		189.2623	
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 324515-00 - 2016/09

203.87

Winter Park Care and Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 08/31/1994		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,750,000.00		Total Amount	Per Diem
RS to Start Calcs:	1979/07	Type:	Fixed	80% Capital(1):	1,745,319	5.2742
Indexed Asset Value	2,181,649	<60% of Base:	False	20% ROE(2):	436,330	0.2660
FRVS Base Asset:	1,171,641	Interest Rate:	8.2500%	Insurance Cost(3):	21,363	0.6529
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	59,575	1.8209
ROE Factor	0.020630	Amortization Rate:	8.2500%	Home Office(3):	20,441	0.6248
		Interest Only:	False	Replacement(3&4):	18,744	0.0000
		Yearly Payment:	178,455	Total FRVS PD:		8.6388

(1) 80% Capital (\$1,745,319) amortized at 8.2500 % for 20 years Principal & Interest of \$178,455 divided by annual available days (37595) divided by Occup. Adj. (0.90) = \$5.2742

(2) 20% ROE (\$436,330) times the ROE factor (0.020630) divided by annual available days (37595) divided by Occup. Adj. (0.90) = \$0.2660

(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	103	Effective PBS Limitation	54,155
			2,935,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	48.7893	48.7893	2.2135	46.5758
Direct Care	72.7427	72.7427	3.3003	69.4424
Indirect Care	54.0803	54.0803	2.4536	51.6267
Property	13.6500	8.6388	0.3919	8.2469
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.7970
Supplemental Rate				8.1814
Totals	189.2623	184.2511	8.3593	203.8702

Medicaid Trend Adjustment



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203.87

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	1,070,229	0.00	4.1982	3.0000	1.1982	103	100.00	1,070,229	2,118,916	
1980/01		0.10	7.3640	3.0000	4.3640	103	41.95	1,072,678	2,249,623	
1980/07		0.10	8.1746	3.0000	5.1746	103	41.95	1,075,132	2,335,319	
1981/01		0.20	8.9986	3.0000	5.9986	103	41.95	1,080,052	2,424,620	
1981/07		0.20	8.5874	3.0000	5.5874	103	41.95	1,084,995	2,487,347	
1982/01		0.30	8.2634	3.0000	5.2634	103	43.27	1,092,677	2,553,988	
1982/07		0.30	7.5611	3.0000	4.5611	103	43.27	1,100,414	2,612,595	
1983/04		0.40	7.1899	3.0000	4.1899	103	43.27	1,110,803	2,681,296	
1983/07		0.40	8.1477	3.0000	5.1477	103	43.27	1,121,290	2,787,386	
1984/01		0.50	6.4429	3.0000	3.4429	103	43.27	1,134,522	2,823,539	
1984/07		0.50	5.3608	3.0000	2.3608	103	43.27	1,147,910	2,877,717	
1985/01		0.60	3.5079	3.0000	0.5079	103	43.27	1,164,166	2,910,677	
1985/10		0.60	1.3601	1.3601		103	43.27	1,171,641	2,935,500	
1986/01		0.70	0.8299	0.8299		103	43.27	1,176,996	2,959,911	
1986/07		0.70	0.2974	0.2974		103	43.27	1,178,924	2,954,246	
1987/01		0.80	1.0091	1.0091		103	8.30	1,178,924	3,007,085	
1987/07		0.80	0.9007	0.9007		103	8.30	1,178,924	3,030,569	
1988/01		0.90	0.9007	0.9007		103	8.30	1,178,924	3,055,186	
1988/07		0.90	0.5899	0.5899		103	8.30	1,178,924	3,053,538	
1989/01		1.00	0.5899	0.5899		103	20.92	1,178,924	3,071,563	
1989/07		1.00	0.5899	0.5899		103	20.92	1,178,924	3,092,369	
1990/01		1.00	0.5899	0.5899		103	20.92	1,178,924	3,107,922	
1990/07		1.00	0.5899	0.5899		103	21.91	1,178,924	3,126,256	
1991/01		1.00	0.5899	0.5899		103	28.76	1,182,561	3,144,590	
1991/07		1.00	1.4932	1.4932		103	28.76	1,191,795	3,191,558	
1992/01		1.00	2.0117	2.0117		103	44.54	1,211,211	3,255,727	
1992/07	17,763	1.00	1.8152	1.8152		103	56.69	1,250,960	3,314,849	
1993/01		1.00	1.7710	1.7710		103	56.69	1,273,115	3,373,559	
1993/07		1.00	1.5329	1.5329		103	64.51	1,292,631	3,425,265	
1994/01		1.00	1.6983	1.6983		103	64.51	1,314,584	3,483,460	



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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
1994/07		1.00	1.5991	1.5991		103	74.56	1,335,606	3,539,183	
1995/01		1.00	1.5812	1.5812		103	74.56	1,356,725	3,595,112	
1995/07		1.00	1.5250	1.5250		103	74.56	1,377,415	3,649,908	
1996/01		1.00	1.7228	1.7228		103	74.56	1,401,145	3,712,841	
1996/07		1.00	1.3294	1.3294		103	74.56	1,419,772	3,762,178	
1997/01		1.00	1.4109	1.4109		103	74.56	1,439,804	3,815,223	
1997/07		1.00	1.0917	1.0917		103	68.65	1,455,522	3,856,835	
1998/01		1.00	1.1663	1.1663		103	68.65	1,472,498	3,901,846	
1998/07	37,946	1.00	1.0794	1.0794		103	74.30	1,526,338	3,943,973	
1999/01		1.00	1.4499	1.4499		103	74.30	1,548,468	4,001,138	
1999/07		1.00	1.2299	1.2299		103	72.63	1,567,513	4,050,372	
2000/01		0.95	1.3356	1.3356		103	72.63	1,587,402	4,104,447	
2000/07	36,535	0.95	1.1129	1.1129		103	71.66	1,640,721	4,150,076	
2001/01		0.90	1.2976	1.2976		103	71.66	1,659,881	4,203,945	
2001/07		0.90	0.9615	0.9615		103	71.23	1,674,246	4,244,321	
2002/01		0.85	1.0301	1.0301		103	61.90	1,688,906	4,287,993	
2002/07	39,084	0.85	0.8337	0.8337		103	64.81	1,739,958	4,323,734	
2003/01	88,680	0.80	1.3271	1.3271		103	64.81	1,847,111	4,381,105	
2003/07	16,111	0.80	1.1664	1.1664		103	64.81	1,880,457	4,432,193	
2004/01		0.75	1.1103	1.1103		103	64.81	1,896,116	4,481,427	
2004/07		0.75	0.8378	0.8378		103	64.81	1,908,031	4,519,022	
2005/01		0.70	0.8595	0.8595		103	64.81	1,919,512	4,557,853	
2005/07	64,776	0.70	0.7364	0.7364		103	62.63	1,994,183	4,591,431	
2006/01		0.65	0.9068	0.9068		103	62.63	2,005,937	4,633,043	
2006/07		0.65	0.8133	0.8133		103	56.80	2,016,540	4,670,741	
2007/01		0.60	1.0133	1.0133		103	56.80	2,028,801	4,718,018	
2007/07		0.60	1.1050	1.1050		103	65.98	2,042,252	4,770,136	
2008/01		0.55	0.8556	0.8556		103	65.98	2,051,863	4,810,924	
2008/07		0.55	0.6104	0.6104		103	65.82	2,058,751	4,840,279	
2009/01		0.50	1.3268	1.3268		103	69.61	2,072,409	4,904,551	



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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		103	69.61	2,079,499	4,938,129	
2010/01		0.45	0.8643	0.8643		103	69.61	2,087,586	4,980,771	
2010/07		0.45	0.7107	0.7107		103	67.95	2,094,262	5,016,203	
2011/01		0.40	0.9198	0.9198		103	67.95	2,101,967	5,062,347	
2011/07		0.40	0.9028	0.9028		103	64.35	2,109,557	5,108,079	
2012/01		0.35	0.3865	0.3865		103	63.31	2,112,411	5,127,855	
2012/07		0.35	0.9417	0.9417		103	63.31	2,119,374	5,176,162	
2013/01		0.30	0.4901	0.4901		103	63.31	2,122,489	5,201,500	
2013/07	27,328	0.30	0.6196	0.6196		103	65.29	2,153,763	5,233,739	
2014/01		0.25	0.8564	0.8564		103	65.29	2,158,374	5,278,544	
2014/07		0.25	1.2383	1.2383		103	56.13	2,165,056	5,343,949	
2015/01		0.20	0.7571	0.7571		103	56.13	2,168,334	5,384,428	
2015/09		0.20	1.5736	1.5736		103	63.35	2,175,158	5,469,197	
2016/09		0.15	1.9890	1.9890		103	63.61	2,181,649	5,577,965	

Message Code:

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

Report Printed: 6/30/2016

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Southern Oaks 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
600 WEST GREGORY STREET	1/1/2014-12/31/2014	Number of Beds: 210	Superior: 0
PENSACOLA, FL 32502-4744	Days in CR 365	Maximum: 76,650	Standard: 366
County: Escambia [17]	First Used : 2016/09	Max Annualized: 76,650	Conditional: 0
Region: North Area: 1	Last Used: 2016/09	Total Patient: 68,742	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 5,381	Inflation
Current Class North Large	Initial CR? False	Medicaid: 58,916	FY Index: 1.34193004
Class at 1/94: North Large	Medicaid Utilization	85.70597%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	89.68297%	Cost: 1.07573004
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: 1.22900000
Entered Medicaid 10/01/1978	Low Occupancy Adjustment Factor:	113.41938%	DC Sem Index: 1.30450000
Med # Active Date: 12/31/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06143206
Previous Med # 260631			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,377,745	5,234,430	3,027,179	1,478,202		12,117,556	
1a	Audit Adjustments							
2	Cost Per Diem	40.3582	88.8456	51.3813	25.0900		205.6751	
3	Cost Per Diem Inflated	43.4145	94.3036	55.2724				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	43.4145	94.3036	55.2724	25.0900		218.0805	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	58.3058		73.3235				
7	Provider Target Rate	61.5492		77.4023				
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	63.2472		66.0713				
10b	Base for line 10a	59.9143		62.5896				
11	Lesser of 5,7,8,10, 10a	43.4145	94.3036	55.2724	13.6500		206.6405	
12/13	Medicaid Adjustment Rate		3.7881	2.2202				
14	Prospective Per Diem 11	43.4145	98.0917	57.4926	13.6500		212.6488	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Southern Oaks 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:	11/01/1988	Amount:	3,485,000.00		Total Amount	Per Diem
RS to Start Calcs:	1978/07	Type:	Variable	80% Capital(1):	4,168,750	4.8864
Indexed Asset Value	5,210,938	<60% of Base:	False	20% ROE(2):	1,042,188	0.3431
FRVS Base Asset:	2,938,978	Interest Rate:	5.2500%	Insurance Cost(3):	188,698	2.7450
Occup Adj Factor	0.9000	Chase Rate:	4.2500%	Taxes Cost(3):	55,731	0.8107
ROE Factor	0.022710	Amortization Rate:	5.2500%	Home Office(3):	19,957	0.2903
		Interest Only:	False	Replacement(3&4):	57,674	0.0000
		Yearly Payment:	337,091	Total FRVS PD:		9.0755

(1) 80% Capital (\$4,168,750) amortized at 5.2500 % for 20 years Principal & Interest of \$337,091 divided by annual available days (76650) divided by Occup. Adj. (0.90) = \$4.8864

(2) 20% ROE (\$1,042,188) times the ROE factor (0.022710) divided by annual available days (76650) divided by Occup. Adj. (0.90) = \$0.3431

(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 210	Effective PBS Limitation	5,985,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	43.4145	43.4145	1.9697	41.4448
Direct Care	98.0917	98.0917	4.4504	93.6413
Indirect Care	57.4926	57.4926	2.6084	54.8842
Property	13.6500	9.0755	0.4118	8.6637
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				4.1961
Supplemental Rate				8.1814
Totals	212.6488	208.0743	9.4403	211.0115

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
1978/07	2,401,774	0.00	5.5395	3.0000	2.5395	210	100.00	2,401,774	3,943,800	
1979/01	26,817	0.10	7.6667	3.0000	4.6667	210	100.00	2,435,796	4,146,030	
1979/07		0.10	8.8649	3.0000	5.8649	210	100.00	2,443,103	4,320,120	
1980/01		0.20	12.0306	3.0000	9.0306	210	85.10	2,457,762	4,586,610	
1980/07	13,848	0.20	12.8413	3.0000	9.8413	210	85.69	2,486,357	4,761,330	
1981/01	10,343	0.30	13.6653	3.0000	10.6653	210	87.96	2,519,077	4,943,400	
1981/07	954	0.30	13.2541	3.0000	10.2541	210	87.96	2,542,703	5,071,290	
1982/01	1,594	0.40	12.9301	3.0000	9.9301	210	89.78	2,574,809	5,207,160	
1982/07	6,141	0.40	12.2278	3.0000	9.2278	210	87.87	2,611,848	5,326,650	
1983/04	5,347	0.50	11.8566	3.0000	8.8566	210	87.46	2,656,373	5,466,720	
1983/07	4,013	0.50	12.8144	3.0000	9.8144	210	87.46	2,700,232	5,683,020	
1984/01	3,764	0.60	11.1096	3.0000	8.1096	210	88.88	2,752,600	5,756,730	
1984/07	9,694	0.60	10.0275	3.0000	7.0275	210	88.88	2,811,841	5,867,190	
1985/01	1,154	0.70	8.1746	3.0000	5.1746	210	88.93	2,872,044	5,934,390	
1985/10	6,621	0.70	6.0268	3.0000	3.0268	210	88.93	2,938,978	5,985,000	
1986/01		0.80	3.8567	3.0000	0.8567	210	88.93	3,009,513	6,034,770	
1986/07		0.80	1.1541	1.1541		210	88.93	3,037,300	6,023,220	
1987/01		0.90	1.0091	1.0091		210	88.93	3,064,885	6,130,950	
1987/07		0.90	0.9007	0.9007		210	85.65	3,089,729	6,178,830	
1988/01		1.00	0.9007	0.9007		210	85.65	3,117,558	6,229,020	
1988/07		1.00	0.5899	0.5899		210	85.75	3,135,948	6,225,660	
1989/01		1.00	0.5899	0.5899		210	85.75	3,154,447	6,262,410	
1989/07		1.00	0.5899	0.5899		210	88.00	3,173,055	6,304,830	
1990/01		1.00	0.5899	0.5899		210	88.00	3,191,773	6,336,540	
1990/07		1.00	0.5899	0.5899		210	91.16	3,210,601	6,373,920	
1991/01		1.00	0.5899	0.5899		210	91.16	3,229,540	6,411,300	
1991/07		1.00	1.4932	1.4932		210	91.16	3,229,540	6,507,060	5
1992/01		1.00	2.0117	2.0117		210	91.16	3,277,763	6,637,890	5
1992/07		1.00	1.8152	1.8152		210	91.16	3,404,397	6,758,430	
1993/01		1.00	1.7710	1.7710		210	91.16	3,464,689	6,878,130	



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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		210	91.16	3,517,799	6,983,550	
1994/01	54,611	1.00	1.6983	1.6983		210	89.93	3,632,153	7,102,200	
1994/07		1.00	1.5991	1.5991		210	89.93	3,690,235	7,215,810	
1995/01		1.00	1.5812	1.5812		210	87.05	3,748,585	7,329,840	
1995/07		1.00	1.5250	1.5250		210	87.05	3,805,751	7,441,560	
1996/01		1.00	1.7228	1.7228		210	87.45	3,871,316	7,569,870	
1996/07	60,616	1.00	1.3294	1.3294		210	84.20	3,983,397	7,670,460	
1997/01	22,122	1.00	1.4109	1.4109		210	84.20	4,061,721	7,778,610	
1997/07		1.00	1.0917	1.0917		210	84.20	4,106,063	7,863,450	
1998/01		1.00	1.1663	1.1663		210	84.20	4,153,952	7,955,220	
1998/07		1.00	1.0794	1.0794		210	84.20	4,198,790	8,041,110	
1999/01		0.95	1.4499	1.4499		210	84.20	4,256,624	8,157,660	
1999/07		0.95	1.2299	1.2299		210	84.25	4,306,358	8,258,040	
2000/01		0.90	1.3356	1.3356		210	84.25	4,358,120	8,368,290	
2000/07		0.90	1.1129	1.1129		210	88.41	4,401,771	8,461,320	11
2001/01		0.90	1.1129	1.1129		210	87.24	4,401,771	8,571,150	11
2001/07		0.90	1.1129	1.1129		210		4,401,771	8,653,470	11
2002/01		0.90	1.1129	1.1129		210		4,401,771	8,742,510	11
2002/07		0.90	1.1129	1.1129		210		4,401,771	8,815,380	11
2003/01	25,280	0.90	1.3271	1.3271		210	68.64	4,427,051	8,932,350	12
2003/07	10,809	0.85	1.1664	1.1664		210	68.64	4,437,860	9,036,510	5
2004/01		0.85	1.1103	1.1103		210	68.64	4,481,750	9,136,890	5
2004/07		0.80	0.8378	0.8378		210	68.64	4,524,049	9,213,540	5
2005/01		0.80	0.8595	0.8595		210	68.64	4,585,685	9,292,710	
2005/07		0.75	0.7364	0.7364		210	68.64	4,611,012	9,361,170	
2006/01		0.75	0.9068	0.9068		210	68.64	4,642,371	9,446,010	
2006/07	43,700	0.70	0.8133	0.8133		210	75.63	4,712,500	9,522,870	
2007/01		0.70	1.0133	1.0133		210	79.50	4,745,926	9,619,260	
2007/07		0.65	1.1050	1.1050		210	83.56	4,780,016	9,725,520	
2008/01		0.65	0.8556	0.8556		210	83.56	4,806,598	9,808,680	



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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
2008/07		0.60	0.6104	0.6104		210	83.56	4,824,200	9,868,530	
2009/01		0.60	1.3268	1.3268		210	83.56	4,862,605	9,999,570	
2009/07		0.55	0.6841	0.6841		210	83.56	4,880,903	10,068,030	
2010/01		0.55	0.8643	0.8643		210	83.56	4,904,107	10,154,970	
2010/07		0.50	0.7107	0.7107		210	83.56	4,921,536	10,227,210	
2011/01	38,078	0.50	0.9198	0.9198		210	75.87	4,982,248	10,321,290	
2011/07		0.45	0.9028	0.9028		210	75.87	5,002,491	10,414,530	
2012/01		0.45	0.3865	0.3865		210	79.67	5,002,491	10,454,850	5
2012/07		0.40	0.9417	0.9417		210	81.40	5,030,067	10,553,340	
2013/01		0.40	0.4901	0.4901		210	81.40	5,039,926	10,605,000	
2013/07		0.35	0.6196	0.6196		210	81.40	5,050,858	10,670,730	
2014/01	33,968	0.35	0.8564	0.8564		210	84.70	5,099,963	10,762,080	
2014/07		0.30	1.2383	1.2383		210	84.70	5,118,909	10,895,430	
2015/01		0.30	0.7571	0.7571		210	84.74	5,130,534	10,977,960	
2015/09		0.25	1.5736	1.5736		210	84.74	5,150,718	11,150,790	
2016/09	39,730	0.20	1.9890	1.9890		210	85.71	5,210,938	11,372,550	

Message Code:

- | | |
|----|----------------------------------|
| 5 | Uncorrected Licensure Deficiency |
| 11 | Not in Medicaid |
| 12 | Re-Entry to Medicaid |

2Z0S4

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

Report Printed: 6/30/2016

ID: 324566123120140101201407202015083842



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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268.05

Terraces of Lake Worth Rehab 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
1711 6TH AVENUE SOUTH	3/1/2014-12/31/2014	Number of Beds: 99	Superior: 0
LAKE WORTH, FL 33460	Days in CR 306	Maximum: 30,294	Standard: 366
County: Palm Beach [50]	First Used : 2015/09	Max Annualized: 36,135	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 27,406	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 1,979	Inflation
Current Class South Small	Initial CR? False	Medicaid: 23,122	FY Index: 1.34462269
Class at 1/94: South Small	Medicaid Utilization	84.36839%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	90.46676%	Cost: 1.07357585
Open Date: 07/01/1977	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/01/1977	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23099675
Entered Medicaid 01/01/1979	Low Occupancy Adjustment Factor:	114.41061%	DC Sem Index: 1.30450000
Med # Active Date: 08/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05971035
Previous Med # 309303			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,178,232	2,114,552	1,477,341	1,141,533		5,911,658	
1a	Audit Adjustments							
2	Cost Per Diem	50.9572	91.4520	63.8933	49.3700		255.6725	
3	Cost Per Diem Inflated	54.7064	96.9126	68.5943				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	54.7064	96.9126	68.5943	49.3700		269.5833	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	82.0836		94.8533				
7	Provider Target Rate	86.6498		100.1298				
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	71.4720		90.9311				
10b	Base for line 10a	67.7057		86.1393				
11	Lesser of 5,7,8,10, 10a	54.7064	96.9126	68.5943	13.6500		233.8633	
12/13	Medicaid Adjustment Rate		3.7471	2.6522				
14	Prospective Per Diem 11	54.7064	100.6597	71.2465	13.6500		240.2626	
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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Terraces of Lake Worth Rehab 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:	08/01/1986	Amount:	2,768,698.00		Total Amount	Per Diem
RS to Start Calcs:	1977/07	Type:	Fixed	80% Capital(1):	4,068,266	14.7859
Indexed Asset Value	5,085,332	<60% of Base:	False	20% ROE(2):	1,017,066	0.7037
FRVS Base Asset:	1,103,813	Interest Rate:	10.3000%	Insurance Cost(3):	109,561	3.9977
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	64,327	2.3472
ROE Factor	0.022500	Amortization Rate:	10.3000%	Home Office(3):	7,956	0.2903
		Interest Only:	False	Replacement(3&4):	66,365	0.0000
		Yearly Payment:	480,860	Total FRVS PD:		22.1248

(1) 80% Capital (\$4,068,266) amortized at 10.3000 % for 20 years Principal & Interest of \$480,860 divided by annual available days (36135) divided by Occup. Adj. (0.90) = \$14.7859

(2) 20% ROE (\$1,017,066) times the ROE factor (0.022500) divided by annual available days (36135) divided by Occup. Adj. (0.90) = \$0.7037

(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	54.7064	54.7064	2.4820	52.2244
Direct Care	100.6597	100.6597	4.5669	96.0928
Indirect Care	71.2465	71.2465	3.2324	68.0141
Property	13.6500	22.1248	1.0038	21.1210
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.4132
Supplemental Rate				8.1814
Totals	240.2626	248.7374	11.2851	268.0469

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
1977/07	929,446	0.00	5.0576	3.0000	2.0576	99	100.00	929,446	1,681,911	
1978/01		0.10	6.7973	3.0000	3.7973	99	100.00	932,234	1,761,705	
1978/07		0.10	9.3367	3.0000	6.3367	99	100.00	935,031	1,859,220	
1979/01		0.20	11.4640	3.0000	8.4640	99	100.00	940,641	1,954,557	
1979/07		0.20	12.6622	3.0000	9.6622	99	100.00	946,285	2,036,628	
1980/01		0.30	15.8279	3.0000	12.8279	99	50.57	954,116	2,162,259	
1980/07		0.30	16.6385	3.0000	13.6385	99	50.57	962,011	2,244,627	
1981/01		0.40	17.4626	3.0000	14.4626	99	51.40	972,800	2,330,460	
1981/07		0.40	17.0514	3.0000	14.0514	99	51.40	983,710	2,390,751	
1982/01		0.50	16.7274	3.0000	13.7274	99	45.16	995,826	2,454,804	
1982/07		0.50	16.0251	3.0000	13.0251	99	45.16	1,008,091	2,511,135	
1983/04		0.60	15.6539	3.0000	12.6539	99	37.69	1,020,526	2,577,168	
1983/07		0.60	16.6117	3.0000	13.6117	99	37.69	1,033,114	2,679,138	
1984/01		0.70	14.9069	3.0000	11.9069	99	38.34	1,048,238	2,713,887	
1984/07		0.70	13.8248	3.0000	10.8248	99	38.34	1,063,583	2,765,961	
1985/01		0.80	11.9719	3.0000	8.9719	99	37.69	1,081,075	2,797,641	
1985/10		0.80	9.8241	3.0000	6.8241	99	48.20	1,103,813	2,821,500	
1986/01		0.90	7.6540	3.0000	4.6540	99	48.20	1,129,931	2,844,963	
1986/07		0.90	4.9514	3.0000	1.9514	99	45.29	1,155,053	2,839,518	
1987/01		1.00	2.9605	2.9605		99	48.20	1,185,021	2,890,305	
1987/07		1.00	0.9007	0.9007		99	44.60	1,193,676	2,912,877	
1988/01		1.00	0.9007	0.9007		99	44.60	1,202,394	2,936,538	
1988/07		1.00	0.5899	0.5899		99	43.53	1,208,008	2,934,954	
1989/01		1.00	0.5899	0.5899		99	43.53	1,213,648	2,952,279	
1989/07		1.00	0.5899	0.5899		99	43.67	1,219,332	2,972,277	
1990/01		1.00	0.5899	0.5899		99	43.67	1,225,043	2,987,226	
1990/07		1.00	0.5899	0.5899		99	49.05	1,231,488	3,004,848	
1991/01		1.00	0.5899	0.5899		99	49.05	1,237,967	3,022,470	
1991/07		1.00	1.4932	1.4932		99	51.85	1,237,967	3,067,614	5
1992/01		1.00	2.0117	2.0117		99	51.85	1,255,394	3,129,291	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
1992/07		1.00	1.8152	1.8152		99	60.66	1,279,202	3,186,117	5
1993/01		1.00	1.7710	1.7710		99	60.66	1,302,422	3,242,547	5
1993/07		1.00	1.5329	1.5329		99	62.87	1,345,806	3,292,245	
1994/01		1.00	1.6983	1.6983		99	62.87	1,368,662	3,348,180	
1994/07		1.00	1.5991	1.5991		99	64.03	1,390,548	3,401,739	
1995/01		1.00	1.5812	1.5812		99	64.03	1,412,535	3,455,496	
1995/07		1.00	1.5250	1.5250		99	63.25	1,434,076	3,508,164	
1996/01		1.00	1.7228	1.7228		99	63.25	1,458,782	3,568,653	
1996/07		1.00	1.3294	1.3294		99	67.35	1,478,175	3,616,074	
1997/01		1.00	1.4109	1.4109		99	67.35	1,499,031	3,667,059	
1997/07		1.00	1.0917	1.0917		99	65.55	1,515,396	3,707,055	
1998/01		0.95	1.1663	1.1663		99	65.55	1,532,187	3,750,318	
1998/07		0.95	1.0794	1.0794		99	67.10	1,532,187	3,790,809	5
1999/01		0.90	1.4499	1.4499		99	67.10	1,568,097	3,845,754	
1999/07		0.90	1.2299	1.2299		99	67.10	1,568,097	3,893,076	5
2000/01	1,605,551	0.85	1.3356	1.3356		99	65.61	3,209,005	3,945,051	
2000/07	12,380	0.85	1.1129	1.1129		99	65.61	3,251,742	3,988,908	
2001/01		0.80	1.2976	1.2976		99	65.61	3,285,498	4,040,685	
2001/07		0.80	0.9615	0.9615		99	65.61	3,285,498	4,079,493	5
2002/01	683,852	0.75	1.0301	1.0301		99	68.84	4,020,201	4,121,469	
2002/07		0.75	0.8337	0.8337		99	68.84	4,045,339	4,155,822	
2003/01		0.70	1.3271	1.3271		99	68.09	4,082,920	4,210,965	
2003/07		0.70	1.1664	1.1664		99	68.09	4,116,257	4,260,069	
2004/01		0.65	1.1103	1.1103		99	73.83	4,145,964	4,307,391	
2004/07		0.65	0.8378	0.8378		99	73.83	4,168,543	4,343,526	
2005/01		0.60	0.8595	0.8595		99	76.01	4,168,543	4,380,849	5
2005/07		0.60	0.7364	0.7364		99	76.01	4,208,552	4,413,123	
2006/01		0.55	0.9068	0.9068		99	76.01	4,229,540	4,453,119	
2006/07		0.55	0.8133	0.8133		99	80.47	4,248,459	4,489,353	
2007/01		0.50	1.0133	1.0133		99	80.47	4,269,986	4,534,794	



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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	12,790	0.50	1.1050	1.1050		99	77.71	4,306,368	4,584,888	
2008/01	4,009	0.45	0.8556	0.8556		99	77.71	4,326,957	4,624,092	
2008/07		0.45	0.6104	0.6104		99	77.71	4,338,843	4,652,307	
2009/01		0.40	1.3268	1.3268		99	77.71	4,361,869	4,714,083	
2009/07		0.40	0.6841	0.6841		99	77.71	4,373,803	4,746,357	
2010/01	253,474	0.35	0.8643	0.8643		99	77.23	4,640,508	4,787,343	
2010/07	18,100	0.35	0.7107	0.7107		99	80.22	4,670,149	4,821,399	
2011/01		0.30	0.9198	0.9198		99	80.22	4,683,034	4,865,751	
2011/07		0.30	0.9028	0.9028		99	80.22	4,695,716	4,909,707	
2012/01	30,675	0.25	0.3865	0.3865		99	77.85	4,730,927	4,928,715	
2012/07		0.25	0.9417	0.9417		99	77.85	4,742,064	4,975,146	
2013/01	24,976	0.20	0.4901	0.4901		99	80.75	4,771,687	4,999,500	
2013/07		0.20	0.6196	0.6196		99	80.75	4,777,599	5,030,487	
2014/01	275,323	0.15	0.8564	0.8564		99	85.93	5,059,061	5,073,552	
2014/07		0.15	1.2383	1.2383		99	85.93	5,068,456	5,136,417	
2015/01		0.10	0.7571	0.7571		99	83.28	5,072,293	5,175,324	
2015/09		0.10	1.5736	1.5736		99	84.37	5,080,277	5,256,801	
2016/09		0.05	1.9890	1.9890		99	84.37	5,085,332	5,361,345	

Message Code:

5 Uncorrected Licensure Deficiency

2Z0S4

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

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ID: 325031123120140301201404282015083455



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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240.45

Arbor Village 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
490 S OLD WIRE RD	3/1/2014-12/31/2014	Number of Beds: 180	Superior: 0
WILDWOOD, FL 34785	Days in CR 306	Maximum: 55,080	Standard: 366
County: Sumter [60]	First Used : 2015/09	Max Annualized: 65,700	Conditional: 0
Region: North Area: 3	Last Used: 2016/09	Total Patient: 51,794	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 10,281	Inflation
Current Class North Large	Initial CR? False	Medicaid: 35,112	FY Index: 1.34462269
Class at 1/94: North Large	Medicaid Utilization	67.79164%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.03413%	Cost: 1.07357585
Open Date: 05/01/1982	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 05/01/1982	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23099675
Entered Medicaid 05/01/1982	Low Occupancy Adjustment Factor:	118.92216%	DC Sem Index: 1.30450000
Med # Active Date: 08/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05971035
Previous Med # 283142			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,567,199	3,178,529	2,006,968	669,586		7,422,282
1a	Audit Adjustments						
2	Cost Per Diem	44.6343	90.5254	57.1590	19.0700		211.3887
3	Cost Per Diem Inflated	47.9183	95.9307	61.3645			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	47.9183	95.9307	61.3645	19.0700		224.2835
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	60.3868		71.6830			
7	Provider Target Rate	63.7460		75.6706			
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	55.4758		71.8311			
10b	Base for line 10a	52.5524		68.0458			
11	Lesser of 5,7,8,10, 10a	47.9183	95.9307	61.3645	13.6500		218.8635
12/13	Medicaid Adjustment Rate		1.9201	1.2282			
14	Prospective Per Diem 11	47.9183	97.8508	62.5927	13.6500		222.0118
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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240.45

Arbor Village 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:	6,300,000.00		Total Amount	Per Diem
RS to Start Calcs:	1982/01	Type:	Fixed	80% Capital(1):	6,939,904	12.0005
Indexed Asset Value	8,674,880	<60% of Base:	False	20% ROE(2):	1,734,976	0.6602
FRVS Base Asset:	2,419,632	Interest Rate:	9.0000%	Insurance Cost(3):	133,763	2.5826
Occup Adj Factor	0.9000	Chase Rate:	5.2500%	Taxes Cost(3):	54,904	1.0600
ROE Factor	0.022500	Amortization Rate:	8.2500%	Home Office(3):	15,037	0.2903
		Interest Only:	False	Replacement(3&4):	37,885	0.0000
		Yearly Payment:	709,591	Total FRVS PD:		16.5936

(1) 80% Capital (\$6,939,904) amortized at 8.2500 % for 20 years Principal & Interest of \$709,591 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$12.0005

(2) 20% ROE (\$1,734,976) times the ROE factor (0.022500) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.6602

(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	47.9183	47.9183	2.1740	45.7443
Direct Care	97.8508	97.8508	4.4394	93.4114
Indirect Care	62.5927	62.5927	2.8398	59.7529
Property	13.6500	16.5936	0.7528	15.8408
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				17.5227
Supplemental Rate				8.1814
Totals	222.0118	224.9554	10.2060	240.4535

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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240.45

