



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 07/01/2014 through 12/31/2014

0 101961-00 - 2014/07

212.68

Trinity Regional 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
2144 WELBILT BLVD	1/1/2013-12/31/2013	Number of Beds: 120	Superior: 0
TRINITY, FL 34655	Days in CR 365	Maximum: 43,800	Standard: 184
County: Pasco [51]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 5	Last Used: 2014/07	Total Patient: 41,451	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 15,055	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 20,661	FY Index: 1.31456505
Class at 1/94: North Large	Medical Utilization	49.84439%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	94.63699%	Cost: 1.02471376
Open Date: 11/19/2007	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 11/19/2007	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21500000
Entered Medicaid 11/25/2008	Low Occupancy Adjustment Factor:	120.47825%	DC Sem Index: 1.24200000
Med # Active Date: 04/30/2013	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02222222
Previous Med # 003521			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	890,408	1,426,109	1,255,699	881,605		4,453,821	
1a	Audit Adjustments							
2	Cost Per Diem	43.0961	69.0242	60.7763	42.6700		215.5666	
3	Cost Per Diem Inflated	44.1612	70.5581	62.2783				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	44.1612	70.5581	62.2783	42.6700		219.6676	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	61.5955		89.3884				
7	Provider Target Rate	62.8789		91.2509				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation	53.2578		60.1912				
10b	Base for line 10a	52.1708		58.9627				
11	Lesser of 5,7,8,10, 10a	44.1612	70.5581	60.1912	13.6500		188.5605	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	44.1612	70.5581	60.1912	13.6500		188.5605	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Trinity Regional Rehab Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	11/25/2008	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	8,729,094.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Variable	80% Capital(1):	4,733,614 8.6866
RS to Start Calcs:	2007/07	<60% of Base:	False	20% ROE(2):	1,183,404 0.5629
Indexed Asset Value	5,917,018	Interest Rate:	3.9400%	Insurance Cost(3):	140,820 3.3973
FRVS Base Asset:	0	Chase Rate:	4.0000%	Taxes Cost(3):	102,140 2.4641
Occup Adj Factor	0.9000	Amortization Rate:	3.9400%	Home Office(3):	60,086 1.4496
ROE Factor	0.018750	Interest Only:	False	Replacement(3&4):	24,971 0.0000
		Yearly Payment:	342,424	Total FRVS PD:	16.5605

- (1) 80% Capital (\$4,733,614) amortized at 3.9400 % for 20 years Principal & Interest of \$342,424 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$8.6866
- (2) 20% ROE (\$1,183,404) times the ROE factor (0.018750) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.5629
- (3) Pass-throughs: Cost divided by Total Patient Days
- (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	46,708
Comparison Date:	01/01/2008	Current RS PBS:	51,883
Comparison Bed	120	Effective PBS Limitation	5,604,960

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	44.1612	44.1612	0.7841	43.3771
Direct Care	70.5581	70.5581	1.2528	69.3053
Indirect Care	60.1912	60.1912	1.0687	59.1225
Property	13.6500	16.5605	0.2940	16.2665
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				14.7054
Supplemental Rate Add-on				9.9025
Totals	188.5605	191.4710	3.3996	212.6793

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 7/1/2014 through 12/31/2014 Based on Cost Report: 12/31/2013

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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	11,975,038	0.00	0.6104	0.6104		120	37.51	5,604,960	5,604,960	1
2009/01	49,969	0.10	1.3268	1.3268		120	37.51	5,660,002	5,714,040	
2009/07	8,782	0.10	0.6841	0.6841		120	37.51	5,671,424	5,753,160	
2010/01		0.20	0.8643	0.8643		120	37.51	5,678,112	5,802,840	
2010/07		0.20	0.7107	0.7107		120	37.51	5,683,615	5,844,120	
2011/01		0.30	0.9198	0.9198		120	37.51	5,694,310	5,897,880	
2011/07		0.30	0.9028	0.9028		120	37.51	5,704,827	5,951,160	
2012/01	19,060	0.40	0.3865	0.3865		120	42.62	5,730,721	5,974,200	
2012/07	41,567	0.40	0.9417	0.9417		120	51.23	5,792,396	6,030,480	
2013/01		0.50	0.4901	0.4901		120	51.23	5,805,620	6,060,000	
2013/07	25,773	0.50	0.6196	0.6196		120	52.73	5,848,636	6,097,560	
2014/01		0.60	0.8564	0.8564		120	52.73	5,877,446	6,149,760	
2014/07		0.60	1.2383	1.2383		120	49.84	5,917,018	6,225,960	

Message Code:

1 Per Bed Standard Limitation



Florida Agency for Health Care Administration
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Eagle Lake Rehab & 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
1100 66TH ST N	1/1/2013-12/31/2013	Number of Beds: 59	Superior: 0
SAINT PETERSBURG, FL 33710	Days in CR 365	Maximum: 21,535	Standard: 184
County: Pinellas [52]	First Used : 2014/07	Max Annualized: 21,535	Conditional: 0
Region: Central Area: 5	Last Used: 2014/07	Total Patient: 18,120	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 1,045	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 14,637	FY Index: 1.31456505
Class at 1/94: North Small	Medical Utilization	80.77815%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	84.14209%	Cost: 1.02471376
Open Date: 08/01/1986	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 08/01/1986	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21500000
Entered Medicaid 07/01/1987	Low Occupancy Adjustment Factor:	107.11765%	DC Sem Index: 1.24200000
Med # Active Date: 04/30/2013	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02222222
Previous Med # 098330			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	606,860	942,523	735,085	193,062		2,477,530
1a	Audit Adjustments						
2	Cost Per Diem	41.4607	64.3932	50.2210	13.1900		169.2649
3	Cost Per Diem Inflated	42.4853	65.8242	51.4621			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	42.4853	65.8242	51.4621	13.1900		172.9616
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	58.3567		66.4769			
7	Provider Target Rate	59.5726		67.8620			
7a	Interim Adjustment						
7b	Interim Adjustment Provider Target Rate						
8	Cost Based Class Ceilings	58.1332	99.7893	75.5421	13.6500		
9	Prior Semester: Class Ceiling Target Base	60.4813		71.4442			
10	Target Rate Class Ceiling	61.3634		72.4862			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	42.4853	65.8242	51.4621	13.1900		172.9616
12/13	Medical Adjustment Rate		2.2792	1.7819			
14	Prospective Per Diem 11	42.4853	68.1034	53.2440	13.1900		177.0227
15	Inflated Usual & Customary Charge						0.00



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Rate Semester 07/01/2014 through 12/31/2014

Eagle Lake Rehab & Care Center

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:	2,000,000.00	Total Amount	Per Diem	
RS to Start Calcs:	1986/07	Type:	Fixed	80% Capital(1):	2,275,260	12.8108
Indexed Asset Value	2,844,075	<60% of Base:	False	20% ROE(2):	568,815	0.5503
FRVS Base Asset:	1,695,483	Interest Rate:	9.1500%	Insurance Cost(3):	84,881	4.6844
Occup Adj Factor	0.9000	Chase Rate:	7.2500%	Taxes Cost(3):	19,024	1.0499
ROE Factor	0.018750	Amortization Rate:	9.1500%	Home Office(3):	19,443	1.0730
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	248,293	Total FRVS PD:	20.1684	

- (1) 80% Capital (\$2,275,260) amortized at 9.1500 % for 20 years Principal & Interest of \$248,293 divided by annual available days (21535) divided by Occup. Adj. (0.900) = \$12.8108
- (2) 20% ROE (\$568,815) times the ROE factor (0.018750) divided by annual available days (21535) divided by Occup. Adj. (0.900) = \$0.5503
- (3) Pass-throughs: 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:	51,883
Comparison Bed	59	Effective PBS Limitation	1,695,483

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	42.4853	42.4853	0.7543	41.7310
Direct Care	68.1034	68.1034	1.2092	66.8942
Indirect Care	53.2440	53.2440	0.9454	52.2986
Property	13.1900	20.1684	0.3581	19.8103
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				24.8749
Supplemental Rate Add-on				9.9025
Totals	177.0227	184.0011	3.2670	215.5115

Medicaid Trend Adjustment



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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	2,496,782	0.00	0.2974	0.2974		59		1,695,483	1,695,483	1
1987/01		0.10	1.0091	1.0091		59		1,695,483	1,722,505	
1987/07		0.10	0.9007	0.9007		59	13.21	1,695,483	1,735,957	
1988/01		0.20	0.9007	0.9007		59	13.21	1,695,483	1,750,058	
1988/07		0.20	0.5899	0.5899		59	13.21	1,695,483	1,749,114	
1989/01		0.30	0.5899	0.5899		59	13.21	1,695,483	1,759,439	
1989/07		0.30	0.5899	0.5899		59	13.21	1,695,483	1,771,357	
1990/01		0.40	0.5899	0.5899		59	13.21	1,695,483	1,780,266	
1990/07		0.40	0.5899	0.5899		59	13.21	1,695,483	1,790,768	
1991/01		0.50	0.5899	0.5899		59	13.21	1,695,483	1,801,270	
1991/07		0.50	1.4932	1.4932		59	13.21	1,695,483	1,828,174	
1992/01		0.60	2.0117	2.0117		59	13.21	1,695,483	1,864,931	
1992/07		0.60	1.8152	1.8152		59	13.21	1,695,483	1,898,797	
1993/01		0.70	1.7710	1.7710		59	23.47	1,695,483	1,932,427	
1993/07		0.70	1.5329	1.5329		59	45.28	1,710,460	1,962,045	
1994/01		0.80	1.6983	1.6983		59	45.28	1,729,591	1,995,380	
1994/07	29,974	0.80	1.5991	1.5991		59	51.83	1,780,416	2,027,299	
1995/01		0.90	1.5812	1.5812		59	51.83	1,804,293	2,059,336	
1995/07		0.90	1.5250	1.5250		59	51.83	1,827,630	2,090,724	
1996/01		1.00	1.7228	1.7228		59	51.83	1,857,302	2,126,773	
1996/07		1.00	1.3294	1.3294		59	51.83	1,880,570	2,155,034	
1997/01		1.00	1.4109	1.4109		59	51.83	1,905,574	2,185,419	
1997/07	10,701	1.00	1.0917	1.0917		59	58.35	1,916,275	2,209,255	5
1998/01		1.00	1.1663	1.1663		59	58.35	1,959,670	2,235,038	
1998/07		1.00	1.0794	1.0794		59	53.29	1,980,165	2,259,169	
1999/01		1.00	1.4499	1.4499		59	53.29	2,007,983	2,291,914	
1999/07	29,433	1.00	1.2299	1.2299		59	55.88	2,037,416	2,320,116	5
2000/01		1.00	1.3356	1.3356		59	55.88	2,089,654	2,351,091	
2000/07	28,163	1.00	1.1129	1.1129		59	59.38	2,141,073	2,377,228	
2001/01		1.00	1.2976	1.2976		59	59.38	2,168,856	2,408,085	



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 Rate Semester 7/1/2014 through 12/31/2014 Based on Cost Report: 12/31/2013

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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		59	69.89	2,189,710	2,431,213	
2002/01	32,235	1.00	1.0301	1.0301		59	71.70	2,244,501	2,456,229	
2002/07		1.00	0.8337	0.8337		59	71.70	2,263,213	2,476,702	
2003/01		1.00	1.3271	1.3271		59	71.70	2,293,248	2,509,565	
2003/07		1.00	1.1664	1.1664		59	65.63	2,319,996	2,538,829	
2004/01		1.00	1.1103	1.1103		59	65.63	2,345,755	2,567,031	
2004/07		1.00	0.8378	0.8378		59	72.45	2,365,408	2,588,566	
2005/01		1.00	0.8595	0.8595		59	72.45	2,385,739	2,610,809	
2005/07	7,789	1.00	0.7364	0.7364		59	68.21	2,411,097	2,630,043	
2006/01	8,496	1.00	0.9068	0.9068		59	68.21	2,441,457	2,653,879	
2006/07	49,588	1.00	0.8133	0.8133		59	68.21	2,510,901	2,675,473	
2007/01		0.95	1.0133	1.0133		59	68.21	2,535,071	2,702,554	
2007/07		0.95	1.1050	1.1050		59	68.21	2,561,684	2,732,408	
2008/01		0.90	0.8556	0.8556		59	68.21	2,581,409	2,755,772	
2008/07		0.90	0.6104	0.6104		59	68.21	2,595,591	2,772,587	
2009/01	10,683	0.85	1.3268	1.3268		59	70.49	2,635,547	2,809,403	
2009/07		0.85	0.6841	0.6841		59	70.49	2,650,873	2,828,637	
2010/01		0.80	0.8643	0.8643		59	79.91	2,669,201	2,853,063	
2010/07		0.80	0.7107	0.7107		59	79.53	2,684,378	2,873,359	
2011/01		0.75	0.9198	0.9198		59	79.53	2,702,898	2,899,791	
2011/07		0.75	0.9028	0.9028		59	79.53	2,721,199	2,925,987	
2012/01		0.70	0.3865	0.3865		59	78.81	2,728,563	2,937,315	
2012/07	17,014	0.70	0.9417	0.9417		59	73.29	2,763,564	2,964,986	
2013/01		0.65	0.4901	0.4901		59	73.29	2,772,369	2,979,500	
2013/07	25,135	0.65	0.6196	0.6196		59	83.69	2,808,668	2,997,967	
2014/01		0.60	0.8564	0.8564		59	83.69	2,823,099	3,023,632	
2014/07		0.60	1.2383	1.2383		59	80.78	2,844,075	3,061,097	

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 07/01/2014 through 12/31/2014

0 102419-00 - 2014/07

216.82

The Terrace of St. Cloud

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

Type of Ownership: **Proprietary : Corporation**

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

Provider Information	Cost Report	Patient Days	Ratings Days
3855 OLD CANOE CREEK ROAD	11/1/2013-10/31/2014	Number of Beds: 120	Superior: 0
SAINT CLOUD, FL 34769	Days in CR 365	Maximum: 43,800	Standard: 184
County: Osceola [49]	First Used : 2013/07	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 7	Last Used: 2014/07	Total Patient: 37,868	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 4,956	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 26,600	FY Index: 1.33573201
Class at 1/94: North Large	Medical Utilization	70.24401%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	86.45662%	Cost: 1.00000000
Open Date: 02/01/1986	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 02/01/1986	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.23283061
Entered Medicaid 02/24/1986	Low Occupancy Adjustment Factor:	110.06417%	DC Sem Index: 1.24200000
Med # Active Date: 12/01/2013	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.00000000
Previous Med # 253146			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,193,662	2,279,302	1,159,808	314,146		4,946,918	
1a	Audit Adjustments							
2	Cost Per Diem	44.8745	85.6880	43.6018	11.8100		185.9743	
3	Cost Per Diem Inflated	44.8745	85.6880	43.6018				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	44.8745	85.6880	43.6018	11.8100		185.9743	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base							
7	Provider Target Rate							
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation	45.1864		54.0661				
10b	Base for line 10a	44.2641		52.9626				
11	Lesser of 5,7,8,10, 10a	44.8745	85.6880	43.6018	11.8100		185.9743	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	44.8745	85.6880	43.6018	11.8100		185.9743	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

The Terrace of St. Cloud

FRVS

FRVS Status as of this Semester

On Payback FRV

Began FRVS: Year of Phase-In/Full: RS to Start Calcs: Indexed Asset Value FRVS Base Asset: Occup Adj Factor ROE Factor		Mortgage Information		Calculation of FRVS Per Diem		
		Amount:			Total Amount	Per Diem
		6,720,000.00	Variable	80% Capital(1):	4,459,456	8.4062
	1986/01	Type:	False	20% ROE(2):	1,114,864	0.5863
	5,574,320	<60% of Base:	4.2500%	Insurance Cost(3):	49,331	1.3027
	2,133,058	Interest Rate:	3.2500%	Taxes Cost(3):	63,905	1.6876
	0.9000	Chase Rate:	4.2500%	Home Office(3):	0	0.0000
	0.020729	Amortization Rate:	False	Replacement(3&4):	0	0.0000
		Interest Only:	331,374	Total FRVS PD:		11.9828
		Yearly Payment:				

- (1) 80% Capital (\$4,459,456) amortized at 4.2500 % for 20 years Principal & Interest of \$331,374 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$8.4062
- (2) 20% ROE (\$1,114,864) times the ROE factor (0.020729) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.5863
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	44.8745	44.8745	0.7968	44.0777
Direct Care	85.6880	85.6880	1.5214	84.1666
Indirect Care	43.6018	43.6018	0.7742	42.8276
Property	11.8100	11.9828	0.2097	11.6003
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				24.2406
Supplemental Rate Add-on				9.9025
Totals	185.9743	186.1471	3.3021	216.8153

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/01	2,133,058	0.00	0.8299	0.8299		120	42.63	2,133,058	3,448,440	
1986/07		0.10	0.2974	0.2974		120	42.63	2,133,549	3,441,840	
1987/01		0.10	1.0091	1.0091		120	42.63	2,135,218	3,503,400	
1987/07		0.20	0.9007	0.9007		120	42.63	2,138,199	3,530,760	
1988/01		0.20	0.9007	0.9007		120	42.63	2,141,184	3,559,440	
1988/07	1,154,705	0.30	0.5899	0.5899		120	42.63	3,298,827	3,557,520	
1989/01		0.30	0.5899	0.5899		120	42.63	3,303,353	3,578,520	
1989/07	16,331	0.40	0.5899	0.5899		120	73.13	3,327,480	3,602,760	
1990/01		0.40	0.5899	0.5899		120	81.62	3,335,333	3,620,880	
1990/07		0.50	0.5899	0.5899		120	81.62	3,345,172	3,642,240	
1991/01		0.50	0.5899	0.5899		120	73.66	3,355,040	3,663,600	
1991/07	23,351	0.60	1.4932	1.4932		120	73.01	3,408,449	3,718,320	
1992/01		0.60	2.0117	2.0117		120	73.01	3,449,589	3,793,080	
1992/07		0.70	1.8152	1.8152		120	75.76	3,493,419	3,861,960	
1993/01		0.70	1.7710	1.7710		120	75.76	3,536,727	3,930,360	
1993/07		0.80	1.5329	1.5329		120	78.56	3,580,098	3,990,600	
1994/01		0.80	1.6983	1.6983		120	78.56	3,628,737	4,058,400	
1994/07		0.90	1.5991	1.5991		120	82.47	3,680,962	4,123,320	
1995/01		0.90	1.5812	1.5812		120	82.47	3,733,346	4,188,480	
1995/07	35,908	1.00	1.5250	1.5250		120	82.87	3,826,188	4,252,320	
1996/01		1.00	1.7228	1.7228		120	82.87	3,892,106	4,325,640	
1996/07	35,767	1.00	1.3294	1.3294		120	83.87	3,979,615	4,383,120	
1997/01		1.00	1.4109	1.4109		120	83.87	4,035,763	4,444,920	
1997/07		1.00	1.0917	1.0917		120	85.30	4,079,821	4,493,400	
1998/01		1.00	1.1663	1.1663		120	85.30	4,127,404	4,545,840	
1998/07	20,514	1.00	1.0794	1.0794		120	84.34	4,192,469	4,594,920	
1999/01		1.00	1.4499	1.4499		120	84.34	4,253,256	4,661,520	
1999/07		1.00	1.2299	1.2299		120	82.07	4,305,567	4,718,880	
2000/01		1.00	1.3356	1.3356		120	82.07	4,363,072	4,781,880	
2000/07		1.00	1.1129	1.1129		120	90.48	4,411,629	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	90.48	4,468,874	4,897,800	
2001/07		1.00	0.9615	0.9615		120	79.18	4,511,842	4,944,840	
2002/01		1.00	1.0301	1.0301		120	79.18	4,558,318	4,995,720	
2002/07		1.00	0.8337	0.8337		120	79.18	4,596,321	5,037,360	
2003/01		1.00	1.3271	1.3271		120	79.18	4,657,319	5,104,200	
2003/07		1.00	1.1664	1.1664		120	79.18	4,711,642	5,163,720	
2004/01		1.00	1.1103	1.1103		120	79.27	4,711,642	5,221,080	5
2004/07		1.00	0.8378	0.8378		120	79.27	4,803,867	5,264,880	
2005/01		1.00	0.8595	0.8595		120	79.27	4,845,156	5,310,120	
2005/07		1.00	0.7364	0.7364		120	81.32	4,880,836	5,349,240	
2006/01		1.00	0.9068	0.9068		120	81.32	4,925,095	5,397,720	
2006/07		0.95	0.8133	0.8133		120	77.13	4,963,146	5,441,640	
2007/01		0.95	1.0133	1.0133		120	77.13	5,010,921	5,496,720	
2007/07		0.90	1.1050	1.1050		120	75.80	5,060,755	5,557,440	
2008/01		0.90	0.8556	0.8556		120	78.27	5,099,723	5,604,960	
2008/07		0.85	0.6104	0.6104		120	78.27	5,126,180	5,639,160	
2009/01		0.85	1.3268	1.3268		120	78.27	5,183,993	5,714,040	
2009/07		0.80	0.6841	0.6841		120	77.46	5,212,365	5,753,160	
2010/01		0.80	0.8643	0.8643		120	77.46	5,248,403	5,802,840	
2010/07		0.75	0.7107	0.7107		120	77.00	5,276,377	5,844,120	
2011/01		0.75	0.9198	0.9198		120	77.00	5,312,779	5,897,880	
2011/07		0.70	0.9028	0.9028		120	72.30	5,346,356	5,951,160	
2012/01	36,842	0.70	0.3865	0.3865		120	70.24	5,397,665	5,974,200	
2012/07		0.65	0.9417	0.9417		120	70.24	5,430,704	6,030,480	
2013/01		0.65	0.4901	0.4901		120	70.24	5,448,006	6,060,000	
2013/07	40,046	0.60	0.6196	0.6196		120	70.24	5,508,308	6,097,560	
2014/01		0.60	0.8564	0.8564		120	70.24	5,536,610	6,149,760	
2014/07		0.55	1.2383	1.2383		120	70.24	5,574,320	6,225,960	

Message Code:

5 Uncorrected Licensure Deficiency



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Desoto Health and Rehab

Type of Cost Report: **Interim Change of Ownership - Budget** Type of Cost: **Estimated** Type of Rate: **Interim**
 Type of Ownership: **Proprietary : Corporation** CHOW Status based on this Cost Report: **Non-Related Party (NRP) CHOW**

Provider Information	Cost Report	Patient Days	Ratings Days
475 NURSING HOME DR	1/1/2014-12/31/2014	Number of Beds: 45	Superior: 0
ARCADIA, FL 34266	Days in CR 365	Maximum: 16,277	Standard: 184
County: Desoto [14]	First Used : 2013/07	Max Annualized: 16,425	Conditional: 0
Region: South Area: 8	Last Used: 2014/07	Total Patient: 13,513	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 4,543	Inflation
Current Class South Small	Initial CR? False	Medicaid: 7,863	FY Index: 1.34088282
Class at 1/94: South Small	Medical Utilization	58.18841%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	83.01898%	Cost: 1.00000000
Open Date: 09/01/1980	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 09/01/1980	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.23650000
Entered Medicaid 09/01/1980	Low Occupancy Adjustment Factor:	105.68786%	DC Sem Index: 1.24200000
Med # Active Date: 12/31/2013	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.00000000
Previous Med # 316229			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	524,462	849,260	633,207	323,248		2,330,177
1a	Audit Adjustments						
2	Cost Per Diem	66.7000	108.0071	80.5300	41.1100		296.3471
3	Cost Per Diem Inflated	66.7000	108.0071	80.5300			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	66.7000	108.0071	80.5300	41.1100		296.3471
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base						
7	Provider Target Rate						
7a	Interim Adjustment						
7b	Interim Adjustment Provider Target Rate						
8	Cost Based Class Ceilings	62.8974	105.8360	81.6951	13.6500		
9	Prior Semester: Class Ceiling Target Base	67.3414		79.1810			
10	Target Rate Class Ceiling	68.3236		80.3359			
10a	New Provider Target Limitation	66.9802		81.4988			
10b	Base for line 10a	65.6131		79.8354			
11	Lesser of 5,7,8,10, 10a	62.8974	105.8360	80.3359	13.6500		262.7193
12/13	Medical Adjustment Rate						
14	Prospective Per Diem 11	62.8974	105.8360	80.3359	13.6500		262.7193
15	Inflated Usual & Customary Charge						0.00

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



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Rate Semester 07/01/2014 through 12/31/2014

Desoto Health and Rehab

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	09/01/1986	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:	1980/07	Type:	Fixed	80% Capital(1):	1,588,526 9.9976
Indexed Asset Value	1,985,658	<60% of Base:	False	20% ROE(2):	397,132 0.5988
FRVS Base Asset:	1,077,566	Interest Rate:	7.0000%	Insurance Cost(3):	34,300 2.5383
Occup Adj Factor	0.9000	Chase Rate:	5.5000%	Taxes Cost(3):	41,200 3.0489
ROE Factor	0.022290	Amortization Rate:	7.0000%	Home Office(3):	0 0.0000
		Interest Only:	False	Replacement(3&4):	0 0.0000
		Yearly Payment:	147,790	Total FRVS PD:	16.1836

- (1) 80% Capital (\$1,588,526) amortized at 7.0000 % for 20 years Principal & Interest of \$147,790 divided by annual available days (16425) divided by Occup. Adj. (0.900) = \$9.9976
 (2) 20% ROE (\$397,132) times the ROE factor (0.022290) divided by annual available days (16425) divided by Occup. Adj. (0.900) = \$0.5988
 (3) Pass-throughs: 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:	51,883
Comparison Bed	60	Effective PBS Limitation	1,710,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	62.8974	62.8974	1.1167	61.7807
Direct Care	105.8360	105.8360	1.8791	103.9569
Indirect Care	80.3359	80.3359	1.4264	78.9095
Property	13.6500	16.1836	0.2873	15.8963
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	262.7193	265.2529	4.7095	270.4459

Medicaid Trend Adjustment



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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	1,012,843	0.00	3.8106	3.0000	0.8106	60	63.16	1,012,843	1,360,380	
1981/01		0.10	4.6347	3.0000	1.6347	60	63.16	1,015,882	1,412,400	
1981/07		0.10	4.2235	3.0000	1.2235	60	63.16	1,018,930	1,448,940	
1982/01		0.20	3.8995	3.0000	0.8995	60	75.10	1,025,044	1,487,760	
1982/07		0.20	3.1971	3.0000	0.1971	60	75.10	1,031,194	1,521,900	
1983/04		0.30	2.8260	2.8260		60	75.10	1,039,936	1,561,920	
1983/07		0.30	3.9578	3.0000	0.9578	60	75.10	1,049,295	1,623,720	
1984/01		0.40	2.2530	2.2530		60	80.53	1,058,751	1,644,780	
1984/07		0.40	1.9179	1.9179		60	80.53	1,066,874	1,676,340	
1985/01		0.50	1.1471	1.1471		60	84.34	1,072,994	1,695,540	
1985/10		0.50	0.8522	0.8522		60	80.12	1,077,566	1,710,000	
1986/01		0.60	0.8299	0.8299		60	80.12	1,082,931	1,724,220	
1986/07		0.60	0.2974	0.2974		60	77.60	1,084,863	1,720,920	
1987/01		0.70	1.0091	1.0091		60	77.60	1,092,526	1,751,700	
1987/07		0.70	0.9007	0.9007		60	80.64	1,099,414	1,765,380	
1988/01		0.80	0.9007	0.9007		60	80.64	1,107,336	1,779,720	
1988/07	617,883	0.80	0.5899	0.5899		81	76.50	1,730,445	2,401,326	
1989/01		0.90	0.5899	0.5899		81	76.50	1,739,632	2,415,501	
1989/07		0.90	0.5899	0.5899		81	76.50	1,748,868	2,431,863	
1990/01		1.00	0.5899	0.5899		81	75.07	1,759,185	2,444,094	
1990/07		1.00	0.5899	0.5899		81	75.07	1,769,562	2,458,512	
1991/01		1.00	0.5899	0.5899		81	74.43	1,780,001	2,472,930	
1991/07		1.00	1.4932	1.4932		81	79.57	1,806,580	2,509,866	
1992/01	515,984	1.00	2.0117	2.0117		98	79.57	2,322,564	3,097,682	5
1992/07		1.00	1.8152	1.8152		98	84.40	2,401,726	3,153,934	
1993/01		1.00	1.7710	1.7710		98	84.40	2,444,261	3,209,794	
1993/07		1.00	1.5329	1.5329		98	84.16	2,481,729	3,258,990	
1994/01		1.00	1.6983	1.6983		98	84.16	2,523,876	3,314,360	
1994/07	74,411	1.00	1.5991	1.5991		118	87.28	2,638,646	4,054,598	
1995/01		1.00	1.5812	1.5812		118	87.28	2,680,368	4,118,672	



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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		118	82.64	2,721,244	4,181,448	
1996/01		1.00	1.7228	1.7228		118	82.64	2,768,126	4,253,546	
1996/07		1.00	1.3294	1.3294		118	82.00	2,768,126	4,310,068	5
1997/01		1.00	1.4109	1.4109		118	82.00	2,844,500	4,370,838	
1997/07		1.00	1.0917	1.0917		118	80.38	2,844,500	4,418,510	5
1998/01		1.00	1.1663	1.1663		118	80.38	2,909,091	4,470,076	
1998/07	18,254	1.00	1.0794	1.0794		118	86.18	2,927,345	4,518,338	5
1999/01		1.00	1.4499	1.4499		118	86.18	2,958,746	4,583,828	5
1999/07	25,503	1.00	1.2299	1.2299		118	89.13	3,027,148	4,640,232	5
2000/01		1.00	1.3356	1.3356		118	89.13	3,104,989	4,702,182	
2000/07		1.00	1.1129	1.1129		118	84.26	3,139,544	4,754,456	
2001/01		0.95	1.2976	1.2976		118	84.26	3,178,245	4,816,170	
2001/07		0.95	0.9615	0.9615		118	82.86	3,207,275	4,862,426	
2002/01		0.90	1.0301	1.0301		118	82.86	3,237,010	4,912,458	
2002/07		0.90	0.8337	0.8337		118	82.86	3,261,297	4,953,404	
2003/01		0.85	1.3271	1.3271		118	82.86	3,298,084	5,019,130	
2003/07		0.85	1.1664	1.1664		118	82.86	3,330,781	5,077,658	
2004/01		0.80	1.1103	1.1103		118	82.86	3,360,365	5,134,062	
2004/07		0.80	0.8378	0.8378		118	76.02	3,382,886	5,177,132	
2005/01		0.75	0.8595	0.8595		118	76.02	3,404,692	5,221,618	
2005/07		0.75	0.7364	0.7364		118	76.02	3,423,496	5,260,086	
2006/01	1,827,657	0.70	0.9068	0.9068		41	54.52	1,844,221	1,844,221	8
2006/07		0.70	0.8133	0.8133		41	54.52	1,854,629	1,859,227	
2007/01		0.65	1.0133	1.0133		41	54.52	1,866,737	1,878,046	
2007/07		0.65	1.1050	1.1050		41	54.52	1,880,029	1,898,792	
2008/01		0.60	0.8556	0.8556		41	54.52	1,889,597	1,915,028	
2008/07		0.60	0.6104	0.6104		41	54.52	1,896,456	1,926,713	
2009/01		0.55	1.3268	1.3268		41	54.52	1,910,174	1,952,297	
2009/07		0.55	0.6841	0.6841		41	71.42	1,917,362	1,965,663	
2010/01		0.50	0.8643	0.8643		41	71.42	1,925,649	1,982,637	



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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		41	71.42	1,932,493	1,996,741	
2011/01		0.45	0.9198	0.9198		41	69.97	1,940,492	2,015,109	
2011/07		0.45	0.9028	0.9028		41	64.41	1,948,376	2,033,313	
2012/01		0.40	0.3865	0.3865		41	64.41	1,951,388	2,041,185	
2012/07		0.40	0.9417	0.9417		41	64.41	1,958,739	2,060,414	
2013/01	6,871	0.35	0.4901	0.4901		41	59.81	1,968,969	2,070,500	
2013/07		0.35	0.6196	0.6196		45	58.19	1,973,240	2,286,585	
2014/01		0.30	0.8564	0.8564		45	58.19	1,978,309	2,306,160	
2014/07		0.30	1.2383	1.2383		45	58.19	1,985,658	2,334,735	

Message Code:

5	Uncorrected Licensure Deficiency
8	Limited to Current RS Per Bed Standard

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID:



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 Rate Semester 07/01/2014 through 12/31/2014

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Community Convalescent 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
2202 W OAK AVE	7/1/2012-6/30/2013	Number of Beds: 120	Superior: 0
PLANT CITY, FL 33563	Days in CR 365	Maximum: 43,800	Standard: 184
County: Hillsborough [29]	First Used : 2014/01	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 6	Last Used: 2014/07	Total Patient: 40,325	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 5,052	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 30,064	FY Index: 1.29878490
Class at 1/94: North Large	Medical Utilization	74.55425%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	92.06621%	Cost: 1.03716397
Open Date: 07/01/1976	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 07/01/1976	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20850000
Entered Medicaid 08/01/1976	Low Occupancy Adjustment Factor:	117.20550%	DC Sem Index: 1.24200000
Med # Active Date: 03/01/2013	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02772031
Previous Med # 281913			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,147,257	2,298,465	1,514,176	868,850		5,828,747	
1a	Audit Adjustments							
2	Cost Per Diem	38.1605	76.4524	50.3651	28.9000		193.8780	
3	Cost Per Diem Inflated	39.5787	78.5717	52.2369				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	39.5787	78.5717	52.2369	28.9000		199.2873	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	44.1212		53.3361				
7	Provider Target Rate	45.0405		54.4474				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	39.5787	78.5717	52.2369	13.6500		184.0373	
12/13	Medical Adjustment Rate		2.1704	1.4430				
14	Prospective Per Diem 11	39.5787	80.7421	53.6799	13.6500		187.6507	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Community Convalescent Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	3,432,920.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Variable	80% Capital(1):	2,651,350 7.1325
RS to Start Calcs:	1976/07	<60% of Base:	False	20% ROE(2):	662,838 0.2418
Indexed Asset Value	3,314,188	Interest Rate:	11.7683%	Insurance Cost(3):	105,292 2.6111
FRVS Base Asset:	1,653,368	Chase Rate:	6.7500%	Taxes Cost(3):	22,405 0.5556
Occup Adj Factor	0.9000	Amortization Rate:	8.7500%	Home Office(3):	0 0.0000
ROE Factor	0.014380	Interest Only:	False	Replacement(3&4):	742,318 0.0000
		Yearly Payment:	281,163	Total FRVS PD:	10.5410

- (1) 80% Capital (\$2,651,350) amortized at 8.7500 % for 20 years Principal & Interest of \$281,163 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$7.1325
- (2) 20% ROE (\$662,838) times the ROE factor (0.014380) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.2418
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	39.5787	39.5787	0.7027	38.8760
Direct Care	80.7421	80.7421	1.4336	79.3085
Indirect Care	53.6799	53.6799	0.9531	52.7268
Property	13.6500	10.5410	0.1872	10.3538
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.1861
Supplemental Rate Add-on				9.9025
Totals	187.6507	184.5417	3.2766	213.3537

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
1976/07	1,249,889	0.00	3.4853	3.0000	0.4853	120	100.00	1,249,889	1,870,440	
1977/01	15,500	0.10	4.2359	3.0000	1.2359	120	100.00	1,269,139	1,940,640	
1977/07		0.10	6.2934	3.0000	3.2934	120	100.00	1,272,946	2,038,680	
1978/01		0.20	8.0331	3.0000	5.0331	120	100.00	1,280,584	2,135,400	
1978/07		0.20	10.5726	3.0000	7.5726	120	100.00	1,288,268	2,253,600	
1979/01		0.30	12.6998	3.0000	9.6998	120	100.00	1,299,862	2,369,160	
1979/07		0.30	13.8980	3.0000	10.8980	120	100.00	1,311,561	2,468,640	
1980/01		0.40	17.0638	3.0000	14.0638	120	77.67	1,327,300	2,620,920	
1980/07		0.40	17.8744	3.0000	14.8744	120	77.67	1,343,228	2,720,760	
1981/01		0.50	18.6984	3.0000	15.6984	120	81.16	1,363,376	2,824,800	
1981/07		0.50	18.2872	3.0000	15.2872	120	81.16	1,383,827	2,897,880	
1982/01		0.60	17.9632	3.0000	14.9632	120	80.75	1,408,736	2,975,520	
1982/07		0.60	17.2609	3.0000	14.2609	120	100.00	1,434,093	3,043,800	
1983/04		0.70	16.8897	3.0000	13.8897	120	100.00	1,464,209	3,123,840	
1983/07		0.70	17.8475	3.0000	14.8475	120	75.77	1,494,957	3,247,440	
1984/01		0.80	16.1427	3.0000	13.1427	120	95.97	1,530,836	3,289,560	
1984/07		0.80	15.0606	3.0000	12.0606	120	95.97	1,567,576	3,352,680	
1985/01		0.90	13.2077	3.0000	10.2077	120	100.00	1,609,901	3,391,080	
1985/10		0.90	11.0599	3.0000	8.0599	120	100.00	1,653,368	3,420,000	
1986/01		1.00	8.8898	3.0000	5.8898	120	76.61	1,702,969	3,448,440	
1986/07		1.00	6.1872	3.0000	3.1872	120	76.61	1,754,058	3,441,840	
1987/01		1.00	4.1963	3.0000	1.1963	120	82.87	1,806,680	3,503,400	
1987/07		1.00	2.0970	2.0970		120	82.87	1,844,566	3,530,760	
1988/01		1.00	0.9007	0.9007		120	75.81	1,861,180	3,559,440	
1988/07		1.00	0.5899	0.5899		120	75.81	1,872,159	3,557,520	
1989/01		1.00	0.5899	0.5899		120	83.23	1,883,203	3,578,520	
1989/07		1.00	0.5899	0.5899		120	83.23	1,894,312	3,602,760	
1990/01	75,270	1.00	0.5899	0.5899		120	83.28	1,980,757	3,620,880	
1990/07		1.00	0.5899	0.5899		120	83.28	1,992,441	3,642,240	
1991/01		1.00	0.5899	0.5899		120	78.90	2,004,194	3,663,600	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1991/07		1.00	1.4932	1.4932		120	78.90	2,034,121	3,718,320	
1992/01		1.00	2.0117	2.0117		120	85.25	2,075,041	3,793,080	
1992/07		1.00	1.8152	1.8152		120	85.25	2,112,707	3,861,960	
1993/01	18,237	1.00	1.7710	1.7710		120	79.25	2,168,360	3,930,360	
1993/07		1.00	1.5329	1.5329		120	79.25	2,201,599	3,990,600	
1994/01	32,114	1.00	1.6983	1.6983		120	79.26	2,271,103	4,058,400	
1994/07		1.00	1.5991	1.5991		120	79.26	2,307,420	4,123,320	
1995/01		1.00	1.5812	1.5812		120	74.13	2,343,905	4,188,480	
1995/07		1.00	1.5250	1.5250		120	74.13	2,379,650	4,252,320	
1996/01		1.00	1.7228	1.7228		120	74.28	2,420,647	4,325,640	
1996/07		1.00	1.3294	1.3294		120	74.28	2,452,827	4,383,120	
1997/01		0.95	1.4109	1.4109		120	75.39	2,485,705	4,444,920	
1997/07		0.95	1.0917	1.0917		120	75.39	2,511,484	4,493,400	
1998/01		0.90	1.1663	1.1663		120	86.27	2,537,847	4,545,840	
1998/07		0.90	1.0794	1.0794		120	86.27	2,562,502	4,594,920	
1999/01	32,799	0.85	1.4499	1.4499		120	85.19	2,626,881	4,661,520	
1999/07		0.85	1.2299	1.2299		120	85.19	2,654,342	4,718,880	
2000/01	22,779	0.80	1.3356	1.3356		126	87.76	2,705,483	5,020,974	
2000/07		0.80	1.1129	1.1129		126	87.76	2,729,570	5,076,792	
2001/01	47,814	0.75	1.2976	1.2976		120	83.11	2,803,948	4,897,800	
2001/07		0.75	0.9615	0.9615		120	83.11	2,824,167	4,944,840	
2002/01		0.70	1.0301	1.0301		120	78.16	2,844,532	4,995,720	
2002/07		0.70	0.8337	0.8337		120	78.16	2,861,133	5,037,360	
2003/01		0.65	1.3271	1.3271		120	78.16	2,885,813	5,104,200	
2003/07		0.65	1.1664	1.1664		120	75.89	2,907,693	5,163,720	
2004/01		0.60	1.1103	1.1103		120	75.89	2,927,064	5,221,080	
2004/07		0.60	0.8378	0.8378		120	79.92	2,941,778	5,264,880	
2005/01		0.55	0.8595	0.8595		120	79.92	2,955,684	5,310,120	
2005/07		0.55	0.7364	0.7364		120	79.92	2,967,655	5,349,240	
2006/01		0.50	0.9068	0.9068		120	79.92	2,981,110	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		0.50	0.8133	0.8133		120	79.92	2,993,234	5,441,640	
2007/01		0.45	1.0133	1.0133		120	79.92	3,006,883	5,496,720	
2007/07		0.45	1.1050	1.1050		120	76.79	3,021,836	5,557,440	
2008/01		0.40	0.8556	0.8556		120	76.79	3,032,177	5,604,960	
2008/07		0.40	0.6104	0.6104		120	76.67	3,039,582	5,639,160	
2009/01		0.35	1.3268	1.3268		120	76.67	3,053,698	5,714,040	
2009/07		0.35	0.6841	0.6841		120	73.69	3,061,009	5,753,160	
2010/01	24,717	0.30	0.8643	0.8643		120	77.40	3,093,663	5,802,840	
2010/07		0.30	0.7107	0.7107		120	77.40	3,100,259	5,844,120	
2011/01	17,683	0.25	0.9198	0.9198		120	74.11	3,125,073	5,897,880	
2011/07		0.25	0.9028	0.9028		120	74.11	3,132,126	5,951,160	
2012/01		0.20	0.3865	0.3865		120	74.11	3,134,547	5,974,200	
2012/07	61,953	0.20	0.9417	0.9417		120	75.79	3,202,402	6,030,480	
2013/01		0.15	0.4901	0.4901		120	75.79	3,204,756	6,060,000	
2013/07		0.15	0.6196	0.6196		120	73.69	3,207,733	6,097,560	
2014/01	99,611	0.10	0.8564	0.8564		120	74.55	3,310,090	6,149,760	
2014/07		0.10	1.2383	1.2383		120	74.55	3,314,188	6,225,960	

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248.12

Ocoee Health Care Center

Type of Cost Report: Interim Change of Ownership - Budget		Type of Cost: Estimated	Type of Rate: Interim
Type of Ownership: Proprietary : Partnership		CHOW Status based on this Cost Report: Non-Related Party (NRP) CHOW	
Provider Information	Cost Report	Patient Days	Ratings Days
1556 MAGUIRE RD	3/1/2014-2/28/2015	Number of Beds: 120	Superior: 0
OCOEE, FL 34761	Days in CR 365	Maximum: 43,800	Standard: 184
County: Orange [48]	First Used : 2014/01	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 7	Last Used: 2014/07	Total Patient: 36,882	Total: 184
Control: Proprietary : Partnership	Unaudited	Medicare: 3,825	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 20,710	FY Index: 1.34499306
Class at 1/94: North Large	Medical Utilization	56.15205%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	84.20548%	Cost: 1.00000000
Open Date: 08/01/1990	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 08/01/1990	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.24016395
Entered Medicaid 08/16/1990	Low Occupancy Adjustment Factor:	107.19835%	DC Sem Index: 1.24200000
Med # Active Date: 03/01/2014	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.00000000
Previous Med # 324159			PS Target: 1.02083595

Rate Calculations							
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Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	965,171	2,090,822	1,174,528	465,975		4,696,496	
1a	Audit Adjustments							
2	Cost Per Diem	46.6041	100.9571	56.7131	22.5000		226.7743	
3	Cost Per Diem Inflated	46.6041	100.9571	56.7131				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	46.6041	100.9571	56.7131	22.5000		226.7743	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base							
7	Provider Target Rate							
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation	46.0401		56.6653				
10b	Base for line 10a	45.1004		55.5087				
11	Lesser of 5,7,8,10, 10a	46.0401	96.7737	56.6653	13.6500		213.1291	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	46.0401	96.7737	56.6653	13.6500		213.1291	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Ocoee Health Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	08/16/1990	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	3,420,145.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	4,960,120 16.6256
RS to Start Calcs:	1990/07	<60% of Base:	False	20% ROE(2):	1,240,030 0.7012
Indexed Asset Value	6,200,150	Interest Rate:	12.0000%	Insurance Cost(3):	34,100 0.9246
FRVS Base Asset:	3,620,880	Chase Rate:	10.5000%	Taxes Cost(3):	79,200 2.1474
Occup Adj Factor	0.9000	Amortization Rate:	12.0000%	Home Office(3):	0 0.0000
ROE Factor	0.022290	Interest Only:	False	Replacement(3&4):	0 0.0000
		Yearly Payment:	655,382	Total FRVS PD:	20.3988

- (1) 80% Capital (\$4,960,120) amortized at 12.0000 % for 20 years Principal & Interest of \$655,382 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$16.6256
- (2) 20% ROE (\$1,240,030) times the ROE factor (0.022290) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.7012
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,620,880

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	46.0401	46.0401	0.8174	45.2227
Direct Care	96.7737	96.7737	1.7182	95.0555
Indirect Care	56.6653	56.6653	1.0061	55.6592
Property	13.6500	20.3988	0.3622	20.0366
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.2399
Supplemental Rate Add-on				9.9025
Totals	213.1291	219.8779	3.9039	248.1164

Medicaid Trend Adjustment



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248.12

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1990/07	5,334,248	0.00	0.5899	0.5899		120	69.01	3,620,880	3,620,880	1
1991/01		0.10	0.5899	0.5899		120	69.01	3,623,016	3,663,600	
1991/07	16,982	0.10	1.4932	1.4932		120	69.01	3,645,407	3,718,320	
1992/01		0.20	2.0117	2.0117		120	69.01	3,660,072	3,793,080	
1992/07		0.20	1.8152	1.8152		120	69.01	3,673,358	3,861,960	
1993/01		0.30	1.7710	1.7710		120	69.01	3,692,875	3,930,360	
1993/07	38,246	0.30	1.5329	1.5329		120	75.75	3,748,105	3,990,600	
1994/01		0.40	1.6983	1.6983		120	75.75	3,773,566	4,058,400	
1994/07		0.40	1.5991	1.5991		120	79.36	3,797,702	4,123,320	
1995/01		0.50	1.5812	1.5812		120	79.36	3,827,727	4,188,480	
1995/07	630,853	0.50	1.5250	1.5250		120	79.23	4,487,766	4,252,320	
1996/01	50,822	0.60	1.7228	1.7228		120	79.71	4,584,978	4,325,640	
1996/07		0.60	1.3294	1.3294		120	79.71	4,584,978	4,383,120	3
1997/01		0.70	1.4109	1.4109		120	79.71	4,584,978	4,444,920	3
1997/07	25,328	0.70	1.0917	1.0917		120	80.68	4,584,978	4,493,400	3
1998/01		0.80	1.1663	1.1663		120	80.68	4,584,978	4,545,840	3
1998/07		0.80	1.0794	1.0794		120	79.58	4,594,920	4,594,920	8
1999/01		0.90	1.4499	1.4499		120	77.57	4,654,879	4,661,520	
1999/07		0.90	1.2299	1.2299		120	77.57	4,706,404	4,718,880	
2000/01		1.00	1.3356	1.3356		120	74.55	4,769,263	4,781,880	
2000/07	28,300	1.00	1.1129	1.1129		120	75.03	4,835,040	4,835,040	8
2001/01		1.00	1.2976	1.2976		120	75.03	4,897,779	4,897,800	
2001/07		1.00	0.9615	0.9615		120	75.03	4,944,840	4,944,840	8
2002/01		1.00	1.0301	1.0301		120	75.03	4,995,720	4,995,720	8
2002/07		1.00	0.8337	0.8337		120	75.03	5,037,360	5,037,360	8
2003/01		1.00	1.3271	1.3271		120	75.03	5,104,200	5,104,200	8
2003/07		1.00	1.1664	1.1664		120	78.37	5,163,720	5,163,720	8
2004/01	29,242	1.00	1.1103	1.1103		120	74.68	5,221,080	5,221,080	8
2004/07		1.00	0.8378	0.8378		120	74.68	5,264,822	5,264,880	
2005/01	28,637	1.00	0.8595	0.8595		120	59.83	5,310,120	5,310,120	8



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0 103852-00 - 2014/07

248.12

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2005/07		1.00	0.7364	0.7364		120	59.83	5,349,224	5,349,240	
2006/01	12,172	1.00	0.9068	0.9068		120	58.39	5,397,720	5,397,720	8
2006/07	9,242	1.00	0.8133	0.8133		120	58.39	5,441,640	5,441,640	8
2007/01		1.00	1.0133	1.0133		120	58.39	5,496,720	5,496,720	8
2007/07	115,413	1.00	1.1050	1.1050		120	57.15	5,557,440	5,557,440	8
2008/01	42,049	1.00	0.8556	0.8556		120	57.15	5,604,960	5,604,960	8
2008/07	8,678	1.00	0.6104	0.6104		120	57.15	5,639,160	5,639,160	8
2009/01		1.00	1.3268	1.3268		120	57.15	5,713,980	5,714,040	
2009/07		1.00	0.6841	0.6841		120	57.15	5,753,069	5,753,160	
2010/01		1.00	0.8643	0.8643		120	57.15	5,802,793	5,802,840	
2010/07	35,495	1.00	0.7107	0.7107		120	67.08	5,844,120	5,844,120	8
2011/01		0.95	0.9198	0.9198		120	67.08	5,895,186	5,897,880	
2011/07	68,847	0.95	0.9028	0.9028		120	61.67	5,951,160	5,951,160	8
2012/01		0.90	0.3865	0.3865		120	61.67	5,971,864	5,974,200	
2012/07		0.90	0.9417	0.9417		120	61.67	6,022,476	6,030,480	
2013/01	57,585	0.85	0.4901	0.4901		120	58.12	6,060,000	6,060,000	8
2013/07	19,498	0.85	0.6196	0.6196		120	56.16	6,097,560	6,097,560	8
2014/01		0.80	0.8564	0.8564		120	56.15	6,139,334	6,149,760	
2014/07		0.80	1.2383	1.2383		120	56.15	6,200,150	6,225,960	

Message Code:

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



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
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234.53

Bon Secours Maria Manor

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

Type of Ownership: Nonprofit : Church

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
10300 4TH ST N	9/1/2012-8/31/2013	Number of Beds: 274	Superior: 0
SAINT PETERSBURG, FL 33716	Days in CR 365	Maximum: 100,010	Standard: 184
County: Pinellas [52]	First Used : 2014/07	Max Annualized: 100,010	Conditional: 0
Region: Central Area: 5	Last Used: 2014/07	Total Patient: 95,569	Total: 184
Control: Nonprofit : Church	Unaudited	Medicare: 11,971	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 64,894	FY Index: 1.30580299
Class at 1/94: North Large	Medical Utilization	67.90277%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	95.55944%	Cost: 1.03158969
Open Date: 01/01/1975	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/01/1975	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21049917
Entered Medicaid 01/01/1975	Low Occupancy Adjustment Factor:	121.65258%	DC Sem Index: 1.24200000
Med # Active Date: 12/15/1988	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02602301
Previous Med # 204501			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	3,628,196	6,012,404	3,639,110	640,504		13,920,214	
1a	Audit Adjustments							
2	Cost Per Diem	55.9096	92.6496	56.0778	9.8700		214.5070	
3	Cost Per Diem Inflated	57.6758	95.0606	57.8493				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	57.6758	95.0606	57.8493	9.8700		220.4557	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	58.1701		58.9961				
7	Provider Target Rate	59.3821		60.2253				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	52.0915	95.0606	57.8493	9.8700		214.8714	
12/13	Medical Adjustment Rate		1.9146	1.1651				
14	Prospective Per Diem 11	52.0915	96.9752	59.0144	9.8700		217.9511	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Bon Secours Maria 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:	1,646,500.00		Total Amount	Per Diem
RS to Start Calcs:	1975/01	Type:	Fixed	80% Capital(1):	9,894,502	13.6671
Indexed Asset Value	12,368,128	<60% of Base:	True	20% ROE(2):	2,473,626	0.4323
FRVS Base Asset:	4,922,814	Interest Rate:	7.5000%	Insurance Cost(3):	51,181	0.5355
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.015730	Amortization Rate:	12.5000%	Home Office(3):	298,878	3.1274
		Interest Only:	True	Replacement(3&4):	27,852	0.0000
		Yearly Payment:	1,230,158	Total FRVS PD:		17.7623

- (1) 80% Capital (\$9,894,502) amortized at 12.5000 % for 20 years Interest of \$1,230,158 divided by annual available days (100010) divided by Occup. Adj. (0.900) = \$13.6671
- (2) 20% ROE (\$2,473,626) times the ROE factor (0.015730) divided by annual available days (100010) divided by Occup. Adj. (0.900) = \$0.4323
- (3) Pass-throughs: 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:	51,883
Comparison Bed	274	Effective PBS Limitation	7,809,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	52.0915	52.0915	0.9249	51.1666
Direct Care	96.9752	96.9752	1.7218	95.2534
Indirect Care	59.0144	59.0144	1.0478	57.9666
Property	9.8700	17.7623	0.3154	17.4469
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				2.7984
Supplemental Rate Add-on				9.9025
Totals	217.9511	225.8434	4.0099	234.5344

Medicaid Trend Adjustment



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



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



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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	145,789	0.50	0.8595	0.8595		274	61.25	11,284,210	12,124,774	
2005/07		0.45	0.7364	0.7364		274	61.25	11,321,606	12,214,098	
2006/01		0.45	0.9068	0.9068		274	61.25	11,367,809	12,324,794	
2006/07	67,726	0.40	0.8133	0.8133		274	62.81	11,472,514	12,425,078	
2007/01		0.40	1.0133	1.0133		274	62.81	11,519,012	12,550,844	
2007/07	164,669	0.35	1.1050	1.1050		274	62.72	11,728,237	12,689,488	
2008/01		0.35	0.8556	0.8556		274	62.72	11,763,363	12,797,992	
2008/07	70,268	0.30	0.6104	0.6104		274	59.97	11,855,170	12,876,082	
2009/01		0.30	1.3268	1.3268		274	62.89	11,902,354	13,047,058	
2009/07		0.25	0.6841	0.6841		274	62.89	11,922,707	13,136,382	
2010/01		0.25	0.8643	0.8643		274	62.89	11,922,707	13,249,818	5
2010/07		0.20	0.7107	0.7107		274	63.75	11,965,451	13,344,074	
2011/01		0.20	0.9198	0.9198		274	63.75	11,987,467	13,466,826	
2011/07		0.15	0.9028	0.9028		274	71.09	12,003,698	13,588,482	
2012/01		0.15	0.3865	0.3865		274	71.09	12,010,660	13,641,090	
2012/07	289,713	0.10	0.9417	0.9417		274	71.58	12,311,687	13,769,596	
2013/01		0.10	0.4901	0.4901		274	71.58	12,317,720	13,837,000	
2013/07	41,299	0.05	0.6196	0.6196		274	72.00	12,362,837	13,922,762	
2014/01		0.05	0.8564	0.8564		274	72.00	12,368,128	14,041,952	
2014/07		0.00	1.2383	1.2383		274	67.90	12,368,128	14,215,942	

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
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 Rate Semester 07/01/2014 through 12/31/2014

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205.85

Westminster Oaks

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

Type of Ownership: Nonprofit : Other

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
4449 MEANDERING WAY	4/1/2012-3/31/2013	Number of Beds: 120	Superior: 0
TALLAHASSEE, FL 32308	Days in CR 365	Maximum: 43,800	Standard: 184
County: Leon [37]	First Used : 2014/01	Max Annualized: 43,800	Conditional: 0
Region: North Area: 2	Last Used: 2014/07	Total Patient: 42,813	Total: 184
Control: Nonprofit : Other	Unaudited	Medicare: 3,315	Inflation
Current Class North Large	Initial CR? False	Medicaid: 13,614	FY Index: 1.28970197
Class at 1/94: North Large	Medical Utilization	31.79875%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	97.74658%	Cost: 1.04446836
Open Date: 04/01/1983	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 04/01/1983	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20550000
Entered Medicaid 10/21/1988	Low Occupancy Adjustment Factor:	124.43693%	DC Sem Index: 1.24200000
Med # Active Date: 10/21/1988	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03027789
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	647,167	1,003,699	891,963	331,909		2,874,738	
1a	Audit Adjustments							
2	Cost Per Diem	47.5369	73.7255	65.5181	24.3800		211.1605	
3	Cost Per Diem Inflated	49.6508	75.9578	68.4316				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	49.6508	75.9578	68.4316	24.3800		218.4202	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	54.4343		77.8597				
7	Provider Target Rate	55.5685		79.4820				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	49.6508	75.9578	60.1169	13.6500		199.3755	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	49.6508	75.9578	60.1169	13.6500		199.3755	
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 07/01/2014 through 12/31/2014

Westminster Oaks

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/21/1988	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	1,558,322.00	Total Amount	Per Diem
RS to Start Calcs:	1983/04	Type:	Fixed	80% Capital(1):	3,894,526 10.6667
Indexed Asset Value	4,868,158	<60% of Base:	False	20% ROE(2):	973,632 0.3601
FRVS Base Asset:	1,521,900	Interest Rate:	9.0000%	Insurance Cost(3):	104,357 2.4375
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	0 0.0000
ROE Factor	0.014580	Amortization Rate:	9.0000%	Home Office(3):	12,961 0.3027
		Interest Only:	False	Replacement(3&4):	158,293 0.0000
		Yearly Payment:	420,481	Total FRVS PD:	13.7670

- (1) 80% Capital (\$3,894,526) amortized at 9.0000 % for 20 years Principal & Interest of \$420,481 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$10.6667
- (2) 20% ROE (\$973,632) times the ROE factor (0.014580) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.3601
- (3) Pass-throughs: 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:	51,883
Comparison Bed	60	Effective PBS Limitation	1,521,900

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	49.6508	49.6508	0.8816	48.7692
Direct Care	75.9578	75.9578	1.3486	74.6092
Indirect Care	60.1169	60.1169	1.0674	59.0495
Property	13.6500	13.7670	0.2444	13.5226
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	199.3755	199.4925	3.5420	205.8530

Medicaid Trend Adjustment



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



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



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/01		0.50	0.4901	0.4901		120	32.98	4,835,380	6,060,000	
2013/07		0.45	0.6196	0.6196		120	32.98	4,843,464	6,097,560	
2014/01		0.45	0.8564	0.8564		120	31.80	4,854,257	6,149,760	
2014/07		0.40	1.2383	1.2383		120	31.80	4,868,158	6,225,960	

Message Code:

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014

ID: 200409033120130401201210212013154600



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Floridean Nursing Home, 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
47 NW 32 PLACE	1/1/2013-12/31/2013	Number of Beds: 90	Superior: 0
MIAMI, FL 33125	Days in CR 365	Maximum: 32,850	Standard: 184
County: Dade [13]	First Used : 2014/07	Max Annualized: 32,850	Conditional: 0
Region: South Area: 11	Last Used: 2014/07	Total Patient: 31,768	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 16,208	Inflation
Current Class South Small	Initial CR? False	Medicaid: 11,868	FY Index: 1.31456505
Class at 1/94: South Small	Medical Utilization	37.35835%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	96.70624%	Cost: 1.02471376
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21500000
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	123.11252%	DC Sem Index: 1.24200000
Med # Active Date: 01/01/1970	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02222222
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	719,603	1,065,156	906,646	300,854		2,992,259	
1a	Audit Adjustments							
2	Cost Per Diem	60.6339	89.7503	76.3942	25.3500		252.1284	
3	Cost Per Diem Inflated	62.1324	91.7448	78.2822				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	62.1324	91.7448	78.2822	25.3500		257.5094	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	59.6135		70.4263				
7	Provider Target Rate	60.8556		71.8937				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	62.8974	105.8360	81.6951	13.6500			
9	Prior Semester: Class Ceiling Target Base	67.3414		79.1810				
10	Target Rate Class Ceiling	68.3236		80.3359				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	60.8556	91.7448	71.8937	13.6500		238.1441	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	60.8556	91.7448	71.8937	13.6500		238.1441	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Floridean Nursing Home, Inc.

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	04/01/1997	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	5,200,000.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Variable	80% Capital(1):	3,028,128 8.9066
RS to Start Calcs:	1971/07	<60% of Base:	False	20% ROE(2):	757,032 0.4801
Indexed Asset Value	3,785,160	Interest Rate:	6.1423%	Insurance Cost(3):	125,317 3.9448
FRVS Base Asset:	86,541	Chase Rate:	5.1538%	Taxes Cost(3):	77,891 2.4519
Occup Adj Factor	0.9000	Amortization Rate:	6.1423%	Home Office(3):	0 0.0000
ROE Factor	0.018750	Interest Only:	False	Replacement(3&4):	3,316 0.0000
		Yearly Payment:	263,325	Total FRVS PD:	15.7834

- (1) 80% Capital (\$3,028,128) amortized at 6.1423 % for 20 years Principal & Interest of \$263,325 divided by annual available days (32850) divided by Occup. Adj. (0.90) = \$8.9066
- (2) 20% ROE (\$757,032) times the ROE factor (0.018750) divided by annual available days (32850) divided by Occup. Adj. (0.90) = \$0.4801
- (3) Pass-throughs: 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:	51,883
Comparison Bed 47	Effective PBS Limitation	1,339,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	60.8556	60.8556	1.0805	59.7751
Direct Care	91.7448	91.7448	1.6289	90.1159
Indirect Care	71.8937	71.8937	1.2765	70.6172
Property	13.6500	15.7834	0.2802	15.5032
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				13.7795
Supplemental Rate Add-on				9.9025
Totals	238.1441	240.2775	4.2661	259.6934

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	56,653	0.00				47	100.00	56,653	482,267	
1972/01		0.10	3.9787	3.0000	0.9787	47	100.00	56,823	501,443	
1972/07		0.10	5.9113	3.0000	2.9113	47	100.00	56,993	526,165	
1973/01		0.20	8.0622	3.0000	5.0622	47	100.00	57,335	553,284	
1973/07		0.20	10.7186	3.0000	7.7186	47	100.00	57,679	584,586	
1974/01		0.30	12.9457	3.0000	9.9457	47	100.00	58,198	615,136	
1974/07		0.30	13.0494	3.0000	10.0494	47	100.00	58,722	634,218	
1975/01		0.40	13.1399	3.0000	10.1399	47	100.00	59,427	653,817	
1975/07		0.40	14.2033	3.0000	11.2033	47	100.00	60,140	680,419	
1976/01		0.50	15.2478	3.0000	12.2478	47	100.00	61,042	707,914	
1976/07		0.50	15.7330	3.0000	12.7330	47	100.00	61,958	732,589	
1977/01		0.60	16.4836	3.0000	13.4836	47	100.00	63,073	760,084	
1977/07		0.60	18.5412	3.0000	15.5412	47	100.00	64,208	798,483	
1978/01		0.70	20.2809	3.0000	17.2809	47	100.00	65,556	836,365	
1978/07		0.70	22.8203	3.0000	19.8203	47	100.00	66,933	882,660	
1979/01		0.80	24.9476	3.0000	21.9476	47	100.00	68,539	927,921	
1979/07		0.80	26.1458	3.0000	23.1458	47	100.00	70,184	966,884	
1980/01		0.90	29.3115	3.0000	26.3115	47	44.07	71,702	1,026,527	
1980/07		0.90	30.1222	3.0000	27.1222	47	44.07	73,253	1,065,631	
1981/01		1.00	30.9462	3.0000	27.9462	47	36.86	74,726	1,106,380	
1981/07		1.00	30.5350	3.0000	27.5350	47	36.86	76,228	1,135,003	
1982/01		1.00	30.2110	3.0000	27.2110	47	34.96	77,682	1,165,412	
1982/07		1.00	29.5087	3.0000	26.5087	47	34.96	79,163	1,192,155	
1983/04		1.00	29.1375	3.0000	26.1375	47	33.37	80,604	1,223,504	
1983/07		1.00	30.0953	3.0000	27.0953	47	33.37	82,071	1,271,914	
1984/01		1.00	28.3905	3.0000	25.3905	47	32.36	83,520	1,288,411	
1984/07		1.00	27.3084	3.0000	24.3084	52	32.36	84,994	1,452,828	
1985/01		1.00	25.4555	3.0000	22.4555	52	33.37	86,541	1,469,468	
1985/10		1.00	23.3077	3.0000	20.3077	52	32.36	86,541	1,482,000	5
1986/01		1.00	21.1376	3.0000	18.1376	52	32.36	89,623	1,494,324	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	51	35.88	89,623	1,462,782	5
1987/01		1.00	16.4441	3.0000	13.4441	51	35.88	91,377	1,488,945	5
1987/07		1.00	14.3448	3.0000	11.3448	51	31.65	93,165	1,500,573	5
1988/01		1.00	12.2455	3.0000	9.2455	51	31.65	94,773	1,512,762	5
1988/07		1.00	9.8354	3.0000	6.8354	52	29.85	96,409	1,541,592	5
1989/01		1.00	7.4253	3.0000	4.4253	52	29.85	97,979	1,550,692	5
1989/07		1.00	5.0152	3.0000	2.0152	47	31.79	99,574	1,411,081	5
1990/01		1.00	2.6051	2.6051		47	31.79	101,301	1,418,178	5
1990/07	1,368,795	1.00	0.5899	0.5899		47	32.94	1,426,544	1,426,544	5
1991/01		1.00	0.5899	0.5899		47	32.94	1,434,910	1,434,910	5
1991/07		1.00	1.4932	1.4932		52	27.99	1,477,184	1,611,272	5
1992/01		0.95	2.0117	2.0117		52	27.99	1,502,885	1,643,668	
1992/07	164,061	0.95	1.8152	1.8152		52	27.58	1,679,942	1,673,516	
1993/01		0.90	1.7710	1.7710		52	27.58	1,693,369	1,703,156	
1993/07		0.90	1.5329	1.5329		52	31.85	1,706,898	1,729,260	
1994/01		0.85	1.6983	1.6983		52	31.85	1,721,167	1,758,640	
1994/07		0.85	1.5991	1.5991		60	33.06	1,735,229	2,061,660	
1995/01		0.80	1.5812	1.5812		60	33.06	1,748,423	2,094,240	
1995/07		0.80	1.5250	1.5250		60	32.73	1,761,117	2,126,160	
1996/01		0.75	1.7228	1.7228		60	32.73	1,774,659	2,162,820	
1996/07		0.75	1.3294	1.3294		60	32.65	1,785,163	2,191,560	
1997/01		0.70	1.4109	1.4109		60	32.65	1,795,629	2,222,460	
1997/07		0.70	1.0917	1.0917		60	31.62	1,803,518	2,246,700	
1998/01		0.65	1.1663	1.1663		60	31.62	1,811,378	2,272,920	
1998/07	16,644	0.65	1.0794	1.0794		60	34.95	1,836,098	2,297,460	
1999/01		0.60	1.4499	1.4499		60	34.95	1,846,248	2,330,760	
1999/07	30,038	0.60	1.2299	1.2299		60	47.61	1,888,079	2,359,440	
2000/01		0.55	1.3356	1.3356		60	47.61	1,900,085	2,390,940	
2000/07		0.55	1.1129	1.1129		60	45.07	1,909,616	2,417,520	
2001/01		0.50	1.2976	1.2976		60	45.07	1,919,769	2,448,900	



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

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
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Miami Jewish Health Systems

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

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

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
5200 NE 2ND AVENUE	7/1/2012-6/30/2013	Number of Beds: 462	Superior: 0
MIAMI, FL 33137	Days in CR 365	Maximum: 168,630	Standard: 184
County: Dade [13]	First Used : 2014/01	Max Annualized: 168,630	Conditional: 0
Region: South Area: 11	Last Used: 2014/07	Total Patient: 146,524	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 15,008	Inflation
Current Class South Large	Initial CR? False	Medicaid: 92,355	FY Index: 1.29878490
Class at 1/94: South Large	Medical Utilization	63.03063%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	86.89083%	Cost: 1.03716397
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20850000
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	110.61695%	DC Sem Index: 1.24200000
Med # Active Date: 01/01/1970	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02772031
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	5,814,703	10,256,461	6,495,110	1,323,447	27,804	23,917,525	
1a	Audit Adjustments							
2	Cost Per Diem	62.9603	111.0547	70.3276	14.3300	0.3011	258.9737	
3	Cost Per Diem Inflated	65.3002	114.1332	72.9413				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	65.3002	114.1332	72.9413	14.3300	0.3011	267.0058	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	105.5875		78.2747				
7	Provider Target Rate	107.7875		79.9056				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	54.4176	98.4475	63.9416	13.6500	0.3011	230.7578	
12/13	Medical Adjustment Rate		1.4432	0.9373				
14	Prospective Per Diem 11	54.4176	99.8907	64.8789	13.6500	0.3011	233.1383	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Miami Jewish Health Systems

FRVS

FRVS Status as of this Semester

On Payback FRV

Began FRVS: Year of Phase-In/Full: RS to Start Calcs: Indexed Asset Value FRVS Base Asset: Occup Adj Factor ROE Factor	Mortgage Information		Calculation of FRVS Per Diem		
	Amount:		Total Amount	Per Diem	
	9,999,999.00				
	Type:	Fixed	80% Capital(1):	21,080,964	12.3697
	<60% of Base:	False	20% ROE(2):	5,270,241	0.4994
	Interest Rate:	6.4410%	Insurance Cost(3):	48,343	0.3299
	Chase Rate:	13.0000%	Taxes Cost(3):	8,626	0.0589
	Amortization Rate:	6.4410%	Home Office(3):	0	0.0000
	Interest Only:	False	Replacement(3&4):	1,524,817	0.0000
	Yearly Payment:	1,877,311	Total FRVS PD:		13.2579

- (1) 80% Capital (\$21,080,964) amortized at 6.4410 % for 20 years Principal & Interest of \$1,877,311 divided by annual available days (168630) divided by Occup. Adj. (0.90) = \$12.3697
- (2) 20% ROE (\$5,270,241) times the ROE factor (0.014380) divided by annual available days (168630) divided by Occup. Adj. (0.90) = \$0.4994
- (3) Pass-throughs: 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:	51,883
Comparison Bed	332	Effective PBS Limitation	9,462,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.4176	54.4176	0.9662	53.4514
Direct Care	99.8907	99.8907	1.7736	98.1171
Indirect Care	64.8789	64.8789	1.1519	63.7270
Property	13.6500	13.2579	0.2424	13.4076
ROE	0.3011		0.0053	0.2958
ROE Adjustment				
Quality Assess-Medicaid Share				2.6504
Supplemental Rate Add-on				9.9025
Totals	233.1383	232.4451	4.1394	241.5518

Medicaid Trend Adjustment



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



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



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

Message Code:

- | |
|---|
| 1 Per Bed Standard Limitation
3 Index Cost Limitation - January 1996 |
|---|



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237.81

Pines Nursing Home

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 NE 141 STREET	1/1/2012-12/31/2012	Number of Beds: 46	Superior: 0
MIAMI, FL 33161	Days in CR 366	Maximum: 16,836	Standard: 184
County: Dade [13]	First Used : 2014/01	Max Annualized: 16,790	Conditional: 0
Region: South Area: 11	Last Used: 2014/07	Total Patient: 15,825	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 280	Inflation
Current Class South Small	Initial CR? False	Medicaid: 13,992	FY Index: 1.28335532
Class at 1/94: South Small	Medical Utilization	88.41706%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	93.99501%	Cost: 1.04963363
Open Date: 01/01/1978	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/01/1978	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20250000
Entered Medicaid 01/01/1978	Low Occupancy Adjustment Factor:	119.66097%	DC Sem Index: 1.24200000
Med # Active Date: 01/01/1978	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03284823
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	789,009	1,004,400	774,414	175,460		2,743,283
1a	Audit Adjustments						
2	Cost Per Diem	56.3900	71.7839	55.3469	12.5400		196.0608
3	Cost Per Diem Inflated	59.1888	74.1419	58.0940			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	59.1888	74.1419	58.0940	12.5400		203.9647
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	69.9305		95.1653			
7	Provider Target Rate	71.3876		97.1482			
7a	Interim Adjustment						
7b	Interim Adjustment Provider Target Rate						
8	Cost Based Class Ceilings	62.8974	105.8360	81.6951	13.6500		
9	Prior Semester: Class Ceiling Target Base	67.3414		79.1810			
10	Target Rate Class Ceiling	68.3236		80.3359			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	59.1888	74.1419	58.0940	12.5400		203.9647
12/13	Medical Adjustment Rate		3.2044	2.5108			
14	Prospective Per Diem 11	59.1888	77.3463	60.6048	12.5400		209.6799
15	Inflated Usual & Customary Charge						0.00

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



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Rate Semester 07/01/2014 through 12/31/2014

Pines Nursing Home

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	315,414.00	Total Amount	Per Diem	
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	751,104	6.1798
RS to Start Calcs:	1978/01	<60% of Base:	True	20% ROE(2):	187,776	0.1812
Indexed Asset Value	938,880	Interest Rate:	8.0000%	Insurance Cost(3):	18,381	1.1615
FRVS Base Asset:	533,635	Chase Rate:	12.5000%	Taxes Cost(3):	8,458	0.5345
Occup Adj Factor	0.9000	Amortization Rate:	12.5000%	Home Office(3):	0	0.0000
ROE Factor	0.014580	Interest Only:	True	Replacement(3&4):	13,729	0.0000
		Yearly Payment:	93,383	Total FRVS PD:		8.0570

- (1) 80% Capital (\$751,104) amortized at 12.5000 % for 20 years Interest of \$93,383 divided by annual available days (16790) divided by Occup. Adj. (0.900) = \$6.1798
- (2) 20% ROE (\$187,776) times the ROE factor (0.014580) divided by annual available days (16790) divided by Occup. Adj. (0.900) = \$0.1812
- (3) Pass-throughs: 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:	51,883
Comparison Bed	46	Effective PBS Limitation	1,311,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	59.1888	59.1888	1.0509	58.1379
Direct Care	77.3463	77.3463	1.3733	75.9730
Indirect Care	60.6048	60.6048	1.0760	59.5288
Property	12.5400	8.0570	0.1431	7.9139
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				26.3513
Supplemental Rate Add-on				9.9025
Totals	209.6799	205.1969	3.6433	237.8074

Medicaid Trend Adjustment



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



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



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

Message Code:

5 Uncorrected Licensure Deficiency



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All Saints Catholic Nursing Home & R.C. Inc.

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

Type of Ownership: Nonprofit : Church

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
5888 BLANDING BLVD	1/1/2013-12/31/2013	Number of Beds: 120	Superior: 0
JACKSONVILLE, FL 32244	Days in CR 365	Maximum: 43,800	Standard: 184
County: Duval [16]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: North Area: 4	Last Used: 2014/07	Total Patient: 42,341	Total: 184
Control: Nonprofit : Church	Unaudited	Medicare: 2,375	Inflation
Current Class North Large	Initial CR? False	Medicaid: 26,559	FY Index: 1.31456505
Class at 1/94: North Large	Medical Utilization	62.72644%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	96.66895%	Cost: 1.02471376
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21500000
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	123.06505%	DC Sem Index: 1.24200000
Med # Active Date: 01/01/1970	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02222222
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,061,917	2,679,387	1,286,528	234,782		5,262,614
1a	Audit Adjustments						
2	Cost Per Diem	39.9833	100.8843	48.4404	8.8400		198.1480
3	Cost Per Diem Inflated	40.9714	103.1262	49.6375			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	40.9714	103.1262	49.6375	8.8400		202.5751
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	41.8258		51.2053			
7	Provider Target Rate	42.6973		52.2722			
7a	Interim Adjustment						
7b	Interim Adjustment Provider Target Rate						
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500		
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527			
10	Target Rate Class Ceiling	50.8465		60.1169			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	40.9714	95.0998	49.6375	8.8400		194.5487
12/13	Medical Adjustment Rate		1.3616	0.7107			
14	Prospective Per Diem 11	40.9714	96.4614	50.3482	8.8400		196.6210
15	Inflated Usual & Customary Charge						0.00

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



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Rate Semester 07/01/2014 through 12/31/2014

All Saints Catholic Nursing Home & R.C. Inc.

FRVS

FRVS Status as of this Semester

On FRVS

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

- (1) 80% Capital (\$4,593,486) amortized at 8.0000 % for 20 years Principal & Interest of \$461,061 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$11.6961
- (2) 20% ROE (\$1,148,371) times the ROE factor (0.018750) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.5462
- (3) Pass-throughs: Cost divided by Total Patient Days
- (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	28,500
Comparison Date:	07/01/1985	Current RS PBS:	51,883
Comparison Bed	60	Effective PBS Limitation	1,710,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	40.9714	40.9714	0.7275	40.2439
Direct Care	96.4614	96.4614	1.7127	94.7487
Indirect Care	50.3482	50.3482	0.8939	49.4543
Property	8.8400	12.8419	0.2280	12.6139
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				25.7987
Supplemental Rate Add-on				9.9025
Totals	196.6210	200.6229	3.5621	232.7620

Medicaid Trend Adjustment



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



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



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

Message Code:

8 Limited to Current RS Per Bed Standard



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River Garden Hebrew Home

Type of Cost Report: Prospective		Type of Cost: Actual	Type of Rate: Prospective	CHOW Status based on this Cost Report: No Change	
Type of Ownership: Nonprofit : 501(c)(3) Organization					
Provider Information	Cost Report	Patient Days		Ratings Days	
11401 OLD SAINT AUGUSTINE RD	1/1/2013-12/31/2013	Number of Beds:	180	Superior:	184
JACKSONVILLE, FL 32258-1402	Days in CR 365	Maximum:	65,700	Standard:	0
County: Duval [16]	First Used : 2014/07	Max Annualized:	65,700	Conditional:	0
Region: North Area: 4	Last Used: 2014/07	Total Patient:	63,021	Total:	184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare:	9,284	Inflation	
Current Class North Large	Initial CR? False	Medicaid:	36,900	FY Index:	1.31456505
Class at 1/94: North Large	Medical Utilization		58.55191%	Semester Index:	1.34705290
Operating Ex > 18 months	Occupancy:		95.92237%	Cost:	1.02471376
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:		78.55110%	Target:	1.01458517
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:		41.17760%	DC FY Index:	1.21500000
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:		122.11461%	DC Sem Index:	1.24200000
Med # Active Date: 01/01/1970	Weighted Low Occ Adjustment Factor:		100.00000%	DC Inflation:	1.02222222
Previous Med #				PS Target:	1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,017,695	3,705,161	2,261,711	502,209		8,486,776	
1a	Audit Adjustments							
2	Cost Per Diem	54.6801	100.4109	61.2930	13.6100		229.9940	
3	Cost Per Diem Inflated	56.0315	102.6423	62.8078				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	56.0315	102.6423	62.8078	13.6100		235.0916	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	71.0140		69.8876				
7	Provider Target Rate	72.4936		71.3438				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	49.7653	95.0998	60.1169	13.6100		218.5920	
12/13	Medical Adjustment Rate		0.9149	0.5784				
14	Prospective Per Diem 11	49.7653	96.0147	60.6953	13.6100		220.0853	
15	Inflated Usual & Customary Charge	Usual and Customary Limitations not applied after 7/1/2002.						0.00



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Rate Semester 07/01/2014 through 12/31/2014

River Garden Hebrew Home

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	0.00	Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	None	80% Capital(1):	7,345,274 15.4443
Indexed Asset Value	9,181,593	<60% of Base:	True	20% ROE(2):	1,836,319 0.5823
FRVS Base Asset:	5,372,016	Interest Rate:	12.5000%	Insurance Cost(3):	160,683 2.5497
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	0 0.0000
ROE Factor	0.018750	Amortization Rate:	12.5000%	Home Office(3):	5,543 0.0880
		Interest Only:	True	Replacement(3&4):	47,057 0.0000
		Yearly Payment:	913,219	Total FRVS PD:	18.6643

- (1) 80% Capital (\$7,345,274) amortized at 12.5000 % for 20 years Interest of \$913,219 divided by annual available days (65700) divided by Occup. Adj. (0.900) = \$15.4443
- (2) 20% ROE (\$1,836,319) times the ROE factor (0.018750) divided by annual available days (65700) divided by Occup. Adj. (0.900) = \$0.5823
- (3) Pass-throughs: 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:	51,883
Comparison Bed	192	Effective PBS Limitation	5,472,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	49.7653	49.7653	0.8836	48.8817
Direct Care	96.0147	96.0147	1.7048	94.3099
Indirect Care	60.6953	60.6953	1.0777	59.6176
Property	13.6100	18.6643	0.3314	18.3329
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				23.2458
Supplemental Rate Add-on				9.9025
Totals	220.0853	225.1396	3.9975	254.2904

Medicaid Trend Adjustment



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



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



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

Message Code:

- | |
|--|
| 3 Index Cost Limitation - January 1996 |
| 8 Limited to Current RS Per Bed Standard |



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 Office of Medicaid Cost Reimbursement Planning and Finance
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 Rate Semester 07/01/2014 through 12/31/2014

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Avante at Jacksonville 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	
1504 SEABREEZE AVE	6/1/2012-5/31/2013	Number of Beds:	165	Superior:	0
JACKSONVILLE BEACH, FL	Days in CR 365	Maximum:	60,225	Standard:	184
32250	First Used : 2014/01	Max Annualized:	60,225	Conditional:	0
County: Duval [16]	Last Used: 2014/07	Total Patient:	50,832	Total:	184
Region: North Area: 4	Unaudited	Medicare:	8,200	Inflation	
Control: Proprietary : Corporation	Initial CR? False	Medicaid:	34,470	FY Index:	1.29575017
Current Class North Large	Medical Utilization		67.81161%	Semester Index:	1.34705290
Class at 1/94: North Large	Occupancy:		84.40349%	Cost:	1.03959307
Operating Ex > 18 months	Statewide Low Occupancy Threshold:		78.55110%	Target:	1.01458517
Open Date: 07/01/1974	Medicaid Low Occupancy Threshold:		41.17760%	DC FY Index:	1.20749917
Acquired Date: 07/01/1974	Low Occupancy Adjustment Factor:		107.45042%	DC Sem Index:	1.24200000
Entered Medicaid 10/01/1980	Weighted Low Occ Adjustment Factor:		100.00000%	DC Inflation:	1.02857214
Med # Active Date: 07/01/1989				PS Target:	1.02083595
Previous Med # 205982					

Rate Calculations							
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Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,356,723	2,897,012	1,882,878	265,074		6,401,685	
1a	Audit Adjustments							
2	Cost Per Diem	39.3595	84.0444	54.6237	7.6900		185.7176	
3	Cost Per Diem Inflated	40.9179	86.4457	56.7864				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	40.9179	86.4457	56.7864	7.6900		191.8400	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	50.5101		68.0838				
7	Provider Target Rate	51.5625		69.5024				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	40.9179	86.4457	56.7864	7.6900		191.8400	
12/13	Medical Adjustment Rate		1.7322	1.1379				
14	Prospective Per Diem 11	40.9179	88.1779	57.9243	7.6900		194.7101	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Avante at Jacksonville Beach

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	07/01/1989	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	806,723.00		Total Amount	Per Diem
RS to Start Calcs:	1974/07	Type:	Fixed	80% Capital(1):	4,089,872	9.3812
Indexed Asset Value	5,112,340	<60% of Base:	True	20% ROE(2):	1,022,468	0.2652
FRVS Base Asset:	1,747,238	Interest Rate:	13.5000%	Insurance Cost(3):	54,333	1.0689
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	72,134	1.4191
ROE Factor	0.014060	Amortization Rate:	12.5000%	Home Office(3):	41,210	0.8107
		Interest Only:	True	Replacement(3&4):	31,576	0.0000
		Yearly Payment:	508,483	Total FRVS PD:		12.9451

- (1) 80% Capital (\$4,089,872) amortized at 12.5000 % for 20 years Interest of \$508,483 divided by annual available days (60225) divided by Occup. Adj. (0.900) = \$9.3812
- (2) 20% ROE (\$1,022,468) times the ROE factor (0.014060) divided by annual available days (60225) divided by Occup. Adj. (0.900) = \$0.2652
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	40.9179	40.9179	0.7265	40.1914
Direct Care	88.1779	88.1779	1.5656	86.6123
Indirect Care	57.9243	57.9243	1.0285	56.8958
Property	7.6900	12.9451	0.2298	12.7153
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.6252
Supplemental Rate Add-on				9.9025
Totals	194.7101	199.9652	3.5504	227.9425

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



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



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2004/07		0.50	0.8378	0.8378		165	52.64	4,893,406	7,239,210	
2005/01		0.45	0.8595	0.8595		165	48.40	4,910,062	7,301,415	
2005/07		0.45	0.7364	0.7364		165	48.40	4,924,381	7,355,205	
2006/01		0.40	0.9068	0.9068		165	48.63	4,940,173	7,421,865	
2006/07		0.40	0.8133	0.8133		165	48.63	4,954,382	7,482,255	
2007/01		0.35	1.0133	1.0133		165	50.56	4,970,537	7,557,990	
2007/07		0.35	1.1050	1.1050		165	50.56	4,988,211	7,641,480	
2008/01		0.30	0.8556	0.8556		165	51.96	5,000,308	7,706,820	
2008/07		0.30	0.6104	0.6104		165	51.96	5,008,958	7,753,845	
2009/01		0.25	1.3268	1.3268		165	49.40	5,023,881	7,856,805	
2009/07		0.25	0.6841	0.6841		165	49.40	5,031,597	7,910,595	
2010/01		0.20	0.8643	0.8643		165	53.35	5,040,036	7,978,905	
2010/07		0.20	0.7107	0.7107		165	53.35	5,046,983	8,035,665	
2011/01		0.15	0.9198	0.9198		165	55.82	5,053,948	8,109,585	
2011/07		0.15	0.9028	0.9028		165	55.82	5,060,791	8,182,845	
2012/01		0.10	0.3865	0.3865		165	64.30	5,062,750	8,214,525	
2012/07		0.10	0.9417	0.9417		165	64.30	5,067,519	8,291,910	
2013/01	41,995	0.05	0.4901	0.4901		165	72.53	5,110,756	8,332,500	
2013/07		0.05	0.6196	0.6196		165	72.53	5,112,340	8,384,145	
2014/01		0.00	0.8564	0.8564		165	67.81	5,112,340	8,455,920	
2014/07		0.00	1.2383	1.2383		165	67.81	5,112,340	8,560,695	

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
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COMPREHENSIVE HEALTHCARE OF CLEARWATER

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

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
2055 PALMETTO ST	9/1/2012-8/31/2013	Number of Beds: 150	Superior: 0
CLEARWATER, FL 33765	Days in CR 365	Maximum: 54,750	Standard: 184
County: Pinellas [52]	First Used : 2014/07	Max Annualized: 54,750	Conditional: 0
Region: Central Area: 5	Last Used: 2014/07	Total Patient: 47,644	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 9,596	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 33,075	FY Index: 1.30580299
Class at 1/94: North Large	Medical Utilization	69.42112%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	87.02100%	Cost: 1.03158969
Open Date: 04/01/1983	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 04/01/1983	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21049917
Entered Medicaid 12/01/1983	Low Occupancy Adjustment Factor:	110.78266%	DC Sem Index: 1.24200000
Med # Active Date: 12/01/1988	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02602301
Previous Med # 207616			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,739,073	2,587,024	1,934,108	690,937		6,951,142	
1a	Audit Adjustments							
2	Cost Per Diem	52.5797	78.2169	58.4764	20.8900		210.1630	
3	Cost Per Diem Inflated	54.2407	80.2523	60.3237				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	54.2407	80.2523	60.3237	20.8900		215.7067	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	47.8805		62.0701				
7	Provider Target Rate	48.8781		63.3634				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	48.8781	80.2523	60.3237	13.6500		203.1041	
12/13	Medical Adjustment Rate		1.7534	1.3180				
14	Prospective Per Diem 11	48.8781	82.0057	61.6417	13.6500		206.1755	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

COMPREHENSIVE HEALTHCARE OF CLEARWATER

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	02/01/1996	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	4,000,000.00		Total Amount	Per Diem
RS to Start Calcs:	1983/04	Type:	Fixed	80% Capital(1):	6,225,960	18.1430
Indexed Asset Value	7,782,450	<60% of Base:	False	20% ROE(2):	1,556,490	0.4969
FRVS Base Asset:	3,420,000	Interest Rate:	13.3500%	Insurance Cost(3):	33,632	0.7059
Occup Adj Factor	0.9000	Chase Rate:	11.5000%	Taxes Cost(3):	85,480	1.7941
ROE Factor	0.015730	Amortization Rate:	13.3500%	Home Office(3):	33,691	0.7071
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	893,996	Total FRVS PD:		21.8470

- (1) 80% Capital (\$6,225,960) amortized at 13.3500 % for 20 years Principal & Interest of \$893,996 divided by annual available days (54750) divided by Occup. Adj. (0.900) = \$18.1430
- (2) 20% ROE (\$1,556,490) times the ROE factor (0.015730) divided by annual available days (54750) divided by Occup. Adj. (0.900) = \$0.4969
- (3) Pass-throughs: 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:	51,883
Comparison Bed 120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	48.8781	48.8781	0.8678	48.0103
Direct Care	82.0057	82.0057	1.4560	80.5497
Indirect Care	61.6417	61.6417	1.0945	60.5472
Property	13.6500	21.8470	0.3879	21.4591
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.0751
Supplemental Rate Add-on				9.9025
Totals	206.1755	214.3725	3.8062	241.5439

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



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



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/01		0.50	0.4901	0.4901		150	69.35	7,464,067	7,575,000	
2013/07	153,683	0.45	0.6196	0.6196		150	71.53	7,621,950	7,621,950	8
2014/01		0.45	0.8564	0.8564		150	71.53	7,651,325	7,687,200	
2014/07	184,522	0.40	1.2383	1.2383		150	69.42	7,782,450	7,782,450	8

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

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 200956083120130901201201312014082039



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
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235.21

Memorial Manor 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
777 SOUTH DOUGLAS ROAD	5/1/2012-4/30/2013	Number of Beds: 120	Superior: 184
PEMBROKE PINES, FL	Days in CR 365	Maximum: 43,800	Standard: 0
County: Broward [6]	First Used: 2014/01	Max Annualized: 43,800	Conditional: 0
Region: South Area: 10	Last Used: 2014/07	Total Patient: 41,821	Total: 184
Control: Government	Unaudited	Medicare: 8,205	Inflation
Current Class South Large	Initial CR? False	Medicaid: 17,085	FY Index: 1.29272253
Class at 1/94: South Large	Medical Utilization	40.85268%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	95.48174%	Cost: 1.04202787
Open Date: 07/14/1989	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 07/14/1989	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20649917
Entered Medicaid 07/14/1989	Low Occupancy Adjustment Factor:	121.55366%	DC Sem Index: 1.24200000
Med # Active Date: 07/14/1989	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02942466
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,205,727	1,893,177	1,536,794	220,055		4,855,753	
1a	Audit Adjustments							
2	Cost Per Diem	70.5723	110.8093	89.9499	12.8800		284.2115	
3	Cost Per Diem Inflated	73.5383	114.0698	93.7303				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	73.5383	114.0698	93.7303	12.8800		294.2184	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	83.1700		77.1661				
7	Provider Target Rate	84.9029		78.7739				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	54.4176	98.4475	63.9416	12.8800		229.6867	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	54.4176	98.4475	63.9416	12.8800		229.6867	
15	Inflated Usual & Customary Charge	Usual and Customary Limitations not applied after 7/1/2002.						0.00



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Rate Semester 07/01/2014 through 12/31/2014

Memorial Manor Nursing Home

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	07/14/1989	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	0.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	None	80% Capital(1):	4,481,898 11.8547
RS to Start Calcs:	1989/07	<60% of Base:	True	20% ROE(2):	1,120,474 0.4056
Indexed Asset Value	5,602,372	Interest Rate:	10.5000%	Insurance Cost(3):	13,247 0.3168
FRVS Base Asset:	2,534,785	Chase Rate:	10.5000%	Taxes Cost(3):	0 0.0000
Occup Adj Factor	0.9000	Amortization Rate:	10.5000%	Home Office(3):	0 0.0000
ROE Factor	0.014270	Interest Only:	True	Replacement(3&4):	45,706 0.0000
		Yearly Payment:	467,311	Total FRVS PD:	12.5771

- (1) 80% Capital (\$4,481,898) amortized at 10.5000 % for 20 years Interest of \$467,311 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$11.8547
- (2) 20% ROE (\$1,120,474) times the ROE factor (0.014270) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.4056
- (3) Pass-throughs: 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:	51,883
Comparison Bed	85	Effective PBS Limitation	2,534,785

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.4176	54.4176	0.9662	53.4514
Direct Care	98.4475	98.4475	1.7479	96.6996
Indirect Care	63.9416	63.9416	1.1353	62.8063
Property	12.8800	12.5771	0.2233	12.3538
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	229.6867	229.3838	4.0727	235.2136

Medicaid Trend Adjustment



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



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

Message Code:

1 Per Bed Standard Limitation



Florida Agency for Health Care Administration
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Gulf Coast Village 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
1333 SANTA BARBARA BLVD	1/1/2013-12/31/2013	Number of Beds: 85	Superior: 0
CAPE CORAL, FL 33991	Days in CR 365	Maximum: 31,025	Standard: 184
County: Lee [36]	First Used : 2014/07	Max Annualized: 31,025	Conditional: 0
Region: South Area: 8	Last Used: 2014/07	Total Patient: 29,656	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 15,919	Inflation
Current Class South Small	Initial CR? False	Medicaid: 6,649	FY Index: 1.31456505
Class at 1/94: South Small	Medical Utilization	22.42042%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	95.58743%	Cost: 1.02471376
Open Date: 08/28/1989	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 08/28/1989	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21500000
Entered Medicaid 08/28/1989	Low Occupancy Adjustment Factor:	121.68821%	DC Sem Index: 1.24200000
Med # Active Date: 08/28/1989	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02222222
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	263,899	683,441	480,425	86,503		1,514,268	
1a	Audit Adjustments							
2	Cost Per Diem	39.6900	102.7885	72.2552	13.0099		227.7436	
3	Cost Per Diem Inflated	40.6709	105.0727	74.0409				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	40.6709	105.0727	74.0409	13.0099		232.7944	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	57.8568		71.4488				
7	Provider Target Rate	59.0623		72.9375				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	62.8974	105.8360	81.6951	13.6500			
9	Prior Semester: Class Ceiling Target Base	67.3414		79.1810				
10	Target Rate Class Ceiling	68.3236		80.3359				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	40.6709	105.0727	72.9375	13.0099		231.6910	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	40.6709	105.0727	72.9375	13.0099		231.6910	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Gulf Coast Village Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	08/28/1989	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	6,269,266.00		Total Amount	Per Diem
RS to Start Calcs:	1989/07	Type:	Variable	80% Capital(1):	3,292,829	11.6528
Indexed Asset Value	4,116,036	<60% of Base:	False	20% ROE(2):	823,207	0.5528
FRVS Base Asset:	1,789,260	Interest Rate:	7.7904%	Insurance Cost(3):	66,350	2.2373
Occup Adj Factor	0.9000	Chase Rate:	7.5743%	Taxes Cost(3):	35,716	1.2043
ROE Factor	0.018750	Amortization Rate:	7.7904%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	6,165	0.0000
		Yearly Payment:	325,375	Total FRVS PD:		15.6472

- (1) 80% Capital (\$3,292,829) amortized at 7.7904 % for 20 years Principal & Interest of \$325,375 divided by annual available days (31025) divided by Occup. Adj. (0.900) = \$11.6528
 (2) 20% ROE (\$823,207) times the ROE factor (0.018750) divided by annual available days (31025) divided by Occup. Adj. (0.900) = \$0.5528
 (3) Pass-throughs: 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:	51,883
Comparison Bed	60	Effective PBS Limitation	1,789,260

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	40.6709	40.6709	0.7221	39.9488
Direct Care	105.0727	105.0727	1.8656	103.2071
Indirect Care	72.9375	72.9375	1.2950	71.6425
Property	13.0099	15.6472	0.2778	15.3694
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	231.6910	234.3283	4.1605	240.0703

Medicaid Trend Adjustment



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



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

Message Code:

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



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Hobe Sound Geriatric Village, 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
9555 SE FEDERAL HWY	1/1/2013-12/31/2013	Number of Beds: 120	Superior: 0
HOBE SOUND, FL 33455	Days in CR 365	Maximum: 43,800	Standard: 184
County: Martin [43]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: South Area: 9	Last Used: 2014/07	Total Patient: 39,444	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 4,729	Inflation
Current Class South Large	Initial CR? False	Medicaid: 25,599	FY Index: 1.31456505
Class at 1/94: South Large	Medical Utilization	64.89960%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	90.05479%	Cost: 1.02471376
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21500000
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	114.64485%	DC Sem Index: 1.24200000
Med # Active Date: 01/01/1970	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02222222
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	948,602	2,454,389	1,266,864	171,001		4,840,856	
1a	Audit Adjustments							
2	Cost Per Diem	37.0562	95.8783	49.4888	6.6800		189.1033	
3	Cost Per Diem Inflated	37.9720	98.0089	50.7119				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	37.9720	98.0089	50.7119	6.6800		193.3728	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	47.6300		55.4668				
7	Provider Target Rate	48.6224		56.6225				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	37.9720	98.0089	50.7119	6.6800		193.3728	
12/13	Medical Adjustment Rate		1.6428	0.8500				
14	Prospective Per Diem 11	37.9720	99.6517	51.5619	6.6800		195.8656	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Hobe Sound Geriatric Village, Inc.

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	1,500,000.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	3,750,726	11.5916
Indexed Asset Value	4,688,408	<60% of Base:	False	20% ROE(2):	937,682	0.4460
FRVS Base Asset:	2,482,470	Interest Rate:	10.7500%	Insurance Cost(3):	78,254	1.9839
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	70,488	1.7870
ROE Factor	0.018750	Amortization Rate:	10.7500%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	135,145	0.0000
		Yearly Payment:	456,942	Total FRVS PD:		15.8085

- (1) 80% Capital (\$3,750,726) amortized at 10.7500 % for 20 years Principal & Interest of \$456,942 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$11.5916
- (2) 20% ROE (\$937,682) times the ROE factor (0.018750) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.4460
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	37.9720	37.9720	0.6742	37.2978
Direct Care	99.6517	99.6517	1.7693	97.8824
Indirect Care	51.5619	51.5619	0.9155	50.6464
Property	6.6800	15.8085	0.2807	15.5278
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				24.5837
Supplemental Rate Add-on				9.9025
Totals	195.8656	204.9941	3.6397	235.8406

Medicaid Trend Adjustment



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



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



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

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
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The Gardens at DePugh Nursing 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
550 W MORSE BLVD	1/1/2013-12/31/2013	Number of Beds: 40	Superior: 0
WINTER PARK, FL 32789	Days in CR 365	Maximum: 14,600	Standard: 184
County: Orange [48]	First Used : 2014/07	Max Annualized: 14,600	Conditional: 0
Region: Central Area: 7	Last Used: 2014/07	Total Patient: 13,760	Total: 184
Control: Nonprofit : Other	Unaudited	Medicare: 1,531	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 10,155	FY Index: 1.31456505
Class at 1/94: North Small	Medical Utilization	73.80087%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	94.24658%	Cost: 1.02471376
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21500000
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	119.98124%	DC Sem Index: 1.24200000
Med # Active Date: 01/01/1970	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02222222
Previous Med #			PS Target: 1.02083595

Rate Calculations							
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Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	591,888	778,009	647,566	241,689		2,259,152	
1a	Audit Adjustments							
2	Cost Per Diem	58.2854	76.6134	63.7682	23.8000		222.4670	
3	Cost Per Diem Inflated	59.7259	78.3159	65.3442				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	59.7259	78.3159	65.3442	23.8000		227.1860	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	52.6481		62.0530				
7	Provider Target Rate	53.7451		63.3459				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	58.1332	99.7893	75.5421	13.6500			
9	Prior Semester: Class Ceiling Target Base	60.4813		71.4442				
10	Target Rate Class Ceiling	61.3634		72.4862				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	53.7451	78.3159	63.3459	13.6500		209.0569	
12/13	Medical Adjustment Rate		2.0970	1.6961				
14	Prospective Per Diem 11	53.7451	80.4129	65.0420	13.6500		212.8500	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

The Gardens at DePugh 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:	125,000.00	Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	1,543,858 14.6076
Indexed Asset Value	1,929,822	<60% of Base:	True	20% ROE(2):	385,964 0.5507
FRVS Base Asset:	1,037,356	Interest Rate:	9.0000%	Insurance Cost(3):	71,311 5.1825
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	0 0.0000
ROE Factor	0.018750	Amortization Rate:	12.5000%	Home Office(3):	0 0.0000
		Interest Only:	True	Replacement(3&4):	142,661 0.0000
		Yearly Payment:	191,944	Total FRVS PD:	20.3408

- (1) 80% Capital (\$1,543,858) amortized at 12.5000 % for 20 years Interest of \$191,944 divided by annual available days (14600) divided by Occup. Adj. (0.900) = \$14.6076
- (2) 20% ROE (\$385,964) times the ROE factor (0.018750) divided by annual available days (14600) divided by Occup. Adj. (0.900) = \$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:	28,500
Comparison Date:	07/01/1985	Current RS PBS:	51,883
Comparison Bed	40	Effective PBS Limitation	1,140,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	53.7451	53.7451	0.9542	52.7909
Direct Care	80.4129	80.4129	1.4277	78.9852
Indirect Care	65.0420	65.0420	1.1548	63.8872
Property	13.6500	20.3408	0.3612	19.9796
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	212.8500	219.5408	3.8979	225.5454

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	40,008	0.00				40	100.00	40,008	410,440	
1972/01		0.10	3.9787	3.0000	0.9787	40	100.00	40,128	426,760	
1972/07		0.10	5.9113	3.0000	2.9113	40	100.00	40,248	447,800	
1973/01		0.20	8.0622	3.0000	5.0622	40	100.00	40,489	470,880	
1973/07		0.20	10.7186	3.0000	7.7186	40	100.00	40,732	497,520	
1974/01		0.30	12.9457	3.0000	9.9457	40	100.00	41,099	523,520	
1974/07		0.30	13.0494	3.0000	10.0494	40	100.00	41,469	539,760	
1975/01		0.40	13.1399	3.0000	10.1399	40	100.00	41,967	556,440	
1975/07		0.40	14.2033	3.0000	11.2033	40	100.00	42,471	579,080	
1976/01	559,581	0.50	15.2478	3.0000	12.2478	40	100.00	602,689	602,480	
1976/07	9,558	0.50	15.7330	3.0000	12.7330	40	100.00	621,287	623,480	
1977/01	5,388	0.60	16.4836	3.0000	13.4836	40	100.00	637,858	646,880	
1977/07	1,648	0.60	18.5412	3.0000	15.5412	40	100.00	650,987	679,560	
1978/01		0.70	20.2809	3.0000	17.2809	40	100.00	664,658	711,800	
1978/07		0.70	22.8203	3.0000	19.8203	40	100.00	678,616	751,200	
1979/01		0.80	24.9476	3.0000	21.9476	40	100.00	694,903	789,720	
1979/07		0.80	26.1458	3.0000	23.1458	40	100.00	711,581	822,880	
1980/01		0.90	29.3115	3.0000	26.3115	40	55.00	730,794	873,640	
1980/07		0.90	30.1222	3.0000	27.1222	40	55.00	750,525	906,920	
1981/01		1.00	30.9462	3.0000	27.9462	40	55.00	773,041	941,600	
1981/07	5,715	1.00	30.5350	3.0000	27.5350	40	55.00	801,947	965,960	
1982/01		1.00	30.2110	3.0000	27.2110	40	93.72	826,005	991,840	
1982/07		1.00	29.5087	3.0000	26.5087	40	100.00	850,785	1,014,600	
1983/04		1.00	29.1375	3.0000	26.1375	40	100.00	876,309	1,041,280	
1983/07		1.00	30.0953	3.0000	27.0953	40	93.93	902,598	1,082,480	
1984/01		1.00	28.3905	3.0000	25.3905	40	88.05	929,676	1,096,520	
1984/07	20,242	1.00	27.3084	3.0000	24.3084	40	93.93	977,808	1,117,560	
1985/01		1.00	25.4555	3.0000	22.4555	40	93.93	1,007,142	1,130,360	
1985/10		1.00	23.3077	3.0000	20.3077	40	88.05	1,037,356	1,140,000	
1986/01		1.00	21.1376	3.0000	18.1376	40	88.05	1,068,477	1,149,480	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	40	80.24	1,100,531	1,147,280	
1987/01		1.00	16.4441	3.0000	13.4441	40	80.24	1,133,547	1,167,800	
1987/07	5,992	1.00	14.3448	3.0000	11.3448	40	79.44	1,173,545	1,176,920	
1988/01		1.00	12.2455	3.0000	9.2455	40	79.44	1,208,751	1,186,480	
1988/07		1.00	9.8354	3.0000	6.8354	40	85.23	1,245,014	1,185,840	
1989/01		1.00	7.4253	3.0000	4.4253	40	85.23	1,282,364	1,192,840	
1989/07		1.00	5.0152	3.0000	2.0152	40	92.64	1,320,835	1,200,920	
1990/01		1.00	2.6051	2.6051		40	92.64	1,355,244	1,206,960	
1990/07		1.00	0.5899	0.5899		40	92.64	1,363,239	1,214,080	
1991/01	90,060	1.00	0.5899	0.5899		40	89.42	1,461,341	1,221,200	
1991/07	6,313	1.00	1.4932	1.4932		40	93.31	1,489,475	1,239,440	
1992/01		0.95	2.0117	2.0117		40	93.31	1,517,940	1,264,360	
1992/07		0.95	1.8152	1.8152		40	92.67	1,544,115	1,287,320	
1993/01		0.90	1.7710	1.7710		40	92.67	1,568,727	1,310,120	
1993/07		0.90	1.5329	1.5329		40	96.98	1,330,200	1,330,200	5
1994/01		0.85	1.6983	1.6983		40	96.98	1,613,328	1,352,800	
1994/07		0.85	1.5991	1.5991		40	98.68	1,635,256	1,374,440	
1995/01		0.80	1.5812	1.5812		40	98.68	1,655,942	1,396,160	
1995/07	56,220	0.80	1.5250	1.5250		40	98.50	1,732,364	1,417,440	
1996/01		0.75	1.7228	1.7228		40	98.50	1,754,748	1,441,880	
1996/07		0.75	1.3294	1.3294		40	97.51	1,754,748	1,461,040	3
1997/01		0.70	1.4109	1.4109		40	97.51	1,754,748	1,481,640	3
1997/07		0.70	1.0917	1.0917		40	95.66	1,754,748	1,497,800	3
1998/01		0.65	1.1663	1.1663		40	95.66	1,754,748	1,515,280	3
1998/07		0.65	1.0794	1.0794		40	96.49	1,754,748	1,531,640	3
1999/01		0.60	1.4499	1.4499		40	96.49	1,754,748	1,553,840	3
1999/07		0.60	1.2299	1.2299		40	97.52	1,754,748	1,572,960	3
2000/01		0.55	1.3356	1.3356		40	97.52	1,754,748	1,593,960	3
2000/07		0.55	1.1129	1.1129		40	98.80	1,754,748	1,611,680	3
2001/01		0.50	1.2976	1.2976		40	98.80	1,754,748	1,632,600	3



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		0.50	0.9615	0.9615		40	97.91	1,754,748	1,648,280	3
2002/01		0.45	1.0301	1.0301		40	97.91	1,754,748	1,665,240	3
2002/07		0.45	0.8337	0.8337		40	97.91	1,754,748	1,679,120	3
2003/01	1,458,420	0.40	1.3271	1.3271		40	94.96	1,754,748	1,701,400	3
2003/07		0.40	1.1664	1.1664		40	94.96	1,754,748	1,721,240	3
2004/01	2,500,000	0.35	1.1103	1.1103		40	89.97	1,754,748	1,740,360	3
2004/07	6,396	0.35	0.8378	0.8378		40	91.26	1,754,960	1,754,960	8
2005/01		0.30	0.8595	0.8595		40	91.26	1,759,486	1,770,040	
2005/07	21,277	0.30	0.7364	0.7364		40	87.94	1,783,080	1,783,080	8
2006/01		0.25	0.9068	0.9068		40	87.94	1,787,122	1,799,240	
2006/07		0.25	0.8133	0.8133		40	87.94	1,790,755	1,813,880	
2007/01		0.20	1.0133	1.0133		40	87.94	1,790,755	1,832,240	5
2007/07		0.20	1.1050	1.1050		40	77.21	1,798,351	1,852,480	
2008/01		0.15	0.8556	0.8556		40	76.10	1,800,658	1,868,320	
2008/07		0.15	0.6104	0.6104		40	76.10	1,802,307	1,879,720	
2009/01		0.10	1.3268	1.3268		40	74.68	1,804,699	1,904,680	
2009/07		0.10	0.6841	0.6841		40	74.68	1,805,933	1,917,720	
2010/01		0.05	0.8643	0.8643		40	73.64	1,806,713	1,934,280	
2010/07		0.05	0.7107	0.7107		40	79.81	1,807,354	1,948,040	
2011/01		0.00	0.9198	0.9198		40	79.81	1,807,354	1,965,960	
2011/07		0.00	0.9028	0.9028		40	79.81	1,807,354	1,983,720	
2012/01	77,743	0.00	0.3865	0.3865		40	66.13	1,885,097	1,991,400	
2012/07	36,290	0.00	0.9417	0.9417		40	70.59	1,921,387	2,010,160	
2013/01		0.00	0.4901	0.4901		40	70.59	1,921,387	2,020,000	
2013/07		0.00	0.6196	0.6196		40	74.92	1,921,387	2,032,520	
2014/01		0.00	0.8564	0.8564		40	74.92	1,921,387	2,049,920	
2014/07	8,435	0.00	1.2383	1.2383		40	73.80	1,929,822	2,075,320	

Message Code:

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



Florida Agency for Health Care Administration
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Guardian Care Nursing & Rehabilitation Center

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

Type of Ownership: Nonprofit : Other

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
2500 W CHURCH STREET	7/1/2012-6/30/2013	Number of Beds: 120	Superior: 0
ORLANDO, FL 32805	Days in CR 365	Maximum: 43,800	Standard: 184
County: Orange [48]	First Used : 2014/01	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 7	Last Used: 2014/07	Total Patient: 39,607	Total: 184
Control: Nonprofit : Other	Unaudited	Medicare: 4,412	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 31,655	FY Index: 1.29878490
Class at 1/94: North Large	Medical Utilization	79.92274%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	90.42694%	Cost: 1.03716397
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20850000
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	115.11862%	DC Sem Index: 1.24200000
Med # Active Date: 01/01/1970	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02772031
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,900,737	2,627,026	1,892,977	314,334		6,735,074	
1a	Audit Adjustments							
2	Cost Per Diem	60.0454	82.9893	59.8003	9.9300		212.7650	
3	Cost Per Diem Inflated	62.2769	85.2898	62.0227				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	62.2769	85.2898	62.0227	9.9300		219.5194	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	62.8423		58.2840				
7	Provider Target Rate	64.1517		59.4984				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	52.0915	85.2898	59.4984	9.9300		206.8097	
12/13	Medical Adjustment Rate		2.8711	2.0029				
14	Prospective Per Diem 11	52.0915	88.1609	61.5013	9.9300		211.6837	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Guardian Care Nursing & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	None	80% Capital(1):	4,421,520	13.9451
Indexed Asset Value	5,526,900	<60% of Base:	True	20% ROE(2):	1,105,380	0.4032
FRVS Base Asset:	1,168,156	Interest Rate:	12.5000%	Insurance Cost(3):	73,774	1.8627
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	2,133	0.0539
ROE Factor	0.014380	Amortization Rate:	12.5000%	Home Office(3):	0	0.0000
		Interest Only:	True	Replacement(3&4):	471,196	0.0000
		Yearly Payment:	549,716	Total FRVS PD:		16.2649

- (1) 80% Capital (\$4,421,520) amortized at 12.5000 % for 20 years Interest of \$549,716 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$13.9451
- (2) 20% ROE (\$1,105,380) times the ROE factor (0.014380) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.4032
- (3) Pass-throughs: 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:	51,883
Comparison Bed	76	Effective PBS Limitation	2,166,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	52.0915	52.0915	0.9249	51.1666
Direct Care	88.1609	88.1609	1.5653	86.5956
Indirect Care	61.5013	61.5013	1.0920	60.4093
Property	9.9300	16.2649	0.2888	15.9761
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				24.1192
Supplemental Rate Add-on				9.9025
Totals	211.6837	218.0186	3.8710	248.1693

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	503,390	0.00				76	100.00	503,390	779,836	
1972/01		0.10	3.9787	3.0000	0.9787	76	100.00	504,900	810,844	
1972/07		0.10	5.9113	3.0000	2.9113	76	100.00	506,415	850,820	
1973/01		0.20	8.0622	3.0000	5.0622	76	100.00	509,453	894,672	
1973/07		0.20	10.7186	3.0000	7.7186	76	100.00	512,510	945,288	
1974/01		0.30	12.9457	3.0000	9.9457	76	100.00	517,123	994,688	
1974/07		0.30	13.0494	3.0000	10.0494	76	100.00	521,777	1,025,544	
1975/01		0.40	13.1399	3.0000	10.1399	76	100.00	528,038	1,057,236	
1975/07	268	0.40	14.2033	3.0000	11.2033	76	100.00	534,642	1,100,252	
1976/01		0.50	15.2478	3.0000	12.2478	76	100.00	542,662	1,144,712	
1976/07		0.50	15.7330	3.0000	12.7330	76	100.00	550,802	1,184,612	
1977/01		0.60	16.4836	3.0000	13.4836	76	100.00	560,716	1,229,072	
1977/07		0.60	18.5412	3.0000	15.5412	76	100.00	570,809	1,291,164	
1978/01		0.70	20.2809	3.0000	17.2809	76	100.00	582,796	1,352,420	
1978/07	465	0.70	22.8203	3.0000	19.8203	76	100.00	595,500	1,427,280	
1979/01		0.80	24.9476	3.0000	21.9476	76	100.00	609,792	1,500,468	
1979/07	1,641	0.80	26.1458	3.0000	23.1458	76	100.00	626,068	1,563,472	
1980/01	11,057	0.90	29.3115	3.0000	26.3115	76	99.96	654,029	1,659,916	
1980/07	19,196	0.90	30.1222	3.0000	27.1222	76	99.96	690,884	1,723,148	
1981/01	8,440	1.00	30.9462	3.0000	27.9462	76	98.20	720,051	1,789,040	
1981/07	38,604	1.00	30.5350	3.0000	27.5350	76	98.20	780,257	1,835,324	
1982/01	36,615	1.00	30.2110	3.0000	27.2110	76	97.57	840,280	1,884,496	
1982/07	24,129	1.00	29.5087	3.0000	26.5087	76	100.00	889,617	1,927,740	
1983/04	10,891	1.00	29.1375	3.0000	26.1375	76	100.00	927,197	1,978,432	
1983/07	26,175	1.00	30.0953	3.0000	27.0953	76	100.00	981,188	2,056,712	
1984/01	17,528	1.00	28.3905	3.0000	25.3905	76	100.00	1,028,152	2,083,388	
1984/07	11,778	1.00	27.3084	3.0000	24.3084	76	94.56	1,070,775	2,123,364	
1985/01	20,415	1.00	25.4555	3.0000	22.4555	76	94.56	1,123,313	2,147,684	
1985/10	11,144	1.00	23.3077	3.0000	20.3077	76	95.40	1,168,156	2,166,000	
1986/01		1.00	21.1376	3.0000	18.1376	76	95.40	1,203,201	2,184,012	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07	1,706,852	1.00	18.4350	3.0000	15.4350	120	97.23	2,946,149	3,441,840	
1987/01		1.00	16.4441	3.0000	13.4441	120	97.23	3,034,533	3,503,400	
1987/07		1.00	14.3448	3.0000	11.3448	120	96.89	3,125,569	3,530,760	
1988/01		1.00	12.2455	3.0000	9.2455	120	96.89	3,219,336	3,559,440	
1988/07		1.00	9.8354	3.0000	6.8354	120	96.89	3,315,916	3,557,520	
1989/01	85,097	1.00	7.4253	3.0000	4.4253	120	96.89	3,500,490	3,578,520	
1989/07		1.00	5.0152	3.0000	2.0152	120	96.89	3,605,505	3,602,760	
1990/01		1.00	2.6051	2.6051		120	96.89	3,699,432	3,620,880	
1990/07		1.00	0.5899	0.5899		120	96.89	3,721,255	3,642,240	
1991/01		1.00	0.5899	0.5899		120	97.40	3,743,207	3,663,600	
1991/07		1.00	1.4932	1.4932		120	97.40	3,799,101	3,718,320	
1992/01	48,428	0.95	2.0117	2.0117		120	98.03	3,920,134	3,793,080	
1992/07		0.95	1.8152	1.8152		120	98.03	3,987,733	3,861,960	
1993/01	161,521	0.90	1.7710	1.7710		120	98.57	4,212,814	3,930,360	
1993/07		0.90	1.5329	1.5329		120	98.57	4,270,934	3,990,600	
1994/01	84,367	0.85	1.6983	1.6983		120	100.00	4,416,956	4,058,400	
1994/07		0.85	1.5991	1.5991		120	100.00	4,476,991	4,123,320	
1995/01	32,414	0.80	1.5812	1.5812		120	96.49	4,566,039	4,188,480	
1995/07		0.80	1.5250	1.5250		120	96.49	4,621,745	4,252,320	
1996/01	449,287	0.75	1.7228	1.7228		120	94.04	5,130,750	4,325,640	
1996/07		0.75	1.3294	1.3294		120	94.04	5,130,750	4,383,120	3
1997/01	40,171	0.70	1.4109	1.4109		120	95.45	5,130,750	4,444,920	3
1997/07		0.70	1.0917	1.0917		120	95.45	5,130,750	4,493,400	3
1998/01	36,207	0.65	1.1663	1.1663		120	94.70	5,130,750	4,545,840	3
1998/07		0.65	1.0794	1.0794		120	94.70	5,130,750	4,594,920	3
1999/01		0.60	1.4499	1.4499		120	95.35	5,130,750	4,661,520	3
1999/07		0.60	1.2299	1.2299		120	95.35	5,130,750	4,718,880	3
2000/01	285,142	0.55	1.3356	1.3356		120	94.06	5,130,750	4,781,880	3
2000/07		0.55	1.1129	1.1129		120	94.06	5,130,750	4,835,040	3
2001/01	49,656	0.50	1.2976	1.2976		120	93.02	5,130,750	4,897,800	3



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		0.50	0.9615	0.9615		120	93.02	5,130,750	4,944,840	3
2002/01	49,917	0.45	1.0301	1.0301		120	96.02	5,130,750	4,995,720	3
2002/07		0.45	0.8337	0.8337		120	96.02	5,130,750	5,037,360	3
2003/01		0.40	1.3271	1.3271		120	93.75	5,130,750	5,104,200	3
2003/07		0.40	1.1664	1.1664		120	93.75	5,154,690	5,163,720	
2004/01		0.35	1.1103	1.1103		120	92.73	5,174,721	5,221,080	
2004/07		0.35	0.8378	0.8378		120	92.73	5,189,893	5,264,880	
2005/01		0.30	0.8595	0.8595		120	92.73	5,203,278	5,310,120	
2005/07		0.30	0.7364	0.7364		120	89.35	5,214,772	5,349,240	
2006/01		0.25	0.9068	0.9068		120	89.35	5,226,594	5,397,720	
2006/07	25,955	0.25	0.8133	0.8133		120	84.84	5,263,175	5,441,640	
2007/01	124,312	0.20	1.0133	1.0133		120	81.60	5,398,155	5,496,720	
2007/07		0.20	1.1050	1.1050		120	81.60	5,410,085	5,557,440	
2008/01		0.15	0.8556	0.8556		120	74.92	5,417,026	5,604,960	
2008/07		0.15	0.6104	0.6104		120	74.92	5,421,988	5,639,160	
2009/01		0.10	1.3268	1.3268		120	78.45	5,429,183	5,714,040	
2009/07		0.10	0.6841	0.6841		120	78.45	5,432,897	5,753,160	
2010/01		0.05	0.8643	0.8643		120	78.45	5,435,244	5,802,840	
2010/07	26,543	0.05	0.7107	0.7107		120	77.22	5,463,717	5,844,120	
2011/01	19,675	0.00	0.9198	0.9198		120	78.40	5,483,392	5,897,880	
2011/07		0.00	0.9028	0.9028		120	78.40	5,483,392	5,951,160	
2012/01		0.00	0.3865	0.3865		120	79.90	5,483,392	5,974,200	
2012/07		0.00	0.9417	0.9417		120	79.90	5,483,392	6,030,480	
2013/01		0.00	0.4901	0.4901		120	79.90	5,483,392	6,060,000	
2013/07		0.00	0.6196	0.6196		120	83.30	5,483,392	6,097,560	
2014/01	43,508	0.00	0.8564	0.8564		120	79.92	5,526,900	6,149,760	
2014/07		0.00	1.2383	1.2383		120	79.92	5,526,900	6,225,960	

Message Code:

3 Index Cost Limitation - January 1996



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Westchester Gardens Rehabilitation & Care Center

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

Type of Ownership: Proprietary : Partnership

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
3301 N MCMULLEN BOOTH RD	7/1/2012-6/30/2013	Number of Beds: 120	Superior: 0
CLEARWATER, FL 33761	Days in CR 365	Maximum: 43,800	Standard: 184
County: Pinellas [52]	First Used : 2014/01	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 5	Last Used: 2014/07	Total Patient: 38,110	Total: 184
Control: Proprietary : Partnership	Unaudited	Medicare: 11,118	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 21,563	FY Index: 1.29878490
Class at 1/94: North Large	Medical Utilization	56.58095%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	87.00913%	Cost: 1.03716397
Open Date: 07/01/1989	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 07/01/1989	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20850000
Entered Medicaid 09/01/1989	Low Occupancy Adjustment Factor:	110.76755%	DC Sem Index: 1.24200000
Med # Active Date: 01/05/1990	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02772031
Previous Med # 201201			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	985,333	1,981,546	1,314,202	293,688		4,574,769	
1a	Audit Adjustments							
2	Cost Per Diem	45.6955	91.8957	60.9471	13.6200		212.1583	
3	Cost Per Diem Inflated	47.3937	94.4431	63.2121				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	47.3937	94.4431	63.2121	13.6200		218.6689	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	56.0976		53.3361				
7	Provider Target Rate	57.2664		54.4474				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	47.3937	94.4431	54.4474	13.6200		209.9042	
12/13	Medical Adjustment Rate		0.6992	0.4031				
14	Prospective Per Diem 11	47.3937	95.1423	54.8505	13.6200		211.0065	
15	Inflated Usual & Customary Charge	Usual and Customary Limitations not applied after 7/1/2002.						0.00



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Rate Semester 07/01/2014 through 12/31/2014

Westchester Gardens Rehabilitation & Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	09/01/1989	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	4,320,000.00		Total Amount	Per Diem
RS to Start Calcs:	1989/07	Type:	Fixed	80% Capital(1):	4,965,498	16.1198
Indexed Asset Value	6,206,873	<60% of Base:	False	20% ROE(2):	1,241,375	0.4528
FRVS Base Asset:	3,578,520	Interest Rate:	11.5000%	Insurance Cost(3):	49,964	1.3110
Occup Adj Factor	0.9000	Chase Rate:	10.0000%	Taxes Cost(3):	65,154	1.7096
ROE Factor	0.014380	Amortization Rate:	11.5000%	Home Office(3):	28,111	0.7376
		Interest Only:	False	Replacement(3&4):	25,612	0.0000
		Yearly Payment:	635,443	Total FRVS PD:		20.3308

- (1) 80% Capital (\$4,965,498) amortized at 11.5000 % for 20 years Principal & Interest of \$635,443 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$16.1198
 (2) 20% ROE (\$1,241,375) times the ROE factor (0.014380) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.4528
 (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,578,520

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	47.3937	47.3937	0.8415	46.5522
Direct Care	95.1423	95.1423	1.6893	93.4530
Indirect Care	54.8505	54.8505	0.9739	53.8766
Property	13.6200	20.3308	0.3610	19.9698
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				16.7972
Supplemental Rate Add-on				9.9025
Totals	211.0065	217.7173	3.8657	240.5513

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1989/07	4,713,700	0.00	0.5899	0.5899		120	55.79	3,578,520	3,578,520	1
1990/01		0.10	0.5899	0.5899		120	55.79	3,580,631	3,620,880	
1990/07		0.10	0.5899	0.5899		120	55.79	3,582,744	3,642,240	
1991/01		0.20	0.5899	0.5899		120	55.79	3,582,744	3,663,600	5
1991/07		0.20	1.4932	1.4932		120	55.79	3,586,972	3,718,320	5
1992/01		0.30	2.0117	2.0117		120	55.79	3,619,395	3,793,080	
1992/07		0.30	1.8152	1.8152		120	55.79	3,639,106	3,861,960	
1993/01	44,711	0.40	1.7710	1.7710		120	74.00	3,709,596	3,930,360	
1993/07		0.40	1.5329	1.5329		120	74.00	3,732,343	3,990,600	
1994/01	38,138	0.50	1.6983	1.6983		120	74.72	3,802,176	4,058,400	
1994/07		0.50	1.5991	1.5991		120	74.72	3,832,578	4,123,320	
1995/01	94,134	0.60	1.5812	1.5812		120	73.00	3,963,072	4,188,480	
1995/07		0.60	1.5250	1.5250		120	73.00	3,999,334	4,252,320	
1996/01	40,083	0.70	1.7228	1.7228		120	64.03	4,087,649	4,325,640	
1996/07		0.70	1.3294	1.3294		120	64.03	4,125,689	4,383,120	
1997/01	37,877	0.80	1.4109	1.4109		120	65.62	4,210,133	4,444,920	
1997/07		0.80	1.0917	1.0917		120	65.62	4,246,904	4,493,400	
1998/01	860,846	0.90	1.1663	1.1663		120	62.67	4,545,840	4,545,840	8
1998/07		0.90	1.0794	1.0794		120	62.67	4,590,003	4,594,920	
1999/01	37,233	1.00	1.4499	1.4499		120	59.92	4,661,520	4,661,520	8
1999/07		1.00	1.2299	1.2299		120	59.92	4,718,852	4,718,880	
2000/01	42,817	1.00	1.3356	1.3356		120	52.68	4,781,880	4,781,880	8
2000/07		1.00	1.1129	1.1129		120	52.68	4,832,853	4,835,040	
2001/01	53,488	1.00	1.2976	1.2976		120	51.26	4,897,800	4,897,800	8
2001/07		1.00	0.9615	0.9615		120	51.26	4,941,690	4,944,840	
2002/01		1.00	1.0301	1.0301		120	45.33	4,983,644	4,995,720	
2002/07		1.00	0.8337	0.8337		120	45.33	5,017,888	5,037,360	
2003/01		1.00	1.3271	1.3271		120	42.01	5,068,752	5,104,200	
2003/07		1.00	1.1664	1.1664		120	42.01	5,113,910	5,163,720	
2004/01		1.00	1.1103	1.1103		120	49.20	5,164,702	5,221,080	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2004/07		1.00	0.8378	0.8378		120	49.20	5,203,409	5,264,880	
2005/01		1.00	0.8595	0.8595		120	49.20	5,243,416	5,310,120	
2005/07		1.00	0.7364	0.7364		120	49.81	5,278,385	5,349,240	
2006/01	25,590	1.00	0.9068	0.9068		120	51.57	5,348,854	5,397,720	
2006/07		1.00	0.8133	0.8133		120	51.57	5,389,643	5,441,640	
2007/01	38,137	1.00	1.0133	1.0133		120	48.47	5,475,909	5,496,720	
2007/07		1.00	1.1050	1.1050		120	48.47	5,529,234	5,557,440	
2008/01		1.00	0.8556	0.8556		120	48.47	5,570,925	5,604,960	
2008/07		1.00	0.6104	0.6104		120	43.61	5,597,888	5,639,160	
2009/01		1.00	1.3268	1.3268		120	43.61	5,656,780	5,714,040	
2009/07		1.00	0.6841	0.6841		120	49.47	5,691,587	5,753,160	
2010/01		0.95	0.8643	0.8643		120	49.47	5,733,622	5,802,840	
2010/07		0.95	0.7107	0.7107		120	51.41	5,769,808	5,844,120	
2011/01	99,087	0.90	0.9198	0.9198		120	50.25	5,897,880	5,897,880	8
2011/07		0.90	0.9028	0.9028		120	50.25	5,941,662	5,951,160	
2012/01		0.85	0.3865	0.3865		120	49.07	5,959,076	5,974,200	
2012/07		0.85	0.9417	0.9417		120	49.07	6,001,630	6,030,480	
2013/01		0.80	0.4901	0.4901		120	49.07	6,022,625	6,060,000	
2013/07	39,633	0.80	0.6196	0.6196		120	52.19	6,090,587	6,097,560	
2014/01	27,744	0.75	0.8564	0.8564		120	56.58	6,149,760	6,149,760	8
2014/07		0.75	1.2383	1.2383		120	56.58	6,206,873	6,225,960	

Message Code:

- | |
|---|
| 1 Per Bed Standard Limitation
5 Uncorrected Licensure Deficiency
8 Limited to Current RS Per Bed Standard |
|---|



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The Rohr Home

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

Provider Information	Cost Report	Patient Days	Ratings Days
2120 MARSHALL EDWARDS DR	10/1/2012-9/30/2013	Number of Beds: 60	Superior: 184
BARTOW, FL 33830	Days in CR 365	Maximum: 21,900	Standard: 0
County: Polk [53]	First Used : 2014/07	Max Annualized: 21,900	Conditional: 0
Region: Central Area: 6	Last Used: 2014/07	Total Patient: 19,695	Total: 184
Control: Government	Unaudited	Medicare: 2,404	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 14,540	FY Index: 1.30932625
Class at 1/94: South Small	Medical Utilization	73.82584%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	89.93151%	Cost: 1.02881379
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21150000
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	114.48791%	DC Sem Index: 1.24200000
Med # Active Date: 10/10/1970	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02517540
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	956,877	1,411,208	849,126	83,169		3,300,380	
1a	Audit Adjustments							
2	Cost Per Diem	65.8100	97.0569	58.3993	5.7200		226.9862	
3	Cost Per Diem Inflated	67.7062	99.5003	60.0820				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	67.7062	99.5003	60.0820	5.7200		233.0085	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	54.1464		65.6367				
7	Provider Target Rate	55.2746		67.0043				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	58.1332	99.7893	75.5421	13.6500			
9	Prior Semester: Class Ceiling Target Base	60.4813		71.4442				
10	Target Rate Class Ceiling	61.3634		72.4862				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	55.2746	99.5003	60.0820	5.7200		220.5769	
12/13	Medical Adjustment Rate		2.6670	1.6104				
14	Prospective Per Diem 11	55.2746	102.1673	61.6924	5.7200		224.8543	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

The Rohr Home

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/01/1989	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	0.00	Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	None	80% Capital(1):	2,099,336 13.2423
Indexed Asset Value	2,624,170	<60% of Base:	True	20% ROE(2):	524,834 0.4439
FRVS Base Asset:	570,712	Interest Rate:	12.5000%	Insurance Cost(3):	0 0.0000
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	0 0.0000
ROE Factor	0.016670	Amortization Rate:	12.5000%	Home Office(3):	0 0.0000
		Interest Only:	True	Replacement(3&4):	5,558 0.0000
		Yearly Payment:	261,005	Total FRVS PD:	13.6862

- (1) 80% Capital (\$2,099,336) amortized at 12.5000 % for 20 years Interest of \$261,005 divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$13.2423
- (2) 20% ROE (\$524,834) times the ROE factor (0.016670) divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$0.4439
- (3) Pass-throughs: 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:	51,883
Comparison Bed	60	Effective PBS Limitation	1,710,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	55.2746	55.2746	0.9814	54.2932
Direct Care	102.1673	102.1673	1.8140	100.3533
Indirect Care	61.6924	61.6924	1.0954	60.5970
Property	5.7200	13.6862	0.2430	13.4432
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				23.7105
Supplemental Rate Add-on				9.9025
Totals	224.8543	232.8205	4.1338	262.2997