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1982/01	1,345,208	0.00	2.6760	2.6760		180	66.29	1,345,208	4,463,280	
1982/07		0.10	2.2977	2.2977		180	66.29	1,348,299	4,565,700	
1983/04	995,681	0.10	2.6288	2.6288		120	66.29	2,347,525	3,123,840	
1983/07		0.20	3.9578	3.0000	0.9578	120	66.29	2,361,610	3,247,440	
1984/01	17,142	0.20	2.2530	2.2530		120	67.54	2,389,393	3,289,560	
1984/07		0.30	1.9179	1.9179		120	67.54	2,403,142	3,352,680	
1985/01		0.30	1.1471	1.1471		120	70.79	2,411,411	3,391,080	
1985/10		0.40	0.8522	0.8522		120	70.79	2,419,632	3,420,000	
1986/01		0.40	0.8299	0.8299		120	73.17	2,427,665	3,448,440	
1986/07		0.50	0.2974	0.2974		120	73.17	2,431,275	3,441,840	
1987/01		0.50	1.0091	1.0091		120	71.73	2,443,543	3,503,400	
1987/07		0.60	0.9007	0.9007		120	71.73	2,456,748	3,530,760	
1988/01		0.60	0.9007	0.9007		120	71.73	2,470,024	3,559,440	
1988/07	1,765,380	0.70	0.5899	0.5899		180	71.73	4,245,603	5,336,280	
1989/01		0.70	0.5899	0.5899		180	71.73	4,263,133	5,367,780	
1989/07		0.80	0.5899	0.5899		180	71.73	4,283,251	5,404,140	
1990/01		0.80	0.5899	0.5899		180	68.82	4,303,464	5,431,320	
1990/07	68,522	0.90	0.5899	0.5899		180	68.82	4,394,833	5,463,360	
1991/01		0.90	0.5899	0.5899		180	68.82	4,418,165	5,495,400	
1991/07		1.00	1.4932	1.4932		180	72.71	4,484,137	5,577,480	
1992/01		1.00	2.0117	2.0117		180	72.71	4,574,344	5,689,620	
1992/07		1.00	1.8152	1.8152		180	70.12	4,657,377	5,792,940	
1993/01		1.00	1.7710	1.7710		180	70.12	4,739,859	5,895,540	
1993/07		1.00	1.5329	1.5329		180	70.83	4,812,516	5,985,900	
1994/01		1.00	1.6983	1.6983		180	70.83	4,894,247	6,087,600	
1994/07		1.00	1.5991	1.5991		180	75.54	4,972,511	6,184,980	
1995/01		1.00	1.5812	1.5812		180	75.54	5,051,136	6,282,720	
1995/07	31,628	1.00	1.5250	1.5250		180	78.60	5,159,794	6,378,480	
1996/01		1.00	1.7228	1.7228		180	78.60	5,248,687	6,488,460	
1996/07		1.00	1.3294	1.3294		180	82.46	5,318,463	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	82.46	5,393,501	6,667,380	
1997/07		1.00	1.0917	1.0917		180	85.37	5,452,382	6,740,100	
1998/01		1.00	1.1663	1.1663		180	85.37	5,515,973	6,818,760	
1998/07	1,138,447	1.00	1.0794	1.0794		210	83.48	6,713,959	8,041,110	
1999/01	29,777	1.00	1.4499	1.4499		210	79.08	6,841,082	8,157,660	
1999/07		1.00	1.2299	1.2299		210	79.08	6,925,220	8,258,040	
2000/01	25,788	1.00	1.3356	1.3356		210	79.08	7,043,501	8,368,290	
2000/07		1.00	1.1129	1.1129		210	79.08	7,121,888	8,461,320	
2001/01		1.00	1.2976	1.2976		210	79.08	7,214,302	8,571,150	
2001/07		1.00	0.9615	0.9615		210	75.28	7,283,668	8,653,470	
2002/01		1.00	1.0301	1.0301		210	75.28	7,358,697	8,742,510	
2002/07		0.95	0.8337	0.8337		210	75.28	7,358,697	8,815,380	5
2003/01		0.95	1.3271	1.3271		210	75.28	7,416,978	8,932,350	5
2003/07		0.90	1.1664	1.1664		210	75.28	7,589,329	9,036,510	
2004/01		0.90	1.1103	1.1103		210	75.28	7,665,169	9,136,890	
2004/07		0.85	0.8378	0.8378		210	64.31	7,719,753	9,213,540	
2005/01		0.85	0.8595	0.8595		210	64.31	7,776,154	9,292,710	
2005/07		0.80	0.7364	0.7364		210	64.31	7,821,963	9,361,170	
2006/01		0.80	0.9068	0.9068		210	64.31	7,878,704	9,446,010	
2006/07		0.75	0.8133	0.8133		210	64.31	7,926,764	9,522,870	
2007/01		0.75	1.0133	1.0133		210	64.31	7,987,007	9,619,260	
2007/07	21,441	0.70	1.1050	1.1050		210	55.70	8,070,227	9,725,520	
2008/01	906	0.70	0.8556	0.8556		210	55.70	8,119,466	9,808,680	
2008/07		0.65	0.6104	0.6104		210	55.70	8,151,684	9,868,530	
2009/01		0.65	1.3268	1.3268		210	55.70	8,221,984	9,999,570	
2009/07		0.60	0.6841	0.6841		210	55.70	8,255,735	10,068,030	
2010/01		0.60	0.8643	0.8643		210	55.70	8,298,549	10,154,970	
2010/07		0.55	0.7107	0.7107		210	59.21	8,330,988	10,227,210	
2011/01		0.55	0.9198	0.9198		210	58.97	8,373,134	10,321,290	
2011/07		0.50	0.9028	0.9028		210	58.97	8,410,930	10,414,530	



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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		210	58.87	8,427,188	10,454,850	
2012/07		0.45	0.9417	0.9417		210	58.87	8,462,902	10,553,340	
2013/01		0.45	0.4901	0.4901		210	56.87	8,481,563	10,605,000	
2013/07		0.40	0.6196	0.6196		210	56.87	8,502,580	10,670,730	
2014/01		0.40	0.8564	0.8564		210	56.96	8,531,710	10,762,080	
2014/07		0.35	1.2383	1.2383		180	65.95	8,568,686	9,338,940	
2015/01		0.35	0.7571	0.7571		180	65.95	8,591,393	9,409,680	
2015/09		0.30	1.5736	1.5736		180	67.79	8,631,953	9,557,820	
2016/09		0.25	1.9890	1.9890		180	67.79	8,674,880	9,747,900	

Message Code:

5 Uncorrected Licensure Deficiency

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

Report Printed: 6/30/2016

ID: 325040123120140301201404272015131915



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North Lake 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
750 BAYBERRY DRIVE	3/1/2014-12/31/2014	Number of Beds: 85	Superior: 0
LAKE PARK, FL 33403	Days in CR 306	Maximum: 26,010	Standard: 366
County: Palm Beach [50]	First Used : 2015/09	Max Annualized: 31,025	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 22,144	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 979	Inflation
Current Class South Small	Initial CR? False	Medicaid: 20,720	FY Index: 1.34462269
Class at 1/94: South Small	Medicaid Utilization	93.56936%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	85.13649%	Cost: 1.07357585
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: 1.23099675
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	107.66958%	DC Sem Index: 1.30450000
Med # Active Date: 09/01/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05971035
Previous Med # 309281			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,139,269	1,999,100	1,499,017	797,513		5,434,899
1a	Audit Adjustments						
2	Cost Per Diem	54.9840	96.4817	72.3464	38.4900		262.3021
3	Cost Per Diem Inflated	59.0295	102.2427	77.6693			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	59.0295	102.2427	77.6693	38.4900		277.4315
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	84.5285		98.7500			
7	Provider Target Rate	89.2307		104.2433			
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	75.7855		92.4416			
10b	Base for line 10a	71.7919		87.5702			
11	Lesser of 5,7,8,10, 10a	59.0295	102.2427	77.6693	13.6500		252.5915
12/13	Medicaid Adjustment Rate		4.6009	3.4951			
14	Prospective Per Diem 11	59.0295	106.8436	81.1644	13.6500		260.6875
15	Inflated Usual & Customary Charge						0.00

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



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North Lake 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:	02/01/2000	Amount:	500,000.00	Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	1,165,710 4.6697
Indexed Asset Value	1,457,138	<60% of Base:	False	20% ROE(2):	291,428 0.2348
FRVS Base Asset:	480,912	Interest Rate:	9.5000%	Insurance Cost(3):	66,628 3.0089
Occup Adj Factor	0.9000	Chase Rate:	8.7500%	Taxes Cost(3):	52,968 2.3920
ROE Factor	0.022500	Amortization Rate:	9.5000%	Home Office(3):	6,429 0.2903
		Interest Only:	False	Replacement(3&4):	18,227 0.0000
		Yearly Payment:	130,391	Total FRVS PD:	10.5957

(1) 80% Capital (\$1,165,710) amortized at 9.5000 % for 20 years Principal & Interest of \$130,391 divided by annual available days (31025) divided by Occup. Adj. (0.90) = \$4.6697

(2) 20% ROE (\$291,428) times the ROE factor (0.022500) divided by annual available days (31025) divided by Occup. Adj. (0.90) = \$0.2348

(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 85	Effective PBS Limitation	2,422,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	59.0295	59.0295	2.6781	56.3514
Direct Care	106.8436	106.8436	4.8474	101.9962
Indirect Care	81.1644	81.1644	3.6824	77.4820
Property	13.6500	10.5957	0.4807	10.1150
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.7583
Supplemental Rate				8.1814
Totals	260.6875	257.6332	11.6886	276.8843

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	388,193	0.00				85	100.00	388,193	872,185	
1972/01		0.10	3.9787	3.0000	0.9787	85	100.00	389,358	906,865	
1972/07		0.10	5.9113	3.0000	2.9113	85	100.00	390,526	951,575	
1973/01		0.20	8.0622	3.0000	5.0622	85	100.00	392,869	1,000,620	
1973/07		0.20	10.7186	3.0000	7.7186	85	100.00	395,226	1,057,230	
1974/01		0.30	12.9457	3.0000	9.9457	85	100.00	398,783	1,112,480	
1974/07		0.30	13.0494	3.0000	10.0494	85	100.00	402,372	1,146,990	
1975/01		0.40	13.1399	3.0000	10.1399	85	100.00	407,200	1,182,435	
1975/07		0.40	14.2033	3.0000	11.2033	85	100.00	412,086	1,230,545	
1976/01		0.50	15.2478	3.0000	12.2478	85	100.00	418,267	1,280,270	
1976/07		0.50	15.7330	3.0000	12.7330	85	100.00	424,541	1,324,895	
1977/01		0.60	16.4836	3.0000	13.4836	85	100.00	432,183	1,374,620	
1977/07		0.60	18.5412	3.0000	15.5412	85	100.00	439,962	1,444,065	
1978/01		0.70	20.2809	3.0000	17.2809	85	100.00	449,201	1,512,575	
1978/07		0.70	22.8203	3.0000	19.8203	85	100.00	458,634	1,596,300	
1979/01		0.80	24.9476	3.0000	21.9476	85	100.00	469,641	1,678,155	
1979/07		0.80	26.1458	3.0000	23.1458	85	100.00	480,912	1,748,620	
1980/01		0.90	29.3115	3.0000	26.3115	85	4.99	480,912	1,856,485	
1980/07		0.90	30.1222	3.0000	27.1222	85	4.99	480,912	1,927,205	
1981/01		1.00	30.9462	3.0000	27.9462	85	3.41	480,912	2,000,900	
1981/07		1.00	30.5350	3.0000	27.5350	85	3.41	480,912	2,052,665	
1982/01		1.00	30.2110	3.0000	27.2110	85	2.62	480,912	2,107,660	
1982/07		1.00	29.5087	3.0000	26.5087	85	2.62	480,912	2,156,025	
1983/04		1.00	29.1375	3.0000	26.1375	85	5.09	480,912	2,212,720	
1983/07		1.00	30.0953	3.0000	27.0953	85	5.09	480,912	2,300,270	
1984/01		1.00	28.3905	3.0000	25.3905	85	6.07	480,912	2,330,105	
1984/07		1.00	27.3084	3.0000	24.3084	85	6.07	480,912	2,374,815	
1985/01		1.00	25.4555	3.0000	22.4555	85	6.06	480,912	2,402,015	
1985/10		1.00	23.3077	3.0000	20.3077	85	6.06	480,912	2,422,500	
1986/01		1.00	21.1376	3.0000	18.1376	85	6.06	480,912	2,442,645	



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1986/07		1.00	18.4350	3.0000	15.4350	85	6.06	480,912	2,437,970	
1987/01		1.00	16.4441	3.0000	13.4441	85	9.00	480,912	2,481,575	
1987/07		1.00	14.3448	3.0000	11.3448	85	9.00	480,912	2,500,955	
1988/01		1.00	12.2455	3.0000	9.2455	85	9.86	480,912	2,521,270	
1988/07		1.00	9.8354	3.0000	6.8354	85	9.86	480,912	2,519,910	
1989/01		1.00	7.4253	3.0000	4.4253	85	9.86	480,912	2,534,785	
1989/07	15,530	1.00	5.0152	3.0000	2.0152	85	9.86	496,442	2,551,955	
1990/01		1.00	2.6051	2.6051		85	9.86	496,442	2,564,790	
1990/07		1.00	0.5899	0.5899		85	12.83	496,442	2,579,920	5
1991/01		1.00	0.5899	0.5899		85	16.19	496,442	2,595,050	5
1991/07		1.00	1.4932	1.4932		85	16.19	496,442	2,633,810	5
1992/01	108,633	0.95	2.0117	2.0117		85	46.49	605,075	2,686,765	5
1992/07	6,846	0.95	1.8152	1.8152		85	55.47	630,513	2,735,555	
1993/01		0.90	1.7710	1.7710		85	55.47	640,563	2,784,005	
1993/07	21,569	0.90	1.5329	1.5329		85	52.23	670,524	2,826,675	
1994/01		0.85	1.6983	1.6983		85	52.23	670,524	2,874,700	5
1994/07	18,957	0.85	1.5991	1.5991		85	50.59	707,171	2,920,685	
1995/01		0.80	1.5812	1.5812		85	50.59	715,399	2,966,840	
1995/07	353,228	0.80	1.5250	1.5250		85	55.06	1,068,627	3,012,060	5
1996/01		0.75	1.7228	1.7228		85	55.06	1,077,355	3,063,995	5
1996/07	19,795	0.75	1.3294	1.3294		85	63.82	1,121,952	3,104,710	
1997/01		0.70	1.4109	1.4109		85	63.82	1,133,032	3,148,485	
1997/07	42,463	0.70	1.0917	1.0917		85	68.58	1,184,154	3,182,825	
1998/01		0.65	1.1663	1.1663		85	68.58	1,193,131	3,219,970	
1998/07		0.65	1.0794	1.0794		85	65.69	1,201,502	3,254,735	
1999/01		0.60	1.4499	1.4499		85	65.69	1,211,954	3,301,910	
1999/07		0.60	1.2299	1.2299		85	72.66	1,220,897	3,342,540	
2000/01	7,774	0.55	1.3356	1.3356		85	64.88	1,237,640	3,387,165	
2000/07		0.55	1.1129	1.1129		85	64.88	1,245,216	3,424,820	
2001/01		0.50	1.2976	1.2976		85	64.88	1,253,295	3,469,275	



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2001/07		0.50	0.9615	0.9615		85	64.88	1,259,321	3,502,595	
2002/01		0.45	1.0301	1.0301		85	64.88	1,265,158	3,538,635	
2002/07		0.45	0.8337	0.8337		85	73.24	1,265,158	3,568,130	5
2003/01		0.40	1.3271	1.3271		85	70.50	1,276,646	3,615,475	
2003/07		0.40	1.1664	1.1664		85	70.50	1,282,603	3,657,635	
2004/01		0.35	1.1103	1.1103		85	70.75	1,287,587	3,698,265	
2004/07		0.35	0.8378	0.8378		85	70.75	1,291,362	3,729,290	
2005/01		0.30	0.8595	0.8595		85	70.75	1,294,692	3,761,335	
2005/07		0.30	0.7364	0.7364		85	78.05	1,297,552	3,789,045	
2006/01		0.25	0.9068	0.9068		85	78.05	1,300,494	3,823,385	
2006/07		0.25	0.8133	0.8133		85	77.62	1,303,138	3,854,495	
2007/01	23,623	0.20	1.0133	1.0133		85	83.29	1,329,402	3,893,510	
2007/07	9,435	0.20	1.1050	1.1050		85	78.50	1,341,775	3,936,520	
2008/01	3,613	0.15	0.8556	0.8556		85	78.50	1,347,109	3,970,180	
2008/07		0.15	0.6104	0.6104		85	78.50	1,348,343	3,994,405	
2009/01		0.10	1.3268	1.3268		85	78.50	1,350,132	4,047,445	
2009/07		0.10	0.6841	0.6841		85	78.50	1,351,055	4,075,155	
2010/01	42,110	0.05	0.8643	0.8643		85	84.32	1,393,749	4,110,345	
2010/07		0.05	0.7107	0.7107		85	84.60	1,394,244	4,139,585	
2011/01		0.00	0.9198	0.9198		85	84.60	1,394,244	4,177,665	
2011/07		0.00	0.9028	0.9028		85	84.60	1,394,244	4,215,405	
2012/01		0.00	0.3865	0.3865		85	87.48	1,394,244	4,231,725	
2012/07		0.00	0.9417	0.9417		85	87.48	1,394,244	4,271,590	
2013/01		0.00	0.4901	0.4901		85	88.24	1,394,244	4,292,500	
2013/07		0.00	0.6196	0.6196		85	88.24	1,394,244	4,319,105	
2014/01	62,894	0.00	0.8564	0.8564		85	86.50	1,457,138	4,356,080	
2014/07		0.00	1.2383	1.2383		85	92.48	1,457,138	4,410,055	
2015/01		0.00	0.7571	0.7571		85	92.48	1,457,138	4,443,460	5
2015/09		0.00	1.5736	1.5736		85	93.57	1,457,138	4,513,415	
2016/09		0.00	1.9890	1.9890		85	93.57	1,457,138	4,603,175	

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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228.64

Heartland Health Care Center-Jacksonville

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
8495 NORMANDY BLVD	7/1/2013-6/30/2014	Number of Beds: 120	Superior: 0
JACKSONVILLE, FL 32221	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: 38,999	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 19,313	Inflation
Current Class North Large	Initial CR? False	Medicaid: 15,472	FY Index: 1.32215372
Class at 1/94: North Large	Medicaid Utilization	39.67281%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	89.03881%	Cost: 1.09182044
Open Date: 01/12/1990	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/12/1990	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22300000
Entered Medicaid 01/12/1990	Low Occupancy Adjustment Factor:	112.60473%	DC Sem Index: 1.30450000
Med # Active Date: 12/20/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06663941
Previous Med # 201511			PS Target: 1.05562807

Rate Calculations								
Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,696,144	1,280,929	827,029	164,622	13,191	3,981,915	
1a	Audit Adjustments							
2	Cost Per Diem	109.6267	82.7901	53.4533	10.6400	0.8526	257.3627	
3	Cost Per Diem Inflated	119.6927	88.3072	58.3614				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	119.6927	88.3072	58.3614	10.6400	0.8526	277.8539	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	76.8870		58.5811				
7	Provider Target Rate	81.1641		61.8399				
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	88.3072	58.3614	10.6400	0.8526	212.9835	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	54.8223	88.3072	58.3614	10.6400	0.8526	212.9835	
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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Heartland Health Care Center-Jacksonville

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	01/12/1990	Amount:	3,600,000.00		Total Amount	Per Diem
RS to Start Calcs:	1990/01	Type:	Variable	80% Capital(1):	4,869,075	10.6319
Indexed Asset Value	6,086,344	<60% of Base:	False	20% ROE(2):	1,217,269	0.7013
FRVS Base Asset:	3,602,760	Interest Rate:	6.0150%	Insurance Cost(3):	29,702	0.7616
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	63,341	1.6242
ROE Factor	0.022710	Amortization Rate:	6.0150%	Home Office(3):	27,227	0.6981
		Interest Only:	False	Replacement(3&4):	201,548	0.0000
		Yearly Payment:	419,109	Total FRVS PD:		14.4171

(1) 80% Capital (\$4,869,075) amortized at 6.0150 % for 20 years Principal & Interest of \$419,109 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$10.6319

(2) 20% ROE (\$1,217,269) times the ROE factor (0.022710) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.7013

(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:	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	54.8223	54.8223	2.4873	52.3350
Direct Care	88.3072	88.3072	4.0065	84.3007
Indirect Care	58.3614	58.3614	2.6478	55.7136
Property	10.6400	14.4171	0.6541	13.7630
ROE	0.8526	0.0034	0.0002	0.0032
ROE Adjustment	-0.0034	-0.0034	-0.0002	-0.0032
Quality Assess-Medicaid Share				14.3495
Supplemental Rate				8.1814
Totals	212.9801	215.9080	9.7957	228.6432

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
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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	4,695,169	0.00	0.5899	0.5899		120	25.87	3,602,760	3,602,760	1
1990/07		0.10	0.5899	0.5899		120	25.87	3,603,760	3,642,240	
1991/01		0.10	0.5899	0.5899		120	25.87	3,604,760	3,663,600	
1991/07		0.20	1.4932	1.4932		120	25.87	3,609,823	3,718,320	
1992/01		0.20	2.0117	2.0117		120	25.87	3,616,654	3,793,080	
1992/07		0.30	1.8152	1.8152		120	25.87	3,625,918	3,861,960	
1993/01		0.30	1.7710	1.7710		120	41.73	3,640,535	3,930,360	
1993/07		0.40	1.5329	1.5329		120	41.73	3,657,473	3,990,600	
1994/01		0.40	1.6983	1.6983		120	37.23	3,674,291	4,058,400	
1994/07		0.50	1.5991	1.5991		120	37.23	3,694,178	4,123,320	
1995/01		0.50	1.5812	1.5812		120	39.67	3,715,244	4,188,480	
1995/07		0.60	1.5250	1.5250		120	39.67	3,739,763	4,252,320	
1996/01		0.60	1.7228	1.7228		120	44.00	3,770,689	4,325,640	
1996/07		0.70	1.3294	1.3294		120	44.00	3,798,761	4,383,120	
1997/01	176,965	0.70	1.4109	1.4109		120	43.11	4,005,132	4,444,920	
1997/07		0.80	1.0917	1.0917		120	43.11	4,032,551	4,493,400	
1998/01	1,001,229	0.80	1.1663	1.1663		120	40.27	4,545,840	4,545,840	8
1998/07		0.90	1.0794	1.0794		120	40.27	4,578,175	4,594,920	
1999/01	28,627	0.90	1.4499	1.4499		120	40.70	4,651,010	4,661,520	
1999/07		1.00	1.2299	1.2299		120	40.70	4,693,340	4,718,880	
2000/01		1.00	1.3356	1.3356		120	57.81	4,756,024	4,781,880	
2000/07		1.00	1.1129	1.1129		120	57.81	4,808,954	4,835,040	
2001/01		1.00	1.2976	1.2976		120	59.29	4,871,355	4,897,800	
2001/07		1.00	0.9615	0.9615		120	59.29	4,918,193	4,944,840	
2002/01		1.00	1.0301	1.0301		120	55.26	4,968,855	4,995,720	
2002/07		1.00	0.8337	0.8337		120	55.26	5,010,280	5,037,360	
2003/01		1.00	1.3271	1.3271		120	55.26	5,076,771	5,104,200	
2003/07		1.00	1.1664	1.1664		120	60.60	5,135,986	5,163,720	
2004/01		1.00	1.1103	1.1103		120	60.60	5,193,011	5,221,080	
2004/07		1.00	0.8378	0.8378		120	60.60	5,236,518	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		1.00	0.8595	0.8595		120	54.09	5,280,781	5,310,120	
2005/07		1.00	0.7364	0.7364		120	54.09	5,319,025	5,349,240	
2006/01		1.00	0.9068	0.9068		120	44.41	5,357,971	5,397,720	
2006/07		1.00	0.8133	0.8133		120	44.41	5,393,157	5,441,640	
2007/01		1.00	1.0133	1.0133		120	41.12	5,434,014	5,496,720	
2007/07		1.00	1.1050	1.1050		120	41.12	5,478,906	5,557,440	
2008/01		1.00	0.8556	0.8556		120	51.72	5,522,988	5,604,960	
2008/07		1.00	0.6104	0.6104		120	51.72	5,554,690	5,639,160	
2009/01		1.00	1.3268	1.3268		120	49.59	5,621,140	5,714,040	
2009/07		1.00	0.6841	0.6841		120	49.59	5,655,812	5,753,160	
2010/01		1.00	0.8643	0.8643		120	49.59	5,699,887	5,802,840	
2010/07		0.95	0.7107	0.7107		120	44.07	5,730,724	5,844,120	
2011/01		0.95	0.9198	0.9198		120	42.10	5,769,054	5,897,880	
2011/07		0.90	0.9028	0.9028		120	42.10	5,804,934	5,951,160	
2012/01		0.90	0.3865	0.3865		120	42.10	5,820,393	5,974,200	
2012/07		0.85	0.9417	0.9417		120	39.70	5,854,020	6,030,480	
2013/01		0.85	0.4901	0.4901		120	39.70	5,871,624	6,060,000	
2013/07		0.80	0.6196	0.6196		120	39.56	5,892,559	6,097,560	
2014/01		0.80	0.8564	0.8564		120	37.85	5,920,341	6,149,760	
2014/07		0.75	1.2383	1.2383		120	37.85	5,958,179	6,225,960	
2015/01		0.75	0.7571	0.7571		120	39.67	5,982,580	6,273,120	
2015/09		0.70	1.5736	1.5736		120	39.67	6,030,111	6,371,880	
2016/09		0.65	1.9890	1.9890		120	39.67	6,086,344	6,498,600	

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
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 09/01/2016 through 08/31/2017

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213.80

Heartland Health Care Center-Kendall

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
9400 SW 137TH AVENUE	7/1/2014-12/31/2015	Number of Beds: 120	Superior: 0
KENDALL, FL 33186	Days in CR 549	Maximum: 65,880	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: 61,840	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 13,346	Inflation
Current Class South Large	Initial CR? False	Medicaid: 13,777	FY Index: 1.36985926
Class at 1/94: South Large	Medicaid Utilization	22.27846%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	93.86764%	Cost: 1.05379764
Open Date: 08/31/1989	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 08/31/1989	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24600000
Entered Medicaid 08/31/1989	Low Occupancy Adjustment Factor:	118.71160%	DC Sem Index: 1.30450000
Med # Active Date: 12/20/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04695024
Previous Med # 211591			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	801,486	1,129,000	645,749	160,915	40,120	2,777,270	
1a	Audit Adjustments							
2	Cost Per Diem	58.1757	81.9482	46.8715	11.6800	2.9121	201.5875	
3	Cost Per Diem Inflated	61.3054	85.7957	49.3931				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	61.3054	85.7957	49.3931	11.6800	2.9121	211.0863	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	74.1911		62.0057				
7	Provider Target Rate	78.3182		65.4550				
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	85.7957	49.3931	11.6800	2.9121	208.5711	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	58.7902	85.7957	49.3931	11.6800	2.9121	208.5711	
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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Heartland Health Care Center-Kendall

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	08/31/1989	Amount:	3,215,000.00		Total Amount	Per Diem
RS to Start Calcs:	1989/07	Type:	Variable	80% Capital(1):	4,033,490	9.3288
Indexed Asset Value	5,041,863	<60% of Base:	False	20% ROE(2):	1,008,373	0.5328
FRVS Base Asset:	3,578,520	Interest Rate:	6.7400%	Insurance Cost(3):	35,940	0.5812
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	197,344	3.1912
ROE Factor	0.020830	Amortization Rate:	6.7400%	Home Office(3):	18,319	0.2962
		Interest Only:	False	Replacement(3&4):	264,513	0.0000
		Yearly Payment:	367,743	Total FRVS PD:		13.9302

(1) 80% Capital (\$4,033,490) amortized at 6.7400 % for 20 years Principal & Interest of \$367,743 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.3288

(2) 20% ROE (\$1,008,373) times the ROE factor (0.020830) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5328

(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	58.7902	58.7902	2.6673	56.1229
Direct Care	85.7957	85.7957	3.8925	81.9032
Indirect Care	49.3931	49.3931	2.2409	47.1522
Property	11.6800	13.9302	0.6320	13.2982
ROE	2.9121	1.3430	0.0609	1.2821
ROE Adjustment	-1.3430	-1.3430	-0.0609	-1.2821
Quality Assess-Medicaid Share				7.1438
Supplemental Rate				8.1814
Totals	207.2281	207.9092	9.4327	213.8017

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: 12/31/2015

0 325244-00 - 2016/09

213.80

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1989/07	4,289,932	0.00	0.5899	0.5899		120	21.28	3,578,520	3,578,520	1
1990/01		0.10	0.5899	0.5899		120	21.28	3,578,520	3,620,880	
1990/07		0.10	0.5899	0.5899		120	21.28	3,578,520	3,642,240	
1991/01		0.20	0.5899	0.5899		120	21.28	3,578,520	3,663,600	5
1991/07	47,021	0.20	1.4932	1.4932		120	21.28	3,625,541	3,718,320	5
1992/01		0.30	2.0117	2.0117		120	21.28	3,625,541	3,793,080	
1992/07		0.30	1.8152	1.8152		120	21.28	3,625,541	3,861,960	
1993/01	21,040	0.40	1.7710	1.7710		120	41.54	3,665,979	3,930,360	
1993/07		0.40	1.5329	1.5329		120	41.54	3,682,957	3,990,600	
1994/01	25,277	0.50	1.6983	1.6983		120	36.43	3,728,950	4,058,400	
1994/07		0.50	1.5991	1.5991		120	36.43	3,748,699	4,123,320	
1995/01		0.60	1.5812	1.5812		120	35.14	3,771,421	4,188,480	
1995/07		0.60	1.5250	1.5250		120	35.14	3,793,469	4,252,320	
1996/01	28,374	0.70	1.7228	1.7228		120	42.20	3,856,945	4,325,640	
1996/07		0.70	1.3294	1.3294		120	42.20	3,884,485	4,383,120	
1997/01	21,803	0.80	1.4109	1.4109		120	42.38	3,940,072	4,444,920	
1997/07		0.80	1.0917	1.0917		120	42.38	3,966,588	4,493,400	
1998/01		0.90	1.1663	1.1663		120	42.38	3,998,671	4,545,840	
1998/07		0.90	1.0794	1.0794		120	41.47	4,027,962	4,594,920	
1999/01	43,297	1.00	1.4499	1.4499		120	40.45	4,114,211	4,661,520	
1999/07		1.00	1.2299	1.2299		120	40.45	4,151,426	4,718,880	
2000/01		1.00	1.3356	1.3356		120	40.45	4,192,204	4,781,880	
2000/07		1.00	1.1129	1.1129		120	40.45	4,226,517	4,835,040	
2001/01		1.00	1.2976	1.2976		120	47.76	4,274,141	4,897,800	
2001/07		1.00	0.9615	0.9615		120	47.76	4,309,827	4,944,840	
2002/01		1.00	1.0301	1.0301		120	42.85	4,344,415	4,995,720	
2002/07		1.00	0.8337	0.8337		120	42.85	4,372,633	5,037,360	
2003/01		1.00	1.3271	1.3271		120	42.85	4,417,843	5,104,200	
2003/07		1.00	1.1664	1.1664		120	45.75	4,460,706	5,163,720	
2004/01		1.00	1.1103	1.1103		120	54.98	4,510,215	5,221,080	



Florida Agency for Health Care Administration
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213.80

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2004/07		1.00	0.8378	0.8378		120	54.98	4,547,988	5,264,880	
2005/01		1.00	0.8595	0.8595		120	42.09	4,577,902	5,310,120	
2005/07		1.00	0.7364	0.7364		120	42.09	4,603,701	5,349,240	
2006/01		1.00	0.9068	0.9068		120	42.09	4,635,648	5,397,720	
2006/07		1.00	0.8133	0.8133		120	42.60	4,664,850	5,441,640	
2007/01		1.00	1.0133	1.0133		120	37.41	4,697,001	5,496,720	
2007/07		1.00	1.1050	1.1050		120	37.41	4,732,304	5,557,440	
2008/01		1.00	0.8556	0.8556		120	37.41	4,759,844	5,604,960	
2008/07		1.00	0.6104	0.6104		120	34.45	4,778,042	5,639,160	
2009/01		1.00	1.3268	1.3268		120	34.45	4,817,750	5,714,040	
2009/07		1.00	0.6841	0.6841		120	33.60	4,837,884	5,753,160	
2010/01		0.95	0.8643	0.8643		120	33.60	4,862,152	5,802,840	
2010/07		0.95	0.7107	0.7107		120	40.82	4,886,517	5,844,120	
2011/01		0.90	0.9198	0.9198		120	37.88	4,914,376	5,897,880	
2011/07		0.90	0.9028	0.9028		120	37.88	4,941,876	5,951,160	
2012/01		0.85	0.3865	0.3865		120	35.10	4,952,236	5,974,200	
2012/07		0.85	0.9417	0.9417		120	35.10	4,977,532	6,030,480	
2013/01		0.80	0.4901	0.4901		120	26.50	4,986,936	6,060,000	
2013/07		0.80	0.6196	0.6196		120	26.50	4,998,847	6,097,560	
2014/01		0.75	0.8564	0.8564		120	26.50	5,014,317	6,149,760	
2014/07		0.75	1.2383	1.2383		120	24.85	5,014,317	6,225,960	
2015/01		0.70	0.7571	0.7571		120	24.85	5,014,317	6,273,120	
2015/09		0.70	1.5736	1.5736		120	27.43	5,041,863	6,371,880	
2016/09		0.65	1.9890	1.9890		120	22.28	5,041,863	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

0325252-00 - 2016/09

221.87

Heartland Health Care Center- Miami Lakes

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
5725 NW 186 STREET	10/1/2014-12/31/2015	Number of Beds: 120	Superior: 0
HIALEAH, FL 33015	Days in CR 457	Maximum: 54,840	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: 51,484	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 11,563	Inflation
Current Class South Large	Initial CR? False	Medicaid: 10,311	FY Index: 1.37620649
Class at 1/94: South Large	Medicaid Utilization	20.02758%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	93.88038%	Cost: 1.04893739
Open Date: 09/14/1990	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 09/14/1990	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25099500
Entered Medicaid 09/14/1990	Low Occupancy Adjustment Factor:	118.72772%	DC Sem Index: 1.30450000
Med # Active Date: 12/20/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04276996
Previous Med # 202932			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	704,308	828,279	566,698	108,162	29,580	2,237,027	
1a	Audit Adjustments							
2	Cost Per Diem	68.3065	80.3296	54.9605	10.4900	2.8688	216.9554	
3	Cost Per Diem Inflated	71.6492	83.7653	57.6501				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	71.6492	83.7653	57.6501	10.4900	2.8688	226.4234	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	72.3110		61.4327				
7	Provider Target Rate	76.3335		64.8501				
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	83.7653	57.6501	10.4900	2.8688	213.5644	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	58.7902	83.7653	57.6501	10.4900	2.8688	213.5644	
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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221.87