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	325,000	0.00				60	100.00	325,000	615,660	
1972/01		0.10	3.9787	3.0000	0.9787	60	100.00	325,975	640,140	
1972/07		0.10	5.9113	3.0000	2.9113	60	100.00	326,953	671,700	
1973/01		0.20	8.0622	3.0000	5.0622	60	100.00	328,915	706,320	
1973/07		0.20	10.7186	3.0000	7.7186	60	100.00	330,888	746,280	
1974/01		0.30	12.9457	3.0000	9.9457	60	100.00	333,866	785,280	
1974/07		0.30	13.0494	3.0000	10.0494	60	100.00	336,871	809,640	
1975/01		0.40	13.1399	3.0000	10.1399	60	100.00	340,913	834,660	
1975/07		0.40	14.2033	3.0000	11.2033	60	100.00	345,004	868,620	
1976/01		0.50	15.2478	3.0000	12.2478	60	100.00	350,179	903,720	
1976/07		0.50	15.7330	3.0000	12.7330	60	100.00	355,432	935,220	
1977/01		0.60	16.4836	3.0000	13.4836	60	100.00	361,830	970,320	
1977/07		0.60	18.5412	3.0000	15.5412	60	100.00	368,343	1,019,340	
1978/01		0.70	20.2809	3.0000	17.2809	60	100.00	376,078	1,067,700	
1978/07		0.70	22.8203	3.0000	19.8203	60	100.00	383,976	1,126,800	
1979/01		0.80	24.9476	3.0000	21.9476	60	100.00	393,191	1,184,580	
1979/07		0.80	26.1458	3.0000	23.1458	60	100.00	402,628	1,234,320	
1980/01		0.90	29.3115	3.0000	26.3115	60	85.29	413,499	1,310,460	
1980/07		0.90	30.1222	3.0000	27.1222	60	85.29	424,663	1,360,380	
1981/01		1.00	30.9462	3.0000	27.9462	60	81.46	437,403	1,412,400	
1981/07		1.00	30.5350	3.0000	27.5350	60	81.46	450,525	1,448,940	
1982/01		1.00	30.2110	3.0000	27.2110	60	80.41	464,041	1,487,760	
1982/07		1.00	29.5087	3.0000	26.5087	60	100.00	477,962	1,521,900	
1983/04		1.00	29.1375	3.0000	26.1375	60	100.00	492,301	1,561,920	
1983/07		1.00	30.0953	3.0000	27.0953	60	77.86	507,070	1,623,720	
1984/01		1.00	28.3905	3.0000	25.3905	60	73.92	522,282	1,644,780	
1984/07		1.00	27.3084	3.0000	24.3084	60	77.86	537,950	1,676,340	
1985/01		1.00	25.4555	3.0000	22.4555	60	77.86	554,089	1,695,540	
1985/10		1.00	23.3077	3.0000	20.3077	60	100.00	570,712	1,710,000	
1986/01		1.00	21.1376	3.0000	18.1376	60	100.00	587,833	1,724,220	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	60	100.00	605,468	1,720,920	
1987/01		1.00	16.4441	3.0000	13.4441	60	100.00	623,632	1,751,700	
1987/07		1.00	14.3448	3.0000	11.3448	60	69.92	642,341	1,765,380	
1988/01		1.00	12.2455	3.0000	9.2455	60	69.92	661,611	1,779,720	
1988/07		1.00	9.8354	3.0000	6.8354	60	74.78	681,459	1,778,760	
1989/01		1.00	7.4253	3.0000	4.4253	60	74.78	701,903	1,789,260	
1989/07		1.00	5.0152	3.0000	2.0152	60	79.68	722,960	1,801,380	
1990/01		1.00	2.6051	2.6051		60	79.68	741,794	1,810,440	
1990/07	10,771	1.00	0.5899	0.5899		60	89.11	756,941	1,821,120	
1991/01		1.00	0.5899	0.5899		60	89.11	761,406	1,831,800	
1991/07		1.00	1.4932	1.4932		60	90.50	772,775	1,859,160	
1992/01		0.95	2.0117	2.0117		60	90.50	787,544	1,896,540	
1992/07		0.95	1.8152	1.8152		60	92.64	801,124	1,930,980	
1993/01		0.90	1.7710	1.7710		60	92.64	813,893	1,965,180	
1993/07		0.90	1.5329	1.5329		60	95.39	825,121	1,995,300	
1994/01		0.85	1.6983	1.6983		60	95.39	837,032	2,029,200	
1994/07		0.85	1.5991	1.5991		60	94.52	848,409	2,061,660	
1995/01		0.80	1.5812	1.5812		60	94.52	859,141	2,094,240	
1995/07		0.80	1.5250	1.5250		60	92.32	859,141	2,126,160	5
1996/01		0.75	1.7228	1.7228		60	92.32	869,623	2,162,820	5
1996/07		0.75	1.3294	1.3294		60	89.85	889,642	2,191,560	
1997/01		0.70	1.4109	1.4109		60	89.85	898,428	2,222,460	
1997/07		0.70	1.0917	1.0917		60	94.15	905,294	2,246,700	
1998/01		0.65	1.1663	1.1663		60	94.15	912,157	2,272,920	
1998/07		0.65	1.0794	1.0794		60	88.25	918,557	2,297,460	
1999/01		0.60	1.4499	1.4499		60	88.25	926,548	2,330,760	
1999/07	27,481	0.60	1.2299	1.2299		60	91.90	960,866	2,359,440	
2000/01		0.55	1.3356	1.3356		60	91.90	967,925	2,390,940	
2000/07		0.55	1.1129	1.1129		60	85.60	973,850	2,417,520	
2001/01		0.50	1.2976	1.2976		60	85.60	980,168	2,448,900	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07	14,572	0.50	0.9615	0.9615		60	82.21	999,453	2,472,420	
2002/01		0.45	1.0301	1.0301		60	82.21	1,004,085	2,497,860	
2002/07	14,625	0.45	0.8337	0.8337		60	81.49	1,022,477	2,518,680	
2003/01		0.40	1.3271	1.3271		60	81.49	1,027,904	2,552,100	
2003/07		0.40	1.1664	1.1664		60	82.69	1,032,700	2,581,860	
2004/01		0.35	1.1103	1.1103		60	82.69	1,036,713	2,610,540	
2004/07		0.35	0.8378	0.8378		60	82.66	1,039,753	2,632,440	
2005/01		0.30	0.8595	0.8595		60	82.66	1,042,435	2,655,060	
2005/07		0.30	0.7364	0.7364		60	81.47	1,044,738	2,674,620	
2006/01		0.25	0.9068	0.9068		60	81.47	1,047,106	2,698,860	
2006/07		0.25	0.8133	0.8133		60	87.68	1,049,235	2,720,820	
2007/01		0.20	1.0133	1.0133		60	87.68	1,051,362	2,748,360	
2007/07	1,533,729	0.20	1.1050	1.1050		60	83.50	2,587,415	2,778,720	
2008/01		0.15	0.8556	0.8556		60	83.50	2,590,735	2,802,480	
2008/07	10,005	0.15	0.6104	0.6104		60	79.82	2,603,113	2,819,580	
2009/01		0.10	1.3268	1.3268		60	79.82	2,606,567	2,857,020	
2009/07		0.10	0.6841	0.6841		60	82.95	2,608,350	2,876,580	
2010/01		0.05	0.8643	0.8643		60	82.95	2,609,477	2,901,420	
2010/07		0.05	0.7107	0.7107		60	76.69	2,610,403	2,922,060	
2011/01		0.00	0.9198	0.9198		60	76.69	2,610,403	2,948,940	
2011/07		0.00	0.9028	0.9028		60	75.18	2,610,403	2,975,580	
2012/01		0.00	0.3865	0.3865		60	75.18	2,610,403	2,987,100	
2012/07		0.00	0.9417	0.9417		60	70.32	2,610,403	3,015,240	
2013/01		0.00	0.4901	0.4901		60	70.32	2,610,403	3,030,000	
2013/07		0.00	0.6196	0.6196		60	70.82	2,610,403	3,048,780	
2014/01		0.00	0.8564	0.8564		60	70.82	2,610,403	3,074,880	
2014/07	13,767	0.00	1.2383	1.2383		60	73.83	2,624,170	3,112,980	

Message Code:

5 Uncorrected Licensure Deficiency



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Samantha R. Wilson at Bay View

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective
 Type of Ownership: Nonprofit : 501(c)(3) Organization CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
161A MARINE STREET	10/1/2012-9/30/2013	Number of Beds: 120	Superior: 0
SAINT AUGUSTINE, FL 32084	Days in CR 365	Maximum: 43,800	Standard: 184
County: St Johns [55]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: North Area: 4	Last Used: 2014/07	Total Patient: 41,750	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 10,662	Inflation
Current Class North Large	Initial CR? False	Medicaid: 16,784	FY Index: 1.30932625
Class at 1/94: North Large	Medical Utilization	40.20120%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	95.31963%	Cost: 1.02881379
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21150000
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	121.34729%	DC Sem Index: 1.24200000
Med # Active Date: 01/01/1970	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02517540
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	810,845	1,529,376	896,435	295,063		3,531,719	
1a	Audit Adjustments							
2	Cost Per Diem	48.3106	91.1211	53.4101	17.5800		210.4218	
3	Cost Per Diem Inflated	49.7026	93.4151	54.9490				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	49.7026	93.4151	54.9490	17.5800		215.6467	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	56.0010		57.1765				
7	Provider Target Rate	57.1678		58.3678				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	49.7026	93.4151	54.9490	13.6500		211.7167	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	49.7026	93.4151	54.9490	13.6500		211.7167	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Samantha R. Wilson at Bay View

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:	7,079,538.00	Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	4,277,718 10.1742
Indexed Asset Value	5,347,147	<60% of Base:	False	20% ROE(2):	1,069,429 0.4522
FRVS Base Asset:	337,836	Interest Rate:	7.1000%	Insurance Cost(3):	80,020 1.9166
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	0 0.0000
ROE Factor	0.016670	Amortization Rate:	7.1000%	Home Office(3):	0 0.0000
		Interest Only:	False	Replacement(3&4):	222,692 0.0000
		Yearly Payment:	401,068	Total FRVS PD:	12.5430

- (1) 80% Capital (\$4,277,718) amortized at 7.1000 % for 20 years Principal & Interest of \$401,068 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$10.1742
- (2) 20% ROE (\$1,069,429) times the ROE factor (0.016670) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.4522
- (3) Pass-throughs: Cost divided by Total Patient Days
- (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	28,500
Comparison Date:	07/01/1985	Current RS PBS:	51,883
Comparison Bed	51	Effective PBS Limitation	1,453,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	49.7026	49.7026	0.8825	48.8201
Direct Care	93.4151	93.4151	1.6586	91.7565
Indirect Care	54.9490	54.9490	0.9756	53.9734
Property	13.6500	12.5430	0.2227	12.3203
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.3773
Supplemental Rate Add-on				9.9025
Totals	211.7167	210.6097	3.7394	236.1501

Medicaid Trend Adjustment



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 Computation of Nursing Home Medicaid FRVS Property Reimbursement Rate
 Rate Semester 7/1/2014 through 12/31/2014 Based on Cost Report: 9/30/2013

0 202606-00 - 2014/07

236.15

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	197,523	0.00				51	100.00	197,523	523,311	
1972/01		0.10	3.9787	3.0000	0.9787	51	100.00	198,116	544,119	
1972/07		0.10	5.9113	3.0000	2.9113	51	100.00	198,710	570,945	
1973/01		0.20	8.0622	3.0000	5.0622	51	100.00	199,902	600,372	
1973/07		0.20	10.7186	3.0000	7.7186	51	100.00	201,101	634,338	
1974/01		0.30	12.9457	3.0000	9.9457	51	100.00	202,911	667,488	
1974/07		0.30	13.0494	3.0000	10.0494	51	100.00	204,737	688,194	
1975/01		0.40	13.1399	3.0000	10.1399	51	100.00	207,194	709,461	
1975/07		0.40	14.2033	3.0000	11.2033	51	100.00	209,680	738,327	
1976/01		0.50	15.2478	3.0000	12.2478	51	100.00	212,825	768,162	
1976/07		0.50	15.7330	3.0000	12.7330	51	100.00	216,017	794,937	
1977/01		0.60	16.4836	3.0000	13.4836	51	100.00	219,905	824,772	
1977/07		0.60	18.5412	3.0000	15.5412	51	100.00	223,863	866,439	
1978/01		0.70	20.2809	3.0000	17.2809	51	100.00	228,564	907,545	
1978/07		0.70	22.8203	3.0000	19.8203	51	100.00	233,364	957,780	
1979/01		0.80	24.9476	3.0000	21.9476	51	100.00	238,965	1,006,893	
1979/07		0.80	26.1458	3.0000	23.1458	51	100.00	244,700	1,049,172	
1980/01		0.90	29.3115	3.0000	26.3115	51	62.75	251,307	1,113,891	
1980/07		0.90	30.1222	3.0000	27.1222	51	62.75	258,092	1,156,323	
1981/01		1.00	30.9462	3.0000	27.9462	51	56.97	265,835	1,200,540	
1981/07		1.00	30.5350	3.0000	27.5350	51	56.97	273,810	1,231,599	
1982/01		1.00	30.2110	3.0000	27.2110	51	49.40	281,188	1,264,596	
1982/07		1.00	29.5087	3.0000	26.5087	51	49.40	288,765	1,293,615	
1983/04		1.00	29.1375	3.0000	26.1375	51	50.24	296,678	1,327,632	
1983/07		1.00	30.0953	3.0000	27.0953	51	50.24	304,808	1,380,162	
1984/01		1.00	28.3905	3.0000	25.3905	51	43.79	312,088	1,398,063	
1984/07		1.00	27.3084	3.0000	24.3084	51	43.79	319,542	1,424,889	
1985/01		1.00	25.4555	3.0000	22.4555	51	49.44	328,159	1,441,209	
1985/10		1.00	23.3077	3.0000	20.3077	51	54.06	337,836	1,453,500	
1986/01		1.00	21.1376	3.0000	18.1376	51	54.06	347,798	1,465,587	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	51	54.06	358,054	1,462,782	
1987/01		1.00	16.4441	3.0000	13.4441	51	54.06	368,612	1,488,945	
1987/07		1.00	14.3448	3.0000	11.3448	51	49.98	378,661	1,500,573	
1988/01		1.00	12.2455	3.0000	9.2455	51	49.98	388,984	1,512,762	
1988/07		1.00	9.8354	3.0000	6.8354	51	45.85	398,712	1,511,946	
1989/01		1.00	7.4253	3.0000	4.4253	51	45.85	408,683	1,520,871	
1989/07		1.00	5.0152	3.0000	2.0152	51	54.21	420,767	1,531,173	
1990/01		1.00	2.6051	2.6051		51	54.21	431,571	1,538,874	
1990/07	19,237	1.00	0.5899	0.5899		51	55.77	453,354	1,547,952	
1991/01		1.00	0.5899	0.5899		51	55.77	456,028	1,557,030	
1991/07		1.00	1.4932	1.4932		51	65.89	462,837	1,580,286	
1992/01		0.95	2.0117	2.0117		51	65.89	471,682	1,612,059	
1992/07		0.95	1.8152	1.8152		51	66.25	479,816	1,641,333	
1993/01		0.90	1.7710	1.7710		51	66.25	487,464	1,670,403	
1993/07		0.90	1.5329	1.5329		51	72.03	494,189	1,696,005	
1994/01		0.85	1.6983	1.6983		51	72.03	501,323	1,724,820	
1994/07		0.85	1.5991	1.5991		51	73.62	508,137	1,752,411	
1995/01		0.80	1.5812	1.5812		51	73.62	514,565	1,780,104	
1995/07		0.80	1.5250	1.5250		51	69.54	520,843	1,807,236	
1996/01		0.75	1.7228	1.7228		51	69.54	527,573	1,838,397	
1996/07		0.75	1.3294	1.3294		51	76.08	532,833	1,862,826	
1997/01		0.70	1.4109	1.4109		51	76.08	538,095	1,889,091	
1997/07		0.70	1.0917	1.0917		51	82.77	542,207	1,909,695	
1998/01		0.65	1.1663	1.1663		51	82.77	546,317	1,931,982	
1998/07		0.65	1.0794	1.0794		51	73.41	550,150	1,952,841	
1999/01		0.60	1.4499	1.4499		51	73.41	554,936	1,981,146	
1999/07	3,934,369	0.60	1.2299	1.2299		120	71.45	4,493,400	4,718,880	
2000/01		0.55	1.3356	1.3356		120	71.45	4,526,409	4,781,880	
2000/07		0.55	1.1129	1.1129		120	68.12	4,554,115	4,835,040	
2001/01		0.50	1.2976	1.2976		120	68.12	4,583,662	4,897,800	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07	147,231	0.50	0.9615	0.9615		120	68.12	4,752,931	4,944,840	
2002/01		0.45	1.0301	1.0301		120	62.59	4,774,961	4,995,720	
2002/07		0.45	0.8337	0.8337		120	62.59	4,792,877	5,037,360	
2003/01		0.40	1.3271	1.3271		120	62.59	4,818,318	5,104,200	
2003/07	20,844	0.40	1.1664	1.1664		120	65.68	4,861,644	5,163,720	
2004/01	125,302	0.35	1.1103	1.1103		120	61.76	5,005,838	5,221,080	
2004/07		0.35	0.8378	0.8378		120	61.76	5,020,515	5,264,880	
2005/01	71,655	0.30	0.8595	0.8595		120	54.34	5,104,963	5,310,120	
2005/07		0.30	0.7364	0.7364		120	54.34	5,116,105	5,349,240	
2006/01	45,153	0.25	0.9068	0.9068		120	47.04	5,171,178	5,397,720	
2006/07		0.25	0.8133	0.8133		120	47.04	5,180,169	5,441,640	
2007/01		0.20	1.0133	1.0133		120	47.04	5,189,150	5,496,720	
2007/07	30,043	0.20	1.1050	1.1050		120	46.84	5,228,960	5,557,440	
2008/01		0.15	0.8556	0.8556		120	46.84	5,234,673	5,604,960	
2008/07		0.15	0.6104	0.6104		120	45.46	5,238,636	5,639,160	
2009/01		0.10	1.3268	1.3268		120	45.46	5,244,382	5,714,040	
2009/07		0.10	0.6841	0.6841		120	46.84	5,247,437	5,753,160	
2010/01		0.05	0.8643	0.8643		120	46.84	5,249,368	5,802,840	
2010/07	27,998	0.05	0.7107	0.7107		120	52.02	5,279,129	5,844,120	
2011/01	40,184	0.00	0.9198	0.9198		120	49.12	5,319,313	5,897,880	
2011/07		0.00	0.9028	0.9028		120	49.12	5,319,313	5,951,160	
2012/01		0.00	0.3865	0.3865		120	49.12	5,319,313	5,974,200	
2012/07	27,834	0.00	0.9417	0.9417		120	54.26	5,347,147	6,030,480	5
2013/01		0.00	0.4901	0.4901		120	54.26	5,347,147	6,060,000	
2013/07		0.00	0.6196	0.6196		120	50.87	5,347,147	6,097,560	
2014/01		0.00	0.8564	0.8564		120	50.87	5,347,147	6,149,760	
2014/07		0.00	1.2383	1.2383		120	40.20	5,347,147	6,225,960	

Message Code:

5 Uncorrected Licensure Deficiency



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Pines of Sarasota

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

Provider Information	Cost Report	Patient Days	Ratings Days
1501 N ORANGE AVE	8/1/2012-7/31/2013	Number of Beds: 204	Superior: 0
SARASOTA, FL 34236	Days in CR 365	Maximum: 74,460	Standard: 184
County: Sarasota [58]	First Used : 2014/07	Max Annualized: 74,460	Conditional: 0
Region: South Area: 8	Last Used: 2014/07	Total Patient: 70,009	Total: 184
Control: Nonprofit : Other	Unaudited	Medicare: 8,395	Inflation
Current Class South Large	Initial CR? False	Medicaid: 48,814	FY Index: 1.30228922
Class at 1/94: South Large	Medical Utilization		Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	69.72532%	Cost: 1.03437307
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	94.02229%	Target: 1.01458517
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:	78.55110%	DC FY Index: 1.20949917
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	41.17760%	DC Sem Index: 1.24200000
Med # Active Date: 01/01/1970	Weighted Low Occ Adjustment Factor:	119.69570%	DC Inflation: 1.02687131
Previous Med #		100.00000%	PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,589,088	5,069,183	3,223,701	1,156,404		12,038,376	
1a	Audit Adjustments							
2	Cost Per Diem	53.0399	103.8469	66.0405	23.6900		246.6173	
3	Cost Per Diem Inflated	54.8630	106.6374	68.3105				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	54.8630	106.6374	68.3105	23.6900		253.5009	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	61.9571		74.0234				
7	Provider Target Rate	63.2480		75.5657				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	54.4176	98.4475	63.9416	13.6500		230.4567	
12/13	Medical Adjustment Rate		2.1846	1.4189				
14	Prospective Per Diem 11	54.4176	100.6321	65.3605	13.6500		234.0602	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Pines of Sarasota

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	0.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	None	80% Capital(1):	8,108,120 15.0426
RS to Start Calcs:	1971/07	<60% of Base:	True	20% ROE(2):	2,027,030 0.4537
Indexed Asset Value	10,135,150	Interest Rate:	12.5000%	Insurance Cost(3):	125,210 1.7885
FRVS Base Asset:	3,497,793	Chase Rate:	12.5000%	Taxes Cost(3):	41,694 0.5956
Occup Adj Factor	0.9000	Amortization Rate:	12.5000%	Home Office(3):	0 0.0000
ROE Factor	0.015000	Interest Only:	True	Replacement(3&4):	372,165 0.0000
		Yearly Payment:	1,008,062	Total FRVS PD:	17.8804

- (1) 80% Capital (\$8,108,120) amortized at 12.5000 % for 20 years Interest of \$1,008,062 divided by annual available days (74460) divided by Occup. Adj. (0.900) = \$15.0426
- (2) 20% ROE (\$2,027,030) times the ROE factor (0.015000) divided by annual available days (74460) divided by Occup. Adj. (0.900) = \$0.4537
- (3) Pass-throughs: 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:	51,883
Comparison Bed	204	Effective PBS Limitation	5,814,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.4176	54.4176	0.9662	53.4514
Direct Care	100.6321	100.6321	1.7867	98.8454
Indirect Care	65.3605	65.3605	1.1605	64.2000
Property	13.6500	17.8804	0.3175	17.5629
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.5413
Supplemental Rate Add-on				9.9025
Totals	234.0602	238.2906	4.2309	266.5035

Medicaid Trend Adjustment



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1971/07	1,160,003	0.00				204	100.00	1,160,003	2,093,244	
1972/01	29,938	0.10	3.9787	3.0000	0.9787	204	100.00	1,193,421	2,176,476	
1972/07		0.10	5.9113	3.0000	2.9113	204	100.00	1,197,001	2,283,780	
1973/01	148,919	0.20	8.0622	3.0000	5.0622	204	100.00	1,353,102	2,401,488	
1973/07		0.20	10.7186	3.0000	7.7186	204	100.00	1,361,221	2,537,352	
1974/01	35,550	0.30	12.9457	3.0000	9.9457	204	100.00	1,409,022	2,669,952	
1974/07		0.30	13.0494	3.0000	10.0494	204	100.00	1,421,703	2,752,776	
1975/01	40,382	0.40	13.1399	3.0000	10.1399	204	100.00	1,479,145	2,837,844	
1975/07		0.40	14.2033	3.0000	11.2033	204	100.00	1,496,895	2,953,308	
1976/01	112,586	0.50	15.2478	3.0000	12.2478	204	100.00	1,631,934	3,072,648	
1976/07		0.50	15.7330	3.0000	12.7330	204	100.00	1,656,413	3,179,748	
1977/01		0.60	16.4836	3.0000	13.4836	204	100.00	1,686,228	3,299,088	
1977/07		0.60	18.5412	3.0000	15.5412	204	100.00	1,716,580	3,465,756	
1978/01	12,908	0.70	20.2809	3.0000	17.2809	204	100.00	1,765,536	3,630,180	
1978/07		0.70	22.8203	3.0000	19.8203	204	100.00	1,802,612	3,831,120	
1979/01		0.80	24.9476	3.0000	21.9476	204	100.00	1,845,875	4,027,572	
1979/07		0.80	26.1458	3.0000	23.1458	204	100.00	1,890,176	4,196,688	
1980/01	44,631	0.90	29.3115	3.0000	26.3115	204	86.23	1,985,842	4,455,564	
1980/07		0.90	30.1222	3.0000	27.1222	204	86.23	2,039,460	4,625,292	
1981/01	6,635	1.00	30.9462	3.0000	27.9462	204	86.64	2,107,279	4,802,160	
1981/07		1.00	30.5350	3.0000	27.5350	204	86.64	2,170,497	4,926,396	
1982/01	485,258	1.00	30.2110	3.0000	27.2110	204	88.98	2,720,870	5,058,384	
1982/07		1.00	29.5087	3.0000	26.5087	204	100.00	2,802,496	5,174,460	
1983/04	130,657	1.00	29.1375	3.0000	26.1375	204	100.00	3,017,228	5,310,528	
1983/07		1.00	30.0953	3.0000	27.0953	204	89.89	3,107,745	5,520,648	
1984/01		1.00	28.3905	3.0000	25.3905	204	100.00	3,200,977	5,592,252	
1984/07		1.00	27.3084	3.0000	24.3084	204	100.00	3,297,006	5,699,556	
1985/01		1.00	25.4555	3.0000	22.4555	204	100.00	3,395,916	5,764,836	
1985/10		1.00	23.3077	3.0000	20.3077	204	100.00	3,497,793	5,814,000	
1986/01		1.00	21.1376	3.0000	18.1376	204	89.28	3,602,727	5,862,348	



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1986/07		1.00	18.4350	3.0000	15.4350	204	89.28	3,710,809	5,851,128	
1987/01		1.00	16.4441	3.0000	13.4441	204	88.57	3,822,133	5,955,780	
1987/07	21,514	1.00	14.3448	3.0000	11.3448	204	88.57	3,958,311	6,002,292	
1988/01		1.00	12.2455	3.0000	9.2455	204	100.00	4,077,060	6,051,048	
1988/07		1.00	9.8354	3.0000	6.8354	204	100.00	4,199,372	6,047,784	
1989/01		1.00	7.4253	3.0000	4.4253	204	84.63	4,325,353	6,083,484	
1989/07		1.00	5.0152	3.0000	2.0152	204	84.63	4,455,114	6,124,692	
1990/01	41,835	1.00	2.6051	2.6051		204	85.74	4,613,009	6,155,496	
1990/07		1.00	0.5899	0.5899		204	85.74	4,640,221	6,191,808	
1991/01	6,455	1.00	0.5899	0.5899		204	89.25	4,674,049	6,228,120	
1991/07		1.00	1.4932	1.4932		204	89.25	4,743,842	6,321,144	
1992/01	64,217	0.95	2.0117	2.0117		204	90.57	4,898,719	6,448,236	
1992/07		0.95	1.8152	1.8152		204	90.57	4,983,193	6,565,332	
1993/01	1,246,969	0.90	1.7710	1.7710		204	90.47	6,309,589	6,681,612	
1993/07		0.90	1.5329	1.5329		204	90.47	6,396,636	6,784,020	
1994/01	32,717	0.85	1.6983	1.6983		204	88.31	6,521,695	6,899,280	
1994/07		0.85	1.5991	1.5991		204	88.31	6,610,338	7,009,644	
1995/01	38,603	0.80	1.5812	1.5812		204	84.09	6,732,562	7,120,416	
1995/07		0.80	1.5250	1.5250		204	84.09	6,814,699	7,228,944	
1996/01	552,808	0.75	1.7228	1.7228		204	89.57	7,455,560	7,353,588	
1996/07		0.75	1.3294	1.3294		204	89.57	7,455,560	7,451,304	3
1997/01	635,937	0.70	1.4109	1.4109		204	92.31	7,556,364	7,556,364	8
1997/07		0.70	1.0917	1.0917		204	92.31	7,614,110	7,638,780	
1998/01	50,078	0.65	1.1663	1.1663		204	90.79	7,721,911	7,727,928	
1998/07		0.65	1.0794	1.0794		204	90.79	7,776,088	7,811,364	
1999/01	96,658	0.60	1.4499	1.4499		204	88.04	7,924,584	7,924,584	8
1999/07		0.60	1.2299	1.2299		204	88.04	7,983,060	8,022,096	
2000/01		0.55	1.3356	1.3356		204	88.04	8,041,704	8,129,196	
2000/07	505,618	0.55	1.1129	1.1129		204	85.34	8,219,568	8,219,568	8
2001/01		0.50	1.2976	1.2976		204	85.34	8,272,897	8,326,260	



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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	53,891	0.50	0.9615	0.9615		204	88.76	8,366,564	8,406,228	
2002/01		0.45	1.0301	1.0301		204	87.75	8,405,343	8,492,724	
2002/07		0.45	0.8337	0.8337		204	87.75	8,436,880	8,563,512	
2003/01	53,501	0.40	1.3271	1.3271		204	85.03	8,535,164	8,677,140	
2003/07		0.40	1.1664	1.1664		204	85.03	8,574,989	8,778,324	
2004/01	78,090	0.35	1.1103	1.1103		204	81.03	8,686,401	8,875,836	
2004/07		0.35	0.8378	0.8378		204	81.03	8,711,870	8,950,296	
2005/01		0.30	0.8595	0.8595		204	81.03	8,734,338	9,027,204	
2005/07	31,224	0.30	0.7364	0.7364		204	79.87	8,784,856	9,093,708	
2006/01		0.25	0.9068	0.9068		204	79.87	8,804,771	9,176,124	
2006/07		0.25	0.8133	0.8133		204	74.35	8,822,671	9,250,788	
2007/01	41,033	0.20	1.0133	1.0133		204	72.79	8,881,588	9,344,424	
2007/07		0.20	1.1050	1.1050		204	72.79	8,901,216	9,447,648	
2008/01	1,939,134	0.15	0.8556	0.8556		204	69.75	9,528,432	9,528,432	8
2008/07		0.15	0.6104	0.6104		204	69.75	9,537,160	9,586,572	
2009/01		0.10	1.3268	1.3268		204	69.75	9,549,816	9,713,868	
2009/07	296,281	0.10	0.6841	0.6841		204	66.14	9,780,372	9,780,372	8
2010/01	205,737	0.05	0.8643	0.8643		204	68.29	9,864,828	9,864,828	8
2010/07		0.05	0.7107	0.7107		204	68.29	9,868,330	9,935,004	
2011/01		0.00	0.9198	0.9198		204	68.29	9,868,330	10,026,396	
2011/07	59,202	0.00	0.9028	0.9028		204	69.82	9,927,532	10,116,972	
2012/01		0.00	0.3865	0.3865		204	69.82	9,927,532	10,156,140	
2012/07	169,276	0.00	0.9417	0.9417		204	69.86	10,096,808	10,251,816	
2013/01		0.00	0.4901	0.4901		204	69.86	10,096,808	10,302,000	
2013/07	38,342	0.00	0.6196	0.6196		204	69.95	10,135,150	10,365,852	
2014/01		0.00	0.8564	0.8564		204	69.95	10,135,150	10,454,592	
2014/07		0.00	1.2383	1.2383		204	69.73	10,135,150	10,584,132	

Message Code:

- | | |
|---|--|
| 3 | Index Cost Limitation - January 1996 |
| 8 | Limited to Current RS Per Bed Standard |



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SUNNYSIDE NURSING HOME

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

Provider Information	Cost Report	Patient Days	Ratings Days
5201 BAHIA VISTA STREET	7/1/2012-6/30/2013	Number of Beds: 60	Superior: 184
SARASOTA, FL 34232	Days in CR 365	Maximum: 21,900	Standard: 0
County: Sarasota [58]	First Used : 2014/07	Max Annualized: 21,900	Conditional: 0
Region: South Area: 8	Last Used: 2014/07	Total Patient: 20,982	Total: 184
Control: Nonprofit : Other	Unaudited	Medicare: 2,714	Inflation
Current Class South Small	Initial CR? False	Medicaid: 10,287	FY Index: 1.29878490
Class at 1/94: South Small	Medical Utilization	49.02774%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	95.80822%	Cost: 1.03716397
Open Date: 08/01/1977	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 08/01/1977	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20850000
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	121.96929%	DC Sem Index: 1.24200000
Med # Active Date: 01/01/1970	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02772031
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	816,685	1,177,556	545,047	100,915		2,640,203	
1a	Audit Adjustments							
2	Cost Per Diem	79.3900	114.4703	52.9841	9.8100		256.6544	
3	Cost Per Diem Inflated	82.3404	117.6435	54.9532				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	82.3404	117.6435	54.9532	9.8100		264.7471	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	80.3996		68.1248				
7	Provider Target Rate	82.0748		69.5442				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	62.8974	105.8360	81.6951	13.6500			
9	Prior Semester: Class Ceiling Target Base	67.3414		79.1810				
10	Target Rate Class Ceiling	68.3236		80.3359				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	62.8974	105.8360	54.9532	9.8100		233.4966	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	62.8974	105.8360	54.9532	9.8100		233.4966	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

SUNNYSIDE NURSING HOME

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	2,418,670.00	Total Amount	Per Diem	
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	2,265,638	11.5377
RS to Start Calcs:	1977/07	<60% of Base:	False	20% ROE(2):	566,409	0.4132
Indexed Asset Value	2,832,047	Interest Rate:	8.0000%	Insurance Cost(3):	62,568	2.9820
FRVS Base Asset:	706,660	Chase Rate:	13.0000%	Taxes Cost(3):	0	0.0000
Occup Adj Factor	0.9000	Amortization Rate:	8.0000%	Home Office(3):	3,864	0.1842
ROE Factor	0.014380	Interest Only:	False	Replacement(3&4):	41,284	0.0000
		Yearly Payment:	227,409	Total FRVS PD:		15.1171

- (1) 80% Capital (\$2,265,638) amortized at 8.0000 % for 20 years Principal & Interest of \$227,409 divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$11.5377
 (2) 20% ROE (\$566,409) times the ROE factor (0.014380) divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$0.4132
 (3) Pass-throughs: 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:	51,883
Comparison Bed	60	Effective PBS Limitation	1,710,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	62.8974	62.8974	1.1167	61.7807
Direct Care	105.8360	105.8360	1.8791	103.9569
Indirect Care	54.9532	54.9532	0.9757	53.9775
Property	9.8100	15.1171	0.2684	14.8487
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				24.4210
Supplemental Rate Add-on				9.9025
Totals	233.4966	238.8037	4.2399	268.8873

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1977/07	571,336	0.00	5.0576	3.0000	2.0576	60	100.00	571,336	1,019,340	
1978/01	66,200	0.10	6.7973	3.0000	3.7973	60	100.00	639,250	1,067,700	
1978/07		0.10	9.3367	3.0000	6.3367	60	100.00	641,168	1,126,800	
1979/01		0.20	11.4640	3.0000	8.4640	60	100.00	645,015	1,184,580	
1979/07		0.20	12.6622	3.0000	9.6622	60	100.00	648,885	1,234,320	
1980/01		0.30	15.8279	3.0000	12.8279	60	29.92	652,062	1,310,460	
1980/07		0.30	16.6385	3.0000	13.6385	60	29.92	655,254	1,360,380	
1981/01		0.40	17.4626	3.0000	14.4626	60	29.15	659,421	1,412,400	
1981/07		0.40	17.0514	3.0000	14.0514	60	29.15	663,615	1,448,940	
1982/01		0.50	16.7274	3.0000	13.7274	60	23.97	663,615	1,487,760	
1982/07		0.50	16.0251	3.0000	13.0251	60	23.97	663,615	1,521,900	
1983/04		0.60	15.6539	3.0000	12.6539	60	25.80	669,218	1,561,920	
1983/07		0.60	16.6117	3.0000	13.6117	60	25.80	674,869	1,623,720	
1984/01		0.70	14.9069	3.0000	11.9069	60	28.97	682,334	1,644,780	
1984/07		0.70	13.8248	3.0000	10.8248	60	28.97	689,881	1,676,340	
1985/01		0.80	11.9719	3.0000	8.9719	60	27.70	698,220	1,695,540	
1985/10		0.80	9.8241	3.0000	6.8241	60	27.70	706,660	1,710,000	
1986/01		0.90	7.6540	3.0000	4.6540	60	27.70	716,269	1,724,220	
1986/07		0.90	4.9514	3.0000	1.9514	60	27.70	726,009	1,720,920	
1987/01		1.00	2.9605	2.9605		60	23.62	726,009	1,751,700	
1987/07	7,499	1.00	0.9007	0.9007		60	23.62	733,508	1,765,380	
1988/01		1.00	0.9007	0.9007		60	31.76	737,323	1,779,720	
1988/07	6,380	1.00	0.5899	0.5899		60	31.76	746,215	1,778,760	
1989/01		1.00	0.5899	0.5899		60	34.73	748,995	1,789,260	
1989/07		1.00	0.5899	0.5899		60	34.73	751,785	1,801,380	
1990/01		1.00	0.5899	0.5899		60	32.44	754,401	1,810,440	
1990/07		1.00	0.5899	0.5899		60	32.44	757,026	1,821,120	
1991/01		1.00	0.5899	0.5899		60	32.44	759,660	1,831,800	
1991/07	85,534	1.00	1.4932	1.4932		60	35.40	852,495	1,859,160	
1992/01	993,311	1.00	2.0117	2.0117		60	42.83	1,859,161	1,896,540	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1992/07		1.00	1.8152	1.8152		60	42.83	1,885,441	1,930,980	
1993/01		1.00	1.7710	1.7710		60	46.20	1,913,490	1,965,180	
1993/07		1.00	1.5329	1.5329		60	46.20	1,913,490	1,995,300	5
1994/01		1.00	1.6983	1.6983		60	46.20	1,938,129	2,029,200	5
1994/07		1.00	1.5991	1.5991		60	45.56	1,991,817	2,061,660	
1995/01		1.00	1.5812	1.5812		60	41.70	2,015,696	2,094,240	
1995/07		1.00	1.5250	1.5250		60	41.70	2,039,002	2,126,160	
1996/01		1.00	1.7228	1.7228		60	44.35	2,067,328	2,162,820	
1996/07		1.00	1.3294	1.3294		60	44.35	2,089,489	2,191,560	
1997/01		1.00	1.4109	1.4109		60	51.83	2,117,270	2,222,460	
1997/07		1.00	1.0917	1.0917		60	51.83	2,139,052	2,246,700	
1998/01	22,496	0.95	1.1663	1.1663		60	48.00	2,182,232	2,272,920	
1998/07		0.95	1.0794	1.0794		60	48.00	2,201,761	2,297,460	
1999/01		0.90	1.4499	1.4499		60	44.79	2,225,158	2,330,760	
1999/07		0.90	1.2299	1.2299		60	44.79	2,245,216	2,359,440	
2000/01	32,970	0.85	1.3356	1.3356		60	48.49	2,300,659	2,390,940	
2000/07		0.85	1.1129	1.1129		60	48.49	2,319,847	2,417,520	
2001/01		0.80	1.2976	1.2976		60	47.60	2,340,689	2,448,900	
2001/07		0.80	0.9615	0.9615		60	47.60	2,356,271	2,472,420	
2002/01	10,798	0.75	1.0301	1.0301		60	50.05	2,383,635	2,497,860	
2002/07		0.75	0.8337	0.8337		60	50.05	2,397,198	2,518,680	
2003/01		0.70	1.3271	1.3271		60	49.60	2,417,281	2,552,100	
2003/07		0.70	1.1664	1.1664		60	49.60	2,435,080	2,581,860	
2004/01		0.65	1.1103	1.1103		60	48.37	2,450,536	2,610,540	
2004/07		0.65	0.8378	0.8378		60	48.37	2,462,273	2,632,440	
2005/01	19,858	0.60	0.8595	0.8595		60	49.67	2,493,598	2,655,060	
2005/07		0.60	0.7364	0.7364		60	49.67	2,503,547	2,674,620	
2006/01		0.55	0.9068	0.9068		60	48.90	2,514,647	2,698,860	
2006/07		0.55	0.8133	0.8133		60	48.90	2,524,648	2,720,820	
2007/01	13,481	0.50	1.0133	1.0133		60	42.58	2,548,033	2,748,360	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2007/07		0.50	1.1050	1.1050		60	42.58	2,558,932	2,778,720	
2008/01		0.45	0.8556	0.8556		60	37.26	2,565,606	2,802,480	
2008/07		0.45	0.6104	0.6104		60	37.26	2,570,381	2,819,580	
2009/01	15,050	0.40	1.3268	1.3268		60	32.59	2,593,514	2,857,020	
2009/07		0.40	0.6841	0.6841		60	32.59	2,597,719	2,876,580	
2010/01	90,528	0.35	0.8643	0.8643		60	36.94	2,693,525	2,901,420	
2010/07		0.35	0.7107	0.7107		60	36.94	2,698,024	2,922,060	
2011/01	40,350	0.30	0.9198	0.9198		60	42.63	2,744,144	2,948,940	
2011/07		0.30	0.9028	0.9028		60	42.63	2,749,904	2,975,580	
2012/01		0.25	0.3865	0.3865		60	42.63	2,751,963	2,987,100	
2012/07	46,817	0.25	0.9417	0.9417		60	48.96	2,804,547	3,015,240	
2013/01		0.20	0.4901	0.4901		60	48.96	2,806,994	3,030,000	
2013/07	14,902	0.20	0.6196	0.6196		60	42.33	2,824,573	3,048,780	
2014/01		0.15	0.8564	0.8564		60	42.33	2,827,366	3,074,880	
2014/07		0.15	1.2383	1.2383		60	49.03	2,832,047	3,112,980	

Message Code:

5 Uncorrected Licensure Deficiency



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195.61

Alliance Community for Retirement Living

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

Type of Ownership: Nonprofit : Church

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
130 W ARMSTRONG AVENUE	7/1/2012-6/30/2013	Number of Beds: 130	Superior: 0
DELAND, FL 32720	Days in CR 365	Maximum: 47,450	Standard: 184
County: Volusia [64]	First Used : 2014/01	Max Annualized: 47,450	Conditional: 0
Region: North Area: 4	Last Used: 2014/07	Total Patient: 41,026	Total: 184
Control: Nonprofit : Church	Unaudited	Medicare: 3,567	Inflation
Current Class North Large	Initial CR? False	Medicaid: 26,275	FY Index: 1.29878490
Class at 1/94: North Large	Medical Utilization	64.04475%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	86.46154%	Cost: 1.03716397
Open Date: 08/01/1971	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 08/01/1971	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20850000
Entered Medicaid 08/01/1971	Low Occupancy Adjustment Factor:	110.07044%	DC Sem Index: 1.24200000
Med # Active Date: 08/01/1971	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02772031
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,121,073	2,107,864	1,257,447	275,888		4,762,273	
1a	Audit Adjustments							
2	Cost Per Diem	42.6669	80.2232	47.8572	10.5000		181.2473	
3	Cost Per Diem Inflated	44.2526	82.4470	49.6358				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	44.2526	82.4470	49.6358	10.5000		186.8354	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	45.5075		53.6966				
7	Provider Target Rate	46.4557		54.8154				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	44.2526	82.4470	49.6358	10.5000		186.8354	
12/13	Medical Adjustment Rate		1.3027	0.7843				
14	Prospective Per Diem 11	44.2526	83.7497	50.4201	10.5000		188.9224	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Alliance Community for Retirement Living

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:	11,015,000.00	Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	4,386,897 8.4310
Indexed Asset Value	5,483,621	<60% of Base:	False	20% ROE(2):	1,096,724 0.3693
FRVS Base Asset:	458,153	Interest Rate:	5.4300%	Insurance Cost(3):	67,896 1.6550
Occup Adj Factor	0.9000	Chase Rate:	7.7500%	Taxes Cost(3):	7,847 0.1913
ROE Factor	0.014380	Amortization Rate:	5.4300%	Home Office(3):	0 0.0000
		Interest Only:	False	Replacement(3&4):	70,249 0.0000
		Yearly Payment:	360,045	Total FRVS PD:	10.6466

- (1) 80% Capital (\$4,386,897) amortized at 5.4300 % for 20 years Principal & Interest of \$360,045 divided by annual available days (47450) divided by Occup. Adj. (0.90) = \$8.4310
- (2) 20% ROE (\$1,096,724) times the ROE factor (0.014380) divided by annual available days (47450) divided by Occup. Adj. (0.90) = \$0.3693
- (3) Pass-throughs: 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:	51,883
Comparison Bed	60	Effective PBS Limitation	1,710,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	44.2526	44.2526	0.7857	43.4669
Direct Care	83.7497	83.7497	1.4870	82.2627
Indirect Care	50.4201	50.4201	0.8952	49.5249
Property	10.5000	10.6466	0.1890	10.4576
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	188.9224	189.0690	3.3569	195.6146

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	244,475	0.00				60	100.00	244,475	615,660	
1972/01		0.10	3.9787	3.0000	0.9787	60	100.00	245,208	640,140	
1972/07		0.10	5.9113	3.0000	2.9113	60	100.00	245,944	671,700	
1973/01		0.20	8.0622	3.0000	5.0622	60	100.00	247,420	706,320	
1973/07	20,728	0.20	10.7186	3.0000	7.7186	60	100.00	269,633	746,280	
1974/01		0.30	12.9457	3.0000	9.9457	60	100.00	272,060	785,280	
1974/07		0.30	13.0494	3.0000	10.0494	60	100.00	274,509	809,640	
1975/01		0.40	13.1399	3.0000	10.1399	60	100.00	277,803	834,660	
1975/07		0.40	14.2033	3.0000	11.2033	60	100.00	281,137	868,620	
1976/01		0.50	15.2478	3.0000	12.2478	60	100.00	285,354	903,720	
1976/07		0.50	15.7330	3.0000	12.7330	60	100.00	289,634	935,220	
1977/01		0.60	16.4836	3.0000	13.4836	60	100.00	294,847	970,320	
1977/07		0.60	18.5412	3.0000	15.5412	60	100.00	300,154	1,019,340	
1978/01		0.70	20.2809	3.0000	17.2809	60	100.00	306,457	1,067,700	
1978/07		0.70	22.8203	3.0000	19.8203	60	100.00	312,893	1,126,800	
1979/01		0.80	24.9476	3.0000	21.9476	60	100.00	320,402	1,184,580	
1979/07		0.80	26.1458	3.0000	23.1458	60	100.00	328,092	1,234,320	
1980/01		0.90	29.3115	3.0000	26.3115	60	55.21	336,950	1,310,460	
1980/07		0.90	30.1222	3.0000	27.1222	60	55.21	346,048	1,360,380	
1981/01		1.00	30.9462	3.0000	27.9462	60	55.42	356,429	1,412,400	
1981/07		1.00	30.5350	3.0000	27.5350	60	55.42	367,122	1,448,940	
1982/01		1.00	30.2110	3.0000	27.2110	60	57.43	378,136	1,487,760	
1982/07		1.00	29.5087	3.0000	26.5087	60	57.43	389,480	1,521,900	
1983/04		1.00	29.1375	3.0000	26.1375	60	51.41	400,402	1,561,920	
1983/07		1.00	30.0953	3.0000	27.0953	60	51.41	411,630	1,623,720	
1984/01	209	1.00	28.3905	3.0000	25.3905	60	48.36	422,697	1,644,780	
1984/07		1.00	27.3084	3.0000	24.3084	60	48.36	433,847	1,676,340	
1985/01	368	1.00	25.4555	3.0000	22.4555	60	51.41	446,381	1,695,540	
1985/10		1.00	23.3077	3.0000	20.3077	60	48.35	458,153	1,710,000	
1986/01		1.00	21.1376	3.0000	18.1376	60	48.35	470,236	1,724,220	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	60	48.05	482,560	1,720,920	
1987/01		1.00	16.4441	3.0000	13.4441	60	48.05	495,207	1,751,700	
1987/07		1.00	14.3448	3.0000	11.3448	60	53.99	509,790	1,765,380	
1988/01		1.00	12.2455	3.0000	9.2455	60	53.99	524,803	1,779,720	
1988/07		1.00	9.8354	3.0000	6.8354	60	49.04	538,841	1,778,760	
1989/01		1.00	7.4253	3.0000	4.4253	60	49.04	553,255	1,789,260	
1989/07		1.00	5.0152	3.0000	2.0152	60	42.71	566,144	1,801,380	
1990/01		1.00	2.6051	2.6051		60	42.71	577,597	1,810,440	
1990/07		1.00	0.5899	0.5899		60	41.74	580,183	1,821,120	
1991/01		1.00	0.5899	0.5899		60	41.74	582,780	1,831,800	
1991/07	49,010	1.00	1.4932	1.4932		60	48.01	639,386	1,859,160	
1992/01		0.95	2.0117	2.0117		60	48.01	650,052	1,896,540	
1992/07		0.95	1.8152	1.8152		60	49.97	660,236	1,930,980	
1993/01		0.90	1.7710	1.7710		60	49.97	669,797	1,965,180	
1993/07		0.90	1.5329	1.5329		60	50.94	678,355	1,995,300	
1994/01		0.85	1.6983	1.6983		60	50.94	687,425	2,029,200	
1994/07		0.85	1.5991	1.5991		60	54.00	696,599	2,061,660	
1995/01		0.80	1.5812	1.5812		60	54.00	705,251	2,094,240	
1995/07		0.80	1.5250	1.5250		60	55.32	713,855	2,126,160	
1996/01		0.75	1.7228	1.7228		60	55.32	723,079	2,162,820	
1996/07	14,128	0.75	1.3294	1.3294		60	60.45	744,417	2,191,560	
1997/01	2,779,127	0.70	1.4109	1.4109		130	59.05	3,530,896	4,815,330	
1997/07		0.70	1.0917	1.0917		130	59.05	3,557,879	4,867,850	
1998/01	1,135,972	0.65	1.1663	1.1663		130	54.04	4,720,352	4,924,660	
1998/07	44,782	0.65	1.0794	1.0794		130	59.01	4,765,134	4,977,830	5
1999/01		0.60	1.4499	1.4499		130	59.01	4,839,992	5,049,980	
1999/07	38,448	0.60	1.2299	1.2299		130	61.91	4,878,440	5,112,120	5
2000/01		0.55	1.3356	1.3356		130	61.91	4,950,253	5,180,370	
2000/07	41,086	0.55	1.1129	1.1129		130	62.65	5,021,639	5,237,960	
2001/01		0.50	1.2976	1.2976		130	62.65	5,054,219	5,305,950	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07	30,960	0.50	0.9615	0.9615		130	64.13	5,109,480	5,356,910	
2002/01		0.45	1.0301	1.0301		130	64.13	5,133,162	5,412,030	
2002/07		0.45	0.8337	0.8337		130	66.77	5,152,422	5,457,140	
2003/01		0.40	1.3271	1.3271		130	66.77	5,179,771	5,529,550	
2003/07	32,183	0.40	1.1664	1.1664		130	69.86	5,236,123	5,594,030	
2004/01		0.35	1.1103	1.1103		130	69.86	5,256,471	5,656,170	
2004/07		0.35	0.8378	0.8378		130	59.52	5,271,883	5,703,620	
2005/01		0.30	0.8595	0.8595		130	59.52	5,285,479	5,752,630	
2005/07		0.30	0.7364	0.7364		130	59.52	5,297,155	5,795,010	
2006/01		0.25	0.9068	0.9068		130	57.79	5,309,164	5,847,530	
2006/07		0.25	0.8133	0.8133		130	57.79	5,319,958	5,895,110	
2007/01		0.20	1.0133	1.0133		130	57.79	5,330,742	5,954,780	
2007/07		0.20	1.1050	1.1050		130	54.87	5,342,495	6,020,560	
2008/01	57,009	0.15	0.8556	0.8556		130	48.73	5,405,577	6,072,040	
2008/07		0.15	0.6104	0.6104		130	48.73	5,409,964	6,109,090	
2009/01		0.10	1.3268	1.3268		130	48.73	5,416,325	6,190,210	
2009/07	32,580	0.10	0.6841	0.6841		130	54.92	5,452,604	6,232,590	
2010/01		0.05	0.8643	0.8643		130	54.92	5,454,956	6,286,410	
2010/07		0.05	0.7107	0.7107		130	55.96	5,456,893	6,331,130	
2011/01		0.00	0.9198	0.9198		130	59.45	5,456,893	6,389,370	
2011/07		0.00	0.9028	0.9028		130	59.45	5,456,893	6,447,090	
2012/01		0.00	0.3865	0.3865		130	59.45	5,456,893	6,472,050	
2012/07	26,728	0.00	0.9417	0.9417		130	59.27	5,483,621	6,533,020	
2013/01		0.00	0.4901	0.4901		130	65.37	5,483,621	6,565,000	
2013/07		0.00	0.6196	0.6196		130	65.37	5,483,621	6,605,690	
2014/01		0.00	0.8564	0.8564		130	64.04	5,483,621	6,662,240	
2014/07		0.00	1.2383	1.2383		130	64.04	5,483,621	6,744,790	

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
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MIRACLE HILL NURSING AND REHABILITATION CENTERS, I

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective
 Type of Ownership: Nonprofit : 501(c)(3) Organization

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1329 ABRAHAM STREET	7/1/2012-6/30/2013	Number of Beds: 120	Superior: 0
TALLAHASSEE , FL 32304	Days in CR 365	Maximum: 43,800	Standard: 116
County: Leon [37]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 68
Region: North Area: 2	Last Used: 2014/07	Total Patient: 42,582	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 3,873	Inflation
Current Class North Large	Initial CR? False	Medicaid: 34,597	FY Index: 1.29878490
Class at 1/94: North Large	Medical Utilization	81.24795%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	97.21918%	Cost: 1.03716397
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20850000
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	123.76552%	DC Sem Index: 1.24200000
Med # Active Date: 01/01/1970	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02772031
Previous Med #			PS Target: 1.02083595

Rate Calculations							
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Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,454,987	2,590,789	1,488,682	494,391		6,028,849	
1a	Audit Adjustments							
2	Cost Per Diem	42.0553	74.8848	43.0292	14.2900		174.2593	
3	Cost Per Diem Inflated	43.6182	76.9606	44.6283				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	43.6182	76.9606	44.6283	14.2900		179.4971	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	45.7525		51.2053				
7	Provider Target Rate	46.7058		52.2722				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	43.6182	76.9606	44.6283	13.6500		178.8571	
12/13	Medical Adjustment Rate		1.7056	0.9891				
14	Prospective Per Diem 11	43.6182	78.6662	45.6174	13.6500		181.5518	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

MIRACLE HILL NURSING AND REHABILITATION CENTERS, I

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	5,759,900.00	Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	4,483,615 13.4073
Indexed Asset Value	5,604,519	<60% of Base:	False	20% ROE(2):	1,120,904 0.4089
FRVS Base Asset:	835,478	Interest Rate:	10.2600%	Insurance Cost(3):	24,491 0.5751
Occup Adj Factor	0.9000	Chase Rate:	8.7400%	Taxes Cost(3):	0 0.0000
ROE Factor	0.014380	Amortization Rate:	10.2600%	Home Office(3):	0 0.0000
		Interest Only:	False	Replacement(3&4):	60,941 0.0000
		Yearly Payment:	528,516	Total FRVS PD:	14.3913

- (1) 80% Capital (\$4,483,615) amortized at 10.2600 % for 20 years Principal & Interest of \$528,516 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$13.4073
- (2) 20% ROE (\$1,120,904) times the ROE factor (0.014380) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.4089
- (3) Pass-throughs: 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:	51,883
Comparison Bed	60	Effective PBS Limitation	1,710,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	43.6182	43.6182	0.7744	42.8438
Direct Care	78.6662	78.6662	1.3967	77.2695
Indirect Care	45.6174	45.6174	0.8099	44.8075
Property	13.6500	14.3913	0.2555	14.1358
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				24.2696
Supplemental Rate Add-on				9.9025
Totals	181.5518	182.2931	3.2365	213.2287

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	409,113	0.00				60	100.00	409,113	615,660	
1972/01		0.10	3.9787	3.0000	0.9787	60	100.00	410,340	640,140	
1972/07		0.10	5.9113	3.0000	2.9113	60	100.00	411,571	671,700	
1973/01	1,975	0.20	8.0622	3.0000	5.0622	60	100.00	416,015	706,320	
1973/07		0.20	10.7186	3.0000	7.7186	60	100.00	418,511	746,280	
1974/01		0.30	12.9457	3.0000	9.9457	60	100.00	422,278	785,280	
1974/07	20,231	0.30	13.0494	3.0000	10.0494	60	100.00	446,310	809,640	
1975/01		0.40	13.1399	3.0000	10.1399	60	100.00	451,666	834,660	
1975/07	6,854	0.40	14.2033	3.0000	11.2033	60	100.00	463,940	868,620	
1976/01	3,715	0.50	15.2478	3.0000	12.2478	60	100.00	474,614	903,720	
1976/07		0.50	15.7330	3.0000	12.7330	60	100.00	481,733	935,220	
1977/01		0.60	16.4836	3.0000	13.4836	60	100.00	490,404	970,320	
1977/07		0.60	18.5412	3.0000	15.5412	60	100.00	499,231	1,019,340	
1978/01	9,176	0.70	20.2809	3.0000	17.2809	60	100.00	518,891	1,067,700	
1978/07		0.70	22.8203	3.0000	19.8203	60	100.00	529,788	1,126,800	
1979/01		0.80	24.9476	3.0000	21.9476	60	100.00	542,503	1,184,580	
1979/07	3,523	0.80	26.1458	3.0000	23.1458	60	100.00	559,046	1,234,320	
1980/01		0.90	29.3115	3.0000	26.3115	60	98.25	574,140	1,310,460	
1980/07	4,163	0.90	30.1222	3.0000	27.1222	60	98.25	593,805	1,360,380	
1981/01	3,519	1.00	30.9462	3.0000	27.9462	60	98.16	615,138	1,412,400	
1981/07		1.00	30.5350	3.0000	27.5350	60	98.16	633,592	1,448,940	
1982/01	5,675	1.00	30.2110	3.0000	27.2110	60	96.05	658,275	1,487,760	
1982/07		1.00	29.5087	3.0000	26.5087	60	100.00	678,023	1,521,900	
1983/04	10,828	1.00	29.1375	3.0000	26.1375	60	100.00	709,192	1,561,920	
1983/07		1.00	30.0953	3.0000	27.0953	60	100.00	730,468	1,623,720	
1984/01	3,388	1.00	28.3905	3.0000	25.3905	60	100.00	755,770	1,644,780	
1984/07		1.00	27.3084	3.0000	24.3084	60	94.97	778,443	1,676,340	
1985/01		1.00	25.4555	3.0000	22.4555	60	94.97	801,796	1,695,540	
1985/10	9,628	1.00	23.3077	3.0000	20.3077	60	98.33	835,478	1,710,000	
1986/01		1.00	21.1376	3.0000	18.1376	60	98.33	860,542	1,724,220	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	60	98.33	886,358	1,720,920	
1987/01		1.00	16.4441	3.0000	13.4441	60	95.83	912,949	1,751,700	
1987/07		1.00	14.3448	3.0000	11.3448	60	95.83	940,337	1,765,380	
1988/01		1.00	12.2455	3.0000	9.2455	60	93.70	968,547	1,779,720	
1988/07		1.00	9.8354	3.0000	6.8354	60	93.70	997,603	1,778,760	
1989/01	9,362	1.00	7.4253	3.0000	4.4253	60	93.78	1,036,893	1,789,260	
1989/07		1.00	5.0152	3.0000	2.0152	60	93.78	1,068,000	1,801,380	
1990/01	50,499	1.00	2.6051	2.6051		60	94.17	1,146,321	1,810,440	
1990/07		1.00	0.5899	0.5899		60	94.17	1,153,083	1,821,120	
1991/01	7,445	1.00	0.5899	0.5899		60	93.41	1,167,330	1,831,800	
1991/07		1.00	1.4932	1.4932		60	93.41	1,184,761	1,859,160	
1992/01	11,397	0.95	2.0117	2.0117		60	93.71	1,218,800	1,896,540	
1992/07		0.95	1.8152	1.8152		60	93.71	1,239,817	1,930,980	
1993/01		0.90	1.7710	1.7710		60	94.99	1,259,578	1,965,180	
1993/07		0.90	1.5329	1.5329		60	94.99	1,276,955	1,995,300	
1994/01		0.85	1.6983	1.6983		60	96.52	1,295,389	2,029,200	
1994/07		0.85	1.5991	1.5991		60	96.52	1,312,996	2,061,660	
1995/01	14,354	0.80	1.5812	1.5812		60	90.13	1,343,959	2,094,240	
1995/07		0.80	1.5250	1.5250		60	90.13	1,360,355	2,126,160	
1996/01		0.75	1.7228	1.7228		60	90.53	1,377,932	2,162,820	
1996/07		0.75	1.3294	1.3294		60	90.53	1,391,671	2,191,560	
1997/01		0.70	1.4109	1.4109		60	93.04	1,405,415	2,222,460	
1997/07		0.70	1.0917	1.0917		60	93.04	1,416,155	2,246,700	
1998/01		0.65	1.1663	1.1663		60	93.91	1,426,891	2,272,920	
1998/07		0.65	1.0794	1.0794		60	93.91	1,436,902	2,297,460	
1999/01	3,927,866	0.60	1.4499	1.4499		120	94.75	4,661,520	4,661,520	8
1999/07	880,680	0.60	1.2299	1.2299		120	94.85	5,576,597	4,718,880	6
2000/01	75,339	0.55	1.3356	1.3356		120	90.93	5,576,597	4,781,880	3
2000/07		0.55	1.1129	1.1129		120	90.93	5,576,597	4,835,040	3
2001/01	251,557	0.50	1.2976	1.2976		120	89.87	5,576,597	4,897,800	3



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		0.50	0.9615	0.9615		120	89.87	5,576,597	4,944,840	3
2002/01		0.45	1.0301	1.0301		120	90.08	5,576,597	4,995,720	3
2002/07		0.45	0.8337	0.8337		120	90.08	5,576,597	5,037,360	3
2003/01	362,281	0.40	1.3271	1.3271		120	92.03	5,576,597	5,104,200	3
2003/07		0.40	1.1664	1.1664		120	92.03	5,576,597	5,163,720	3
2004/01		0.35	1.1103	1.1103		120	92.97	5,576,597	5,221,080	3
2004/07		0.35	0.8378	0.8378		120	92.97	5,576,597	5,264,880	3
2005/01		0.30	0.8595	0.8595		120	94.70	5,576,597	5,310,120	3
2005/07		0.30	0.7364	0.7364		120	94.70	5,576,597	5,349,240	3
2006/01		0.25	0.9068	0.9068		120	94.70	5,576,597	5,397,720	3
2006/07		0.25	0.8133	0.8133		120	90.76	5,576,597	5,441,640	3
2007/01		0.20	1.0133	1.0133		120	90.76	5,576,597	5,496,720	3
2007/07		0.20	1.1050	1.1050		120	91.08	5,576,597	5,557,440	3
2008/01		0.15	0.8556	0.8556		120	80.33	5,583,752	5,604,960	
2008/07		0.15	0.6104	0.6104		120	80.33	5,588,867	5,639,160	
2009/01		0.10	1.3268	1.3268		120	80.33	5,596,283	5,714,040	
2009/07		0.10	0.6841	0.6841		120	81.74	5,600,111	5,753,160	
2010/01		0.05	0.8643	0.8643		120	81.74	5,602,530	5,802,840	
2010/07		0.05	0.7107	0.7107		120	85.36	5,604,519	5,844,120	
2011/01		0.00	0.9198	0.9198		120	85.36	5,604,519	5,897,880	
2011/07		0.00	0.9028	0.9028		120	86.68	5,604,519	5,951,160	
2012/01		0.00	0.3865	0.3865		120	86.68	5,604,519	5,974,200	
2012/07		0.00	0.9417	0.9417		120	82.03	5,604,519	6,030,480	
2013/01		0.00	0.4901	0.4901		120	82.03	5,604,519	6,060,000	
2013/07		0.00	0.6196	0.6196		120	79.14	5,604,519	6,097,560	
2014/01		0.00	0.8564	0.8564		120	79.14	5,604,519	6,149,760	
2014/07		0.00	1.2383	1.2383		120	81.25	5,604,519	6,225,960	5

Message Code:

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



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Avante at Leesburg

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

Provider Information	Cost Report	Patient Days	Ratings Days
2000 EDGEWOOD AVE	6/1/2012-5/31/2013	Number of Beds: 116	Superior: 0
LEESBURG, FL 34748	Days in CR 365	Maximum: 42,340	Standard: 184
County: Lake [35]	First Used : 2014/01	Max Annualized: 42,340	Conditional: 0
Region: North Area: 3	Last Used: 2014/07	Total Patient: 35,731	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 7,006	Inflation
Current Class North Large	Initial CR? False	Medicaid: 24,762	FY Index: 1.29575017
Class at 1/94: North Large	Medical Utilization	69.30117%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	84.39065%	Cost: 1.03959307
Open Date: 09/01/1965	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 09/01/1965	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20749917
Entered Medicaid 04/01/1980	Low Occupancy Adjustment Factor:	107.43408%	DC Sem Index: 1.24200000
Med # Active Date: 01/01/1991	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02857214
Previous Med # 206016			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,040,499	2,108,047	1,485,538	142,382		4,776,465	
1a	Audit Adjustments							
2	Cost Per Diem	42.0200	85.1323	59.9927	5.7500		192.8950	
3	Cost Per Diem Inflated	43.6837	87.5647	62.3680				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	43.6837	87.5647	62.3680	5.7500		199.3664	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	52.2577		69.7131				
7	Provider Target Rate	53.3465		71.1656				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	43.6837	87.5647	60.1169	5.7500		197.1153	
12/13	Medical Adjustment Rate		1.9014	1.3054				
14	Prospective Per Diem 11	43.6837	89.4661	61.4223	5.7500		200.3221	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Avante at Leesburg

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/01/1991	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	400,000.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	3,197,630	10.4328
Indexed Asset Value	3,997,038	<60% of Base:	True	20% ROE(2):	799,408	0.2950
FRVS Base Asset:	1,850,668	Interest Rate:	6.5000%	Insurance Cost(3):	35,743	1.0003
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	27,300	0.7640
ROE Factor	0.014060	Amortization Rate:	12.5000%	Home Office(3):	30,298	0.8479
		Interest Only:	True	Replacement(3&4):	37,437	0.0000
		Yearly Payment:	397,553	Total FRVS PD:		13.3400

- (1) 80% Capital (\$3,197,630) amortized at 12.5000 % for 20 years Interest of \$397,553 divided by annual available days (42340) divided by Occup. Adj. (0.900) = \$10.4328
- (2) 20% ROE (\$799,408) times the ROE factor (0.014060) divided by annual available days (42340) divided by Occup. Adj. (0.900) = \$0.2950
- (3) Pass-throughs: 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:	51,883
Comparison Bed	116	Effective PBS Limitation	3,306,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	43.6837	43.6837	0.7756	42.9081
Direct Care	89.4661	89.4661	1.5885	87.8776
Indirect Care	61.4223	61.4223	1.0906	60.3317
Property	5.7500	13.3400	0.2369	13.1031
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.0677
Supplemental Rate Add-on				9.9025
Totals	200.3221	207.9121	3.6916	235.1907