Heartland Health Care Center- Miami Lakes

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 09/14/1990		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:	1990/07	Type:	Fixed	80% Capital(1):	4,101,553	12.4655
Indexed Asset Value	5,126,941	<60% of Base:	False	20% ROE(2):	1,025,388	0.5332
FRVS Base Asset:	3,620,880	Interest Rate:	10.5000%	Insurance Cost(3):	33,790	0.6563
Occup Adj Factor	0.9000	Chase Rate:	10.0000%	Taxes Cost(3):	92,954	1.8055
ROE Factor	0.020500	Amortization Rate:	10.5000%	Home Office(3):	25,761	0.5004
		Interest Only:	False	Replacement(3&4):	220,897	0.0000
		Yearly Payment:	491,389	Total FRVS PD:		15.9609

(1) 80% Capital (\$4,101,553) amortized at 10.5000 % for 20 years Principal & Interest of \$491,389 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$12.4655

(2) 20% ROE (\$1,025,388) times the ROE factor (0.020500) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5332

(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:	01/01/1990	Current RS PBS:	30,174
Comparison Bed	120	Effective PBS Limitation	54,155
			3,620,880

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.7902	58.7902	2.6673	56.1229
Direct Care	83.7653	83.7653	3.8004	79.9649
Indirect Care	57.6501	57.6501	2.6156	55.0345
Property	10.4900	15.9609	0.7241	15.2368
ROE	2.8688	1.4750	0.0669	1.4081
ROE Adjustment	-1.4750	-1.4750	-0.0669	-1.4081
Quality Assess-Medicaid Share				7.3294
Supplemental Rate				8.1814
Totals	212.0894	216.1665	9.8074	221.8699

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

0 325252-00 - 2016/09

221.87

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	5,568,039	0.00	0.5899	0.5899		120	24.96	3,620,880	3,620,880	1
1991/01		0.10	0.5899	0.5899		120	24.96	3,620,880	3,663,600	
1991/07		0.10	1.4932	1.4932		120	24.96	3,620,880	3,718,320	
1992/01	57,663	0.20	2.0117	2.0117		120	24.96	3,678,543	3,793,080	
1992/07		0.20	1.8152	1.8152		120	24.96	3,678,543	3,861,960	
1993/01		0.30	1.7710	1.7710		120	24.96	3,678,543	3,930,360	
1993/07		0.30	1.5329	1.5329		120	24.96	3,678,543	3,990,600	
1994/01		0.40	1.6983	1.6983		120	33.09	3,693,577	4,058,400	
1994/07		0.40	1.5991	1.5991		120	33.09	3,707,790	4,123,320	
1995/01	45,477	0.50	1.5812	1.5812		120	38.00	3,773,520	4,188,480	
1995/07		0.50	1.5250	1.5250		120	38.00	3,793,400	4,252,320	
1996/01		0.60	1.7228	1.7228		120	41.16	3,822,745	4,325,640	
1996/07		0.60	1.3294	1.3294		120	41.16	3,845,563	4,383,120	
1997/01		0.70	1.4109	1.4109		120	40.76	3,873,709	4,444,920	
1997/07		0.70	1.0917	1.0917		120	40.76	3,873,709	4,493,400	5
1998/01	189,829	0.80	1.1663	1.1663		120	42.28	4,085,476	4,545,840	5
1998/07		0.80	1.0794	1.0794		120	42.28	4,113,416	4,594,920	5
1999/01	64,013	0.90	1.4499	1.4499		120	43.50	4,247,469	4,661,520	
1999/07		0.90	1.2299	1.2299		120	43.50	4,284,654	4,718,880	
2000/01	22,820	1.00	1.3356	1.3356		120	46.45	4,355,804	4,781,880	
2000/07		1.00	1.1129	1.1129		120	46.45	4,396,744	4,835,040	
2001/01		1.00	1.2976	1.2976		120	45.08	4,443,506	4,897,800	
2001/07		1.00	0.9615	0.9615		120	45.08	4,478,524	4,944,840	
2002/01	16,146	1.00	1.0301	1.0301		120	48.25	4,535,141	4,995,720	
2002/07		1.00	0.8337	0.8337		120	48.25	4,568,310	5,037,360	
2003/01		1.00	1.3271	1.3271		120	48.25	4,621,496	5,104,200	
2003/07		1.00	1.1664	1.1664		120	42.31	4,662,964	5,163,720	
2004/01		1.00	1.1103	1.1103		120	42.31	4,702,791	5,221,080	
2004/07		1.00	0.8378	0.8378		120	40.94	4,732,119	5,264,880	
2005/01		1.00	0.8595	0.8595		120	40.30	4,761,921	5,310,120	



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221.87

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	40.30	4,787,615	5,349,240	
2006/01		1.00	0.9068	0.9068		120	40.30	4,819,426	5,397,720	
2006/07	38,197	1.00	0.8133	0.8133		120	36.62	4,883,721	5,441,640	
2007/01		1.00	1.0133	1.0133		120	35.88	4,916,004	5,496,720	
2007/07		1.00	1.1050	1.1050		120	35.88	4,951,442	5,557,440	
2008/01		1.00	0.8556	0.8556		120	35.88	4,979,079	5,604,960	
2008/07		1.00	0.6104	0.6104		120	36.32	4,999,149	5,639,160	
2009/01		1.00	1.3268	1.3268		120	32.34	5,038,150	5,714,040	
2009/07		1.00	0.6841	0.6841		120	32.34	5,058,416	5,753,160	
2010/01		1.00	0.8643	0.8643		120	30.29	5,082,494	5,802,840	
2010/07		1.00	0.7107	0.7107		120	30.29	5,102,387	5,844,120	
2011/01		0.95	0.9198	0.9198		120	30.29	5,126,941	5,897,880	
2011/07		0.95	0.9028	0.9028		120	24.99	5,126,941	5,951,160	
2012/01		0.90	0.3865	0.3865		120	22.99	5,126,941	5,974,200	
2012/07		0.90	0.9417	0.9417		120	22.99	5,126,941	6,030,480	
2013/01		0.85	0.4901	0.4901		120	23.07	5,126,941	6,060,000	
2013/07		0.85	0.6196	0.6196		120	23.07	5,126,941	6,097,560	
2014/01		0.80	0.8564	0.8564		120	23.07	5,126,941	6,149,760	
2014/07		0.80	1.2383	1.2383		120	21.24	5,126,941	6,225,960	
2015/01		0.75	0.7571	0.7571		120	21.34	5,126,941	6,273,120	
2015/09		0.75	1.5736	1.5736		120	21.34	5,126,941	6,371,880	
2016/09		0.70	1.9890	1.9890		120	20.03	5,126,941	6,498,600	

Message Code:

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| 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

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205.63

Heartland Health Care Center-Orange Park

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
570 WELLS RD	10/1/2014-12/31/2015	Number of Beds: 120	Superior: 0
ORANGE PARK, FL 32073-2999	Days in CR 457	Maximum: 54,840	Standard: 366
County: Clay [10]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 46,480	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 7,645	Inflation
Current Class North Large	Initial CR? False	Medicaid: 20,820	FY Index: 1.37620649
Class at 1/94: North Large	Medicaid Utilization	44.79346%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	84.75565%	Cost: 1.04893739
Open Date: 03/22/1990	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 03/22/1990	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25099500
Entered Medicaid 04/26/1990	Low Occupancy Adjustment Factor:	107.18794%	DC Sem Index: 1.30450000
Med # Active Date: 12/20/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04276996
Previous Med # 202169			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	955,672	1,516,845	1,048,507	213,613	39,273	3,773,910	
1a	Audit Adjustments							
2	Cost Per Diem	45.9016	72.8552	50.3606	10.2600	1.8863	181.2637	
3	Cost Per Diem Inflated	48.1479	75.9712	52.8251				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	48.1479	75.9712	52.8251	10.2600	1.8863	189.0905	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	77.4138		60.2672				
7	Provider Target Rate	81.7202		63.6197				
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	48.1479	75.9712	52.8251	10.2600	1.8863	189.0905	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	48.1479	75.9712	52.8251	10.2600	1.8863	189.0905	
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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205.63

Heartland Health Care Center-Orange Park

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 04/26/1990		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:	1990/01	Type:	Variable	80% Capital(1):	4,186,978	10.0817
Indexed Asset Value	5,233,723	<60% of Base:	False	20% ROE(2):	1,046,745	0.5443
FRVS Base Asset:	3,602,760	Interest Rate:	7.2600%	Insurance Cost(3):	24,971	0.5372
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	85,465	1.8387
ROE Factor	0.020500	Amortization Rate:	7.2600%	Home Office(3):	19,437	0.4182
		Interest Only:	False	Replacement(3&4):	256,064	0.0000
		Yearly Payment:	397,419	Total FRVS PD:		13.4201

(1) 80% Capital (\$4,186,978) amortized at 7.2600 % for 20 years Principal & Interest of \$397,419 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$10.0817

(2) 20% ROE (\$1,046,745) times the ROE factor (0.020500) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5443

(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	48.1479	48.1479	2.1844	45.9635
Direct Care	75.9712	75.9712	3.4468	72.5244
Indirect Care	52.8251	52.8251	2.3966	50.4285
Property	10.2600	13.4201	0.6089	12.8112
ROE	1.8863	0.7423	0.0337	0.7086
ROE Adjustment	-0.7423	-0.7423	-0.0337	-0.7086
Quality Assess-Medicaid Share				15.7189
Supplemental Rate				8.1814
Totals	188.3482	190.3643	8.6367	205.6279

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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205.63

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1990/01	4,802,657	0.00	0.5899	0.5899		120	21.73	3,602,760	3,602,760	1
1990/07		0.10	0.5899	0.5899		120	21.73	3,602,760	3,642,240	
1991/01		0.10	0.5899	0.5899		120	21.73	3,602,760	3,663,600	
1991/07		0.20	1.4932	1.4932		120	21.73	3,602,760	3,718,320	
1992/01		0.20	2.0117	2.0117		120	21.73	3,602,760	3,793,080	
1992/07		0.30	1.8152	1.8152		120	21.73	3,602,760	3,861,960	
1993/01		0.30	1.7710	1.7710		120	21.73	3,602,760	3,930,360	
1993/07		0.40	1.5329	1.5329		120	28.37	3,614,156	3,990,600	
1994/01	27,861	0.40	1.6983	1.6983		120	23.14	3,642,017	4,058,400	
1994/07		0.50	1.5991	1.5991		120	23.14	3,642,017	4,123,320	
1995/01		0.50	1.5812	1.5812		120	23.14	3,642,017	4,188,480	
1995/07	53,608	0.60	1.5250	1.5250		120	25.45	3,711,045	4,252,320	
1996/01		0.60	1.7228	1.7228		120	25.45	3,728,796	4,325,640	
1996/07	24,628	0.70	1.3294	1.3294		120	30.89	3,772,913	4,383,120	
1997/01		0.70	1.4109	1.4109		120	30.89	3,793,840	4,444,920	
1997/07		0.80	1.0917	1.0917		120	35.40	3,815,167	4,493,400	
1998/01		0.80	1.1663	1.1663		120	35.40	3,838,078	4,545,840	
1998/07		0.90	1.0794	1.0794		120	42.39	3,866,816	4,594,920	
1999/01		0.90	1.4499	1.4499		120	42.39	3,905,705	4,661,520	
1999/07	81,354	1.00	1.2299	1.2299		120	42.93	4,024,553	4,718,880	
2000/01		1.00	1.3356	1.3356		120	42.93	4,066,509	4,781,880	
2000/07		1.00	1.1129	1.1129		120	55.03	4,111,765	4,835,040	
2001/01		1.00	1.2976	1.2976		120	55.03	4,165,119	4,897,800	
2001/07		1.00	0.9615	0.9615		120	48.28	4,200,274	4,944,840	
2002/01		1.00	1.0301	1.0301		120	45.16	4,235,800	4,995,720	
2002/07		1.00	0.8337	0.8337		120	45.16	4,264,796	5,037,360	
2003/01		1.00	1.3271	1.3271		120	45.16	4,311,268	5,104,200	
2003/07		1.00	1.1664	1.1664		120	37.04	4,345,134	5,163,720	
2004/01		1.00	1.1103	1.1103		120	37.04	4,377,624	5,221,080	
2004/07		1.00	0.8378	0.8378		120	37.04	4,402,323	5,264,880	



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0 325261-00 - 2016/09

205.63

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2005/01	31,595	1.00	0.8595	0.8595		120	26.87	4,452,404	5,310,120	
2005/07		1.00	0.7364	0.7364		120	26.87	4,468,422	5,349,240	
2006/01	101,416	1.00	0.9068	0.9068		120	28.84	4,591,085	5,397,720	
2006/07		1.00	0.8133	0.8133		120	28.84	4,610,664	5,441,640	
2007/01		1.00	1.0133	1.0133		120	40.69	4,645,228	5,496,720	
2007/07		1.00	1.1050	1.1050		120	40.69	4,683,203	5,557,440	
2008/01		1.00	0.8556	0.8556		120	44.55	4,715,659	5,604,960	
2008/07		1.00	0.6104	0.6104		120	44.55	4,738,974	5,639,160	
2009/01		1.00	1.3268	1.3268		120	49.50	4,795,563	5,714,040	
2009/07		1.00	0.6841	0.6841		120	49.50	4,825,089	5,753,160	
2010/01		1.00	0.8643	0.8643		120	49.50	4,862,622	5,802,840	
2010/07		0.95	0.7107	0.7107		120	47.38	4,890,906	5,844,120	
2011/01		0.95	0.9198	0.9198		120	43.19	4,924,466	5,897,880	
2011/07		0.90	0.9028	0.9028		120	43.19	4,955,886	5,951,160	
2012/01		0.90	0.3865	0.3865		120	43.19	4,969,425	5,974,200	
2012/07		0.85	0.9417	0.9417		120	46.53	5,003,075	6,030,480	
2013/01		0.85	0.4901	0.4901		120	46.53	5,020,708	6,060,000	
2013/07		0.80	0.6196	0.6196		120	46.53	5,041,763	6,097,560	
2014/01		0.80	0.8564	0.8564		120	46.53	5,070,985	6,149,760	
2014/07		0.75	1.2383	1.2383		120	45.04	5,109,551	6,225,960	
2015/01		0.75	0.7571	0.7571		120	44.77	5,133,167	6,273,120	
2015/09		0.70	1.5736	1.5736		120	44.77	5,179,192	6,371,880	
2016/09		0.65	1.9890	1.9890		120	44.79	5,233,723	6,498,600	

Message Code:

1 Per Bed Standard Limitation

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

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ID: 325261123120151001201404192016141821



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206.80

ManorCare Nursing 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
2075 LOCH LOMOND DRIVE	10/1/2013-9/30/2014	Number of Beds: 138	Superior: 0
WINTER PARK, FL 32792	Days in CR 365	Maximum: 50,370	Standard: 366
County: Orange [48]	First Used : 2015/09	Max Annualized: 50,370	Conditional: 0
Region: Central Area: 7	Last Used: 2016/09	Total Patient: 34,579	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 12,632	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 16,544	FY Index: 1.33439166
Class at 1/94: North Large	Medicaid Utilization	47.84407%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	68.64999%	Cost: 1.08180716
Open Date: 07/01/1977	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/01/1977	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22550000
Entered Medicaid 07/01/1977	Low Occupancy Adjustment Factor:	86.81959%	DC Sem Index: 1.30450000
Med # Active Date: 12/20/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06446348
Previous Med # 204854			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	755,826	1,307,233	697,069	183,473	10,992	2,954,593	
1a	Audit Adjustments							
2	Cost Per Diem	45.6858	79.0155	42.1342	11.0900	0.6644	178.5899	
3	Cost Per Diem Inflated	49.4232	84.1091	45.5811				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	49.4232	84.1091	45.5811	11.0900	0.6644	190.8678	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	79.1117		59.0692				
7	Provider Target Rate	83.5125		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	49.4232	84.1091	45.5811	11.0900	0.6644	190.8678	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	49.4232	84.1091	45.5811	11.0900	0.6644	190.8678	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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ManorCare Nursing 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:	2,068,000.00		Total Amount	Per Diem
RS to Start Calcs:	1977/07	Type:	Fixed	80% Capital(1):	2,956,669	6.3050
Indexed Asset Value	3,695,836	<60% of Base:	False	20% ROE(2):	739,167	0.3719
FRVS Base Asset:	2,386,545	Interest Rate:	7.5000%	Insurance Cost(3):	26,552	0.7679
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	44,860	1.2973
ROE Factor	0.022810	Amortization Rate:	7.5000%	Home Office(3):	21,807	0.6306
		Interest Only:	False	Replacement(3&4):	83,353	0.0000
		Yearly Payment:	285,825	Total FRVS PD:		9.3727

(1) 80% Capital (\$2,956,669) amortized at 7.5000 % for 20 years Principal & Interest of \$285,825 divided by annual available days (50370) divided by Occup. Adj. (0.90) = \$6.3050

(2) 20% ROE (\$739,167) times the ROE factor (0.022810) divided by annual available days (50370) divided by Occup. Adj. (0.90) = \$0.3719

(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	138	Effective PBS Limitation	3,933,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	49.4232	49.4232	2.2423	47.1809
Direct Care	84.1091	84.1091	3.8160	80.2931
Indirect Care	45.5811	45.5811	2.0680	43.5131
Property	11.0900	9.3727	0.5031	10.5869
ROE	0.6644	0.2708	0.0301	0.6343
ROE Adjustment	-0.2708	-0.2708	-0.0123	-0.2585
Quality Assess-Medicaid Share				16.6640
Supplemental Rate				8.1814
Totals	190.5970	188.4861	8.6472	206.7952

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	2,318,921	0.00	5.0576	3.0000	2.0576	138	100.00	2,318,921	2,344,482	
1978/01	25,231	0.10	6.7973	3.0000	3.7973	138	100.00	2,351,109	2,455,710	
1978/07		0.10	9.3367	3.0000	6.3367	138	100.00	2,358,162	2,591,640	
1979/01		0.20	11.4640	3.0000	8.4640	138	100.00	2,372,311	2,724,534	
1979/07		0.20	12.6622	3.0000	9.6622	138	100.00	2,386,545	2,838,936	
1980/01		0.30	15.8279	3.0000	12.8279	138	15.09	2,386,545	3,014,058	
1980/07		0.30	16.6385	3.0000	13.6385	138	15.09	2,386,545	3,128,874	
1981/01		0.40	17.4626	3.0000	14.4626	138	16.97	2,386,545	3,248,520	
1981/07		0.40	17.0514	3.0000	14.0514	138	16.97	2,386,545	3,332,562	
1982/01		0.50	16.7274	3.0000	13.7274	138	21.73	2,386,545	3,421,848	
1982/07		0.50	16.0251	3.0000	13.0251	138	21.73	2,386,545	3,500,370	
1983/04		0.60	15.6539	3.0000	12.6539	138	21.73	2,386,545	3,592,416	
1983/07		0.60	16.6117	3.0000	13.6117	138	21.73	2,386,545	3,734,556	
1984/01		0.70	14.9069	3.0000	11.9069	138	21.73	2,386,545	3,782,994	
1984/07		0.70	13.8248	3.0000	10.8248	138	20.20	2,386,545	3,855,582	
1985/01		0.80	11.9719	3.0000	8.9719	138	20.20	2,386,545	3,899,742	
1985/10		0.80	9.8241	3.0000	6.8241	138	21.75	2,386,545	3,933,000	
1986/01		0.90	7.6540	3.0000	4.6540	138	21.75	2,386,545	3,965,706	
1986/07		0.90	4.9514	3.0000	1.9514	138	37.42	2,430,385	3,958,116	
1987/01		1.00	2.9605	2.9605		138	37.42	2,479,338	4,028,910	
1987/07		1.00	0.9007	0.9007		138	52.79	2,500,772	4,060,374	
1988/01		1.00	0.9007	0.9007		138	52.79	2,522,391	4,093,356	
1988/07		1.00	0.5899	0.5899		138	53.41	2,536,840	4,091,148	
1989/01		1.00	0.5899	0.5899		138	53.41	2,551,372	4,115,298	
1989/07		1.00	0.5899	0.5899		138	51.79	2,565,544	4,143,174	
1990/01		1.00	0.5899	0.5899		138	51.79	2,579,795	4,164,012	
1990/07		1.00	0.5899	0.5899		138	48.85	2,593,312	4,188,576	
1991/01		1.00	0.5899	0.5899		138	48.85	2,606,899	4,213,140	
1991/07		1.00	1.4932	1.4932		138	50.05	2,642,322	4,276,068	
1992/01		1.00	2.0117	2.0117		138	50.05	2,690,694	4,362,042	



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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		138	50.05	2,735,140	4,441,254	
1993/01		1.00	1.7710	1.7710		138	44.53	2,774,358	4,519,914	
1993/07		1.00	1.5329	1.5329		138	44.74	2,808,953	4,589,190	
1994/01		1.00	1.6983	1.6983		138	44.74	2,847,758	4,667,160	
1994/07		1.00	1.5991	1.5991		138	40.61	2,881,382	4,741,818	
1995/01		1.00	1.5812	1.5812		138	40.61	2,915,022	4,816,752	
1995/07		1.00	1.5250	1.5250		138	41.02	2,948,177	4,890,168	
1996/01		1.00	1.7228	1.7228		138	41.02	2,986,058	4,974,486	
1996/07		1.00	1.3294	1.3294		138	42.16	3,016,487	5,040,588	
1997/01		1.00	1.4109	1.4109		138	42.16	3,049,111	5,111,658	
1997/07		1.00	1.0917	1.0917		138	39.06	3,072,751	5,167,410	
1998/01		0.95	1.1663	1.1663		138	39.06	3,096,930	5,227,716	
1998/07		0.95	1.0794	1.0794		138	41.46	3,120,868	5,284,158	
1999/01		0.90	1.4499	1.4499		138	41.46	3,151,567	5,360,748	
1999/07		0.90	1.2299	1.2299		138	42.31	3,151,567	5,426,712	5
2000/01		0.85	1.3356	1.3356		138	42.31	3,206,162	5,499,162	
2000/07		0.85	1.1129	1.1129		138	42.31	3,229,494	5,560,296	
2001/01		0.80	1.2976	1.2976		138	46.39	3,257,771	5,632,470	
2001/07		0.80	0.9615	0.9615		138	46.39	3,278,907	5,686,566	
2002/01	29,709	0.75	1.0301	1.0301		138	50.88	3,332,051	5,745,078	
2002/07		0.75	0.8337	0.8337		138	50.88	3,351,326	5,792,964	
2003/01		0.70	1.3271	1.3271		138	50.88	3,380,128	5,869,830	
2003/07		0.70	1.1664	1.1664		138	51.39	3,405,915	5,938,278	
2004/01		0.65	1.1103	1.1103		138	51.39	3,428,882	6,004,242	
2004/07		0.65	0.8378	0.8378		138	51.39	3,446,330	6,054,612	
2005/01	21,853	0.60	0.8595	0.8595		138	55.16	3,485,956	6,106,638	
2005/07		0.60	0.7364	0.7364		138	55.16	3,501,357	6,151,626	
2006/01		0.55	0.9068	0.9068		138	55.55	3,518,818	6,207,378	
2006/07		0.55	0.8133	0.8133		138	55.55	3,534,558	6,257,886	
2007/01		0.50	1.0133	1.0133		138	54.99	3,552,464	6,321,228	



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206.80

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2007/07		0.50	1.1050	1.1050		138	54.99	3,572,088	6,391,056	
2008/01		0.45	0.8556	0.8556		138	53.13	3,585,373	6,445,704	
2008/07		0.45	0.6104	0.6104		138	53.13	3,594,887	6,485,034	
2009/01		0.40	1.3268	1.3268		138	50.49	3,612,401	6,571,146	
2009/07		0.40	0.6841	0.6841		138	50.49	3,621,474	6,616,134	
2010/01		0.35	0.8643	0.8643		138	49.24	3,631,282	6,673,266	
2010/07		0.35	0.7107	0.7107		138	49.24	3,639,367	6,720,738	
2011/01		0.30	0.9198	0.9198		138	50.56	3,648,597	6,782,562	
2011/07		0.30	0.9028	0.9028		138	50.56	3,657,680	6,843,834	
2012/01		0.25	0.3865	0.3865		138	50.56	3,660,928	6,870,330	
2012/07		0.25	0.9417	0.9417		138	46.33	3,668,187	6,935,052	
2013/01		0.20	0.4901	0.4901		138	46.33	3,671,215	6,969,000	
2013/07		0.20	0.6196	0.6196		138	46.99	3,675,101	7,012,194	
2014/01		0.15	0.8564	0.8564		138	47.89	3,679,213	7,072,224	
2014/07		0.15	1.2383	1.2383		138	47.89	3,685,162	7,159,854	
2015/01		0.10	0.7571	0.7571		138	47.89	3,687,591	7,214,088	
2015/09		0.10	1.5736	1.5736		138	47.84	3,692,640	7,327,662	
2016/09		0.05	1.9890	1.9890		138	47.84	3,695,836	7,473,390	

Message Code:

5 Uncorrected Licensure Deficiency

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

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210.76

Heartland Health Care Center of South Jacksonville

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
3648 UNIVERSITY BLVD S	6/1/2014-5/31/2015	Number of Beds: 117	Superior: 0
JACKSONVILLE, FL 32216	Days in CR 365	Maximum: 42,705	Standard: 366
County: Duval [16]	First Used : 2016/09	Max Annualized: 42,705	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 38,673	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 8,684	Inflation
Current Class North Large	Initial CR? False	Medicaid: 15,032	FY Index: 1.35644350
Class at 1/94: North Large	Medicaid Utilization	38.86950%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	90.55848%	Cost: 1.06422011
Open Date: 11/01/1981	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 11/01/1981	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23833109
Entered Medicaid 07/01/1980	Low Occupancy Adjustment Factor:	114.52661%	DC Sem Index: 1.30450000
Med # Active Date: 12/20/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05343394
Previous Med # 205630			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	600,327	1,243,651	759,321	194,364	24,438	2,822,101	
1a	Audit Adjustments							
2	Cost Per Diem	39.9366	82.7336	50.5136	12.9300	1.6257	187.7395	
3	Cost Per Diem Inflated	42.5013	87.1544	53.7576				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	42.5013	87.1544	53.7576	12.9300	1.6257	197.9690	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	70.6156		56.7094				
7	Provider Target Rate	74.5438		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	42.5013	87.1544	53.7576	12.9300	1.6257	197.9690	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	42.5013	87.1544	53.7576	12.9300	1.6257	197.9690	
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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Heartland Health Care Center of South Jacksonville

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:	1,521,100.00		Total Amount	Per Diem
RS to Start Calcs:	1981/07	Type:	Fixed	80% Capital(1):	3,993,664	11.6227
Indexed Asset Value	4,992,080	<60% of Base:	False	20% ROE(2):	998,416	0.5411
FRVS Base Asset:	2,155,422	Interest Rate:	9.5000%	Insurance Cost(3):	24,498	0.6335
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	68,258	1.7650
ROE Factor	0.020830	Amortization Rate:	9.5000%	Home Office(3):	15,893	0.4110
		Interest Only:	False	Replacement(3&4):	132,193	0.0000
		Yearly Payment:	446,714	Total FRVS PD:		14.9733

(1) 80% Capital (\$3,993,664) amortized at 9.5000 % for 20 years Principal & Interest of \$446,714 divided by annual available days (42705) divided by Occup. Adj. (0.90) = \$11.6227

(2) 20% ROE (\$998,416) times the ROE factor (0.020830) divided by annual available days (42705) divided by Occup. Adj. (0.90) = \$0.5411

(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	42.5013	42.5013	1.9283	40.5730
Direct Care	87.1544	87.1544	3.9542	83.2002
Indirect Care	53.7576	53.7576	2.4390	51.3186
Property	12.9300	14.9733	0.5866	12.3434
ROE	1.6257	0.6471	0.0738	1.5519
ROE Adjustment	-0.6471	-0.6471	-0.0294	-0.6177
Quality Assess-Medicaid Share				14.2056
Supplemental Rate				8.1814
Totals	197.3219	198.3866	8.9525	210.7564

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	2,101,841	0.00	2.5888	2.5888		89	43.39	2,101,841	2,149,261	
1982/01		0.10	2.6760	2.6760		89	43.39	2,106,278	2,206,844	
1982/07		0.10	2.2977	2.2977		89	36.91	2,109,526	2,257,485	
1983/04		0.20	2.6288	2.6288		89	36.91	2,116,970	2,316,848	
1983/07		0.20	3.9578	3.0000	0.9578	89	36.91	2,125,494	2,408,518	
1984/01		0.30	2.2530	2.2530		89	36.91	2,135,135	2,439,757	
1984/07		0.30	1.9179	1.9179		89	37.84	2,143,587	2,486,571	
1985/01		0.40	1.1471	1.1471		89	37.84	2,150,353	2,515,051	
1985/10		0.40	0.8522	0.8522		89	38.03	2,155,422	2,536,500	
1986/01		0.50	0.8299	0.8299		89	38.03	2,161,607	2,557,593	
1986/07		0.50	0.2974	0.2974		89	31.92	2,163,472	2,552,698	
1987/01		0.60	1.0091	1.0091		89	31.92	2,171,075	2,598,355	
1987/07		0.60	0.9007	0.9007		89	30.34	2,177,547	2,618,647	
1988/01		0.70	0.9007	0.9007		89	39.49	2,187,405	2,639,918	
1988/07		0.70	0.5899	0.5899		89	39.49	2,193,890	2,638,494	
1989/01		0.80	0.5899	0.5899		89	37.73	2,200,992	2,654,069	
1989/07		0.80	0.5899	0.5899		89	37.73	2,208,117	2,672,047	
1990/01		0.90	0.5899	0.5899		89	39.21	2,216,474	2,685,486	
1990/07		0.90	0.5899	0.5899		89	39.21	2,224,863	2,701,328	
1991/01		1.00	0.5899	0.5899		89	48.66	2,236,475	2,717,170	
1991/07		1.00	1.4932	1.4932		89	48.66	2,266,021	2,757,754	
1992/01	935,394	1.00	2.0117	2.0117		120	54.48	3,246,570	3,793,080	
1992/07		1.00	1.8152	1.8152		120	54.48	3,304,945	3,861,960	
1993/01		1.00	1.7710	1.7710		120	49.28	3,357,388	3,930,360	
1993/07		1.00	1.5329	1.5329		120	49.28	3,403,501	3,990,600	
1994/01		1.00	1.6983	1.6983		120	40.83	3,446,411	4,058,400	
1994/07		1.00	1.5991	1.5991		120	40.83	3,487,324	4,123,320	
1995/01		1.00	1.5812	1.5812		120	35.37	3,522,785	4,188,480	
1995/07		1.00	1.5250	1.5250		120	35.37	3,557,333	4,252,320	
1996/01		1.00	1.7228	1.7228		120	35.37	3,596,745	4,325,640	



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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
1996/07		1.00	1.3294	1.3294		120	42.56	3,633,745	4,383,120	
1997/01		1.00	1.4109	1.4109		120	42.56	3,673,418	4,444,920	
1997/07		1.00	1.0917	1.0917		120	50.15	3,709,984	4,493,400	
1998/01		1.00	1.1663	1.1663		120	50.15	3,749,438	4,545,840	
1998/07		1.00	1.0794	1.0794		120	57.11	3,789,909	4,594,920	
1999/01		1.00	1.4499	1.4499		120	68.90	3,844,859	4,661,520	
1999/07		1.00	1.2299	1.2299		120	68.90	3,892,147	4,718,880	
2000/01		1.00	1.3356	1.3356		120	73.35	3,944,131	4,781,880	
2000/07		1.00	1.1129	1.1129		120	73.35	3,988,025	4,835,040	
2001/01		1.00	1.2976	1.2976		120	65.97	4,039,774	4,897,800	
2001/07		1.00	0.9615	0.9615		120	65.97	4,078,616	4,944,840	
2002/01		0.95	1.0301	1.0301		117	60.80	4,118,529	4,870,827	
2002/07		0.95	0.8337	0.8337		117	60.80	4,151,148	4,911,426	
2003/01		0.90	1.3271	1.3271		117	61.48	4,200,729	4,976,595	
2003/07		0.90	1.1664	1.1664		117	61.48	4,244,828	5,034,627	
2004/01		0.85	1.1103	1.1103		117	61.48	4,284,891	5,090,553	
2004/07		0.85	0.8378	0.8378		117	61.48	4,315,404	5,133,258	
2005/01		0.80	0.8595	0.8595		117	48.93	4,341,802	5,177,367	
2005/07		0.80	0.7364	0.7364		117	48.93	4,364,557	5,215,509	
2006/01		0.75	0.9068	0.9068		117	38.57	4,385,373	5,262,777	
2006/07		0.75	0.8133	0.8133		117	38.57	4,404,133	5,305,599	
2007/01	50,931	0.70	1.0133	1.0133		117	40.43	4,478,027	5,359,302	
2007/07		0.70	1.1050	1.1050		117	40.43	4,503,489	5,418,504	
2008/01		0.65	0.8556	0.8556		117	42.31	4,522,755	5,464,836	
2008/07		0.65	0.6104	0.6104		117	42.31	4,536,561	5,498,181	
2009/01	266,135	0.60	1.3268	1.3268		117	42.28	4,830,459	5,571,189	
2009/07		0.60	0.6841	0.6841		117	42.28	4,845,702	5,609,331	
2010/01		0.55	0.8643	0.8643		117	37.44	4,861,384	5,657,769	
2010/07		0.55	0.7107	0.7107		117	37.44	4,874,320	5,698,017	
2011/01		0.50	0.9198	0.9198		117	35.21	4,888,671	5,750,433	