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	946,558	0.00				116	100.00	946,558	1,190,276	
1972/01		0.10	3.9787	3.0000	0.9787	116	100.00	949,398	1,237,604	
1972/07		0.10	5.9113	3.0000	2.9113	116	100.00	952,246	1,298,620	
1973/01		0.20	8.0622	3.0000	5.0622	116	100.00	957,959	1,365,552	
1973/07		0.20	10.7186	3.0000	7.7186	116	100.00	963,707	1,442,808	
1974/01	9,112	0.30	12.9457	3.0000	9.9457	116	100.00	981,492	1,518,208	
1974/07		0.30	13.0494	3.0000	10.0494	116	100.00	990,325	1,565,304	
1975/01		0.40	13.1399	3.0000	10.1399	116	100.00	1,002,209	1,613,676	
1975/07		0.40	14.2033	3.0000	11.2033	116	100.00	1,014,236	1,679,332	
1976/01		0.50	15.2478	3.0000	12.2478	116	100.00	1,029,450	1,747,192	
1976/07	1,471	0.50	15.7330	3.0000	12.7330	116	100.00	1,046,363	1,808,092	
1977/01		0.60	16.4836	3.0000	13.4836	116	100.00	1,065,198	1,875,952	
1977/07		0.60	18.5412	3.0000	15.5412	116	100.00	1,084,372	1,970,724	
1978/01		0.70	20.2809	3.0000	17.2809	116	100.00	1,107,144	2,064,220	
1978/07		0.70	22.8203	3.0000	19.8203	116	100.00	1,130,394	2,178,480	
1979/01		0.80	24.9476	3.0000	21.9476	116	100.00	1,157,523	2,290,188	
1979/07		0.80	26.1458	3.0000	23.1458	116	100.00	1,185,304	2,386,352	
1980/01	29,135	0.90	29.3115	3.0000	26.3115	116	55.00	1,246,442	2,533,556	
1980/07	9,328	0.90	30.1222	3.0000	27.1222	116	55.00	1,289,424	2,630,068	
1981/01	27,511	1.00	30.9462	3.0000	27.9462	116	76.96	1,355,618	2,730,640	
1981/07		1.00	30.5350	3.0000	27.5350	116	76.96	1,396,287	2,801,284	
1982/01	1,111	1.00	30.2110	3.0000	27.2110	116	77.80	1,439,287	2,876,336	
1982/07		1.00	29.5087	3.0000	26.5087	116	77.80	1,482,466	2,942,340	
1983/04	12,710	1.00	29.1375	3.0000	26.1375	116	79.50	1,539,650	3,019,712	
1983/07	4,554	1.00	30.0953	3.0000	27.0953	116	79.50	1,590,394	3,139,192	
1984/01	29,093	1.00	28.3905	3.0000	25.3905	116	81.97	1,667,199	3,179,908	
1984/07	10,834	1.00	27.3084	3.0000	24.3084	116	81.97	1,728,049	3,240,924	
1985/01	16,875	1.00	25.4555	3.0000	22.4555	116	87.92	1,796,765	3,278,044	
1985/10		1.00	23.3077	3.0000	20.3077	116	81.97	1,850,668	3,306,000	
1986/01		1.00	21.1376	3.0000	18.1376	116	87.92	1,906,188	3,333,492	



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1986/07		1.00	18.4350	3.0000	15.4350	116	87.92	1,963,374	3,327,112	
1987/01	15,414	1.00	16.4441	3.0000	13.4441	116	86.86	2,037,689	3,386,620	
1987/07		1.00	14.3448	3.0000	11.3448	116	86.86	2,098,820	3,413,068	
1988/01		1.00	12.2455	3.0000	9.2455	116	86.37	2,161,785	3,440,792	
1988/07		1.00	9.8354	3.0000	6.8354	116	86.37	2,226,639	3,438,936	
1989/01		1.00	7.4253	3.0000	4.4253	116	86.33	2,293,438	3,459,236	
1989/07		1.00	5.0152	3.0000	2.0152	116	86.33	2,362,241	3,482,668	
1990/01		1.00	2.6051	2.6051		116	82.79	2,423,780	3,500,184	
1990/07		1.00	0.5899	0.5899		116	82.79	2,438,078	3,520,832	
1991/01		1.00	0.5899	0.5899		116	85.21	2,452,460	3,541,480	
1991/07		1.00	1.4932	1.4932		116	85.21	2,489,080	3,594,376	
1992/01	43,750	0.95	2.0117	2.0117		116	85.21	2,580,399	3,666,644	
1992/07		0.95	1.8152	1.8152		116	85.21	2,624,895	3,733,228	
1993/01		0.90	1.7710	1.7710		116	85.21	2,666,733	3,799,348	
1993/07		0.90	1.5329	1.5329		116	85.21	2,703,523	3,857,580	
1994/01	25,413	0.85	1.6983	1.6983		116	86.72	2,767,964	3,923,120	
1994/07		0.85	1.5991	1.5991		116	86.72	2,805,586	3,985,876	
1995/01	28,048	0.80	1.5812	1.5812		116	81.48	2,869,125	4,048,864	
1995/07		0.80	1.5250	1.5250		116	81.48	2,904,128	4,110,576	
1996/01		0.75	1.7228	1.7228		116	68.38	2,941,652	4,181,452	
1996/07		0.75	1.3294	1.3294		116	68.38	2,970,983	4,237,016	
1997/01	38,090	0.70	1.4109	1.4109		116	62.97	3,038,414	4,296,756	
1997/07		0.70	1.0917	1.0917		116	62.97	3,061,634	4,343,620	
1998/01	346,586	0.65	1.1663	1.1663		116	56.03	3,431,430	4,394,312	
1998/07		0.65	1.0794	1.0794		116	56.03	3,455,505	4,441,756	
1999/01		0.60	1.4499	1.4499		116	49.50	3,482,558	4,506,136	
1999/07		0.60	1.2299	1.2299		116	49.50	3,505,686	4,561,584	
2000/01	54,994	0.55	1.3356	1.3356		116	51.66	3,584,869	4,622,484	
2000/07		0.55	1.1129	1.1129		116	51.66	3,605,479	4,673,872	
2001/01	55,252	0.50	1.2976	1.2976		116	57.63	3,684,123	4,734,540	



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2001/07		0.50	0.9615	0.9615		116	57.63	3,701,836	4,780,012	
2002/01	49,797	0.45	1.0301	1.0301		116	51.16	3,767,593	4,829,196	
2002/07		0.45	0.8337	0.8337		116	51.16	3,780,742	4,869,448	
2003/01	23,810	0.40	1.3271	1.3271		116	48.25	3,822,157	4,934,060	
2003/07		0.40	1.1664	1.1664		116	48.25	3,837,802	4,991,596	
2004/01		0.35	1.1103	1.1103		116	46.71	3,850,468	5,047,044	
2004/07		0.35	0.8378	0.8378		116	46.71	3,860,056	5,089,384	
2005/01		0.30	0.8595	0.8595		116	42.57	3,867,761	5,133,116	
2005/07		0.30	0.7364	0.7364		116	42.57	3,874,374	5,170,932	
2006/01		0.25	0.9068	0.9068		116	40.96	3,880,915	5,217,796	
2006/07		0.25	0.8133	0.8133		116	40.96	3,886,791	5,260,252	
2007/01		0.20	1.0133	1.0133		116	46.06	3,893,389	5,313,496	
2007/07		0.20	1.1050	1.1050		116	46.06	3,900,595	5,372,192	
2008/01		0.15	0.8556	0.8556		116	42.60	3,904,471	5,418,128	
2008/07		0.15	0.6104	0.6104		116	42.60	3,907,241	5,451,188	
2009/01		0.10	1.3268	1.3268		116	37.14	3,910,742	5,523,572	
2009/07		0.10	0.6841	0.6841		116	37.14	3,912,548	5,561,388	
2010/01	47,860	0.05	0.8643	0.8643		116	46.98	3,961,852	5,609,412	
2010/07		0.05	0.7107	0.7107		116	46.98	3,963,053	5,649,316	
2011/01		0.00	0.9198	0.9198		116	53.62	3,963,053	5,701,284	
2011/07		0.00	0.9028	0.9028		116	53.62	3,963,053	5,752,788	
2012/01		0.00	0.3865	0.3865		116	63.12	3,963,053	5,775,060	
2012/07		0.00	0.9417	0.9417		116	63.12	3,963,053	5,829,464	
2013/01	33,985	0.00	0.4901	0.4901		116	70.38	3,997,038	5,858,000	
2013/07		0.00	0.6196	0.6196		116	70.38	3,997,038	5,894,308	
2014/01		0.00	0.8564	0.8564		116	69.30	3,997,038	5,944,768	
2014/07		0.00	1.2383	1.2383		116	69.30	3,997,038	6,018,428	

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 07/01/2014 through 12/31/2014

0 203165-00 - 2014/07
264.21

Villa Maria Nursing & Rehabilitation

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

Provider Information	Cost Report	Patient Days	Ratings Days
1050 NE 125TH STREET	10/1/2012-9/30/2013	Number of Beds: 212	Superior: 0
NORTH MIAMI, FL 33161	Days in CR 365	Maximum: 77,380	Standard: 184
County: Dade [13]	First Used : 2014/07	Max Annualized: 77,380	Conditional: 0
Region: South Area: 11	Last Used: 2014/07	Total Patient: 73,231	Total: 184
Control: Nonprofit : Church	Unaudited	Medicare: 5,715	Inflation
Current Class South Large	Initial CR? False	Medicaid: 50,931	FY Index: 1.30932625
Class at 1/94: South Large	Medical Utilization	69.54842%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	94.63815%	Cost: 1.02881379
Open Date: 12/01/1970	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 12/01/1970	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21150000
Entered Medicaid 12/01/1970	Low Occupancy Adjustment Factor:	120.47973%	DC Sem Index: 1.24200000
Med # Active Date: 01/01/1970	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02517540
Previous Med #			PS Target: 1.02083595

Rate Calculations							
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Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,615,305	4,855,387	3,275,915	1,126,084	18,804	11,891,495	
1a	Audit Adjustments							
2	Cost Per Diem	51.3500	95.3326	64.3206	22.1100	0.3692	233.4824	
3	Cost Per Diem Inflated	52.8296	97.7326	66.1739				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	52.8296	97.7326	66.1739	22.1100	0.3692	239.2153	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	60.5831		81.5943				
7	Provider Target Rate	61.8454		83.2944				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	52.8296	97.7326	63.9416	13.6500	0.3692	228.5230	
12/13	Medical Adjustment Rate		2.1493	1.4062				
14	Prospective Per Diem 11	52.8296	99.8819	65.3478	13.6500	0.3692	232.0785	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Villa Maria Nursing & Rehabilitation

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	07/01/2010	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	6,375,000.00	Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	8,714,395 14.0163
Indexed Asset Value	10,892,994	<60% of Base:	False	20% ROE(2):	2,178,599 0.5215
FRVS Base Asset:	5,676,585	Interest Rate:	9.5200%	Insurance Cost(3):	195,626 2.6714
Occup Adj Factor	0.9000	Chase Rate:	9.5000%	Taxes Cost(3):	0 0.0000
ROE Factor	0.016670	Amortization Rate:	9.5200%	Home Office(3):	72,411 0.9888
		Interest Only:	False	Replacement(3&4):	548,178 0.0000
		Yearly Payment:	976,121	Total FRVS PD:	18.1980

- (1) 80% Capital (\$8,714,395) amortized at 9.5200 % for 20 years Principal & Interest of \$976,121 divided by annual available days (77380) divided by Occup. Adj. (0.900) = \$14.0163
- (2) 20% ROE (\$2,178,599) times the ROE factor (0.016670) divided by annual available days (77380) divided by Occup. Adj. (0.900) = \$0.5215
- (3) Pass-throughs: 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:	51,883
Comparison Bed	212	Effective PBS Limitation	6,042,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	52.8296	52.8296	0.9380	51.8916
Direct Care	99.8819	99.8819	1.7734	98.1085
Indirect Care	65.3478	65.3478	1.1603	64.1875
Property	13.6500	18.1980	0.3231	17.8749
ROE	0.3692	0.2779	0.0049	0.2730
ROE Adjustment	-0.2779	-0.2779	-0.0049	-0.2730
Quality Assess-Medicaid Share				22.2423
Supplemental Rate Add-on				9.9025
Totals	231.8006	236.2573	4.1948	264.2073

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	2,805,652	0.00				212	100.00	2,805,652	2,175,332	
1972/01	10,187	0.10	3.9787	3.0000	0.9787	212	100.00	2,824,256	2,261,828	
1972/07		0.10	5.9113	3.0000	2.9113	212	100.00	2,832,729	2,373,340	
1973/01	36,301	0.20	8.0622	3.0000	5.0622	212	100.00	2,886,026	2,495,664	
1973/07		0.20	10.7186	3.0000	7.7186	212	100.00	2,903,342	2,636,856	
1974/01	10,605	0.30	12.9457	3.0000	9.9457	212	100.00	2,940,077	2,774,656	
1974/07		0.30	13.0494	3.0000	10.0494	212	100.00	2,966,538	2,860,728	
1975/01	35,304	0.40	13.1399	3.0000	10.1399	212	100.00	3,037,440	2,949,132	
1975/07		0.40	14.2033	3.0000	11.2033	212	100.00	3,073,889	3,069,124	
1976/01		0.50	15.2478	3.0000	12.2478	212	100.00	3,119,997	3,193,144	
1976/07		0.50	15.7330	3.0000	12.7330	212	100.00	3,166,797	3,304,444	
1977/01		0.60	16.4836	3.0000	13.4836	212	100.00	3,223,799	3,428,464	
1977/07		0.60	18.5412	3.0000	15.5412	212	100.00	3,281,827	3,601,668	
1978/01	2,929	0.70	20.2809	3.0000	17.2809	212	100.00	3,353,674	3,772,540	
1978/07		0.70	22.8203	3.0000	19.8203	212	100.00	3,424,101	3,981,360	
1979/01	21,226	0.80	24.9476	3.0000	21.9476	212	100.00	3,527,505	4,185,516	
1979/07		0.80	26.1458	3.0000	23.1458	212	100.00	3,612,165	4,361,264	
1980/01		0.90	29.3115	3.0000	26.3115	212	12.10	3,612,165	4,630,292	
1980/07		0.90	30.1222	3.0000	27.1222	212	12.10	3,612,165	4,806,676	
1981/01	5,000	1.00	30.9462	3.0000	27.9462	212	12.10	3,617,165	4,990,480	
1981/07		1.00	30.5350	3.0000	27.5350	212	12.10	3,617,165	5,119,588	
1982/01	1,148,021	1.00	30.2110	3.0000	27.2110	212	12.10	4,765,186	5,256,752	
1982/07		1.00	29.5087	3.0000	26.5087	272	67.37	4,908,142	6,899,280	
1983/04	285,914	1.00	29.1375	3.0000	26.1375	272	67.37	5,341,300	7,080,704	
1983/07		1.00	30.0953	3.0000	27.0953	272	67.37	5,501,539	7,360,864	
1984/01		1.00	28.3905	3.0000	25.3905	272	67.37	5,666,585	7,456,336	
1984/07		1.00	27.3084	3.0000	24.3084	272	12.48	5,666,585	7,599,408	
1985/01	10,000	1.00	25.4555	3.0000	22.4555	272	12.48	5,676,585	7,686,448	
1985/10		1.00	23.3077	3.0000	20.3077	212	14.69	5,676,585	6,042,000	
1986/01		1.00	21.1376	3.0000	18.1376	212	14.69	5,676,585	6,092,244	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	212	16.85	5,676,585	6,080,584	
1987/01		1.00	16.4441	3.0000	13.4441	212	16.85	5,676,585	6,189,340	
1987/07		1.00	14.3448	3.0000	11.3448	212	19.25	5,676,585	6,237,676	
1988/01		1.00	12.2455	3.0000	9.2455	212	19.25	5,676,585	6,288,344	
1988/07		1.00	9.8354	3.0000	6.8354	212	19.25	5,676,585	6,284,952	
1989/01	628,306	1.00	7.4253	3.0000	4.4253	212	16.27	6,304,891	6,322,052	
1989/07	446,374	1.00	5.0152	3.0000	2.0152	212	13.47	6,751,265	6,364,876	
1990/01		1.00	2.6051	2.6051		212	13.47	6,751,265	6,396,888	
1990/07	698,348	1.00	0.5899	0.5899		212	12.70	7,449,613	6,434,624	
1991/01		1.00	0.5899	0.5899		212	12.70	7,449,613	6,472,360	
1991/07	383,310	1.00	1.4932	1.4932		212	15.57	7,832,923	6,569,032	
1992/01		0.95	2.0117	2.0117		212	15.57	7,832,923	6,701,108	
1992/07	79,367	0.95	1.8152	1.8152		212	22.00	7,912,290	6,822,796	
1993/01		0.90	1.7710	1.7710		212	22.00	7,912,290	6,943,636	
1993/07		0.90	1.5329	1.5329		212	24.40	7,912,290	7,050,060	
1994/01		0.85	1.6983	1.6983		212	24.40	7,912,290	7,169,840	
1994/07		0.85	1.5991	1.5991		212	30.03	7,971,009	7,284,532	
1995/01		0.80	1.5812	1.5812		212	30.03	8,026,064	7,399,648	
1995/07	82,883	0.80	1.5250	1.5250		212	37.79	8,176,226	7,512,432	
1996/01		0.75	1.7228	1.7228		212	37.79	8,248,814	7,641,964	
1996/07		0.75	1.3294	1.3294		212	46.01	8,248,814	7,743,512	3
1997/01		0.70	1.4109	1.4109		212	46.01	8,248,814	7,852,692	3
1997/07	59,882	0.70	1.0917	1.0917		212	58.45	8,248,814	7,938,340	3
1998/01		0.65	1.1663	1.1663		212	58.45	8,248,814	8,030,984	3
1998/07	37,905	0.65	1.0794	1.0794		212	63.11	8,248,814	8,117,692	3
1999/01		0.60	1.4499	1.4499		212	63.11	8,248,814	8,235,352	3
1999/07	399,818	0.60	1.2299	1.2299		212	66.78	8,336,688	8,336,688	8
2000/01		0.55	1.3356	1.3356		212	66.78	8,397,929	8,447,988	
2000/07	38,061	0.55	1.1129	1.1129		212	71.63	8,487,394	8,541,904	
2001/01		0.50	1.2976	1.2976		212	71.63	8,542,460	8,652,780	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07	360,358	0.50	0.9615	0.9615		212	68.54	8,735,884	8,735,884	8
2002/01		0.45	1.0301	1.0301		212	68.54	8,776,375	8,825,772	
2002/07	109,957	0.45	0.8337	0.8337		212	58.82	8,899,336	8,899,336	8
2003/01		0.40	1.3271	1.3271		212	58.82	8,946,574	9,017,420	
2003/07	76,271	0.40	1.1664	1.1664		212	60.15	9,064,590	9,122,572	
2004/01		0.35	1.1103	1.1103		212	60.15	9,099,815	9,223,908	
2004/07		0.35	0.8378	0.8378		212	59.64	9,126,496	9,301,288	
2005/01		0.30	0.8595	0.8595		212	59.64	9,150,033	9,381,212	
2005/07		0.30	0.7364	0.7364		212	56.63	9,170,245	9,450,324	
2006/01		0.25	0.9068	0.9068		212	56.63	9,191,034	9,535,972	
2006/07		0.25	0.8133	0.8133		212	56.12	9,209,719	9,613,564	
2007/01		0.20	1.0133	1.0133		212	56.12	9,228,387	9,710,872	
2007/07	64,066	0.20	1.1050	1.1050		212	55.49	9,312,848	9,818,144	
2008/01		0.15	0.8556	0.8556		212	55.49	9,324,796	9,902,096	
2008/07	75,029	0.15	0.6104	0.6104		212	58.83	9,408,367	9,962,516	
2009/01		0.10	1.3268	1.3268		212	58.83	9,420,852	10,094,804	
2009/07		0.10	0.6841	0.6841		212	54.47	9,427,234	10,163,916	
2010/01		0.05	0.8643	0.8643		212	54.47	9,431,267	10,251,684	
2010/07	66,387	0.05	0.7107	0.7107		212	54.47	9,500,970	10,324,612	
2011/01		0.00	0.9198	0.9198		212	56.71	9,500,970	10,419,588	
2011/07	77,967	0.00	0.9028	0.9028		212	61.02	9,578,937	10,513,716	
2012/01		0.00	0.3865	0.3865		212	61.02	9,578,937	10,554,420	
2012/07		0.00	0.9417	0.9417		212	66.32	9,578,937	10,653,848	
2013/01		0.00	0.4901	0.4901		212	66.32	9,578,937	10,706,000	
2013/07	375,510	0.00	0.6196	0.6196		212	72.26	9,954,447	10,772,356	
2014/01		0.00	0.8564	0.8564		212	72.26	9,954,447	10,864,576	
2014/07	938,547	0.00	1.2383	1.2383		212	69.55	10,892,994	10,999,196	

Message Code:

- | | |
|---|--|
| 3 | Index Cost Limitation - January 1996 |
| 8 | Limited to Current RS Per Bed Standard |



Florida Agency for Health Care Administration
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256.89

Glades Health Care Center

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

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

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
230 SOUTH BARFIELD HIGWAY	3/1/2013-2/28/2014	Number of Beds: 120	Superior: 0
PAHOKEE, FL 33476	Days in CR 365	Maximum: 43,800	Standard: 184
County: Palm Beach [50]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: South Area: 9	Last Used: 2014/07	Total Patient: 32,739	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 2,831	Inflation
Current Class South Large	Initial CR? False	Medicaid: 27,243	FY Index: 1.31433985
Class at 1/94: South Large	Medical Utilization	83.21268%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	74.74658%	Cost: 1.02488934
Open Date: 09/01/1984	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 09/01/1984	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21766521
Entered Medicaid 09/01/1984	Low Occupancy Adjustment Factor:	95.15663%	DC Sem Index: 1.24200000
Med # Active Date: 10/15/1990	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.01998480
Previous Med # 200158			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,409,368	2,621,923	1,469,906	389,847	624	5,891,668	
1a	Audit Adjustments							
2	Cost Per Diem	51.7332	96.2421	53.9554	14.3100	0.0229	216.2636	
3	Cost Per Diem Inflated	53.0208	98.1655	55.2983				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	53.0208	98.1655	55.2983	14.3100	0.0229	220.8175	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	53.9689		61.5890				
7	Provider Target Rate	55.0934		62.8723				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	53.0208	98.1655	55.2983	13.6500	0.0229	220.1575	
12/13	Medical Adjustment Rate		3.6679	2.0662				
14	Prospective Per Diem 11	53.0208	101.8334	57.3645	13.6500	0.0229	225.8916	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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256.89

Rate Semester 07/01/2014 through 12/31/2014

Glades Health Care Center

FRVS

FRVS Status as of this Semester

Not on FRVS

Began FRVS: Year of Phase-In/Full: RS to Start Calcs: Indexed Asset Value FRVS Base Asset: Occup Adj Factor ROE Factor	Mortgage Information	Calculation of FRVS Per Diem		
		Amount:	Total Amount	Per Diem
	Amount: 475,000.00	80% Capital(1):	2,655,953	6.6874
	Type: Fixed	20% ROE(2):	663,988	0.3386
	<60% of Base: True	Insurance Cost(3):	73,288	2.2386
	Interest Rate: 10.4400%	Taxes Cost(3):	14,067	0.4297
	Chase Rate: 10.0000%	Home Office(3):	759	0.0232
	Amortization Rate: 10.0000%	Replacement(3&4):	25,483	0.0000
	Interest Only: True	Total FRVS PD:		9.7175
	Yearly Payment: 263,617			

- (1) 80% Capital (\$2,655,953) amortized at 10.0000 % for 20 years Interest of \$263,617 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$6.6874
- (2) 20% ROE (\$663,988) times the ROE factor (0.020100) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.3386
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	53.0208	53.0208	0.9414	52.0794
Direct Care	101.8334	101.8334	1.8081	100.0253
Indirect Care	57.3645	57.3645	1.0185	56.3460
Property	13.6500	9.7175	0.2424	13.4076
ROE	0.0229	0.1925	0.0004	0.0225
ROE Adjustment	-0.0229	-0.1925	-0.0004	-0.0225
Quality Assess-Medicaid Share				25.1301
Supplemental Rate Add-on				9.9025
Totals	225.8687	221.9362	4.0104	256.8909

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 7/1/2014 through 12/31/2014 Based on Cost Report: 2/28/2014

0 203203-00 - 2014/07

256.89

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1984/07	1,988,000	0.00	1.9179	1.9179		120	70.00	1,988,000	3,352,680	
1985/01		0.10	1.1471	1.1471		120	70.00	1,990,280	3,391,080	
1985/10		0.10	0.8522	0.8522		120	70.00	1,991,976	3,420,000	
1986/01		0.20	0.8299	0.8299		120	70.00	1,995,283	3,448,440	
1986/07		0.20	0.2974	0.2974		120	70.00	1,996,470	3,441,840	
1987/01		0.30	1.0091	1.0091		120	83.89	2,002,513	3,503,400	
1987/07		0.30	0.9007	0.9007		120	83.89	2,007,924	3,530,760	
1988/01		0.40	0.9007	0.9007		120	86.86	2,015,159	3,559,440	
1988/07		0.40	0.5899	0.5899		120	90.56	2,019,915	3,557,520	
1989/01		0.50	0.5899	0.5899		120	90.56	2,025,874	3,578,520	
1989/07		0.50	0.5899	0.5899		120	95.66	2,031,850	3,602,760	
1990/01		0.60	0.5899	0.5899		120	95.66	2,039,041	3,620,880	
1990/07		0.60	0.5899	0.5899		120	90.22	2,046,257	3,642,240	
1991/01		0.70	0.5899	0.5899		120	90.22	2,046,257	3,663,600	5
1991/07		0.70	1.4932	1.4932		120	90.22	2,054,706	3,718,320	5
1992/01		0.80	2.0117	2.0117		120	90.22	2,109,596	3,793,080	
1992/07		0.80	1.8152	1.8152		120	90.22	2,140,232	3,861,960	
1993/01		0.90	1.7710	1.7710		120	90.22	2,174,345	3,930,360	
1993/07		0.90	1.5329	1.5329		120	95.90	2,204,342	3,990,600	
1994/01		1.00	1.6983	1.6983		120	95.90	2,241,778	4,058,400	
1994/07		1.00	1.5991	1.5991		120	95.90	2,277,626	4,123,320	
1995/01		1.00	1.5812	1.5812		120	97.41	2,313,640	4,188,480	
1995/07		1.00	1.5250	1.5250		120	97.41	2,348,923	4,252,320	
1996/01		1.00	1.7228	1.7228		120	96.49	2,389,390	4,325,640	
1996/07		1.00	1.3294	1.3294		120	94.20	2,421,155	4,383,120	
1997/01		1.00	1.4109	1.4109		120	94.20	2,455,315	4,444,920	
1997/07		1.00	1.0917	1.0917		120	88.93	2,482,120	4,493,400	
1998/01		1.00	1.1663	1.1663		120	88.93	2,511,069	4,545,840	
1998/07		1.00	1.0794	1.0794		120	91.88	2,538,173	4,594,920	
1999/01		1.00	1.4499	1.4499		120	91.88	2,574,974	4,661,520	



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1999/07		1.00	1.2299	1.2299		120	91.88	2,606,644	4,718,880	
2000/01		1.00	1.3356	1.3356		120	93.34	2,641,458	4,781,880	
2000/07		1.00	1.1129	1.1129		120	93.34	2,670,855	4,835,040	
2001/01		1.00	1.2976	1.2976		120	99.21	2,705,512	4,897,800	
2001/07		1.00	0.9615	0.9615		120	99.21	2,731,525	4,944,840	
2002/01		1.00	1.0301	1.0301		120	96.04	2,759,662	4,995,720	
2002/07		1.00	0.8337	0.8337		120	96.04	2,782,669	5,037,360	
2003/01		1.00	1.3271	1.3271		120	98.29	2,819,598	5,104,200	
2003/07		1.00	1.1664	1.1664		120	98.29	2,852,486	5,163,720	
2004/01	28,728	1.00	1.1103	1.1103		120	89.25	2,912,885	5,221,080	
2004/07		1.00	0.8378	0.8378		120	89.25	2,937,289	5,264,880	
2005/01		0.95	0.8595	0.8595		120	90.36	2,961,272	5,310,120	
2005/07		0.95	0.7364	0.7364		120	90.36	2,981,989	5,349,240	
2006/01		0.90	0.9068	0.9068		120	89.96	3,006,325	5,397,720	
2006/07		0.90	0.8133	0.8133		120	87.78	3,028,331	5,441,640	
2007/01		0.85	1.0133	1.0133		120	87.78	3,054,414	5,496,720	
2007/07		0.85	1.1050	1.1050		120	84.29	3,083,104	5,557,440	
2008/01		0.80	0.8556	0.8556		120	84.29	3,104,208	5,604,960	
2008/07		0.80	0.6104	0.6104		120	84.29	3,119,366	5,639,160	
2009/01		0.75	1.3268	1.3268		120	85.27	3,150,407	5,714,040	
2009/07		0.75	0.6841	0.6841		120	85.27	3,166,572	5,753,160	
2010/01		0.70	0.8643	0.8643		120	86.62	3,185,730	5,802,840	
2010/07		0.70	0.7107	0.7107		120	86.62	3,201,579	5,844,120	
2011/01		0.65	0.9198	0.9198		120	84.40	3,220,721	5,897,880	
2011/07		0.65	0.9028	0.9028		120	84.28	3,239,620	5,951,160	
2012/01		0.60	0.3865	0.3865		120	84.28	3,247,133	5,974,200	
2012/07		0.60	0.9417	0.9417		120	83.55	3,265,479	6,030,480	
2013/01		0.55	0.4901	0.4901		120	83.55	3,274,283	6,060,000	
2013/07		0.55	0.6196	0.6196		120	83.55	3,285,442	6,097,560	
2014/01		0.50	0.8564	0.8564		120	85.30	3,299,510	6,149,760	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2014/07		0.50	1.2383	1.2383		120	83.21	3,319,941	6,225,960	

Message Code:

5 Uncorrected Licensure Deficiency

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 203203022820140301201304282014125344



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Avante at Inverness

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

Provider Information	Cost Report	Patient Days	Ratings Days
304 S CITRUS AVE	6/1/2012-5/31/2013	Number of Beds: 104	Superior: 0
INVERNESS, FL 34452	Days in CR 365	Maximum: 37,960	Standard: 184
County: Citrus [9]	First Used : 2014/01	Max Annualized: 37,960	Conditional: 0
Region: North Area: 3	Last Used: 2014/07	Total Patient: 31,976	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 3,099	Inflation
Current Class North Large	Initial CR? False	Medicaid: 23,876	FY Index: 1.29575017
Class at 1/94: North Large	Medical Utilization	74.66850%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	84.23604%	Cost: 1.03959307
Open Date: 03/01/1968	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 03/01/1968	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20749917
Entered Medicaid 01/01/1981	Low Occupancy Adjustment Factor:	107.23725%	DC Sem Index: 1.24200000
Med # Active Date: 01/01/1991	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02857214
Previous Med # 205991			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,121,144	2,070,762	1,338,930	147,315		4,678,151	
1a	Audit Adjustments							
2	Cost Per Diem	46.9569	86.7299	56.0785	6.1700		195.9353	
3	Cost Per Diem Inflated	48.8161	89.2080	58.2988				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	48.8161	89.2080	58.2988	6.1700		202.4929	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	60.0045		63.0511				
7	Provider Target Rate	61.2548		64.3648				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	48.8161	89.2080	58.2988	6.1700		202.4929	
12/13	Medical Adjustment Rate		2.4757	1.6179				
14	Prospective Per Diem 11	48.8161	91.6837	59.9167	6.1700		206.5865	
15	Inflated Usual & Customary Charge		Usual and Customary Limitations not applied after 7/1/2002.					0.00



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Rate Semester 07/01/2014 through 12/31/2014

Avante at Inverness

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/01/1991	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	785,000.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	2,637,081	9.5967
Indexed Asset Value	3,296,351	<60% of Base:	True	20% ROE(2):	659,270	0.2713
FRVS Base Asset:	1,729,808	Interest Rate:	9.7500%	Insurance Cost(3):	33,511	1.0480
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	47,070	1.4720
ROE Factor	0.014060	Amortization Rate:	12.5000%	Home Office(3):	27,141	0.8488
		Interest Only:	True	Replacement(3&4):	12,654	0.0000
		Yearly Payment:	327,861	Total FRVS PD:		13.2368

- (1) 80% Capital (\$2,637,081) amortized at 12.5000 % for 20 years Interest of \$327,861 divided by annual available days (37960) divided by Occup. Adj. (0.900) = \$9.5967
- (2) 20% ROE (\$659,270) times the ROE factor (0.014060) divided by annual available days (37960) divided by Occup. Adj. (0.900) = \$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:	28,500
Comparison Date:	07/01/1985	Current RS PBS:	51,883
Comparison Bed	104	Effective PBS Limitation	2,964,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	48.8161	48.8161	0.8667	47.9494
Direct Care	91.6837	91.6837	1.6279	90.0558
Indirect Care	59.9167	59.9167	1.0638	58.8529
Property	6.1700	13.2368	0.2350	13.0018
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.1171
Supplemental Rate Add-on				9.9025
Totals	206.5865	213.6533	3.7934	241.8795

Medicaid Trend Adjustment



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1971/07	879,981	0.00				104	100.00	879,981	1,067,144	
1972/01		0.10	3.9787	3.0000	0.9787	104	100.00	882,621	1,109,576	
1972/07	155	0.10	5.9113	3.0000	2.9113	104	100.00	885,424	1,164,280	
1973/01		0.20	8.0622	3.0000	5.0622	104	100.00	890,737	1,224,288	
1973/07		0.20	10.7186	3.0000	7.7186	104	100.00	896,081	1,293,552	
1974/01		0.30	12.9457	3.0000	9.9457	104	100.00	904,146	1,361,152	
1974/07		0.30	13.0494	3.0000	10.0494	104	100.00	912,283	1,403,376	
1975/01		0.40	13.1399	3.0000	10.1399	104	100.00	923,230	1,446,744	
1975/07		0.40	14.2033	3.0000	11.2033	104	100.00	934,309	1,505,608	
1976/01		0.50	15.2478	3.0000	12.2478	104	100.00	948,324	1,566,448	
1976/07		0.50	15.7330	3.0000	12.7330	104	100.00	962,549	1,621,048	
1977/01		0.60	16.4836	3.0000	13.4836	104	100.00	979,875	1,681,888	
1977/07		0.60	18.5412	3.0000	15.5412	104	100.00	997,513	1,766,856	
1978/01		0.70	20.2809	3.0000	17.2809	104	100.00	1,018,461	1,850,680	
1978/07		0.70	22.8203	3.0000	19.8203	104	100.00	1,039,849	1,953,120	
1979/01		0.80	24.9476	3.0000	21.9476	104	100.00	1,064,805	2,053,272	
1979/07		0.80	26.1458	3.0000	23.1458	104	100.00	1,090,360	2,139,488	
1980/01	71,662	0.90	29.3115	3.0000	26.3115	104		1,162,022	2,271,464	
1980/07		0.90	30.1222	3.0000	27.1222	104		1,162,022	2,357,992	
1981/01	42,358	1.00	30.9462	3.0000	27.9462	104	61.34	1,239,241	2,448,160	
1981/07	20,004	1.00	30.5350	3.0000	27.5350	104	61.34	1,296,422	2,511,496	
1982/01	1,768	1.00	30.2110	3.0000	27.2110	104	60.61	1,337,083	2,578,784	
1982/07	8,170	1.00	29.5087	3.0000	26.5087	104	60.61	1,385,365	2,637,960	
1983/04	1,715	1.00	29.1375	3.0000	26.1375	104	64.59	1,428,641	2,707,328	
1983/07	47,921	1.00	30.0953	3.0000	27.0953	104	64.59	1,519,421	2,814,448	
1984/01		1.00	28.3905	3.0000	25.3905	104	69.84	1,565,004	2,850,952	
1984/07	14,346	1.00	27.3084	3.0000	24.3084	104	69.84	1,626,300	2,905,656	
1985/01		1.00	25.4555	3.0000	22.4555	104	74.78	1,675,089	2,938,936	
1985/10	4,466	1.00	23.3077	3.0000	20.3077	104	69.84	1,729,808	2,964,000	
1986/01		1.00	21.1376	3.0000	18.1376	104	74.78	1,781,702	2,988,648	



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1986/07		1.00	18.4350	3.0000	15.4350	104	74.78	1,835,153	2,982,928	
1987/01	44,867	1.00	16.4441	3.0000	13.4441	104	67.95	1,935,075	3,036,280	
1987/07		1.00	14.3448	3.0000	11.3448	104	71.02	1,993,127	3,059,992	
1988/01	39,810	1.00	12.2455	3.0000	9.2455	104	71.02	2,092,731	3,084,848	
1988/07		1.00	9.8354	3.0000	6.8354	104	71.02	2,155,513	3,083,184	
1989/01		1.00	7.4253	3.0000	4.4253	104	80.14	2,220,178	3,101,384	
1989/07		1.00	5.0152	3.0000	2.0152	104	80.14	2,286,783	3,122,392	
1990/01		1.00	2.6051	2.6051		104	63.75	2,346,356	3,138,096	
1990/07		1.00	0.5899	0.5899		104	63.75	2,360,197	3,156,608	
1991/01		1.00	0.5899	0.5899		104	78.60	2,374,120	3,175,120	
1991/07		1.00	1.4932	1.4932		104	78.60	2,409,570	3,222,544	
1992/01		0.95	2.0117	2.0117		104	78.60	2,455,619	3,287,336	
1992/07		0.95	1.8152	1.8152		104	78.60	2,497,964	3,347,032	
1993/01		0.90	1.7710	1.7710		104	78.60	2,537,779	3,406,312	
1993/07		0.90	1.5329	1.5329		104	78.60	2,572,790	3,458,520	
1994/01		0.85	1.6983	1.6983		104	77.22	2,609,931	3,517,280	
1994/07		0.85	1.5991	1.5991		104	77.22	2,645,405	3,573,544	
1995/01		0.80	1.5812	1.5812		104	69.86	2,678,869	3,630,016	
1995/07		0.80	1.5250	1.5250		104	69.86	2,678,869	3,685,344	5
1996/01		0.75	1.7228	1.7228		104	70.79	2,746,587	3,748,888	
1996/07		0.75	1.3294	1.3294		104	70.79	2,773,973	3,798,704	
1997/01	22,858	0.70	1.4109	1.4109		104	73.15	2,824,227	3,852,264	
1997/07		0.70	1.0917	1.0917		104	73.15	2,845,810	3,894,280	
1998/01		0.65	1.1663	1.1663		104	71.44	2,867,384	3,939,728	
1998/07		0.65	1.0794	1.0794		104	71.44	2,887,502	3,982,264	
1999/01		0.60	1.4499	1.4499		104	61.46	2,912,620	4,039,984	
1999/07		0.60	1.2299	1.2299		104	61.46	2,934,112	4,089,696	
2000/01		0.55	1.3356	1.3356		104	66.35	2,955,666	4,144,296	
2000/07		0.55	1.1129	1.1129		104	66.35	2,973,758	4,190,368	
2001/01	30,945	0.50	1.2976	1.2976		104	69.16	3,023,997	4,244,760	



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2001/07		0.50	0.9615	0.9615		104	69.16	3,038,536	4,285,528	
2002/01	29,719	0.45	1.0301	1.0301		104	68.88	3,082,339	4,329,624	
2002/07		0.45	0.8337	0.8337		104	68.88	3,093,904	4,365,712	
2003/01		0.40	1.3271	1.3271		104	63.54	3,110,326	4,423,640	
2003/07		0.40	1.1664	1.1664		104	63.54	3,124,839	4,475,224	
2004/01		0.35	1.1103	1.1103		104	55.40	3,124,839	4,524,936	5
2004/07		0.35	0.8378	0.8378		104	55.40	3,146,180	4,562,896	
2005/01		0.30	0.8595	0.8595		104	57.18	3,154,294	4,602,104	
2005/07		0.30	0.7364	0.7364		104	57.18	3,161,262	4,636,008	
2006/01		0.25	0.9068	0.9068		104	58.66	3,168,429	4,678,024	
2006/07		0.25	0.8133	0.8133		104	58.66	3,174,870	4,716,088	
2007/01		0.20	1.0133	1.0133		104	57.76	3,181,305	4,763,824	
2007/07		0.20	1.1050	1.1050		104	57.76	3,188,336	4,816,448	
2008/01		0.15	0.8556	0.8556		104	60.04	3,192,427	4,857,632	
2008/07		0.15	0.6104	0.6104		104	60.04	3,195,351	4,887,272	
2009/01		0.10	1.3268	1.3268		104	59.30	3,199,591	4,952,168	
2009/07		0.10	0.6841	0.6841		104	59.30	3,201,780	4,986,072	
2010/01	19,752	0.05	0.8643	0.8643		104	67.20	3,222,915	5,029,128	
2010/07		0.05	0.7107	0.7107		104	67.20	3,224,059	5,064,904	
2011/01		0.00	0.9198	0.9198		104	68.06	3,224,059	5,111,496	
2011/07		0.00	0.9028	0.9028		104	68.06	3,224,059	5,157,672	
2012/01	27,402	0.00	0.3865	0.3865		104	64.29	3,251,461	5,177,640	
2012/07		0.00	0.9417	0.9417		104	64.29	3,251,461	5,226,416	
2013/01	28,699	0.00	0.4901	0.4901		104	62.33	3,280,160	5,252,000	
2013/07		0.00	0.6196	0.6196		104	62.33	3,280,160	5,284,552	
2014/01	16,191	0.00	0.8564	0.8564		104	74.67	3,296,351	5,329,792	
2014/07		0.00	1.2383	1.2383		104	74.67	3,296,351	5,395,832	

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
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Avante at Lake Worth

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

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
2501 NORTH A STREET	6/1/2012-5/31/2013	Number of Beds: 138	Superior: 0
LAKE WORTH , FL 33460-6013	Days in CR 365	Maximum: 50,370	Standard: 184
County: Palm Beach [50]	First Used : 2014/01	Max Annualized: 50,370	Conditional: 0
Region: South Area: 9	Last Used: 2014/07	Total Patient: 36,616	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 3,871	Inflation
Current Class South Large	Initial CR? False	Medicaid: 28,029	FY Index: 1.29575017
Class at 1/94: South Large	Medical Utilization	76.54850%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	72.69406%	Cost: 1.03959307
Open Date: 06/01/1969	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 06/01/1969	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20749917
Entered Medicaid 12/01/1980	Low Occupancy Adjustment Factor:	92.54366%	DC Sem Index: 1.24200000
Med # Active Date: 01/01/1991	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02857214
Previous Med # 206008			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,434,565	2,561,415	1,814,756	258,708		6,069,444	
1a	Audit Adjustments							
2	Cost Per Diem	51.1815	91.3845	64.7457	9.2300		216.5417	
3	Cost Per Diem Inflated	53.2079	93.9956	67.3092				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	53.2079	93.9956	67.3092	9.2300		223.7427	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	80.2772		73.4488				
7	Provider Target Rate	81.9499		74.9792				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	53.2079	93.9956	63.9416	9.2300		220.3751	
12/13	Medical Adjustment Rate		2.8074	1.9097				
14	Prospective Per Diem 11	53.2079	96.8030	65.8513	9.2300		225.0922	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Avante at Lake Worth
FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/01/1991	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	0.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	None	80% Capital(1):	3,334,206 9.1442
RS to Start Calcs:	1971/07	<60% of Base:	True	20% ROE(2):	833,551 0.2585
Indexed Asset Value	4,167,757	Interest Rate:	12.5000%	Insurance Cost(3):	46,800 1.2781
FRVS Base Asset:	2,132,820	Chase Rate:	12.5000%	Taxes Cost(3):	107,560 2.9375
Occup Adj Factor	0.9000	Amortization Rate:	12.5000%	Home Office(3):	33,572 0.9169
ROE Factor	0.014060	Interest Only:	True	Replacement(3&4):	71,988 0.0000
		Yearly Payment:	414,533	Total FRVS PD:	14.5352

- (1) 80% Capital (\$3,334,206) amortized at 12.5000 % for 20 years Interest of \$414,533 divided by annual available days (50370) divided by Occup. Adj. (0.900) = \$9.1442
- (2) 20% ROE (\$833,551) times the ROE factor (0.014060) divided by annual available days (50370) divided by Occup. Adj. (0.900) = \$0.2585
- (3) Pass-throughs: 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:	51,883
Comparison Bed 162	Effective PBS Limitation	4,617,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	53.2079	53.2079	0.9447	52.2632
Direct Care	96.8030	96.8030	1.7187	95.0843
Indirect Care	65.8513	65.8513	1.1692	64.6821
Property	9.2300	14.5352	0.2581	14.2771
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.5014
Supplemental Rate Add-on				9.9025
Totals	225.0922	230.3974	4.0907	257.7106

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/01		0.00				162	100.00		1,662,282	
1971/07	827,434	0.00				162	100.00	827,434	1,662,282	
1972/01		0.10	3.9787	3.0000	0.9787	162	100.00	829,916	1,728,378	
1972/07		0.10	5.9113	3.0000	2.9113	162	100.00	832,406	1,813,590	
1973/01		0.20	8.0622	3.0000	5.0622	162	100.00	837,400	1,907,064	
1973/07		0.20	10.7186	3.0000	7.7186	162	100.00	842,424	2,014,956	
1974/01		0.30	12.9457	3.0000	9.9457	162	100.00	850,006	2,120,256	
1974/07		0.30	13.0494	3.0000	10.0494	162	100.00	857,656	2,186,028	
1975/01		0.40	13.1399	3.0000	10.1399	162	100.00	867,948	2,253,582	
1975/07		0.40	14.2033	3.0000	11.2033	162	100.00	878,363	2,345,274	
1976/01		0.50	15.2478	3.0000	12.2478	162	100.00	891,538	2,440,044	
1976/07		0.50	15.7330	3.0000	12.7330	162	100.00	904,911	2,525,094	
1977/01		0.60	16.4836	3.0000	13.4836	162	100.00	921,199	2,619,864	
1977/07		0.60	18.5412	3.0000	15.5412	162	100.00	937,781	2,752,218	
1978/01		0.70	20.2809	3.0000	17.2809	162	100.00	957,474	2,882,790	
1978/07		0.70	22.8203	3.0000	19.8203	162	100.00	977,581	3,042,360	
1979/01		0.80	24.9476	3.0000	21.9476	162	100.00	1,001,043	3,198,366	
1979/07		0.80	26.1458	3.0000	23.1458	162	100.00	1,025,068	3,332,664	
1980/01	40,450	0.90	29.3115	3.0000	26.3115	162	55.00	1,093,195	3,538,242	
1980/07	343,245	0.90	30.1222	3.0000	27.1222	162	55.00	1,465,956	3,673,026	
1981/01	5,952	1.00	30.9462	3.0000	27.9462	162	69.24	1,515,887	3,813,480	
1981/07	33,120	1.00	30.5350	3.0000	27.5350	162	69.24	1,594,484	3,912,138	
1982/01	4,165	1.00	30.2110	3.0000	27.2110	162	75.67	1,646,484	4,016,952	
1982/07	1,817	1.00	29.5087	3.0000	26.5087	162	75.67	1,697,696	4,109,130	
1983/04	17,928	1.00	29.1375	3.0000	26.1375	162	81.82	1,766,555	4,217,184	
1983/07	62,383	1.00	30.0953	3.0000	27.0953	162	81.82	1,881,935	4,384,044	
1984/01	12,585	1.00	28.3905	3.0000	25.3905	162	83.76	1,950,978	4,440,906	
1984/07	140	1.00	27.3084	3.0000	24.3084	162	83.76	2,009,647	4,526,118	
1985/01		1.00	25.4555	3.0000	22.4555	162	84.94	2,069,936	4,577,958	
1985/10	786	1.00	23.3077	3.0000	20.3077	162	83.76	2,132,820	4,617,000	



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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		1.00	21.1376	3.0000	18.1376	162	84.94	2,196,805	4,655,394	
1986/07		1.00	18.4350	3.0000	15.4350	162	84.94	2,262,709	4,646,484	
1987/01	41,123	1.00	16.4441	3.0000	13.4441	162	77.00	2,371,713	4,729,590	
1987/07		1.00	14.3448	3.0000	11.3448	162	77.00	2,442,864	4,766,526	
1988/01		1.00	12.2455	3.0000	9.2455	162	80.34	2,516,150	4,805,244	
1988/07		1.00	9.8354	3.0000	6.8354	162	80.34	2,591,635	4,802,652	
1989/01		1.00	7.4253	3.0000	4.4253	162	76.29	2,669,384	4,831,002	
1989/07		1.00	5.0152	3.0000	2.0152	162	76.29	2,749,466	4,863,726	
1990/01		1.00	2.6051	2.6051		162	69.83	2,821,092	4,888,188	
1990/07		1.00	0.5899	0.5899		162	69.83	2,837,734	4,917,024	
1991/01		1.00	0.5899	0.5899		162	83.65	2,837,734	4,945,860	5
1991/07		1.00	1.4932	1.4932		162	83.65	2,854,474	5,019,732	5
1992/01		0.95	2.0117	2.0117		162	83.65	2,897,097	5,120,658	5
1992/07		0.95	1.8152	1.8152		162	83.65	3,003,375	5,213,646	
1993/01		0.90	1.7710	1.7710		162	83.65	3,051,246	5,305,986	
1993/07		0.90	1.5329	1.5329		162	83.65	3,093,341	5,387,310	
1994/01		0.85	1.6983	1.6983		162	85.23	3,137,996	5,478,840	
1994/07		0.85	1.5991	1.5991		162	85.23	3,180,648	5,566,482	
1995/01	31,676	0.80	1.5812	1.5812		162	80.88	3,252,559	5,654,448	
1995/07		0.80	1.5250	1.5250		162	80.88	3,292,240	5,740,632	
1996/01		0.75	1.7228	1.7228		162	81.26	3,334,779	5,839,614	
1996/07		0.75	1.3294	1.3294		162	81.26	3,368,030	5,917,212	
1997/01	92,235	0.70	1.4109	1.4109		162	78.81	3,493,528	6,000,642	
1997/07		0.70	1.0917	1.0917		162	78.81	3,520,226	6,066,090	
1998/01	120,185	0.65	1.1663	1.1663		162	75.38	3,667,098	6,136,884	
1998/07		0.65	1.0794	1.0794		162	75.38	3,692,826	6,203,142	
1999/01		0.60	1.4499	1.4499		162	75.38	3,692,826	6,293,052	5
1999/07		0.60	1.2299	1.2299		162	74.45	3,752,436	6,370,488	
2000/01	28,559	0.55	1.3356	1.3356		162	72.73	3,808,560	6,455,538	
2000/07		0.55	1.1129	1.1129		162	72.73	3,808,560	6,527,304	5



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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		0.50	1.2976	1.2976		162	69.01	3,856,733	6,612,030	
2001/07		0.50	0.9615	0.9615		162	69.01	3,856,733	6,675,534	5
2002/01		0.45	1.0301	1.0301		162	73.36	3,893,238	6,744,222	
2002/07		0.45	0.8337	0.8337		162	73.36	3,893,238	6,800,436	5
2003/01		0.40	1.3271	1.3271		162	66.15	3,928,588	6,890,670	
2003/07		0.40	1.1664	1.1664		162	66.15	3,946,919	6,971,022	
2004/01		0.35	1.1103	1.1103		162	61.57	3,962,257	7,048,458	
2004/07		0.35	0.8378	0.8378		162	61.57	3,973,874	7,107,588	
2005/01		0.30	0.8595	0.8595		162	64.52	3,984,123	7,168,662	
2005/07		0.30	0.7364	0.7364		162	64.52	3,992,924	7,221,474	
2006/01		0.25	0.9068	0.9068		162	64.32	4,001,976	7,286,922	
2006/07		0.25	0.8133	0.8133		162	64.32	4,010,112	7,346,214	
2007/01		0.20	1.0133	1.0133		138	67.60	4,018,240	6,321,228	
2007/07		0.20	1.1050	1.1050		138	67.60	4,027,120	6,391,056	
2008/01		0.15	0.8556	0.8556		138	68.06	4,032,287	6,445,704	
2008/07		0.15	0.6104	0.6104		138	68.06	4,035,981	6,485,034	
2009/01		0.10	1.3268	1.3268		138	71.12	4,041,337	6,571,146	
2009/07		0.10	0.6841	0.6841		138	71.12	4,044,101	6,616,134	
2010/01		0.05	0.8643	0.8643		138	73.09	4,045,848	6,673,266	
2010/07		0.05	0.7107	0.7107		138	73.09	4,047,284	6,720,738	
2011/01	48,994	0.00	0.9198	0.9198		138	78.34	4,096,278	6,782,562	
2011/07		0.00	0.9028	0.9028		138	78.34	4,096,278	6,843,834	
2012/01	32,146	0.00	0.3865	0.3865		138	79.76	4,128,424	6,870,330	
2012/07		0.00	0.9417	0.9417		138	79.76	4,128,424	6,935,052	
2013/01	39,333	0.00	0.4901	0.4901		138	77.11	4,167,757	6,969,000	
2013/07		0.00	0.6196	0.6196		138	77.11	4,167,757	7,012,194	
2014/01		0.00	0.8564	0.8564		138	76.55	4,167,757	7,072,224	
2014/07		0.00	1.2383	1.2383		138	76.55	4,167,757	7,159,854	

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
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240.62

The Palace at Kendall Nursing and Rehab Center

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

Type of Ownership: Proprietary : Partnership

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
11215 SW 84TH STREET	8/1/2012-7/31/2013	Number of Beds: 180	Superior: 0
MIAMI, FL 33173	Days in CR 365	Maximum: 65,700	Standard: 184
County: Dade [13]	First Used : 2014/01	Max Annualized: 65,700	Conditional: 0
Region: South Area: 11	Last Used: 2014/07	Total Patient: 62,165	Total: 184
Control: Proprietary : Partnership	Unaudited	Medicare: 16,584	Inflation
Current Class South Large	Initial CR? False	Medicaid: 31,418	FY Index: 1.30228922
Class at 1/94: South Large	Medical Utilization	50.53969%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	94.61948%	Cost: 1.03437307
Open Date: 03/18/1991	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 03/18/1991	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20949917
Entered Medicaid 03/18/1991	Low Occupancy Adjustment Factor:	120.45596%	DC Sem Index: 1.24200000
Med # Active Date: 03/18/1991	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02687131
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,513,962	2,661,768	1,843,908	585,632		6,605,270	
1a	Audit Adjustments							
2	Cost Per Diem	48.1877	84.7211	58.6895	18.6400		210.2383	
3	Cost Per Diem Inflated	49.8441	86.9977	60.7068				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	49.8441	86.9977	60.7068	18.6400		216.1886	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	60.2482		65.2800				
7	Provider Target Rate	61.5035		66.6402				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	49.8441	86.9977	60.7068	13.6500		211.1986	
12/13	Medical Adjustment Rate		0.0528	0.0369				
14	Prospective Per Diem 11	49.8441	87.0505	60.7437	13.6500		211.2883	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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The Palace at Kendall Nursing and Rehab Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	03/18/1991	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	8,488,615.00		Total Amount	Per Diem
RS to Start Calcs:	1991/01	Type:	Fixed	80% Capital(1):	6,933,997	12.8881
Indexed Asset Value	8,667,496	<60% of Base:	False	20% ROE(2):	1,733,499	0.4398
FRVS Base Asset:	5,463,360	Interest Rate:	9.2500%	Insurance Cost(3):	179,625	2.8895
Occup Adj Factor	0.9000	Chase Rate:	10.5000%	Taxes Cost(3):	114,430	1.8407
ROE Factor	0.015000	Amortization Rate:	9.2500%	Home Office(3):	88,825	1.4289
		Interest Only:	False	Replacement(3&4):	188,323	0.0000
		Yearly Payment:	762,074	Total FRVS PD:		19.4870

- (1) 80% Capital (\$6,933,997) amortized at 9.2500 % for 20 years Principal & Interest of \$762,074 divided by annual available days (65700) divided by Occup. Adj. (0.900) = \$12.8881
- (2) 20% ROE (\$1,733,499) times the ROE factor (0.015000) divided by annual available days (65700) divided by Occup. Adj. (0.900) = \$0.4398
- (3) Pass-throughs: 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:	51,883
Comparison Bed	180	Effective PBS Limitation	5,463,360

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	49.8441	49.8441	0.8850	48.9591
Direct Care	87.0505	87.0505	1.5456	85.5049
Indirect Care	60.7437	60.7437	1.0785	59.6652
Property	13.6500	19.4870	0.3460	19.1410
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				17.4474
Supplemental Rate Add-on				9.9025
Totals	211.2883	217.1253	3.8551	240.6201

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid FRVS Property Reimbursement Rate
 Rate Semester 7/1/2014 through 12/31/2014 Based on Cost Report: 7/31/2013

0 203327-00 - 2014/07

240.62

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1991/01	7,496,289	0.00	0.5899	0.5899		180	73.00	5,463,360	5,463,360	1
1991/07		0.10	1.4932	1.4932		180	73.00	5,471,517	5,577,480	
1992/01		0.10	2.0117	2.0117		180	73.00	5,482,526	5,689,620	
1992/07		0.20	1.8152	1.8152		180	73.00	5,502,428	5,792,940	
1993/01		0.20	1.7710	1.7710		180	73.00	5,521,918	5,895,540	
1993/07		0.30	1.5329	1.5329		180	73.00	5,547,313	5,985,900	
1994/01		0.30	1.6983	1.6983		180	73.00	5,575,577	6,087,600	
1994/07		0.40	1.5991	1.5991		180	66.40	5,611,238	6,184,980	
1995/01		0.40	1.5812	1.5812		180	66.40	5,646,729	6,282,720	
1995/07	102,500	0.50	1.5250	1.5250		180	54.19	5,749,229	6,378,480	5
1996/01		0.50	1.7228	1.7228		180	54.19	5,791,651	6,488,460	5
1996/07		0.60	1.3294	1.3294		180	59.69	5,887,392	6,574,680	
1997/01		0.60	1.4109	1.4109		180	59.69	5,937,229	6,667,380	
1997/07		0.70	1.0917	1.0917		180	60.37	5,982,601	6,740,100	
1998/01		0.70	1.1663	1.1663		180	53.31	6,029,942	6,818,760	
1998/07		0.80	1.0794	1.0794		180	53.31	6,080,411	6,892,380	
1999/01		0.80	1.4499	1.4499		180	53.31	6,080,411	6,992,280	5
1999/07		0.90	1.2299	1.2299		180	45.84	6,148,771	7,078,320	5
2000/01		0.90	1.3356	1.3356		180	42.15	6,262,660	7,172,820	
2000/07		1.00	1.1129	1.1129		180	42.15	6,316,073	7,252,560	
2001/01		1.00	1.2976	1.2976		180	43.59	6,381,028	7,346,700	
2001/07		1.00	0.9615	0.9615		180	43.59	6,429,654	7,417,260	
2002/01		1.00	1.0301	1.0301		180	44.54	6,483,290	7,493,580	
2002/07		1.00	0.8337	0.8337		180	44.54	6,527,062	7,556,040	
2003/01		1.00	1.3271	1.3271		180	48.57	6,603,556	7,656,300	
2003/07		1.00	1.1664	1.1664		180	48.57	6,671,575	7,745,580	
2004/01	117,848	1.00	1.1103	1.1103		180	48.44	6,854,662	7,831,620	
2004/07		1.00	0.8378	0.8378		180	48.44	6,905,241	7,897,320	
2005/01		1.00	0.8595	0.8595		180	48.44	6,957,513	7,965,180	
2005/07		1.00	0.7364	0.7364		180	50.99	7,005,013	8,023,860	



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240.62

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2006/01		1.00	0.9068	0.9068		180	50.99	7,063,903	8,096,580	
2006/07		1.00	0.8133	0.8133		180	50.99	7,117,165	8,162,460	
2007/01		1.00	1.0133	1.0133		180	50.99	7,184,025	8,245,080	
2007/07		1.00	1.1050	1.1050		180	49.61	7,255,629	8,336,160	
2008/01		1.00	0.8556	0.8556		180	49.61	7,311,624	8,407,440	
2008/07	150,239	1.00	0.6104	0.6104		180	49.61	7,502,119	8,458,740	
2009/01	183,481	1.00	1.3268	1.3268		180	47.91	7,772,307	8,571,060	
2009/07		1.00	0.6841	0.6841		180	47.91	7,818,623	8,629,740	
2010/01		1.00	0.8643	0.8643		180	47.91	7,877,488	8,704,260	
2010/07		1.00	0.7107	0.7107		180	49.02	7,927,386	8,766,180	
2011/01		1.00	0.9198	0.9198		180	49.02	7,992,374	8,846,820	
2011/07		0.95	0.9028	0.9028		180	50.36	8,055,141	8,926,740	
2012/01	124,492	0.95	0.3865	0.3865		180	51.06	8,207,093	8,961,300	
2012/07		0.90	0.9417	0.9417		180	51.06	8,271,665	9,045,720	
2013/01		0.90	0.4901	0.4901		180	48.86	8,304,078	9,090,000	
2013/07		0.85	0.6196	0.6196		180	48.86	8,342,933	9,146,340	
2014/01	190,573	0.85	0.8564	0.8564		180	50.54	8,589,310	9,224,640	
2014/07		0.80	1.2383	1.2383		180	50.54	8,667,496	9,338,940	

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 07/01/2014 through 12/31/2014

0 203335-00 - 2014/07

236.86

TimberRidge Nursing & Rehab Center

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

Type of Ownership: Proprietary : Partnership

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
9848 SW 110TH ST	1/1/2012-12/31/2012	Number of Beds: 180	Superior: 0
OCALA, FL 34481	Days in CR 366	Maximum: 65,880	Standard: 184
County: Marion [42]	First Used : 2013/07	Max Annualized: 65,700	Conditional: 0
Region: North Area: 3	Last Used: 2014/07	Total Patient: 59,214	Total: 184
Control: Proprietary : Partnership	Unaudited	Medicare: 25,090	Inflation
Current Class North Large	Initial CR? False	Medicaid: 27,725	FY Index: 1.28335532
Class at 1/94: North Large	Medical Utilization	46.82170%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	89.88160%	Cost: 1.04963363
Open Date: 03/01/1991	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 03/01/1991	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20250000
Entered Medicaid 03/01/1991	Low Occupancy Adjustment Factor:	114.42437%	DC Sem Index: 1.24200000
Med # Active Date: 03/01/1991	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03284823
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,242,461	2,782,468	1,861,780	407,558		6,294,266	
1a	Audit Adjustments							
2	Cost Per Diem	44.8137	100.3595	67.1517	14.7000		227.0249	
3	Cost Per Diem Inflated	47.0380	103.6561	70.4847				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	47.0380	103.6561	70.4847	14.7000		235.8788	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	51.6162		65.1623				
7	Provider Target Rate	52.6917		66.5200				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	47.0380	95.0998	60.1169	13.6500		215.9047	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	47.0380	95.0998	60.1169	13.6500		215.9047	
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 07/01/2014 through 12/31/2014

TimberRidge Nursing & Rehab Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	03/01/1991	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	4,695,614.00		Total Amount	Per Diem
RS to Start Calcs:	1991/01	Type:	Variable	80% Capital(1):	6,483,741	9.5871
Indexed Asset Value	8,104,676	<60% of Base:	False	20% ROE(2):	1,620,935	0.3997
FRVS Base Asset:	1,699,712	Interest Rate:	6.2100%	Insurance Cost(3):	60,994	1.0301
Occup Adj Factor	0.9000	Chase Rate:	8.0000%	Taxes Cost(3):	76,360	1.2896
ROE Factor	0.014580	Amortization Rate:	6.2100%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	137,863	0.0000
		Yearly Payment:	566,885	Total FRVS PD:		12.3065

- (1) 80% Capital (\$6,483,741) amortized at 6.2100 % for 20 years Principal & Interest of \$566,885 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$9.5871
- (2) 20% ROE (\$1,620,935) times the ROE factor (0.014580) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.3997
- (3) Pass-throughs: 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:	51,883
Comparison Bed	56	Effective PBS Limitation	1,699,712

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	47.0380	47.0380	0.8352	46.2028
Direct Care	95.0998	95.0998	1.6885	93.4113
Indirect Care	60.1169	60.1169	1.0674	59.0495
Property	13.6500	12.3065	0.2185	12.0880
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				16.2105
Supplemental Rate Add-on				9.9025
Totals	215.9047	214.5612	3.8096	236.8646

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
1991/01	3,504,990	0.00	0.5899	0.5899		56	22.55	1,699,712	1,699,712	1
1991/07		0.10	1.4932	1.4932		56	22.55	1,699,712	1,735,216	
1992/01		0.10	2.0117	2.0117		56	22.55	1,699,712	1,770,104	
1992/07		0.20	1.8152	1.8152		56	22.55	1,699,712	1,802,248	
1993/01		0.20	1.7710	1.7710		56	22.55	1,699,712	1,834,168	
1993/07		0.30	1.5329	1.5329		56	22.55	1,699,712	1,862,280	
1994/01		0.30	1.6983	1.6983		56	22.55	1,699,712	1,893,920	
1994/07	1,947,428	0.40	1.5991	1.5991		120	23.10	3,647,140	4,123,320	
1995/01		0.40	1.5812	1.5812		120	23.10	3,647,140	4,188,480	
1995/07	1,037,388	0.50	1.5250	1.5250		150	45.27	4,707,418	5,315,400	
1996/01		0.50	1.7228	1.7228		150	45.27	4,740,794	5,407,050	
1996/07	47,510	0.60	1.3294	1.3294		150	57.80	4,826,117	5,478,900	
1997/01	26,877	0.60	1.4109	1.4109		150	60.76	4,893,847	5,556,150	
1997/07		0.70	1.0917	1.0917		150	60.76	4,931,246	5,616,750	
1998/01		0.70	1.1663	1.1663		150	60.76	4,971,505	5,682,300	
1998/07	58,126	0.80	1.0794	1.0794		150	57.09	5,072,560	5,743,650	
1999/01		0.80	1.4499	1.4499		150	57.09	5,131,397	5,826,900	
1999/07	1,157,354	0.90	1.2299	1.2299		180	57.73	6,345,550	7,078,320	
2000/01		0.90	1.3356	1.3356		180	57.73	6,421,824	7,172,820	
2000/07		1.00	1.1129	1.1129		180	56.03	6,493,292	7,252,560	
2001/01		1.00	1.2976	1.2976		180	56.03	6,577,549	7,346,700	
2001/07	76,230	1.00	0.9615	0.9615		180	52.80	6,714,492	7,417,260	
2002/01		1.00	1.0301	1.0301		180	50.34	6,777,798	7,493,580	
2002/07		1.00	0.8337	0.8337		180	50.34	6,829,517	7,556,040	
2003/01		1.00	1.3271	1.3271		180	45.85	6,905,073	7,656,300	
2003/07		1.00	1.1664	1.1664		180	45.85	6,972,215	7,745,580	
2004/01		1.00	1.1103	1.1103		180	43.73	7,033,765	7,831,620	
2004/07		1.00	0.8378	0.8378		180	43.73	7,080,619	7,897,320	
2005/01		1.00	0.8595	0.8595		180	38.04	7,122,711	7,965,180	
2005/07		1.00	0.7364	0.7364		180	38.04	7,158,988	8,023,860	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2006/01		1.00	0.9068	0.9068		180	42.54	7,209,199	8,096,580	
2006/07		1.00	0.8133	0.8133		180	42.54	7,254,549	8,162,460	
2007/01	75,642	1.00	1.0133	1.0133		180	42.32	7,386,754	8,245,080	
2007/07		1.00	1.1050	1.1050		180	42.32	7,449,560	8,336,160	
2008/01		1.00	0.8556	0.8556		180	42.32	7,498,604	8,407,440	
2008/07	44,290	1.00	0.6104	0.6104		180	39.10	7,575,433	8,458,740	
2009/01		1.00	1.3268	1.3268		180	35.55	7,640,400	8,571,060	
2009/07		1.00	0.6841	0.6841		180	35.55	7,674,184	8,629,740	
2010/01		1.00	0.8643	0.8643		180	35.55	7,717,056	8,704,260	
2010/07		1.00	0.7107	0.7107		180	35.55	7,752,506	8,766,180	
2011/01		1.00	0.9198	0.9198		180	34.14	7,796,769	8,846,820	
2011/07		0.95	0.9028	0.9028		180	44.56	7,850,948	8,926,740	
2012/01		0.95	0.3865	0.3865		180	44.56	7,874,304	8,961,300	
2012/07		0.90	0.9417	0.9417		180	41.89	7,925,132	9,045,720	
2013/01		0.90	0.4901	0.4901		180	41.89	7,951,757	9,090,000	
2013/07		0.85	0.6196	0.6196		180	46.82	7,987,410	9,146,340	
2014/01		0.85	0.8564	0.8564		180	46.82	8,036,903	9,224,640	
2014/07		0.80	1.2383	1.2383		180	46.82	8,104,676	9,338,940	