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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		117	35.21	4,902,798	5,802,381	
2012/01		0.45	0.3865	0.3865		117	36.25	4,908,417	5,824,845	
2012/07		0.45	0.9417	0.9417		117	36.25	4,922,127	5,879,718	
2013/01		0.40	0.4901	0.4901		117	33.74	4,928,045	5,908,500	
2013/07		0.40	0.6196	0.6196		117	33.74	4,935,536	5,945,121	
2014/01		0.35	0.8564	0.8564		117	29.81	4,943,553	5,996,016	
2014/07		0.35	1.2383	1.2383		117	29.81	4,955,166	6,070,311	
2015/01		0.30	0.7571	0.7571		117	30.82	4,961,472	6,116,292	
2015/09		0.30	1.5736	1.5736		117	30.82	4,974,597	6,212,583	
2016/09		0.25	1.9890	1.9890		117	38.87	4,992,080	6,336,135	

Message Code:

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Heartland Health Care Center- Boynton 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
3600 OLD BOYNTON ROAD	7/1/2013-6/30/2014	Number of Beds: 120	Superior: 0
BOYNTON BEACH, FL 33436	Days in CR 365	Maximum: 43,800	Standard: 366
County: Palm Beach [50]	First Used : 2015/01	Max Annualized: 43,800	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 41,433	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 6,754	Inflation
Current Class South Large	Initial CR? False	Medicaid: 25,544	FY Index: 1.32215372
Class at 1/94: South Large	Medicaid Utilization	61.65134%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.59589%	Cost: 1.09182044
Open Date: 05/03/1991	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 05/03/1991	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22300000
Entered Medicaid 01/16/1992	Low Occupancy Adjustment Factor:	119.63260%	DC Sem Index: 1.30450000
Med # Active Date: 12/20/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06663941
Previous Med # 204200			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,453,825	1,753,664	866,092	316,746	14,339	4,404,666	
1a	Audit Adjustments							
2	Cost Per Diem	56.9145	68.6527	33.9059	12.4000	0.5613	172.4344	
3	Cost Per Diem Inflated	62.1404	73.2277	37.0192				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	62.1404	73.2277	37.0192	12.4000	0.5613	185.3486	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	73.3829		61.4289				
7	Provider Target Rate	77.4650		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	58.7902	73.2277	37.0192	12.4000	0.5613	181.9984	
12/13	Medicaid Adjustment Rate		0.9599	0.4852				
14	Prospective Per Diem 11	58.7902	74.1876	37.5044	12.4000	0.5613	183.4435	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Heartland Health Care Center- Boynton Beach

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 01/16/1992		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1991/01	Type:	None	80% Capital(1):	4,270,177	9.1249
Indexed Asset Value	5,337,721	<60% of Base:	True	20% ROE(2):	1,067,544	0.6150
FRVS Base Asset:	3,642,240	Interest Rate:	8.5000%	Insurance Cost(3):	30,682	0.7405
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	112,733	2.7209
ROE Factor	0.022710	Amortization Rate:	8.5000%	Home Office(3):	19,887	0.4800
		Interest Only:	True	Replacement(3&4):	79,607	0.0000
		Yearly Payment:	359,705	Total FRVS PD:		13.6813

(1) 80% Capital (\$4,270,177) amortized at 8.5000 % for 20 years Interest of \$359,705 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.1249

(2) 20% ROE (\$1,067,544) times the ROE factor (0.022710) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6150

(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 120	Effective PBS Limitation	3,642,240

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.7902	58.7902	2.6673	56.1229
Direct Care	74.1876	74.1876	3.3659	70.8217
Indirect Care	37.5044	37.5044	1.7016	35.8028
Property	12.4000	13.6813	0.6207	13.0606
ROE	0.5613			
ROE Adjustment				
Quality Assess-Medicaid Share				20.7169
Supplemental Rate				8.1814
Totals	183.4435	184.1635	8.3555	204.7063

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	7,142,762	0.00	0.5899	0.5899		120		3,642,240	3,642,240	1
1991/07		0.10	1.4932	1.4932		120		3,642,240	3,718,320	
1992/01		0.10	2.0117	2.0117		120	17.84	3,642,240	3,793,080	
1992/07		0.20	1.8152	1.8152		120	17.84	3,642,240	3,861,960	
1993/01		0.20	1.7710	1.7710		120	17.84	3,642,240	3,930,360	
1993/07		0.30	1.5329	1.5329		120	17.84	3,642,240	3,990,600	
1994/01		0.30	1.6983	1.6983		120	17.84	3,642,240	4,058,400	
1994/07		0.40	1.5991	1.5991		120	17.84	3,642,240	4,123,320	
1995/01	26,665	0.40	1.5812	1.5812		120	34.87	3,683,511	4,188,480	
1995/07		0.50	1.5250	1.5250		120	34.87	3,701,318	4,252,320	
1996/01		0.50	1.7228	1.7228		120	39.36	3,724,135	4,325,640	
1996/07		0.60	1.3294	1.3294		120	39.36	3,745,392	4,383,120	
1997/01		0.60	1.4109	1.4109		120	36.27	3,766,300	4,444,920	
1997/07		0.70	1.0917	1.0917		120	36.27	3,785,280	4,493,400	
1998/01		0.70	1.1663	1.1663		120	37.36	3,806,272	4,545,840	
1998/07		0.80	1.0794	1.0794		120	37.36	3,828,598	4,594,920	
1999/01	37,804	0.80	1.4499	1.4499		120	43.94	3,901,880	4,661,520	
1999/07		0.90	1.2299	1.2299		120	43.94	3,936,385	4,718,880	
2000/01		0.90	1.3356	1.3356		120	51.54	3,980,724	4,781,880	
2000/07		1.00	1.1129	1.1129		120	51.54	4,022,239	4,835,040	
2001/01		1.00	1.2976	1.2976		120	52.08	4,071,661	4,897,800	
2001/07		1.00	0.9615	0.9615		120	52.08	4,071,661	4,944,840	5
2002/01		1.00	1.0301	1.0301		120	59.98	4,151,056	4,995,720	
2002/07		1.00	0.8337	0.8337		120	59.98	4,151,056	5,037,360	5
2003/01		1.00	1.3271	1.3271		120	59.98	4,241,211	5,104,200	
2003/07		1.00	1.1664	1.1664		120	58.73	4,290,680	5,163,720	
2004/01		1.00	1.1103	1.1103		120	58.73	4,338,319	5,221,080	
2004/07		1.00	0.8378	0.8378		120	58.73	4,374,665	5,264,880	
2005/01		1.00	0.8595	0.8595		120	62.58	4,412,265	5,310,120	
2005/07		1.00	0.7364	0.7364		120	62.58	4,444,757	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	28,886	1.00	0.9068	0.9068		120	61.43	4,513,948	5,397,720	
2006/07		1.00	0.8133	0.8133		120	61.43	4,550,660	5,441,640	
2007/01		1.00	1.0133	1.0133		120	58.86	4,596,772	5,496,720	
2007/07		1.00	1.1050	1.1050		120	58.86	4,647,566	5,557,440	
2008/01		1.00	0.8556	0.8556		120	58.86	4,687,331	5,604,960	
2008/07		1.00	0.6104	0.6104		120	60.56	4,715,942	5,639,160	
2009/01		1.00	1.3268	1.3268		120	59.61	4,778,513	5,714,040	
2009/07		1.00	0.6841	0.6841		120	59.61	4,811,203	5,753,160	
2010/01		1.00	0.8643	0.8643		120	59.61	4,811,203	5,802,840	5
2010/07		1.00	0.7107	0.7107		120	58.10	4,887,275	5,844,120	
2011/01		1.00	0.9198	0.9198		120	64.04	4,932,228	5,897,880	
2011/07		0.95	0.9028	0.9028		120	64.04	4,974,532	5,951,160	
2012/01		0.95	0.3865	0.3865		120	64.04	4,992,798	5,974,200	
2012/07		0.90	0.9417	0.9417		120	62.05	5,035,112	6,030,480	
2013/01		0.90	0.4901	0.4901		120	58.18	5,057,322	6,060,000	
2013/07		0.85	0.6196	0.6196		120	58.18	5,083,959	6,097,560	
2014/01		0.85	0.8564	0.8564		120	58.18	5,120,965	6,149,760	
2014/07		0.80	1.2383	1.2383		120	58.83	5,171,693	6,225,960	
2015/01		0.80	0.7571	0.7571		120	61.65	5,203,018	6,273,120	
2015/09		0.75	1.5736	1.5736		120	61.65	5,264,424	6,371,880	
2016/09		0.70	1.9890	1.9890		120	61.65	5,337,721	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

Report Printed: 6/30/2016

ID: 325309063020140701201310072014155531



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

0325325-00 - 2016/09

215.69

Heartland Health Care Center-Ft. Myers

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
1600 MATTHEW DRIVE	10/1/2013-9/30/2014	Number of Beds: 120	Superior: 0
FORT MYERS, FL 33907	Days in CR 365	Maximum: 43,800	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: 38,850	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 18,012	Inflation
Current Class South Large	Initial CR? False	Medicaid: 14,563	FY Index: 1.33439166
Class at 1/94: South Large	Medicaid Utilization	37.48520%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	88.69863%	Cost: 1.08180716
Open Date: 10/29/1990	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 10/29/1990	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22550000
Entered Medicaid 04/25/1991	Low Occupancy Adjustment Factor:	112.17451%	DC Sem Index: 1.30450000
Med # Active Date: 12/20/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06446348
Previous Med # 203491			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,043,477	1,197,328	598,819	244,222	37,065	3,120,911	
1a	Audit Adjustments							
2	Cost Per Diem	71.6526	82.2171	41.1192	16.7700	2.5451	214.3040	
3	Cost Per Diem Inflated	77.5143	87.5171	44.4830				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	77.5143	87.5171	44.4830	16.7700	2.5451	228.8295	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	75.9107		61.4289				
7	Provider Target Rate	80.1335		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	58.7902	87.5171	44.4830	13.6500	2.5451	206.9854	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	58.7902	87.5171	44.4830	13.6500	2.5451	206.9854	
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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Heartland Health Care Center-Ft. Myers

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 04/25/1991		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	5,500,000.00		Total Amount	Per Diem
RS to Start Calcs:	1990/07	Type:	Variable	80% Capital(1):	3,721,690	8.1265
Indexed Asset Value	4,652,113	<60% of Base:	False	20% ROE(2):	930,423	0.5384
FRVS Base Asset:	2,715,660	Interest Rate:	6.0150%	Insurance Cost(3):	27,564	0.7095
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	111,613	2.8729
ROE Factor	0.022810	Amortization Rate:	6.0150%	Home Office(3):	24,908	0.6411
		Interest Only:	False	Replacement(3&4):	107,176	0.0000
		Yearly Payment:	320,347	Total FRVS PD:		12.8884

(1) 80% Capital (\$3,721,690) amortized at 6.0150 % for 20 years Principal & Interest of \$320,347 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$8.1265

(2) 20% ROE (\$930,423) times the ROE factor (0.022810) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5384

(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:	01/01/1990	Current RS PBS:	30,174
Comparison Bed	90	Effective PBS Limitation	54,155
			2,715,660

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.7902	58.7902	2.6673	56.1229
Direct Care	87.5171	87.5171	3.9706	83.5465
Indirect Care	44.4830	44.4830	2.0182	42.4648
Property	13.6500	12.8884	0.5847	12.3037
ROE	2.5451	0.0053	0.0002	0.0051
ROE Adjustment	-0.0053	-0.0053	-0.0002	-0.0051
Quality Assess-Medicaid Share				13.0729
Supplemental Rate				8.1814
Totals	206.9801	203.6787	9.2408	215.6922

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: 9/30/2014

0 325325-00 - 2016/09

215.69

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1990/07	5,427,242	0.00	0.5899	0.5899		90	31.84	2,715,660	2,715,660	1
1991/01		0.10	0.5899	0.5899		108	20.23	2,715,660	3,297,240	
1991/07	549,540	0.10	1.4932	1.4932		108	20.23	3,265,200	3,346,488	
1992/01		0.20	2.0117	2.0117		108	20.23	3,265,200	3,413,772	
1992/07		0.20	1.8152	1.8152		108	20.23	3,265,200	3,475,764	
1993/01		0.30	1.7710	1.7710		108	20.23	3,265,200	3,537,324	
1993/07		0.30	1.5329	1.5329		108	20.23	3,265,200	3,591,540	
1994/01	69,312	0.40	1.6983	1.6983		120	28.63	3,346,058	4,058,400	
1994/07		0.40	1.5991	1.5991		120	28.63	3,357,198	4,123,320	
1995/01		0.50	1.5812	1.5812		116	34.41	3,373,804	4,048,864	
1995/07		0.50	1.5250	1.5250		116	34.41	3,389,899	4,110,576	
1996/01		0.60	1.7228	1.7228		120	35.72	3,389,899	4,325,640	5
1996/07		0.60	1.3294	1.3294		120	35.72	3,430,335	4,383,120	
1997/01	50,690	0.70	1.4109	1.4109		120	37.80	3,504,308	4,444,920	
1997/07		0.70	1.0917	1.0917		120	37.80	3,522,713	4,493,400	
1998/01		0.80	1.1663	1.1663		120	39.45	3,546,288	4,545,840	
1998/07		0.80	1.0794	1.0794		120	39.45	3,568,252	4,594,920	
1999/01		0.90	1.4499	1.4499		120	38.59	3,600,922	4,661,520	
1999/07		0.90	1.2299	1.2299		120	38.59	3,628,888	4,718,880	
2000/01	22,921	1.00	1.3356	1.3356		120	37.89	3,685,199	4,781,880	
2000/07		1.00	1.1129	1.1129		120	37.89	3,713,453	4,835,040	
2001/01	22,925	1.00	1.2976	1.2976		120	37.27	3,769,030	4,897,800	
2001/07		1.00	0.9615	0.9615		120	37.27	3,793,587	4,944,840	
2002/01	45,881	1.00	1.0301	1.0301		120	41.66	3,869,068	4,995,720	
2002/07		1.00	0.8337	0.8337		120	41.66	3,893,501	5,037,360	
2003/01		1.00	1.3271	1.3271		120	41.66	3,932,639	5,104,200	
2003/07		1.00	1.1664	1.1664		120	40.45	3,966,375	5,163,720	
2004/01		1.00	1.1103	1.1103		120	40.45	3,998,763	5,221,080	
2004/07		1.00	0.8378	0.8378		120	40.45	4,023,402	5,264,880	
2005/01		1.00	0.8595	0.8595		120	43.15	4,050,532	5,310,120	



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215.69

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2005/07		1.00	0.7364	0.7364		120	43.15	4,073,934	5,349,240	
2006/01	72,323	1.00	0.9068	0.9068		120	40.95	4,173,762	5,397,720	
2006/07		1.00	0.8133	0.8133		120	40.95	4,199,036	5,441,640	
2007/01		1.00	1.0133	1.0133		120	31.98	4,223,776	5,496,720	
2007/07		1.00	1.1050	1.1050		120	31.98	4,250,914	5,557,440	
2008/01		1.00	0.8556	0.8556		120	31.69	4,271,870	5,604,960	
2008/07		1.00	0.6104	0.6104		120	31.69	4,286,894	5,639,160	
2009/01		1.00	1.3268	1.3268		120	31.69	4,319,666	5,714,040	
2009/07		1.00	0.6841	0.6841		120	36.41	4,339,229	5,753,160	
2010/01		1.00	0.8643	0.8643		120	39.59	4,366,225	5,802,840	
2010/07		1.00	0.7107	0.7107		120	39.59	4,388,562	5,844,120	
2011/01		0.95	0.9198	0.9198		120	39.57	4,416,151	5,897,880	
2011/07		0.95	0.9028	0.9028		120	39.57	4,443,402	5,951,160	
2012/01		0.90	0.3865	0.3865		120	39.57	4,454,524	5,974,200	
2012/07		0.90	0.9417	0.9417		120	35.20	4,478,685	6,030,480	
2013/01		0.85	0.4901	0.4901		120	35.20	4,490,626	6,060,000	
2013/07		0.85	0.6196	0.6196		120	33.81	4,505,166	6,097,560	
2014/01		0.80	0.8564	0.8564		120	35.98	4,525,357	6,149,760	
2014/07		0.80	1.2383	1.2383		120	35.98	4,554,683	6,225,960	
2015/01		0.75	0.7571	0.7571		120	35.98	4,571,601	6,273,120	
2015/09		0.75	1.5736	1.5736		120	37.49	4,608,378	6,371,880	
2016/09		0.70	1.9890	1.9890		120	37.49	4,652,113	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

0325333-00 - 2016/09

193.48

Heartland Health Care Center- Lauderhill

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
2599 NW 55TH AVE	8/1/2014-12/31/2015	Number of Beds: 109	Superior: 0
LAUDERHILL, FL 33313	Days in CR 518	Maximum: 56,462	Standard: 366
County: Broward [6]	First Used : 2016/09	Max Annualized: 39,785	Conditional: 0
Region: South Area: 10	Last Used: 2016/09	Total Patient: 53,607	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 8,375	Inflation
Current Class South Large	Initial CR? False	Medicaid: 36,943	FY Index: 1.37302921
Class at 1/94: South Large	Medicaid Utilization	68.91451%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	94.94350%	Cost: 1.05136470
Open Date: 04/13/1989	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 04/13/1989	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.24849500
Entered Medicaid 12/27/1989	Low Occupancy Adjustment Factor:	120.07221%	DC Sem Index: 1.30450000
Med # Active Date: 12/20/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04485801
Previous Med # 201570			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,749,338	2,482,819	1,284,663	391,596	66,108	5,974,524	
1a	Audit Adjustments							
2	Cost Per Diem	47.3524	67.2068	34.7742	10.6000	1.7895	161.7229	
3	Cost Per Diem Inflated	49.7846	70.2216	36.5604				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	49.7846	70.2216	36.5604	10.6000	1.7895	168.9561	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	76.8708		61.4289				
7	Provider Target Rate	81.1470		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	49.7846	70.2216	36.5604	10.6000	1.7895	168.9561	
12/13	Medicaid Adjustment Rate		1.4942	0.7780				
14	Prospective Per Diem 11	49.7846	71.7158	37.3384	10.6000	1.7895	171.2283	
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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Heartland Health Care Center- Lauderhill

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 12/27/1989		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:	1989/01	Type:	Variable	80% Capital(1):	3,924,522	9.4342
Indexed Asset Value	4,905,652	<60% of Base:	False	20% ROE(2):	981,130	0.5683
FRVS Base Asset:	2,519,910	Interest Rate:	6.0150%	Insurance Cost(3):	29,518	0.5506
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	166,699	3.1096
ROE Factor	0.020740	Amortization Rate:	6.0150%	Home Office(3):	16,678	0.3111
		Interest Only:	False	Replacement(3&4):	148,462	0.0000
		Yearly Payment:	337,806	Total FRVS PD:		13.9738

(1) 80% Capital (\$3,924,522) amortized at 6.0150 % for 20 years Principal & Interest of \$337,806 divided by annual available days (39785) divided by Occup. Adj. (0.90) = \$9.4342

(2) 20% ROE (\$981,130) times the ROE factor (0.020740) divided by annual available days (39785) divided by Occup. Adj. (0.90) = \$0.5683

(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:	07/01/1988	Current RS PBS:	29,646
Comparison Bed	85	Effective PBS Limitation	54,155
			2,519,910

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	49.7846	49.7846	2.2587	47.5259
Direct Care	71.7158	71.7158	3.2537	68.4621
Indirect Care	37.3384	37.3384	1.6940	35.6444
Property	10.6000	13.9738	0.6340	13.3398
ROE	1.7895	0.8208	0.0372	0.7836
ROE Adjustment	-0.8208	-0.8208	-0.0372	-0.7836
Quality Assess-Medicaid Share				20.3254
Supplemental Rate				8.1814
Totals	170.4075	172.8126	7.8404	193.4790

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

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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	4,826,484	0.00	0.5899	0.5899		85		2,519,910	2,519,910	1
1989/07		0.10	0.5899	0.5899		85	8.52	2,519,910	2,551,955	
1990/01		0.10	0.5899	0.5899		85	8.52	2,519,910	2,564,790	
1990/07		0.20	0.5899	0.5899		85	8.52	2,519,910	2,579,920	
1991/01		0.20	0.5899	0.5899		85	8.52	2,519,910	2,595,050	5
1991/07		0.30	1.4932	1.4932		85	8.52	2,519,910	2,633,810	5
1992/01		0.30	2.0117	2.0117		85	8.52	2,519,910	2,686,765	5
1992/07		0.40	1.8152	1.8152		85	30.15	2,529,940	2,735,555	
1993/01		0.40	1.7710	1.7710		85	30.15	2,539,765	2,784,005	
1993/07	18,842	0.50	1.5329	1.5329		85	38.19	2,572,124	2,826,675	
1994/01		0.50	1.6983	1.6983		85	38.19	2,587,291	2,874,700	
1994/07	13,110	0.60	1.5991	1.5991		85	37.93	2,617,521	2,920,685	
1995/01	47,437	0.60	1.5812	1.5812		85	34.43	2,680,503	2,966,840	
1995/07		0.70	1.5250	1.5250		85	34.43	2,698,416	3,012,060	
1996/01	545,012	0.70	1.7228	1.7228		109	32.18	3,262,469	3,929,123	
1996/07		0.80	1.3294	1.3294		109	32.18	3,282,770	3,981,334	
1997/01		0.80	1.4109	1.4109		109	39.94	3,309,677	4,037,469	
1997/07		0.90	1.0917	1.0917		109	39.94	3,333,291	4,081,505	
1998/01		0.90	1.1663	1.1663		109	39.94	3,358,700	4,129,138	
1998/07	28,676	1.00	1.0794	1.0794		109	48.45	3,419,312	4,173,719	
1999/01	31,774	1.00	1.4499	1.4499		109	44.84	3,491,504	4,234,214	
1999/07		1.00	1.2299	1.2299		109	44.84	3,526,513	4,286,316	
2000/01		1.00	1.3356	1.3356		109	44.84	3,564,912	4,343,541	
2000/07		1.00	1.1129	1.1129		109	55.43	3,604,586	4,391,828	
2001/01	24,795	1.00	1.2976	1.2976		109	57.79	3,676,154	4,448,835	
2001/07		1.00	0.9615	0.9615		109	57.79	3,711,500	4,491,563	
2002/01	15,999	1.00	1.0301	1.0301		109	52.45	3,763,959	4,537,779	
2002/07		1.00	0.8337	0.8337		109	52.45	3,793,884	4,575,602	
2003/01		1.00	1.3271	1.3271		109	52.45	3,841,898	4,636,315	
2003/07		1.00	1.1664	1.1664		109	59.79	3,886,710	4,690,379	



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193.48

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2004/01		1.00	1.1103	1.1103		109	59.79	3,929,864	4,742,481	
2004/07		1.00	0.8378	0.8378		109	59.79	3,962,788	4,782,266	
2005/01	19,575	1.00	0.8595	0.8595		109	70.67	4,016,423	4,823,359	
2005/07		1.00	0.7364	0.7364		109	70.67	4,046,000	4,858,893	
2006/01	116,191	1.00	0.9068	0.9068		109	64.79	4,198,880	4,902,929	
2006/07		1.00	0.8133	0.8133		109	64.79	4,233,029	4,942,823	
2007/01		1.00	1.0133	1.0133		109	62.89	4,275,922	4,992,854	
2007/07		1.00	1.1050	1.1050		109	62.89	4,323,171	5,048,008	
2008/01		1.00	0.8556	0.8556		109	67.87	4,360,160	5,091,172	
2008/07		1.00	0.6104	0.6104		109	67.87	4,386,774	5,122,237	
2009/01		1.00	1.3268	1.3268		109	71.86	4,444,978	5,190,253	
2009/07		0.95	0.6841	0.6841		109	71.86	4,473,866	5,225,787	
2010/01		0.95	0.8643	0.8643		109	71.04	4,510,601	5,270,913	
2010/07		0.90	0.7107	0.7107		109	71.04	4,539,451	5,308,409	
2011/01		0.90	0.9198	0.9198		109	72.11	4,577,029	5,357,241	
2011/07		0.85	0.9028	0.9028		109	72.11	4,612,153	5,405,637	
2012/01		0.85	0.3865	0.3865		109	72.11	4,627,304	5,426,565	
2012/07		0.80	0.9417	0.9417		109	70.82	4,662,166	5,477,686	
2013/01		0.80	0.4901	0.4901		109	72.88	4,680,446	5,504,500	
2013/07		0.75	0.6196	0.6196		109	72.88	4,702,196	5,538,617	
2014/01		0.75	0.8564	0.8564		109	72.88	4,732,398	5,586,032	
2014/07		0.70	1.2383	1.2383		109	71.23	4,773,418	5,655,247	
2015/01		0.70	0.7571	0.7571		109	71.23	4,798,717	5,698,084	
2015/09		0.65	1.5736	1.5736		109	70.53	4,847,798	5,787,791	
2016/09		0.60	1.9890	1.9890		109	68.91	4,905,652	5,902,895	

Message Code:

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



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219.85

Heartland Health Care Center-Prosperity Oaks

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
11375 PROSPERITY FARMS RO PALM BEACH GARDENS, FL 3	10/1/2013-9/30/2014	Number of Beds: 120	Superior: 0
County: Palm Beach [50]	Days in CR 365	Maximum: 43,800	Standard: 366
Region: South Area: 9	First Used : 2015/01	Max Annualized: 43,800	Conditional: 0
Control: Proprietary : Corporation	Last Used: 2016/09	Total Patient: 36,913	Total: 366
Current Class South Large	Unaudited	Medicare: 13,837	Inflation
Class at 1/94: South Large	Initial CR? False	Medicaid: 18,817	FY Index: 1.33439166
Operating Ex > 18 months	Medicaid Utilization	50.97662%	Semester Index: 1.44355445
Open Date: 09/09/1991	Occupancy:	84.27626%	Cost: 1.08180716
Acquired Date: 09/09/1991	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Entered Medicaid 07/07/1992	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22550000
Med # Active Date: 12/20/2007	Low Occupancy Adjustment Factor:	106.58167%	DC Sem Index: 1.30450000
Previous Med # 205061	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06446348
			PS Target: 1.05562807

Rate Calculations								
Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	872,187	1,559,248	935,005	310,669	28,102	3,705,211	
1a	Audit Adjustments							
2	Cost Per Diem	46.3510	82.8638	49.6894	16.5100	1.4934	196.9076	
3	Cost Per Diem Inflated	50.1428	88.2055	53.7543				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	50.1428	88.2055	53.7543	16.5100	1.4934	210.1060	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	78.5461		61.4289				
7	Provider Target Rate	82.9155		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	50.1428	88.2055	53.7543	13.6500	1.4934	207.2460	
12/13	Medicaid Adjustment Rate		0.0969	0.0591				
14	Prospective Per Diem 11	50.1428	88.3024	53.8134	13.6500	1.4934	207.4020	
15	Inflated Usual & Customary Charge	Usual and Customary Limitations not applied after 7/1/2002.						0.00



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Heartland Health Care Center-Prosperity Oaks

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	07/07/1992	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	5,000,000.00		Total Amount	Per Diem
RS to Start Calcs:	1991/07	Type:	Variable	80% Capital(1):	4,087,170	8.9246
Indexed Asset Value	5,108,962	<60% of Base:	False	20% ROE(2):	1,021,792	0.5913
FRVS Base Asset:	3,663,600	Interest Rate:	6.0150%	Insurance Cost(3):	27,095	0.7340
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	111,560	3.0222
ROE Factor	0.022810	Amortization Rate:	6.0150%	Home Office(3):	23,017	0.6235
		Interest Only:	False	Replacement(3&4):	185,441	0.0000
		Yearly Payment:	351,806	Total FRVS PD:		13.8956

(1) 80% Capital (\$4,087,170) amortized at 6.0150 % for 20 years Principal & Interest of \$351,806 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$8.9246

(2) 20% ROE (\$1,021,792) times the ROE factor (0.022810) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5913

(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 120	Effective PBS Limitation	3,663,600

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	50.1428	50.1428	2.2750	47.8678
Direct Care	88.3024	88.3024	4.0062	84.2962
Indirect Care	53.8134	53.8134	2.4415	51.3719
Property	13.6500	13.8956	0.6304	13.2652
ROE	1.4934			
ROE Adjustment				
Quality Assess-Medicaid Share				14.8680
Supplemental Rate				8.1814
Totals	207.4020	206.1542	9.3531	219.8505

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	6,945,744	0.00	1.4932	1.4932		120		3,663,600	3,663,600	1
1992/01		0.10	2.0117	2.0117		120	4.15	3,663,600	3,793,080	
1992/07		0.10	1.8152	1.8152		120	4.15	3,663,600	3,861,960	
1993/01		0.20	1.7710	1.7710		120	4.15	3,663,600	3,930,360	
1993/07		0.20	1.5329	1.5329		120	4.15	3,663,600	3,990,600	
1994/01		0.30	1.6983	1.6983		120	4.15	3,663,600	4,058,400	
1994/07		0.30	1.5991	1.5991		120	4.15	3,663,600	4,123,320	
1995/01		0.40	1.5812	1.5812		120	11.44	3,663,600	4,188,480	
1995/07		0.40	1.5250	1.5250		120	11.44	3,663,600	4,252,320	
1996/01		0.50	1.7228	1.7228		120	33.77	3,682,977	4,325,640	
1996/07		0.50	1.3294	1.3294		120	32.16	3,697,292	4,383,120	
1997/01		0.60	1.4109	1.4109		120	32.16	3,715,593	4,444,920	
1997/07		0.60	1.0917	1.0917		120	32.16	3,729,824	4,493,400	
1998/01		0.70	1.1663	1.1663		120	32.44	3,747,784	4,545,840	
1998/07		0.70	1.0794	1.0794		120	34.82	3,765,712	4,594,920	
1999/01		0.80	1.4499	1.4499		120	34.82	3,793,364	4,661,520	
1999/07		0.80	1.2299	1.2299		120	34.82	3,816,993	4,718,880	
2000/01	59,259	0.90	1.3356	1.3356		120	34.30	3,904,865	4,781,880	
2000/07		0.90	1.1129	1.1129		120	34.30	3,929,256	4,835,040	
2001/01		1.00	1.2976	1.2976		120	31.68	3,958,624	4,897,800	
2001/07		1.00	0.9615	0.9615		120	31.68	3,980,548	4,944,840	
2002/01		1.00	1.0301	1.0301		120	44.11	4,013,433	4,995,720	
2002/07		1.00	0.8337	0.8337		120	44.11	4,040,268	5,037,360	
2003/01		1.00	1.3271	1.3271		120	44.11	4,083,270	5,104,200	
2003/07		1.00	1.1664	1.1664		120	43.39	4,120,844	5,163,720	
2004/01		1.00	1.1103	1.1103		120	43.39	4,156,940	5,221,080	
2004/07		1.00	0.8378	0.8378		120	42.64	4,183,940	5,264,880	
2005/01	69,134	1.00	0.8595	0.8595		120	40.81	4,279,757	5,310,120	
2005/07		1.00	0.7364	0.7364		120	40.81	4,303,142	5,349,240	
2006/01		1.00	0.9068	0.9068		120	40.81	4,332,096	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	67,334	1.00	0.8133	0.8133		120	42.76	4,426,822	5,441,640	
2007/01		1.00	1.0133	1.0133		120	44.50	4,463,115	5,496,720	
2007/07		1.00	1.1050	1.1050		120	44.50	4,503,017	5,557,440	
2008/01		1.00	0.8556	0.8556		120	51.68	4,539,219	5,604,960	
2008/07		1.00	0.6104	0.6104		120	51.68	4,565,254	5,639,160	
2009/01		1.00	1.3268	1.3268		120	43.67	4,613,348	5,714,040	
2009/07		1.00	0.6841	0.6841		120	43.67	4,638,407	5,753,160	
2010/01		1.00	0.8643	0.8643		120	43.67	4,670,238	5,802,840	
2010/07		1.00	0.7107	0.7107		120	48.84	4,699,712	5,844,120	
2011/01		1.00	0.9198	0.9198		120	48.84	4,738,098	5,897,880	
2011/07		1.00	0.9028	0.9028		120	50.56	4,777,420	5,951,160	
2012/01		0.95	0.3865	0.3865		120	50.56	4,793,547	5,974,200	
2012/07		0.95	0.9417	0.9417		120	49.31	4,831,994	6,030,480	
2013/01		0.90	0.4901	0.4901		120	49.31	4,851,103	6,060,000	
2013/07		0.90	0.6196	0.6196		120	51.75	4,876,554	6,097,560	
2014/01		0.85	0.8564	0.8564		120	48.46	4,907,830	6,149,760	
2014/07		0.85	1.2383	1.2383		120	48.46	4,953,347	6,225,960	
2015/01		0.80	0.7571	0.7571		120	50.98	4,981,157	6,273,120	
2015/09		0.80	1.5736	1.5736		120	50.98	5,039,281	6,371,880	
2016/09		0.75	1.9890	1.9890		120	50.98	5,108,962	6,498,600	

Message Code:

1 Per Bed Standard Limitation



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232.16

Heartland of Tamarac

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
5901 NW 79TH AVENUE	10/1/2014-12/31/2015	Number of Beds: 151	Superior: 0
TAMARAC, FL 33321	Days in CR 457	Maximum: 69,007	Standard: 366
County: Broward [6]	First Used : 2016/09	Max Annualized: 55,115	Conditional: 0
Region: South Area: 10	Last Used: 2016/09	Total Patient: 58,107	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 9,427	Inflation
Current Class South Large	Initial CR? False	Medicaid: 30,984	FY Index: 1.37620649
Class at 1/94: South Large	Medicaid Utilization	53.32232%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	84.20450%	Cost: 1.04893739
Open Date: 05/01/1988	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 07/01/1988	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25099500
Entered Medicaid 07/07/1988	Low Occupancy Adjustment Factor:	106.49092%	DC Sem Index: 1.30450000
Med # Active Date: 12/20/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04276996
Previous Med # 212857			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,798,578	2,693,335	1,534,747	538,812	94,585	6,660,057	
1a	Audit Adjustments							
2	Cost Per Diem	58.0486	86.9266	49.5335	17.3900	3.0527	214.9514	
3	Cost Per Diem Inflated	60.8893	90.6444	51.9575				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	60.8893	90.6444	51.9575	17.3900	3.0527	223.9339	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	80.2737		61.4289				
7	Provider Target Rate	84.7392		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	58.7902	90.6444	51.9575	13.6500	3.0527	218.0948	
12/13	Medicaid Adjustment Rate		0.3388	0.1942				
14	Prospective Per Diem 11	58.7902	90.9832	52.1517	13.6500	3.0527	218.6278	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Heartland of Tamarac

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 07/07/1988		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	1,952,000.00		Total Amount	Per Diem
RS to Start Calcs:	1988/07	Type:	Variable	80% Capital(1):	5,440,674	9.5286
Indexed Asset Value	6,800,842	<60% of Base:	False	20% ROE(2):	1,360,168	0.5621
FRVS Base Asset:	2,971,723	Interest Rate:	6.1300%	Insurance Cost(3):	41,693	0.7175
Occup Adj Factor	0.9000	Chase Rate:	7.7500%	Taxes Cost(3):	225,562	3.8818
ROE Factor	0.020500	Amortization Rate:	6.1300%	Home Office(3):	24,461	0.4210
		Interest Only:	False	Replacement(3&4):	288,791	0.0000
		Yearly Payment:	472,654	Total FRVS PD:		15.1110

(1) 80% Capital (\$5,440,674) amortized at 6.1300 % for 20 years Principal & Interest of \$472,654 divided by annual available days (55115) divided by Occup. Adj. (0.90) = \$9.5286

(2) 20% ROE (\$1,360,168) times the ROE factor (0.020500) divided by annual available days (55115) divided by Occup. Adj. (0.90) = \$0.5621

(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:	07/01/1987	Current RS PBS:	29,423
Comparison Bed	101	Effective PBS Limitation	54,155
			2,971,723

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.7902	58.7902	2.6673	56.1229
Direct Care	90.9832	90.9832	4.1279	86.8553
Indirect Care	52.1517	52.1517	2.3661	49.7856
Property	13.6500	15.1110	0.6856	14.4254
ROE	3.0527	1.2487	0.0567	1.1920
ROE Adjustment	-1.2487	-1.2487	-0.0567	-1.1920
Quality Assess-Medicaid Share				16.7915
Supplemental Rate				8.1814
Totals	217.3791	217.0361	9.8469	232.1621

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	3,938,651	0.00	0.9007	0.9007		101	40.86	2,971,723	2,971,723	1
1988/07		0.10	0.5899	0.5899		101	17.24	2,971,723	2,994,246	
1989/01		0.10	0.5899	0.5899		101	17.24	2,971,723	3,011,921	
1989/07		0.20	0.5899	0.5899		101	17.24	2,971,723	3,032,323	
1990/01		0.20	0.5899	0.5899		101	17.24	2,971,723	3,047,574	5
1990/07		0.30	0.5899	0.5899		101	17.24	2,971,723	3,065,552	5
1991/01		0.30	0.5899	0.5899		101	17.24	2,971,723	3,083,530	5
1991/07	17,946	0.40	1.4932	1.4932		101	42.17	3,003,278	3,129,586	
1992/01		0.40	2.0117	2.0117		101	42.17	3,021,808	3,192,509	
1992/07		0.50	1.8152	1.8152		101	42.17	3,042,836	3,250,483	
1993/01	31,100	0.50	1.7710	1.7710		101	39.30	3,093,189	3,308,053	
1993/07		0.60	1.5329	1.5329		101	39.30	3,113,516	3,358,755	
1994/01	16,733	0.60	1.6983	1.6983		101	36.76	3,151,454	3,415,820	
1994/07		0.70	1.5991	1.5991		101	36.76	3,175,032	3,470,461	
1995/01	46,428	0.70	1.5812	1.5812		101	31.62	3,241,663	3,525,304	
1995/07		0.80	1.5250	1.5250		101	31.62	3,264,400	3,579,036	
1996/01		0.80	1.7228	1.7228		101	31.62	3,290,265	3,640,747	
1996/07		0.90	1.3294	1.3294		101	31.62	3,312,898	3,689,126	
1997/01	1,745,200	0.90	1.4109	1.4109		151	29.43	5,080,608	5,593,191	
1997/07		1.00	1.0917	1.0917		151	29.43	5,110,287	5,654,195	
1998/01		1.00	1.1663	1.1663		151	35.08	5,148,302	5,720,182	
1998/07		1.00	1.0794	1.0794		151	35.08	5,183,746	5,781,941	
1999/01	25,680	1.00	1.4499	1.4499		151	34.98	5,257,227	5,865,746	
1999/07		1.00	1.2299	1.2299		151	34.98	5,298,350	5,937,924	
2000/01		1.00	1.3356	1.3356		151	49.46	5,361,987	6,017,199	
2000/07		1.00	1.1129	1.1129		151	49.46	5,415,650	6,084,092	
2001/01		1.00	1.2976	1.2976		151	49.87	5,479,369	6,163,065	
2001/07		1.00	0.9615	0.9615		151	49.87	5,527,139	6,222,257	
2002/01		1.00	1.0301	1.0301		151	48.44	5,577,283	6,286,281	
2002/07		1.00	0.8337	0.8337		151	48.44	5,618,235	6,338,678	



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232.16

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2003/01		1.00	1.3271	1.3271		151	48.44	5,683,902	6,422,785	
2003/07		1.00	1.1664	1.1664		151	52.91	5,747,680	6,497,681	
2004/01		1.00	1.1103	1.1103		151	52.91	5,809,071	6,569,859	
2004/07		1.00	0.8378	0.8378		151	51.49	5,854,633	6,624,974	
2005/01		1.00	0.8595	0.8595		151	48.35	5,898,869	6,681,901	
2005/07		1.00	0.7364	0.7364		151	48.35	5,937,056	6,731,127	
2006/01		1.00	0.9068	0.9068		151	46.26	5,982,338	6,792,131	
2006/07		1.00	0.8133	0.8133		151	46.26	6,023,261	6,847,397	
2007/01		1.00	1.0133	1.0133		151	43.79	6,071,855	6,916,706	
2007/07		1.00	1.1050	1.1050		151	43.79	6,125,274	6,993,112	
2008/01		1.00	0.8556	0.8556		151	47.51	6,170,545	7,052,908	
2008/07		0.95	0.6104	0.6104		151	47.51	6,201,455	7,095,943	
2009/01		0.95	1.3268	1.3268		151	47.51	6,268,979	7,190,167	
2009/07		0.90	0.6841	0.6841		151	49.36	6,303,619	7,239,393	
2010/01		0.90	0.8643	0.8643		151	49.36	6,347,626	7,301,907	
2010/07		0.85	0.7107	0.7107		151	45.28	6,379,195	7,353,851	
2011/01		0.85	0.9198	0.9198		151	49.02	6,423,645	7,421,499	
2011/07		0.80	0.9028	0.9028		151	49.02	6,464,993	7,488,543	
2012/01		0.80	0.3865	0.3865		151	49.02	6,482,809	7,517,535	
2012/07		0.75	0.9417	0.9417		151	47.11	6,522,029	7,588,354	
2013/01		0.75	0.4901	0.4901		151	47.11	6,542,565	7,625,500	
2013/07		0.70	0.6196	0.6196		151	45.93	6,566,261	7,672,763	
2014/01		0.70	0.8564	0.8564		151	45.93	6,599,134	7,738,448	
2014/07		0.65	1.2383	1.2383		151	46.72	6,644,254	7,834,333	
2015/01		0.65	0.7571	0.7571		151	46.72	6,672,028	7,893,676	
2015/09		0.60	1.5736	1.5736		151	50.15	6,729,470	8,017,949	
2016/09		0.55	1.9890	1.9890		151	53.32	6,800,842	8,177,405	

Message Code:

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



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ManorCare Health Services (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
375 NW 51ST STREET	6/1/2014-5/31/2015	Number of Beds: 180	Superior: 0
BOCA RATON, FL 33431	Days in CR 365	Maximum: 65,700	Standard: 366
County: Palm Beach [50]	First Used : 2016/09	Max Annualized: 65,700	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 60,880	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 8,615	Inflation
Current Class South Large	Initial CR? False	Medicaid: 40,720	FY Index: 1.35644350
Class at 1/94: South Large	Medicaid Utilization	66.88568%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	92.66362%	Cost: 1.06422011
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: 1.23833109
Entered Medicaid 09/01/1984	Low Occupancy Adjustment Factor:	117.18892%	DC Sem Index: 1.30450000
Med # Active Date: 12/20/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05343394
Previous Med # 309770			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,671,540	2,944,419	1,809,875	785,082	80,989	7,291,905	
1a	Audit Adjustments							
2	Cost Per Diem	41.0496	72.3089	44.4468	19.2800	1.9889	179.0742	
3	Cost Per Diem Inflated	43.6858	76.1726	47.3012				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	43.6858	76.1726	47.3012	19.2800	1.9889	188.4285	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	80.8276		61.4289				
7	Provider Target Rate	85.3239		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	43.6858	76.1726	47.3012	13.6500	1.9889	182.7985	
12/13	Medicaid Adjustment Rate		1.4470	0.8986				
14	Prospective Per Diem 11	43.6858	77.6196	48.1998	13.6500	1.9889	185.1441	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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ManorCare Health Services (Boca Raton)

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:	3,600,000.00		Total Amount	Per Diem
RS to Start Calcs:	Type:	Variable	80% Capital(1):	6,180,613	9.8758
Indexed Asset Value	<60% of Base:	False	20% ROE(2):	1,545,153	0.5443
FRVS Base Asset:	Interest Rate:	7.2000%	Insurance Cost(3):	42,172	0.6927
Occup Adj Factor	Chase Rate:	8.0000%	Taxes Cost(3):	171,950	2.8244
ROE Factor	Amortization Rate:	7.2000%	Home Office(3):	19,843	0.3259
	Interest Only:	False	Replacement(3&4):	189,869	0.0000
	Yearly Payment:	583,956	Total FRVS PD:		14.2631

(1) 80% Capital (\$6,180,613) amortized at 7.2000 % for 20 years Principal & Interest of \$583,956 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$9.8758

(2) 20% ROE (\$1,545,153) times the ROE factor (0.020830) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.5443

(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	43.6858	43.6858	1.9820	41.7038
Direct Care	77.6196	77.6196	3.5216	74.0980
Indirect Care	48.1998	48.1998	2.1868	46.0130
Property	13.6500	14.2631	0.6193	13.0307
ROE	1.9889	0.5901	0.0902	1.8987
ROE Adjustment	-0.5901	-0.5901	-0.0268	-0.5633
Quality Assess-Medicaid Share				19.7741
Supplemental Rate				8.1814
Totals	184.5540	183.7683	8.3731	204.1364

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	4,505,133	0.00	1.9179	1.9179		120	9.60	4,505,133	3,352,680	
1985/01	174,136	0.10	1.1471	1.1471		120	9.60	4,679,269	3,391,080	
1985/10		0.10	0.8522	0.8522		120	9.60	3,420,000	3,420,000	1
1986/01		0.20	0.8299	0.8299		120	9.60	3,420,000	3,448,440	
1986/07		0.20	0.2974	0.2974		120	9.60	3,420,000	3,441,840	
1987/01		0.30	1.0091	1.0091		120	9.60	3,420,000	3,503,400	
1987/07		0.30	0.9007	0.9007		120	22.11	3,420,000	3,530,760	
1988/01	37,054	0.40	0.9007	0.9007		120	24.15	3,457,054	3,559,440	
1988/07		0.40	0.5899	0.5899		120	24.15	3,457,054	3,557,520	
1989/01		0.50	0.5899	0.5899		120	22.61	3,457,054	3,578,520	
1989/07		0.50	0.5899	0.5899		120	22.61	3,457,054	3,602,760	
1990/01		0.60	0.5899	0.5899		120	22.61	3,457,054	3,620,880	
1990/07		0.60	0.5899	0.5899		120	28.17	3,463,320	3,642,240	
1991/01		0.70	0.5899	0.5899		120	31.66	3,471,552	3,663,600	
1991/07		0.70	1.4932	1.4932		120	31.66	3,492,439	3,718,320	
1992/01	900,690	0.80	2.0117	2.0117		150	35.28	4,429,183	4,741,350	
1992/07		0.80	1.8152	1.8152		150	35.28	4,470,442	4,827,450	
1993/01	929,580	0.90	1.7710	1.7710		180	32.16	5,441,686	5,895,540	
1993/07		0.90	1.5329	1.5329		180	32.16	5,485,584	5,985,900	
1994/01		1.00	1.6983	1.6983		180	32.16	5,540,058	6,087,600	
1994/07		1.00	1.5991	1.5991		180	24.61	5,540,058	6,184,980	
1995/01		1.00	1.5812	1.5812		180	28.94	5,586,151	6,282,720	
1995/07		1.00	1.5250	1.5250		180	28.94	5,630,976	6,378,480	
1996/01		1.00	1.7228	1.7228		180	28.94	5,630,976	6,488,460	5
1996/07		1.00	1.3294	1.3294		180	33.76	5,728,387	6,574,680	
1997/01		1.00	1.4109	1.4109		180	33.76	5,777,997	6,667,380	
1997/07		1.00	1.0917	1.0917		180	35.14	5,818,298	6,740,100	
1998/01		1.00	1.1663	1.1663		180	43.59	5,872,079	6,818,760	
1998/07		1.00	1.0794	1.0794		180	43.59	5,922,313	6,892,380	
1999/01		1.00	1.4499	1.4499		180	38.64	5,982,639	6,992,280	



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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		180	38.64	6,034,333	7,078,320	
2000/01		1.00	1.3356	1.3356		180	38.64	6,090,954	7,172,820	
2000/07		1.00	1.1129	1.1129		180	44.06	6,145,257	7,252,560	
2001/01		1.00	1.2976	1.2976		180	52.14	6,220,851	7,346,700	
2001/07		1.00	0.9615	0.9615		180	52.14	6,277,554	7,417,260	
2002/01		1.00	1.0301	1.0301		180	61.40	6,342,219	7,493,580	
2002/07		1.00	0.8337	0.8337		180	61.40	6,395,094	7,556,040	
2003/01		1.00	1.3271	1.3271		180	61.40	6,479,963	7,656,300	
2003/07		1.00	1.1664	1.1664		180	65.81	6,555,545	7,745,580	
2004/01		1.00	1.1103	1.1103		180	65.81	6,628,331	7,831,620	
2004/07		1.00	0.8378	0.8378		180	65.81	6,683,863	7,897,320	
2005/01	27,165	0.95	0.8595	0.8595		180	61.70	6,765,602	7,965,180	
2005/07		0.95	0.7364	0.7364		180	61.70	6,812,934	8,023,860	
2006/01		0.90	0.9068	0.9068		180	61.03	6,868,534	8,096,580	
2006/07		0.90	0.8133	0.8133		180	61.03	6,918,812	8,162,460	
2007/01		0.85	1.0133	1.0133		180	61.11	6,978,404	8,245,080	
2007/07		0.85	1.1050	1.1050		180	61.11	7,043,952	8,336,160	
2008/01		0.80	0.8556	0.8556		180	61.19	7,092,168	8,407,440	
2008/07		0.80	0.6104	0.6104		180	61.19	7,126,799	8,458,740	
2009/01		0.75	1.3268	1.3268		180	62.49	7,197,718	8,571,060	
2009/07		0.75	0.6841	0.6841		180	62.49	7,234,649	8,629,740	
2010/01		0.70	0.8643	0.8643		180	62.03	7,278,419	8,704,260	
2010/07		0.70	0.7107	0.7107		180	62.03	7,314,629	8,766,180	
2011/01		0.65	0.9198	0.9198		180	61.78	7,358,363	8,846,820	
2011/07		0.65	0.9028	0.9028		180	61.78	7,401,542	8,926,740	
2012/01		0.60	0.3865	0.3865		180	68.55	7,418,706	8,961,300	
2012/07		0.60	0.9417	0.9417		180	68.55	7,460,622	9,045,720	
2013/01		0.55	0.4901	0.4901		180	69.48	7,480,736	9,090,000	
2013/07		0.55	0.6196	0.6196		180	69.48	7,506,230	9,146,340	
2014/01		0.50	0.8564	0.8564		180	67.04	7,538,372	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	67.04	7,585,050	9,338,940	
2015/01		0.45	0.7571	0.7571		180	69.16	7,610,892	9,409,680	
2015/09		0.45	1.5736	1.5736		180	69.16	7,664,785	9,557,820	
2016/09		0.40	1.9890	1.9890		180	66.89	7,725,766	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: 325368053120150601201409222015161246



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218.29

ManorCare Health Services-Boynton 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
3001 SOUTH CONGRESS AVEN	6/1/2015-12/31/2015	Number of Beds: 180	Superior: 0
BOYNTON BEACH, FL 33426	Days in CR 214	Maximum: 38,520	Standard: 366
County: Palm Beach [50]	First Used : 2016/09	Max Annualized: 65,700	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 29,681	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 5,817	Inflation
Current Class South Large	Initial CR? False	Medicaid: 17,638	FY Index: 1.38522332
Class at 1/94: South Large	Medicaid Utilization	59.42522%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	77.05348%	Cost: 1.04210955
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: 1.25850000
Entered Medicaid 03/01/1985	Low Occupancy Adjustment Factor:	97.44724%	DC Sem Index: 1.30450000
Med # Active Date: 12/20/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03655145
Previous Med # 310182			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,050,780	1,388,361	796,551	322,423	56,003	3,614,118	
1a	Audit Adjustments							
2	Cost Per Diem	59.5748	78.7142	45.1611	18.2800	3.1751	204.9052	
3	Cost Per Diem Inflated	62.0835	81.5913	47.0628				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	62.0835	81.5913	47.0628	18.2800	3.1751	212.1927	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	77.7387		61.4289				
7	Provider Target Rate	82.0632		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	58.7902	81.5913	47.0628	13.6500	3.1751	204.2694	
12/13	Medicaid Adjustment Rate		0.8651	0.4990				
14	Prospective Per Diem 11	58.7902	82.4564	47.5618	13.6500	3.1751	205.6335	
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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218.29

ManorCare Health Services-Boynton Beach

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:	4,116,079.00		Total Amount	Per Diem
RS to Start Calcs:	1985/01	Type:	Variable	80% Capital(1):	6,560,302	10.2582
Indexed Asset Value	8,200,377	<60% of Base:	False	20% ROE(2):	1,640,075	0.5844
FRVS Base Asset:	3,420,000	Interest Rate:	6.9200%	Insurance Cost(3):	14,768	0.4976
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	112,618	3.7943
ROE Factor	0.021070	Amortization Rate:	6.9200%	Home Office(3):	12,022	0.4050
		Interest Only:	False	Replacement(3&4):	79,153	0.0000
		Yearly Payment:	606,569	Total FRVS PD:		15.5395

(1) 80% Capital (\$6,560,302) amortized at 6.9200 % for 20 years Principal & Interest of \$606,569 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$10.2582

(2) 20% ROE (\$1,640,075) times the ROE factor (0.021070) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.5844

(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	82.4564	82.4564	3.7410	78.7154
Indirect Care	47.5618	47.5618	2.1579	45.4039
Property	13.6500	15.5395	0.6193	13.0307
ROE	3.1751	2.5402	0.1441	3.0310
ROE Adjustment	-2.5402	-2.5402	-0.1152	-2.4250
Quality Assess-Medicaid Share				16.2284
Supplemental Rate				8.1814
Totals	203.0933	204.3479	9.2144	218.2887

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	4,758,588	0.00	1.1471	1.1471		120	26.10	4,758,588	3,391,080	
1985/10		0.10	0.8522	0.8522		120	26.10	3,420,000	3,420,000	1
1986/01		0.10	0.8299	0.8299		120	9.84	3,420,000	3,448,440	
1986/07		0.20	0.2974	0.2974		120	26.10	3,420,966	3,441,840	
1987/01	23,156	0.20	1.0091	1.0091		120	26.10	3,447,398	3,503,400	
1987/07		0.30	0.9007	0.9007		120	26.10	3,451,818	3,530,760	
1988/01		0.30	0.9007	0.9007		120	22.61	3,451,818	3,559,440	
1988/07		0.40	0.5899	0.5899		120	22.61	3,451,818	3,557,520	
1989/01		0.40	0.5899	0.5899		120	25.06	3,455,530	3,578,520	
1989/07		0.50	0.5899	0.5899		120	25.06	3,460,175	3,602,760	
1990/01		0.50	0.5899	0.5899		120	25.06	3,464,826	3,620,880	
1990/07	1,778,760	0.60	0.5899	0.5899		180	29.06	5,250,065	5,463,360	
1991/01		0.60	0.5899	0.5899		180	32.29	5,260,973	5,495,400	
1991/07		0.70	1.4932	1.4932		180	32.29	5,293,256	5,577,480	
1992/01		0.70	2.0117	2.0117		180	31.03	5,335,310	5,689,620	
1992/07		0.80	1.8152	1.8152		180	31.03	5,379,022	5,792,940	
1993/01		0.80	1.7710	1.7710		180	31.03	5,422,018	5,895,540	
1993/07		0.90	1.5329	1.5329		180	35.63	5,470,476	5,985,900	
1994/01		0.90	1.6983	1.6983		180	31.48	5,518,335	6,087,600	
1994/07		1.00	1.5991	1.5991		180	31.48	5,568,842	6,184,980	
1995/01		1.00	1.5812	1.5812		180	31.31	5,618,969	6,282,720	
1995/07		1.00	1.5250	1.5250		180	31.31	5,667,750	6,378,480	
1996/01		1.00	1.7228	1.7228		180	31.31	5,723,336	6,488,460	
1996/07		1.00	1.3294	1.3294		180	31.52	5,766,940	6,574,680	
1997/01		1.00	1.4109	1.4109		180	31.52	5,813,570	6,667,380	
1997/07		1.00	1.0917	1.0917		180	33.19	5,851,869	6,740,100	
1998/01		1.00	1.1663	1.1663		180	33.19	5,893,055	6,818,760	
1998/07		1.00	1.0794	1.0794		180	35.95	5,934,633	6,892,380	
1999/01		1.00	1.4499	1.4499		180	40.50	5,997,994	6,992,280	
1999/07		1.00	1.2299	1.2299		180	40.50	6,052,315	7,078,320	



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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
2000/01		1.00	1.3356	1.3356		180	46.77	6,121,054	7,172,820	
2000/07		1.00	1.1129	1.1129		180	46.77	6,178,982	7,252,560	
2001/01		1.00	1.2976	1.2976		180	51.22	6,253,650	7,346,700	
2001/07		1.00	0.9615	0.9615		180	51.22	6,309,646	7,417,260	
2002/01	54,031	1.00	1.0301	1.0301		180	54.71	6,428,330	7,493,580	
2002/07		1.00	0.8337	0.8337		180	54.71	6,481,640	7,556,040	
2003/01		1.00	1.3271	1.3271		180	54.71	6,567,204	7,656,300	
2003/07	31,262	1.00	1.1664	1.1664		180	54.33	6,674,133	7,745,580	
2004/01		1.00	1.1103	1.1103		180	54.33	6,747,333	7,831,620	
2004/07		1.00	0.8378	0.8378		180	54.33	6,803,174	7,897,320	
2005/01		1.00	0.8595	0.8595		180	55.34	6,861,647	7,965,180	
2005/07		0.95	0.7364	0.7364		180	55.34	6,909,651	8,023,860	
2006/01		0.95	0.9068	0.9068		180	52.44	6,966,407	8,096,580	
2006/07		0.90	0.8133	0.8133		180	52.44	7,015,028	8,162,460	
2007/01		0.90	1.0133	1.0133		180	55.03	7,079,005	8,245,080	
2007/07		0.85	1.1050	1.1050		180	55.03	7,145,498	8,336,160	
2008/01		0.85	0.8556	0.8556		180	53.07	7,195,644	8,407,440	
2008/07		0.80	0.6104	0.6104		180	53.07	7,229,547	8,458,740	
2009/01		0.80	1.3268	1.3268		180	52.45	7,302,724	8,571,060	
2009/07		0.75	0.6841	0.6841		180	52.45	7,338,457	8,629,740	
2010/01	350,820	0.75	0.8643	0.8643		180	49.86	7,732,399	8,704,260	
2010/07		0.70	0.7107	0.7107		180	49.86	7,767,273	8,766,180	
2011/01		0.70	0.9198	0.9198		180	52.91	7,815,386	8,846,820	
2011/07		0.65	0.9028	0.9028		180	52.91	7,859,504	8,926,740	
2012/01		0.65	0.3865	0.3865		180	50.29	7,877,556	8,961,300	
2012/07		0.60	0.9417	0.9417		180	50.29	7,918,253	9,045,720	
2013/01		0.60	0.4901	0.4901		180	47.87	7,938,522	9,090,000	
2013/07		0.55	0.6196	0.6196		180	47.87	7,962,069	9,146,340	
2014/01		0.55	0.8564	0.8564		180	54.29	7,999,086	9,224,640	
2014/07		0.50	1.2383	1.2383		180	54.29	8,047,977	9,338,940	



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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
2015/01		0.50	0.7571	0.7571		180	59.94	8,078,447	9,409,680	
2015/09		0.45	1.5736	1.5736		180	59.94	8,135,650	9,557,820	
2016/09		0.40	1.9890	1.9890		180	59.43	8,200,377	9,747,900	

Message Code:

1 Per Bed Standard Limitation

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

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202.20

ManorCare Health Services

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
13881 EAGLE RIDGE DRIVE	6/1/2015-12/31/2015	Number of Beds: 120	Superior: 0
FORT MYERS, FL 33912	Days in CR 214	Maximum: 25,680	Standard: 366
County: Lee [36]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 0
Region: South Area: 8	Last Used: 2016/09	Total Patient: 22,296	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 7,239	Inflation
Current Class South Large	Initial CR? False	Medicaid: 7,422	FY Index: 1.38522332
Class at 1/94: South Large	Medicaid Utilization	33.28848%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	86.82243%	Cost: 1.04210955
Open Date: 12/16/1999	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 12/16/1999	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25850000
Entered Medicaid 05/01/2000	Low Occupancy Adjustment Factor:	109.80174%	DC Sem Index: 1.30450000
Med # Active Date: 12/20/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03655145
Previous Med # 310174			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	306,136	613,849	337,544	92,330	39,285	1,389,144	
1a	Audit Adjustments							
2	Cost Per Diem	41.2471	82.7067	45.4788	12.4400	5.2930	187.1656	
3	Cost Per Diem Inflated	42.9840	85.7297	47.3939				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	42.9840	85.7297	47.3939	12.4400	5.2930	193.8406	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	78.9979		61.6889				
7	Provider Target Rate	83.3924		65.1205				
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	42.9840	85.7297	47.3939	12.4400	5.2930	193.8406	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	42.9840	85.7297	47.3939	12.4400	5.2930	193.8406	
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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ManorCare Health Services

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	05/01/2000	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1999/07	Type:	None	80% Capital(1):	4,405,449	9.9732
Indexed Asset Value	5,506,811	<60% of Base:	True	20% ROE(2):	1,101,362	0.5887
FRVS Base Asset:	0	Interest Rate:	9.0000%	Insurance Cost(3):	16,498	0.7400
Occup Adj Factor	0.9000	Chase Rate:	9.0000%	Taxes Cost(3):	60,728	2.7237
ROE Factor	0.021070	Amortization Rate:	9.0000%	Home Office(3):	9,354	0.4195
		Interest Only:	True	Replacement(3&4):	57,024	0.0000
		Yearly Payment:	393,142	Total FRVS PD:		14.4451

(1) 80% Capital (\$4,405,449) amortized at 9.0000 % for 20 years Interest of \$393,142 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.9732

(2) 20% ROE (\$1,101,362) times the ROE factor (0.021070) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5887

(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 120	Effective PBS Limitation	4,661,520

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	42.9840	42.9840	1.9502	41.0338
Direct Care	85.7297	85.7297	3.8895	81.8402
Indirect Care	47.3939	47.3939	2.1502	45.2437
Property	12.4400	14.4451	0.6554	13.7897
ROE	5.2930	1.9989	0.0907	1.9082
ROE Adjustment	-1.9989	-1.9989	-0.0907	-1.9082
Quality Assess-Medicaid Share				12.1070
Supplemental Rate				8.1814
Totals	191.8417	190.5527	8.6453	202.1958

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	8,496,197	0.00	1.3356	1.3356		120	48.01	4,661,520	4,661,520	1
2000/07		0.10	1.1129	1.1129		120	48.01	4,666,049	4,835,040	
2001/01		0.10	1.2976	1.2976		120	48.01	4,671,336	4,897,800	
2001/07		0.20	0.9615	0.9615		120	48.01	4,679,177	4,944,840	
2002/01		0.20	1.0301	1.0301		120	48.01	4,687,591	4,995,720	
2002/07		0.30	0.8337	0.8337		120	48.01	4,697,825	5,037,360	
2003/01	41,181	0.30	1.3271	1.3271		120	46.16	4,754,702	5,104,200	
2003/07		0.40	1.1664	1.1664		120	46.16	4,773,322	5,163,720	
2004/01		0.40	1.1103	1.1103		120	48.81	4,792,135	5,221,080	
2004/07		0.50	0.8378	0.8378		120	48.81	4,809,950	5,264,880	
2005/01		0.50	0.8595	0.8595		120	51.82	4,829,428	5,310,120	
2005/07		0.60	0.7364	0.7364		120	51.82	4,849,531	5,349,240	
2006/01		0.60	0.9068	0.9068		120	50.92	4,873,960	5,397,720	
2006/07		0.70	0.8133	0.8133		120	50.92	4,899,649	5,441,640	
2007/01	22,548	0.70	1.0133	1.0133		120	43.81	4,949,880	5,496,720	
2007/07		0.80	1.1050	1.1050		120	43.81	4,984,734	5,557,440	
2008/01		0.80	0.8556	0.8556		120	40.58	5,009,909	5,604,960	
2008/07		0.90	0.6104	0.6104		120	40.58	5,030,217	5,639,160	
2009/01		0.90	1.3268	1.3268		120	35.76	5,069,271	5,714,040	
2009/07		1.00	0.6841	0.6841		120	35.76	5,091,819	5,753,160	
2010/01		1.00	0.8643	0.8643		120	33.97	5,119,000	5,802,840	
2010/07		1.00	0.7107	0.7107		120	33.97	5,141,470	5,844,120	
2011/01		1.00	0.9198	0.9198		120	33.87	5,170,593	5,897,880	
2011/07		1.00	0.9028	0.9028		120	33.87	5,199,339	5,951,160	
2012/01		1.00	0.3865	0.3865		120	28.75	5,209,843	5,974,200	
2012/07		1.00	0.9417	0.9417		120	28.75	5,235,489	6,030,480	
2013/01		1.00	0.4901	0.4901		120	36.69	5,252,606	6,060,000	
2013/07		1.00	0.6196	0.6196		120	36.69	5,274,317	6,097,560	
2014/01		1.00	0.8564	0.8564		120	36.84	5,304,572	6,149,760	
2014/07		1.00	1.2383	1.2383		120	36.84	5,348,570	6,225,960	



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202.20

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2015/01		1.00	0.7571	0.7571		120	40.76	5,378,580	6,273,120	
2015/09		1.00	1.5736	1.5736		120	40.76	5,441,304	6,371,880	
2016/09		1.00	1.9890	1.9890		120	33.29	5,506,811	6,498,600	

Message Code:

1 Per Bed Standard Limitation

2Z0S4

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231.68

Manor Care @ Lely Palms

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
6135 RATTLESNAKE HAMMOCK	10/1/2014-12/31/2015	Number of Beds: 117	Superior: 0
NAPLES, FL 34113	Days in CR 457	Maximum: 53,469	Standard: 366
County: Collier [11]	First Used : 2016/09	Max Annualized: 42,705	Conditional: 0
Region: South Area: 8	Last Used: 2016/09	Total Patient: 51,397	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 23,295	Inflation
Current Class South Large	Initial CR? False	Medicaid: 20,793	FY Index: 1.37620649
Class at 1/94: South Large	Medicaid Utilization	40.45567%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	96.12486%	Cost: 1.04893739
Open Date: 05/26/1984	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 05/26/1984	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25099500
Entered Medicaid 05/26/1984	Low Occupancy Adjustment Factor:	121.56624%	DC Sem Index: 1.30450000
Med # Active Date: 12/20/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04276996
Previous Med # 319368			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,281,612	1,767,547	1,180,346	317,093	36,522	4,583,120	
1a	Audit Adjustments							
2	Cost Per Diem	61.6367	85.0068	56.7665	15.2500	1.7565	220.4165	
3	Cost Per Diem Inflated	64.6530	88.6425	59.5445				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	64.6530	88.6425	59.5445	15.2500	1.7565	229.8465	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	89.2859		61.4289				
7	Provider Target Rate	94.2527		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	58.7902	88.6425	59.5445	13.6500	1.7565	222.3837	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	58.7902	88.6425	59.5445	13.6500	1.7565	222.3837	
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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Manor Care @ Lely Palms