Message Code:

1 Per Bed Standard Limitation



Florida Agency for Health Care Administration
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 Rate Semester 07/01/2014 through 12/31/2014

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226.86

Marianna Health & Rehabilitation

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

Provider Information	Cost Report	Patient Days	Ratings Days
4295 FIFTH AVENUE	10/1/2012-9/30/2013	Number of Beds: 180	Superior: 0
MARIANNA, FL 32446	Days in CR 365	Maximum: 65,700	Standard: 184
County: Jackson [32]	First Used: 2014/07	Max Annualized: 65,700	Conditional: 0
Region: North Area: 2	Last Used: 2014/07	Total Patient: 55,346	Total: 184
Control: Government	Unaudited	Medicare: 3,230	Inflation
Current Class North Large	Initial CR? False	Medicaid: 44,407	FY Index: 1.30932625
Class at 1/94: North Large	Medical Utilization	80.23525%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	84.24049%	Cost: 1.02881379
Open Date: 02/01/1971	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 02/01/1971	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21150000
Entered Medicaid 02/01/1971	Low Occupancy Adjustment Factor:	107.24292%	DC Sem Index: 1.24200000
Med # Active Date: 02/01/1971	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02517540
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,924,143	4,092,202	1,636,815	225,143		7,878,303	
1a	Audit Adjustments							
2	Cost Per Diem	43.3297	92.1522	36.8594	5.0700		177.4113	
3	Cost Per Diem Inflated	44.5782	94.4722	37.9215				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	44.5782	94.4722	37.9215	5.0700		182.0419	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	47.9821		51.2053				
7	Provider Target Rate	48.9819		52.2722				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	44.5782	94.4722	37.9215	5.0700		182.0419	
12/13	Medical Adjustment Rate		3.2134	1.2899				
14	Prospective Per Diem 11	44.5782	97.6856	39.2114	5.0700		186.5452	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Marianna Health & Rehabilitation

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/01/1989	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	0.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	None	80% Capital(1):	6,079,714 12.7833
RS to Start Calcs:	1971/07	<60% of Base:	True	20% ROE(2):	1,519,928 0.4285
Indexed Asset Value	7,599,642	Interest Rate:	12.5000%	Insurance Cost(3):	16,176 0.2923
FRVS Base Asset:	4,379,259	Chase Rate:	12.5000%	Taxes Cost(3):	0 0.0000
Occup Adj Factor	0.9000	Amortization Rate:	12.5000%	Home Office(3):	0 0.0000
ROE Factor	0.016670	Interest Only:	True	Replacement(3&4):	115,510 0.0000
		Yearly Payment:	755,875	Total FRVS PD:	13.5041

- (1) 80% Capital (\$6,079,714) amortized at 12.5000 % for 20 years Interest of \$755,875 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$12.7833
- (2) 20% ROE (\$1,519,928) times the ROE factor (0.016670) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.4285
- (3) Pass-throughs: 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:	51,883
Comparison Bed	180	Effective PBS Limitation	5,130,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	44.5782	44.5782	0.7915	43.7867
Direct Care	97.6856	97.6856	1.7344	95.9512
Indirect Care	39.2114	39.2114	0.6962	38.5152
Property	5.0700	13.5041	0.2398	13.2643
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				25.4400
Supplemental Rate Add-on				9.9025
Totals	186.5452	194.9793	3.4619	226.8599

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	895,163	0.00				180	100.00	895,163	1,846,980	
1972/01		0.10	3.9787	3.0000	0.9787	180	100.00	897,848	1,920,420	
1972/07		0.10	5.9113	3.0000	2.9113	180	100.00	900,542	2,015,100	
1973/01		0.20	8.0622	3.0000	5.0622	180	100.00	905,945	2,118,960	
1973/07		0.20	10.7186	3.0000	7.7186	180	100.00	911,381	2,238,840	
1974/01		0.30	12.9457	3.0000	9.9457	180	100.00	919,583	2,355,840	
1974/07		0.30	13.0494	3.0000	10.0494	180	100.00	927,859	2,428,920	
1975/01	21,068	0.40	13.1399	3.0000	10.1399	180	100.00	960,061	2,503,980	
1975/07		0.40	14.2033	3.0000	11.2033	180	100.00	971,582	2,605,860	
1976/01		0.50	15.2478	3.0000	12.2478	180	100.00	986,156	2,711,160	
1976/07		0.50	15.7330	3.0000	12.7330	180	100.00	1,000,948	2,805,660	
1977/01		0.60	16.4836	3.0000	13.4836	180	100.00	1,018,965	2,910,960	
1977/07		0.60	18.5412	3.0000	15.5412	180	100.00	1,037,306	3,058,020	
1978/01		0.70	20.2809	3.0000	17.2809	180	100.00	1,059,089	3,203,100	
1978/07	31,647	0.70	22.8203	3.0000	19.8203	180	100.00	1,112,977	3,380,400	
1979/01		0.80	24.9476	3.0000	21.9476	180	100.00	1,139,688	3,553,740	
1979/07		0.80	26.1458	3.0000	23.1458	180	100.00	1,167,041	3,702,960	
1980/01		0.90	29.3115	3.0000	26.3115	180	81.60	1,198,551	3,931,380	
1980/07		0.90	30.1222	3.0000	27.1222	180	81.60	1,230,912	4,081,140	
1981/01	102,361	1.00	30.9462	3.0000	27.9462	180	83.45	1,370,200	4,237,200	
1981/07		1.00	30.5350	3.0000	27.5350	180	83.45	1,411,306	4,346,820	
1982/01		1.00	30.2110	3.0000	27.2110	180	79.05	1,453,645	4,463,280	
1982/07		1.00	29.5087	3.0000	26.5087	111	100.00	1,497,254	2,815,515	
1983/04		1.00	29.1375	3.0000	26.1375	111	100.00	1,542,172	2,889,552	
1983/07	40,684	1.00	30.0953	3.0000	27.0953	111	100.00	1,629,121	3,003,882	
1984/01	273,367	1.00	28.3905	3.0000	25.3905	111	100.00	1,951,362	3,042,843	
1984/07	2,117,969	1.00	27.3084	3.0000	24.3084	111	79.05	4,127,872	3,101,229	
1985/01		1.00	25.4555	3.0000	22.4555	111	79.05	4,251,708	3,136,749	
1985/10		1.00	23.3077	3.0000	20.3077	111	79.87	4,379,259	3,163,500	
1986/01		1.00	21.1376	3.0000	18.1376	111	79.87	4,510,637	3,189,807	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	180	100.00	4,645,956	5,162,760	
1987/01		1.00	16.4441	3.0000	13.4441	180	100.00	4,785,335	5,255,100	
1987/07		1.00	14.3448	3.0000	11.3448	180	85.89	4,928,895	5,296,140	
1988/01		1.00	12.2455	3.0000	9.2455	180	85.89	5,076,762	5,339,160	
1988/07		1.00	9.8354	3.0000	6.8354	180	88.37	5,229,065	5,336,280	
1989/01		1.00	7.4253	3.0000	4.4253	180	88.37	5,385,937	5,367,780	
1989/07		1.00	5.0152	3.0000	2.0152	180	88.48	5,547,515	5,404,140	
1990/01		1.00	2.6051	2.6051		180	88.48	5,692,033	5,431,320	
1990/07		1.00	0.5899	0.5899		180	89.74	5,725,610	5,463,360	
1991/01		1.00	0.5899	0.5899		180	89.74	5,759,385	5,495,400	
1991/07		1.00	1.4932	1.4932		180	85.74	5,845,384	5,577,480	
1992/01		0.95	2.0117	2.0117		180	88.14	5,957,095	5,689,620	
1992/07		0.95	1.8152	1.8152		180	88.14	6,059,819	5,792,940	
1993/01		0.90	1.7710	1.7710		180	88.14	6,156,406	5,895,540	
1993/07		0.90	1.5329	1.5329		180	84.82	6,241,340	5,985,900	
1994/01		0.85	1.6983	1.6983		180	84.82	6,331,440	6,087,600	
1994/07		0.85	1.5991	1.5991		180	87.74	6,417,497	6,184,980	
1995/01		0.80	1.5812	1.5812		180	87.74	6,498,678	6,282,720	
1995/07		0.80	1.5250	1.5250		180	89.09	6,577,962	6,378,480	
1996/01		0.75	1.7228	1.7228		180	89.09	6,662,956	6,488,460	
1996/07		0.75	1.3294	1.3294		180	89.04	6,662,956	6,574,680	3
1997/01		0.70	1.4109	1.4109		180	89.04	6,667,380	6,667,380	8
1997/07		0.70	1.0917	1.0917		180	89.53	6,718,332	6,740,100	
1998/01		0.65	1.1663	1.1663		180	89.53	6,769,264	6,818,760	
1998/07		0.65	1.0794	1.0794		180	92.03	6,816,757	6,892,380	
1999/01		0.60	1.4499	1.4499		180	92.03	6,876,056	6,992,280	
1999/07		0.60	1.2299	1.2299		180	88.62	6,926,794	7,078,320	
2000/01		0.55	1.3356	1.3356		180	88.62	6,977,678	7,172,820	
2000/07		0.55	1.1129	1.1129		180	86.41	7,020,388	7,252,560	
2001/01		0.50	1.2976	1.2976		180	86.41	7,065,936	7,346,700	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		0.50	0.9615	0.9615		180	85.83	7,099,909	7,417,260	
2002/01		0.45	1.0301	1.0301		180	85.81	7,132,817	7,493,580	
2002/07		0.45	0.8337	0.8337		180	85.81	7,159,579	7,556,040	
2003/01		0.40	1.3271	1.3271		180	85.81	7,159,579	7,656,300	5
2003/07		0.40	1.1664	1.1664		180	82.49	7,231,166	7,745,580	
2004/01		0.35	1.1103	1.1103		180	82.49	7,259,266	7,831,620	
2004/07		0.35	0.8378	0.8378		180	85.11	7,280,550	7,897,320	
2005/01		0.30	0.8595	0.8595		180	85.11	7,299,327	7,965,180	
2005/07		0.30	0.7364	0.7364		180	86.61	7,315,451	8,023,860	
2006/01		0.25	0.9068	0.9068		180	86.61	7,332,035	8,096,580	
2006/07		0.25	0.8133	0.8133		180	85.70	7,346,941	8,162,460	
2007/01		0.20	1.0133	1.0133		180	85.70	7,361,833	8,245,080	
2007/07		0.20	1.1050	1.1050		180	86.76	7,378,103	8,336,160	
2008/01		0.15	0.8556	0.8556		180	86.76	7,387,569	8,407,440	
2008/07		0.15	0.6104	0.6104		180	85.28	7,394,336	8,458,740	
2009/01		0.10	1.3268	1.3268		180	85.28	7,404,148	8,571,060	
2009/07		0.10	0.6841	0.6841		180	85.61	7,409,212	8,629,740	
2010/01		0.05	0.8643	0.8643		180	85.61	7,412,413	8,704,260	
2010/07		0.05	0.7107	0.7107		180	86.62	7,415,044	8,766,180	
2011/01		0.00	0.9198	0.9198		180	86.62	7,415,044	8,846,820	
2011/07		0.00	0.9028	0.9028		180	80.16	7,415,044	8,926,740	
2012/01		0.00	0.3865	0.3865		180	80.16	7,415,044	8,961,300	
2012/07	157,011	0.00	0.9417	0.9417		180	77.77	7,572,055	9,045,720	
2013/01		0.00	0.4901	0.4901		180	77.77	7,572,055	9,090,000	
2013/07		0.00	0.6196	0.6196		180	79.31	7,572,055	9,146,340	
2014/01		0.00	0.8564	0.8564		180	79.31	7,572,055	9,224,640	
2014/07	27,587	0.00	1.2383	1.2383		180	80.24	7,599,642	9,338,940	

Message Code:

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



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Manor at Carpenter's

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

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

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1001 CARPENTERS WAY	1/1/2013-12/31/2013	Number of Beds: 72	Superior: 0
LAKELAND , FL 33809	Days in CR 365	Maximum: 26,280	Standard: 184
County: Polk [53]	First Used : 2014/07	Max Annualized: 26,280	Conditional: 0
Region: Central Area: 6	Last Used: 2014/07	Total Patient: 24,019	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 5,531	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 4,369	FY Index: 1.31456505
Class at 1/94: South Small	Medical Utilization	18.18977%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	91.39650%	Cost: 1.02471376
Open Date: 07/01/1989	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 07/01/1989	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21500000
Entered Medicaid 06/01/1991	Low Occupancy Adjustment Factor:	116.35292%	DC Sem Index: 1.24200000
Med # Active Date: 06/01/1991	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02222222
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	208,405	435,133	303,853	101,317		1,048,708	
1a	Audit Adjustments							
2	Cost Per Diem	47.7008	99.5956	69.5475	23.1900		240.0339	
3	Cost Per Diem Inflated	48.8797	101.8088	71.2663				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	48.8797	101.8088	71.2663	23.1900		245.1448	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	63.8926		65.5692				
7	Provider Target Rate	65.2239		66.9354				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	58.1332	99.7893	75.5421	13.6500			
9	Prior Semester: Class Ceiling Target Base	60.4813		71.4442				
10	Target Rate Class Ceiling	61.3634		72.4862				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	48.8797	99.7893	66.9354	13.6500		229.2544	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	48.8797	99.7893	66.9354	13.6500		229.2544	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Manor at Carpenter's

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	06/01/1991	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	2,566,809.00	Total Amount	Per Diem
RS to Start Calcs:	1989/07	Type:	Fixed	80% Capital(1):	2,653,286 12.5480
Indexed Asset Value	3,316,608	<60% of Base:	False	20% ROE(2):	663,322 0.5258
FRVS Base Asset:	1,789,260	Interest Rate:	9.5000%	Insurance Cost(3):	51,976 2.1640
Occup Adj Factor	0.9000	Chase Rate:	11.0000%	Taxes Cost(3):	0 0.0000
ROE Factor	0.018750	Amortization Rate:	9.5000%	Home Office(3):	0 0.0000
		Interest Only:	False	Replacement(3&4):	18,668 0.0000
		Yearly Payment:	296,785	Total FRVS PD:	15.2378

- (1) 80% Capital (\$2,653,286) amortized at 9.5000 % for 20 years Principal & Interest of \$296,785 divided by annual available days (26280) divided by Occup. Adj. (0.900) = \$12.5480
 (2) 20% ROE (\$663,322) times the ROE factor (0.018750) divided by annual available days (26280) divided by Occup. Adj. (0.900) = \$0.5258
 (3) Pass-throughs: 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:	51,883
Comparison Bed	60	Effective PBS Limitation	1,789,260

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	48.8797	48.8797	0.8679	48.0118
Direct Care	99.7893	99.7893	1.7718	98.0175
Indirect Care	66.9354	66.9354	1.1884	65.7470
Property	13.6500	15.2378	0.2705	14.9673
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	229.2544	230.8422	4.0986	236.6461

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1989/07	3,387,342	0.00	0.5899	0.5899		60		1,789,260	1,789,260	1
1990/01		0.10	0.5899	0.5899		60		1,789,260	1,810,440	
1990/07		0.10	0.5899	0.5899		60		1,789,260	1,821,120	
1991/01		0.20	0.5899	0.5899		60	1.36	1,789,260	1,831,800	
1991/07		0.20	1.4932	1.4932		60	1.36	1,789,260	1,859,160	
1992/01		0.30	2.0117	2.0117		60	1.36	1,789,260	1,896,540	
1992/07		0.30	1.8152	1.8152		60	1.36	1,789,260	1,930,980	
1993/01		0.40	1.7710	1.7710		60	1.36	1,789,260	1,965,180	
1993/07		0.40	1.5329	1.5329		60	1.36	1,789,260	1,995,300	5
1994/01		0.50	1.6983	1.6983		60	1.36	1,789,260	2,029,200	
1994/07	30,428	0.50	1.5991	1.5991		60	17.02	1,819,688	2,061,660	
1995/01		0.60	1.5812	1.5812		60	17.02	1,819,688	2,094,240	
1995/07		0.60	1.5250	1.5250		60	30.03	1,828,779	2,126,160	
1996/01		0.70	1.7228	1.7228		60	30.03	1,840,821	2,162,820	
1996/07		0.70	1.3294	1.3294		60	27.08	1,849,256	2,191,560	
1997/01		0.80	1.4109	1.4109		60	27.08	1,859,533	2,222,460	
1997/07		0.80	1.0917	1.0917		60	20.02	1,859,533	2,246,700	
1998/01		0.90	1.1663	1.1663		60	20.02	1,859,533	2,272,920	
1998/07	34,206	0.90	1.0794	1.0794		60	13.47	1,893,739	2,297,460	
1999/01		1.00	1.4499	1.4499		60	13.47	1,893,739	2,330,760	
1999/07	203,590	1.00	1.2299	1.2299		60	13.90	2,097,329	2,359,440	5
2000/01		1.00	1.3356	1.3356		60	13.90	2,097,329	2,390,940	
2000/07	40,724	1.00	1.1129	1.1129		60	17.66	2,138,053	2,417,520	
2001/01		1.00	1.2976	1.2976		60	17.66	2,138,053	2,448,900	
2001/07	12,240	1.00	0.9615	0.9615		60	18.86	2,150,293	2,472,420	
2002/01		1.00	1.0301	1.0301		60	18.86	2,150,293	2,497,860	
2002/07	125,430	1.00	0.8337	0.8337		60	19.27	2,275,723	2,518,680	
2003/01		1.00	1.3271	1.3271		60	19.27	2,275,723	2,552,100	
2003/07	109,224	1.00	1.1664	1.1664		60	17.55	2,384,947	2,581,860	
2004/01		1.00	1.1103	1.1103		60	17.55	2,384,947	2,610,540	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2004/07	102,602	1.00	0.8378	0.8378		60	18.82	2,487,549	2,632,440	
2005/01		1.00	0.8595	0.8595		60	18.82	2,487,549	2,655,060	
2005/07		1.00	0.7364	0.7364		60	18.82	2,487,549	2,674,620	
2006/01	26,728	1.00	0.9068	0.9068		60	14.91	2,514,277	2,698,860	
2006/07		1.00	0.8133	0.8133		60	14.91	2,514,277	2,720,820	
2007/01	24,303	1.00	1.0133	1.0133		60	18.67	2,538,580	2,748,360	
2007/07	23,853	1.00	1.1050	1.1050		60	19.40	2,562,433	2,778,720	
2008/01		1.00	0.8556	0.8556		60	19.40	2,562,433	2,802,480	
2008/07	640,280	1.00	0.6104	0.6104		72	15.80	3,202,713	3,383,496	
2009/01		1.00	1.3268	1.3268		72	15.80	3,202,713	3,428,424	
2009/07		1.00	0.6841	0.6841		72	15.80	3,202,713	3,451,896	
2010/01	44,946	0.95	0.8643	0.8643		72	18.85	3,247,659	3,481,704	
2010/07		0.95	0.7107	0.7107		72	18.85	3,247,659	3,506,472	
2011/01		0.90	0.9198	0.9198		72	17.35	3,247,659	3,538,728	
2011/07		0.90	0.9028	0.9028		72	17.35	3,247,659	3,570,696	
2012/01		0.85	0.3865	0.3865		72	13.13	3,247,659	3,584,520	
2012/07		0.85	0.9417	0.9417		72	13.93	3,247,659	3,618,288	
2013/01		0.80	0.4901	0.4901		72	13.93	3,247,659	3,636,000	
2013/07		0.80	0.6196	0.6196		72	13.93	3,247,659	3,658,536	
2014/01	34,805	0.75	0.8564	0.8564		72	13.36	3,282,464	3,689,856	
2014/07	34,144	0.75	1.2383	1.2383		72	18.19	3,316,608	3,735,576	

Message Code:

- | |
|---|
| 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 07/01/2014 through 12/31/2014

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Perdue Medical Center

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

Provider Information	Cost Report	Patient Days	Ratings Days
19590 OLD CUTLER ROAD	10/1/2012-9/30/2013	Number of Beds: 163	Superior: 0
CUTLER RIDGE, FL 33157	Days in CR 365	Maximum: 59,495	Standard: 184
County: Dade [13]	First Used : 2014/07	Max Annualized: 59,495	Conditional: 0
Region: South Area: 11	Last Used: 2014/07	Total Patient: 53,594	Total: 184
Control: Government	Unaudited	Medicare: 3,620	Inflation
Current Class South Large	Initial CR? False	Medicaid: 34,467	FY Index: 1.30932625
Class at 1/94: South Large	Medical Utilization	64.31130%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	90.08152%	Cost: 1.02881379
Open Date: 09/01/1971	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 09/01/1971	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21150000
Entered Medicaid 09/01/1971	Low Occupancy Adjustment Factor:	114.67888%	DC Sem Index: 1.24200000
Med # Active Date: 09/01/1971	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02517540
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,899,653	3,468,804	2,229,931	238,167		7,836,555	
1a	Audit Adjustments							
2	Cost Per Diem	55.1151	100.6413	64.6976	6.9100		227.3640	
3	Cost Per Diem Inflated	56.7032	103.1750	66.5618				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	56.7032	103.1750	66.5618	6.9100		233.3500	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	79.4195		101.4496				
7	Provider Target Rate	81.0743		103.5634				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	54.4176	98.4475	63.9416	6.9100		223.7167	
12/13	Medical Adjustment Rate		1.5850	1.0295				
14	Prospective Per Diem 11	54.4176	100.0325	64.9711	6.9100		226.3312	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Perdue Medical Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	0.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	None	80% Capital(1):	6,065,247 14.0829
RS to Start Calcs:	1971/07	<60% of Base:	True	20% ROE(2):	1,516,312 0.4721
Indexed Asset Value	7,581,559	Interest Rate:	12.5000%	Insurance Cost(3):	0 0.0000
FRVS Base Asset:	4,645,500	Chase Rate:	12.5000%	Taxes Cost(3):	0 0.0000
Occup Adj Factor	0.9000	Amortization Rate:	12.5000%	Home Office(3):	0 0.0000
ROE Factor	0.016670	Interest Only:	True	Replacement(3&4):	26,350 0.0000
		Yearly Payment:	754,076	Total FRVS PD:	14.5550

- (1) 80% Capital (\$6,065,247) amortized at 12.5000 % for 20 years Interest of \$754,076 divided by annual available days (59495) divided by Occup. Adj. (0.900) = \$14.0829
- (2) 20% ROE (\$1,516,312) times the ROE factor (0.016670) divided by annual available days (59495) divided by Occup. Adj. (0.900) = \$0.4721
- (3) Pass-throughs: 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:	51,883
Comparison Bed	163	Effective PBS Limitation	4,645,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.4176	54.4176	0.9662	53.4514
Direct Care	100.0325	100.0325	1.7761	98.2564
Indirect Care	64.9711	64.9711	1.1536	63.8175
Property	6.9100	14.5550	0.2584	14.2966
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	226.3312	233.9762	4.1543	239.7244

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	3,308,040	0.00				163	100.00	3,308,040	1,672,543	
1972/01		0.10	3.9787	3.0000	0.9787	163	100.00	3,317,964	1,739,047	
1972/07		0.10	5.9113	3.0000	2.9113	163	100.00	3,327,918	1,824,785	
1973/01		0.20	8.0622	3.0000	5.0622	163	100.00	3,347,886	1,918,836	
1973/07		0.20	10.7186	3.0000	7.7186	163	100.00	3,367,973	2,027,394	
1974/01		0.30	12.9457	3.0000	9.9457	163	100.00	3,398,285	2,133,344	
1974/07		0.30	13.0494	3.0000	10.0494	163	100.00	3,428,870	2,199,522	
1975/01		0.40	13.1399	3.0000	10.1399	163	100.00	3,470,016	2,267,493	
1975/07		0.40	14.2033	3.0000	11.2033	163	100.00	3,511,656	2,359,751	
1976/01		0.50	15.2478	3.0000	12.2478	163	100.00	3,564,331	2,455,106	
1976/07		0.50	15.7330	3.0000	12.7330	163	100.00	3,617,796	2,540,681	
1977/01		0.60	16.4836	3.0000	13.4836	163	100.00	3,682,916	2,636,036	
1977/07		0.60	18.5412	3.0000	15.5412	163	100.00	3,749,208	2,769,207	
1978/01		0.70	20.2809	3.0000	17.2809	163	100.00	3,827,941	2,900,585	
1978/07		0.70	22.8203	3.0000	19.8203	163	100.00	3,908,328	3,061,140	
1979/01		0.80	24.9476	3.0000	21.9476	163	100.00	4,002,128	3,218,109	
1979/07		0.80	26.1458	3.0000	23.1458	163	100.00	4,098,179	3,353,236	
1980/01		0.90	29.3115	3.0000	26.3115	163	81.30	4,208,830	3,560,083	
1980/07		0.90	30.1222	3.0000	27.1222	163	81.30	4,322,468	3,695,699	
1981/01		1.00	30.9462	3.0000	27.9462	163	90.37	4,452,142	3,837,020	
1981/07		1.00	30.5350	3.0000	27.5350	163	90.37	4,585,706	3,936,287	
1982/01		1.00	30.2110	3.0000	27.2110	163	94.77	4,723,277	4,041,748	
1982/07		1.00	29.5087	3.0000	26.5087	163	94.77	4,864,975	4,134,495	
1983/04		1.00	29.1375	3.0000	26.1375	163	93.48	5,010,924	4,243,216	
1983/07		1.00	30.0953	3.0000	27.0953	163	93.48	5,161,252	4,411,106	
1984/01		1.00	28.3905	3.0000	25.3905	163	90.70	5,316,090	4,468,319	
1984/07		1.00	27.3084	3.0000	24.3084	163	90.70	5,475,573	4,554,057	
1985/01		1.00	25.4555	3.0000	22.4555	163	93.48	5,639,840	4,606,217	
1985/10		1.00	23.3077	3.0000	20.3077	163	83.61	4,645,500	4,645,500	1
1986/01		1.00	21.1376	3.0000	18.1376	163	83.61	4,784,865	4,684,131	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	163	83.61	4,928,411	4,675,166	
1987/01		1.00	16.4441	3.0000	13.4441	163	83.61	5,076,263	4,758,785	
1987/07		1.00	14.3448	3.0000	11.3448	163	89.70	5,228,551	4,795,949	
1988/01		1.00	12.2455	3.0000	9.2455	163	89.70	5,385,408	4,834,906	
1988/07		1.00	9.8354	3.0000	6.8354	163	89.70	5,546,970	4,832,298	
1989/01	35,874	1.00	7.4253	3.0000	4.4253	163	91.76	5,749,253	4,860,823	
1989/07	61,369	1.00	5.0152	3.0000	2.0152	163	90.39	5,983,100	4,893,749	
1990/01		1.00	2.6051	2.6051		163	90.39	6,138,966	4,918,362	
1990/07	293,049	1.00	0.5899	0.5899		163	83.46	6,468,229	4,947,376	
1991/01		1.00	0.5899	0.5899		163	83.46	6,506,385	4,976,390	
1991/07		1.00	1.4932	1.4932		163	78.02	6,603,538	5,050,718	
1992/01		0.95	2.0117	2.0117		163	78.02	5,152,267	5,152,267	5
1992/07		0.95	1.8152	1.8152		163	84.39	5,245,829	5,245,829	5
1993/01		0.90	1.7710	1.7710		163	84.39	5,338,739	5,338,739	5
1993/07		0.90	1.5329	1.5329		163	82.52	5,420,565	5,420,565	5
1994/01		0.85	1.6983	1.6983		163	82.52	5,512,660	5,512,660	5
1994/07		0.85	1.5991	1.5991		163	86.07	5,600,843	5,600,843	5
1995/01		0.80	1.5812	1.5812		163	86.07	5,689,352	5,689,352	5
1995/07		0.80	1.5250	1.5250		163	88.37	5,776,068	5,776,068	5
1996/01		0.75	1.7228	1.7228		163	88.37	7,527,152	5,875,661	
1996/07	59,674	0.75	1.3294	1.3294		163	87.80	7,527,152	5,953,738	3
1997/01		0.70	1.4109	1.4109		163	87.80	7,527,152	6,037,683	3
1997/07	117,825	0.70	1.0917	1.0917		163	92.00	7,527,152	6,103,535	3
1998/01		0.65	1.1663	1.1663		163	92.00	7,527,152	6,174,766	3
1998/07		0.65	1.0794	1.0794		163	93.13	7,527,152	6,241,433	3
1999/01		0.60	1.4499	1.4499		163	93.13	7,527,152	6,331,898	3
1999/07	121,707	0.60	1.2299	1.2299		163	91.33	7,527,152	6,409,812	3
2000/01		0.55	1.3356	1.3356		163	91.33	7,527,152	6,495,387	3
2000/07	93,433	0.55	1.1129	1.1129		163	82.53	7,527,152	6,567,596	3
2001/01		0.50	1.2976	1.2976		163	82.53	7,527,152	6,652,845	3



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07	61,580	0.50	0.9615	0.9615		163	81.19	7,527,152	6,716,741	3
2002/01		0.45	1.0301	1.0301		163	81.19	7,527,152	6,785,853	3
2002/07	233,402	0.45	0.8337	0.8337		163	76.41	7,527,152	6,842,414	3
2003/01		0.40	1.3271	1.3271		163	76.41	7,527,152	6,933,205	3
2003/07		0.40	1.1664	1.1664		163	70.79	7,527,152	7,014,053	3
2004/01		0.35	1.1103	1.1103		163	70.79	7,527,152	7,091,967	3
2004/07		0.35	0.8378	0.8378		163	66.50	7,527,152	7,151,462	3
2005/01		0.30	0.8595	0.8595		163	66.50	7,527,152	7,212,913	3
2005/07		0.30	0.7364	0.7364		163	59.79	7,527,152	7,266,051	3
2006/01		0.25	0.9068	0.9068		163	59.79	7,527,152	7,331,903	3
2006/07		0.25	0.8133	0.8133		163	61.57	7,527,152	7,391,561	3
2007/01		0.20	1.0133	1.0133		163	61.57	7,527,152	7,466,378	3
2007/07		0.20	1.1050	1.1050		163	62.47	7,543,787	7,548,856	
2008/01		0.15	0.8556	0.8556		163	62.47	7,553,466	7,613,404	
2008/07		0.15	0.6104	0.6104		163	60.64	7,560,385	7,659,859	
2009/01		0.10	1.3268	1.3268		163	60.64	7,570,418	7,761,571	
2009/07		0.10	0.6841	0.6841		163	62.72	7,575,596	7,814,709	
2010/01		0.05	0.8643	0.8643		163	62.72	7,578,869	7,882,191	
2010/07		0.05	0.7107	0.7107		163	60.72	7,581,559	7,938,263	
2011/01		0.00	0.9198	0.9198		163	60.72	7,581,559	8,011,287	
2011/07		0.00	0.9028	0.9028		163	62.32	7,581,559	8,083,659	
2012/01		0.00	0.3865	0.3865		163	62.32	7,581,559	8,114,955	
2012/07		0.00	0.9417	0.9417		163	69.19	7,581,559	8,191,402	
2013/01		0.00	0.4901	0.4901		163	69.19	7,581,559	8,231,500	
2013/07		0.00	0.6196	0.6196		163	64.52	7,581,559	8,282,519	
2014/01		0.00	0.8564	0.8564		163	64.52	7,581,559	8,353,424	
2014/07		0.00	1.2383	1.2383		163	64.31	7,581,559	8,456,929	

Message Code:

- | |
|---|
| 1 Per Bed Standard Limitation
3 Index Cost Limitation - January 1996
5 Uncorrected Licensure Deficiency |
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Florida Agency for Health Care Administration
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223.97

John Knox Village Of Florida

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

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

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
830 LAKESIDE CIRCLE	1/1/2013-12/31/2013	Number of Beds: 177	Superior: 0
POMPANO BEACH, FL 33060	Days in CR 365	Maximum: 64,605	Standard: 184
County: Broward [6]	First Used : 2014/07	Max Annualized: 64,605	Conditional: 0
Region: South Area: 10	Last Used: 2014/07	Total Patient: 51,483	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 6,363	Inflation
Current Class South Large	Initial CR? False	Medicaid: 9,507	FY Index: 1.31456505
Class at 1/94: South Large	Medical Utilization	18.46629%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	79.68888%	Cost: 1.02471376
Open Date: 10/01/1976	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 10/01/1976	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21500000
Entered Medicaid 04/01/1972	Low Occupancy Adjustment Factor:	101.44846%	DC Sem Index: 1.24200000
Med # Active Date: 04/01/1972	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02222222
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	542,928	794,770	708,508	180,918		2,227,124	
1a	Audit Adjustments							
2	Cost Per Diem	57.1082	83.5984	74.5249	19.0300		234.2615	
3	Cost Per Diem Inflated	58.5196	85.4561	76.3667				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	58.5196	85.4561	76.3667	19.0300		239.3724	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	72.6366		69.0827				
7	Provider Target Rate	74.1501		70.5221				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	54.4176	85.4561	63.9416	13.6500		217.4653	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	54.4176	85.4561	63.9416	13.6500		217.4653	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

John Knox Village Of Florida

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/01/1989	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	1,475,191.00	Total Amount	Per Diem
RS to Start Calcs:	1976/07	Type:	Fixed	80% Capital(1):	3,584,805 6.9616
Indexed Asset Value	4,481,006	<60% of Base:	False	20% ROE(2):	896,201 0.2890
FRVS Base Asset:	2,435,978	Interest Rate:	9.6350%	Insurance Cost(3):	162,179 3.1501
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	191,328 3.7163
ROE Factor	0.018750	Amortization Rate:	9.6350%	Home Office(3):	0 0.0000
		Interest Only:	False	Replacement(3&4):	166,630 0.0000
		Yearly Payment:	404,781	Total FRVS PD:	14.1170

- (1) 80% Capital (\$3,584,805) amortized at 9.6350 % for 20 years Principal & Interest of \$404,781 divided by annual available days (64605) divided by Occup. Adj. (0.900) = \$6.9616
- (2) 20% ROE (\$896,201) times the ROE factor (0.018750) divided by annual available days (64605) divided by Occup. Adj. (0.900) = \$0.2890
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.4176	54.4176	0.9662	53.4514
Direct Care	85.4561	85.4561	1.5173	83.9388
Indirect Care	63.9416	63.9416	1.1353	62.8063
Property	13.6500	14.1170	0.2506	13.8664
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	217.4653	217.9323	3.8694	223.9654

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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 Rate Semester 7/1/2014 through 12/31/2014 Based on Cost Report: 12/31/2013

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223.97

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1976/07	482,744	0.00	3.4853	3.0000	0.4853	120	100.00	482,744	1,870,440	
1977/01		0.10	4.2359	3.0000	1.2359	120	100.00	484,192	1,940,640	
1977/07		0.10	6.2934	3.0000	3.2934	120	100.00	485,645	2,038,680	
1978/01		0.20	8.0331	3.0000	5.0331	120	100.00	488,559	2,135,400	
1978/07		0.20	10.5726	3.0000	7.5726	120	100.00	491,490	2,253,600	
1979/01		0.30	12.6998	3.0000	9.6998	120	100.00	495,913	2,369,160	
1979/07		0.30	13.8980	3.0000	10.8980	120	100.00	500,376	2,468,640	
1980/01		0.40	17.0638	3.0000	14.0638	120	6.20	500,376	2,620,920	
1980/07	1,935,602	0.40	17.8744	3.0000	14.8744	120	6.20	2,435,978	2,720,760	
1981/01		0.50	18.6984	3.0000	15.6984	120	5.34	2,435,978	2,824,800	
1981/07		0.50	18.2872	3.0000	15.2872	120	5.34	2,435,978	2,897,880	
1982/01		0.60	17.9632	3.0000	14.9632	120	4.63	2,435,978	2,975,520	
1982/07		0.60	17.2609	3.0000	14.2609	120	4.63	2,435,978	3,043,800	
1983/04		0.70	16.8897	3.0000	13.8897	120	4.63	2,435,978	3,123,840	
1983/07		0.70	17.8475	3.0000	14.8475	120	6.35	2,435,978	3,247,440	
1984/01		0.80	16.1427	3.0000	13.1427	120	5.77	2,435,978	3,289,560	
1984/07		0.80	15.0606	3.0000	12.0606	120	5.77	2,435,978	3,352,680	
1985/01		0.90	13.2077	3.0000	10.2077	120	6.35	2,435,978	3,391,080	
1985/10		0.90	11.0599	3.0000	8.0599	120	4.46	2,435,978	3,420,000	
1986/01		1.00	8.8898	3.0000	5.8898	120	4.46	2,435,978	3,448,440	
1986/07		1.00	6.1872	3.0000	3.1872	120	4.46	2,435,978	3,441,840	
1987/01		1.00	4.1963	3.0000	1.1963	120	4.46	2,435,978	3,503,400	
1987/07		1.00	2.0970	2.0970		120	4.92	2,435,978	3,530,760	
1988/01		1.00	0.9007	0.9007		120	4.92	2,435,978	3,559,440	
1988/07		1.00	0.5899	0.5899		120	3.80	2,435,978	3,557,520	
1989/01		1.00	0.5899	0.5899		120	3.80	2,435,978	3,578,520	
1989/07	83,405	1.00	0.5899	0.5899		120	4.13	2,519,383	3,602,760	
1990/01		1.00	0.5899	0.5899		120	4.13	2,519,383	3,620,880	
1990/07		1.00	0.5899	0.5899		120	4.13	2,519,383	3,642,240	
1991/01	608,806	1.00	0.5899	0.5899		120	6.26	3,128,189	3,663,600	



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223.97

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1991/07		1.00	1.4932	1.4932		120	7.78	3,128,189	3,718,320	
1992/01		1.00	2.0117	2.0117		120	7.78	3,128,189	3,793,080	
1992/07		1.00	1.8152	1.8152		120	7.68	3,128,189	3,861,960	
1993/01		1.00	1.7710	1.7710		120	7.68	3,128,189	3,930,360	
1993/07		1.00	1.5329	1.5329		120	6.32	3,128,189	3,990,600	
1994/01		1.00	1.6983	1.6983		120	6.32	3,128,189	4,058,400	
1994/07	319,550	1.00	1.5991	1.5991		158	6.73	3,447,739	5,429,038	
1995/01		1.00	1.5812	1.5812		158	6.73	3,447,739	5,514,832	
1995/07		1.00	1.5250	1.5250		158	4.58	3,447,739	5,598,888	
1996/01		1.00	1.7228	1.7228		158	4.58	3,447,739	5,695,426	
1996/07		1.00	1.3294	1.3294		163	4.18	3,447,739	5,953,738	
1997/01		0.95	1.4109	1.4109		163	4.18	3,447,739	6,037,683	
1997/07		0.95	1.0917	1.0917		177	4.11	3,447,739	6,627,765	
1998/01		0.90	1.1663	1.1663		177	4.11	3,447,739	6,705,114	
1998/07	76,028	0.90	1.0794	1.0794		177	4.19	3,523,767	6,777,507	
1999/01		0.85	1.4499	1.4499		177	4.19	3,523,767	6,875,742	
1999/07	77,973	0.85	1.2299	1.2299		177	5.21	3,601,740	6,960,348	
2000/01		0.80	1.3356	1.3356		177	5.21	3,601,740	7,053,273	
2000/07	814,322	0.80	1.1129	1.1129		177	3.91	4,416,062	7,131,684	
2001/01		0.75	1.2976	1.2976		177	3.91	4,416,062	7,224,255	
2001/07		0.75	0.9615	0.9615		177	4.50	4,416,062	7,293,639	
2002/01		0.70	1.0301	1.0301		177	4.50	4,416,062	7,368,687	
2002/07		0.70	0.8337	0.8337		177	7.10	4,416,062	7,430,106	
2003/01		0.65	1.3271	1.3271		177	7.10	4,416,062	7,528,695	
2003/07	28,494	0.65	1.1664	1.1664		177	9.30	4,444,556	7,616,487	
2004/01		0.60	1.1103	1.1103		177	9.30	4,444,556	7,701,093	
2004/07		0.60	0.8378	0.8378		177	9.97	4,444,556	7,765,698	
2005/01		0.55	0.8595	0.8595		177	9.97	4,444,556	7,832,427	
2005/07		0.55	0.7364	0.7364		177	9.18	4,444,556	7,890,129	
2006/01		0.50	0.9068	0.9068		177	9.18	4,444,556	7,961,637	5



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223.97

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2006/07		0.50	0.8133	0.8133		177	7.55	4,444,556	8,026,419	
2007/01		0.45	1.0133	1.0133		177	7.55	4,444,556	8,107,662	
2007/07		0.45	1.1050	1.1050		177	11.52	4,444,556	8,197,224	
2008/01		0.40	0.8556	0.8556		177	11.52	4,444,556	8,267,316	
2008/07		0.40	0.6104	0.6104		177	11.52	4,444,556	8,317,761	
2009/01	36,450	0.35	1.3268	1.3268		177	12.64	4,481,006	8,428,209	
2009/07		0.35	0.6841	0.6841		177	12.64	4,481,006	8,485,911	
2010/01		0.30	0.8643	0.8643		177	11.34	4,481,006	8,559,189	
2010/07		0.30	0.7107	0.7107		177	11.34	4,481,006	8,620,077	
2011/01		0.25	0.9198	0.9198		177	15.37	4,481,006	8,699,373	
2011/07		0.25	0.9028	0.9028		177	15.37	4,481,006	8,777,961	
2012/01		0.20	0.3865	0.3865		177	11.83	4,481,006	8,811,945	
2012/07		0.20	0.9417	0.9417		177	13.87	4,481,006	8,894,958	
2013/01		0.15	0.4901	0.4901		177	13.87	4,481,006	8,938,500	
2013/07		0.15	0.6196	0.6196		177	13.87	4,481,006	8,993,901	
2014/01		0.10	0.8564	0.8564		177	17.28	4,481,006	9,070,896	
2014/07		0.10	1.2383	1.2383		177	18.47	4,481,006	9,183,291	

Message Code:

5 Uncorrected Licensure Deficiency



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0 203815-00 - 2014/07

210.64

Westminster Asbury Towers

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

Provider Information	Cost Report	Patient Days	Ratings Days
1533 4TH AVE W	4/1/2012-3/31/2013	Number of Beds: 120	Superior: 0
BRADENTON, FL 34205	Days in CR 365	Maximum: 43,800	Standard: 184
County: Manatee [41]	First Used : 2014/01	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 6	Last Used: 2014/07	Total Patient: 42,353	Total: 184
Control: Nonprofit : Other	Unaudited	Medicare: 6,470	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 20,579	FY Index: 1.28970197
Class at 1/94: North Large	Medical Utilization	48.58924%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	96.69635%	Cost: 1.04446836
Open Date: 04/01/1967	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 08/01/1991	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20550000
Entered Medicaid 08/01/1991	Low Occupancy Adjustment Factor:	123.09993%	DC Sem Index: 1.24200000
Med # Active Date: 08/01/1991	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03027789
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	937,439	1,646,853	1,646,249	384,827		4,615,368	
1a	Audit Adjustments							
2	Cost Per Diem	45.5532	80.0259	79.9965	18.7000		224.2756	
3	Cost Per Diem Inflated	47.5789	82.4489	83.5538				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	47.5789	82.4489	83.5538	18.7000		232.2816	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	61.2728		77.7494				
7	Provider Target Rate	62.5495		79.3694				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	47.5789	82.4489	61.9692	13.6500		205.6470	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	47.5789	82.4489	61.9692	13.6500		205.6470	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Westminster Asbury Towers

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	08/01/1991	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	7,832,462.00		Total Amount	Per Diem
RS to Start Calcs:	1991/07	Type:	Fixed	80% Capital(1):	4,856,051	9.5932
Indexed Asset Value	6,070,064	<60% of Base:	False	20% ROE(2):	1,214,013	0.4490
FRVS Base Asset:	348,874	Interest Rate:	4.8000%	Insurance Cost(3):	83,511	1.9718
Occup Adj Factor	0.9000	Chase Rate:	9.5000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.014580	Amortization Rate:	4.8000%	Home Office(3):	14,865	0.3510
		Interest Only:	False	Replacement(3&4):	103,104	0.0000
		Yearly Payment:	378,165	Total FRVS PD:		12.3650

- (1) 80% Capital (\$4,856,051) amortized at 4.8000 % for 20 years Principal & Interest of \$378,165 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$9.5932
- (2) 20% ROE (\$1,214,013) times the ROE factor (0.014580) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.4490
- (3) Pass-throughs: 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:	51,883
Comparison Bed	34	Effective PBS Limitation	348,874

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	47.5789	47.5789	0.8448	46.7341
Direct Care	82.4489	82.4489	1.4639	80.9850
Indirect Care	61.9692	61.9692	1.1003	60.8689
Property	13.6500	12.3650	0.2195	12.1455
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	205.6470	204.3620	3.6285	210.6360

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1991/07	479,269	0.00	1.4932	1.4932		34	9.64	348,874	348,874	1
1992/01		0.10	2.0117	2.0117		34	9.64	348,874	1,074,706	
1992/07		0.10	1.8152	1.8152		34	9.64	348,874	1,094,222	
1993/01		0.20	1.7710	1.7710		34	9.64	348,874	1,113,602	
1993/07		0.20	1.5329	1.5329		34	9.64	348,874	1,130,670	
1994/01		0.30	1.6983	1.6983		34	17.56	348,874	1,149,880	
1994/07		0.30	1.5991	1.5991		34	17.56	348,874	1,168,274	
1995/01		0.40	1.5812	1.5812		34	18.11	348,874	1,186,736	
1995/07		0.40	1.5250	1.5250		34	18.11	348,874	1,204,824	
1996/01		0.50	1.7228	1.7228		34	24.80	348,874	1,225,598	
1996/07		0.50	1.3294	1.3294		34	24.80	348,874	1,241,884	
1997/01		0.60	1.4109	1.4109		34	22.02	348,874	1,259,394	
1997/07		0.60	1.0917	1.0917		34	22.02	348,874	1,273,130	
1998/01		0.70	1.1663	1.1663		34	21.90	348,874	1,287,988	
1998/07		0.70	1.0794	1.0794		34	21.90	348,874	1,301,894	
1999/01		0.80	1.4499	1.4499		34	21.38	348,874	1,320,764	
1999/07		0.80	1.2299	1.2299		34	21.38	348,874	1,337,016	
2000/01		0.90	1.3356	1.3356		34	20.53	348,874	1,354,866	
2000/07		0.90	1.1129	1.1129		34	20.53	348,874	1,369,928	
2001/01		1.00	1.2976	1.2976		34	26.59	351,063	1,387,710	
2001/07		1.00	0.9615	0.9615		34	26.59	352,695	1,401,038	
2002/01	11,426,773	1.00	1.0301	1.0301		120	25.91	4,995,720	4,995,720	8
2002/07		1.00	0.8337	0.8337		120	25.91	5,015,341	5,037,360	
2003/01	37,810	1.00	1.3271	1.3271		120	30.49	5,090,049	5,104,200	
2003/07		1.00	1.1664	1.1664		120	30.49	5,122,962	5,163,720	
2004/01		1.00	1.1103	1.1103		120	35.23	5,159,396	5,221,080	
2004/07		1.00	0.8378	0.8378		120	35.23	5,187,084	5,264,880	
2005/01	33,467	1.00	0.8595	0.8595		120	38.84	5,252,035	5,310,120	
2005/07		1.00	0.7364	0.7364		120	38.84	5,279,347	5,349,240	
2006/01		1.00	0.9068	0.9068		120	37.35	5,311,857	5,397,720	



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210.64

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2006/07		1.00	0.8133	0.8133		120	37.35	5,341,195	5,441,640	
2007/01		1.00	1.0133	1.0133		120	35.59	5,376,217	5,496,720	
2007/07		1.00	1.1050	1.1050		120	35.59	5,414,659	5,557,440	
2008/01		1.00	0.8556	0.8556		120	37.43	5,446,187	5,604,960	
2008/07		1.00	0.6104	0.6104		120	37.43	5,468,811	5,639,160	
2009/01		1.00	1.3268	1.3268		120	37.12	5,517,783	5,714,040	
2009/07		1.00	0.6841	0.6841		120	37.12	5,543,259	5,753,160	
2010/01	27,437	1.00	0.8643	0.8643		120	43.89	5,608,928	5,802,840	
2010/07		1.00	0.7107	0.7107		120	43.89	5,640,738	5,844,120	
2011/01	53,810	1.00	0.9198	0.9198		120	46.96	5,738,847	5,897,880	
2011/07		1.00	0.9028	0.9028		120	46.96	5,783,084	5,951,160	
2012/01		0.95	0.3865	0.3865		120	44.97	5,800,447	5,974,200	
2012/07		0.95	0.9417	0.9417		120	44.97	5,842,875	6,030,480	
2013/01	83,358	0.90	0.4901	0.4901		120	46.17	5,947,868	6,060,000	
2013/07		0.90	0.6196	0.6196		120	46.17	5,975,709	6,097,560	
2014/01		0.85	0.8564	0.8564		120	48.59	6,014,137	6,149,760	
2014/07		0.85	1.2383	1.2383		120	48.59	6,070,064	6,225,960	

Message Code:

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



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0 203980-00 - 2014/07

171.27

Lisenby on Lake Caroline

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective
 Type of Ownership: Nonprofit : 501(c)(3) Organization CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1400 W 11TH ST	1/1/2012-12/31/2012	Number of Beds: 22	Superior: 0
PANAMA CITY, FL 32401	Days in CR 366	Maximum: 8,052	Standard: 184
County: Bay [3]	First Used : 2014/01	Max Annualized: 8,030	Conditional: 0
Region: North Area: 2	Last Used: 2014/07	Total Patient: 7,780	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 0	Inflation
Current Class North Small	Initial CR? False	Medicaid: 5,784	FY Index: 1.28335532
Class at 1/94: North Small	Medical Utilization	74.34447%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	96.62196%	Cost: 1.04963363
Open Date: 01/21/1985	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/21/1985	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20250000
Entered Medicaid 10/08/1991	Low Occupancy Adjustment Factor:	123.00523%	DC Sem Index: 1.24200000
Med # Active Date: 10/08/1991	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03284823
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	193,995	434,377	186,786	19,376		834,533	
1a	Audit Adjustments							
2	Cost Per Diem	33.5399	75.0997	32.2936	3.3499		144.2831	
3	Cost Per Diem Inflated	35.2046	77.5666	33.8964				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	35.2046	77.5666	33.8964	3.3499		150.0175	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	58.8101		56.3577				
7	Provider Target Rate	60.0355		57.5320				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	53.3690	93.7426	69.3890	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.6361		65.1932				
10	Target Rate Class Ceiling	54.4184		66.1441				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	35.2046	77.5666	33.8964	3.3499		150.0175	
12/13	Medical Adjustment Rate		2.1244	0.9283				
14	Prospective Per Diem 11	35.2046	79.6910	34.8247	3.3499		153.0702	
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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171.27

Rate Semester 07/01/2014 through 12/31/2014

Lisenby on Lake Caroline

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/08/1991	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	463,295.00		Total Amount	Per Diem
RS to Start Calcs:	1985/01	Type:	Variable	80% Capital(1):	875,194	13.6408
Indexed Asset Value	1,093,993	<60% of Base:	False	20% ROE(2):	218,799	0.4414
FRVS Base Asset:	290,519	Interest Rate:	9.6000%	Insurance Cost(3):	3,769	0.4844
Occup Adj Factor	0.9000	Chase Rate:	10.2000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.014580	Amortization Rate:	9.6000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	98,582	Total FRVS PD:		14.5666

(1) 80% Capital (\$875,194) amortized at 9.6000 % for 20 years Principal & Interest of \$98,582 divided by annual available days (8030) divided by Occup. Adj. (0.900) = \$13.6408

(2) 20% ROE (\$218,799) times the ROE factor (0.014580) divided by annual available days (8030) divided by Occup. Adj. (0.900) = \$0.4414

(3) Pass-throughs: 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:	51,883
Comparison Bed	22	Effective PBS Limitation	614,658

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	35.2046	35.2046	0.6251	34.5795
Direct Care	79.6910	79.6910	1.4149	78.2761
Indirect Care	34.8247	34.8247	0.6183	34.2064
Property	3.3499	14.5666	0.2586	14.3080
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	153.0702	164.2869	2.9169	171.2725

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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 Rate Semester 7/1/2014 through 12/31/2014 Based on Cost Report: 12/31/2012

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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1985/01	290,519	0.00	1.1471	1.1471		22		290,519	621,698	
1985/10		0.10	0.8522	0.8522		22		290,519	614,658	
1986/01		0.10	0.8299	0.8299		22		290,519	632,214	
1986/07		0.20	0.2974	0.2974		22		290,519	631,004	
1987/01	7,779	0.20	1.0091	1.0091		22		298,298	642,290	
1987/07		0.30	0.9007	0.9007		22		298,298	647,306	
1988/01		0.30	0.9007	0.9007		22		298,298	652,564	
1988/07		0.40	0.5899	0.5899		22		298,298	652,212	
1989/01		0.40	0.5899	0.5899		22		298,298	656,062	
1989/07		0.50	0.5899	0.5899		22		298,298	660,506	
1990/01		0.50	0.5899	0.5899		22		298,298	663,828	
1990/07		0.60	0.5899	0.5899		22		298,298	667,744	
1991/01		0.60	0.5899	0.5899		22		298,298	671,660	
1991/07	581,121	0.70	1.4932	1.4932		22	85.81	882,537	681,692	
1992/01		0.70	2.0117	2.0117		22	85.81	894,965	695,398	
1992/07		0.80	1.8152	1.8152		22	85.81	907,962	708,026	
1993/01		0.80	1.7710	1.7710		22	85.81	920,826	720,566	
1993/07		0.90	1.5329	1.5329		22	85.81	933,530	731,610	
1994/01		0.90	1.6983	1.6983		22	85.81	947,799	744,040	
1994/07		1.00	1.5991	1.5991		22	80.67	962,955	755,942	
1995/01		1.00	1.5812	1.5812		22	80.67	978,181	767,888	
1995/07	5,067	1.00	1.5250	1.5250		22	76.72	998,165	779,592	
1996/01		1.00	1.7228	1.7228		22	76.72	1,015,361	793,034	
1996/07		1.00	1.3294	1.3294		22	82.31	1,015,361	803,572	3
1997/01		1.00	1.4109	1.4109		22	82.31	1,015,361	814,902	3
1997/07		1.00	1.0917	1.0917		22	71.82	1,015,361	823,790	3
1998/01		1.00	1.1663	1.1663		22	71.82	1,015,361	833,404	3
1998/07		1.00	1.0794	1.0794		22	71.82	1,015,361	842,402	3
1999/01		1.00	1.4499	1.4499		22	70.36	1,015,361	854,612	3
1999/07		1.00	1.2299	1.2299		22	70.36	1,015,361	865,128	3



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2000/01		1.00	1.3356	1.3356		22	68.62	1,015,361	876,678	3
2000/07		1.00	1.1129	1.1129		22	66.55	1,015,361	886,424	3
2001/01		1.00	1.2976	1.2976		22	66.55	1,015,361	897,930	3
2001/07		1.00	0.9615	0.9615		22	66.52	1,015,361	906,554	3
2002/01		1.00	1.0301	1.0301		22	66.52	1,015,361	915,882	3
2002/07		1.00	0.8337	0.8337		22	65.25	1,015,361	923,516	3
2003/01		1.00	1.3271	1.3271		22	65.25	1,015,361	935,770	3
2003/07		1.00	1.1664	1.1664		22	65.25	1,015,361	946,682	3
2004/01		1.00	1.1103	1.1103		22	73.61	1,015,361	957,198	3
2004/07		1.00	0.8378	0.8378		22	73.61	1,015,361	965,228	3
2005/01		1.00	0.8595	0.8595		22	81.35	1,015,361	973,522	3
2005/07		0.95	0.7364	0.7364		22	81.35	1,015,361	980,694	3
2006/01		0.95	0.9068	0.9068		22	78.21	1,015,361	989,582	3
2006/07		0.90	0.8133	0.8133		22	78.21	1,015,361	997,634	3
2007/01		0.90	1.0133	1.0133		22	75.28	1,015,361	1,007,732	3
2007/07		0.85	1.1050	1.1050		22	75.28	1,018,864	1,018,864	8
2008/01		0.85	0.8556	0.8556		22	65.59	1,026,274	1,027,576	
2008/07		0.80	0.6104	0.6104		22	65.59	1,031,285	1,033,846	
2009/01		0.80	1.3268	1.3268		22	39.48	1,039,142	1,047,574	
2009/07		0.75	0.6841	0.6841		22	39.48	1,042,969	1,054,746	
2010/01		0.75	0.8643	0.8643		22	48.81	1,048,969	1,063,854	
2010/07		0.70	0.7107	0.7107		22	48.81	1,053,600	1,071,422	
2011/01		0.70	0.9198	0.9198		22	62.70	1,060,384	1,081,278	
2011/07		0.65	0.9028	0.9028		22	62.70	1,066,606	1,091,046	
2012/01		0.65	0.3865	0.3865		22	61.90	1,069,285	1,095,270	
2012/07		0.60	0.9417	0.9417		22	61.90	1,075,326	1,105,588	
2013/01		0.60	0.4901	0.4901		22	70.64	1,078,489	1,111,000	
2013/07		0.55	0.6196	0.6196		22	70.64	1,082,164	1,117,886	
2014/01		0.55	0.8564	0.8564		22	74.34	1,087,261	1,127,456	
2014/07		0.50	1.2383	1.2383		22	74.34	1,093,993	1,141,426	

Message Code:

3 Index Cost Limitation - January 1996

8 Limited to Current RS Per Bed Standard

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 203980123120120101201205242013115937



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 07/01/2014 through 12/31/2014

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223.72

Mease Continuing Care

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

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

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
910 NEW YORK AVE	8/1/2012-7/31/2013	Number of Beds: 100	Superior: 184
DUNEDIN, FL 34698	Days in CR 365	Maximum: 36,500	Standard: 0
County: Pinellas [52]	First Used : 2014/07	Max Annualized: 36,500	Conditional: 0
Region: Central Area: 5	Last Used: 2014/07	Total Patient: 31,021	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 7,988	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 11,895	FY Index: 1.30228922
Class at 1/94: North Small	Medical Utilization	38.34499%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	84.98904%	Cost: 1.03437307
Open Date: 04/29/1991	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 04/29/1991	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20949917
Entered Medicaid 01/07/1992	Low Occupancy Adjustment Factor:	108.19586%	DC Sem Index: 1.24200000
Med # Active Date: 01/07/1992	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02687131
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	671,180	986,437	762,257	108,958		2,528,832	
1a	Audit Adjustments							
2	Cost Per Diem	56.4254	82.9287	64.0821	9.1600		212.5962	
3	Cost Per Diem Inflated	58.3649	85.1571	66.2848				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	58.3649	85.1571	66.2848	9.1600		218.9668	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	55.1376		72.4477				
7	Provider Target Rate	56.2864		73.9572				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	58.1332	99.7893	75.5421	13.6500			
9	Prior Semester: Class Ceiling Target Base	60.4813		71.4442				
10	Target Rate Class Ceiling	61.3634		72.4862				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	56.2864	85.1571	66.2848	9.1600		216.8883	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	56.2864	85.1571	66.2848	9.1600		216.8883	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Mease Continuing Care

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/07/1992	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	4,000,000.00		Total Amount	Per Diem
RS to Start Calcs:	1991/01	Type:	Fixed	80% Capital(1):	3,116,365	8.1558
Indexed Asset Value	3,895,456	<60% of Base:	False	20% ROE(2):	779,091	0.3557
FRVS Base Asset:	3,035,200	Interest Rate:	6.0000%	Insurance Cost(3):	44,904	1.4475
Occup Adj Factor	0.9000	Chase Rate:	10.0000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.015000	Amortization Rate:	6.0000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	12,864	0.0000
		Yearly Payment:	267,919	Total FRVS PD:		9.9590

- (1) 80% Capital (\$3,116,365) amortized at 6.0000 % for 20 years Principal & Interest of \$267,919 divided by annual available days (36500) divided by Occup. Adj. (0.900) = \$8.1558
 (2) 20% ROE (\$779,091) times the ROE factor (0.015000) divided by annual available days (36500) divided by Occup. Adj. (0.900) = \$0.3557
 (3) Pass-throughs: 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:	51,883
Comparison Bed	100	Effective PBS Limitation	3,035,200

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	56.2864	56.2864	0.9994	55.2870
Direct Care	85.1571	85.1571	1.5120	83.6451
Indirect Care	66.2848	66.2848	1.1769	65.1079
Property	9.1600	9.9590	0.1768	9.7822
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	216.8883	217.6873	3.8651	223.7247

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1991/01	4,247,732	0.00	0.5899	0.5899		100		3,035,200	3,035,200	1
1991/07		0.10	1.4932	1.4932		100		3,035,200	3,098,600	
1992/01		0.10	2.0117	2.0117		100	20.72	3,035,200	3,160,900	
1992/07		0.20	1.8152	1.8152		100	20.72	3,035,200	3,218,300	
1993/01		0.20	1.7710	1.7710		100	20.72	3,035,200	3,275,300	
1993/07		0.30	1.5329	1.5329		100	20.72	3,035,200	3,325,500	
1994/01		0.30	1.6983	1.6983		100	20.72	3,035,200	3,382,000	
1994/07		0.40	1.5991	1.5991		100	31.10	3,046,177	3,436,100	
1995/01		0.40	1.5812	1.5812		100	31.10	3,057,072	3,490,400	
1995/07	25,894	0.50	1.5250	1.5250		100	28.13	3,094,888	3,543,600	
1996/01		0.50	1.7228	1.7228		100	28.13	3,094,888	3,604,700	5
1996/07		0.60	1.3294	1.3294		100	32.23	3,108,523	3,652,600	5
1997/01		0.60	1.4109	1.4109		100	32.23	3,138,544	3,704,100	
1997/07		0.70	1.0917	1.0917		100	31.62	3,152,333	3,744,500	
1998/01		0.70	1.1663	1.1663		100	31.62	3,167,129	3,788,200	
1998/07		0.80	1.0794	1.0794		100	33.06	3,183,568	3,829,100	
1999/01		0.80	1.4499	1.4499		100	33.06	3,205,764	3,884,600	
1999/07		0.90	1.2299	1.2299		100	30.34	3,225,339	3,932,400	
2000/01		0.90	1.3356	1.3356		100	30.34	3,246,725	3,984,900	
2000/07		1.00	1.1129	1.1129		100	30.84	3,266,986	4,029,200	
2001/01		1.00	1.2976	1.2976		100	30.84	3,290,757	4,081,500	
2001/07		1.00	0.9615	0.9615		100	33.26	3,309,891	4,120,700	
2002/01		1.00	1.0301	1.0301		100	32.48	3,330,026	4,163,100	
2002/07		1.00	0.8337	0.8337		100	32.48	3,346,421	4,197,800	
2003/01		1.00	1.3271	1.3271		100	39.32	3,378,170	4,253,500	
2003/07		1.00	1.1664	1.1664		100	39.32	3,406,340	4,303,100	
2004/01		1.00	1.1103	1.1103		100	44.50	3,436,940	4,350,900	
2004/07		1.00	0.8378	0.8378		100	44.50	3,460,238	4,387,400	
2005/01		1.00	0.8595	0.8595		100	44.50	3,484,301	4,425,100	
2005/07		1.00	0.7364	0.7364		100	46.08	3,505,798	4,457,700	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2006/01		1.00	0.9068	0.9068		100	46.05	3,532,415	4,498,100	
2006/07		1.00	0.8133	0.8133		100	46.05	3,556,469	4,534,700	
2007/01		1.00	1.0133	1.0133		100	41.40	3,583,596	4,580,600	
2007/07		1.00	1.1050	1.1050		100	41.40	3,613,403	4,631,200	
2008/01		1.00	0.8556	0.8556		100	41.40	3,636,675	4,670,800	
2008/07		1.00	0.6104	0.6104		100	44.89	3,654,793	4,699,300	
2009/01		1.00	1.3268	1.3268		100	44.74	3,694,239	4,761,700	
2009/07		1.00	0.6841	0.6841		100	44.74	3,714,797	4,794,300	
2010/01		1.00	0.8643	0.8643		100	34.34	3,734,843	4,835,700	
2010/07		1.00	0.7107	0.7107		100	34.34	3,751,416	4,870,100	
2011/01		1.00	0.9198	0.9198		100	32.17	3,771,599	4,914,900	
2011/07		0.95	0.9028	0.9028		100	32.17	3,790,520	4,959,300	
2012/01		0.95	0.3865	0.3865		100	32.17	3,798,661	4,978,500	
2012/07		0.90	0.9417	0.9417		100	40.75	3,822,514	5,025,400	
2013/01		0.90	0.4901	0.4901		100	40.75	3,835,007	5,050,000	
2013/07		0.85	0.6196	0.6196		100	38.48	3,849,139	5,081,300	
2014/01		0.85	0.8564	0.8564		100	38.48	3,868,741	5,124,800	
2014/07		0.80	1.2383	1.2383		100	38.34	3,895,456	5,188,300	

Message Code:

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



Florida Agency for Health Care Administration
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 Rate Semester 07/01/2014 through 12/31/2014

0 204161-00 - 2014/07

234.86

Jackson Memorial Long Term Care Center

Type of Cost Report: Prospective Type of Cost: Actual with Interim Component Type of Rate: Prospective

Type of Ownership: Government

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
2500 NW 22ND AVE	10/1/2012-9/30/2013	Number of Beds: 180	Superior: 0
MIAMI, FL 33142	Days in CR 365	Maximum: 65,700	Standard: 184
County: Dade [13]	First Used : 2014/07	Max Annualized: 65,700	Conditional: 0
Region: South Area: 11	Last Used: 2014/07	Total Patient: 63,451	Total: 184
Control: Government	Unaudited	Medicare: 2,313	Inflation
Current Class South Large	Initial CR? False	Medicaid: 38,995	FY Index: 1.30932625
Class at 1/94: South Large	Medical Utilization	61.45687%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	96.57686%	Cost: 1.02881379
Open Date: 08/01/1973	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 08/01/1973	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21150000
Entered Medicaid 08/01/1973	Low Occupancy Adjustment Factor:	122.94781%	DC Sem Index: 1.24200000
Med # Active Date: 08/01/1973	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02517540
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,967,310	4,580,184	3,090,662	152,081		9,790,237	
1a	Audit Adjustments							
2	Cost Per Diem	50.4503	117.4557	79.2579	3.9000		251.0639	
3	Cost Per Diem Inflated	51.9040	120.4127	81.5416				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	51.9040	120.4127	81.5416	3.9000		257.7583	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	75.1296		95.5812				
7	Provider Target Rate	76.6950		97.5727				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	51.9040	98.4475	63.9416	3.9000		218.1931	
12/13	Medical Adjustment Rate		1.2689	0.8241				
14	Prospective Per Diem 11	51.9040	99.7164	64.7657	3.9000		220.2861	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Jackson Memorial Long Term 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:	0.00	Total Amount	Per Diem
RS to Start Calcs:	1973/07	Type:	None	80% Capital(1):	5,816,638 12.2301
Indexed Asset Value	7,270,797	<60% of Base:	True	20% ROE(2):	1,454,159 0.4100
FRVS Base Asset:	3,093,801	Interest Rate:	12.5000%	Insurance Cost(3):	0 0.0000
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	0 0.0000
ROE Factor	0.016670	Amortization Rate:	12.5000%	Home Office(3):	0 0.0000
		Interest Only:	True	Replacement(3&4):	78,902 0.0000
		Yearly Payment:	723,168	Total FRVS PD:	12.6401