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:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1984/01	Type:	None	80% Capital(1):	4,406,302	9.9440
Indexed Asset Value	5,507,877	<60% of Base:	True	20% ROE(2):	1,101,575	0.5876
FRVS Base Asset:	2,764,500	Interest Rate:	8.7500%	Insurance Cost(3):	31,140	0.6059
Occup Adj Factor	0.9000	Chase Rate:	8.7500%	Taxes Cost(3):	54,091	1.0524
ROE Factor	0.020500	Amortization Rate:	8.7500%	Home Office(3):	21,819	0.4245
		Interest Only:	True	Replacement(3&4):	212,408	0.0000
		Yearly Payment:	382,193	Total FRVS PD:		12.6144

(1) 80% Capital (\$4,406,302) amortized at 8.7500 % for 20 years Interest of \$382,193 divided by annual available days (42705) divided by Occup. Adj. (0.90) = \$9.9440

(2) 20% ROE (\$1,101,575) times the ROE factor (0.020500) divided by annual available days (42705) divided by Occup. Adj. (0.90) = \$0.5876

(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	58.7902	58.7902	2.6673	56.1229
Direct Care	88.6425	88.6425	4.0217	84.6208
Indirect Care	59.5445	59.5445	2.7015	56.8430
Property	13.6500	12.6144	0.6193	13.0307
ROE	1.7565	0.5237	0.0797	1.6768
ROE Adjustment	-0.5237	-0.5237	-0.0238	-0.4999
Quality Assess-Medicaid Share				11.7043
Supplemental Rate				8.1814
Totals	221.8600	219.5916	10.0657	231.6800

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	3,726,807	0.00	1.2952	1.2952		97	47.41	3,726,807	2,659,061	
1984/07	62,736	0.10	1.9179	1.9179		97	47.41	3,795,705	2,710,083	
1985/01	9,176	0.10	1.1471	1.1471		97	47.41	3,808,634	2,741,123	
1985/10		0.20	0.8522	0.8522		97	47.41	2,764,500	2,764,500	1
1986/01		0.20	0.8299	0.8299		97	50.99	2,768,754	2,787,489	
1986/07		0.30	0.2974	0.2974		97	50.99	2,771,044	2,782,154	
1987/01		0.30	1.0091	1.0091		97	50.99	2,778,820	2,831,915	
1987/07		0.40	0.9007	0.9007		97	41.44	2,786,364	2,854,031	
1988/01	13,874	0.40	0.9007	0.9007		97	41.44	2,807,802	2,877,214	
1988/07		0.50	0.5899	0.5899		97	41.44	2,814,043	2,875,662	
1989/01		0.50	0.5899	0.5899		97	41.44	2,814,043	2,892,637	5
1989/07		0.60	0.5899	0.5899		97	41.44	2,820,298	2,912,231	5
1990/01		0.60	0.5899	0.5899		97	41.44	2,835,358	2,926,878	
1990/07		0.70	0.5899	0.5899		97	41.44	2,844,179	2,944,144	
1991/01		0.70	0.5899	0.5899		97	45.08	2,844,179	2,961,410	5
1991/07		0.80	1.4932	1.4932		97	45.08	2,881,747	3,005,642	
1992/01	34,595	0.80	2.0117	2.0117		97	48.84	2,957,526	3,066,073	
1992/07		0.90	1.8152	1.8152		97	48.84	3,000,432	3,121,751	
1993/01		0.90	1.7710	1.7710		97	42.03	3,036,978	3,177,041	
1993/07		1.00	1.5329	1.5329		97	42.03	3,072,554	3,225,735	
1994/01	41,410	1.00	1.6983	1.6983		97	43.84	3,155,557	3,280,540	
1994/07		1.00	1.5991	1.5991		97	43.84	3,195,779	3,333,017	
1995/01	26,531	1.00	1.5812	1.5812		97	37.60	3,256,855	3,385,688	
1995/07		1.00	1.5250	1.5250		97	46.64	3,298,973	3,437,292	
1996/01	51,196	1.00	1.7228	1.7228		97	46.64	3,398,365	3,496,559	
1996/07		1.00	1.3294	1.3294		97	46.64	3,436,676	3,543,022	
1997/01		1.00	1.4109	1.4109		97	46.64	3,477,794	3,592,977	
1997/07		1.00	1.0917	1.0917		97	46.64	3,509,990	3,632,165	
1998/01		1.00	1.1663	1.1663		97	46.64	3,544,705	3,674,554	
1998/07	740,820	1.00	1.0794	1.0794		117	44.95	4,316,795	4,480,047	



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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		117	44.95	4,367,947	4,544,982	
1999/07		1.00	1.2299	1.2299		117	50.93	4,417,693	4,600,908	
2000/01		1.00	1.3356	1.3356		117	50.93	4,472,330	4,662,333	
2000/07	42,360	1.00	1.1129	1.1129		117	45.76	4,556,101	4,714,164	
2001/01		1.00	1.2976	1.2976		117	45.76	4,605,289	4,775,355	
2001/07		1.00	0.9615	0.9615		117	45.76	4,642,130	4,821,219	
2002/01	13,033	1.00	1.0301	1.0301		117	47.29	4,696,278	4,870,827	
2002/07		1.00	0.8337	0.8337		117	47.29	4,729,942	4,911,426	
2003/01		1.00	1.3271	1.3271		117	47.29	4,783,914	4,976,595	
2003/07	21,655	1.00	1.1664	1.1664		117	46.44	4,852,684	5,034,627	
2004/01		1.00	1.1103	1.1103		117	46.44	4,898,178	5,090,553	
2004/07		0.95	0.8378	0.8378		117	49.30	4,933,122	5,133,258	
2005/01		0.95	0.8595	0.8595		117	45.89	4,966,729	5,177,367	
2005/07		0.90	0.7364	0.7364		117	45.89	4,994,196	5,215,509	
2006/01		0.90	0.9068	0.9068		117	44.60	5,027,247	5,262,777	
2006/07		0.85	0.8133	0.8133		117	44.60	5,055,429	5,305,599	
2007/01		0.85	1.0133	1.0133		117	48.34	5,093,699	5,359,302	
2007/07		0.80	1.1050	1.1050		117	48.34	5,133,275	5,418,504	
2008/01		0.80	0.8556	0.8556		117	46.26	5,162,829	5,464,836	
2008/07		0.75	0.6104	0.6104		117	46.26	5,182,709	5,498,181	
2009/01		0.75	1.3268	1.3268		117	46.26	5,226,087	5,571,189	
2009/07		0.70	0.6841	0.6841		117	42.57	5,245,458	5,609,331	
2010/01		0.70	0.8643	0.8643		117	42.57	5,270,021	5,657,769	
2010/07		0.65	0.7107	0.7107		117	44.86	5,289,880	5,698,017	
2011/01		0.65	0.9198	0.9198		117	46.02	5,316,344	5,750,433	
2011/07		0.60	0.9028	0.9028		117	46.02	5,340,441	5,802,381	
2012/01		0.60	0.3865	0.3865		117	46.02	5,350,803	5,824,845	
2012/07		0.55	0.9417	0.9417		117	47.62	5,374,796	5,879,718	
2013/01		0.55	0.4901	0.4901		117	47.62	5,387,342	5,908,500	
2013/07		0.50	0.6196	0.6196		117	47.10	5,401,635	5,945,121	



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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		117	41.25	5,418,982	5,996,016	
2014/07		0.45	1.2383	1.2383		117	41.25	5,441,628	6,070,311	
2015/01		0.45	0.7571	0.7571		117	41.25	5,455,533	6,116,292	
2015/09		0.40	1.5736	1.5736		117	38.89	5,479,812	6,212,583	
2016/09		0.35	1.9890	1.9890		117	40.46	5,507,877	6,336,135	

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: 325422123120151001201404142016105313



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Manor Care Nursing 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
3601 LAKEWOOD BLVD	6/1/2015-12/31/2015	Number of Beds: 120	Superior: 0
NAPLES, FL 34112	Days in CR 214	Maximum: 25,680	Standard: 333
County: Collier [11]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 33
Region: South Area: 8	Last Used: 2016/09	Total Patient: 20,450	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 5,107	Inflation
Current Class South Large	Initial CR? False	Medicaid: 12,405	FY Index: 1.38522332
Class at 1/94: South Large	Medicaid Utilization	60.66015%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	79.63396%	Cost: 1.04210955
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: 1.25850000
Entered Medicaid 04/01/1983	Low Occupancy Adjustment Factor:	100.71069%	DC Sem Index: 1.30450000
Med # Active Date: 12/20/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03655145
Previous Med # 309958			PS Target: 1.05562807

Rate Calculations								
Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	605,576	1,193,324	766,846	115,118	31,219	2,712,083	
1a	Audit Adjustments							
2	Cost Per Diem	48.8171	96.1970	61.8175	9.2800	2.5166	218.6282	
3	Cost Per Diem Inflated	50.8728	99.7131	64.4206				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	50.8728	99.7131	64.4206	9.2800	2.5166	226.8031	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	79.0371		61.4289				
7	Provider Target Rate	83.4338		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	50.8728	99.7131	64.4206	9.2800	2.5166	226.8031	
12/13	Medicaid Adjustment Rate		1.0880	0.7029				
14	Prospective Per Diem 11	50.8728	100.8011	65.1235	9.2800	2.5166	228.5940	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Manor Care Nursing 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:	3,000,000.00		Total Amount	Per Diem
RS to Start Calcs:	1983/04	Type:	Variable	80% Capital(1):	4,869,593	9.4183
Indexed Asset Value	6,086,991	<60% of Base:	False	20% ROE(2):	1,217,398	0.6507
FRVS Base Asset:	3,420,000	Interest Rate:	4.5500%	Insurance Cost(3):	10,987	0.5373
Occup Adj Factor	0.9000	Chase Rate:	8.0000%	Taxes Cost(3):	17,246	0.8433
ROE Factor	0.021070	Amortization Rate:	4.5500%	Home Office(3):	8,454	0.4134
		Interest Only:	False	Replacement(3&4):	82,921	0.0000
		Yearly Payment:	371,268	Total FRVS PD:		11.8630

(1) 80% Capital (\$4,869,593) amortized at 4.5500 % for 20 years Principal & Interest of \$371,268 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.4183

(2) 20% ROE (\$1,217,398) times the ROE factor (0.021070) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6507

(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	50.8728	50.8728	2.3081	48.5647
Direct Care	100.8011	100.8011	4.5733	96.2278
Indirect Care	65.1235	65.1235	2.9546	62.1689
Property	9.2800	11.8630	0.4210	8.8590
ROE	2.5166	1.8635	0.1142	2.4024
ROE Adjustment	-1.8635	-1.8635	-0.0845	-1.7790
Quality Assess-Medicaid Share				16.7143
Supplemental Rate				8.1814
Totals	226.7305	228.6604	10.2867	241.3395

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	3,423,859	0.00	2.6288	2.6288		120	0.80	3,423,859	3,123,840	
1983/07		0.10	3.9578	3.0000	0.9578	120	0.80	3,423,859	3,247,440	
1984/01	34,788	0.10	2.2530	2.2530		120	15.76	3,458,647	3,289,560	
1984/07		0.20	1.9179	1.9179		120	15.76	3,458,647	3,352,680	
1985/01		0.20	1.1471	1.1471		120	15.76	3,458,647	3,391,080	
1985/10		0.30	0.8522	0.8522		120	15.76	3,420,000	3,420,000	1
1986/01		0.30	0.8299	0.8299		120	15.76	3,420,000	3,448,440	
1986/07		0.40	0.2974	0.2974		120	27.27	3,422,018	3,441,840	
1987/01		0.40	1.0091	1.0091		120	27.27	3,428,866	3,503,400	
1987/07		0.50	0.9007	0.9007		120	37.83	3,439,488	3,530,760	
1988/01	13,026	0.50	0.9007	0.9007		120	41.84	3,464,299	3,559,440	
1988/07		0.60	0.5899	0.5899		120	41.84	3,473,626	3,557,520	
1989/01		0.60	0.5899	0.5899		120	51.13	3,485,054	3,578,520	
1989/07		0.70	0.5899	0.5899		120	51.13	3,498,431	3,602,760	
1990/01		0.70	0.5899	0.5899		120	49.52	3,511,437	3,620,880	
1990/07		0.80	0.5899	0.5899		120	49.52	3,511,437	3,642,240	5
1991/01		0.80	0.5899	0.5899		120	43.65	3,539,563	3,663,600	
1991/07		0.90	1.4932	1.4932		120	43.65	3,577,315	3,718,320	
1992/01		0.90	2.0117	2.0117		120	49.32	3,635,394	3,793,080	
1992/07		1.00	1.8152	1.8152		120	49.32	3,694,569	3,861,960	
1993/01		1.00	1.7710	1.7710		120	49.32	3,753,243	3,930,360	
1993/07	1,622,927	1.00	1.5329	1.5329		120	47.92	5,426,297	3,990,600	
1994/01		1.00	1.6983	1.6983		120	47.92	5,506,589	4,058,400	
1994/07		1.00	1.5991	1.5991		120	41.64	5,573,255	4,123,320	
1995/01		1.00	1.5812	1.5812		120	37.28	5,632,987	4,188,480	
1995/07		1.00	1.5250	1.5250		120	37.28	5,691,214	4,252,320	
1996/01		1.00	1.7228	1.7228		120	37.28	5,757,673	4,325,640	
1996/07		1.00	1.3294	1.3294		120	42.23	5,757,673	4,383,120	3
1997/01		1.00	1.4109	1.4109		120	42.23	5,757,673	4,444,920	3
1997/07		1.00	1.0917	1.0917		120	39.27	5,757,673	4,493,400	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
1998/01		1.00	1.1663	1.1663		120	39.27	5,757,673	4,545,840	3
1998/07		1.00	1.0794	1.0794		120	39.12	5,757,673	4,594,920	3
1999/01		1.00	1.4499	1.4499		120	46.41	5,757,673	4,661,520	3
1999/07		1.00	1.2299	1.2299		120	46.41	5,757,673	4,718,880	3
2000/01		1.00	1.3356	1.3356		120	46.41	5,757,673	4,781,880	3
2000/07		1.00	1.1129	1.1129		120	58.20	5,757,673	4,835,040	3
2001/01		1.00	1.2976	1.2976		120	59.76	5,757,673	4,897,800	3
2001/07		1.00	0.9615	0.9615		120	59.76	5,757,673	4,944,840	3
2002/01		1.00	1.0301	1.0301		120	65.60	5,757,673	4,995,720	3
2002/07		1.00	0.8337	0.8337		120	65.60	5,757,673	5,037,360	3
2003/01		1.00	1.3271	1.3271		120	65.60	5,757,673	5,104,200	3
2003/07		0.95	1.1664	1.1664		120	64.98	5,757,673	5,163,720	3
2004/01		0.95	1.1103	1.1103		120	64.98	5,757,673	5,221,080	3
2004/07		0.90	0.8378	0.8378		120	64.98	5,757,673	5,264,880	3
2005/01		0.90	0.8595	0.8595		120	59.55	5,757,673	5,310,120	3
2005/07		0.85	0.7364	0.7364		120	59.55	5,757,673	5,349,240	3
2006/01		0.85	0.9068	0.9068		120	56.49	5,757,673	5,397,720	3
2006/07		0.80	0.8133	0.8133		120	56.49	5,757,673	5,441,640	3
2007/01		0.80	1.0133	1.0133		120	50.99	5,757,673	5,496,720	3
2007/07		0.75	1.1050	1.1050		120	50.99	5,757,673	5,557,440	3
2008/01		0.75	0.8556	0.8556		120	57.60	5,757,673	5,604,960	3
2008/07		0.70	0.6104	0.6104		120	57.60	5,757,673	5,639,160	3
2009/01		0.70	1.3268	1.3268		120	51.39	5,757,673	5,714,040	3
2009/07		0.65	0.6841	0.6841		120	51.39	5,757,673	5,753,160	3
2010/01		0.65	0.8643	0.8643		120	56.11	5,790,020	5,802,840	
2010/07		0.60	0.7107	0.7107		120	56.11	5,814,709	5,844,120	
2011/01		0.60	0.9198	0.9198		120	59.84	5,846,800	5,897,880	
2011/07		0.55	0.9028	0.9028		120	59.84	5,875,829	5,951,160	
2012/01		0.55	0.3865	0.3865		120	60.71	5,888,321	5,974,200	
2012/07		0.50	0.9417	0.9417		120	60.71	5,916,049	6,030,480	



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241.34

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	55.67	5,930,549	6,060,000	
2013/07		0.45	0.6196	0.6196		120	55.67	5,947,083	6,097,560	
2014/01		0.45	0.8564	0.8564		120	56.40	5,970,003	6,149,760	
2014/07		0.40	1.2383	1.2383		120	56.40	5,999,572	6,225,960	
2015/01		0.40	0.7571	0.7571		120	61.38	6,017,739	6,273,120	
2015/09		0.35	1.5736	1.5736		120	61.38	6,050,885	6,371,880	
2016/09		0.30	1.9890	1.9890		120	60.66	6,086,991	6,498,600	

Message Code:

- 1 Per Bed Standard Limitation
- 3 Index Cost Limitation - January 1996
- 5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
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ManorCare Health Services (Plantation)

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
6931 W SUNRISE BLVD	6/1/2015-12/31/2015	Number of Beds: 120	Superior: 0
PLANTATION, FL 33313	Days in CR 214	Maximum: 25,680	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: 24,491	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 3,400	Inflation
Current Class South Large	Initial CR? False	Medicaid: 11,543	FY Index: 1.38522332
Class at 1/94: South Large	Medicaid Utilization	47.13160%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	95.36994%	Cost: 1.04210955
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: 1.25850000
Entered Medicaid 09/01/1985	Low Occupancy Adjustment Factor:	120.61152%	DC Sem Index: 1.30450000
Med # Active Date: 12/20/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03655145
Previous Med # 309940			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	830,554	936,922	514,487	167,374	37,039	2,486,376	
1a	Audit Adjustments							
2	Cost Per Diem	71.9530	81.1680	44.5713	14.5000	3.2088	215.4011	
3	Cost Per Diem Inflated	74.9829	84.1348	46.4482				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	74.9829	84.1348	46.4482	14.5000	3.2088	223.2747	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	92.4726		61.4289				
7	Provider Target Rate	97.6167		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	58.7902	84.1348	46.4482	13.6500	3.2088	206.2320	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	58.7902	84.1348	46.4482	13.6500	3.2088	206.2320	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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ManorCare Health Services (Plantation)

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:	4,000,000.00		Total Amount	Per Diem
RS to Start Calcs:	Type:	Variable	80% Capital(1):	3,920,101	10.1306
Indexed Asset Value	<60% of Base:	False	20% ROE(2):	980,025	0.5238
FRVS Base Asset:	Interest Rate:	8.2000%	Insurance Cost(3):	16,373	0.6685
Occup Adj Factor	Chase Rate:	13.0000%	Taxes Cost(3):	47,540	1.9411
ROE Factor	Amortization Rate:	8.2000%	Home Office(3):	11,486	0.4690
	Interest Only:	False	Replacement(3&4):	124,921	0.0000
	Yearly Payment:	399,347	Total FRVS PD:		13.7330

(1) 80% Capital (\$3,920,101) amortized at 8.2000 % for 20 years Principal & Interest of \$399,347 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$10.1306

(2) 20% ROE (\$980,025) times the ROE factor (0.021070) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5238

(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	84.1348	84.1348	3.8172	80.3176
Indirect Care	46.4482	46.4482	2.1073	44.3409
Property	13.6500	13.7330	0.6193	13.0307
ROE	3.2088	2.6467	0.1456	3.0632
ROE Adjustment	-2.6467	-2.6467	-0.1201	-2.5266
Quality Assess-Medicaid Share				15.1220
Supplemental Rate				8.1814
Totals	203.5853	203.1062	9.2366	217.6521

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	5,507,037	0.00	0.8522	0.8522		120	19.02	3,420,000	3,420,000	1
1986/01		0.10	0.8299	0.8299		120	27.50	3,421,419	3,448,440	
1986/07		0.10	0.2974	0.2974		120	27.50	3,421,927	3,441,840	
1987/01		0.20	1.0091	1.0091		120	27.50	3,425,380	3,503,400	
1987/07		0.20	0.9007	0.9007		120	27.50	3,428,465	3,530,760	
1988/01		0.30	0.9007	0.9007		120	32.18	3,433,885	3,559,440	
1988/07		0.30	0.5899	0.5899		120	32.18	3,437,441	3,557,520	
1989/01		0.40	0.5899	0.5899		120	39.32	3,443,241	3,578,520	
1989/07		0.40	0.5899	0.5899		120	39.32	3,449,050	3,602,760	
1990/01	13,241	0.50	0.5899	0.5899		120	42.45	3,470,144	3,620,880	
1990/07		0.50	0.5899	0.5899		120	42.45	3,478,045	3,642,240	
1991/01		0.60	0.5899	0.5899		120	41.45	3,478,045	3,663,600	5
1991/07		0.60	1.4932	1.4932		120	41.45	3,487,321	3,718,320	5
1992/01		0.70	2.0117	2.0117		120	47.50	3,510,867	3,793,080	5
1992/07		0.70	1.8152	1.8152		120	47.50	3,553,565	3,861,960	5
1993/01		0.80	1.7710	1.7710		120	47.50	3,636,519	3,930,360	
1993/07		0.80	1.5329	1.5329		120	47.52	3,636,519	3,990,600	5
1994/01		0.90	1.6983	1.6983		120	36.37	3,675,049	4,058,400	5
1994/07		0.90	1.5991	1.5991		120	36.37	3,712,195	4,123,320	5
1995/01		1.00	1.5812	1.5812		120	32.67	3,782,722	4,188,480	
1995/07		1.00	1.5250	1.5250		120	32.67	3,816,988	4,252,320	
1996/01		1.00	1.7228	1.7228		120	32.67	3,856,049	4,325,640	
1996/07	21,756	1.00	1.3294	1.3294		120	31.47	3,907,136	4,383,120	
1997/01		1.00	1.4109	1.4109		120	31.47	3,938,678	4,444,920	
1997/07		1.00	1.0917	1.0917		120	24.13	3,938,678	4,493,400	
1998/01		1.00	1.1663	1.1663		120	24.13	3,938,678	4,545,840	
1998/07		1.00	1.0794	1.0794		120	25.84	3,958,652	4,594,920	
1999/01		1.00	1.4499	1.4499		120	28.00	3,987,872	4,661,520	
1999/07		1.00	1.2299	1.2299		120	28.00	4,012,841	4,718,880	
2000/01		1.00	1.3356	1.3356		120	28.00	4,040,126	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	40.11	4,072,916	4,835,040	
2001/01		1.00	1.2976	1.2976		120	39.58	4,110,949	4,897,800	
2001/07		1.00	0.9615	0.9615		120	39.58	4,139,394	4,944,840	
2002/01		1.00	1.0301	1.0301		120	41.95	4,171,917	4,995,720	
2002/07		1.00	0.8337	0.8337		120	41.95	4,171,917	5,037,360	5
2003/01		1.00	1.3271	1.3271		120	41.95	4,240,943	5,104,200	
2003/07		1.00	1.1664	1.1664		120	44.32	4,280,804	5,163,720	
2004/01		1.00	1.1103	1.1103		120	44.32	4,319,104	5,221,080	
2004/07		1.00	0.8378	0.8378		120	44.32	4,348,263	5,264,880	
2005/01		1.00	0.8595	0.8595		120	45.78	4,379,371	5,310,120	
2005/07		1.00	0.7364	0.7364		120	45.78	4,406,214	5,349,240	
2006/01		0.95	0.9068	0.9068		120	43.35	4,436,133	5,397,720	
2006/07		0.95	0.8133	0.8133		120	43.35	4,463,147	5,441,640	
2007/01		0.90	1.0133	1.0133		120	40.28	4,492,957	5,496,720	
2007/07		0.90	1.1050	1.1050		120	40.28	4,525,681	5,557,440	
2008/01		0.85	0.8556	0.8556		120	39.85	4,549,530	5,604,960	
2008/07		0.85	0.6104	0.6104		120	39.85	4,566,631	5,639,160	
2009/01		0.80	1.3268	1.3268		120	43.87	4,605,293	5,714,040	
2009/07		0.80	0.6841	0.6841		120	43.87	4,625,397	5,753,160	
2010/01		0.75	0.8643	0.8643		120	46.05	4,650,500	5,802,840	
2010/07		0.75	0.7107	0.7107		120	46.05	4,671,254	5,844,120	
2011/01		0.70	0.9198	0.9198		120	43.38	4,694,978	5,897,880	
2011/07		0.70	0.9028	0.9028		120	43.38	4,718,381	5,951,160	
2012/01		0.65	0.3865	0.3865		120	47.03	4,728,516	5,974,200	
2012/07		0.65	0.9417	0.9417		120	47.03	4,753,265	6,030,480	
2013/01		0.60	0.4901	0.4901		120	41.81	4,763,892	6,060,000	
2013/07		0.60	0.6196	0.6196		120	41.81	4,777,356	6,097,560	
2014/01		0.55	0.8564	0.8564		120	43.18	4,795,022	6,149,760	
2014/07		0.55	1.2383	1.2383		120	43.18	4,820,662	6,225,960	
2015/01		0.50	0.7571	0.7571		120	41.20	4,834,334	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	41.20	4,862,827	6,371,880	
2016/09		0.45	1.9890	1.9890		120	47.13	4,900,126	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: 325457123120150601201504192016151825



Florida Agency for Health Care Administration
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217.24

ManorCare Health Services-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
5511 SWIFT ROAD	6/1/2014-5/31/2015	Number of Beds: 178	Superior: 0
SARASOTA, FL 34231	Days in CR 365	Maximum: 64,970	Standard: 366
County: Sarasota [58]	First Used : 2016/09	Max Annualized: 64,970	Conditional: 0
Region: South Area: 8	Last Used: 2016/09	Total Patient: 54,443	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 8,199	Inflation
Current Class South Large	Initial CR? False	Medicaid: 32,259	FY Index: 1.35644350
Class at 1/94: South Large	Medicaid Utilization	59.25280%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	83.79714%	Cost: 1.06422011
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: 1.23833109
Entered Medicaid 09/01/1985	Low Occupancy Adjustment Factor:	105.97574%	DC Sem Index: 1.30450000
Med # Active Date: 12/20/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05343394
Previous Med # 310832			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,403,401	2,916,289	1,256,736	490,982	64,055	6,131,463	
1a	Audit Adjustments							
2	Cost Per Diem	43.5042	90.4023	38.9577	15.2200	1.9856	190.0698	
3	Cost Per Diem Inflated	46.2980	95.2329	41.4596				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	46.2980	95.2329	41.4596	15.2200	1.9856	200.1961	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	69.7089		61.4289				
7	Provider Target Rate	73.5867		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	46.2980	95.2329	41.4596	13.6500	1.9856	198.6261	
12/13	Medicaid Adjustment Rate		0.9913	0.4316				
14	Prospective Per Diem 11	46.2980	96.2242	41.8912	13.6500	1.9856	200.0490	
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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ManorCare Health Services-Sarasota

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	12/01/1996	Amount:	3,390,000.00		Total Amount	Per Diem
RS to Start Calcs:	1983/07	Type:	Fixed	80% Capital(1):	5,755,080	12.5953
Indexed Asset Value	7,193,850	<60% of Base:	False	20% ROE(2):	1,438,770	0.5125
FRVS Base Asset:	3,420,000	Interest Rate:	11.5000%	Insurance Cost(3):	30,194	0.5546
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	64,515	1.1850
ROE Factor	0.020830	Amortization Rate:	11.5000%	Home Office(3):	20,823	0.3825
		Interest Only:	False	Replacement(3&4):	221,102	0.0000
		Yearly Payment:	736,487	Total FRVS PD:		15.2299

(1) 80% Capital (\$5,755,080) amortized at 11.5000 % for 20 years Principal & Interest of \$736,487 divided by annual available days (64970) divided by Occup. Adj. (0.90) = \$12.5953

(2) 20% ROE (\$1,438,770) times the ROE factor (0.020830) divided by annual available days (64970) divided by Occup. Adj. (0.90) = \$0.5125

(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	46.2980	46.2980	2.1005	44.1975
Direct Care	96.2242	96.2242	4.3656	91.8586
Indirect Care	41.8912	41.8912	1.9006	39.9906
Property	13.6500	15.2299	0.6910	14.5389
ROE	1.9856	1.3538	0.0614	1.2924
ROE Adjustment	-1.3538	-1.3538	-0.0614	-1.2924
Quality Assess-Medicaid Share				18.4711
Supplemental Rate				8.1814
Totals	198.6952	199.6433	9.0577	217.2381

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	3,994,239	0.00	3.9578	3.0000	0.9578	120	8.12	3,994,239	3,247,440	
1984/01		0.10	2.2530	2.2530		120	8.12	3,994,239	3,289,560	
1984/07	177,174	0.10	1.9179	1.9179		120	8.12	4,171,413	3,352,680	
1985/01	9,842	0.20	1.1471	1.1471		120	8.12	4,181,255	3,391,080	
1985/10		0.20	0.8522	0.8522		120	8.12	3,420,000	3,420,000	1
1986/01		0.30	0.8299	0.8299		120	6.94	3,420,000	3,448,440	
1986/07		0.30	0.2974	0.2974		120	6.94	3,420,000	3,441,840	
1987/01		0.40	1.0091	1.0091		120	6.94	3,420,000	3,503,400	
1987/07		0.40	0.9007	0.9007		120	6.94	3,420,000	3,530,760	
1988/01		0.50	0.9007	0.9007		120	15.32	3,420,000	3,559,440	
1988/07		0.50	0.5899	0.5899		120	15.32	3,420,000	3,557,520	
1989/01		0.60	0.5899	0.5899		120	24.84	3,420,000	3,578,520	
1989/07		0.60	0.5899	0.5899		120	24.84	3,420,000	3,602,760	
1990/01		0.70	0.5899	0.5899		120	24.84	3,420,000	3,620,880	
1990/07		0.70	0.5899	0.5899		120	22.00	3,420,000	3,642,240	
1991/01		0.80	0.5899	0.5899		120	21.34	3,420,000	3,663,600	
1991/07		0.80	1.4932	1.4932		120	21.34	3,420,000	3,718,320	
1992/01		0.90	2.0117	2.0117		120	25.88	3,449,136	3,793,080	
1992/07		0.90	1.8152	1.8152		120	25.88	3,449,136	3,861,960	5
1993/01		1.00	1.7710	1.7710		120	25.88	3,475,651	3,930,360	5
1993/07		1.00	1.5329	1.5329		120	23.73	3,504,615	3,990,600	5
1994/01		1.00	1.6983	1.6983		120	20.36	3,504,615	4,058,400	
1994/07		1.00	1.5991	1.5991		120	20.36	3,504,615	4,123,320	
1995/01	1,230,435	1.00	1.5812	1.5812		157	24.71	4,735,050	5,479,928	
1995/07		1.00	1.5250	1.5250		157	24.71	4,735,050	5,563,452	5
1996/01	29,590	1.00	1.7228	1.7228		157	24.27	4,764,640	5,659,379	5
1996/07		1.00	1.3294	1.3294		157	24.27	4,764,640	5,734,582	
1997/01		1.00	1.4109	1.4109		157	24.27	4,764,640	5,815,437	
1997/07	732,984	1.00	1.0917	1.0917		178	32.74	5,528,587	6,665,210	
1998/01		1.00	1.1663	1.1663		178	32.74	5,566,970	6,742,996	



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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		178	41.36	5,612,158	6,815,798	
1999/01		1.00	1.4499	1.4499		178	44.56	5,678,083	6,914,588	
1999/07		1.00	1.2299	1.2299		178	44.56	5,734,662	6,999,672	
2000/01		1.00	1.3356	1.3356		178	49.97	5,804,249	7,093,122	
2000/07		1.00	1.1129	1.1129		178	49.97	5,862,937	7,171,976	
2001/01		1.00	1.2976	1.2976		178	51.19	5,933,744	7,265,070	
2001/07		1.00	0.9615	0.9615		178	51.19	5,986,845	7,334,846	
2002/01		1.00	1.0301	1.0301		178	54.64	6,048,112	7,410,318	
2002/07		1.00	0.8337	0.8337		178	54.64	6,098,205	7,472,084	
2003/01		1.00	1.3271	1.3271		178	59.84	6,179,134	7,571,230	
2003/07		1.00	1.1664	1.1664		178	59.84	6,251,207	7,659,518	
2004/01		0.95	1.1103	1.1103		178	59.84	6,317,145	7,744,602	
2004/07		0.95	0.8378	0.8378		178	59.84	6,367,423	7,809,572	
2005/01		0.90	0.8595	0.8595		178	56.13	6,416,681	7,876,678	
2005/07		0.90	0.7364	0.7364		178	56.13	6,459,211	7,934,706	
2006/01		0.85	0.9068	0.9068		178	52.14	6,506,410	8,006,618	
2006/07		0.85	0.8133	0.8133		178	52.14	6,549,050	8,071,766	
2007/01		0.80	1.0133	1.0133		178	52.97	6,600,177	8,153,468	
2007/07		0.80	1.1050	1.1050		178	52.97	6,656,369	8,243,536	
2008/01		0.75	0.8556	0.8556		178	45.32	6,691,565	8,314,024	
2008/07		0.75	0.6104	0.6104		178	45.32	6,716,807	8,364,754	
2009/01		0.70	1.3268	1.3268		178	50.12	6,773,657	8,475,826	
2009/07		0.70	0.6841	0.6841		178	50.12	6,803,218	8,533,854	
2010/01		0.65	0.8643	0.8643		178	47.18	6,836,004	8,607,546	
2010/07		0.65	0.7107	0.7107		178	47.18	6,863,096	8,668,778	
2011/01		0.60	0.9198	0.9198		178	48.46	6,896,469	8,748,522	
2011/07		0.60	0.9028	0.9028		178	48.46	6,929,385	8,827,554	
2012/01		0.55	0.3865	0.3865		178	48.94	6,942,494	8,861,730	
2012/07		0.55	0.9417	0.9417		178	48.94	6,974,488	8,945,212	
2013/01		0.50	0.4901	0.4901		178	52.89	6,990,927	8,989,000	