- (1) 80% Capital (\$5,816,638) amortized at 12.5000 % for 20 years Interest of \$723,168 divided by annual available days (65700) divided by Occup. Adj. (0.900) = \$12.2301
- (2) 20% ROE (\$1,454,159) times the ROE factor (0.016670) divided by annual available days (65700) divided by Occup. Adj. (0.900) = \$0.4100
- (3) Pass-throughs: 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:	51,883
Comparison Bed	150	Effective PBS Limitation	4,275,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	51.9040	51.9040	0.9216	50.9824
Direct Care	99.7164	99.7164	1.7705	97.9459
Indirect Care	64.7657	64.7657	1.1499	63.6158
Property	3.9000	12.6401	0.2244	12.4157
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	220.2861	229.0262	4.0664	234.8623

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1973/07	1,982,933	0.00	5.6564	3.0000	2.6564	150	100.00	1,982,933	1,865,700	
1974/01		0.10	7.8836	3.0000	4.8836	150	100.00	1,988,882	1,963,200	
1974/07		0.10	7.9873	3.0000	4.9873	150	100.00	1,994,849	2,024,100	
1975/01		0.20	8.0777	3.0000	5.0777	150	100.00	2,006,818	2,086,650	
1975/07		0.20	9.1411	3.0000	6.1411	150	100.00	2,018,859	2,171,550	
1976/01		0.30	10.1856	3.0000	7.1856	150	100.00	2,037,029	2,259,300	
1976/07		0.30	10.6709	3.0000	7.6709	150	100.00	2,055,362	2,338,050	
1977/01		0.40	11.4215	3.0000	8.4215	150	100.00	2,080,026	2,425,800	
1977/07		0.40	13.4790	3.0000	10.4790	150	100.00	2,104,986	2,548,350	
1978/01		0.50	15.2187	3.0000	12.2187	150	100.00	2,136,561	2,669,250	
1978/07		0.50	17.7582	3.0000	14.7582	150	100.00	2,168,609	2,817,000	
1979/01		0.60	19.8854	3.0000	16.8854	150	100.00	2,207,644	2,961,450	
1979/07		0.60	21.0836	3.0000	18.0836	150	100.00	2,247,382	3,085,800	
1980/01		0.70	24.2494	3.0000	21.2494	150	87.72	2,294,577	3,276,150	
1980/07		0.70	25.0600	3.0000	22.0600	150	87.72	2,342,763	3,400,950	
1981/01		0.80	25.8840	3.0000	22.8840	150	83.88	2,398,989	3,531,000	
1981/07		0.80	25.4728	3.0000	22.4728	150	83.88	2,456,565	3,622,350	
1982/01		0.90	25.1488	3.0000	22.1488	150	97.98	2,522,892	3,719,400	
1982/07		0.90	24.4465	3.0000	21.4465	148	97.98	2,591,010	3,754,020	
1983/04		1.00	24.0753	3.0000	21.0753	148	55.00	2,668,740	3,852,736	
1983/07		1.00	25.0331	3.0000	22.0331	150	55.00	2,748,802	4,059,300	
1984/01		1.00	23.3283	3.0000	20.3283	150	95.63	2,831,266	4,111,950	
1984/07		1.00	22.2462	3.0000	19.2462	150	91.87	2,916,204	4,190,850	
1985/01		1.00	20.3933	3.0000	17.3933	150	91.87	3,003,690	4,238,850	
1985/10		1.00	18.2455	3.0000	15.2455	150	95.62	3,093,801	4,275,000	
1986/01		1.00	16.0754	3.0000	13.0754	150	95.62	3,186,615	4,310,550	
1986/07		1.00	13.3728	3.0000	10.3728	150	95.27	3,282,213	4,302,300	
1987/01		1.00	11.3819	3.0000	8.3819	150	95.27	3,380,679	4,379,250	
1987/07		1.00	9.2826	3.0000	6.2826	150	93.42	3,482,099	4,413,450	
1988/01		1.00	7.1833	3.0000	4.1833	150	93.42	3,586,562	4,449,300	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1988/07		1.00	4.7732	3.0000	1.7732	150	94.96	3,694,159	4,446,900	
1989/01		1.00	2.3631	2.3631		150	94.96	3,781,456	4,473,150	
1989/07	19,568	1.00	0.5899	0.5899		150	93.79	3,823,331	4,503,450	
1990/01		1.00	0.5899	0.5899		150	93.79	3,845,885	4,526,100	
1990/07		1.00	0.5899	0.5899		150	79.12	3,868,572	4,552,800	
1991/01		1.00	0.5899	0.5899		150	79.12	3,868,572	4,579,500	5
1991/07		1.00	1.4932	1.4932		150	86.79	3,949,499	4,647,900	
1992/01		1.00	2.0117	2.0117		150	86.79	4,028,951	4,741,350	
1992/07	34,927	1.00	1.8152	1.8152		150	87.43	4,137,012	4,827,450	
1993/01		1.00	1.7710	1.7710		150	87.43	4,210,278	4,912,950	
1993/07		1.00	1.5329	1.5329		150	81.87	4,274,817	4,988,250	
1994/01		0.95	1.6983	1.6983		150	81.87	4,343,787	5,073,000	
1994/07	948,270	0.95	1.5991	1.5991		180	91.43	5,358,043	6,184,980	
1995/01		0.90	1.5812	1.5812		180	91.43	5,434,293	6,282,720	
1995/07		0.90	1.5250	1.5250		180	89.76	5,508,879	6,378,480	
1996/01		0.85	1.7228	1.7228		180	89.76	5,589,551	6,488,460	
1996/07	26,889	0.85	1.3294	1.3294		180	90.94	5,679,602	6,574,680	
1997/01		0.80	1.4109	1.4109		180	90.94	5,743,708	6,667,380	
1997/07	287,481	0.80	1.0917	1.0917		180	91.69	6,081,355	6,740,100	
1998/01		0.75	1.1663	1.1663		180	91.69	6,134,549	6,818,760	
1998/07		0.75	1.0794	1.0794		180	91.90	6,184,214	6,892,380	
1999/01		0.70	1.4499	1.4499		180	91.90	6,246,978	6,992,280	
1999/07		0.70	1.2299	1.2299		180	90.10	6,300,758	7,078,320	
2000/01		0.65	1.3356	1.3356		180	90.10	6,355,455	7,172,820	
2000/07		0.65	1.1129	1.1129		180	86.56	6,401,430	7,252,560	
2001/01		0.60	1.2976	1.2976		180	86.56	6,451,272	7,346,700	
2001/07	279,152	0.60	0.9615	0.9615		180	86.08	6,767,641	7,417,260	
2002/01		0.55	1.0301	1.0301		180	86.08	6,805,986	7,493,580	
2002/07		0.55	0.8337	0.8337		180	87.57	6,837,191	7,556,040	
2003/01		0.50	1.3271	1.3271		180	87.57	6,882,563	7,656,300	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2003/07		0.50	1.1664	1.1664		180	85.65	6,922,702	7,745,580	
2004/01		0.45	1.1103	1.1103		180	85.65	6,957,288	7,831,620	
2004/07		0.45	0.8378	0.8378		180	81.54	6,983,517	7,897,320	
2005/01		0.40	0.8595	0.8595		180	81.54	7,007,526	7,965,180	
2005/07		0.40	0.7364	0.7364		180	69.35	7,028,170	8,023,860	
2006/01		0.35	0.9068	0.9068		180	69.35	7,050,477	8,096,580	
2006/07	64,329	0.35	0.8133	0.8133		180	65.34	7,134,879	8,162,460	
2007/01		0.30	1.0133	1.0133		180	65.34	7,156,569	8,245,080	
2007/07		0.30	1.1050	1.1050		180	65.57	7,180,293	8,336,160	
2008/01		0.25	0.8556	0.8556		180	65.57	7,195,652	8,407,440	
2008/07		0.25	0.6104	0.6104		180	64.29	7,206,633	8,458,740	
2009/01		0.20	1.3268	1.3268		180	64.29	7,225,759	8,571,060	
2009/07		0.20	0.6841	0.6841		180	62.61	7,235,644	8,629,740	
2010/01		0.15	0.8643	0.8643		180	62.61	7,245,021	8,704,260	
2010/07		0.15	0.7107	0.7107		180	62.18	7,252,744	8,766,180	
2011/01		0.10	0.9198	0.9198		180	62.18	7,259,417	8,846,820	
2011/07		0.10	0.9028	0.9028		180	66.33	7,265,972	8,926,740	
2012/01		0.05	0.3865	0.3865		180	66.33	7,267,374	8,961,300	
2012/07		0.05	0.9417	0.9417		180	57.40	7,270,797	9,045,720	
2013/01		0.00	0.4901	0.4901		180	57.40	7,270,797	9,090,000	
2013/07		0.00	0.6196	0.6196		180	59.63	7,270,797	9,146,340	
2014/01		0.00	0.8564	0.8564		180	59.63	7,270,797	9,224,640	
2014/07		0.00	1.2383	1.2383		180	61.46	7,270,797	9,338,940	

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
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 Rate Semester 07/01/2014 through 12/31/2014

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259.19

Regents Park Of Boca Raton

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

Provider Information	Cost Report	Patient Days	Ratings Days
6363 VERDE TRAIL	3/1/2013-2/28/2014	Number of Beds: 180	Superior: 0
BOCA RATON , FL 33433	Days in CR 365	Maximum: 65,700	Standard: 184
County: Palm Beach [50]	First Used : 2014/07	Max Annualized: 65,700	Conditional: 0
Region: South Area: 9	Last Used: 2014/07	Total Patient: 58,182	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 19,910	Inflation
Current Class South Large	Initial CR? False	Medicaid: 29,002	FY Index: 1.31433985
Class at 1/94: South Large	Medical Utilization	49.84703%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	88.55708%	Cost: 1.02488934
Open Date: 10/01/1984	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 10/01/1984	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21766521
Entered Medicaid 10/01/1984	Low Occupancy Adjustment Factor:	112.73818%	DC Sem Index: 1.24200000
Med # Active Date: 10/08/1991	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.01998480
Previous Med # 208132			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,559,816	3,038,048	1,947,133	477,083		7,022,080	
1a	Audit Adjustments							
2	Cost Per Diem	53.7830	104.7531	67.1379	16.4500		242.1240	
3	Cost Per Diem Inflated	55.1216	106.8466	68.8089				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	55.1216	106.8466	68.8089	16.4500		247.2271	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	58.4489		77.6691				
7	Provider Target Rate	59.6667		79.2874				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	54.4176	98.4475	63.9416	13.6500		230.4567	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	54.4176	98.4475	63.9416	13.6500		230.4567	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Regents Park Of Boca Raton

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	08/01/1994	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	10,389,951.00		Total Amount	Per Diem
RS to Start Calcs:	1984/07	Type:	Variable	80% Capital(1):	6,481,605	11.7842
Indexed Asset Value	8,102,006	<60% of Base:	False	20% ROE(2):	1,620,401	0.5508
FRVS Base Asset:	3,420,000	Interest Rate:	8.9400%	Insurance Cost(3):	290,134	4.9867
Occup Adj Factor	0.9000	Chase Rate:	7.8900%	Taxes Cost(3):	174,688	3.0024
ROE Factor	0.020100	Amortization Rate:	8.9400%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	2,890	0.0000
		Yearly Payment:	696,802	Total FRVS PD:		20.3241

- (1) 80% Capital (\$6,481,605) amortized at 8.9400 % for 20 years Principal & Interest of \$696,802 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$11.7842
 (2) 20% ROE (\$1,620,401) times the ROE factor (0.020100) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.5508
 (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.4176	54.4176	0.9662	53.4514
Direct Care	98.4475	98.4475	1.7479	96.6996
Indirect Care	63.9416	63.9416	1.1353	62.8063
Property	13.6500	20.3241	0.3609	19.9632
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				16.3715
Supplemental Rate Add-on				9.9025
Totals	230.4567	237.1308	4.2103	259.1945

Medicaid Trend Adjustment



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259.19

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1984/07	6,357,282	0.00	1.9179	1.9179		120	8.65	6,357,282	3,352,680	
1985/01		0.10	1.1471	1.1471		120	8.65	6,357,282	3,391,080	
1985/10		0.10	0.8522	0.8522		120	8.65	3,420,000	3,420,000	1
1986/01		0.20	0.8299	0.8299		120	8.65	3,420,000	3,448,440	
1986/07		0.20	0.2974	0.2974		120	8.65	3,420,000	3,441,840	
1987/01	45,406	0.30	1.0091	1.0091		120	8.65	3,465,406	3,503,400	
1987/07	288,982	0.30	0.9007	0.9007		120	7.82	3,754,388	3,530,760	
1988/01		0.40	0.9007	0.9007		120	12.00	3,754,388	3,559,440	
1988/07		0.40	0.5899	0.5899		120	11.75	3,754,388	3,557,520	
1989/01		0.50	0.5899	0.5899		120	19.02	3,754,388	3,578,520	
1989/07		0.50	0.5899	0.5899		120	18.59	3,754,388	3,602,760	
1990/01		0.60	0.5899	0.5899		120	18.59	3,754,388	3,620,880	
1990/07		0.60	0.5899	0.5899		120	22.75	3,754,388	3,642,240	
1991/01		0.70	0.5899	0.5899		120	23.00	3,754,388	3,663,600	
1991/07		0.70	1.4932	1.4932		120	26.56	3,773,338	3,718,320	
1992/01		0.80	2.0117	2.0117		120	26.56	3,802,664	3,793,080	
1992/07		0.80	1.8152	1.8152		120	26.56	3,829,331	3,861,960	
1993/01		0.90	1.7710	1.7710		120	26.56	3,858,806	3,930,360	
1993/07		0.90	1.5329	1.5329		120	26.56	3,884,514	3,990,600	
1994/01		1.00	1.6983	1.6983		120	26.56	3,916,372	4,058,400	
1994/07		1.00	1.5991	1.5991		120	26.56	3,946,615	4,123,320	
1995/01		1.00	1.5812	1.5812		120	28.81	3,979,303	4,188,480	
1995/07		1.00	1.5250	1.5250		120	28.81	4,011,091	4,252,320	
1996/01		1.00	1.7228	1.7228		120	25.79	4,043,494	4,325,640	
1996/07		1.00	1.3294	1.3294		120	25.79	4,068,700	4,383,120	
1997/01		1.00	1.4109	1.4109		120	20.66	4,068,700	4,444,920	
1997/07		1.00	1.0917	1.0917		120	22.16	4,068,700	4,493,400	
1998/01		1.00	1.1663	1.1663		120	22.16	4,068,700	4,545,840	
1998/07		1.00	1.0794	1.0794		120	21.71	4,068,700	4,594,920	
1999/01		1.00	1.4499	1.4499		120	21.71	4,068,700	4,661,520	



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259.19

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1999/07		1.00	1.2299	1.2299		120	22.93	4,068,700	4,718,880	
2000/01		1.00	1.3356	1.3356		120	22.93	4,068,700	4,781,880	
2000/07	2,291,460	1.00	1.1129	1.1129		180	23.36	6,360,160	7,252,560	
2001/01		1.00	1.2976	1.2976		180	23.36	6,360,160	7,346,700	
2001/07	69,956	1.00	0.9615	0.9615		180	22.60	6,430,116	7,417,260	
2002/01		1.00	1.0301	1.0301		180	22.60	6,430,116	7,493,580	
2002/07		1.00	0.8337	0.8337		180	21.60	6,430,116	7,556,040	
2003/01		1.00	1.3271	1.3271		180	21.60	6,430,116	7,656,300	
2003/07		1.00	1.1664	1.1664		180	21.60	6,430,116	7,745,580	5
2004/01		1.00	1.1103	1.1103		180	33.71	6,473,874	7,831,620	
2004/07	49,692	1.00	0.8378	0.8378		180	38.00	6,561,040	7,897,320	
2005/01		0.95	0.8595	0.8595		180	38.00	6,598,053	7,965,180	
2005/07		0.95	0.7364	0.7364		180	38.00	6,629,945	8,023,860	
2006/01		0.90	0.9068	0.9068		180	39.64	6,668,941	8,096,580	
2006/07	38,161	0.90	0.8133	0.8133		180	40.73	6,743,253	8,162,460	
2007/01		0.85	1.0133	1.0133		180	40.73	6,786,264	8,245,080	
2007/07		0.85	1.1050	1.1050		180	40.73	6,833,469	8,336,160	
2008/01		0.80	0.8556	0.8556		180	45.06	6,871,791	8,407,440	
2008/07		0.80	0.6104	0.6104		180	45.06	6,899,282	8,458,740	
2009/01	744,467	0.75	1.3268	1.3268		180	48.73	7,704,577	8,571,060	
2009/07		0.75	0.6841	0.6841		180	48.73	7,739,603	8,629,740	
2010/01		0.70	0.8643	0.8643		180	49.20	7,781,490	8,704,260	
2010/07		0.70	0.7107	0.7107		180	49.89	7,816,606	8,766,180	
2011/01		0.65	0.9198	0.9198		180	49.89	7,858,999	8,846,820	
2011/07		0.65	0.9028	0.9028		180	49.89	7,900,831	8,926,740	
2012/01	28,690	0.60	0.3865	0.3865		180	46.22	7,944,918	8,961,300	
2012/07		0.60	0.9417	0.9417		180	48.59	7,984,575	9,045,720	
2013/01		0.55	0.4901	0.4901		180	48.59	8,003,593	9,090,000	
2013/07		0.55	0.6196	0.6196		180	47.46	8,027,130	9,146,340	
2014/01		0.50	0.8564	0.8564		180	47.46	8,056,790	9,224,640	



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259.19

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2014/07		0.50	1.2383	1.2383		180	49.85	8,102,006	9,338,940	

Message Code:

- 1 Per Bed Standard Limitation
- 5 Uncorrected Licensure Deficiency

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 204170022820140301201306022014133351



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 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 07/01/2014 through 12/31/2014

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243.01

Olds Hall Good Samaritan

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

Type of Ownership: Nonprofit : Church

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
325 S SEGRAVE STREET	1/1/2013-12/31/2013	Number of Beds: 120	Superior: 0
DAYTONA BEACH, FL 32114	Days in CR 365	Maximum: 43,800	Standard: 184
County: Volusia [64]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: North Area: 4	Last Used: 2014/07	Total Patient: 31,742	Total: 184
Control: Nonprofit : Church	Unaudited	Medicare: 2,032	Inflation
Current Class North Large	Initial CR? False	Medicaid: 22,533	FY Index: 1.31456505
Class at 1/94: North Large	Medical Utilization	70.98797%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	72.47032%	Cost: 1.02471376
Open Date: 01/01/1975	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/01/1975	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21500000
Entered Medicaid 01/01/1975	Low Occupancy Adjustment Factor:	92.25882%	DC Sem Index: 1.24200000
Med # Active Date: 01/01/1975	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02222222
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,197,658	2,151,661	1,235,686	242,455		4,827,460	
1a	Audit Adjustments							
2	Cost Per Diem	53.1513	95.4893	54.8389	10.7600		214.2395	
3	Cost Per Diem Inflated	54.4649	97.6113	56.1942				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	54.4649	97.6113	56.1942	10.7600		219.0304	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	44.0708		51.2053				
7	Provider Target Rate	44.9891		52.2722				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	44.9891	95.0998	52.2722	10.7600		203.1211	
12/13	Medical Adjustment Rate		2.2454	1.2342				
14	Prospective Per Diem 11	44.9891	97.3452	53.5064	10.7600		206.6007	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Olds Hall Good Samaritan

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	1,340,000.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Variable	80% Capital(1):	4,844,949 12.7993
RS to Start Calcs:	1975/01	<60% of Base:	False	20% ROE(2):	1,211,237 0.5761
Indexed Asset Value	6,056,186	Interest Rate:	8.5000%	Insurance Cost(3):	28,451 0.8963
FRVS Base Asset:	2,103,013	Chase Rate:	9.0000%	Taxes Cost(3):	0 0.0000
Occup Adj Factor	0.9000	Amortization Rate:	8.5000%	Home Office(3):	32,055 1.0099
ROE Factor	0.018750	Interest Only:	False	Replacement(3&4):	4,240 0.0000
		Yearly Payment:	504,547	Total FRVS PD:	15.2816

- (1) 80% Capital (\$4,844,949) amortized at 8.5000 % for 20 years Principal & Interest of \$504,547 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$12.7993
- (2) 20% ROE (\$1,211,237) times the ROE factor (0.018750) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.5761
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	44.9891	44.9891	0.7988	44.1903
Direct Care	97.3452	97.3452	1.7284	95.6168
Indirect Care	53.5064	53.5064	0.9500	52.5564
Property	10.7600	15.2816	0.2713	15.0103
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				25.7372
Supplemental Rate Add-on				9.9025
Totals	206.6007	211.1223	3.7485	243.0135

Medicaid Trend Adjustment



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243.01

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1975/01	710,965	0.00	3.0905	3.0000	0.0905	120	100.00	710,965	1,669,320	
1975/07	3,073	0.10	4.1539	3.0000	1.1539	120	100.00	716,171	1,737,240	
1976/01		0.10	5.1984	3.0000	2.1984	120	100.00	718,320	1,807,440	
1976/07	660,855	0.20	5.6836	3.0000	2.6836	120	100.00	1,383,485	1,870,440	
1977/01	1,359	0.20	6.4342	3.0000	3.4342	120	100.00	1,393,145	1,940,640	
1977/07		0.30	8.4918	3.0000	5.4918	120	100.00	1,405,683	2,038,680	
1978/01		0.30	10.2315	3.0000	7.2315	120	100.00	1,418,334	2,135,400	
1978/07		0.40	12.7709	3.0000	9.7709	120	100.00	1,435,354	2,253,600	
1979/01	109,196	0.40	14.8982	3.0000	11.8982	120	100.00	1,561,774	2,369,160	
1979/07		0.50	16.0964	3.0000	13.0964	120	100.00	1,585,201	2,468,640	
1980/01		0.50	19.2621	3.0000	16.2621	120	69.06	1,608,979	2,620,920	
1980/07		0.60	20.0727	3.0000	17.0727	120	69.06	1,637,941	2,720,760	
1981/01		0.60	20.8968	3.0000	17.8968	120	67.12	1,667,424	2,824,800	
1981/07		0.70	20.4856	3.0000	17.4856	120	67.12	1,702,440	2,897,880	
1982/01		0.70	20.1616	3.0000	17.1616	120	62.81	1,738,191	2,975,520	
1982/07		0.80	19.4593	3.0000	16.4593	120	100.00	1,779,908	3,043,800	
1983/04	2,064	0.80	19.0881	3.0000	16.0881	120	100.00	1,824,690	3,123,840	
1983/07		0.90	20.0459	3.0000	17.0459	120	100.00	1,873,957	3,247,440	
1984/01		0.90	18.3411	3.0000	15.3411	120	100.00	1,924,554	3,289,560	
1984/07		1.00	17.2590	3.0000	14.2590	120	65.03	1,982,291	3,352,680	
1985/01		1.00	15.4061	3.0000	12.4061	120	65.03	2,041,760	3,391,080	
1985/10		1.00	13.2583	3.0000	10.2583	120	68.35	2,103,013	3,420,000	
1986/01		1.00	11.0882	3.0000	8.0882	120	68.35	2,166,103	3,448,440	
1986/07		1.00	8.3856	3.0000	5.3856	120	67.45	2,231,086	3,441,840	
1987/01		1.00	6.3947	3.0000	3.3947	120	67.45	2,298,019	3,503,400	
1987/07		1.00	4.2954	3.0000	1.2954	120	67.45	2,366,960	3,530,760	
1988/01	18,210	1.00	2.1961	2.1961		120	67.45	2,437,151	3,559,440	
1988/07		1.00	0.5899	0.5899		120	68.95	2,451,528	3,557,520	
1989/01		1.00	0.5899	0.5899		120	68.95	2,465,990	3,578,520	
1989/07	43,933	1.00	0.5899	0.5899		120	67.02	2,524,470	3,602,760	



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243.01

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1990/01		1.00	0.5899	0.5899		120	67.02	2,539,362	3,620,880	
1990/07		1.00	0.5899	0.5899		120	66.31	2,554,342	3,642,240	
1991/01		1.00	0.5899	0.5899		120	66.31	2,569,410	3,663,600	
1991/07		1.00	1.4932	1.4932		120	62.36	2,607,776	3,718,320	
1992/01		1.00	2.0117	2.0117		120	62.36	2,660,237	3,793,080	
1992/07		1.00	1.8152	1.8152		120	61.39	2,708,526	3,861,960	
1993/01		1.00	1.7710	1.7710		120	61.39	2,756,494	3,930,360	
1993/07		1.00	1.5329	1.5329		120	59.11	2,798,748	3,990,600	
1994/01		1.00	1.6983	1.6983		120	59.11	2,846,279	4,058,400	
1994/07		1.00	1.5991	1.5991		120	57.14	2,891,794	4,123,320	
1995/01		1.00	1.5812	1.5812		120	57.14	2,937,519	4,188,480	
1995/07	284,043	0.95	1.5250	1.5250		120	63.80	3,264,121	4,252,320	
1996/01		0.95	1.7228	1.7228		120	63.80	3,317,545	4,325,640	
1996/07	45,917	0.90	1.3294	1.3294		120	63.25	3,403,156	4,383,120	
1997/01		0.90	1.4109	1.4109		120	63.25	3,446,369	4,444,920	
1997/07		0.85	1.0917	1.0917		120	64.74	3,478,348	4,493,400	
1998/01		0.85	1.1663	1.1663		120	64.74	3,512,832	4,545,840	
1998/07	53,798	0.80	1.0794	1.0794		120	71.22	3,596,963	4,594,920	
1999/01		0.80	1.4499	1.4499		120	71.22	3,638,684	4,661,520	
1999/07		0.75	1.2299	1.2299		120	71.22	3,672,247	4,718,880	
2000/01	988,950	0.75	1.3356	1.3356		120	67.56	4,697,982	4,781,880	
2000/07	129,405	0.70	1.1129	1.1129		120	71.95	4,835,040	4,835,040	8
2001/01		0.70	1.2976	1.2976		120	71.95	4,878,957	4,897,800	
2001/07	44,295	0.65	0.9615	0.9615		120	70.95	4,944,840	4,944,840	8
2002/01		0.65	1.0301	1.0301		120	70.95	4,977,951	4,995,720	
2002/07	31,272	0.60	0.8337	0.8337		120	75.51	5,034,123	5,037,360	
2003/01		0.60	1.3271	1.3271		120	75.51	5,074,210	5,104,200	
2003/07	45,106	0.55	1.1664	1.1664		120	71.62	5,151,867	5,163,720	
2004/01		0.55	1.1103	1.1103		120	71.62	5,183,329	5,221,080	
2004/07		0.50	0.8378	0.8378		120	80.49	5,205,042	5,264,880	



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243.01

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2005/01		0.50	0.8595	0.8595		120	80.49	5,227,413	5,310,120	
2005/07	99,189	0.45	0.7364	0.7364		120	75.44	5,343,926	5,349,240	
2006/01		0.45	0.9068	0.9068		120	75.44	5,365,735	5,397,720	
2006/07	36,557	0.40	0.8133	0.8133		120	73.64	5,419,747	5,441,640	
2007/01		0.40	1.0133	1.0133		120	73.64	5,441,713	5,496,720	
2007/07	33,047	0.35	1.1050	1.1050		120	67.40	5,495,809	5,557,440	
2008/01		0.35	0.8556	0.8556		120	67.40	5,495,809	5,604,960	5
2008/07	94,910	0.30	0.6104	0.6104		120	61.65	5,617,272	5,639,160	
2009/01		0.30	1.3268	1.3268		120	61.65	5,639,629	5,714,040	
2009/07		0.25	0.6841	0.6841		120	61.65	5,649,273	5,753,160	
2010/01		0.25	0.8643	0.8643		120	62.97	5,661,481	5,802,840	
2010/07		0.20	0.7107	0.7107		120	66.45	5,669,526	5,844,120	
2011/01		0.20	0.9198	0.9198		120	66.45	5,669,526	5,897,880	5
2011/07		0.15	0.9028	0.9028		120	73.68	5,687,649	5,951,160	
2012/01		0.15	0.3865	0.3865		120	73.68	5,690,948	5,974,200	
2012/07	531,895	0.10	0.9417	0.9417		120	79.89	6,030,480	6,030,480	8
2013/01		0.10	0.4901	0.4901		120	79.89	6,033,435	6,060,000	
2013/07		0.05	0.6196	0.6196		120	79.89	6,035,305	6,097,560	
2014/01		0.05	0.8564	0.8564		120	71.41	6,037,888	6,149,760	
2014/07	18,298	0.00	1.2383	1.2383		120	70.99	6,056,186	6,225,960	

Message Code:

- | |
|--|
| 5 Uncorrected Licensure Deficiency |
| 8 Limited to Current RS Per Bed Standard |



Florida Agency for Health Care Administration
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0 204536-00 - 2014/07

202.75

TAYLOR HOME FOR THE AGED, INC.

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

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

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
3937 SPRING PARK ROAD	9/1/2012-8/31/2013	Number of Beds: 24	Superior: 184
JACKSONVILLE , FL 32207	Days in CR 365	Maximum: 8,760	Standard: 0
County: Duval [16]	First Used : 2014/07	Max Annualized: 8,760	Conditional: 0
Region: North Area: 4	Last Used: 2014/07	Total Patient: 8,323	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 281	Inflation
Current Class North Small	Initial CR? False	Medicaid: 5,344	FY Index: 1.30580299
Class at 1/94: North Small	Medical Utilization	64.20762%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	95.01142%	Cost: 1.03158969
Open Date: 01/01/1972	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/01/1972	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21049917
Entered Medicaid 02/01/1976	Low Occupancy Adjustment Factor:	120.95492%	DC Sem Index: 1.24200000
Med # Active Date: 02/01/1976	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02602301
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	247,641	448,443	242,530	10,688		949,302	
1a	Audit Adjustments							
2	Cost Per Diem	46.3400	83.9152	45.3836	2.0000		177.6388	
3	Cost Per Diem Inflated	47.8039	86.0989	46.8173				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	47.8039	86.0989	46.8173	2.0000		182.7201	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	54.7562		63.4441				
7	Provider Target Rate	55.8971		64.7660				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	53.3690	93.7426	69.3890	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.6361		65.1932				
10	Target Rate Class Ceiling	54.4184		66.1441				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	47.8039	86.0989	46.8173	2.0000		182.7201	
12/13	Medical Adjustment Rate		1.3762	0.7483				
14	Prospective Per Diem 11	47.8039	87.4751	47.5656	2.0000		184.8446	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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202.75

Rate Semester 07/01/2014 through 12/31/2014

TAYLOR HOME FOR THE AGED, INC.

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	2,857,900.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	964,877 12.7449
RS to Start Calcs:	1972/01	<60% of Base:	False	20% ROE(2):	241,219 0.4813
Indexed Asset Value	1,206,096	Interest Rate:	8.5000%	Insurance Cost(3):	906 0.1089
FRVS Base Asset:	555,185	Chase Rate:	13.0000%	Taxes Cost(3):	0 0.0000
Occup Adj Factor	0.9000	Amortization Rate:	8.5000%	Home Office(3):	1,318 0.1584
ROE Factor	0.015730	Interest Only:	False	Replacement(3&4):	74,510 0.0000
		Yearly Payment:	100,481	Total FRVS PD:	13.4935

- (1) 80% Capital (\$964,877) amortized at 8.5000 % for 20 years Principal & Interest of \$100,481 divided by annual available days (8760) divided by Occup. Adj. (0.900) = \$12.7449
- (2) 20% ROE (\$241,219) times the ROE factor (0.015730) divided by annual available days (8760) divided by Occup. Adj. (0.900) = \$0.4813
- (3) Pass-throughs: 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:	51,883
Comparison Bed	24	Effective PBS Limitation	684,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	47.8039	47.8039	0.8488	46.9551
Direct Care	87.4751	87.4751	1.5531	85.9220
Indirect Care	47.5656	47.5656	0.8445	46.7211
Property	2.0000	13.4935	0.2396	13.2539
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	184.8446	196.3381	3.4860	202.7546

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid FRVS Property Reimbursement Rate
 Rate Semester 7/1/2014 through 12/31/2014 Based on Cost Report: 8/31/2013

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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1972/01	325,644	0.00	3.9787	3.0000	0.9787	24	100.00	325,644	256,056	
1972/07		0.10	5.9113	3.0000	2.9113	24	100.00	326,621	268,680	
1973/01		0.10	8.0622	3.0000	5.0622	24	100.00	327,601	282,528	
1973/07		0.20	10.7186	3.0000	7.7186	24	100.00	329,567	298,512	
1974/01		0.20	12.9457	3.0000	9.9457	24	100.00	331,544	314,112	
1974/07		0.30	13.0494	3.0000	10.0494	24	100.00	334,528	323,856	
1975/01		0.30	13.1399	3.0000	10.1399	24	100.00	337,539	333,864	
1975/07		0.40	14.2033	3.0000	11.2033	24	100.00	341,589	347,448	
1976/01		0.40	15.2478	3.0000	12.2478	24	100.00	345,688	361,488	
1976/07		0.50	15.7330	3.0000	12.7330	24	100.00	350,873	374,088	
1977/01		0.50	16.4836	3.0000	13.4836	24	100.00	356,136	388,128	
1977/07		0.60	18.5412	3.0000	15.5412	24	100.00	362,546	407,736	
1978/01		0.60	20.2809	3.0000	17.2809	24	100.00	369,072	427,080	
1978/07		0.70	22.8203	3.0000	19.8203	24	100.00	376,823	450,720	
1979/01		0.70	24.9476	3.0000	21.9476	24	100.00	384,736	473,832	
1979/07		0.80	26.1458	3.0000	23.1458	24	100.00	393,970	493,728	
1980/01		0.80	29.3115	3.0000	26.3115	24	71.96	403,425	524,184	
1980/07		0.90	30.1222	3.0000	27.1222	24	71.96	414,317	544,152	
1981/01		0.90	30.9462	3.0000	27.9462	24	69.04	425,504	564,960	
1981/07		1.00	30.5350	3.0000	27.5350	24	69.04	438,269	579,576	
1982/01		1.00	30.2110	3.0000	27.2110	24	73.74	451,417	595,104	
1982/07		1.00	29.5087	3.0000	26.5087	24	100.00	464,960	608,760	
1983/04		1.00	29.1375	3.0000	26.1375	24	100.00	478,909	624,768	
1983/07		1.00	30.0953	3.0000	27.0953	24	81.37	493,276	649,488	
1984/01		1.00	28.3905	3.0000	25.3905	24	78.36	508,074	657,912	
1984/07		1.00	27.3084	3.0000	24.3084	24	100.00	523,316	670,536	
1985/01		1.00	25.4555	3.0000	22.4555	24	100.00	539,015	678,216	
1985/10		1.00	23.3077	3.0000	20.3077	24	100.00	555,185	684,000	
1986/01		1.00	21.1376	3.0000	18.1376	24	78.36	571,841	689,688	
1986/07		1.00	18.4350	3.0000	15.4350	24	78.36	588,996	688,368	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1987/01		1.00	16.4441	3.0000	13.4441	24	66.00	606,666	700,680	
1987/07		1.00	14.3448	3.0000	11.3448	24	61.35	624,866	706,152	
1988/01		1.00	12.2455	3.0000	9.2455	24	61.35	643,612	711,888	
1988/07	4,008	1.00	9.8354	3.0000	6.8354	24	78.95	666,928	711,504	
1989/01		1.00	7.4253	3.0000	4.4253	24	78.95	686,936	715,704	
1989/07		1.00	5.0152	3.0000	2.0152	24	78.74	707,544	720,552	
1990/01		1.00	2.6051	2.6051		24	78.74	725,976	724,176	
1990/07		1.00	0.5899	0.5899		24	75.05	730,259	728,448	
1991/01		1.00	0.5899	0.5899		24	75.05	734,567	732,720	
1991/07	16,503	1.00	1.4932	1.4932		24	80.21	762,039	743,664	
1992/01		1.00	2.0117	2.0117		24	80.21	777,369	758,616	
1992/07	242,160	0.95	1.8152	1.8152		24	81.63	1,032,934	772,392	
1993/01		0.95	1.7710	1.7710		24	81.63	1,050,313	786,072	
1993/07	7,613	0.90	1.5329	1.5329		24	84.99	1,072,416	798,120	
1994/01		0.90	1.6983	1.6983		24	84.99	1,088,808	811,680	
1994/07		0.85	1.5991	1.5991		24	92.37	1,103,607	824,664	
1995/01		0.85	1.5812	1.5812		24	92.37	1,118,439	837,696	
1995/07	4,483	0.80	1.5250	1.5250		24	87.13	1,136,567	850,464	
1996/01		0.80	1.7228	1.7228		24	87.13	1,152,231	865,128	
1996/07	7,480	0.75	1.3294	1.3294		24	87.09	1,152,231	876,624	3
1997/01		0.75	1.4109	1.4109		24	87.09	1,152,231	888,984	3
1997/07	23,975	0.70	1.0917	1.0917		24	85.46	1,152,231	898,680	3
1998/01		0.70	1.1663	1.1663		24	85.46	1,152,231	909,168	3
1998/07	19,366	0.65	1.0794	1.0794		24	90.73	1,152,231	918,984	3
1999/01		0.65	1.4499	1.4499		24	90.73	1,152,231	932,304	3
1999/07	38,080	0.60	1.2299	1.2299		24	91.63	1,152,231	943,776	3
2000/01		0.60	1.3356	1.3356		24	91.63	1,152,231	956,376	3
2000/07	35,143	0.55	1.1129	1.1129		24	86.34	1,152,231	967,008	3
2001/01		0.55	1.2976	1.2976		24	86.34	1,152,231	979,560	3
2001/07	34,680	0.50	0.9615	0.9615		24	83.75	1,152,231	988,968	3



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2002/01	13,659	0.50	1.0301	1.0301		24	78.36	1,152,231	999,144	3
2002/07		0.45	0.8337	0.8337		24	78.36	1,152,231	1,007,472	3
2003/01	38,864	0.45	1.3271	1.3271		24	69.01	1,152,231	1,020,840	3
2003/07		0.40	1.1664	1.1664		24	69.01	1,152,231	1,032,744	3
2004/01	11,419	0.40	1.1103	1.1103		24	75.85	1,152,231	1,044,216	3
2004/07		0.35	0.8378	0.8378		24	75.85	1,152,231	1,052,976	3
2005/01	13,461	0.35	0.8595	0.8595		24	77.80	1,152,231	1,062,024	3
2005/07		0.30	0.7364	0.7364		24	77.80	1,152,231	1,069,848	3
2006/01		0.30	0.9068	0.9068		24	76.25	1,152,231	1,079,544	3
2006/07		0.25	0.8133	0.8133		24	76.25	1,152,231	1,088,328	3
2007/01		0.25	1.0133	1.0133		24	52.52	1,152,231	1,099,344	3
2007/07		0.20	1.1050	1.1050		24	52.52	1,152,231	1,111,488	3
2008/01		0.20	0.8556	0.8556		24	52.52	1,152,231	1,120,992	3
2008/07	64,846	0.15	0.6104	0.6104		24	67.05	1,152,231	1,127,832	3
2009/01	88,375	0.15	1.3268	1.3268		24	60.20	1,152,231	1,142,808	3
2009/07		0.10	0.6841	0.6841		24	60.20	1,152,231	1,150,632	3
2010/01		0.10	0.8643	0.8643		24	60.20	1,153,227	1,160,568	
2010/07	14,514	0.05	0.7107	0.7107		24	54.87	1,168,149	1,168,824	
2011/01		0.05	0.9198	0.9198		24	54.87	1,168,685	1,179,576	
2011/07	251,736	0.00	0.9028	0.9028		24	74.79	1,190,232	1,190,232	8
2012/01		0.00	0.3865	0.3865		24	74.79	1,190,232	1,194,840	
2012/07	207,682	0.00	0.9417	0.9417		24	56.79	1,206,096	1,206,096	8
2013/01		0.00	0.4901	0.4901		24	56.79	1,206,096	1,212,000	
2013/07		0.00	0.6196	0.6196		24	63.13	1,206,096	1,219,512	
2014/01		0.00	0.8564	0.8564		24	63.13	1,206,096	1,229,952	
2014/07		0.00	1.2383	1.2383		24	64.21	1,206,096	1,245,192	

Message Code:

- | |
|--|
| 3 Index Cost Limitation - January 1996 |
| 8 Limited to Current RS Per Bed Standard |



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 07/01/2014 through 12/31/2014

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207.70

Tri-County Nursing Home

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective
 Type of Ownership: Nonprofit : 501(c)(3) Organization CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
7280 SW STATE RD 26	7/1/2012-6/30/2013	Number of Beds: 81	Superior: 0
TRENTON, FL 32693	Days in CR 365	Maximum: 29,565	Standard: 184
County: Gilchrist [21]	First Used : 2014/07	Max Annualized: 29,565	Conditional: 0
Region: North Area: 3	Last Used: 2014/07	Total Patient: 27,720	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 4,999	Inflation
Current Class North Small	Initial CR? False	Medicaid: 15,539	FY Index: 1.29878490
Class at 1/94: North Small	Medical Utilization	56.05700%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	93.75951%	Cost: 1.03716397
Open Date: 05/18/1992	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 05/18/1992	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20850000
Entered Medicaid 05/18/1992	Low Occupancy Adjustment Factor:	119.36117%	DC Sem Index: 1.24200000
Med # Active Date: 05/18/1992	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02772031
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	641,166	1,119,372	669,725	433,227		2,863,490	
1a	Audit Adjustments							
2	Cost Per Diem	41.2617	72.0363	43.0996	27.8800		184.2776	
3	Cost Per Diem Inflated	42.7951	74.0332	44.7014				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	42.7951	74.0332	44.7014	27.8800		189.4097	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	47.4388		56.3577				
7	Provider Target Rate	48.4272		57.5320				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	53.3690	93.7426	69.3890	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.6361		65.1932				
10	Target Rate Class Ceiling	54.4184		66.1441				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	42.7951	74.0332	44.7014	13.6500		175.1797	
12/13	Medical Adjustment Rate		0.5045	0.3046				
14	Prospective Per Diem 11	42.7951	74.5377	45.0060	13.6500		175.9888	
15	Inflated Usual & Customary Charge		Usual and Customary Limitations not applied after 7/1/2002.					0.00



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Rate Semester 07/01/2014 through 12/31/2014

Tri-County Nursing Home

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	05/18/1992	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,984,646.00		Total Amount	Per Diem
RS to Start Calcs:	1992/01	Type:	Fixed	80% Capital(1):	3,352,988	14.5925
Indexed Asset Value	4,191,235	<60% of Base:	False	20% ROE(2):	838,247	0.4530
FRVS Base Asset:	1,859,160	Interest Rate:	10.0000%	Insurance Cost(3):	46,731	1.6858
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	822	0.0297
ROE Factor	0.014380	Amortization Rate:	10.0000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	47,230	0.0000
		Yearly Payment:	388,285	Total FRVS PD:		16.7610

- (1) 80% Capital (\$3,352,988) amortized at 10.0000 % for 20 years Principal & Interest of \$388,285 divided by annual available days (29565) divided by Occup. Adj. (0.900) = \$14.5925
- (2) 20% ROE (\$838,247) times the ROE factor (0.014380) divided by annual available days (29565) divided by Occup. Adj. (0.900) = \$0.4530
- (3) Pass-throughs: 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:	51,883
Comparison Bed	60	Effective PBS Limitation	1,859,160

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	42.7951	42.7951	0.7598	42.0353
Direct Care	74.5377	74.5377	1.3234	73.2143
Indirect Care	45.0060	45.0060	0.7991	44.2069
Property	13.6500	16.7610	0.2976	16.4634
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.8756
Supplemental Rate Add-on				9.9025
Totals	175.9888	179.0998	3.1799	207.6980

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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 Rate Semester 7/1/2014 through 12/31/2014 Based on Cost Report: 6/30/2013

0 204625-00 - 2014/07

207.70

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1992/01	3,122,588	0.00	2.0117	2.0117		60	79.08	1,859,160	1,859,160	1
1992/07		0.10	1.8152	1.8152		60	79.08	1,862,534	1,930,980	
1993/01		0.10	1.7710	1.7710		60	79.08	1,865,833	1,965,180	
1993/07		0.20	1.5329	1.5329		60	79.08	1,871,554	1,995,300	
1994/01	43,799	0.20	1.6983	1.6983		60	79.08	1,921,711	2,029,200	
1994/07		0.30	1.5991	1.5991		60	79.08	1,930,929	2,061,660	
1995/01		0.30	1.5812	1.5812		60	79.08	1,940,089	2,094,240	
1995/07		0.40	1.5250	1.5250		60	86.96	1,951,924	2,126,160	
1996/01		0.40	1.7228	1.7228		60	86.96	1,965,375	2,162,820	
1996/07		0.50	1.3294	1.3294		60	89.25	1,978,439	2,191,560	
1997/01		0.50	1.4109	1.4109		60	88.98	1,992,397	2,222,460	
1997/07		0.60	1.0917	1.0917		60	88.98	2,005,447	2,246,700	
1998/01		0.60	1.1663	1.1663		60	88.98	2,019,481	2,272,920	
1998/07		0.70	1.0794	1.0794		60	86.56	2,034,740	2,297,460	
1999/01		0.70	1.4499	1.4499		60	86.56	2,055,391	2,330,760	
1999/07		0.80	1.2299	1.2299		60	82.92	2,075,614	2,359,440	
2000/01		0.80	1.3356	1.3356		60	80.62	2,097,792	2,390,940	
2000/07		0.90	1.1129	1.1129		60	80.62	2,118,803	2,417,520	
2001/01		0.90	1.2976	1.2976		60	80.62	2,143,546	2,448,900	
2001/07	1,205,100	1.00	0.9615	0.9615		81	76.48	3,337,767	3,337,767	8
2002/01		1.00	1.0301	1.0301		81	76.57	3,372,111	3,372,111	8
2002/07		1.00	0.8337	0.8337		81	76.57	3,400,218	3,400,218	8
2003/01		1.00	1.3271	1.3271		81	73.79	3,445,335	3,445,335	8
2003/07		1.00	1.1664	1.1664		81	73.79	3,485,511	3,485,511	8
2004/01		1.00	1.1103	1.1103		81	70.48	3,524,211	3,524,229	
2004/07		1.00	0.8378	0.8378		81	70.48	3,553,737	3,553,794	
2005/01		1.00	0.8595	0.8595		81	70.05	3,584,281	3,584,331	
2005/07		1.00	0.7364	0.7364		81	70.05	3,610,676	3,610,737	
2006/01		1.00	0.9068	0.9068		81	70.05	3,643,418	3,643,461	
2006/07		1.00	0.8133	0.8133		81	69.16	3,673,050	3,673,107	



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207.70

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2007/01		1.00	1.0133	1.0133		81	69.89	3,710,269	3,710,286	
2007/07		1.00	1.1050	1.1050		81	69.89	3,751,267	3,751,272	
2008/01		1.00	0.8556	0.8556		81	69.89	3,783,348	3,783,348	8
2008/07	39,148	1.00	0.6104	0.6104		81	67.14	3,806,433	3,806,433	8
2009/01		1.00	1.3268	1.3268		81	69.11	3,856,937	3,856,977	
2009/07		1.00	0.6841	0.6841		81	69.11	3,883,322	3,883,383	
2010/01		1.00	0.8643	0.8643		81	69.11	3,916,886	3,916,917	
2010/07		1.00	0.7107	0.7107		81	67.46	3,944,723	3,944,781	
2011/01		1.00	0.9198	0.9198		81	67.46	3,981,007	3,981,069	
2011/07		1.00	0.9028	0.9028		81	61.45	4,016,948	4,017,033	
2012/01		1.00	0.3865	0.3865		81	62.27	4,032,474	4,032,585	
2012/07		0.95	0.9417	0.9417		81	62.27	4,068,549	4,070,574	
2013/01		0.95	0.4901	0.4901		81	62.27	4,087,492	4,090,500	
2013/07	743,957	0.90	0.6196	0.6196		81	63.65	4,115,853	4,115,853	8
2014/01		0.90	0.8564	0.8564		81	63.65	4,147,578	4,151,088	
2014/07		0.85	1.2383	1.2383		81	56.06	4,191,235	4,202,523	

Message Code:

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



Florida Agency for Health Care Administration
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233.99

St. Catherine Laboure Manor

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
1750 STOCKTON ST	7/1/2012-6/30/2013	Number of Beds: 240	Superior: 184
JACKSONVILLE, FL 32204	Days in CR 365	Maximum: 87,600	Standard: 0
County: Duval [16]	First Used : 2014/07	Max Annualized: 87,600	Conditional: 0
Region: North Area: 4	Last Used: 2014/07	Total Patient: 84,425	Total: 184
Control: Nonprofit : Church	Unaudited	Medicare: 17,806	Inflation
Current Class North Large	Initial CR? False	Medicaid: 47,490	FY Index: 1.29878490
Class at 1/94: North Large	Medical Utilization	56.25111%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	96.37557%	Cost: 1.03716397
Open Date: 02/01/1979	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 02/01/1979	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20850000
Entered Medicaid 02/01/1979	Low Occupancy Adjustment Factor:	122.69156%	DC Sem Index: 1.24200000
Med # Active Date: 02/01/1979	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02772031
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	3,035,927	3,893,021	2,944,189	560,382		10,433,519	
1a	Audit Adjustments							
2	Cost Per Diem	63.9277	81.9756	61.9960	11.8000		219.6993	
3	Cost Per Diem Inflated	66.3035	84.2480	64.3000				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	66.3035	84.2480	64.3000	11.8000		226.6515	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	55.7386		60.2728				
7	Provider Target Rate	56.9000		61.5286				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	49.7653	84.2480	60.1169	11.8000		205.9302	
12/13	Medical Adjustment Rate		0.5925	0.4228				
14	Prospective Per Diem 11	49.7653	84.8405	60.5397	11.8000		206.9455	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

St. Catherine Laboure Manor

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	07/01/1993	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	9,999,999.00	Total Amount	Per Diem
RS to Start Calcs:	1979/01	Type:	Variable	80% Capital(1):	9,213,911 8.4247
Indexed Asset Value	11,517,389	<60% of Base:	False	20% ROE(2):	2,303,478 0.4201
FRVS Base Asset:	4,097,511	Interest Rate:	3.9000%	Insurance Cost(3):	12,517 0.1483
Occup Adj Factor	0.9000	Chase Rate:	7.7500%	Taxes Cost(3):	0 0.0000
ROE Factor	0.014380	Amortization Rate:	3.9000%	Home Office(3):	168,456 1.9953
		Interest Only:	False	Replacement(3&4):	143,810 0.0000
		Yearly Payment:	664,202	Total FRVS PD:	10.9884

- (1) 80% Capital (\$9,213,911) amortized at 3.9000 % for 20 years Principal & Interest of \$664,202 divided by annual available days (87600) divided by Occup. Adj. (0.900) = \$8.4247
- (2) 20% ROE (\$2,303,478) times the ROE factor (0.014380) divided by annual available days (87600) divided by Occup. Adj. (0.900) = \$0.4201
- (3) Pass-throughs: 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:	51,883
Comparison Bed	232	Effective PBS Limitation	6,612,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	49.7653	49.7653	0.8836	48.8817
Direct Care	84.8405	84.8405	1.5064	83.3341
Indirect Care	60.5397	60.5397	1.0749	59.4648
Property	11.8000	10.9884	0.1951	10.7933
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.6098
Supplemental Rate Add-on				9.9025
Totals	206.9455	206.1339	3.6600	233.9862

Medicaid Trend Adjustment



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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	2,758,231	0.00	5.1272	3.0000	2.1272	232	100.00	2,758,231	4,580,376	
1979/07		0.10	6.3255	3.0000	3.3255	232	100.00	2,766,506	4,772,704	
1980/01	431,991	0.10	9.4912	3.0000	6.4912	232	79.43	3,206,797	5,067,112	
1980/07		0.20	10.3018	3.0000	7.3018	232	79.43	3,226,038	5,260,136	
1981/01	143,151	0.20	11.1259	3.0000	8.1259	232	64.46	3,388,545	5,461,280	
1981/07		0.30	10.7147	3.0000	7.7147	232	64.46	3,419,042	5,602,568	
1982/01	44,627	0.30	10.3907	3.0000	7.3907	232	69.60	3,494,440	5,752,672	
1982/07		0.40	9.6883	3.0000	6.6883	232	94.92	3,536,373	5,884,680	
1983/04	63,939	0.40	9.3172	3.0000	6.3172	232	94.92	3,642,748	6,039,424	
1983/07		0.50	10.2750	3.0000	7.2750	232	94.92	3,697,389	6,278,384	
1984/01	119,716	0.50	8.5701	3.0000	5.5701	232	61.07	3,872,566	6,359,816	
1984/07		0.60	7.4880	3.0000	4.4880	232	65.89	3,942,272	6,481,848	
1985/01		0.60	5.6351	3.0000	2.6351	232	65.89	4,013,233	6,556,088	
1985/10		0.70	3.4873	3.0000	0.4873	232	61.06	4,097,511	6,612,000	
1986/01		0.70	1.3172	1.3172		232	61.06	4,135,290	6,666,984	
1986/07		0.80	0.2974	0.2974		232	61.06	4,145,128	6,654,224	
1987/01		0.80	1.0091	1.0091		232	100.00	4,178,592	6,773,240	
1987/07		0.90	0.9007	0.9007		232	67.63	4,212,464	6,826,136	
1988/01		0.90	0.9007	0.9007		232	67.63	4,246,610	6,881,584	
1988/07	153,120	1.00	0.5899	0.5899		232	69.23	4,424,781	6,877,872	
1989/01		1.00	0.5899	0.5899		232	69.23	4,450,883	6,918,472	
1989/07		1.00	0.5899	0.5899		232	69.23	4,477,139	6,965,336	
1990/01		1.00	0.5899	0.5899		232	70.17	4,503,550	7,000,368	
1990/07		1.00	0.5899	0.5899		232	64.38	4,530,116	7,041,664	
1991/01		1.00	0.5899	0.5899		232	64.38	4,556,839	7,082,960	
1991/07	80,187	1.00	1.4932	1.4932		232	67.11	4,705,069	7,188,752	
1992/01		1.00	2.0117	2.0117		232	67.11	4,799,721	7,333,288	
1992/07		1.00	1.8152	1.8152		232	72.79	4,886,846	7,466,456	
1993/01		1.00	1.7710	1.7710		232	72.79	4,973,392	7,598,696	
1993/07	2,681,369	1.00	1.5329	1.5329		240	72.79	7,730,998	7,981,200	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1994/01		1.00	1.6983	1.6983		240	72.79	7,862,294	8,116,800	
1994/07		1.00	1.5991	1.5991		240	65.56	7,988,020	8,246,640	
1995/01		1.00	1.5812	1.5812		240	65.56	8,114,327	8,376,960	
1995/07		1.00	1.5250	1.5250		240	65.56	8,238,070	8,504,640	
1996/01	356,978	1.00	1.7228	1.7228		240	56.59	8,736,973	8,651,280	
1996/07		1.00	1.3294	1.3294		240	53.34	8,766,240	8,766,240	8
1997/01		1.00	1.4109	1.4109		240	53.34	8,886,190	8,889,840	
1997/07	185,057	1.00	1.0917	1.0917		240	55.90	8,986,800	8,986,800	8
1998/01		1.00	1.1663	1.1663		240	55.90	9,091,613	9,091,680	
1998/07		1.00	1.0794	1.0794		240	55.90	9,189,748	9,189,840	
1999/01		1.00	1.4499	1.4499		240	55.90	9,322,990	9,323,040	
1999/07	110,109	0.95	1.2299	1.2299		240	58.45	9,437,760	9,437,760	8
2000/01		0.95	1.3356	1.3356		240	58.45	9,557,506	9,563,760	
2000/07	104,251	0.90	1.1129	1.1129		240	57.35	9,670,080	9,670,080	8
2001/01		0.90	1.2976	1.2976		240	57.35	9,783,007	9,795,600	
2001/07	59,128	0.85	0.9615	0.9615		240	63.02	9,889,680	9,889,680	8
2002/01	54,640	0.85	1.0301	1.0301		240	65.43	9,991,440	9,991,440	8
2002/07		0.80	0.8337	0.8337		240	65.43	10,058,083	10,074,720	
2003/01	767,049	0.80	1.3271	1.3271		240	73.78	10,208,400	10,208,400	8
2003/07		0.75	1.1664	1.1664		240	73.78	10,297,703	10,327,440	
2004/01	70,218	0.75	1.1103	1.1103		240	77.30	10,442,160	10,442,160	8
2004/07		0.70	0.8378	0.8378		240	77.30	10,503,403	10,529,760	
2005/01		0.70	0.8595	0.8595		240	78.94	10,566,602	10,620,240	
2005/07		0.65	0.7364	0.7364		240	78.94	10,617,184	10,698,480	
2006/01		0.65	0.9068	0.9068		240	78.86	10,679,762	10,795,440	
2006/07		0.60	0.8133	0.8133		240	78.86	10,731,879	10,883,280	
2007/01		0.60	1.0133	1.0133		240	69.22	10,797,129	10,993,440	
2007/07		0.55	1.1050	1.1050		240	69.22	10,862,754	11,114,880	
2008/01		0.55	0.8556	0.8556		240	69.22	10,913,874	11,209,920	
2008/07	186,971	0.50	0.6104	0.6104		240	59.89	11,134,154	11,278,320	



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233.99

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2009/01		0.50	1.3268	1.3268		240	59.89	11,208,018	11,428,080	
2009/07		0.45	0.6841	0.6841		240	53.52	11,241,588	11,506,320	
2010/01		0.45	0.8643	0.8643		240	52.45	11,283,280	11,605,680	
2010/07		0.40	0.7107	0.7107		240	52.45	11,313,871	11,688,240	
2011/01		0.40	0.9198	0.9198		240	52.45	11,353,565	11,795,760	
2011/07		0.35	0.9028	0.9028		240	51.24	11,386,990	11,902,320	
2012/01		0.35	0.3865	0.3865		240	51.24	11,401,343	11,948,400	
2012/07		0.30	0.9417	0.9417		240	51.99	11,431,789	12,060,960	
2013/01		0.30	0.4901	0.4901		240	51.99	11,447,674	12,120,000	
2013/07		0.25	0.6196	0.6196		240	53.67	11,464,978	12,195,120	
2014/01		0.25	0.8564	0.8564		240	53.67	11,488,931	12,299,520	
2014/07		0.20	1.2383	1.2383		240	56.25	11,517,389	12,451,920	

Message Code:

8 Limited to Current RS Per Bed Standard



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219.57

KISSIMMEE GOOD SAMARITAN

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

Provider Information	Cost Report	Patient Days	Ratings Days
1500 SOUTHGATE DRIVE	8/1/2012-7/31/2013	Number of Beds: 170	Superior: 0
KISSIMMEE, FL 34746	Days in CR 365	Maximum: 62,050	Standard: 184
County: Osceola [49]	First Used : 2014/07	Max Annualized: 62,050	Conditional: 0
Region: Central Area: 7	Last Used: 2014/07	Total Patient: 59,532	Total: 184
Control: Nonprofit : Church	Unaudited	Medicare: 7,712	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 37,849	FY Index: 1.30228922
Class at 1/94: North Large	Medical Utilization	63.57757%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	95.94198%	Cost: 1.03437307
Open Date: 08/01/1979	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 08/01/1979	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20949917
Entered Medicaid 08/01/1979	Low Occupancy Adjustment Factor:	122.13958%	DC Sem Index: 1.24200000
Med # Active Date: 08/01/1979	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02687131
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,516,550	3,106,997	1,825,992	433,750		6,883,289	
1a	Audit Adjustments							
2	Cost Per Diem	40.0684	82.0893	48.2441	11.4600		181.8618	
3	Cost Per Diem Inflated	41.4457	84.2951	49.9024				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	41.4457	84.2951	49.9024	11.4600		187.1032	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	44.6545		53.3361				
7	Provider Target Rate	45.5849		54.4474				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	41.4457	84.2951	49.9024	11.4600		187.1032	
12/13	Medical Adjustment Rate		1.2876	0.7622				
14	Prospective Per Diem 11	41.4457	85.5827	50.6646	11.4600		189.1530	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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219.57

Rate Semester 07/01/2014 through 12/31/2014

KISSIMMEE GOOD SAMARITAN

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	2,316,177.00	Total Amount	Per Diem
RS to Start Calcs:	1979/07	Type:	Variable	80% Capital(1):	6,292,543 9.0285
Indexed Asset Value	7,865,679	<60% of Base:	False	20% ROE(2):	1,573,136 0.4225
FRVS Base Asset:	3,137,717	Interest Rate:	5.1400%	Insurance Cost(3):	31,749 0.5333
Occup Adj Factor	0.9000	Chase Rate:	5.7500%	Taxes Cost(3):	567 0.0095
ROE Factor	0.015000	Amortization Rate:	5.1400%	Home Office(3):	54,658 0.9181
		Interest Only:	False	Replacement(3&4):	80,410 0.0000
		Yearly Payment:	504,194	Total FRVS PD:	10.9119

- (1) 80% Capital (\$6,292,543) amortized at 5.1400 % for 20 years Principal & Interest of \$504,194 divided by annual available days (62050) divided by Occup. Adj. (0.900) = \$9.0285
 (2) 20% ROE (\$1,573,136) times the ROE factor (0.015000) divided by annual available days (62050) divided by Occup. Adj. (0.900) = \$0.4225
 (3) Pass-throughs: 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:	51,883
Comparison Bed	170	Effective PBS Limitation	4,845,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	41.4457	41.4457	0.7359	40.7098
Direct Care	85.5827	85.5827	1.5195	84.0632
Indirect Care	50.6646	50.6646	0.8996	49.7650
Property	11.4600	10.9119	0.1937	10.7182
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				24.4115
Supplemental Rate Add-on				9.9025
Totals	189.1530	188.6049	3.3487	219.5702

Medicaid Trend Adjustment



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 Computation of Nursing Home Medicaid FRVS Property Reimbursement Rate
 Rate Semester 7/1/2014 through 12/31/2014 Based on Cost Report: 7/31/2013

0 205303-00 - 2014/07

219.57

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1979/07	2,235,005	0.00	4.1982	3.0000	1.1982	170	100.00	2,235,005	3,497,240	
1980/01	175,319	0.10	7.3640	3.0000	4.3640	170	52.78	2,416,758	3,712,970	
1980/07		0.10	8.1746	3.0000	5.1746	170	52.78	2,423,716	3,854,410	
1981/01	31,147	0.20	8.9986	3.0000	5.9986	170	61.89	2,469,405	4,001,800	
1981/07		0.20	8.5874	3.0000	5.5874	170	61.89	2,484,221	4,105,330	
1982/01	37,180	0.30	8.2634	3.0000	5.2634	170	65.20	2,543,759	4,215,320	
1982/07		0.30	7.5611	3.0000	4.5611	170	65.20	2,566,653	4,312,050	
1983/04	115,134	0.40	7.1899	3.0000	4.1899	170	65.20	2,712,587	4,425,440	
1983/07		0.40	8.1477	3.0000	5.1477	170	65.20	2,745,138	4,600,540	
1984/01	133,100	0.50	6.4429	3.0000	3.4429	170	65.20	2,919,415	4,660,210	
1984/07		0.50	5.3608	3.0000	2.3608	170	69.89	2,963,206	4,749,630	
1985/01	95,773	0.60	3.5079	3.0000	0.5079	170	69.89	3,112,317	4,804,030	
1985/10		0.60	1.3601	1.3601		170	69.10	3,137,717	4,845,000	
1986/01		0.70	0.8299	0.8299		170	69.10	3,155,944	4,885,290	
1986/07		0.70	0.2974	0.2974		170	68.32	3,162,515	4,875,940	
1987/01	36,720	0.80	1.0091	1.0091		170	68.32	3,224,766	4,963,150	
1987/07		0.80	0.9007	0.9007		170	62.68	3,248,004	5,001,910	
1988/01	44,437	0.90	0.9007	0.9007		170	62.68	3,318,769	5,042,540	
1988/07	448,689	0.90	0.5899	0.5899		170	65.70	3,785,077	5,039,820	
1989/01		1.00	0.5899	0.5899		170	65.70	3,807,405	5,069,570	
1989/07	78,990	1.00	0.5899	0.5899		170	67.39	3,908,855	5,103,910	
1990/01		1.00	0.5899	0.5899		170	67.39	3,931,913	5,129,580	
1990/07		1.00	0.5899	0.5899		170	61.03	3,955,107	5,159,840	
1991/01		1.00	0.5899	0.5899		170	61.03	3,978,438	5,190,100	
1991/07	91,838	1.00	1.4932	1.4932		170	62.68	4,070,276	5,267,620	5
1992/01		1.00	2.0117	2.0117		170	62.68	4,212,759	5,373,530	
1992/07		1.00	1.8152	1.8152		170	66.30	4,289,229	5,471,110	
1993/01		1.00	1.7710	1.7710		170	66.30	4,365,191	5,568,010	
1993/07		1.00	1.5329	1.5329		170	70.24	4,432,105	5,653,350	
1994/01		1.00	1.6983	1.6983		170	70.24	4,507,375	5,749,400	



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1994/07	35,982	1.00	1.5991	1.5991		170	69.88	4,615,434	5,841,370	
1995/01		1.00	1.5812	1.5812		170	69.88	4,688,413	5,933,680	
1995/07	72,925	1.00	1.5250	1.5250		170	69.88	4,832,836	6,024,120	
1996/01		1.00	1.7228	1.7228		170	69.88	4,916,096	6,127,990	
1996/07		1.00	1.3294	1.3294		170	66.96	4,981,451	6,209,420	
1997/01		1.00	1.4109	1.4109		170	66.96	5,051,734	6,296,970	
1997/07	96,455	1.00	1.0917	1.0917		170	68.28	5,203,339	6,365,650	
1998/01		1.00	1.1663	1.1663		170	68.28	5,264,026	6,439,940	
1998/07	102,206	1.00	1.0794	1.0794		170	68.44	5,423,052	6,509,470	
1999/01		1.00	1.4499	1.4499		170	68.44	5,501,681	6,603,820	
1999/07	55,962	1.00	1.2299	1.2299		170	63.99	5,625,308	6,685,080	
2000/01		0.95	1.3356	1.3356		170	63.99	5,696,682	6,774,330	
2000/07	75,508	0.95	1.1129	1.1129		170	65.44	5,832,421	6,849,640	
2001/01		0.90	1.2976	1.2976		170	65.44	5,900,532	6,938,550	
2001/07		0.90	0.9615	0.9615		170	60.13	5,951,595	7,005,190	
2002/01	44,253	0.85	1.0301	1.0301		170	57.46	6,047,960	7,077,270	
2002/07		0.85	0.8337	0.8337		170	57.46	6,090,816	7,136,260	
2003/01	120,265	0.80	1.3271	1.3271		170	59.37	6,275,747	7,230,950	
2003/07		0.80	1.1664	1.1664		170	59.37	6,334,306	7,315,270	
2004/01	48,177	0.75	1.1103	1.1103		170	57.08	6,435,229	7,396,530	
2004/07		0.75	0.8378	0.8378		170	57.08	6,475,668	7,458,580	
2005/01	53,214	0.70	0.8595	0.8595		170	67.18	6,567,846	7,522,670	
2005/07		0.70	0.7364	0.7364		170	67.18	6,601,703	7,578,090	
2006/01	50,991	0.65	0.9068	0.9068		170	60.47	6,691,604	7,646,770	
2006/07		0.65	0.8133	0.8133		170	60.47	6,726,976	7,708,990	
2007/01	73,027	0.60	1.0133	1.0133		170	60.51	6,840,903	7,787,020	
2007/07		0.60	1.1050	1.1050		170	60.51	6,886,258	7,873,040	
2008/01	72,301	0.55	0.8556	0.8556		170	59.99	6,990,966	7,940,360	
2008/07		0.55	0.6104	0.6104		170	59.99	7,014,435	7,988,810	
2009/01	33,181	0.50	1.3268	1.3268		170	59.80	7,094,150	8,094,890	



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2009/07		0.50	0.6841	0.6841		170	59.80	7,118,419	8,150,310	
2010/01	199,781	0.45	0.8643	0.8643		170	64.28	7,345,884	8,220,690	
2010/07		0.45	0.7107	0.7107		170	64.28	7,369,376	8,279,170	
2011/01	84,031	0.40	0.9198	0.9198		170	61.34	7,480,519	8,355,330	
2011/07		0.40	0.9028	0.9028		170	61.34	7,507,531	8,430,810	
2012/01		0.35	0.3865	0.3865		170	61.34	7,517,689	8,463,450	
2012/07	56,810	0.35	0.9417	0.9417		170	63.26	7,599,277	8,543,180	
2013/01	43,408	0.30	0.4901	0.4901		170	60.68	7,653,856	8,585,000	
2013/07		0.30	0.6196	0.6196		170	60.68	7,668,085	8,638,210	
2014/01		0.25	0.8564	0.8564		170	60.68	7,684,502	8,712,160	
2014/07	157,386	0.25	1.2383	1.2383		170	63.58	7,865,679	8,820,110	

Message Code:

5 Uncorrected Licensure Deficiency

NC68L Report Calculated: 6/27/2014 4:14:19 PM

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American Finnish Nursing Home

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

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

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1800 SOUTH DRIVE	7/1/2012-6/30/2013	Number of Beds: 60	Superior: 0
LAKE WORTH, FL 33461	Days in CR 365	Maximum: 21,900	Standard: 184
County: Palm Beach [50]	First Used : 2014/01	Max Annualized: 21,900	Conditional: 0
Region: South Area: 9	Last Used: 2014/07	Total Patient: 16,138	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 2,387	Inflation
Current Class South Small	Initial CR? False	Medicaid: 9,762	FY Index: 1.29878490
Class at 1/94: South Small	Medical Utilization	60.49077%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	73.68950%	Cost: 1.03716397
Open Date: 12/01/1979	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 12/01/1979	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20850000
Entered Medicaid 12/01/1979	Low Occupancy Adjustment Factor:	93.81091%	DC Sem Index: 1.24200000
Med # Active Date: 12/14/1979	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02772031
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	498,693	866,366	622,858	103,672		2,091,589	
1a	Audit Adjustments							
2	Cost Per Diem	51.0851	88.7488	63.8043	10.6200		214.2582	
3	Cost Per Diem Inflated	52.9836	91.2089	66.1755				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	52.9836	91.2089	66.1755	10.6200		220.9880	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	67.8444		67.7484				
7	Provider Target Rate	69.2580		69.1600				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	62.8974	105.8360	81.6951	13.6500			
9	Prior Semester: Class Ceiling Target Base	67.3414		79.1810				
10	Target Rate Class Ceiling	68.3236		80.3359				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	52.9836	91.2089	66.1755	10.6200		220.9880	
12/13	Medical Adjustment Rate		1.0765	0.7810				
14	Prospective Per Diem 11	52.9836	92.2854	66.9565	10.6200		222.8455	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

American Finnish Nursing Home

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	0.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	None	80% Capital(1):	1,639,101 10.3392
RS to Start Calcs:	1979/07	<60% of Base:	True	20% ROE(2):	409,775 0.2990
Indexed Asset Value	2,048,876	Interest Rate:	12.5000%	Insurance Cost(3):	54,304 3.3650
FRVS Base Asset:	1,081,568	Chase Rate:	12.5000%	Taxes Cost(3):	0 0.0000
Occup Adj Factor	0.9000	Amortization Rate:	12.5000%	Home Office(3):	0 0.0000
ROE Factor	0.014380	Interest Only:	True	Replacement(3&4):	23,648 0.0000
		Yearly Payment:	203,785	Total FRVS PD:	14.0032

- (1) 80% Capital (\$1,639,101) amortized at 12.5000 % for 20 years Interest of \$203,785 divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$10.3392
- (2) 20% ROE (\$409,775) times the ROE factor (0.014380) divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$0.2990
- (3) Pass-throughs: 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:	51,883
Comparison Bed	60	Effective PBS Limitation	1,710,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	52.9836	52.9836	0.9407	52.0429
Direct Care	92.2854	92.2854	1.6385	90.6469
Indirect Care	66.9565	66.9565	1.1888	65.7677
Property	10.6200	14.0032	0.2486	13.7546
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				24.3750
Supplemental Rate Add-on				9.9025
Totals	222.8455	226.2287	4.0166	256.4896

Medicaid Trend Adjustment



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1979/07	952,783	0.00	4.1982	3.0000	1.1982	60	100.00	952,783	1,234,320	
1980/01	23,082	0.10	7.3640	3.0000	4.3640	60	2.51	975,865	1,310,460	
1980/07	4,000	0.10	8.1746	3.0000	5.1746	60	2.51	979,865	1,360,380	
1981/01		0.20	8.9986	3.0000	5.9986	60	29.83	983,054	1,412,400	
1981/07		0.20	8.5874	3.0000	5.5874	60	29.83	986,253	1,448,940	
1982/01		0.30	8.2634	3.0000	5.2634	60	29.31	990,983	1,487,760	
1982/07		0.30	7.5611	3.0000	4.5611	60	29.31	995,736	1,521,900	
1983/04	17,600	0.40	7.1899	3.0000	4.1899	60	29.31	1,019,704	1,561,920	
1983/07	8,255	0.40	8.1477	3.0000	5.1477	60	29.31	1,034,480	1,623,720	
1984/01		0.50	6.4429	3.0000	3.4429	60	43.89	1,046,863	1,644,780	
1984/07		0.50	5.3608	3.0000	2.3608	60	43.89	1,059,394	1,676,340	
1985/01		0.60	3.5079	3.0000	0.5079	60	43.89	1,074,611	1,695,540	
1985/10		0.60	1.3601	1.3601		60	43.63	1,081,568	1,710,000	
1986/01		0.70	0.8299	0.8299		60	43.63	1,086,552	1,724,220	
1986/07		0.70	0.2974	0.2974		60	41.03	1,088,240	1,720,920	
1987/01		0.80	1.0091	1.0091		60	45.18	1,095,457	1,751,700	
1987/07		0.80	0.9007	0.9007		60	45.18	1,101,941	1,765,380	
1988/01	31,635	0.90	0.9007	0.9007		60	41.60	1,140,332	1,779,720	
1988/07		0.90	0.5899	0.5899		60	41.60	1,144,911	1,778,760	
1989/01		1.00	0.5899	0.5899		60	41.60	1,150,019	1,789,260	
1989/07	64,576	1.00	0.5899	0.5899		60	49.13	1,220,655	1,801,380	
1990/01		1.00	0.5899	0.5899		60	41.95	1,226,147	1,810,440	
1990/07		1.00	0.5899	0.5899		60	41.95	1,231,664	1,821,120	
1991/01		1.00	0.5899	0.5899		60	39.57	1,236,891	1,831,800	
1991/07		1.00	1.4932	1.4932		60	39.57	1,250,179	1,859,160	
1992/01		1.00	2.0117	2.0117		60	41.40	1,269,110	1,896,540	
1992/07		1.00	1.8152	1.8152		60	41.40	1,286,450	1,930,980	
1993/01		1.00	1.7710	1.7710		60	42.98	1,304,254	1,965,180	
1993/07		1.00	1.5329	1.5329		60	42.98	1,319,878	1,995,300	
1994/01	16,037	1.00	1.6983	1.6983		60	45.29	1,354,373	2,029,200	



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1994/07		1.00	1.5991	1.5991		60	45.29	1,372,207	2,061,660	
1995/01		1.00	1.5812	1.5812		60	42.28	1,388,886	2,094,240	
1995/07		1.00	1.5250	1.5250		60	42.28	1,405,168	2,126,160	
1996/01		1.00	1.7228	1.7228		60	43.28	1,424,218	2,162,820	
1996/07		1.00	1.3294	1.3294		60	43.28	1,439,117	2,191,560	
1997/01		1.00	1.4109	1.4109		60	45.51	1,455,918	2,222,460	
1997/07		1.00	1.0917	1.0917		60	45.51	1,469,070	2,246,700	
1998/01	20,622	1.00	1.1663	1.1663		60	47.02	1,504,340	2,272,920	
1998/07		1.00	1.0794	1.0794		60	47.02	1,518,222	2,297,460	
1999/01		1.00	1.4499	1.4499		60	52.51	1,539,238	2,330,760	
1999/07		1.00	1.2299	1.2299		60	52.51	1,557,312	2,359,440	
2000/01		0.95	1.3356	1.3356		60	48.32	1,574,671	2,390,940	
2000/07		0.95	1.1129	1.1129		60	48.32	1,589,298	2,417,520	
2001/01	11,684	0.90	1.2976	1.2976		60	40.95	1,614,801	2,448,900	
2001/07		0.90	0.9615	0.9615		60	40.95	1,625,206	2,472,420	
2002/01		0.85	1.0301	1.0301		60	37.86	1,635,002	2,497,860	
2002/07		0.85	0.8337	0.8337		60	37.86	1,642,977	2,518,680	
2003/01		0.80	1.3271	1.3271		60	35.82	1,654,337	2,552,100	
2003/07		0.80	1.1664	1.1664		60	35.82	1,664,390	2,581,860	
2004/01	24,217	0.75	1.1103	1.1103		60	40.66	1,698,853	2,610,540	
2004/07		0.75	0.8378	0.8378		60	40.66	1,706,745	2,632,440	
2005/01		0.70	0.8595	0.8595		60	44.61	1,715,074	2,655,060	
2005/07		0.70	0.7364	0.7364		60	44.61	1,722,245	2,674,620	
2006/01		0.65	0.9068	0.9068		60	44.61	1,730,478	2,698,860	
2006/07	86,118	0.65	0.8133	0.8133		60	42.37	1,823,643	2,720,820	
2007/01	17,854	0.60	1.0133	1.0133		60	48.26	1,851,226	2,748,360	
2007/07		0.60	1.1050	1.1050		60	48.26	1,861,996	2,778,720	
2008/01		0.55	0.8556	0.8556		60	48.26	1,869,685	2,802,480	
2008/07	85,876	0.55	0.6104	0.6104		60	46.89	1,960,912	2,819,580	
2009/01		0.50	1.3268	1.3268		60	50.36	1,972,823	2,857,020	



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2009/07		0.50	0.6841	0.6841		60	50.36	1,979,003	2,876,580	
2010/01		0.45	0.8643	0.8643		60	55.94	1,986,699	2,901,420	
2010/07		0.45	0.7107	0.7107		60	55.94	1,993,052	2,922,060	
2011/01		0.40	0.9198	0.9198		60	55.94	2,000,384	2,948,940	
2011/07	14,689	0.40	0.9028	0.9028		60	56.12	2,022,296	2,975,580	
2012/01		0.35	0.3865	0.3865		60	58.37	2,025,032	2,987,100	
2012/07		0.35	0.9417	0.9417		60	58.37	2,031,707	3,015,240	
2013/01		0.30	0.4901	0.4901		60	58.37	2,034,694	3,030,000	
2013/07		0.30	0.6196	0.6196		60	50.81	2,038,188	3,048,780	
2014/01		0.25	0.8564	0.8564		60	60.49	2,042,552	3,074,880	
2014/07		0.25	1.2383	1.2383		60	60.49	2,048,876	3,112,980	

Message Code:

NC68L Report Calculated: 6/27/2014 4:14:19 PM Report Printed: 6/27/2014 ID: 205460063020130701201210292013100628



Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 07/01/2014 through 12/31/2014

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Health Center at Abbey Delray

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective		CHOW Status based on this Cost Report: No Change	
Type of Ownership: Nonprofit : 501(c)(3) Organization			
Provider Information	Cost Report	Patient Days	Ratings Days
2105 SW 11TH COURT	1/1/2012-12/31/2012	Number of Beds: 100	Superior: 0
DELRAY BEACH, FL 33445	Days in CR 366	Maximum: 36,600	Standard: 184
County: Palm Beach [50]	First Used : 2014/01	Max Annualized: 36,500	Conditional: 0
Region: South Area: 9	Last Used: 2014/07	Total Patient: 35,582	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 5,298	Inflation
Current Class South Small	Initial CR? False	Medicaid: 9,908	FY Index: 1.28335532
Class at 1/94: South Small	Medical Utilization	27.84554%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	97.21858%	Cost: 1.04963363
Open Date: 06/01/1978	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 06/01/1978	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20250000
Entered Medicaid 10/01/1980	Low Occupancy Adjustment Factor:	123.76476%	DC Sem Index: 1.24200000
Med # Active Date: 10/01/1980	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03284823
Previous Med #			PS Target: 1.02083595

Rate Calculations							
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Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	700,689	1,003,935	782,303	138,118		2,625,045	
1a	Audit Adjustments							
2	Cost Per Diem	70.7195	101.3257	78.9567	13.9400		264.9419	
3	Cost Per Diem Inflated	74.2296	104.6541	82.8756				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	74.2296	104.6541	82.8756	13.9400		275.6993	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	67.1241		71.6356				
7	Provider Target Rate	68.5227		73.1282				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	62.8974	105.8360	81.6951	13.6500			
9	Prior Semester: Class Ceiling Target Base	67.3414		79.1810				
10	Target Rate Class Ceiling	68.3236		80.3359				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	62.8974	104.6541	73.1282	13.6500		254.3297	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	62.8974	104.6541	73.1282	13.6500		254.3297	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Health Center at Abbey Delray

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	07/01/1988	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	0.00	Total Amount	Per Diem
RS to Start Calcs:	1978/01	Type:	None	80% Capital(1):	3,452,730 13.0675
Indexed Asset Value	4,315,912	<60% of Base:	True	20% ROE(2):	863,182 0.3831
FRVS Base Asset:	1,041,660	Interest Rate:	12.5000%	Insurance Cost(3):	0 0.0000
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	18,811 0.5287
ROE Factor	0.014580	Amortization Rate:	12.5000%	Home Office(3):	7,744 0.2176
		Interest Only:	True	Replacement(3&4):	3,512,532 0.0000
		Yearly Payment:	429,269	Total FRVS PD:	14.1969

- (1) 80% Capital (\$3,452,730) amortized at 12.5000 % for 20 years Interest of \$429,269 divided by annual available days (36500) divided by Occup. Adj. (0.900) = \$13.0675
- (2) 20% ROE (\$863,182) times the ROE factor (0.014580) divided by annual available days (36500) divided by Occup. Adj. (0.900) = \$0.3831
- (3) Pass-throughs: 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:	51,883
Comparison Bed	100	Effective PBS Limitation	2,850,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	62.8974	62.8974	1.1167	61.7807
Direct Care	104.6541	104.6541	1.8581	102.7960
Indirect Care	73.1282	73.1282	1.2984	71.8298
Property	13.6500	14.1969	0.2521	13.9448
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	254.3297	254.8766	4.5253	260.2538

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1978/01	582,162	0.00	4.7397	3.0000	1.7397	100	100.00	582,162	1,779,500	
1978/07		0.10	7.2791	3.0000	4.2791	100	100.00	583,908	1,878,000	
1979/01	227,823	0.10	9.4064	3.0000	6.4064	100	100.00	813,483	1,974,300	
1979/07		0.20	10.6046	3.0000	7.6046	100	100.00	818,364	2,057,200	
1980/01		0.20	13.7703	3.0000	10.7703	100	0.44	818,364	2,184,100	
1980/07	218,993	0.30	14.5810	3.0000	11.5810	100	0.44	1,037,357	2,267,300	
1981/01		0.30	15.4050	3.0000	12.4050	100	5.00	1,037,357	2,354,000	
1981/07		0.40	14.9938	3.0000	11.9938	100	5.00	1,037,357	2,414,900	
1982/01		0.40	14.6698	3.0000	11.6698	100	4.48	1,037,357	2,479,600	
1982/07		0.50	13.9675	3.0000	10.9675	100	3.10	1,037,357	2,536,500	
1983/04		0.50	13.5963	3.0000	10.5963	100	3.10	1,037,357	2,603,200	
1983/07		0.60	14.5541	3.0000	11.5541	100	3.10	1,037,357	2,706,200	
1984/01		0.60	12.8493	3.0000	9.8493	100	3.10	1,037,357	2,741,300	
1984/07	4,303	0.70	11.7672	3.0000	8.7672	100	3.10	1,041,660	2,793,900	
1985/01		0.70	9.9143	3.0000	6.9143	100	5.10	1,041,660	2,825,900	
1985/10		0.80	7.7665	3.0000	4.7665	100	5.10	1,041,660	2,850,000	
1986/01		0.80	5.5964	3.0000	2.5964	100	6.50	1,041,660	2,873,700	
1986/07	38,687	0.90	2.8938	2.8938		100	6.50	1,080,347	2,868,200	
1987/01	75,438	0.90	1.0091	1.0091		100	6.99	1,155,785	2,919,500	
1987/07	42,598	1.00	0.9007	0.9007		100	5.29	1,198,383	2,942,300	
1988/01		1.00	0.9007	0.9007		100	5.29	1,198,383	2,966,200	
1988/07		1.00	0.5899	0.5899		100	5.24	1,198,383	2,964,600	
1989/01		1.00	0.5899	0.5899		100	5.24	1,198,383	2,982,100	
1989/07		1.00	0.5899	0.5899		100	3.05	1,198,383	3,002,300	
1990/01		1.00	0.5899	0.5899		100	3.05	1,198,383	3,017,400	
1990/07		1.00	0.5899	0.5899		100	3.05	1,198,383	3,035,200	
1991/01		1.00	0.5899	0.5899		100	3.38	1,198,383	3,053,000	
1991/07	11,390	1.00	1.4932	1.4932		100	4.05	1,209,773	3,098,600	
1992/01		1.00	2.0117	2.0117		100	4.05	1,209,773	3,160,900	
1992/07		1.00	1.8152	1.8152		100	6.35	1,209,773	3,218,300	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1993/01		1.00	1.7710	1.7710		100	6.35	1,209,773	3,275,300	
1993/07		1.00	1.5329	1.5329		100	7.03	1,209,773	3,325,500	
1994/01		1.00	1.6983	1.6983		100	7.03	1,209,773	3,382,000	
1994/07		1.00	1.5991	1.5991		100	8.47	1,209,773	3,436,100	
1995/01		1.00	1.5812	1.5812		100	8.47	1,209,773	3,490,400	
1995/07		1.00	1.5250	1.5250		100	7.28	1,209,773	3,543,600	
1996/01		1.00	1.7228	1.7228		100	7.28	1,209,773	3,604,700	
1996/07		1.00	1.3294	1.3294		100	6.38	1,209,773	3,652,600	
1997/01		1.00	1.4109	1.4109		100	6.38	1,209,773	3,704,100	
1997/07	17,094	1.00	1.0917	1.0917		100	5.99	1,226,867	3,744,500	
1998/01		1.00	1.1663	1.1663		100	5.99	1,226,867	3,788,200	
1998/07		0.95	1.0794	1.0794		100	12.82	1,226,867	3,829,100	
1999/01		0.95	1.4499	1.4499		100	12.82	1,226,867	3,884,600	
1999/07		0.90	1.2299	1.2299		100	12.82	1,226,867	3,932,400	
2000/01		0.90	1.3356	1.3356		100	15.36	1,226,867	3,984,900	
2000/07		0.85	1.1129	1.1129		100	16.13	1,226,867	4,029,200	
2001/01		0.85	1.2976	1.2976		100	16.13	1,226,867	4,081,500	
2001/07		0.80	0.9615	0.9615		100	16.13	1,226,867	4,120,700	
2002/01	2,901,558	0.80	1.0301	1.0301		100	14.29	4,128,425	4,163,100	5
2002/07		0.75	0.8337	0.8337		100	14.29	4,128,425	4,197,800	
2003/01	5,607,722	0.75	1.3271	1.3271		100	10.27	4,253,500	4,253,500	8
2003/07	4,774,173	0.70	1.1664	1.1664		100	13.80	4,303,100	4,303,100	8
2004/01		0.70	1.1103	1.1103		100	13.80	4,303,100	4,350,900	
2004/07		0.65	0.8378	0.8378		100	12.52	4,303,100	4,387,400	
2005/01		0.65	0.8595	0.8595		100	12.52	4,303,100	4,425,100	
2005/07		0.60	0.7364	0.7364		100	12.52	4,303,100	4,457,700	
2006/01		0.60	0.9068	0.9068		100	17.37	4,303,100	4,498,100	
2006/07		0.55	0.8133	0.8133		100	17.37	4,303,100	4,534,700	
2007/01		0.55	1.0133	1.0133		100	18.23	4,303,100	4,580,600	
2007/07		0.50	1.1050	1.1050		100	18.23	4,303,100	4,631,200	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2008/01		0.50	0.8556	0.8556		114	23.98	4,303,100	5,324,712	
2008/07		0.45	0.6104	0.6104		114	23.98	4,303,100	5,357,202	
2009/01		0.45	1.3268	1.3268		114	20.64	4,303,100	5,428,338	
2009/07		0.40	0.6841	0.6841		114	20.64	4,303,100	5,465,502	
2010/01		0.40	0.8643	0.8643		114	23.68	4,303,100	5,512,698	
2010/07		0.35	0.7107	0.7107		114	23.68	4,303,100	5,551,914	
2011/01		0.35	0.9198	0.9198		114	23.75	4,303,100	5,602,986	
2011/07		0.30	0.9028	0.9028		114	23.75	4,303,100	5,653,602	
2012/01		0.30	0.3865	0.3865		114	22.69	4,303,100	5,675,490	
2012/07		0.25	0.9417	0.9417		114	22.69	4,303,100	5,728,956	
2013/01		0.25	0.4901	0.4901		100	26.03	4,305,595	5,050,000	
2013/07		0.20	0.6196	0.6196		100	26.03	4,308,120	5,081,300	
2014/01		0.20	0.8564	0.8564		100	27.85	4,311,857	5,124,800	
2014/07		0.15	1.2383	1.2383		100	27.85	4,315,912	5,188,300	

Message Code:

- | |
|--|
| 5 Uncorrected Licensure Deficiency |
| 8 Limited to Current RS Per Bed Standard |



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The Commons at Orlando Lutheran Towers

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

Provider Information	Cost Report	Patient Days	Ratings Days
210 LAKE AVENUE	9/1/2012-8/31/2013	Number of Beds: 135	Superior: 0
ORLANDO, FL 32801	Days in CR 365	Maximum: 49,275	Standard: 184
County: Orange [48]	First Used : 2014/01	Max Annualized: 49,275	Conditional: 0
Region: Central Area: 7	Last Used: 2014/07	Total Patient: 46,597	Total: 184
Control: Nonprofit : Church	Unaudited	Medicare: 13,183	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 23,693	FY Index: 1.30580299
Class at 1/94: North Large	Medical Utilization	50.84662%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	94.56520%	Cost: 1.03158969
Open Date: 06/01/1980	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 06/01/1980	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21049917
Entered Medicaid 10/01/1980	Low Occupancy Adjustment Factor:	120.38686%	DC Sem Index: 1.24200000
Med # Active Date: 10/01/1980	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02602301
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,082,152	1,807,040	1,521,828	473,386		4,884,405	
1a	Audit Adjustments							
2	Cost Per Diem	45.6739	76.2689	64.2311	19.9800		206.1539	
3	Cost Per Diem Inflated	47.1167	78.2536	66.2601				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	47.1167	78.2536	66.2601	19.9800		211.6104	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	53.8515		62.7057				
7	Provider Target Rate	54.9735		64.0122				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	47.1167	78.2536	61.9692	13.6500		200.9895	
12/13	Medical Adjustment Rate		0.0745	0.0590				
14	Prospective Per Diem 11	47.1167	78.3281	62.0282	13.6500		201.1230	
15	Inflated Usual & Customary Charge		Usual and Customary Limitations not applied after 7/1/2002.					0.00



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Rate Semester 07/01/2014 through 12/31/2014

The Commons at Orlando Lutheran Towers

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,105,000.00		Total Amount	Per Diem
RS to Start Calcs:	1980/01	Type:	Fixed	80% Capital(1):	5,525,519	15.5041
Indexed Asset Value	6,906,899	<60% of Base:	False	20% ROE(2):	1,381,380	0.4900
FRVS Base Asset:	1,710,000	Interest Rate:	11.0700%	Insurance Cost(3):	47,969	1.0294
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	30,048	0.6448
ROE Factor	0.015730	Amortization Rate:	11.0700%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	101,211	0.0000
		Yearly Payment:	687,567	Total FRVS PD:		17.6683

- (1) 80% Capital (\$5,525,519) amortized at 11.0700 % for 20 years Principal & Interest of \$687,567 divided by annual available days (49275) divided by Occup. Adj. (0.90) = \$15.5041
- (2) 20% ROE (\$1,381,380) times the ROE factor (0.015730) divided by annual available days (49275) divided by Occup. Adj. (0.90) = \$0.4900
- (3) Pass-throughs: 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:	51,883
Comparison Bed	60	Effective PBS Limitation	1,710,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	47.1167	47.1167	0.8366	46.2801
Direct Care	78.3281	78.3281	1.3907	76.9374
Indirect Care	62.0282	62.0282	1.1013	60.9269
Property	13.6500	17.6683	0.3137	17.3546
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	201.1230	205.1413	3.6423	211.4015

Medicaid Trend Adjustment



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211.40

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	1,743,018	0.00	6.1657	3.0000	3.1657	60	6.26	1,743,018	1,310,460	
1980/07	28,322	0.10	6.9764	3.0000	3.9764	60	6.26	1,771,340	1,360,380	
1981/01		0.10	7.8004	3.0000	4.8004	60	4.11	1,771,340	1,412,400	
1981/07		0.20	7.3892	3.0000	4.3892	60	4.11	1,771,340	1,448,940	
1982/01		0.20	7.0652	3.0000	4.0652	60	3.91	1,771,340	1,487,760	
1982/07		0.30	6.3629	3.0000	3.3629	60	3.91	1,771,340	1,521,900	
1983/04		0.30	5.9917	3.0000	2.9917	60	7.60	1,771,340	1,561,920	
1983/07		0.40	6.9495	3.0000	3.9495	60	7.60	1,771,340	1,623,720	
1984/01		0.40	5.2447	3.0000	2.2447	60	90.34	1,792,596	1,644,780	
1984/07		0.50	4.1626	3.0000	1.1626	60	90.34	1,819,485	1,676,340	
1985/01		0.50	2.3097	2.3097		60	7.60	1,819,485	1,695,540	
1985/10		0.60	0.8522	0.8522		60	9.26	1,710,000	1,710,000	1
1986/01		0.60	0.8299	0.8299		60	9.26	1,710,000	1,724,220	
1986/07		0.70	0.2974	0.2974		60	9.44	1,710,000	1,720,920	
1987/01		0.70	1.0091	1.0091		60	9.44	1,710,000	1,751,700	
1987/07		0.80	0.9007	0.9007		60	9.44	1,710,000	1,765,380	
1988/01		0.80	0.9007	0.9007		60	18.38	1,710,000	1,779,720	
1988/07		0.90	0.5899	0.5899		60	18.38	1,710,000	1,778,760	
1989/01		0.90	0.5899	0.5899		60	15.23	1,710,000	1,789,260	
1989/07		1.00	0.5899	0.5899		60	15.23	1,710,000	1,801,380	
1990/01		1.00	0.5899	0.5899		60	19.18	1,710,000	1,810,440	
1990/07	32,397	1.00	0.5899	0.5899		60	19.18	1,742,397	1,821,120	
1991/01	12,882	1.00	0.5899	0.5899		60	18.03	1,755,279	1,831,800	
1991/07		1.00	1.4932	1.4932		60	18.03	1,755,279	1,859,160	
1992/01		1.00	2.0117	2.0117		60	20.37	1,755,279	1,896,540	
1992/07	130,052	1.00	1.8152	1.8152		60	22.10	1,885,331	1,930,980	
1993/01		1.00	1.7710	1.7710		60	22.10	1,885,331	1,965,180	
1993/07		1.00	1.5329	1.5329		60	28.07	1,900,081	1,995,300	
1994/01		1.00	1.6983	1.6983		60	28.07	1,916,550	2,029,200	
1994/07	45,522	1.00	1.5991	1.5991		60	32.70	1,980,293	2,061,660	



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211.40

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	32.70	1,998,910	2,094,240	
1995/07	90,902	1.00	1.5250	1.5250		60	41.53	2,112,830	2,126,160	
1996/01		1.00	1.7228	1.7228		60	41.53	2,140,315	2,162,820	
1996/07	72,892	1.00	1.3294	1.3294		60	36.58	2,191,560	2,191,560	8
1997/01		1.00	1.4109	1.4109		60	36.58	2,212,125	2,222,460	
1997/07	42,947	1.00	1.0917	1.0917		60	29.20	2,246,700	2,246,700	8
1998/01		1.00	1.1663	1.1663		60	29.20	2,260,612	2,272,920	6
1998/07	3,030,701	1.00	1.0794	1.0794		126	27.81	4,824,666	4,824,666	8
1999/01		1.00	1.4499	1.4499		126	27.81	4,860,037	4,894,596	
1999/07	119,532	1.00	1.2299	1.2299		126	31.24	4,954,824	4,954,824	8
2000/01		1.00	1.3356	1.3356		126	31.24	4,992,412	5,020,974	
2000/07	73,942	0.95	1.1129	1.1129		126	53.36	5,076,792	5,076,792	8
2001/01		0.95	1.2976	1.2976		126	53.36	5,137,508	5,142,690	
2001/07	87,158	0.90	0.9615	0.9615		126	56.80	5,192,082	5,192,082	8
2002/01	58,625	0.90	1.0301	1.0301		126	47.67	5,245,506	5,245,506	8
2002/07		0.85	0.8337	0.8337		126	47.67	5,277,722	5,289,228	
2003/01	68,011	0.85	1.3271	1.3271		126	52.32	5,359,410	5,359,410	8
2003/07		0.80	1.1664	1.1664		126	52.32	5,406,982	5,421,906	
2004/01		0.80	1.1103	1.1103		126	52.32	5,452,667	5,482,134	
2004/07	149,000	0.75	0.8378	0.8378		126	34.05	5,528,124	5,528,124	8
2005/01	67,771	0.75	0.8595	0.8595		126	31.43	5,575,626	5,575,626	8
2005/07		0.70	0.7364	0.7364		126	31.43	5,592,051	5,616,702	
2006/01		0.70	0.9068	0.9068		126	31.43	5,612,337	5,667,606	
2006/07	99,496	0.65	0.8133	0.8133		126	37.12	5,713,722	5,713,722	8
2007/01		0.65	1.0133	1.0133		126	37.12	5,713,722	5,771,556	5
2007/07	423,030	0.60	1.1050	1.1050		126	40.09	5,835,312	5,835,312	8
2008/01	768,849	0.60	0.8556	0.8556		126	48.83	5,885,208	5,885,208	8
2008/07		0.55	0.6104	0.6104		126	48.83	5,902,748	5,921,118	
2009/01	54,724	0.55	1.3268	1.3268		126	40.80	5,989,424	5,999,742	
2009/07		0.50	0.6841	0.6841		126	40.80	6,004,624	6,040,818	



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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		126	40.80	6,023,876	6,092,982	
2010/07	97,930	0.45	0.7107	0.7107		126	35.60	6,134,275	6,136,326	
2011/01	528,355	0.45	0.9198	0.9198		135	41.86	6,635,115	6,635,115	8
2011/07		0.40	0.9028	0.9028		135	41.86	6,653,350	6,695,055	
2012/01		0.40	0.3865	0.3865		135	41.86	6,661,179	6,720,975	
2012/07	78,360	0.35	0.9417	0.9417		135	48.21	6,758,784	6,784,290	
2013/01		0.35	0.4901	0.4901		135	48.21	6,768,944	6,817,500	
2013/07	44,671	0.30	0.6196	0.6196		135	52.84	6,825,704	6,859,755	
2014/01	45,269	0.30	0.8564	0.8564		135	50.85	6,887,185	6,918,480	
2014/07		0.25	1.2383	1.2383		135	50.85	6,906,899	7,004,205	

Message Code:

- | |
|--|
| 1 Per Bed Standard Limitation
5 Uncorrected Licensure Deficiency
6 Not Limited to Current Per Bed Standard
8 Limited to Current RS Per Bed Standard |
|--|

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St John's 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
3075 NW 35TH AVE	10/1/2012-9/30/2013	Number of Beds: 181	Superior: 0
LAUDERDALE LAKES, FL 33311	Days in CR 365	Maximum: 66,065	Standard: 184
County: Broward [6]	First Used : 2014/07	Max Annualized: 66,065	Conditional: 0
Region: South Area: 10	Last Used: 2014/07	Total Patient: 63,506	Total: 184
Control: Nonprofit : Church	Unaudited	Medicare: 4,846	Inflation
Current Class South Large	Initial CR? False	Medicaid: 48,516	FY Index: 1.30932625
Class at 1/94: South Large	Medical Utilization	76.39593%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	96.12654%	Cost: 1.02881379
Open Date: 09/01/1980	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 09/01/1980	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21150000
Entered Medicaid 09/01/1980	Low Occupancy Adjustment Factor:	122.37453%	DC Sem Index: 1.24200000
Med # Active Date: 09/12/1980	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02517540
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,730,226	4,365,881	3,510,797	1,077,055	11,799	11,695,758	
1a	Audit Adjustments							
2	Cost Per Diem	56.2748	89.9885	72.3637	22.2000	0.2432	241.0702	
3	Cost Per Diem Inflated	57.8963	92.2540	74.4488				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	57.8963	92.2540	74.4488	22.2000	0.2432	247.0423	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	56.4343		74.7828				
7	Provider Target Rate	57.6102		76.3410				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	54.4176	92.2540	63.9416	13.6500	0.2432	224.5064	
12/13	Medical Adjustment Rate		2.7395	1.8988				
14	Prospective Per Diem 11	54.4176	94.9935	65.8404	13.6500	0.2432	229.1447	
15	Inflated Usual & Customary Charge		Usual and Customary Limitations not applied after 7/1/2002.					0.00



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Rate Semester 07/01/2014 through 12/31/2014

St John's Nursing Home

FRVS

FRVS Status as of this Semester

Not on FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	6,150,000.00	Total Amount	Per Diem
RS to Start Calcs:	1980/07	Type:	Variable	80% Capital(1):	6,768,850 10.1050
Indexed Asset Value	8,461,063	<60% of Base:	False	20% ROE(2):	1,692,213 0.4744
FRVS Base Asset:	4,560,000	Interest Rate:	6.4000%	Insurance Cost(3):	114,336 1.8004
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	0 0.0000
ROE Factor	0.016670	Amortization Rate:	6.4000%	Home Office(3):	68,443 1.0777
		Interest Only:	False	Replacement(3&4):	632,454 0.0000
		Yearly Payment:	600,828	Total FRVS PD:	13.4575

- (1) 80% Capital (\$6,768,850) amortized at 6.4000 % for 20 years Principal & Interest of \$600,828 divided by annual available days (66065) divided by Occup. Adj. (0.900) = \$10.1050
- (2) 20% ROE (\$1,692,213) times the ROE factor (0.016670) divided by annual available days (66065) divided by Occup. Adj. (0.900) = \$0.4744
- (3) Pass-throughs: 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:	51,883
Comparison Bed	160	Effective PBS Limitation	4,560,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.4176	54.4176	0.9662	53.4514
Direct Care	94.9935	94.9935	1.6866	93.3069
Indirect Care	65.8404	65.8404	1.1690	64.6714
Property	13.6500	13.4575	0.2424	13.4076
ROE	0.2432	0.2196	0.0043	0.2389
ROE Adjustment	-0.2196	-0.2196	-0.0039	-0.2157
Quality Assess-Medicaid Share				22.9995
Supplemental Rate Add-on				9.9025
Totals	228.9251	228.7090	4.0646	257.7625

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1980/07	5,398,802	0.00	3.8106	3.0000	0.8106	160	13.23	5,398,802	3,627,680	
1981/01		0.10	4.6347	3.0000	1.6347	160	13.23	5,398,802	3,766,400	
1981/07		0.10	4.2235	3.0000	1.2235	160	13.23	5,398,802	3,863,840	
1982/01	47,850	0.20	3.8995	3.0000	0.8995	160	13.23	5,446,652	3,967,360	
1982/07		0.20	3.1971	3.0000	0.1971	160	13.23	5,446,652	4,058,400	
1983/04		0.30	2.8260	2.8260		160	15.36	5,446,652	4,165,120	
1983/07		0.30	3.9578	3.0000	0.9578	160	15.36	5,446,652	4,329,920	
1984/01		0.40	2.2530	2.2530		160	17.99	5,446,652	4,386,080	
1984/07		0.40	1.9179	1.9179		180	15.36	5,446,652	5,029,020	
1985/01		0.50	1.1471	1.1471		180	15.36	5,446,652	5,086,620	
1985/10	734,710	0.50	0.8522	0.8522		180	18.02	4,560,000	4,560,000	1
1986/01		0.60	0.8299	0.8299		180	18.02	4,560,000	5,172,660	
1986/07		0.60	0.2974	0.2974		160	23.28	4,560,000	4,589,120	
1987/01		0.70	1.0091	1.0091		160	23.28	4,560,000	4,671,200	
1987/07		0.70	0.9007	0.9007		160	30.76	4,576,080	4,707,680	
1988/01		0.80	0.9007	0.9007		160	30.76	4,594,522	4,745,920	
1988/07		0.80	0.5899	0.5899		160	47.65	4,613,306	4,743,360	
1989/01		0.90	0.5899	0.5899		160	47.65	4,634,525	4,771,360	
1989/07		0.90	0.5899	0.5899		160	61.19	4,659,130	4,803,680	
1990/01		1.00	0.5899	0.5899		160	61.19	4,686,614	4,827,840	
1990/07		1.00	0.5899	0.5899		160	51.09	4,712,295	4,856,320	
1991/01		1.00	0.5899	0.5899		160	51.09	4,738,117	4,884,800	
1991/07	203,960	1.00	1.4932	1.4932		160	56.77	5,012,827	4,957,760	
1992/01		1.00	2.0117	2.0117		160	56.77	5,113,670	5,057,440	
1992/07	43,145	1.00	1.8152	1.8152		160	62.68	5,249,638	5,149,280	
1993/01		1.00	1.7710	1.7710		160	62.68	5,342,609	5,240,480	
1993/07	34,097	1.00	1.5329	1.5329		160	68.14	5,458,603	5,320,800	
1994/01		1.00	1.6983	1.6983		160	68.14	5,551,306	5,411,200	
1994/07	63,651	1.00	1.5991	1.5991		160	77.30	5,703,728	5,497,760	
1995/01		1.00	1.5812	1.5812		160	77.30	5,793,915	5,584,640	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1995/07		1.00	1.5250	1.5250		160	78.30	5,882,272	5,669,760	
1996/01		1.00	1.7228	1.7228		160	78.30	5,983,612	5,767,520	
1996/07		1.00	1.3294	1.3294		160	73.99	5,983,612	5,844,160	3
1997/01		1.00	1.4109	1.4109		160	73.99	5,983,612	5,926,560	3
1997/07	119,698	1.00	1.0917	1.0917		160	76.20	5,991,200	5,991,200	8
1998/01		1.00	1.1663	1.1663		160	76.20	6,061,075	6,061,120	
1998/07	79,942	1.00	1.0794	1.0794		160	77.15	6,126,560	6,126,560	8
1999/01		1.00	1.4499	1.4499		160	77.15	6,215,360	6,215,360	8
1999/07	77,032	1.00	1.2299	1.2299		160	75.85	6,291,840	6,291,840	8
2000/01		1.00	1.3356	1.3356		160	75.85	6,375,840	6,375,840	8
2000/07	95,258	1.00	1.1129	1.1129		160	74.10	6,446,720	6,446,720	8
2001/01		0.95	1.2976	1.2976		160	74.10	6,526,189	6,530,400	
2001/07	70,644	0.95	0.9615	0.9615		160	72.14	6,593,120	6,593,120	8
2002/01		0.90	1.0301	1.0301		160	72.14	6,654,245	6,660,960	
2002/07	66,729	0.90	0.8337	0.8337		160	70.63	6,716,480	6,716,480	8
2003/01		0.85	1.3271	1.3271		160	70.63	6,792,242	6,805,600	
2003/07	39,249	0.85	1.1664	1.1664		160	70.71	6,884,960	6,884,960	8
2004/01		0.80	1.1103	1.1103		160	70.71	6,946,112	6,961,440	
2004/07		0.80	0.8378	0.8378		160	70.68	6,992,665	7,019,840	
2005/01		0.75	0.8595	0.8595		160	72.40	7,037,740	7,080,160	
2005/07		0.75	0.7364	0.7364		160	72.40	7,076,609	7,132,320	
2006/01		0.70	0.9068	0.9068		160	72.40	7,121,531	7,196,960	
2006/07	101,630	0.70	0.8133	0.8133		160	63.70	7,255,520	7,255,520	8
2007/01		0.65	1.0133	1.0133		160	63.70	7,303,305	7,328,960	
2007/07	258,069	0.65	1.1050	1.1050		181	57.05	7,613,834	8,382,472	
2008/01		0.60	0.8556	0.8556		181	57.05	7,652,923	8,454,148	
2008/07	27,578	0.60	0.6104	0.6104		181	63.92	7,708,526	8,505,733	
2009/01		0.55	1.3268	1.3268		181	63.92	7,764,775	8,618,677	
2009/07	91,463	0.55	0.6841	0.6841		181	63.02	7,885,457	8,677,683	
2010/01		0.50	0.8643	0.8643		181	63.02	7,919,538	8,752,617	



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2010/07	48,712	0.50	0.7107	0.7107		181	62.59	7,968,250	8,814,881	5
2011/01		0.45	0.9198	0.9198		181	62.59	8,029,493	8,895,969	
2011/07	113,944	0.45	0.9028	0.9028		181	73.73	8,176,061	8,976,333	
2012/01		0.40	0.3865	0.3865		181	73.73	8,188,701	9,011,085	
2012/07	50,232	0.40	0.9417	0.9417		181	74.36	8,269,780	9,095,974	
2013/01		0.35	0.4901	0.4901		181	74.36	8,283,963	9,140,500	
2013/07		0.35	0.6196	0.6196		181	76.58	8,301,931	9,197,153	
2014/01		0.30	0.8564	0.8564		181	76.58	8,323,259	9,275,888	
2014/07	106,883	0.30	1.2383	1.2383		181	76.40	8,461,063	9,390,823	

Message Code:

- | |
|---|
| 1 Per Bed Standard Limitation
3 Index Cost Limitation - January 1996
5 Uncorrected Licensure Deficiency
8 Limited to Current RS Per Bed Standard |
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 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 07/01/2014 through 12/31/2014

0 205923-00 - 2014/07

268.02

Lourdes-Noreen McKeen Residence

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

Provider Information	Cost Report	Patient Days	Ratings Days
315 S FLAGLER DR	1/1/2013-12/31/2013	Number of Beds: 132	Superior: 0
WEST PALM BEACH, FL 33401	Days in CR 365	Maximum: 48,180	Standard: 184
County: Palm Beach [50]	First Used : 2014/07	Max Annualized: 48,180	Conditional: 0
Region: South Area: 9	Last Used: 2014/07	Total Patient: 46,679	Total: 184
Control: Nonprofit : Church	Unaudited	Medicare: 3,978	Inflation
Current Class South Large	Initial CR? False	Medicaid: 29,055	FY Index: 1.31456505
Class at 1/94: South Large	Medical Utilization	62.24426%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	96.88460%	Cost: 1.02471376
Open Date: 12/01/1980	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 12/01/1980	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21500000
Entered Medicaid 12/01/1980	Low Occupancy Adjustment Factor:	123.33958%	DC Sem Index: 1.24200000
Med # Active Date: 12/01/1980	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02222222
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,676,895	3,147,558	1,927,605	827,196		7,579,254	
1a	Audit Adjustments							
2	Cost Per Diem	57.7145	108.3310	66.3433	28.4700		260.8588	
3	Cost Per Diem Inflated	59.1408	110.7384	67.9829				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	59.1408	110.7384	67.9829	28.4700		266.3321	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	72.2208		61.3971				
7	Provider Target Rate	73.7256		62.6764				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	54.4176	98.4475	62.6764	13.6500		229.1915	
12/13	Medical Adjustment Rate		1.3561	0.8634				
14	Prospective Per Diem 11	54.4176	99.8036	63.5398	13.6500		231.4110	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Lourdes-Noreen McKeen Residence

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	04/01/1993	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	2,400,000.00	Total Amount	Per Diem
RS to Start Calcs:	1980/07	Type:	Fixed	80% Capital(1):	4,920,614 12.6931
Indexed Asset Value	6,150,768	<60% of Base:	False	20% ROE(2):	1,230,154 0.5319
FRVS Base Asset:	3,420,000	Interest Rate:	9.5000%	Insurance Cost(3):	329,420 7.0571
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	0 0.0000
ROE Factor	0.018750	Amortization Rate:	9.5000%	Home Office(3):	0 0.0000
		Interest Only:	False	Replacement(3&4):	1,576,581 0.0000
		Yearly Payment:	550,399	Total FRVS PD:	20.2821

- (1) 80% Capital (\$4,920,614) amortized at 9.5000 % for 20 years Principal & Interest of \$550,399 divided by annual available days (48180) divided by Occup. Adj. (0.900) = \$12.6931
- (2) 20% ROE (\$1,230,154) times the ROE factor (0.018750) divided by annual available days (48180) divided by Occup. Adj. (0.900) = \$0.5319
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.4176	54.4176	0.9662	53.4514
Direct Care	99.8036	99.8036	1.7720	98.0316
Indirect Care	63.5398	63.5398	1.1282	62.4116
Property	13.6500	20.2821	0.3601	19.9220
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Quality Assess-Medicaid Share				24.2960
Totals	231.4110	238.0431	4.2265	268.0151

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1980/07	4,135,620	0.00	3.8106	3.0000	0.8106	120	17.81	4,135,620	2,720,760	
1981/01		0.10	4.6347	3.0000	1.6347	120	17.81	4,135,620	2,824,800	
1981/07	614,546	0.10	4.2235	3.0000	1.2235	120	17.81	4,750,166	2,897,880	
1982/01		0.20	3.8995	3.0000	0.8995	120	17.81	4,750,166	2,975,520	
1982/07		0.20	3.1971	3.0000	0.1971	120	100.00	4,778,667	3,043,800	
1983/04	25,150	0.30	2.8260	2.8260		120	100.00	4,844,331	3,123,840	
1983/07		0.30	3.9578	3.0000	0.9578	120	100.00	4,887,930	3,247,440	
1984/01		0.40	2.2530	2.2530		120	100.00	4,931,980	3,289,560	
1984/07		0.40	1.9179	1.9179		120	17.22	4,931,980	3,352,680	
1985/01		0.50	1.1471	1.1471		120	16.90	4,931,980	3,391,080	
1985/10		0.50	0.8522	0.8522		120	100.00	3,420,000	3,420,000	1
1986/01		0.60	0.8299	0.8299		120	100.00	3,437,028	3,448,440	
1986/07		0.60	0.2974	0.2974		120	100.00	3,443,160	3,441,840	
1987/01		0.70	1.0091	1.0091		120	100.00	3,467,482	3,503,400	
1987/07		0.70	0.9007	0.9007		120	22.23	3,467,482	3,530,760	
1988/01		0.80	0.9007	0.9007		120	22.23	3,467,482	3,559,440	
1988/07		0.80	0.5899	0.5899		120	26.24	3,475,289	3,557,520	
1989/01		0.90	0.5899	0.5899		120	26.24	3,484,091	3,578,520	
1989/07		0.90	0.5899	0.5899		120	25.28	3,492,593	3,602,760	
1990/01		1.00	0.5899	0.5899		120	25.28	3,502,063	3,620,880	
1990/07		1.00	0.5899	0.5899		120	25.28	3,511,558	3,642,240	
1991/01		1.00	0.5899	0.5899		120	30.86	3,523,181	3,663,600	
1991/07		1.00	1.4932	1.4932		120	30.86	3,552,699	3,718,320	
1992/01		1.00	2.0117	2.0117		120	30.34	3,592,124	3,793,080	
1992/07		1.00	1.8152	1.8152		120	31.86	3,629,895	3,861,960	
1993/01		1.00	1.7710	1.7710		120	31.86	3,667,134	3,930,360	
1993/07		1.00	1.5329	1.5329		120	39.16	3,707,158	3,990,600	
1994/01		1.00	1.6983	1.6983		120	39.16	3,751,985	4,058,400	
1994/07		1.00	1.5991	1.5991		120	42.85	3,798,729	4,123,320	
1995/01		1.00	1.5812	1.5812		120	42.85	3,845,525	4,188,480	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1995/07	65,258	1.00	1.5250	1.5250		120	41.84	3,955,395	4,252,320	
1996/01		1.00	1.7228	1.7228		120	41.84	4,007,234	4,325,640	
1996/07	43,771	1.00	1.3294	1.3294		120	47.51	4,097,022	4,383,120	
1997/01		1.00	1.4109	1.4109		120	47.51	4,146,955	4,444,920	
1997/07	133,055	1.00	1.0917	1.0917		120	48.05	4,319,562	4,493,400	
1998/01		1.00	1.1663	1.1663		120	48.05	4,363,575	4,545,840	
1998/07	23,798	1.00	1.0794	1.0794		120	47.98	4,428,462	4,594,920	
1999/01		1.00	1.4499	1.4499		120	47.98	4,484,475	4,661,520	
1999/07	6,175,040	1.00	1.2299	1.2299		120	48.83	4,718,880	4,718,880	8
2000/01		1.00	1.3356	1.3356		120	48.83	4,774,835	4,781,880	
2000/07		1.00	1.1129	1.1129		120	48.83	4,822,013	4,835,040	
2001/01		0.95	1.2976	1.2976		120	41.68	4,867,058	4,897,800	
2001/07		0.95	0.9615	0.9615		132	38.21	4,897,943	5,439,324	
2002/01		0.90	1.0301	1.0301		132	38.21	4,929,490	5,495,292	
2002/07		0.90	0.8337	0.8337		132	43.15	4,958,507	5,541,096	
2003/01		0.85	1.3271	1.3271		132	43.15	5,002,388	5,614,620	
2003/07		0.85	1.1664	1.1664		132	49.84	5,047,329	5,680,092	
2004/01		0.80	1.1103	1.1103		132	49.84	5,087,953	5,743,188	
2004/07	92,907	0.80	0.8378	0.8378		132	51.65	5,212,882	5,791,368	
2005/01		0.75	0.8595	0.8595		132	51.65	5,244,438	5,841,132	
2005/07		0.75	0.7364	0.7364		132	48.35	5,269,901	5,884,164	
2006/01		0.70	0.9068	0.9068		132	48.35	5,299,310	5,937,492	
2006/07		0.70	0.8133	0.8133		132	48.35	5,325,831	5,985,804	
2007/01		0.65	1.0133	1.0133		132	47.24	5,355,958	6,046,392	
2007/07	180,333	0.65	1.1050	1.1050		132	49.73	5,571,077	6,113,184	
2008/01		0.60	0.8556	0.8556		132	49.73	5,596,938	6,165,456	
2008/07		0.60	0.6104	0.6104		132	48.34	5,614,952	6,203,076	
2009/01		0.55	1.3268	1.3268		132	48.34	5,650,963	6,285,444	
2009/07		0.55	0.6841	0.6841		132	53.39	5,671,605	6,328,476	
2010/01		0.50	0.8643	0.8643		132	53.39	5,695,400	6,383,124	



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2010/07		0.50	0.7107	0.7107		132	53.89	5,715,233	6,428,532	
2011/01		0.45	0.9198	0.9198		132	53.89	5,738,411	6,487,668	
2011/07		0.45	0.9028	0.9028		132	53.89	5,761,256	6,546,276	
2012/01		0.40	0.3865	0.3865		132	58.53	5,770,163	6,571,620	
2012/07		0.40	0.9417	0.9417		132	64.16	5,791,899	6,633,528	
2013/01		0.35	0.4901	0.4901		132	64.16	5,801,832	6,666,000	
2013/07	68,636	0.35	0.6196	0.6196		132	62.96	5,883,052	6,707,316	
2014/01		0.30	0.8564	0.8564		132	62.96	5,898,166	6,764,736	
2014/07	230,690	0.30	1.2383	1.2383		132	62.24	6,150,768	6,848,556	

Message Code:

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



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Suwannee Valley Nursing Center

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

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

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
427 15TH AVENUE NORTHWEST JASPER, FL 32052-5874	9/1/2012-8/31/2013	Number of Beds: 60	Superior: 0
County: Hamilton [24]	Days in CR 365	Maximum: 21,900	Standard: 184
Region: North Area: 3	First Used : 2014/07	Max Annualized: 21,900	Conditional: 0
Control: Nonprofit : 501(c)(3) Organization	Last Used: 2014/07	Total Patient: 21,297	Total: 184
Current Class North Small	Unaudited	Medicare: 1,919	Inflation
Class at 1/94: North Small	Initial CR? False	Medicaid: 18,543	FY Index: 1.30580299
Operating Ex > 18 months	Medical Utilization	87.06860%	Semester Index: 1.34705290
Open Date: 07/01/1969	Occupancy:	97.24658%	Cost: 1.03158969
Acquired Date: 07/01/1969	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Entered Medicaid 07/01/1969	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21049917
Med # Active Date: 07/01/1981	Low Occupancy Adjustment Factor:	123.80041%	DC Sem Index: 1.24200000
Previous Med #	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02602301
			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	932,956	1,637,583	1,083,449	108,106	7,458	3,769,552	
1a	Audit Adjustments							
2	Cost Per Diem	50.3131	88.3127	58.4290	5.8300	0.4022	203.2870	
3	Cost Per Diem Inflated	51.9025	90.6109	60.2748				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	51.9025	90.6109	60.2748	5.8300	0.4022	209.0204	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	63.4747		57.2129				
7	Provider Target Rate	64.7973		58.4050				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	53.3690	93.7426	69.3890	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.6361		65.1932				
10	Target Rate Class Ceiling	54.4184		66.1441				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	51.9025	90.6109	58.4050	5.8300	0.4022	207.1506	
12/13	Medical Adjustment Rate		3.7787	2.4356				
14	Prospective Per Diem 11	51.9025	94.3896	60.8406	5.8300	0.4022	213.3649	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Suwannee Valley 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:	237,000.00	Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	1,921,078 12.1179
Indexed Asset Value	2,401,347	<60% of Base:	True	20% ROE(2):	480,269 0.3833
FRVS Base Asset:	463,784	Interest Rate:	8.5000%	Insurance Cost(3):	22,009 1.0334
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	0 0.0000
ROE Factor	0.015730	Amortization Rate:	12.5000%	Home Office(3):	0 0.0000
		Interest Only:	True	Replacement(3&4):	98,847 0.0000
		Yearly Payment:	238,843	Total FRVS PD:	13.5346

- (1) 80% Capital (\$1,921,078) amortized at 12.5000 % for 20 years Interest of \$238,843 divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$12.1179
- (2) 20% ROE (\$480,269) times the ROE factor (0.015730) divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$0.3833
- (3) Pass-throughs: 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:	51,883
Comparison Bed	60	Effective PBS Limitation	1,710,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	51.9025	51.9025	0.9215	50.9810
Direct Care	94.3896	94.3896	1.6759	92.7137
Indirect Care	60.8406	60.8406	1.0802	59.7604
Property	5.8300	13.5346	0.2403	13.2943
ROE	0.4022	0.2447	0.0043	0.2404
ROE Adjustment	-0.2447	-0.2447	-0.0043	-0.2404
Quality Assess-Medicaid Share				23.4816
Supplemental Rate Add-on				9.9025
Totals	213.1202	220.6673	3.9179	250.1335

Medicaid Trend Adjustment



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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	264,900	0.10	3.9787	3.0000	0.9787	60	100.00	264,900	640,140	
1972/07		0.10	5.9113	3.0000	2.9113	60	100.00	265,695	671,700	
1973/01		0.20	8.0622	3.0000	5.0622	60	100.00	267,289	706,320	
1973/07		0.20	10.7186	3.0000	7.7186	60	100.00	268,893	746,280	
1974/01		0.30	12.9457	3.0000	9.9457	60	100.00	271,313	785,280	
1974/07		0.30	13.0494	3.0000	10.0494	60	100.00	273,755	809,640	
1975/01		0.40	13.1399	3.0000	10.1399	60	100.00	277,040	834,660	
1975/07		0.40	14.2033	3.0000	11.2033	60	100.00	280,364	868,620	
1976/01		0.50	15.2478	3.0000	12.2478	60	100.00	284,569	903,720	
1976/07		0.50	15.7330	3.0000	12.7330	60	100.00	288,838	935,220	
1977/01		0.60	16.4836	3.0000	13.4836	60	100.00	294,037	970,320	
1977/07		0.60	18.5412	3.0000	15.5412	60	100.00	299,330	1,019,340	
1978/01		0.70	20.2809	3.0000	17.2809	60	100.00	305,616	1,067,700	
1978/07		0.70	22.8203	3.0000	19.8203	60	100.00	312,034	1,126,800	
1979/01		0.80	24.9476	3.0000	21.9476	60	100.00	319,523	1,184,580	
1979/07		0.80	26.1458	3.0000	23.1458	60	100.00	327,192	1,234,320	
1980/01		0.90	29.3115	3.0000	26.3115	60	55.00	336,026	1,310,460	
1980/07		0.90	30.1222	3.0000	27.1222	60	55.00	345,099	1,360,380	
1981/01		1.00	30.9462	3.0000	27.9462	60	55.00	355,452	1,412,400	
1981/07		1.00	30.5350	3.0000	27.5350	60	55.00	366,116	1,448,940	
1982/01		1.00	30.2110	3.0000	27.2110	60	83.81	377,099	1,487,760	
1982/07		1.00	29.5087	3.0000	26.5087	60	100.00	388,412	1,521,900	
1983/04		1.00	29.1375	3.0000	26.1375	60	100.00	400,064	1,561,920	
1983/07		1.00	30.0953	3.0000	27.0953	60	79.66	412,066	1,623,720	
1984/01		1.00	28.3905	3.0000	25.3905	60	100.00	424,428	1,644,780	
1984/07		1.00	27.3084	3.0000	24.3084	60	100.00	437,161	1,676,340	
1985/01		1.00	25.4555	3.0000	22.4555	60	87.12	450,276	1,695,540	
1985/10		1.00	23.3077	3.0000	20.3077	60	87.12	463,784	1,710,000	
1986/01		1.00	21.1376	3.0000	18.1376	60	84.96	477,698	1,724,220	
1986/07		1.00	18.4350	3.0000	15.4350	60	84.96	492,029	1,720,920	



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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	60	81.53	506,790	1,751,700	
1987/07		1.00	14.3448	3.0000	11.3448	60	81.53	521,994	1,765,380	
1988/01		1.00	12.2455	3.0000	9.2455	60	81.25	537,654	1,779,720	
1988/07		1.00	9.8354	3.0000	6.8354	60	81.25	553,784	1,778,760	
1989/01		1.00	7.4253	3.0000	4.4253	60	85.47	570,398	1,789,260	
1989/07		1.00	5.0152	3.0000	2.0152	60	85.47	587,510	1,801,380	
1990/01		1.00	2.6051	2.6051		60	86.15	602,815	1,810,440	
1990/07		1.00	0.5899	0.5899		60	86.15	606,371	1,821,120	
1991/01		1.00	0.5899	0.5899		60	87.95	609,948	1,831,800	
1991/07		1.00	1.4932	1.4932		60	87.95	619,056	1,859,160	
1992/01		0.95	2.0117	2.0117		60	88.26	630,887	1,896,540	
1992/07		0.95	1.8152	1.8152		60	88.26	641,766	1,930,980	
1993/01		0.90	1.7710	1.7710		60	85.65	651,995	1,965,180	
1993/07		0.90	1.5329	1.5329		60	85.65	660,990	1,995,300	
1994/01	35,611	0.85	1.6983	1.6983		60	88.80	706,143	2,029,200	
1994/07		0.85	1.5991	1.5991		60	88.80	715,741	2,061,660	
1995/01	22,346	0.80	1.5812	1.5812		60	83.73	747,141	2,094,240	
1995/07		0.80	1.5250	1.5250		60	83.73	756,256	2,126,160	
1996/01	718,393	0.75	1.7228	1.7228		60	85.99	1,484,421	2,162,820	
1996/07		0.75	1.3294	1.3294		60	85.99	1,499,222	2,191,560	
1997/01		0.70	1.4109	1.4109		60	85.99	1,514,028	2,222,460	
1997/07	12,082	0.70	1.0917	1.0917		60	85.55	1,537,680	2,246,700	
1998/01	69,430	0.65	1.1663	1.1663		60	94.21	1,618,767	2,272,920	
1998/07		0.65	1.0794	1.0794		60	94.21	1,630,124	2,297,460	
1999/01	38,307	0.60	1.4499	1.4499		60	89.66	1,682,611	2,330,760	
1999/07		0.60	1.2299	1.2299		60	89.66	1,695,027	2,359,440	
2000/01		0.55	1.3356	1.3356		60	90.44	1,707,479	2,390,940	
2000/07		0.55	1.1129	1.1129		60	90.44	1,717,930	2,417,520	
2001/01	18,439	0.50	1.2976	1.2976		60	92.43	1,747,515	2,448,900	
2001/07		0.50	0.9615	0.9615		60	92.43	1,755,917	2,472,420	



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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		0.45	1.0301	1.0301		60	86.40	1,764,056	2,497,860	
2002/07		0.45	0.8337	0.8337		60	86.40	1,770,675	2,518,680	
2003/01		0.40	1.3271	1.3271		60	85.34	1,780,074	2,552,100	
2003/07		0.40	1.1664	1.1664		60	85.34	1,788,380	2,581,860	
2004/01	12,550	0.35	1.1103	1.1103		60	90.90	1,807,880	2,610,540	
2004/07		0.35	0.8378	0.8378		60	90.90	1,813,181	2,632,440	
2005/01		0.30	0.8595	0.8595		60	90.90	1,817,857	2,655,060	
2005/07		0.30	0.7364	0.7364		60	92.94	1,821,873	2,674,620	
2006/01		0.25	0.9068	0.9068		60	87.52	1,826,003	2,698,860	
2006/07		0.25	0.8133	0.8133		60	87.52	1,829,715	2,720,820	
2007/01		0.20	1.0133	1.0133		60	89.66	1,833,424	2,748,360	
2007/07		0.20	1.1050	1.1050		60	89.66	1,837,476	2,778,720	
2008/01		0.15	0.8556	0.8556		60	89.66	1,839,833	2,802,480	
2008/07		0.15	0.6104	0.6104		60	86.89	1,841,518	2,819,580	
2009/01		0.10	1.3268	1.3268		60	86.89	1,843,962	2,857,020	
2009/07		0.10	0.6841	0.6841		60	86.69	1,845,223	2,876,580	
2010/01		0.05	0.8643	0.8643		60	86.69	1,846,020	2,901,420	
2010/07		0.05	0.7107	0.7107		60	89.26	1,846,675	2,922,060	
2011/01		0.00	0.9198	0.9198		60	89.26	1,846,675	2,948,940	
2011/07	33,070	0.00	0.9028	0.9028		60	88.80	1,879,745	2,975,580	
2012/01		0.00	0.3865	0.3865		60	88.80	1,879,745	2,987,100	
2012/07		0.00	0.9417	0.9417		60	86.09	1,879,745	3,015,240	
2013/01		0.00	0.4901	0.4901		60	86.09	1,879,745	3,030,000	
2013/07		0.00	0.6196	0.6196		60	84.59	1,879,745	3,048,780	
2014/01		0.00	0.8564	0.8564		60	84.59	1,879,745	3,074,880	
2014/07	521,602	0.00	1.2383	1.2383		60	87.07	2,401,347	3,112,980	

Message Code:



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Morton Plant Rehabilitation Center

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

Provider Information	Cost Report	Patient Days	Ratings Days
400 CORBETT ST	1/1/2010-12/31/2010	Number of Beds: 126	Superior: 184
BELLEAIR, FL 33756	Days in CR 365	Maximum: 45,990	Standard: 0
County: Pinellas [52]	First Used : 2012/01	Max Annualized: 45,990	Conditional: 0
Region: Central Area: 5	Last Used: 2014/07	Total Patient: 41,067	Total: 184
Control: Nonprofit : Other	Unaudited	Medicare: 20,486	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 7,371	FY Index: 1.22078676
Class at 1/94: North Large	Medical Utilization	17.94872%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	89.29550%	Cost: 1.10343014
Open Date: 01/01/1983	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/01/1983	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.17400000
Entered Medicaid 01/01/1983	Low Occupancy Adjustment Factor:	113.67823%	DC Sem Index: 1.24200000
Med # Active Date: 01/01/1983	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05792164
Previous Med #			PS Target: 1.02083595

Rate Calculations							
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Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	685,978	753,525	782,069	111,081		2,332,653	
1a	Audit Adjustments							
2	Cost Per Diem	93.0644	102.2283	106.1008	15.0700		316.4635	
3	Cost Per Diem Inflated	102.6901	108.1495	117.0748				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	102.6901	108.1495	117.0748	15.0700		342.9844	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	93.5410		86.7502				
7	Provider Target Rate	95.4900		88.5577				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	52.0915	96.7737	61.9692	13.6500		224.4844	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	52.0915	96.7737	61.9692	13.6500		224.4844	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Morton Plant Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	570,000.00	Total Amount	Per Diem
RS to Start Calcs:	1982/07	Type:	Fixed	80% Capital(1):	2,019,466 6.0659
Indexed Asset Value	2,524,333	<60% of Base:	True	20% ROE(2):	504,867 0.3367
FRVS Base Asset:	1,906,865	Interest Rate:	9.3400%	Insurance Cost(3):	0 0.0000
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	0 0.0000
ROE Factor	0.027600	Amortization Rate:	12.5000%	Home Office(3):	233,651 5.6895
		Interest Only:	True	Replacement(3&4):	183,948 0.0000
		Yearly Payment:	251,075	Total FRVS PD:	12.0921