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217.24

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/07		0.50	0.6196	0.6196		178	52.89	7,011,754	9,044,714	
2014/01		0.45	0.8564	0.8564		178	57.38	7,038,777	9,122,144	
2014/07		0.45	1.2383	1.2383		178	57.38	7,077,997	9,235,174	
2015/01		0.40	0.7571	0.7571		178	59.99	7,099,429	9,305,128	
2015/09		0.40	1.5736	1.5736		178	59.99	7,144,113	9,451,622	
2016/09		0.35	1.9890	1.9890		178	59.25	7,193,850	9,639,590	

Message Code:

- | |
|---|
| 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
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 Computation of Nursing Home Medicaid Reimbursement Rate
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221.76

Manor Care Health Services

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
1450 EAST VENICE AVENUE	6/1/2015-12/31/2015	Number of Beds: 129	Superior: 0
VENICE, FL 34292	Days in CR 214	Maximum: 27,606	Standard: 366
County: Sarasota [58]	First Used : 2016/09	Max Annualized: 47,085	Conditional: 0
Region: South Area: 8	Last Used: 2016/09	Total Patient: 22,937	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 6,304	Inflation
Current Class South Large	Initial CR? False	Medicaid: 11,112	FY Index: 1.38522332
Class at 1/94: South Large	Medicaid Utilization	48.44574%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	83.08701%	Cost: 1.04210955
Open Date: 06/05/1997	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 06/05/1997	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25850000
Entered Medicaid 06/05/1997	Low Occupancy Adjustment Factor:	105.07766%	DC Sem Index: 1.30450000
Med # Active Date: 12/20/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03655145
Previous Med # 309788			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	544,798	961,690	563,568	155,790	54,548	2,280,394	
1a	Audit Adjustments							
2	Cost Per Diem	49.0279	86.5452	50.7171	14.0200	4.9089	205.2191	
3	Cost Per Diem Inflated	51.0924	89.7086	52.8528				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	51.0924	89.7086	52.8528	14.0200	4.9089	212.5827	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	73.3348		61.4289				
7	Provider Target Rate	77.4143		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	51.0924	89.7086	52.8528	13.6500	4.9089	212.2127	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	51.0924	89.7086	52.8528	13.6500	4.9089	212.2127	
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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Manor Care Health Services

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 06/05/1997		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):	4,687,676	9.3182
Indexed Asset Value	5,859,595	<60% of Base:	True	20% ROE(2):	1,171,919	0.5827
FRVS Base Asset:	4,711,854	Interest Rate:	8.5000%	Insurance Cost(3):	16,892	0.7365
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	59,705	2.6030
ROE Factor	0.021070	Amortization Rate:	8.5000%	Home Office(3):	9,267	0.4040
		Interest Only:	True	Replacement(3&4):	92,223	0.0000
		Yearly Payment:	394,873	Total FRVS PD:		13.6444

(1) 80% Capital (\$4,687,676) amortized at 8.5000 % for 20 years Interest of \$394,873 divided by annual available days (47085) divided by Occup. Adj. (0.90) = \$9.3182

(2) 20% ROE (\$1,171,919) times the ROE factor (0.021070) divided by annual available days (47085) divided by Occup. Adj. (0.90) = \$0.5827

(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 129	Effective PBS Limitation	4,711,854

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	51.0924	51.0924	2.3180	48.7744
Direct Care	89.7086	89.7086	4.0700	85.6386
Indirect Care	52.8528	52.8528	2.3979	50.4549
Property	13.6500	13.6444	0.6190	13.0254
ROE	4.9089	2.4761	0.1123	2.3638
ROE Adjustment	-2.4761	-2.4761	-0.1123	-2.3638
Quality Assess-Medicaid Share				15.6844
Supplemental Rate				8.1814
Totals	209.7366	207.2982	9.4049	221.7591

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	7,486,400	0.00	1.4109	1.4109		129	25.95	4,711,854	4,711,854	1
1997/07		0.10	1.0917	1.0917		129	25.95	4,714,282	4,830,405	
1998/01		0.10	1.1663	1.1663		129	25.95	4,716,876	4,886,778	
1998/07		0.20	1.0794	1.0794		129	25.95	4,721,681	4,939,539	
1999/01		0.20	1.4499	1.4499		129	25.95	4,728,142	5,011,134	
1999/07		0.30	1.2299	1.2299		129	25.95	4,736,374	5,072,796	
2000/01		0.30	1.3356	1.3356		129	40.74	4,750,432	5,140,521	
2000/07		0.40	1.1129	1.1129		129	40.74	4,766,098	5,197,668	
2001/01		0.40	1.2976	1.2976		129	47.20	4,787,326	5,265,135	
2001/07		0.50	0.9615	0.9615		129	47.20	4,807,079	5,315,703	
2002/01		0.50	1.0301	1.0301		129	46.39	4,827,964	5,370,399	
2002/07		0.60	0.8337	0.8337		129	46.39	4,848,333	5,415,162	
2003/01		0.60	1.3271	1.3271		129	44.70	4,879,710	5,487,015	
2003/07		0.70	1.1664	1.1664		129	44.70	4,912,091	5,550,999	
2004/01		0.70	1.1103	1.1103		129	44.70	4,943,118	5,612,661	
2004/07		0.80	0.8378	0.8378		129	44.70	4,970,043	5,659,746	
2005/01		0.80	0.8595	0.8595		129	41.75	4,995,984	5,708,379	
2005/07		0.90	0.7364	0.7364		129	41.75	5,021,120	5,750,433	
2006/01	21,809	0.90	0.9068	0.9068		129	40.09	5,072,798	5,802,549	
2006/07		1.00	0.8133	0.8133		129	40.09	5,102,871	5,849,763	
2007/01		1.00	1.0133	1.0133		129	38.35	5,138,925	5,908,974	
2007/07		1.00	1.1050	1.1050		129	38.35	5,178,520	5,974,248	
2008/01		1.00	0.8556	0.8556		129	37.32	5,208,585	6,025,332	
2008/07		1.00	0.6104	0.6104		129	37.32	5,230,158	6,062,097	
2009/01		1.00	1.3268	1.3268		129	37.88	5,277,951	6,142,593	
2009/07		1.00	0.6841	0.6841		129	37.88	5,302,819	6,184,647	
2010/01		1.00	0.8643	0.8643		129	37.90	5,334,402	6,238,053	
2010/07		1.00	0.7107	0.7107		129	37.90	5,360,527	6,282,429	
2011/01		1.00	0.9198	0.9198		129	36.81	5,393,526	6,340,221	
2011/07		1.00	0.9028	0.9028		129	36.81	5,426,115	6,397,497	



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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	72,440	1.00	0.3865	0.3865		129	37.98	5,513,037	6,422,265	
2012/07		1.00	0.9417	0.9417		129	37.98	5,548,888	6,482,766	
2013/01		1.00	0.4901	0.4901		129	39.86	5,568,597	6,514,500	
2013/07		1.00	0.6196	0.6196		129	39.86	5,593,602	6,554,877	
2014/01		1.00	0.8564	0.8564		129	35.72	5,624,713	6,610,992	
2014/07		1.00	1.2383	1.2383		129	35.72	5,669,948	6,692,907	
2015/01		1.00	0.7571	0.7571		129	36.81	5,698,678	6,743,604	
2015/09		1.00	1.5736	1.5736		129	36.81	5,758,695	6,849,771	
2016/09		1.00	1.9890	1.9890		129	48.45	5,859,595	6,985,995	

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

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215.07

ManorCare Health Services-West Palm 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
2300 VILLAGE BLVD	10/1/2013-9/30/2014	Number of Beds: 120	Superior: 0
WEST PALM BEACH, FL 33409	Days in CR 365	Maximum: 43,800	Standard: 366
County: Palm Beach [50]	First Used : 2015/01	Max Annualized: 43,800	Conditional: 0
Region: South Area: 9	Last Used: 2016/09	Total Patient: 39,150	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 14,760	Inflation
Current Class South Large	Initial CR? False	Medicaid: 19,546	FY Index: 1.33439166
Class at 1/94: South Large	Medicaid Utilization	49.92593%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	89.38356%	Cost: 1.08180716
Open Date: 06/01/1996	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 06/01/1996	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22550000
Entered Medicaid 06/01/1996	Low Occupancy Adjustment Factor:	113.04072%	DC Sem Index: 1.30450000
Med # Active Date: 12/20/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06446348
Previous Med # 309931			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,944,590	1,392,736	932,323	274,621	35,504	4,579,774	
1a	Audit Adjustments							
2	Cost Per Diem	99.4879	71.2543	47.6989	14.0500	1.8164	234.3075	
3	Cost Per Diem Inflated	107.6267	75.8476	51.6010				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	107.6267	75.8476	51.6010	14.0500	1.8164	250.9417	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	81.9801		64.0970				
7	Provider Target Rate	86.5405		67.6626				
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	75.8476	51.6010	13.6500	1.8164	201.7052	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	58.7902	75.8476	51.6010	13.6500	1.8164	201.7052	
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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ManorCare Health Services-West Palm Beach

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	06/01/1996	Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1996/01	Type:	None	80% Capital(1):	4,351,982	9.0237
Indexed Asset Value	5,439,978	<60% of Base:	True	20% ROE(2):	1,087,996	0.6296
FRVS Base Asset:	4,252,320	Interest Rate:	8.2500%	Insurance Cost(3):	32,756	0.8367
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	141,936	3.6254
ROE Factor	0.022810	Amortization Rate:	8.2500%	Home Office(3):	23,692	0.6052
		Interest Only:	True	Replacement(3&4):	216,391	0.0000
		Yearly Payment:	355,713	Total FRVS PD:		14.7206

(1) 80% Capital (\$4,351,982) amortized at 8.2500 % for 20 years Interest of \$355,713 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.0237

(2) 20% ROE (\$1,087,996) times the ROE factor (0.022810) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6296

(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:	07/01/1995	Current RS PBS:	54,155
Comparison Bed	120	Effective PBS Limitation	4,252,320

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.7902	58.7902	2.6673	56.1229
Direct Care	75.8476	75.8476	3.4412	72.4064
Indirect Care	51.6010	51.6010	2.3411	49.2599
Property	13.6500	14.7206	0.6679	14.0527
ROE	1.8164	0.8976	0.0407	0.8569
ROE Adjustment	-0.8976	-0.8976	-0.0407	-0.8569
Quality Assess-Medicaid Share				15.0483
Supplemental Rate				8.1814
Totals	200.8076	200.9594	9.1175	215.0716

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
1996/01	7,653,784	0.00	1.7228	1.7228		120	12.06	4,252,320	4,252,320	1
1996/07		0.10	1.3294	1.3294		120	12.06	4,252,320	4,383,120	
1997/01		0.10	1.4109	1.4109		120	12.06	4,252,320	4,444,920	
1997/07		0.20	1.0917	1.0917		120	12.06	4,252,320	4,493,400	
1998/01		0.20	1.1663	1.1663		120	12.06	4,252,320	4,545,840	
1998/07	57,137	0.30	1.0794	1.0794		120	30.81	4,309,457	4,594,920	5
1999/01		0.30	1.4499	1.4499		120	30.81	4,327,690	4,661,520	
1999/07		0.40	1.2299	1.2299		120	39.45	4,342,962	4,718,880	
2000/01		0.40	1.3356	1.3356		120	39.45	4,359,603	4,781,880	
2000/07		0.50	1.1129	1.1129		120	47.98	4,380,768	4,835,040	
2001/01		0.50	1.2976	1.2976		120	47.98	4,405,563	4,897,800	
2001/07		0.60	0.9615	0.9615		120	45.94	4,426,792	4,944,840	
2002/01		0.60	1.0301	1.0301		120	40.59	4,446,985	4,995,720	
2002/07		0.70	0.8337	0.8337		120	40.59	4,466,138	5,037,360	
2003/01		0.70	1.3271	1.3271		120	40.59	4,496,758	5,104,200	
2003/07		0.80	1.1664	1.1664		120	42.03	4,528,822	5,163,720	
2004/01		0.80	1.1103	1.1103		120	42.03	4,559,561	5,221,080	
2004/07		0.90	0.8378	0.8378		120	42.03	4,585,833	5,264,880	
2005/01		0.90	0.8595	0.8595		120	43.05	4,613,601	5,310,120	
2005/07		1.00	0.7364	0.7364		120	43.05	4,640,194	5,349,240	
2006/01		1.00	0.9068	0.9068		120	37.14	4,668,608	5,397,720	
2006/07		1.00	0.8133	0.8133		120	37.14	4,694,248	5,441,640	
2007/01		1.00	1.0133	1.0133		120	37.77	4,726,913	5,496,720	
2007/07		1.00	1.1050	1.1050		120	37.77	4,762,782	5,557,440	
2008/01		1.00	0.8556	0.8556		120	41.87	4,793,804	5,604,960	
2008/07		1.00	0.6104	0.6104		120	41.87	4,816,080	5,639,160	
2009/01		1.00	1.3268	1.3268		120	41.87	4,864,725	5,714,040	
2009/07		1.00	0.6841	0.6841		120	42.16	4,890,235	5,753,160	
2010/01		1.00	0.8643	0.8643		120	41.97	4,922,488	5,802,840	
2010/07		1.00	0.7107	0.7107		120	41.97	4,949,184	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		1.00	0.9198	0.9198		120	41.97	4,983,922	5,897,880	
2011/07		1.00	0.9028	0.9028		120	47.48	5,022,765	5,951,160	
2012/01		1.00	0.3865	0.3865		120	47.48	5,039,524	5,974,200	
2012/07		1.00	0.9417	0.9417		120	52.11	5,084,488	6,030,480	
2013/01		1.00	0.4901	0.4901		120	52.11	5,108,098	6,060,000	
2013/07		1.00	0.6196	0.6196		120	52.09	5,138,073	6,097,560	
2014/01		1.00	0.8564	0.8564		120	52.09	5,179,747	6,149,760	
2014/07		1.00	1.2383	1.2383		120	49.02	5,236,914	6,225,960	
2015/01		1.00	0.7571	0.7571		120	49.93	5,272,908	6,273,120	
2015/09		1.00	1.5736	1.5736		120	49.93	5,348,234	6,371,880	
2016/09		0.95	1.9890	1.9890		120	49.93	5,439,978	6,498,600	

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: 325481093020141001201310232014091341



Florida Agency for Health Care Administration
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227.37

Heartland Health Care Center-North 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
3250 12TH ST	9/1/2013-8/31/2014	Number of Beds: 87	Superior: 0
SARASOTA, FL 34237	Days in CR 365	Maximum: 31,755	Standard: 366
County: Sarasota [58]	First Used : 2015/01	Max Annualized: 31,755	Conditional: 0
Region: South Area: 8	Last Used: 2016/09	Total Patient: 28,403	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 7,076	Inflation
Current Class South Small	Initial CR? False	Medicaid: 18,784	FY Index: 1.33029981
Class at 1/94: South Small	Medicaid Utilization	66.13386%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	89.44418%	Cost: 1.08513467
Open Date: 10/01/1969	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 10/01/1969	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22466610
Entered Medicaid 05/01/1970	Low Occupancy Adjustment Factor:	113.11739%	DC Sem Index: 1.30450000
Med # Active Date: 12/20/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06518830
Previous Med # 309923			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	804,325	1,689,023	914,999	203,243	4,178	3,615,768	
1a	Audit Adjustments							
2	Cost Per Diem	42.8197	89.9182	48.7116	10.8200	0.2224	192.4919	
3	Cost Per Diem Inflated	46.4651	95.7798	52.8586				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	46.4651	95.7798	52.8586	10.8200	0.2224	206.1459	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	79.9824		75.0306				
7	Provider Target Rate	84.4317		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	46.4651	95.7798	52.8586	10.8200	0.2224	206.1459	
12/13	Medicaid Adjustment Rate		1.7385	0.9594				
14	Prospective Per Diem 11	46.4651	97.5183	53.8180	10.8200	0.2224	208.8438	
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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Heartland Health Care Center-North Sarasota

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:	825,000.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	1,774,792	7.7207
Indexed Asset Value	2,218,490	<60% of Base:	True	20% ROE(2):	443,698	0.3574
FRVS Base Asset:	1,731,265	Interest Rate:	8.5000%	Insurance Cost(3):	18,180	0.6401
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	51,632	1.8178
ROE Factor	0.023020	Amortization Rate:	12.5000%	Home Office(3):	16,762	0.5901
		Interest Only:	True	Replacement(3&4):	68,365	0.0000
		Yearly Payment:	220,655	Total FRVS PD:		11.1261

(1) 80% Capital (\$1,774,792) amortized at 12.5000 % for 20 years Interest of \$220,655 divided by annual available days (31755) divided by Occup. Adj. (0.90) = \$7.7207

(2) 20% ROE (\$443,698) times the ROE factor (0.023020) divided by annual available days (31755) divided by Occup. Adj. (0.90) = \$0.3574

(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 147	Effective PBS Limitation	4,189,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	46.4651	46.4651	2.1081	44.3570
Direct Care	97.5183	97.5183	4.4244	93.0939
Indirect Care	53.8180	53.8180	2.4417	51.3763
Property	10.8200	11.1261	0.5048	10.6213
ROE	0.2224	0.1379	0.0063	0.1316
ROE Adjustment	-0.1379	-0.1379	-0.0063	-0.1316
Quality Assess-Medicaid Share				19.7360
Supplemental Rate				8.1814
Totals	208.7059	208.9275	9.4790	227.3659

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	984,249	0.00				147	100.00	984,249	1,508,367	
1972/01		0.10	3.9787	3.0000	0.9787	147	100.00	987,202	1,568,343	
1972/07		0.10	5.9113	3.0000	2.9113	147	100.00	990,164	1,645,665	
1973/01		0.20	8.0622	3.0000	5.0622	147	100.00	996,105	1,730,484	
1973/07		0.20	10.7186	3.0000	7.7186	147	100.00	1,002,082	1,828,386	
1974/01		0.30	12.9457	3.0000	9.9457	147	100.00	1,011,101	1,923,936	
1974/07		0.30	13.0494	3.0000	10.0494	147	100.00	1,020,201	1,983,618	
1975/01		0.40	13.1399	3.0000	10.1399	147	100.00	1,032,443	2,044,917	
1975/07		0.40	14.2033	3.0000	11.2033	147	100.00	1,044,832	2,128,119	
1976/01		0.50	15.2478	3.0000	12.2478	147	100.00	1,060,504	2,214,114	
1976/07		0.50	15.7330	3.0000	12.7330	147	100.00	1,076,412	2,291,289	
1977/01		0.60	16.4836	3.0000	13.4836	147	100.00	1,095,787	2,377,284	
1977/07		0.60	18.5412	3.0000	15.5412	147	100.00	1,115,511	2,497,383	
1978/01		0.70	20.2809	3.0000	17.2809	147	100.00	1,138,937	2,615,865	
1978/07		0.70	22.8203	3.0000	19.8203	147	100.00	1,162,855	2,760,660	
1979/01		0.80	24.9476	3.0000	21.9476	147	100.00	1,190,764	2,902,221	
1979/07		0.80	26.1458	3.0000	23.1458	147	100.00	1,219,342	3,024,084	
1980/01		0.90	29.3115	3.0000	26.3115	147	80.37	1,252,264	3,210,627	
1980/07		0.90	30.1222	3.0000	27.1222	147	80.37	1,286,075	3,332,931	
1981/01		1.00	30.9462	3.0000	27.9462	147	83.26	1,324,657	3,460,380	
1981/07		1.00	30.5350	3.0000	27.5350	147	83.26	1,364,397	3,549,903	
1982/01		1.00	30.2110	3.0000	27.2110	147	77.68	1,405,329	3,645,012	
1982/07		1.00	29.5087	3.0000	26.5087	147	77.68	1,447,489	3,728,655	
1983/04		1.00	29.1375	3.0000	26.1375	147	74.24	1,490,914	3,826,704	
1983/07		1.00	30.0953	3.0000	27.0953	147	74.24	1,535,641	3,978,114	
1984/01	788	1.00	28.3905	3.0000	25.3905	147	80.22	1,582,498	4,029,711	
1984/07		1.00	27.3084	3.0000	24.3084	147	80.22	1,629,973	4,107,033	
1985/01	1,968	1.00	25.4555	3.0000	22.4555	147	74.24	1,680,840	4,154,073	
1985/10		1.00	23.3077	3.0000	20.3077	147	79.85	1,731,265	4,189,500	
1986/01		1.00	21.1376	3.0000	18.1376	147	79.85	1,783,203	4,224,339	



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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	147	76.40	1,836,699	4,216,254	
1987/01		1.00	16.4441	3.0000	13.4441	147	76.40	1,891,800	4,291,665	
1987/07		1.00	14.3448	3.0000	11.3448	147	78.21	1,948,554	4,325,181	
1988/01		1.00	12.2455	3.0000	9.2455	147	80.33	2,007,011	4,360,314	
1988/07		1.00	9.8354	3.0000	6.8354	147	80.33	2,067,221	4,357,962	
1989/01	178,617	1.00	7.4253	3.0000	4.4253	147	83.01	2,307,855	4,383,687	
1989/07		1.00	5.0152	3.0000	2.0152	147	83.01	2,377,091	4,413,381	
1990/01		1.00	2.6051	2.6051		147	76.34	2,439,017	4,435,578	
1990/07		1.00	0.5899	0.5899		147	76.34	2,453,405	4,461,744	
1991/01		1.00	0.5899	0.5899		147	70.21	2,467,878	4,487,910	
1991/07		1.00	1.4932	1.4932		147	70.21	2,504,728	4,554,942	
1992/01	150,329	0.95	2.0117	2.0117		147	70.21	2,702,925	4,646,523	
1992/07		0.95	1.8152	1.8152		147	64.36	2,749,534	4,730,901	
1993/01		0.90	1.7710	1.7710		147	64.36	2,793,359	4,814,691	
1993/07	207,593	0.90	1.5329	1.5329		147	59.22	3,039,489	4,888,485	
1994/01	49,424	0.85	1.6983	1.6983		147	58.41	3,132,791	4,971,540	
1994/07		0.85	1.5991	1.5991		147	58.41	3,175,372	5,051,067	
1995/01	(1,292,623)	0.80	1.5812	1.5812		87	53.48	1,921,807	3,036,648	
1995/07		0.80	1.5250	1.5250		87	53.48	1,944,605	3,082,932	
1996/01		0.75	1.7228	1.7228		87	47.91	1,966,492	3,136,089	
1996/07		0.75	1.3294	1.3294		87	47.91	1,983,572	3,177,762	
1997/01		0.70	1.4109	1.4109		87	47.91	2,000,636	3,222,567	
1997/07		0.70	1.0917	1.0917		87	47.91	2,013,954	3,257,715	
1998/01		0.65	1.1663	1.1663		87	40.98	2,025,330	3,295,734	
1998/07		0.65	1.0794	1.0794		87	41.09	2,035,946	3,331,317	
1999/01		0.60	1.4499	1.4499		87	41.09	2,049,177	3,379,602	
1999/07	45,391	0.60	1.2299	1.2299		87	40.03	2,105,573	3,421,188	
2000/01		0.55	1.3356	1.3356		87	40.03	2,116,831	3,466,863	
2000/07		0.55	1.1129	1.1129		87	37.30	2,125,618	3,505,404	
2001/01		0.50	1.2976	1.2976		87	36.74	2,134,830	3,550,905	



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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		87	36.74	2,141,687	3,585,009	
2002/01		0.45	1.0301	1.0301		87	36.08	2,148,199	3,621,897	
2002/07		0.45	0.8337	0.8337		87	36.08	2,153,486	3,652,086	
2003/01		0.40	1.3271	1.3271		87	36.08	2,160,985	3,700,545	
2003/07		0.40	1.1664	1.1664		87	38.14	2,167,977	3,743,697	
2004/01		0.35	1.1103	1.1103		87	38.14	2,173,819	3,785,283	
2004/07		0.35	0.8378	0.8378		87	45.03	2,179,037	3,817,038	
2005/01		0.30	0.8595	0.8595		87	57.18	2,184,657	3,849,837	
2005/07		0.30	0.7364	0.7364		87	57.18	2,189,483	3,878,199	
2006/01		0.25	0.9068	0.9068		87	57.18	2,194,447	3,913,347	
2006/07		0.25	0.8133	0.8133		87	56.46	2,198,908	3,945,189	
2007/01		0.20	1.0133	1.0133		87	52.64	2,203,174	3,985,122	
2007/07		0.20	1.1050	1.1050		87	52.64	2,207,834	4,029,144	
2008/01		0.15	0.8556	0.8556		87	52.64	2,210,545	4,063,596	
2008/07		0.15	0.6104	0.6104		87	51.64	2,212,446	4,088,391	
2009/01		0.10	1.3268	1.3268		87	53.45	2,215,299	4,142,679	
2009/07		0.10	0.6841	0.6841		87	53.45	2,216,772	4,171,041	
2010/01		0.05	0.8643	0.8643		87	53.45	2,217,703	4,207,059	
2010/07		0.05	0.7107	0.7107		87	59.25	2,218,490	4,236,987	
2011/01		0.00	0.9198	0.9198		87	56.92	2,218,490	4,275,963	
2011/07		0.00	0.9028	0.9028		87	56.92	2,218,490	4,314,591	
2012/01		0.00	0.3865	0.3865		87	56.92	2,218,490	4,331,295	
2012/07		0.00	0.9417	0.9417		87	61.88	2,218,490	4,372,098	
2013/01		0.00	0.4901	0.4901		87	61.88	2,218,490	4,393,500	
2013/07		0.00	0.6196	0.6196		87	60.28	2,218,490	4,420,731	
2014/01		0.00	0.8564	0.8564		87	60.98	2,218,490	4,458,576	
2014/07		0.00	1.2383	1.2383		87	60.98	2,218,490	4,513,821	
2015/01		0.00	0.7571	0.7571		87	66.13	2,218,490	4,548,012	
2015/09		0.00	1.5736	1.5736		87	66.13	2,218,490	4,619,613	
2016/09		0.00	1.9890	1.9890		87	66.13	2,218,490	4,711,485	

Message Code:



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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195.77

ManorCare Health Services (Delray 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
16200 JOG ROAD	5/1/2014-4/30/2015	Number of Beds: 120	Superior: 0
DELRAY BEACH, FL 33446	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: 40,561	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 17,791	Inflation
Current Class South Large	Initial CR? False	Medicaid: 14,742	FY Index: 1.35323005
Class at 1/94: South Large	Medicaid Utilization	36.34526%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	92.60502%	Cost: 1.06674726
Open Date: 02/17/1999	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 02/17/1999	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23666442
Entered Medicaid 02/17/1999	Low Occupancy Adjustment Factor:	117.11481%	DC Sem Index: 1.30450000
Med # Active Date: 12/20/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05485367
Previous Med # 309761			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	702,477	992,621	664,129	306,781	33,542	2,699,550	
1a	Audit Adjustments							
2	Cost Per Diem	47.6514	67.3329	45.0501	20.8100	2.2753	183.1197	
3	Cost Per Diem Inflated	50.8320	71.0264	48.0571				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	50.8320	71.0264	48.0571	20.8100	2.2753	193.0008	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	74.7961		61.4289				
7	Provider Target Rate	78.9569		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	50.8320	71.0264	48.0571	13.6500	2.2753	185.8408	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	50.8320	71.0264	48.0571	13.6500	2.2753	185.8408	
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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ManorCare Health Services (Delray Beach)

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 02/17/1999		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):	4,455,907	8.6741
Indexed Asset Value	5,569,884	<60% of Base:	True	20% ROE(2):	1,113,977	0.5977
FRVS Base Asset:	4,594,920	Interest Rate:	7.7500%	Insurance Cost(3):	34,066	0.8399
Occup Adj Factor	0.9000	Chase Rate:	7.7500%	Taxes Cost(3):	131,756	3.2483
ROE Factor	0.021150	Amortization Rate:	7.7500%	Home Office(3):	18,238	0.4496
		Interest Only:	True	Replacement(3&4):	127,712	0.0000
		Yearly Payment:	341,934	Total FRVS PD:		13.8096

(1) 80% Capital (\$4,455,907) amortized at 7.7500 % for 20 years Interest of \$341,934 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$8.6741

(2) 20% ROE (\$1,113,977) times the ROE factor (0.021150) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5977

(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	50.8320	50.8320	2.3062	48.5258
Direct Care	71.0264	71.0264	3.2224	67.8040
Indirect Care	48.0571	48.0571	2.1803	45.8768
Property	13.6500	13.8096	0.6265	13.1831
ROE	2.2753	0.8314	0.0377	0.7937
ROE Adjustment	-0.8314	-0.8314	-0.0377	-0.7937
Quality Assess-Medicaid Share				12.1965
Supplemental Rate				8.1814
Totals	185.0094	183.7251	8.3354	195.7676

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
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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	8,028,490	0.00	1.4499	1.4499		120	30.13	4,594,920	4,594,920	1
1999/07	11,449	0.10	1.2299	1.2299		120	30.13	4,609,465	4,718,880	
2000/01	22,728	0.10	1.3356	1.3356		120	30.13	4,635,567	4,781,880	
2000/07		0.20	1.1129	1.1129		120	30.13	4,641,220	4,835,040	
2001/01		0.20	1.2976	1.2976		120	30.13	4,647,818	4,897,800	
2001/07		0.30	0.9615	0.9615		120	30.13	4,655,164	4,944,840	
2002/01		0.30	1.0301	1.0301		120	41.05	4,665,900	4,995,720	
2002/07		0.40	0.8337	0.8337		120	41.05	4,677,514	5,037,360	
2003/01	30,567	0.40	1.3271	1.3271		120	38.55	4,725,483	5,104,200	
2003/07		0.50	1.1664	1.1664		120	38.55	4,744,799	5,163,720	
2004/01		0.50	1.1103	1.1103		120	38.55	4,763,263	5,221,080	
2004/07		0.60	0.8378	0.8378		120	38.55	4,780,046	5,264,880	
2005/01	79,152	0.60	0.8595	0.8595		120	41.65	4,877,865	5,310,120	
2005/07		0.70	0.7364	0.7364		120	41.65	4,896,907	5,349,240	
2006/01		0.70	0.9068	0.9068		120	38.91	4,918,899	5,397,720	
2006/07		0.80	0.8133	0.8133		120	38.91	4,941,539	5,441,640	
2007/01		0.80	1.0133	1.0133		120	35.73	4,967,561	5,496,720	
2007/07		0.90	1.1050	1.1050		120	35.73	4,999,655	5,557,440	
2008/01		0.90	0.8556	0.8556		120	34.47	5,023,782	5,604,960	
2008/07		1.00	0.6104	0.6104		120	34.47	5,043,001	5,639,160	
2009/01		1.00	1.3268	1.3268		120	33.28	5,083,488	5,714,040	
2009/07		1.00	0.6841	0.6841		120	33.28	5,104,531	5,753,160	
2010/01		1.00	0.8643	0.8643		120	39.83	5,136,481	5,802,840	
2010/07		1.00	0.7107	0.7107		120	39.83	5,162,917	5,844,120	
2011/01		1.00	0.9198	0.9198		120	38.21	5,195,909	5,897,880	
2011/07		1.00	0.9028	0.9028		120	38.21	5,228,498	5,951,160	
2012/01		1.00	0.3865	0.3865		120	40.11	5,243,235	5,974,200	
2012/07		1.00	0.9417	0.9417		120	40.11	5,279,243	6,030,480	
2013/01		1.00	0.4901	0.4901		120	37.00	5,296,649	6,060,000	
2013/07		1.00	0.6196	0.6196		120	37.00	5,318,727	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	40.33	5,352,127	6,149,760	
2014/07		1.00	1.2383	1.2383		120	40.33	5,400,725	6,225,960	
2015/01		1.00	0.7571	0.7571		120	42.17	5,432,076	6,273,120	
2015/09		1.00	1.5736	1.5736		120	42.17	5,497,615	6,371,880	
2016/09		1.00	1.9890	1.9890		120	36.35	5,569,884	6,498,600	

Message Code:

1 Per Bed Standard Limitation

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

Report Printed: 6/30/2016

ID: 325520043020150501201409212015154055



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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228.51

ManorCare Health Services-Carrollwood

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
3030 BEARSS AVE	6/1/2015-12/31/2015	Number of Beds: 120	Superior: 0
TAMPA, FL 33618	Days in CR 214	Maximum: 25,680	Standard: 337
County: Hillsborough [29]	First Used : 2016/09	Max Annualized: 43,800	Conditional: 29
Region: Central Area: 6	Last Used: 2016/09	Total Patient: 22,681	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 8,075	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 7,951	FY Index: 1.38522332
Class at 1/94: North Large	Medicaid Utilization	35.05577%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	88.32165%	Cost: 1.04210955
Open Date: 05/18/1990	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 05/18/1990	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25850000
Entered Medicaid 07/20/1990	Low Occupancy Adjustment Factor:	111.69776%	DC Sem Index: 1.30450000
Med # Active Date: 12/20/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03655145
Previous Med # 319350			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	445,364	606,932	561,516	134,928	38,700	1,787,440	
1a	Audit Adjustments							
2	Cost Per Diem	56.0136	76.3340	70.6221	16.9699	4.8673	224.8069	
3	Cost Per Diem Inflated	58.3723	79.1241	73.5960				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	58.3723	79.1241	73.5960	16.9699	4.8673	232.9296	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	74.4341		67.1763				
7	Provider Target Rate	78.5747		70.9132				
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	79.1241	68.1848	13.6500	4.8673	222.6325	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	56.8063	79.1241	68.1848	13.6500	4.8673	222.6325	
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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ManorCare Health Services-Carrollwood

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 07/20/1990		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):	4,195,922	10.5649
Indexed Asset Value	5,244,902	<60% of Base:	True	20% ROE(2):	1,048,980	0.5607
FRVS Base Asset:	3,602,760	Interest Rate:	10.0000%	Insurance Cost(3):	9,606	0.4235
Occup Adj Factor	0.9000	Chase Rate:	10.0000%	Taxes Cost(3):	53,472	2.3576
ROE Factor	0.021070	Amortization Rate:	10.0000%	Home Office(3):	12,802	0.5644
		Interest Only:	True	Replacement(3&4):	86,453	0.0000
		Yearly Payment:	416,467	Total FRVS PD:		14.4711

(1) 80% Capital (\$4,195,922) amortized at 10.0000 % for 20 years Interest of \$416,467 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$10.5649

(2) 20% ROE (\$1,048,980) times the ROE factor (0.021070) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5607

(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	56.8063	56.8063	2.5773	54.2290
Direct Care	79.1241	79.1241	3.5898	75.5343
Indirect Care	68.1848	68.1848	3.0935	65.0913
Property	13.6500	14.4711	0.6565	13.8146
ROE	4.8673	3.4054	0.1545	3.2509
ROE Adjustment	-3.4054	-3.4054	-0.1545	-3.2509
Quality Assess-Medicaid Share				11.6606
Supplemental Rate				8.1814
Totals	219.2271	218.5863	9.9171	228.5112

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	6,532,236	0.00	0.5899	0.5899		120		3,602,760	3,602,760	1
1990/07		0.10	0.5899	0.5899		120	13.82	3,602,760	3,642,240	
1991/01		0.10	0.5899	0.5899		120	13.82	3,602,760	3,663,600	
1991/07		0.20	1.4932	1.4932		120	13.82	3,602,760	3,718,320	
1992/01		0.20	2.0117	2.0117		120	13.82	3,602,760	3,793,080	
1992/07		0.30	1.8152	1.8152		120	13.82	3,602,760	3,861,960	
1993/01		0.30	1.7710	1.7710		120	17.87	3,602,760	3,930,360	
1993/07		0.40	1.5329	1.5329		120	17.87	3,602,760	3,990,600	
1994/01		0.40	1.6983	1.6983		120	17.87	3,602,760	4,058,400	
1994/07	442,609	0.50	1.5991	1.5991		120	18.22	4,045,369	4,123,320	
1995/01		0.50	1.5812	1.5812		120	26.00	4,060,488	4,188,480	
1995/07		0.60	1.5250	1.5250		120	26.00	4,078,051	4,252,320	
1996/01		0.60	1.7228	1.7228		120	26.00	4,097,979	4,325,640	
1996/07	19,994	0.70	1.3294	1.3294		120	27.85	4,137,284	4,383,120	
1997/01		0.70	1.4109	1.4109		120	30.47	4,159,920	4,444,920	
1997/07		0.80	1.0917	1.0917		120	30.47	4,180,048	4,493,400	
1998/01		0.80	1.1663	1.1663		120	31.81	4,202,604	4,545,840	
1998/07		0.90	1.0794	1.0794		120	31.81	4,226,218	4,594,920	
1999/01		0.90	1.4499	1.4499		120	32.48	4,226,218	4,661,520	5
1999/07		1.00	1.2299	1.2299		120	32.48	4,289,717	4,718,880	
2000/01		1.00	1.3356	1.3356		120	32.48	4,323,551	4,781,880	
2000/07		1.00	1.1129	1.1129		120	39.72	4,358,300	4,835,040	
2001/01		1.00	1.2976	1.2976		120	44.44	4,403,995	4,897,800	
2001/07		1.00	0.9615	0.9615		120	44.44	4,438,209	4,944,840	
2002/01		1.00	1.0301	1.0301		120	50.73	4,480,378	4,995,720	
2002/07		1.00	0.8337	0.8337		120	50.73	4,514,831	5,037,360	
2003/01		1.00	1.3271	1.3271		120	51.80	4,571,261	5,104,200	
2003/07		1.00	1.1664	1.1664		120	51.80	4,621,478	5,163,720	
2004/01		1.00	1.1103	1.1103		120	51.80	4,669,805	5,221,080	
2004/07		1.00	0.8378	0.8378		120	51.80	4,706,652	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		1.00	0.8595	0.8595		120	41.91	4,706,652	5,310,120	5
2005/07		1.00	0.7364	0.7364		120	41.91	4,764,062	5,349,240	
2006/01		1.00	0.9068	0.9068		120	31.02	4,788,427	5,397,720	
2006/07		1.00	0.8133	0.8133		120	31.02	4,810,392	5,441,640	
2007/01		1.00	1.0133	1.0133		120	28.53	4,835,677	5,496,720	
2007/07		1.00	1.1050	1.1050		120	28.53	4,863,395	5,557,440	
2008/01		1.00	0.8556	0.8556		120	26.78	4,883,656	5,604,960	
2008/07		1.00	0.6104	0.6104		120	26.78	4,898,171	5,639,160	
2009/01		1.00	1.3268	1.3268		120	28.06	4,931,327	5,714,040	
2009/07		1.00	0.6841	0.6841		120	28.06	4,948,538	5,753,160	
2010/01		1.00	0.8643	0.8643		120	33.66	4,974,713	5,802,840	
2010/07		0.95	0.7107	0.7107		120	33.66	4,995,270	5,844,120	
2011/01		0.95	0.9198	0.9198		120	30.08	5,019,142	5,897,880	
2011/07		0.90	0.9028	0.9028		120	30.08	5,041,445	5,951,160	
2012/01		0.90	0.3865	0.3865		120	30.72	5,051,241	5,974,200	
2012/07		0.85	0.9417	0.9417		120	30.72	5,073,823	6,030,480	
2013/01		0.85	0.4901	0.4901		120	32.58	5,086,344	6,060,000	
2013/07		0.80	0.6196	0.6196		120	32.58	5,101,279	6,097,560	
2014/01		0.80	0.8564	0.8564		120	33.84	5,122,782	6,149,760	
2014/07		0.75	1.2383	1.2383		120	33.84	5,152,054	6,225,960	
2015/01		0.75	0.7571	0.7571		120	31.89	5,169,016	6,273,120	
2015/09		0.70	1.5736	1.5736		120	31.89	5,169,016	6,371,880	5
2016/09		0.65	1.9890	1.9890		120	35.06	5,244,902	6,498,600	

Message Code:

- | |
|------------------------------------|
| 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
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 Computation of Nursing Home Medicaid Reimbursement Rate
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209.15

Manor-Care Health Services-Dunedin

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
870 PATRICIA AVE	10/1/2013-9/30/2014	Number of Beds: 120	Superior: 366
DUNEDIN, FL 34698	Days in CR 365	Maximum: 43,800	Standard: 0
County: Pinellas [52]	First Used : 2015/01	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 39,447	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 13,719	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 20,829	FY Index: 1.33439166
Class at 1/94: North Large	Medicaid Utilization	52.80249%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	90.06164%	Cost: 1.08180716
Open Date: 04/18/1983	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 05/01/1996	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.22550000
Entered Medicaid 05/01/1996	Low Occupancy Adjustment Factor:	113.89827%	DC Sem Index: 1.30450000
Med # Active Date: 12/20/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.06446348
Previous Med # 310191			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	994,642	1,638,846	927,151	394,918	30,449	3,986,006	
1a	Audit Adjustments							
2	Cost Per Diem	47.7527	78.6810	44.5125	18.9600	1.4619	191.3681	
3	Cost Per Diem Inflated	51.6592	83.7531	48.1539				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	51.6592	83.7531	48.1539	18.9600	1.4619	203.9881	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	76.3281		61.0765				
7	Provider Target Rate	80.5741		64.4741				
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	51.6592	83.7531	48.1539	13.6500	1.4619	198.6781	
12/13	Medicaid Adjustment Rate		0.2641	0.1518				
14	Prospective Per Diem 11	51.6592	84.0172	48.3057	13.6500	1.4619	199.0940	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Manor-Care Health Services-Dunedin

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 05/01/1996		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):	3,191,606	6.6177
Indexed Asset Value	3,989,507	<60% of Base:	True	20% ROE(2):	797,901	0.4617
FRVS Base Asset:	3,043,800	Interest Rate:	8.2500%	Insurance Cost(3):	31,000	0.7859
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	65,254	1.6542
ROE Factor	0.022810	Amortization Rate:	8.2500%	Home Office(3):	23,593	0.5981
		Interest Only:	True	Replacement(3&4):	197,169	0.0000
		Yearly Payment:	260,869	Total FRVS PD:		10.1176

(1) 80% Capital (\$3,191,606) amortized at 8.2500 % for 20 years Interest of \$260,869 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$6.6177

(2) 20% ROE (\$797,901) times the ROE factor (0.022810) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.4617

(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:	25,365
Comparison Date: 07/01/1982	Current RS PBS:	54,155
Comparison Bed 120	Effective PBS Limitation	3,043,800

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	51.6592	51.6592	2.3438	49.3154
Direct Care	84.0172	84.0172	3.8118	80.2054
Indirect Care	48.3057	48.3057	2.1916	46.1141
Property	13.6500	10.1176	0.4590	9.6586
ROE	1.4619	0.7399	0.0336	0.7063
ROE Adjustment	-0.7399	-0.7399	-0.0336	-0.7063
Quality Assess-Medicaid Share				15.6744
Supplemental Rate				8.1814
Totals	198.3541	194.0997	8.8062	209.1493

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
1996/01	4,435,156	0.00	1.7228	1.7228		120	2.71	3,043,800	3,043,800	1
1996/07		0.10	1.3294	1.3294		120	2.71	3,043,800	4,383,120	
1997/01		0.10	1.4109	1.4109		120	2.71	3,043,800	4,444,920	
1997/07		0.20	1.0917	1.0917		120	2.71	3,043,800	4,493,400	
1998/01		0.20	1.1663	1.1663		120	2.71	3,043,800	4,545,840	
1998/07		0.30	1.0794	1.0794		120	22.47	3,043,800	4,594,920	
1999/01		0.30	1.4499	1.4499		120	22.47	3,043,800	4,661,520	
1999/07		0.40	1.2299	1.2299		120	22.47	3,043,800	4,718,880	
2000/01		0.40	1.3356	1.3356		120	22.47	3,043,800	4,781,880	
2000/07	48,413	0.50	1.1129	1.1129		120	32.37	3,102,182	4,835,040	
2001/01		0.50	1.2976	1.2976		120	32.37	3,114,028	4,897,800	
2001/07		0.60	0.9615	0.9615		120	32.09	3,124,510	4,944,840	
2002/01		0.60	1.0301	1.0301		120	38.71	3,138,103	4,995,720	
2002/07		0.70	0.8337	0.8337		120	38.71	3,150,993	5,037,360	
2003/01		0.70	1.3271	1.3271		120	38.71	3,171,596	5,104,200	
2003/07	33,739	0.80	1.1664	1.1664		120	39.14	3,226,395	5,163,720	
2004/01		0.80	1.1103	1.1103		120	39.14	3,246,788	5,221,080	
2004/07		0.90	0.8378	0.8378		120	39.14	3,264,209	5,264,880	
2005/01		0.90	0.8595	0.8595		120	41.87	3,283,433	5,310,120	
2005/07		1.00	0.7364	0.7364		120	41.87	3,301,840	5,349,240	
2006/01		1.00	0.9068	0.9068		120	45.72	3,326,729	5,397,720	
2006/07		1.00	0.8133	0.8133		120	45.72	3,349,220	5,441,640	
2007/01		1.00	1.0133	1.0133		120	45.37	3,377,215	5,496,720	
2007/07		1.00	1.1050	1.1050		120	45.37	3,407,999	5,557,440	
2008/01		1.00	0.8556	0.8556		120	39.21	3,428,787	5,604,960	
2008/07		1.00	0.6104	0.6104		120	39.21	3,443,708	5,639,160	
2009/01		1.00	1.3268	1.3268		120	39.21	3,476,282	5,714,040	
2009/07		1.00	0.6841	0.6841		120	37.45	3,492,475	5,753,160	
2010/01		1.00	0.8643	0.8643		120	43.80	3,516,514	5,802,840	
2010/07		1.00	0.7107	0.7107		120	43.80	3,536,417	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		1.00	0.9198	0.9198		120	43.80	3,562,321	5,897,880	
2011/07		1.00	0.9028	0.9028		120	46.95	3,589,774	5,951,160	
2012/01		1.00	0.3865	0.3865		120	46.95	3,601,618	5,974,200	
2012/07		1.00	0.9417	0.9417		120	48.02	3,631,230	6,030,480	
2013/01	94,637	1.00	0.4901	0.4901		120	49.81	3,741,984	6,060,000	
2013/07		1.00	0.6196	0.6196		120	49.81	3,762,981	6,097,560	
2014/01		1.00	0.8564	0.8564		120	49.81	3,792,166	6,149,760	
2014/07		1.00	1.2383	1.2383		120	46.96	3,832,260	6,225,960	
2015/01		1.00	0.7571	0.7571		120	52.80	3,860,113	6,273,120	
2015/09		1.00	1.5736	1.5736		120	52.80	3,918,426	6,371,880	
2016/09		0.95	1.9890	1.9890		120	52.80	3,989,507	6,498,600	

Message Code:

1 Per Bed Standard Limitation

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ManorCare Health Services-Palm Harbor

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
2851 TAMPA RD	6/1/2014-5/31/2015	Number of Beds: 180	Superior: 366
PALM HARBOR, FL 34684	Days in CR 365	Maximum: 65,700	Standard: 0
County: Pinellas [52]	First Used : 2016/09	Max Annualized: 65,700	Conditional: 0
Region: Central Area: 5	Last Used: 2016/09	Total Patient: 60,149	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 14,880	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 26,594	FY Index: 1.35644350
Class at 1/94: North Large	Medicaid Utilization	44.21354%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	91.55099%	Cost: 1.06422011
Open Date: 09/28/1990	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 09/28/1990	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23833109
Entered Medicaid 09/28/1990	Low Occupancy Adjustment Factor:	115.78181%	DC Sem Index: 1.30450000
Med # Active Date: 12/20/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05343394
Previous Med # 310395			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,135,604	1,964,526	1,034,124	333,755	48,788	4,516,797	
1a	Audit Adjustments							
2	Cost Per Diem	42.7015	73.8710	38.8856	12.5500	1.8345	169.8426	
3	Cost Per Diem Inflated	45.4438	77.8182	41.3828				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	45.4438	77.8182	41.3828	12.5500	1.8345	179.0293	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	68.2955		59.0692				
7	Provider Target Rate	72.0946		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	45.4438	77.8182	41.3828	12.5500	1.8345	179.0293	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	45.4438	77.8182	41.3828	12.5500	1.8345	179.0293	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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ManorCare Health Services-Palm Harbor

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	09/28/1990	Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1990/07	Type:	None	80% Capital(1):	5,851,644	9.8225
Indexed Asset Value	7,314,555	<60% of Base:	True	20% ROE(2):	1,462,911	0.5153
FRVS Base Asset:	5,431,320	Interest Rate:	10.0000%	Insurance Cost(3):	42,023	0.6986
Occup Adj Factor	0.9000	Chase Rate:	10.0000%	Taxes Cost(3):	111,726	1.8575
ROE Factor	0.020830	Amortization Rate:	10.0000%	Home Office(3):	22,118	0.3677
		Interest Only:	True	Replacement(3&4):	143,637	0.0000
		Yearly Payment:	580,806	Total FRVS PD:		13.2616

(1) 80% Capital (\$5,851,644) amortized at 10.0000 % for 20 years Interest of \$580,806 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$9.8225

(2) 20% ROE (\$1,462,911) times the ROE factor (0.020830) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.5153

(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:	01/01/1990	Current RS PBS:	30,174
Comparison Bed	180	Effective PBS Limitation	54,155
			5,431,320

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	45.4438	45.4438	2.0618	43.3820
Direct Care	77.8182	77.8182	3.5306	74.2876
Indirect Care	41.3828	41.3828	1.8775	39.5053
Property	12.5500	13.2616	0.6017	12.6599
ROE	1.8345	1.2668	0.0575	1.2093
ROE Adjustment	-1.2668	-1.2668	-0.0575	-1.2093
Quality Assess-Medicaid Share				15.8668
Supplemental Rate				8.1814
Totals	177.7625	177.9064	8.0716	193.8830

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
1990/07	8,213,026	0.00	0.5899	0.5899		180	4.22	5,431,320	5,431,320	1
1991/01		0.10	0.5899	0.5899		180	4.22	5,431,320	5,495,400	
1991/07		0.10	1.4932	1.4932		180	4.22	5,431,320	5,577,480	
1992/01		0.20	2.0117	2.0117		180	4.22	5,431,320	5,689,620	
1992/07		0.20	1.8152	1.8152		180	4.22	5,431,320	5,792,940	
1993/01		0.30	1.7710	1.7710		180	18.06	5,431,320	5,895,540	
1993/07		0.30	1.5329	1.5329		180	18.06	5,431,320	5,985,900	
1994/01		0.40	1.6983	1.6983		180	27.42	5,449,714	6,087,600	
1994/07		0.40	1.5991	1.5991		180	27.42	5,467,091	6,184,980	
1995/01		0.50	1.5812	1.5812		180	35.55	5,495,029	6,282,720	
1995/07		0.50	1.5250	1.5250		180	35.55	5,522,111	6,378,480	
1996/01		0.60	1.7228	1.7228		180	35.55	5,559,007	6,488,460	
1996/07		0.60	1.3294	1.3294		180	41.55	5,592,503	6,574,680	
1997/01		0.70	1.4109	1.4109		180	41.55	5,634,228	6,667,380	
1997/07		0.70	1.0917	1.0917		180	40.16	5,665,667	6,740,100	
1998/01		0.80	1.1663	1.1663		180	39.82	5,703,938	6,818,760	
1998/07		0.80	1.0794	1.0794		180	39.82	5,739,598	6,892,380	
1999/01		0.90	1.4499	1.4499		180	41.90	5,796,655	6,992,280	
1999/07		0.90	1.2299	1.2299		180	41.90	5,845,536	7,078,320	
2000/01		1.00	1.3356	1.3356		180	46.73	5,911,870	7,172,820	
2000/07		1.00	1.1129	1.1129		180	46.73	5,967,770	7,252,560	
2001/01		1.00	1.2976	1.2976		180	49.76	6,037,830	7,346,700	
2001/07		1.00	0.9615	0.9615		180	49.76	6,090,353	7,417,260	
2002/01		1.00	1.0301	1.0301		180	41.10	6,137,234	7,493,580	
2002/07		1.00	0.8337	0.8337		180	41.10	6,175,469	7,556,040	
2003/01		1.00	1.3271	1.3271		180	41.10	6,236,711	7,656,300	
2003/07		1.00	1.1664	1.1664		180	39.16	6,288,505	7,745,580	
2004/01		1.00	1.1103	1.1103		180	39.16	6,338,218	7,831,620	
2004/07		1.00	0.8378	0.8378		180	39.16	6,376,026	7,897,320	
2005/01		1.00	0.8595	0.8595		180	40.90	6,416,779	7,965,180	



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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		180	40.90	6,451,918	8,023,860	
2006/01		1.00	0.9068	0.9068		180	33.76	6,487,830	8,096,580	
2006/07		1.00	0.8133	0.8133		180	33.76	6,520,218	8,162,460	
2007/01		1.00	1.0133	1.0133		180	31.35	6,557,878	8,245,080	
2007/07		1.00	1.1050	1.1050		180	31.35	6,599,183	8,336,160	
2008/01		1.00	0.8556	0.8556		180	36.85	6,637,013	8,407,440	
2008/07		1.00	0.6104	0.6104		180	36.85	6,664,156	8,458,740	
2009/01		1.00	1.3268	1.3268		180	38.37	6,725,841	8,571,060	
2009/07		1.00	0.6841	0.6841		180	38.37	6,757,940	8,629,740	
2010/01		1.00	0.8643	0.8643		180	36.71	6,796,925	8,704,260	
2010/07		1.00	0.7107	0.7107		180	36.71	6,829,167	8,766,180	
2011/01		0.95	0.9198	0.9198		180	38.11	6,870,515	8,846,820	
2011/07		0.95	0.9028	0.9028		180	38.11	6,911,347	8,926,740	
2012/01		0.90	0.3865	0.3865		180	43.14	6,930,207	8,961,300	
2012/07		0.90	0.9417	0.9417		180	43.14	6,976,275	9,045,720	
2013/01		0.85	0.4901	0.4901		180	45.58	7,000,360	9,090,000	
2013/07		0.85	0.6196	0.6196		180	45.58	7,030,916	9,146,340	
2014/01		0.80	0.8564	0.8564		180	46.54	7,071,676	9,224,640	
2014/07		0.80	1.2383	1.2383		180	46.54	7,130,953	9,338,940	
2015/01		0.75	0.7571	0.7571		180	45.15	7,164,191	9,409,680	
2015/09		0.75	1.5736	1.5736		180	45.15	7,233,600	9,557,820	
2016/09		0.70	1.9890	1.9890		180	44.21	7,314,555	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

0325708-00 - 2016/09

196.45

Heartland of Zephyrhills

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
38220 HENRY DR	10/1/2014-12/31/2015	Number of Beds: 120	Superior: 0
ZEPHYRHILLS, FL 33540	Days in CR 457	Maximum: 54,840	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: 47,126	Total: 366
Control: Proprietary : Corporation	Unaudited	Medicare: 12,440	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 27,057	FY Index: 1.37620649
Class at 1/94: North Large	Medicaid Utilization	57.41417%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	85.93363%	Cost: 1.04893739
Open Date: 01/25/1988	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/25/1988	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.25099500
Entered Medicaid 02/04/1988	Low Occupancy Adjustment Factor:	108.67770%	DC Sem Index: 1.30450000
Med # Active Date: 12/20/2007	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.04276996
Previous Med # 211834			PS Target: 1.05562807

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,076,935	1,982,173	1,225,620	246,219	50,836	4,581,783	
1a	Audit Adjustments							
2	Cost Per Diem	39.8025	73.2592	45.2977	9.1000	1.8788	169.3382	
3	Cost Per Diem Inflated	41.7503	76.3925	47.5145				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	41.7503	76.3925	47.5145	9.1000	1.8788	176.6361	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	69.1053		59.0692				
7	Provider Target Rate	72.9495		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	41.7503	76.3925	47.5145	9.1000	1.8788	176.6361	
12/13	Medicaid Adjustment Rate		0.6372	0.3963				
14	Prospective Per Diem 11	41.7503	77.0297	47.9108	9.1000	1.8788	177.6696	
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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Heartland of Zephyrhills

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:	02/04/1988	Amount:	4,000,000.00		Total Amount	Per Diem
RS to Start Calcs:	1988/01	Type:	Variable	80% Capital(1):	4,685,235	10.2304
Indexed Asset Value	5,856,544	<60% of Base:	False	20% ROE(2):	1,171,309	0.6091
FRVS Base Asset:	3,530,760	Interest Rate:	6.0150%	Insurance Cost(3):	27,316	0.5796
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	63,285	1.3429
ROE Factor	0.020500	Amortization Rate:	6.0150%	Home Office(3):	17,022	0.3612
		Interest Only:	False	Replacement(3&4):	137,105	0.0000
		Yearly Payment:	403,284	Total FRVS PD:		13.1232

(1) 80% Capital (\$4,685,235) amortized at 6.0150 % for 20 years Principal & Interest of \$403,284 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$10.2304

(2) 20% ROE (\$1,171,309) times the ROE factor (0.020500) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6091

(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	41.7503	41.7503	1.8942	39.8561
Direct Care	77.0297	77.0297	3.4948	73.5349
Indirect Care	47.9108	47.9108	2.1737	45.7371
Property	9.1000	13.1232	0.5954	12.5278
ROE	1.8788	0.9552	0.0433	0.9119
ROE Adjustment	-0.9552	-0.9552	-0.0433	-0.9119
Quality Assess-Medicaid Share				16.6149
Supplemental Rate				8.1814
Totals	176.7144	179.8140	8.1581	196.4522

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 325708-00 - 2016/09

196.45

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1988/01	3,591,318	0.00	0.9007	0.9007		120	48.89	3,530,760	3,530,760	1
1988/07		0.10	0.5899	0.5899		120	48.89	3,532,612	3,557,520	
1989/01		0.10	0.5899	0.5899		120	48.89	3,534,465	3,578,520	
1989/07		0.20	0.5899	0.5899		120	48.89	3,538,172	3,602,760	
1990/01		0.20	0.5899	0.5899		120	48.89	3,541,883	3,620,880	
1990/07		0.30	0.5899	0.5899		120	48.89	3,547,456	3,642,240	
1991/01		0.30	0.5899	0.5899		120	48.89	3,553,037	3,663,600	
1991/07		0.40	1.4932	1.4932		120	48.89	3,571,902	3,718,320	
1992/01		0.40	2.0117	2.0117		120	47.61	3,596,783	3,793,080	
1992/07		0.50	1.8152	1.8152		120	53.08	3,628,288	3,861,960	
1993/01		0.50	1.7710	1.7710		120	53.08	3,659,295	3,930,360	
1993/07	25,632	0.60	1.5329	1.5329		120	53.54	3,717,688	3,990,600	
1994/01		0.60	1.6983	1.6983		120	53.54	3,754,566	4,058,400	
1994/07		0.70	1.5991	1.5991		120	52.51	3,794,692	4,123,320	
1995/01		0.70	1.5812	1.5812		120	52.51	3,834,790	4,188,480	
1995/07		0.80	1.5250	1.5250		120	55.48	3,881,574	4,252,320	
1996/01		0.80	1.7228	1.7228		120	55.48	3,935,070	4,325,640	
1996/07	23,897	0.90	1.3294	1.3294		120	55.73	4,006,050	4,383,120	
1997/01		0.90	1.4109	1.4109		120	55.73	4,056,919	4,444,920	
1997/07		1.00	1.0917	1.0917		120	57.07	4,101,208	4,493,400	
1998/01		1.00	1.1663	1.1663		120	57.07	4,149,040	4,545,840	
1998/07	31,147	1.00	1.0794	1.0794		120	64.69	4,224,972	4,594,920	
1999/01		1.00	1.4499	1.4499		120	64.69	4,286,230	4,661,520	
1999/07		1.00	1.2299	1.2299		120	64.69	4,338,946	4,718,880	
2000/01	35,077	1.00	1.3356	1.3356		120	66.19	4,431,974	4,781,880	
2000/07	20,130	1.00	1.1129	1.1129		120	68.91	4,501,427	4,835,040	
2001/01		1.00	1.2976	1.2976		120	68.91	4,559,838	4,897,800	
2001/07	23,231	1.00	0.9615	0.9615		120	65.09	4,626,912	4,944,840	
2002/01		1.00	1.0301	1.0301		120	59.90	4,674,574	4,995,720	
2002/07		1.00	0.8337	0.8337		120	59.90	4,713,546	5,037,360	



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196.45

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2003/01		1.00	1.3271	1.3271		120	59.90	4,776,099	5,104,200	
2003/07		1.00	1.1664	1.1664		120	60.69	4,831,807	5,163,720	
2004/01		1.00	1.1103	1.1103		120	60.69	4,885,455	5,221,080	
2004/07		1.00	0.8378	0.8378		120	58.22	4,926,385	5,264,880	
2005/01		1.00	0.8595	0.8595		120	64.79	4,968,727	5,310,120	
2005/07		1.00	0.7364	0.7364		120	64.79	5,005,317	5,349,240	
2006/01		1.00	0.9068	0.9068		120	64.79	5,050,705	5,397,720	
2006/07		1.00	0.8133	0.8133		120	62.37	5,091,782	5,441,640	
2007/01		1.00	1.0133	1.0133		120	56.91	5,143,377	5,496,720	
2007/07		1.00	1.1050	1.1050		120	56.91	5,200,211	5,557,440	
2008/01		1.00	0.8556	0.8556		120	54.76	5,244,510	5,604,960	
2008/07		0.95	0.6104	0.6104		120	54.76	5,274,790	5,639,160	
2009/01		0.95	1.3268	1.3268		120	54.76	5,340,989	5,714,040	
2009/07		0.90	0.6841	0.6841		120	54.72	5,373,706	5,753,160	
2010/01		0.90	0.8643	0.8643		120	57.17	5,415,508	5,802,840	
2010/07		0.85	0.7107	0.7107		120	57.17	5,448,223	5,844,120	
2011/01		0.85	0.9198	0.9198		120	57.17	5,490,817	5,897,880	
2011/07		0.80	0.9028	0.9028		120	54.91	5,530,407	5,951,160	
2012/01		0.80	0.3865	0.3865		120	54.91	5,547,479	5,974,200	
2012/07		0.75	0.9417	0.9417		120	58.30	5,586,661	6,030,480	
2013/01		0.75	0.4901	0.4901		120	60.04	5,607,198	6,060,000	
2013/07		0.70	0.6196	0.6196		120	60.04	5,631,516	6,097,560	
2014/01		0.70	0.8564	0.8564		120	59.41	5,665,277	6,149,760	
2014/07		0.65	1.2383	1.2383		120	59.41	5,710,877	6,225,960	
2015/01		0.65	0.7571	0.7571		120	59.41	5,738,980	6,273,120	
2015/09		0.60	1.5736	1.5736		120	58.96	5,793,167	6,371,880	
2016/09		0.55	1.9890	1.9890		120	57.41	5,856,544	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

0326011-00 - 2016/09

237.41

Moosehaven, 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
1701 Park Avenue	5/1/2014-4/30/2015	Number of Beds: 54	Superior: 0
ORANGE PARK, FL 32073	Days in CR 365	Maximum: 19,710	Standard: 366
County: Clay [10]	First Used : 2016/09	Max Annualized: 19,710	Conditional: 0
Region: North Area: 4	Last Used: 2016/09	Total Patient: 11,730	Total: 366
Control: Nonprofit : Other	Unaudited	Medicare: 1,773	Inflation
Current Class North Small	Initial CR? False	Medicaid: 5,582	FY Index: 1.35323005
Class at 1/94: North Small	Medicaid Utilization	47.58738%	Semester Index: 1.44355445
Operating Ex > 18 months	Occupancy:	59.51294%	Cost: 1.06674726
Open Date: 01/01/1922	Statewide Low Occupancy Threshold:	79.07200%	Target: 1.03893965
Acquired Date: 01/01/1922	Medicaid Low Occupancy Threshold:	41.01610%	DC FY Index: 1.23666442
Entered Medicaid 04/17/2008	Low Occupancy Adjustment Factor:	75.26424%	DC Sem Index: 1.30450000
Med # Active Date: 04/17/2008	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	477,428	587,290	525,532	103,881		1,694,131	
1a	Audit Adjustments							
2	Cost Per Diem	85.5299	105.2114	94.1476	18.6100		303.4989	
3	Cost Per Diem Inflated	91.2388	110.9826	100.4317				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	91.2388	110.9826	100.4317	18.6100		321.2631	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	77.1876		109.2824				
7	Provider Target Rate	81.4814		115.3616				
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	64.2715		75.9839				
10b	Base for line 10a	60.8846		71.9798				
11	Lesser of 5,7,8,10, 10a	59.8766	100.8980	72.7784	13.6500		247.2030	
12/13	Medicaid Adjustment Rate							
14	Prospective Per Diem 11	59.8766	100.8980	72.7784	13.6500		247.2030	
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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237.41

Moosehaven, Inc.

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 04/17/2008		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):	865,458	3.7439
Indexed Asset Value	1,081,822	<60% of Base:	True	20% ROE(2):	216,364	0.2580
FRVS Base Asset:	0	Interest Rate:	0.0000%	Insurance Cost(3):	28,871	2.4613
Occup Adj Factor	0.9000	Chase Rate:	7.7500%	Taxes Cost(3):	1,298	0.1107
ROE Factor	0.021150	Amortization Rate:	7.7500%	Home Office(3):	0	0.0000
		Interest Only:	True	Replacement(3&4):	116,205	0.0000
		Yearly Payment:	66,413	Total FRVS PD:		6.5739

(1) 80% Capital (\$865,458) amortized at 7.7500 % for 20 years Interest of \$66,413 divided by annual available days (19710) divided by Occup. Adj. (0.90) = \$3.7439

(2) 20% ROE (\$216,364) times the ROE factor (0.021150) divided by annual available days (19710) divided by Occup. Adj. (0.90) = \$0.2580

(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 36	Effective PBS Limitation	384,084

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	59.8766	59.8766	2.7166	57.1600
Direct Care	100.8980	100.8980	4.5777	96.3203
Indirect Care	72.7784	72.7784	3.3019	69.4765
Property	13.6500	6.5739	0.2983	6.2756
ROE				
ROE Adjustment				
Supplemental Rate				8.1814
Totals	247.2030	240.1269	10.8945	237.4138

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: 4/30/2015

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237.41

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2008/01	5,088,730	0.00	0.8556	0.8556		36	76.02	384,084	384,084	1
2008/07		0.10	0.6104	0.6104		36	76.02	384,318	1,691,748	
2009/01		0.10	1.3268	1.3268		36	76.02	384,828	1,714,212	
2009/07		0.20	0.6841	0.6841		36	76.02	385,354	1,725,948	
2010/01		0.20	0.8643	0.8643		36	76.02	386,020	1,740,852	
2010/07		0.30	0.7107	0.7107		36	76.02	386,843	1,753,236	
2011/01	31,362	0.30	0.9198	0.9198		36	62.83	419,272	1,769,364	
2011/07		0.40	0.9028	0.9028		36	62.83	420,786	1,785,348	
2012/01	14,231	0.40	0.3865	0.3865		36	53.81	435,653	1,792,260	
2012/07		0.50	0.9417	0.9417		36	53.81	437,660	1,809,144	
2013/01	9,110	0.50	0.4901	0.4901		36	58.90	447,843	1,818,000	
2013/07		0.60	0.6196	0.6196		36	58.90	449,508	1,829,268	
2014/01	184,703	0.60	0.8564	0.8564		36	47.77	636,217	1,844,928	
2014/07		0.70	1.2383	1.2383		36	47.77	641,007	1,867,788	
2015/01	337,539	0.70	0.7571	0.7571		54	65.35	981,943	2,822,904	
2015/09		0.80	1.5736	1.5736		54	65.35	994,305	2,867,346	
2016/09	72,116	0.90	1.9890	1.9890		54	47.59	1,081,822	2,924,370	

Message Code:

1 Per Bed Standard Limitation

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