- (1) 80% Capital (\$2,019,466) amortized at 12.5000 % for 20 years Interest of \$251,075 divided by annual available days (45990) divided by Occup. Adj. (0.900) = \$6.0659
- (2) 20% ROE (\$504,867) times the ROE factor (0.027600) divided by annual available days (45990) divided by Occup. Adj. (0.900) = \$0.3367
- (3) Pass-throughs: 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:	51,883
Comparison Bed	124	Effective PBS Limitation	3,534,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	52.0915	52.0915	0.9249	51.1666
Direct Care	96.7737	96.7737	1.7182	95.0555
Indirect Care	61.9692	61.9692	1.1003	60.8689
Property	13.6500	12.0921	0.2147	11.8774
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				9.2746
Supplemental Rate Add-on				9.9025
Totals	224.4844	222.9265	3.9581	238.1455

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1983/04	1,898,777	0.00	2.6288	2.6288		124	5.27	1,898,777	3,227,968	
1983/07		0.10	3.9578	3.0000	0.9578	124	5.27	1,898,777	3,355,688	
1984/01	8,088	0.10	2.2530	2.2530		124	5.13	1,906,865	3,399,212	
1984/07		0.20	1.9179	1.9179		126	5.27	1,906,865	3,520,314	
1985/01		0.20	1.1471	1.1471		126	5.27	1,906,865	3,560,634	
1985/10		0.30	0.8522	0.8522		124	5.27	1,906,865	3,534,000	
1986/01		0.30	0.8299	0.8299		124	5.27	1,906,865	3,563,388	
1986/07		0.40	0.2974	0.2974		124	4.71	1,906,865	3,556,568	
1987/01		0.40	1.0091	1.0091		124	4.71	1,906,865	3,620,180	
1987/07		0.50	0.9007	0.9007		124	5.94	1,906,865	3,648,452	
1988/01		0.50	0.9007	0.9007		124	5.94	1,906,865	3,678,088	
1988/07		0.60	0.5899	0.5899		124	9.76	1,906,865	3,676,104	
1989/01		0.60	0.5899	0.5899		124	9.76	1,906,865	3,697,804	
1989/07		0.70	0.5899	0.5899		124	11.19	1,906,865	3,722,852	
1990/01		0.70	0.5899	0.5899		124	11.19	1,906,865	3,741,576	
1990/07		0.80	0.5899	0.5899		124	11.73	1,906,865	3,763,648	
1991/01		0.80	0.5899	0.5899		124	11.73	1,906,865	3,785,720	
1991/07		0.90	1.4932	1.4932		124	14.95	1,906,865	3,842,264	
1992/01		0.90	2.0117	2.0117		124	14.95	1,906,865	3,919,516	
1992/07		1.00	1.8152	1.8152		124	15.90	1,906,865	3,990,692	
1993/01		1.00	1.7710	1.7710		124	15.90	1,906,865	4,061,372	
1993/07	69,623	1.00	1.5329	1.5329		124	18.27	1,976,488	4,123,620	
1994/01		1.00	1.6983	1.6983		124	18.27	1,976,488	4,193,680	
1994/07		1.00	1.5991	1.5991		124	19.07	1,976,488	4,260,764	
1995/01		1.00	1.5812	1.5812		124	19.07	1,976,488	4,328,096	
1995/07		1.00	1.5250	1.5250		126	18.68	1,976,488	4,464,936	
1996/01		1.00	1.7228	1.7228		126	18.68	1,976,488	4,541,922	
1996/07		1.00	1.3294	1.3294		126	19.33	1,976,488	4,602,276	
1997/01		1.00	1.4109	1.4109		126	19.33	1,976,488	4,667,166	
1997/07		1.00	1.0917	1.0917		126	20.92	1,976,488	4,718,070	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/01		1.00	1.1663	1.1663		126	20.92	1,976,488	4,773,132	
1998/07		1.00	1.0794	1.0794		126	18.74	1,976,488	4,824,666	
1999/01		1.00	1.4499	1.4499		126	18.74	1,976,488	4,894,596	
1999/07		1.00	1.2299	1.2299		126	11.57	1,976,488	4,954,824	
2000/01		1.00	1.3356	1.3356		126	11.57	1,976,488	5,020,974	
2000/07		1.00	1.1129	1.1129		126	13.75	1,976,488	5,076,792	
2001/01		1.00	1.2976	1.2976		126	13.75	1,976,488	5,142,690	
2001/07		1.00	0.9615	0.9615		126	11.06	1,976,488	5,192,082	
2002/01		1.00	1.0301	1.0301		126	11.06	1,976,488	5,245,506	
2002/07		1.00	0.8337	0.8337		126	7.25	1,976,488	5,289,228	
2003/01		1.00	1.3271	1.3271		126	7.25	1,976,488	5,359,410	
2003/07		0.95	1.1664	1.1664		126	7.25	1,976,488	5,421,906	
2004/01	61,417	0.95	1.1103	1.1103		126	8.61	2,037,905	5,482,134	
2004/07	212,720	0.90	0.8378	0.8378		126	8.64	2,250,625	5,528,124	
2005/01		0.90	0.8595	0.8595		126	8.64	2,250,625	5,575,626	
2005/07	30,851	0.85	0.7364	0.7364		126	9.55	2,281,476	5,616,702	
2006/01		0.85	0.9068	0.9068		126	9.55	2,281,476	5,667,606	
2006/07		0.80	0.8133	0.8133		126	9.55	2,281,476	5,713,722	
2007/01	26,941	0.80	1.0133	1.0133		120	10.42	2,308,417	5,496,720	
2007/07		0.75	1.1050	1.1050		120	10.42	2,308,417	5,557,440	
2008/01	24,943	0.75	0.8556	0.8556		126	11.86	2,333,360	5,885,208	
2008/07		0.70	0.6104	0.6104		126	11.86	2,333,360	5,921,118	
2009/01	49,742	0.70	1.3268	1.3268		126	13.09	2,383,102	5,999,742	
2009/07		0.65	0.6841	0.6841		126	13.09	2,383,102	6,040,818	
2010/01		0.65	0.8643	0.8643		126	13.94	2,383,102	6,092,982	
2010/07		0.60	0.7107	0.7107		126	13.94	2,383,102	6,136,326	
2011/01	54,495	0.60	0.9198	0.9198		126	19.45	2,437,597	6,192,774	
2011/07		0.55	0.9028	0.9028		126	19.45	2,437,597	6,248,718	
2012/01	86,736	0.55	0.3865	0.3865		126	17.95	2,524,333	6,272,910	
2012/07		0.50	0.9417	0.9417		126	17.95	2,524,333	6,332,004	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/01		0.50	0.4901	0.4901		126	17.95	2,524,333	6,363,000	
2013/07		0.45	0.6196	0.6196		126	17.95	2,524,333	6,402,438	
2014/01		0.45	0.8564	0.8564		126	17.95	2,524,333	6,457,248	
2014/07		0.40	1.2383	1.2383		126	17.95	2,524,333	6,537,258	

Message Code:

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014

ID: 206431123120100101201002072014170228



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Saint Andrews Estates North

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

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

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
6152 N VERDE TRAIL	1/1/2012-12/31/2012	Number of Beds: 119	Superior: 0
BOCA RATON, FL 33433	Days in CR 366	Maximum: 43,554	Standard: 184
County: Palm Beach [50]	First Used : 2014/01	Max Annualized: 43,435	Conditional: 0
Region: South Area: 9	Last Used: 2014/07	Total Patient: 30,096	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 4,472	Inflation
Current Class South Large	Initial CR? False	Medicaid: 5,501	FY Index: 1.28335532
Class at 1/94: South Large	Medical Utilization	18.27818%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	69.10043%	Cost: 1.04963363
Open Date: 12/01/1970	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/01/1982	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20250000
Entered Medicaid 01/01/1982	Low Occupancy Adjustment Factor:	87.96876%	DC Sem Index: 1.24200000
Med # Active Date: 07/01/1986	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03284823
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	309,534	517,864	498,810	125,258		1,451,466	
1a	Audit Adjustments							
2	Cost Per Diem	56.2687	94.1400	90.6762	22.7700		263.8549	
3	Cost Per Diem Inflated	59.0615	97.2323	95.1768				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	59.0615	97.2323	95.1768	22.7700		274.2406	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	62.4223		85.2745				
7	Provider Target Rate	63.7229		87.0513				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	54.4176	97.2323	63.9416	13.6500		229.2415	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	54.4176	97.2323	63.9416	13.6500		229.2415	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Saint Andrews Estates North

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	2,324,046.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	4,146,706 12.4956
RS to Start Calcs:	1982/01	<60% of Base:	False	20% ROE(2):	1,036,677 0.3867
Indexed Asset Value	5,183,383	Interest Rate:	10.2500%	Insurance Cost(3):	45,705 1.5186
FRVS Base Asset:	3,420,000	Chase Rate:	13.0000%	Taxes Cost(3):	77,846 2.5866
Occup Adj Factor	0.9000	Amortization Rate:	10.2500%	Home Office(3):	154,427 5.1311
ROE Factor	0.014580	Interest Only:	False	Replacement(3&4):	2,888,640 0.0000
		Yearly Payment:	488,470	Total FRVS PD:	22.1186

- (1) 80% Capital (\$4,146,706) amortized at 10.2500 % for 20 years Principal & Interest of \$488,470 divided by annual available days (43435) divided by Occup. Adj. (0.90) = \$12.4956
- (2) 20% ROE (\$1,036,677) times the ROE factor (0.014580) divided by annual available days (43435) divided by Occup. Adj. (0.90) = \$0.3867
- (3) Pass-throughs: 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:	51,883
Comparison Bed 120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.4176	54.4176	0.9662	53.4514
Direct Care	97.2323	97.2323	1.7264	95.5059
Indirect Care	63.9416	63.9416	1.1353	62.8063
Property	13.6500	22.1186	0.3927	21.7259
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	229.2415	237.7101	4.2206	243.3920

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1982/01	3,420,000	0.00	2.6760	2.6760		120		3,420,000	2,975,520	
1982/07		0.10	2.2977	2.2977		120		3,420,000	3,043,800	
1983/04		0.10	2.6288	2.6288		120		3,420,000	3,123,840	
1983/07		0.20	3.9578	3.0000	0.9578	120		3,420,000	3,247,440	
1984/01		0.20	2.2530	2.2530		60	85.00	3,435,411	1,644,780	
1984/07		0.30	1.9179	1.9179		60	85.00	3,455,178	1,676,340	
1985/01		0.30	1.1471	1.1471		60	85.00	3,467,067	1,695,540	
1985/10		0.40	0.8522	0.8522		120	2.13	3,420,000	3,420,000	1
1986/01		0.40	0.8299	0.8299		120	2.13	3,420,000	3,448,440	
1986/07		0.50	0.2974	0.2974		120	2.13	3,420,000	3,441,840	
1987/01		0.50	1.0091	1.0091		120	5.22	3,420,000	3,503,400	
1987/07		0.60	0.9007	0.9007		120	5.22	3,420,000	3,530,760	
1988/01		0.60	0.9007	0.9007		120	9.61	3,420,000	3,559,440	
1988/07		0.70	0.5899	0.5899		120	9.61	3,420,000	3,557,520	
1989/01		0.70	0.5899	0.5899		120	8.44	3,420,000	3,578,520	
1989/07		0.80	0.5899	0.5899		120	8.44	3,420,000	3,602,760	
1990/01		0.80	0.5899	0.5899		120	6.70	3,420,000	3,620,880	5
1990/07		0.90	0.5899	0.5899		120	6.70	3,420,000	3,642,240	
1991/01		0.90	0.5899	0.5899		120	5.42	3,420,000	3,663,600	
1991/07		1.00	1.4932	1.4932		120	5.42	3,420,000	3,718,320	
1992/01		1.00	2.0117	2.0117		120	5.42	3,420,000	3,793,080	
1992/07		1.00	1.8152	1.8152		120	4.98	3,420,000	3,861,960	
1993/01		1.00	1.7710	1.7710		120	2.88	3,420,000	3,930,360	
1993/07		1.00	1.5329	1.5329		120	2.88	3,420,000	3,990,600	
1994/01		1.00	1.6983	1.6983		120	2.59	3,420,000	4,058,400	
1994/07		1.00	1.5991	1.5991		120	2.59	3,420,000	4,123,320	
1995/01	73,100	1.00	1.5812	1.5812		120	4.10	3,493,100	4,188,480	
1995/07		1.00	1.5250	1.5250		120	4.10	3,493,100	4,252,320	
1996/01		1.00	1.7228	1.7228		120	5.39	3,493,100	4,325,640	
1996/07		1.00	1.3294	1.3294		120	5.39	3,493,100	4,383,120	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/01		1.00	1.4109	1.4109		120	4.24	3,493,100	4,444,920	
1997/07		1.00	1.0917	1.0917		120	3.01	3,493,100	4,493,400	
1998/01		1.00	1.1663	1.1663		120	3.01	3,493,100	4,545,840	
1998/07		1.00	1.0794	1.0794		120	3.01	3,493,100	4,594,920	
1999/01		1.00	1.4499	1.4499		120	1.02	3,493,100	4,661,520	
1999/07		1.00	1.2299	1.2299		120	1.84	3,493,100	4,718,880	
2000/01		1.00	1.3356	1.3356		120	1.84	3,493,100	4,781,880	
2000/07		1.00	1.1129	1.1129		120	1.84	3,493,100	4,835,040	
2001/01	2,250,678	1.00	1.2976	1.2976		120	1.84	4,897,800	4,897,800	8
2001/07	1,300,632	1.00	0.9615	0.9615		120	3.92	4,944,840	4,944,840	8
2002/01		1.00	1.0301	1.0301		120	3.92	4,944,840	4,995,720	
2002/07		0.95	0.8337	0.8337		120	3.92	4,944,840	5,037,360	
2003/01	289,764	0.95	1.3271	1.3271		120	4.70	5,104,200	5,104,200	8
2003/07		0.90	1.1664	1.1664		120	4.70	5,104,200	5,163,720	
2004/01	63,229	0.90	1.1103	1.1103		119	6.12	5,167,429	5,177,571	
2004/07		0.85	0.8378	0.8378		119	6.12	5,167,429	5,221,006	
2005/01		0.85	0.8595	0.8595		119	9.66	5,167,429	5,265,869	
2005/07		0.80	0.7364	0.7364		119	9.66	5,167,429	5,304,663	
2006/01		0.80	0.9068	0.9068		119	9.67	5,167,429	5,352,739	
2006/07		0.75	0.8133	0.8133		119	9.67	5,167,429	5,396,293	
2007/01		0.75	1.0133	1.0133		119	11.62	5,167,429	5,450,914	
2007/07		0.70	1.1050	1.1050		119	11.62	5,167,429	5,511,128	
2008/01		0.70	0.8556	0.8556		119	14.68	5,167,429	5,558,252	
2008/07		0.65	0.6104	0.6104		119	14.68	5,167,429	5,592,167	
2009/01		0.65	1.3268	1.3268		119	14.90	5,167,429	5,666,423	
2009/07		0.60	0.6841	0.6841		119	14.90	5,167,429	5,705,217	
2010/01		0.60	0.8643	0.8643		119	22.69	5,167,429	5,754,483	
2010/07		0.55	0.7107	0.7107		119	22.69	5,167,429	5,795,419	
2011/01		0.55	0.9198	0.9198		119	22.85	5,167,429	5,848,731	
2011/07		0.50	0.9028	0.9028		119	22.85	5,167,429	5,901,567	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01		0.50	0.3865	0.3865		119	27.50	5,172,423	5,924,415	
2012/07		0.45	0.9417	0.9417		119	27.50	5,183,383	5,980,226	
2013/01		0.45	0.4901	0.4901		119	20.08	5,183,383	6,009,500	
2013/07		0.40	0.6196	0.6196		119	20.08	5,183,383	6,046,747	
2014/01		0.40	0.8564	0.8564		119	18.28	5,183,383	6,098,512	
2014/07		0.35	1.2383	1.2383		119	18.28	5,183,383	6,174,077	

Message Code:

- 1 Per Bed Standard Limitation
- 5 Uncorrected Licensure Deficiency
- 8 Limited to Current RS Per Bed Standard

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 206521123120120101201205242013135032



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The Waterford

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective
 Type of Ownership: Nonprofit : 501(c)(3) Organization CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
601 UNIVERSE BLVD	1/1/2012-12/31/2012	Number of Beds: 60	Superior: 0
JUNO BEACH, FL 33408	Days in CR 366	Maximum: 21,960	Standard: 184
County: Palm Beach [50]	First Used : 2014/01	Max Annualized: 21,900	Conditional: 0
Region: South Area: 9	Last Used: 2014/07	Total Patient: 20,262	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 3,193	Inflation
Current Class South Small	Initial CR? False	Medicaid: 1,954	FY Index: 1.28335532
Class at 1/94: South Small	Medical Utilization	9.64367%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	92.26776%	Cost: 1.04963363
Open Date: 04/01/1982	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 04/01/1982	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20250000
Entered Medicaid 04/01/1982	Low Occupancy Adjustment Factor:	117.46209%	DC Sem Index: 1.24200000
Med # Active Date: 04/01/1982	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03284823
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	131,954	196,457	174,085	56,940		559,436	
1a	Audit Adjustments							
2	Cost Per Diem	67.5302	100.5409	89.0916	29.1402		286.3029	
3	Cost Per Diem Inflated	70.8820	103.8435	93.5135				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	70.8820	103.8435	93.5135	29.1402		297.3792	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	72.0337		100.6687				
7	Provider Target Rate	73.5346		102.7662				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	62.8974	105.8360	81.6951	13.6500			
9	Prior Semester: Class Ceiling Target Base	67.3414		79.1810				
10	Target Rate Class Ceiling	68.3236		80.3359				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	62.8974	103.8435	80.3359	13.6500		260.7268	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	62.8974	103.8435	80.3359	13.6500		260.7268	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

The Waterford

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/01/1986	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	1,116,720.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	1,482,796 8.7538
RS to Start Calcs:	1982/01	<60% of Base:	False	20% ROE(2):	370,699 0.2742
Indexed Asset Value	1,853,495	Interest Rate:	10.0700%	Insurance Cost(3):	101,031 4.9862
FRVS Base Asset:	1,710,000	Chase Rate:	13.0000%	Taxes Cost(3):	46,663 2.3030
Occup Adj Factor	0.9000	Amortization Rate:	10.0700%	Home Office(3):	5,095 0.2515
ROE Factor	0.014580	Interest Only:	False	Replacement(3&4):	3,242,031 0.0000
		Yearly Payment:	172,538	Total FRVS PD:	16.5687

- (1) 80% Capital (\$1,482,796) amortized at 10.0700 % for 20 years Principal & Interest of \$172,538 divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$8.7538
- (2) 20% ROE (\$370,699) times the ROE factor (0.014580) divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$0.2742
- (3) Pass-throughs: 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:	51,883
Comparison Bed	60	Effective PBS Limitation	1,710,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	62.8974	62.8974	1.1167	61.7807
Direct Care	103.8435	103.8435	1.8438	101.9997
Indirect Care	80.3359	80.3359	1.4264	78.9095
Property	13.6500	16.5687	0.2942	16.2745
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	260.7268	263.6455	4.6811	268.8669

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1982/07	1,791,539	0.00	2.2977	2.2977		60	2.42	1,791,539	1,521,900	
1983/04		0.10	2.6288	2.6288		60	5.48	1,791,539	1,561,920	
1983/07	32,251	0.10	3.9578	3.0000	0.9578	60	5.48	1,823,790	1,623,720	
1984/01		0.20	2.2530	2.2530		60	100.00	1,832,008	1,644,780	
1984/07	14,738	0.20	1.9179	1.9179		60	100.00	1,853,774	1,676,340	
1985/01		0.30	1.1471	1.1471		60	72.21	1,860,153	1,695,540	
1985/10	9,112	0.30	0.8522	0.8522		60	72.21	1,710,000	1,710,000	1
1986/01		0.40	0.8299	0.8299		60	11.70	1,710,000	1,724,220	
1986/07		0.40	0.2974	0.2974		60	11.70	1,710,000	1,720,920	
1987/01		0.50	1.0091	1.0091		60	7.28	1,710,000	1,751,700	
1987/07	56,938	0.50	0.9007	0.9007		60	6.76	1,766,938	1,765,380	
1988/01	41,052	0.60	0.9007	0.9007		60	6.76	1,807,990	1,779,720	
1988/07		0.60	0.5899	0.5899		60	5.60	1,807,990	1,778,760	
1989/01		0.70	0.5899	0.5899		60	5.60	1,807,990	1,789,260	
1989/07		0.70	0.5899	0.5899		60	7.38	1,807,990	1,801,380	
1990/01		0.80	0.5899	0.5899		60	7.38	1,807,990	1,810,440	
1990/07		0.80	0.5899	0.5899		60	5.13	1,807,990	1,821,120	
1991/01		0.90	0.5899	0.5899		60	5.13	1,807,990	1,831,800	
1991/07		0.90	1.4932	1.4932		60	3.31	1,807,990	1,859,160	
1992/01		1.00	2.0117	2.0117		60	3.31	1,807,990	1,896,540	
1992/07		1.00	1.8152	1.8152		60	5.37	1,807,990	1,930,980	
1993/01		1.00	1.7710	1.7710		60	5.37	1,807,990	1,965,180	
1993/07		1.00	1.5329	1.5329		60	6.68	1,807,990	1,995,300	
1994/01		1.00	1.6983	1.6983		60	6.68	1,807,990	2,029,200	
1994/07		1.00	1.5991	1.5991		60	4.91	1,807,990	2,061,660	
1995/01		1.00	1.5812	1.5812		60	4.91	1,807,990	2,094,240	
1995/07		1.00	1.5250	1.5250		60	3.73	1,807,990	2,126,160	
1996/01		1.00	1.7228	1.7228		60	3.73	1,807,990	2,162,820	
1996/07	36,711	1.00	1.3294	1.3294		60	4.03	1,844,701	2,191,560	
1997/01		1.00	1.4109	1.4109		60	4.03	1,844,701	2,222,460	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/07		1.00	1.0917	1.0917		60	4.03	1,844,701	2,246,700	
1998/01		1.00	1.1663	1.1663		60	6.59	1,844,701	2,272,920	
1998/07		1.00	1.0794	1.0794		60	6.59	1,844,701	2,297,460	
1999/01		1.00	1.4499	1.4499		60	6.59	1,844,701	2,330,760	5
1999/07		1.00	1.2299	1.2299		60	13.27	1,844,701	2,359,440	
2000/01		1.00	1.3356	1.3356		60	13.27	1,844,701	2,390,940	
2000/07		1.00	1.1129	1.1129		60	11.16	1,844,701	2,417,520	
2001/01		1.00	1.2976	1.2976		60	11.16	1,844,701	2,448,900	
2001/07		1.00	0.9615	0.9615		60	11.84	1,844,701	2,472,420	
2002/01		1.00	1.0301	1.0301		60	11.84	1,844,701	2,497,860	
2002/07		1.00	0.8337	0.8337		60	11.84	1,844,701	2,518,680	
2003/01		0.95	1.3271	1.3271		60	16.36	1,844,701	2,552,100	
2003/07		0.95	1.1664	1.1664		60	14.80	1,844,701	2,581,860	5
2004/01		0.90	1.1103	1.1103		60	14.80	1,844,701	2,610,540	
2004/07		0.90	0.8378	0.8378		60	14.80	1,844,701	2,632,440	
2005/01		0.85	0.8595	0.8595		60	16.66	1,844,701	2,655,060	
2005/07		0.85	0.7364	0.7364		60	16.66	1,844,701	2,674,620	
2006/01		0.80	0.9068	0.9068		60	19.26	1,844,701	2,698,860	
2006/07		0.80	0.8133	0.8133		60	19.26	1,844,701	2,720,820	
2007/01		0.75	1.0133	1.0133		60	22.44	1,844,701	2,748,360	
2007/07		0.75	1.1050	1.1050		60	22.44	1,844,701	2,778,720	
2008/01		0.70	0.8556	0.8556		60	25.52	1,849,827	2,802,480	
2008/07		0.70	0.6104	0.6104		60	25.52	1,853,495	2,819,580	
2009/01		0.65	1.3268	1.3268		60	14.96	1,853,495	2,857,020	
2009/07		0.65	0.6841	0.6841		60	14.96	1,853,495	2,876,580	
2010/01		0.60	0.8643	0.8643		60	16.43	1,853,495	2,901,420	
2010/07		0.60	0.7107	0.7107		60	16.43	1,853,495	2,922,060	
2011/01		0.55	0.9198	0.9198		60	19.20	1,853,495	2,948,940	
2011/07		0.55	0.9028	0.9028		60	19.20	1,853,495	2,975,580	
2012/01		0.50	0.3865	0.3865		60	14.81	1,853,495	2,987,100	5



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 Rate Semester 7/1/2014 through 12/31/2014 Based on Cost Report: 12/31/2012

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268.87

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/07		0.50	0.9417	0.9417		60	14.81	1,853,495	3,015,240	
2013/01		0.45	0.4901	0.4901		60	14.29	1,853,495	3,030,000	
2013/07		0.45	0.6196	0.6196		60	14.29	1,853,495	3,048,780	
2014/01		0.40	0.8564	0.8564		60	9.64	1,853,495	3,074,880	
2014/07		0.40	1.2383	1.2383		60	9.64	1,853,495	3,112,980	

Message Code:

- | |
|---|
| 1 Per Bed Standard Limitation
5 Uncorrected Licensure Deficiency |
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Florida Agency for Health Care Administration
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 Rate Semester 07/01/2014 through 12/31/2014

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267.68

Abbey Delray South

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective
 Type of Ownership: Nonprofit : 501(c)(3) Organization CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1717 HOMEWOOD BLVD	1/1/2012-12/31/2012	Number of Beds: 90	Superior: 0
DELRAY BEACH, FL 33445	Days in CR 366	Maximum: 32,940	Standard: 184
County: Palm Beach [50]	First Used : 2014/01	Max Annualized: 32,850	Conditional: 0
Region: South Area: 9	Last Used: 2014/07	Total Patient: 27,309	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 6,108	Inflation
Current Class South Small	Initial CR? False	Medicaid: 6,394	FY Index: 1.28335532
Class at 1/94: South Small	Medical Utilization	23.41353%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	82.90528%	Cost: 1.04963363
Open Date: 07/01/1982	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 07/01/1982	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20250000
Entered Medicaid 07/01/1982	Low Occupancy Adjustment Factor:	105.54312%	DC Sem Index: 1.24200000
Med # Active Date: 07/15/1982	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03284823
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	446,807	697,260	649,319	54,861		1,848,246	
1a	Audit Adjustments							
2	Cost Per Diem	69.8791	109.0491	101.5513	8.5801		289.0596	
3	Cost Per Diem Inflated	73.3475	112.6312	106.5917				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	73.3475	112.6312	106.5917	8.5801		301.1505	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	69.6933		86.3140				
7	Provider Target Rate	71.1454		88.1124				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	62.8974	105.8360	81.6951	13.6500			
9	Prior Semester: Class Ceiling Target Base	67.3414		79.1810				
10	Target Rate Class Ceiling	68.3236		80.3359				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	62.8974	105.8360	80.3359	8.5801		257.6494	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	62.8974	105.8360	80.3359	8.5801		257.6494	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Abbey Delray South

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	04/01/1986	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	1,200,000.00	Total Amount	Per Diem	
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	2,311,842	10.9934
RS to Start Calcs:	1982/07	<60% of Base:	False	20% ROE(2):	577,961	0.2850
Indexed Asset Value	2,889,803	Interest Rate:	13.0000%	Insurance Cost(3):	33,582	1.2297
FRVS Base Asset:	1,710,000	Chase Rate:	13.0000%	Taxes Cost(3):	20,060	0.7346
Occup Adj Factor	0.9000	Amortization Rate:	13.0000%	Home Office(3):	3,354	0.1228
ROE Factor	0.014580	Interest Only:	False	Replacement(3&4):	1,906,772	0.0000
		Yearly Payment:	325,020	Total FRVS PD:		13.3655

(1) 80% Capital (\$2,311,842) amortized at 13.0000 % for 20 years Principal & Interest of \$325,020 divided by annual available days (32850) divided by Occup. Adj. (0.90) = \$10.9934

(2) 20% ROE (\$577,961) times the ROE factor (0.014580) divided by annual available days (32850) divided by Occup. Adj. (0.90) = \$0.2850

(3) Pass-throughs: 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:	51,883
Comparison Bed 60	Effective PBS Limitation	1,710,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	62.8974	62.8974	1.1167	61.7807
Direct Care	105.8360	105.8360	1.8791	103.9569
Indirect Care	80.3359	80.3359	1.4264	78.9095
Property	8.5801	13.3655	0.2373	13.1282
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	257.6494	262.4348	4.6595	267.6778

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1982/07	1,722,256	0.00	2.2977	2.2977		60	5.60	1,722,256	1,521,900	
1983/04	77,460	0.10	2.6288	2.6288		60	5.60	1,799,716	1,561,920	
1983/07		0.10	3.9578	3.0000	0.9578	60	5.60	1,799,716	1,623,720	
1984/01		0.20	2.2530	2.2530		60	100.00	1,807,826	1,644,780	
1984/07		0.20	1.9179	1.9179		60	100.00	1,814,761	1,676,340	
1985/01		0.30	1.1471	1.1471		60	76.10	1,821,006	1,695,540	
1985/10		0.30	0.8522	0.8522		60	76.10	1,710,000	1,710,000	1
1986/01		0.40	0.8299	0.8299		60	3.43	1,710,000	1,724,220	
1986/07		0.40	0.2974	0.2974		60	3.43	1,710,000	1,720,920	
1987/01		0.50	1.0091	1.0091		60	5.00	1,710,000	1,751,700	
1987/07		0.50	0.9007	0.9007		60	5.78	1,710,000	1,765,380	
1988/01		0.60	0.9007	0.9007		60	5.78	1,710,000	1,779,720	
1988/07		0.60	0.5899	0.5899		60	8.17	1,710,000	1,778,760	
1989/01	20,747	0.70	0.5899	0.5899		60	8.17	1,730,747	1,789,260	
1989/07	21,023	0.70	0.5899	0.5899		60	9.65	1,751,770	1,801,380	
1990/01		0.80	0.5899	0.5899		60	9.65	1,751,770	1,810,440	
1990/07		0.80	0.5899	0.5899		60	5.07	1,751,770	1,821,120	
1991/01		0.90	0.5899	0.5899		60	5.07	1,751,770	1,831,800	
1991/07		0.90	1.4932	1.4932		60	7.26	1,751,770	1,859,160	
1992/01		1.00	2.0117	2.0117		60	7.26	1,751,770	1,896,540	
1992/07		1.00	1.8152	1.8152		60	11.48	1,751,770	1,930,980	
1993/01		1.00	1.7710	1.7710		60	11.48	1,751,770	1,965,180	
1993/07		1.00	1.5329	1.5329		60	9.80	1,751,770	1,995,300	
1994/01		1.00	1.6983	1.6983		60	9.80	1,751,770	2,029,200	
1994/07	999,238	1.00	1.5991	1.5991		90	10.06	2,751,008	3,092,490	
1995/01		1.00	1.5812	1.5812		90	10.06	2,751,008	3,141,360	
1995/07		1.00	1.5250	1.5250		90	17.27	2,751,008	3,189,240	
1996/01		1.00	1.7228	1.7228		90	17.27	2,751,008	3,244,230	
1996/07	31,564	1.00	1.3294	1.3294		90	22.56	2,782,572	3,287,340	
1997/01		1.00	1.4109	1.4109		90	22.56	2,782,572	3,333,690	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/07		1.00	1.0917	1.0917		90	22.04	2,782,572	3,370,050	
1998/01		1.00	1.1663	1.1663		90	22.04	2,782,572	3,409,380	
1998/07		1.00	1.0794	1.0794		90	22.04	2,782,572	3,446,190	
1999/01		1.00	1.4499	1.4499		90	22.04	2,782,572	3,496,140	
1999/07		1.00	1.2299	1.2299		90	16.10	2,782,572	3,539,160	
2000/01		1.00	1.3356	1.3356		90	14.01	2,782,572	3,586,410	
2000/07		1.00	1.1129	1.1129		90	15.31	2,782,572	3,626,280	
2001/01		1.00	1.2976	1.2976		90	15.31	2,782,572	3,673,350	
2001/07	15,750	1.00	0.9615	0.9615		90	19.78	2,798,322	3,708,630	
2002/01		1.00	1.0301	1.0301		90	19.78	2,798,322	3,746,790	
2002/07		1.00	0.8337	0.8337		90	19.78	2,798,322	3,778,020	
2003/01	28,908	0.95	1.3271	1.3271		90	21.33	2,827,230	3,828,150	
2003/07		0.95	1.1664	1.1664		90	21.33	2,827,230	3,872,790	5
2004/01		0.90	1.1103	1.1103		90	26.83	2,841,012	3,915,810	
2004/07		0.90	0.8378	0.8378		90	26.83	2,851,462	3,948,660	
2005/01		0.85	0.8595	0.8595		90	28.00	2,862,068	3,982,590	
2005/07		0.85	0.7364	0.7364		90	28.00	2,871,188	4,011,930	
2006/01		0.80	0.9068	0.9068		90	22.64	2,871,188	4,048,290	
2006/07		0.80	0.8133	0.8133		90	22.64	2,871,188	4,081,230	
2007/01		0.75	1.0133	1.0133		90	21.06	2,871,188	4,122,540	
2007/07		0.75	1.1050	1.1050		90	21.06	2,871,188	4,168,080	
2008/01		0.70	0.8556	0.8556		90	24.78	2,871,188	4,203,720	
2008/07		0.70	0.6104	0.6104		90	24.78	2,871,188	4,229,370	
2009/01		0.65	1.3268	1.3268		90	27.24	2,883,452	4,285,530	
2009/07		0.65	0.6841	0.6841		90	27.24	2,889,803	4,314,870	
2010/01		0.60	0.8643	0.8643		90	22.47	2,889,803	4,352,130	
2010/07		0.60	0.7107	0.7107		90	22.47	2,889,803	4,383,090	
2011/01		0.55	0.9198	0.9198		90	21.89	2,889,803	4,423,410	
2011/07		0.55	0.9028	0.9028		90	21.89	2,889,803	4,463,370	
2012/01		0.50	0.3865	0.3865		90	23.43	2,889,803	4,480,650	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/07		0.50	0.9417	0.9417		90	23.43	2,889,803	4,522,860	
2013/01		0.45	0.4901	0.4901		90	24.78	2,889,803	4,545,000	
2013/07		0.45	0.6196	0.6196		90	24.78	2,889,803	4,573,170	
2014/01		0.40	0.8564	0.8564		90	23.41	2,889,803	4,612,320	
2014/07		0.40	1.2383	1.2383		90	23.41	2,889,803	4,669,470	

Message Code:

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| 1 Per Bed Standard Limitation
5 Uncorrected Licensure Deficiency |
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 Rate Semester 07/01/2014 through 12/31/2014

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240.71

Joseph L. Morse Geriatric Center, Inc

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

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

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
4847 FRED GLADSTONE DRIVE	6/1/2012-5/31/2013	Number of Beds: 280	Superior: 0
WEST PALM BEACH, FL 33417	Days in CR 365	Maximum: 102,200	Standard: 184
County: Palm Beach [50]	First Used : 2014/01	Max Annualized: 102,200	Conditional: 0
Region: South Area: 9	Last Used: 2014/07	Total Patient: 98,130	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 20,888	Inflation
Current Class South Large	Initial CR? False	Medicaid: 59,613	FY Index: 1.29575017
Class at 1/94: South Large	Medical Utilization	60.74901%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	96.01761%	Cost: 1.03959307
Open Date: 07/01/1983	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 07/01/1983	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20749917
Entered Medicaid 07/01/1983	Low Occupancy Adjustment Factor:	122.23586%	DC Sem Index: 1.24200000
Med # Active Date: 07/15/1983	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02857214
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	3,872,658	6,000,830	3,701,885	890,022	12,091	14,477,485	
1a	Audit Adjustments							
2	Cost Per Diem	64.9633	100.6631	62.0986	14.9300	0.2028	242.8578	
3	Cost Per Diem Inflated	67.5354	103.5393	64.5573				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	67.5354	103.5393	64.5573	14.9300	0.2028	250.7648	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	75.4404		73.6300				
7	Provider Target Rate	77.0123		75.1642				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	54.4176	98.4475	63.9416	13.6500	0.2028	230.6595	
12/13	Medical Adjustment Rate		1.1905	0.7732				
14	Prospective Per Diem 11	54.4176	99.6380	64.7148	13.6500	0.2028	232.6232	
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 07/01/2014 through 12/31/2014

Joseph L. Morse Geriatric Center, Inc

FRVS

FRVS Status as of this Semester

On Payback FRV

Began FRVS: Year of Phase-In/Full: RS to Start Calcs: Indexed Asset Value FRVS Base Asset: Occup Adj Factor ROE Factor	Mortgage Information		Calculation of FRVS Per Diem		
	Amount:		Total Amount	Per Diem	
	3,590,000.00	Fixed	80% Capital(1):	11,514,597	14.2479
	1983/07	False	20% ROE(2):	2,878,649	0.4400
	14,393,246	9.7490%	Insurance Cost(3):	121,477	1.2379
	3,420,000	13.0000%	Taxes Cost(3):	0	0.0000
	0.9000	9.7490%	Home Office(3):	0	0.0000
	0.014060	False	Replacement(3&4):	730,079	0.0000
		1,310,524	Total FRVS PD:		15.9258

- (1) 80% Capital (\$11,514,597) amortized at 9.7490 % for 20 years Principal & Interest of \$1,310,524 divided by annual available days (102200) divided by Occup. Adj. (0.90) = \$14.2479
- (2) 20% ROE (\$2,878,649) times the ROE factor (0.014060) divided by annual available days (102200) divided by Occup. Adj. (0.90) = \$0.4400
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.4176	54.4176	0.9662	53.4514
Direct Care	99.6380	99.6380	1.7691	97.8689
Indirect Care	64.7148	64.7148	1.1490	63.5658
Property	13.6500	15.9258	0.2424	13.4076
ROE	0.2028	0.1660	0.0036	0.1992
ROE Adjustment	-0.1660	-0.1660	-0.0029	-0.1631
Quality Assess-Medicaid Share				2.4809
Supplemental Rate Add-on				9.9025
Totals	232.4572	234.6962	4.1274	240.7132

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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240.71

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1983/07	5,896,644	0.00	3.9578	3.0000	0.9578	120	47.57	5,896,644	3,247,440	
1984/01	181,243	0.10	2.2530	2.2530		120	47.57	6,089,377	3,289,560	
1984/07		0.10	1.9179	1.9179		120	47.57	6,099,479	3,352,680	
1985/01		0.20	1.1471	1.1471		120	47.57	6,111,581	3,391,080	
1985/10	152,000	0.20	0.8522	0.8522		120	47.57	3,420,000	3,420,000	1
1986/01		0.30	0.8299	0.8299		120	47.57	3,427,365	3,448,440	
1986/07		0.30	0.2974	0.2974		120	48.81	3,430,078	3,441,840	
1987/01		0.40	1.0091	1.0091		120	48.81	3,442,364	3,503,400	
1987/07		0.40	0.9007	0.9007		120	53.59	3,454,449	3,530,760	
1988/01		0.50	0.9007	0.9007		120	53.59	3,469,609	3,559,440	
1988/07		0.50	0.5899	0.5899		120	55.57	3,479,844	3,557,520	
1989/01		0.60	0.5899	0.5899		120	55.57	3,492,159	3,578,520	
1989/07	31,910	0.60	0.5899	0.5899		120	55.67	3,536,428	3,602,760	
1990/01		0.70	0.5899	0.5899		120	55.67	3,551,030	3,620,880	
1990/07	17,389	0.70	0.5899	0.5899		120	56.28	3,583,081	3,642,240	
1991/01	4,771,360	0.80	0.5899	0.5899		280	62.70	8,371,350	8,548,400	
1991/07		0.80	1.4932	1.4932		280	62.70	8,471,354	8,676,080	
1992/01		0.90	2.0117	2.0117		280	69.13	8,624,728	8,850,520	
1992/07		0.90	1.8152	1.8152		280	69.13	8,765,630	9,011,240	
1993/01		1.00	1.7710	1.7710		280	66.13	8,920,869	9,170,840	
1993/07		1.00	1.5329	1.5329		280	66.13	9,057,617	9,311,400	
1994/01		1.00	1.6983	1.6983		280	68.30	9,211,443	9,469,600	
1994/07		1.00	1.5991	1.5991		280	68.30	9,358,743	9,621,080	
1995/01	121,545	1.00	1.5812	1.5812		280	66.53	9,628,268	9,773,120	
1995/07		1.00	1.5250	1.5250		280	66.53	9,775,099	9,922,080	
1996/01	65,782	1.00	1.7228	1.7228		280	66.29	10,009,286	10,093,160	
1996/07		1.00	1.3294	1.3294		280	66.29	10,142,349	10,227,280	
1997/01	75,283	1.00	1.4109	1.4109		280	68.43	10,360,730	10,371,480	
1997/07		1.00	1.0917	1.0917		280	68.43	10,473,838	10,484,600	
1998/01	151,793	1.00	1.1663	1.1663		280	68.87	10,606,960	10,606,960	8



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/07		1.00	1.0794	1.0794		280	68.87	10,721,452	10,721,480	
1999/01	89,774	1.00	1.4499	1.4499		280	68.09	10,876,880	10,876,880	8
1999/07		1.00	1.2299	1.2299		280	68.09	11,010,655	11,010,720	
2000/01	121,403	1.00	1.3356	1.3356		280	69.53	11,157,720	11,157,720	8
2000/07		1.00	1.1129	1.1129		280	69.53	11,281,760	11,281,760	8
2001/01	69,691	1.00	1.2976	1.2976		280	71.75	11,351,451	11,428,200	5
2001/07		1.00	0.9615	0.9615		280	71.75	11,537,960	11,537,960	8
2002/01	72,804	1.00	1.0301	1.0301		280	72.56	11,656,680	11,656,680	8
2002/07		1.00	0.8337	0.8337		280	72.56	11,753,840	11,753,840	8
2003/01		1.00	1.3271	1.3271		280	74.31	11,909,800	11,909,800	8
2003/07		1.00	1.1664	1.1664		280	74.31	12,048,680	12,048,680	8
2004/01		0.95	1.1103	1.1103		280	76.42	12,175,769	12,182,520	
2004/07		0.95	0.8378	0.8378		280	76.42	12,272,676	12,284,720	
2005/01		0.90	0.8595	0.8595		280	71.38	12,367,617	12,390,280	
2005/07		0.90	0.7364	0.7364		280	71.38	12,449,590	12,481,560	
2006/01	611,000	0.85	0.9068	0.9068		280	67.66	12,594,680	12,594,680	8
2006/07		0.85	0.8133	0.8133		280	67.66	12,681,747	12,697,160	
2007/01		0.80	1.0133	1.0133		280	70.66	12,784,545	12,825,680	
2007/07		0.80	1.1050	1.1050		280	70.66	12,897,560	12,967,360	
2008/01	253,450	0.75	0.8556	0.8556		280	71.46	13,078,240	13,078,240	8
2008/07		0.75	0.6104	0.6104		280	71.46	13,138,112	13,158,040	
2009/01		0.70	1.3268	1.3268		280	67.18	13,260,139	13,332,760	
2009/07		0.70	0.6841	0.6841		280	67.18	13,323,642	13,424,040	
2010/01	158,286	0.65	0.8643	0.8643		280	64.65	13,539,960	13,539,960	8
2010/07		0.65	0.7107	0.7107		280	64.65	13,602,515	13,636,280	
2011/01	206,171	0.60	0.9198	0.9198		280	62.79	13,761,720	13,761,720	8
2011/07		0.60	0.9028	0.9028		280	62.79	13,836,267	13,886,040	
2012/01	579,782	0.55	0.3865	0.3865		280	59.77	13,939,800	13,939,800	8
2012/07		0.55	0.9417	0.9417		280	59.77	14,011,994	14,071,120	
2013/01		0.50	0.4901	0.4901		280	59.77	14,046,337	14,140,000	



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2013/07	97,680	0.50	0.6196	0.6196		280	60.30	14,187,533	14,227,640	
2014/01	71,279	0.45	0.8564	0.8564		280	60.75	14,313,491	14,349,440	
2014/07		0.45	1.2383	1.2383		280	60.75	14,393,246	14,527,240	

Message Code:

- 1 Per Bed Standard Limitation
- 5 Uncorrected Licensure Deficiency
- 8 Limited to Current RS Per Bed Standard

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TAYLOR 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
6535 CHESTER AVENUE	9/1/2012-8/31/2013	Number of Beds: 120	Superior: 0
JACKSONVILLE , FL 32217	Days in CR 365	Maximum: 43,800	Standard: 184
County: Duval [16]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: North Area: 4	Last Used: 2014/07	Total Patient: 38,918	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 5,821	Inflation
Current Class North Large	Initial CR? False	Medicaid: 21,639	FY Index: 1.30580299
Class at 1/94: North Large	Medical Utilization	55.60152%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	88.85388%	Cost: 1.03158969
Open Date: 09/01/1983	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 09/01/1983	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21049917
Entered Medicaid 09/01/1983	Low Occupancy Adjustment Factor:	113.11602%	DC Sem Index: 1.24200000
Med # Active Date: 09/22/1983	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02602301
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,179,700	1,982,255	1,003,483	354,447		4,519,885	
1a	Audit Adjustments							
2	Cost Per Diem	54.5173	91.6057	46.3738	16.3800		208.8768	
3	Cost Per Diem Inflated	56.2395	93.9896	47.8387				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	56.2395	93.9896	47.8387	16.3800		214.4478	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	53.8474		58.5148				
7	Provider Target Rate	54.9694		59.7340				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	49.7653	93.9896	47.8387	13.6500		205.2436	
12/13	Medical Adjustment Rate		0.5923	0.3015				
14	Prospective Per Diem 11	49.7653	94.5819	48.1402	13.6500		206.1374	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

TAYLOR CARE CENTER, INC.

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/01/2004	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	3,000,000.00	Total Amount	Per Diem
RS to Start Calcs:	1983/07	Type:	Variable	80% Capital(1):	4,922,723 8.6910
Indexed Asset Value	6,153,404	<60% of Base:	False	20% ROE(2):	1,230,681 0.4911
FRVS Base Asset:	2,825,639	Interest Rate:	3.5000%	Insurance Cost(3):	20,611 0.5296
Occup Adj Factor	0.9000	Chase Rate:	6.7500%	Taxes Cost(3):	0 0.0000
ROE Factor	0.015730	Amortization Rate:	3.5000%	Home Office(3):	8,709 0.2238
		Interest Only:	False	Replacement(3&4):	20,984 0.0000
		Yearly Payment:	342,598	Total FRVS PD:	9.9355

- (1) 80% Capital (\$4,922,723) amortized at 3.5000 % for 20 years Principal & Interest of \$342,598 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$8.6910
- (2) 20% ROE (\$1,230,681) times the ROE factor (0.015730) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.4911
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	49.7653	49.7653	0.8836	48.8817
Direct Care	94.5819	94.5819	1.6793	92.9026
Indirect Care	48.1402	48.1402	0.8547	47.2855
Property	13.6500	9.9355	0.1764	9.7591
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.8679
Supplemental Rate Add-on				9.9025
Totals	206.1374	202.4229	3.5940	231.5993

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1983/07	2,770,112	0.00	3.9578	3.0000	0.9578	120	75.24	2,770,112	3,247,440	
1984/01	32,635	0.10	2.2530	2.2530		120	75.24	2,808,988	3,289,560	
1984/07		0.10	1.9179	1.9179		120	75.28	2,814,376	3,352,680	
1985/01		0.20	1.1471	1.1471		120	75.28	2,820,832	3,391,080	
1985/10		0.20	0.8522	0.8522		120	75.24	2,825,639	3,420,000	
1986/01		0.30	0.8299	0.8299		120	75.24	2,832,675	3,448,440	
1986/07		0.30	0.2974	0.2974		120	75.24	2,835,202	3,441,840	
1987/01		0.40	1.0091	1.0091		120	79.68	2,846,645	3,503,400	
1987/07		0.40	0.9007	0.9007		120	79.85	2,856,901	3,530,760	
1988/01		0.50	0.9007	0.9007		120	79.85	2,869,768	3,559,440	
1988/07		0.50	0.5899	0.5899		120	83.05	2,878,234	3,557,520	
1989/01		0.60	0.5899	0.5899		120	83.05	2,888,420	3,578,520	
1989/07		0.60	0.5899	0.5899		120	81.64	2,898,642	3,602,760	
1990/01		0.70	0.5899	0.5899		120	81.64	2,910,610	3,620,880	
1990/07		0.70	0.5899	0.5899		120	78.85	2,922,628	3,642,240	
1991/01		0.80	0.5899	0.5899		120	78.85	2,936,420	3,663,600	
1991/07		0.80	1.4932	1.4932		120	76.21	2,971,498	3,718,320	
1992/01		0.90	2.0117	2.0117		120	76.21	3,025,297	3,793,080	
1992/07		0.90	1.8152	1.8152		120	74.53	3,074,721	3,861,960	
1993/01		1.00	1.7710	1.7710		120	74.53	3,129,174	3,930,360	
1993/07	24,767	1.00	1.5329	1.5329		120	72.91	3,201,908	3,990,600	
1994/01		1.00	1.6983	1.6983		120	72.91	3,256,286	4,058,400	
1994/07	138,758	1.00	1.5991	1.5991		120	70.01	3,447,115	4,123,320	
1995/01		1.00	1.5812	1.5812		120	70.01	3,501,621	4,188,480	
1995/07	50,178	1.00	1.5250	1.5250		120	66.88	3,605,199	4,252,320	
1996/01		1.00	1.7228	1.7228		120	66.88	3,667,309	4,325,640	
1996/07	45,587	1.00	1.3294	1.3294		120	71.34	3,761,649	4,383,120	
1997/01		1.00	1.4109	1.4109		120	71.34	3,814,722	4,444,920	
1997/07	24,855	1.00	1.0917	1.0917		120	68.90	3,881,222	4,493,400	
1998/01		1.00	1.1663	1.1663		120	68.90	3,926,489	4,545,840	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/07	32,445	1.00	1.0794	1.0794		120	67.08	4,001,317	4,594,920	
1999/01		1.00	1.4499	1.4499		120	67.08	4,059,332	4,661,520	
1999/07	46,800	1.00	1.2299	1.2299		120	64.86	4,156,058	4,718,880	
2000/01		1.00	1.3356	1.3356		120	64.86	4,211,566	4,781,880	
2000/07	41,491	1.00	1.1129	1.1129		120	70.86	4,299,928	4,835,040	
2001/01		1.00	1.2976	1.2976		120	70.86	4,355,724	4,897,800	
2001/07	25,755	1.00	0.9615	0.9615		120	72.64	4,423,359	4,944,840	
2002/01		1.00	1.0301	1.0301		120	75.14	4,468,924	4,995,720	
2002/07		1.00	0.8337	0.8337		120	75.14	4,506,181	5,037,360	
2003/01	59,981	1.00	1.3271	1.3271		120	70.75	4,625,964	5,104,200	
2003/07		1.00	1.1664	1.1664		120	70.75	4,679,921	5,163,720	
2004/01	420,419	0.95	1.1103	1.1103		120	69.83	5,149,704	5,221,080	
2004/07		0.95	0.8378	0.8378		120	69.83	5,190,690	5,264,880	
2005/01		0.90	0.8595	0.8595		120	69.99	5,230,845	5,310,120	
2005/07		0.90	0.7364	0.7364		120	69.99	5,265,515	5,349,240	
2006/01		0.85	0.9068	0.9068		120	68.40	5,306,102	5,397,720	
2006/07		0.85	0.8133	0.8133		120	68.40	5,342,783	5,441,640	
2007/01		0.80	1.0133	1.0133		120	62.12	5,386,092	5,496,720	
2007/07		0.80	1.1050	1.1050		120	62.12	5,433,705	5,557,440	
2008/01		0.75	0.8556	0.8556		120	62.12	5,468,573	5,604,960	
2008/07	22,048	0.75	0.6104	0.6104		120	53.84	5,515,128	5,639,160	
2009/01		0.70	1.3268	1.3268		120	53.84	5,565,272	5,714,040	
2009/07	27,999	0.70	0.6841	0.6841		120	49.71	5,617,360	5,753,160	
2010/01		0.65	0.8643	0.8643		120	58.28	5,648,918	5,802,840	
2010/07		0.65	0.7107	0.7107		120	58.28	5,675,016	5,844,120	
2011/01	171,368	0.60	0.9198	0.9198		120	67.17	5,877,704	5,897,880	
2011/07		0.60	0.9028	0.9028		120	67.17	5,909,544	5,951,160	
2012/01		0.55	0.3865	0.3865		120	67.17	5,922,108	5,974,200	
2012/07	49,468	0.55	0.9417	0.9417		120	52.16	6,000,663	6,030,480	
2013/01	19,582	0.50	0.4901	0.4901		120	51.91	6,034,126	6,060,000	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/07		0.50	0.6196	0.6196		120	51.91	6,051,769	6,097,560	
2014/01		0.45	0.8564	0.8564		120	51.91	6,073,782	6,149,760	
2014/07	45,779	0.45	1.2383	1.2383		120	55.60	6,153,404	6,225,960	

Message Code:

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 207446083120130901201204172014103209



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253.40

Sunrise 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
4800 N NOB HILL RD	1/1/2012-12/31/2012	Number of Beds: 325	Superior: 0
SUNRISE, FL 33351-4722	Days in CR 366	Maximum: 118,950	Standard: 184
County: Broward [6]	First Used : 2013/07	Max Annualized: 118,625	Conditional: 0
Region: South Area: 10	Last Used: 2014/07	Total Patient: 66,587	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 10,060	Inflation
Current Class South Large	Initial CR? False	Medicaid: 44,486	FY Index: 1.28335532
Class at 1/94: South Large	Medical Utilization	66.80884%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	55.97898%	Cost: 1.04963363
Open Date: 06/01/1983	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 06/01/1983	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20250000
Entered Medicaid 10/01/1983	Low Occupancy Adjustment Factor:	71.26441%	DC Sem Index: 1.24200000
Med # Active Date: 10/07/1983	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03284823
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,337,199	3,450,805	2,460,028	1,441,346		9,689,377	
1a	Audit Adjustments							
2	Cost Per Diem	52.5379	77.5706	55.2989	32.4000		217.8074	
3	Cost Per Diem Inflated	55.1455	80.1187	58.0436				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	55.1455	80.1187	58.0436	32.4000		225.7078	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	56.9465		66.2776				
7	Provider Target Rate	58.1330		67.6586				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	54.4176	80.1187	58.0436	13.6500		206.2299	
12/13	Medical Adjustment Rate		1.5150	1.0976				
14	Prospective Per Diem 11	54.4176	81.6337	59.1412	13.6500		208.8425	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Sunrise Health & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	7,500,000.00	Total Amount	Per Diem
RS to Start Calcs:	1983/04	Type:	Fixed	80% Capital(1):	12,299,389 18.2038
Indexed Asset Value	15,374,236	<60% of Base:	False	20% ROE(2):	3,074,847 0.4199
FRVS Base Asset:	6,689,269	Interest Rate:	16.3270%	Insurance Cost(3):	243,663 3.6593
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	381,807 5.7340
ROE Factor	0.014580	Amortization Rate:	15.0000%	Home Office(3):	0 0.0000
		Interest Only:	False	Replacement(3&4):	110,821 0.0000
		Yearly Payment:	1,943,485	Total FRVS PD:	28.0170

- (1) 80% Capital (\$12,299,389) amortized at 15.0000 % for 20 years Principal & Interest of \$1,943,485 divided by annual available days (118625) divided by Occup. Adj. (0.90) = \$18.2038
- (2) 20% ROE (\$3,074,847) times the ROE factor (0.014580) divided by annual available days (118625) divided by Occup. Adj. (0.90) = \$0.4199
- (3) Pass-throughs: 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:	51,883
Comparison Bed	240	Effective PBS Limitation	6,840,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.4176	54.4176	0.9662	53.4514
Direct Care	81.6337	81.6337	1.4494	80.1843
Indirect Care	59.1412	59.1412	1.0501	58.0911
Property	13.6500	28.0170	0.4974	27.5196
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				24.2488
Supplemental Rate Add-on				9.9025
Totals	208.8425	223.2095	3.9631	253.3977

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1983/04	6,524,207	0.00	2.6288	2.6288		240		6,524,207	6,247,680	
1983/07		0.10	3.9578	3.0000	0.9578	240	44.57	6,540,068	6,494,880	
1984/01	45,924	0.10	2.2530	2.2530		240	44.57	6,597,933	6,579,120	
1984/07	44,608	0.20	1.9179	1.9179		240	44.57	6,663,051	6,705,360	
1985/01		0.20	1.1471	1.1471		240	44.57	6,675,437	6,782,160	
1985/10		0.30	0.8522	0.8522		240	44.57	6,689,269	6,840,000	
1986/01		0.30	0.8299	0.8299		240	44.57	6,702,767	6,896,880	
1986/07		0.40	0.2974	0.2974		240	44.57	6,709,231	6,883,680	
1987/01		0.40	1.0091	1.0091		240	52.25	6,734,956	7,006,800	
1987/07		0.50	0.9007	0.9007		240	65.70	6,765,290	7,061,520	
1988/01		0.50	0.9007	0.9007		240	65.70	6,795,761	7,118,880	
1988/07		0.60	0.5899	0.5899		240	65.70	6,819,811	7,115,040	
1989/01		0.60	0.5899	0.5899		240	66.34	6,843,946	7,157,040	
1989/07		0.70	0.5899	0.5899		240	63.09	6,872,205	7,205,520	
1990/01		0.70	0.5899	0.5899		240	63.09	6,900,580	7,241,760	
1990/07		0.80	0.5899	0.5899		240	63.09	6,933,144	7,284,480	
1991/01		0.80	0.5899	0.5899		240	60.69	6,965,862	7,327,200	
1991/07		0.90	1.4932	1.4932		240	60.69	7,059,476	7,436,640	
1992/01	2,595,050	0.90	2.0117	2.0117		325	65.87	9,782,338	10,272,925	
1992/07		1.00	1.8152	1.8152		325	68.83	9,782,338	10,459,475	5
1993/01		1.00	1.7710	1.7710		325	68.83	9,959,907	10,644,725	5
1993/07		1.00	1.5329	1.5329		325	65.69	10,291,676	10,807,875	
1994/01		1.00	1.6983	1.6983		325	65.69	10,466,460	10,991,500	
1994/07		1.00	1.5991	1.5991		325	67.98	10,633,829	11,167,325	
1995/01		1.00	1.5812	1.5812		325	67.98	10,801,971	11,343,800	
1995/07		1.00	1.5250	1.5250		325	67.59	10,966,701	11,516,700	
1996/01		1.00	1.7228	1.7228		325	67.59	11,155,635	11,715,275	
1996/07		1.00	1.3294	1.3294		325	70.72	11,303,938	11,870,950	
1997/01		1.00	1.4109	1.4109		325	70.72	11,463,425	12,038,325	
1997/07		1.00	1.0917	1.0917		325	73.30	11,588,571	12,169,625	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/01		1.00	1.1663	1.1663		325	73.30	11,723,729	12,311,650	
1998/07	47,968	1.00	1.0794	1.0794		325	71.93	11,771,697	12,444,575	5
1999/01		1.00	1.4499	1.4499		325	71.93	12,070,756	12,624,950	
1999/07		1.00	1.2299	1.2299		325	73.99	12,219,214	12,780,300	
2000/01		1.00	1.3356	1.3356		325	73.99	12,382,414	12,950,925	
2000/07		1.00	1.1129	1.1129		325	70.39	12,520,218	13,094,900	
2001/01		1.00	1.2976	1.2976		325	70.39	12,682,680	13,264,875	
2001/07		1.00	0.9615	0.9615		325	62.38	12,804,624	13,392,275	
2002/01		1.00	1.0301	1.0301		325	62.38	12,936,524	13,530,075	
2002/07		1.00	0.8337	0.8337		325	64.82	13,044,376	13,642,850	
2003/01		1.00	1.3271	1.3271		325	64.82	13,217,488	13,823,875	
2003/07		0.95	1.1664	1.1664		325	66.64	13,363,951	13,985,075	
2004/01		0.95	1.1103	1.1103		325	66.64	13,363,951	14,140,425	5
2004/07		0.90	0.8378	0.8378		325	78.51	13,606,741	14,259,050	
2005/01		0.90	0.8595	0.8595		325	78.51	13,606,741	14,381,575	5
2005/07		0.85	0.7364	0.7364		325	62.84	13,797,826	14,487,525	
2006/01		0.85	0.9068	0.9068		325	62.84	13,904,180	14,618,825	
2006/07		0.80	0.8133	0.8133		325	74.22	13,994,641	14,737,775	
2007/01		0.80	1.0133	1.0133		325	74.22	14,108,082	14,886,950	
2007/07		0.75	1.1050	1.1050		325	56.51	14,225,010	15,051,400	
2008/01		0.75	0.8556	0.8556		325	56.51	14,316,292	15,180,100	
2008/07		0.70	0.6104	0.6104		325	56.51	14,377,466	15,272,725	
2009/01		0.70	1.3268	1.3268		325	57.90	14,511,004	15,475,525	
2009/07		0.65	0.6841	0.6841		325	57.90	14,575,534	15,581,475	
2010/01		0.65	0.8643	0.8643		325	60.94	14,657,419	15,716,025	
2010/07		0.60	0.7107	0.7107		325	64.99	14,719,918	15,827,825	
2011/01		0.60	0.9198	0.9198		325	64.99	14,801,157	15,973,425	
2011/07		0.55	0.9028	0.9028		325	64.99	14,801,157	16,117,725	5
2012/01		0.55	0.3865	0.3865		325	63.41	14,906,268	16,180,125	
2012/07		0.50	0.9417	0.9417		325	65.07	14,976,462	16,332,550	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/01		0.50	0.4901	0.4901		325	65.07	15,013,169	16,412,500	
2013/07	184,703	0.45	0.6196	0.6196		325	66.81	15,239,729	16,514,225	
2014/01		0.45	0.8564	0.8564		325	66.81	15,298,463	16,655,600	
2014/07		0.40	1.2383	1.2383		325	66.81	15,374,236	16,861,975	

Message Code:

5 Uncorrected Licensure Deficiency

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 207497123120120101201204262013120847



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AUBURNDALE OAKS 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
919 OLD WINTER HAVEN RD	9/1/2012-8/31/2013	Number of Beds: 120	Superior: 0
AUBURNDALE, FL 33823	Days in CR 365	Maximum: 43,800	Standard: 184
County: Polk [53]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 6	Last Used: 2014/07	Total Patient: 35,990	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 7,062	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 24,451	FY Index: 1.30580299
Class at 1/94: South Large	Medical Utilization	67.93832%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	82.16895%	Cost: 1.03158969
Open Date: 10/14/1983	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 10/14/1983	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21049917
Entered Medicaid 10/14/1983	Low Occupancy Adjustment Factor:	104.60573%	DC Sem Index: 1.24200000
Med # Active Date: 10/14/1983	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02602301
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,464,976	1,499,420	1,118,614	741,843		5,824,853	
1a	Audit Adjustments							
2	Cost Per Diem	100.8129	61.3235	45.7492	30.3400		238.2256	
3	Cost Per Diem Inflated	103.9975	62.9193	47.1944				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	103.9975	62.9193	47.1944	30.3400		244.4512	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	44.1212		53.3361				
7	Provider Target Rate	45.0405		54.4474				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	45.0405	62.9193	47.1944	13.6500		168.8042	
12/13	Medical Adjustment Rate		1.2697	0.9524				
14	Prospective Per Diem 11	45.0405	64.1890	48.1468	13.6500		171.0263	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

AUBURNDALE OAKS HEALTHCARE 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:	3,500,000.00	Total Amount	Per Diem
RS to Start Calcs:	1983/07	Type:	Fixed	80% Capital(1):	4,968,668 19.4658
Indexed Asset Value	6,210,835	<60% of Base:	False	20% ROE(2):	1,242,167 0.4957
FRVS Base Asset:	3,420,000	Interest Rate:	14.5950%	Insurance Cost(3):	27,725 0.7704
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	39,211 1.0895
ROE Factor	0.015730	Amortization Rate:	14.5950%	Home Office(3):	20,688 0.5748
		Interest Only:	False	Replacement(3&4):	0 0.0000
		Yearly Payment:	767,340	Total FRVS PD:	22.3962

- (1) 80% Capital (\$4,968,668) amortized at 14.5950 % for 20 years Principal & Interest of \$767,340 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$19.4658
- (2) 20% ROE (\$1,242,167) times the ROE factor (0.015730) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.4957
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	45.0405	45.0405	0.7997	44.2408
Direct Care	64.1890	64.1890	1.1397	63.0493
Indirect Care	48.1468	48.1468	0.8549	47.2919
Property	13.6500	22.3962	0.3976	21.9986
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.8095
Supplemental Rate Add-on				9.9025
Totals	171.0263	179.7725	3.1919	208.2926

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1983/07	3,645,386	0.00	3.9578	3.0000	0.9578	120	71.47	3,645,386	3,247,440	
1984/01	9,493	0.10	2.2530	2.2530		120	71.47	3,663,092	3,289,560	
1984/07	3,474	0.10	1.9179	1.9179		120	71.47	3,673,592	3,352,680	
1985/01	13,211	0.20	1.1471	1.1471		120	71.47	3,695,230	3,391,080	
1985/10		0.20	0.8522	0.8522		120	71.47	3,420,000	3,420,000	1
1986/01		0.30	0.8299	0.8299		120	71.47	3,428,516	3,448,440	
1986/07		0.30	0.2974	0.2974		120	73.43	3,431,574	3,441,840	
1987/01		0.40	1.0091	1.0091		120	73.43	3,445,424	3,503,400	
1987/07		0.40	0.9007	0.9007		120	73.43	3,457,838	3,530,760	
1988/01		0.50	0.9007	0.9007		120	73.43	3,473,412	3,559,440	
1988/07		0.50	0.5899	0.5899		120	66.18	3,483,659	3,557,520	
1989/01	25,277	0.60	0.5899	0.5899		120	66.18	3,521,265	3,578,520	
1989/07		0.60	0.5899	0.5899		120	67.80	3,533,727	3,602,760	
1990/01		0.70	0.5899	0.5899		120	67.80	3,548,318	3,620,880	
1990/07	20,797	0.70	0.5899	0.5899		120	69.59	3,583,766	3,642,240	
1991/01		0.80	0.5899	0.5899		120	69.59	3,600,678	3,663,600	
1991/07		0.80	1.4932	1.4932		120	59.10	3,643,692	3,718,320	
1992/01		0.90	2.0117	2.0117		120	59.10	3,709,661	3,793,080	
1992/07	18,297	0.90	1.8152	1.8152		120	62.77	3,788,563	3,861,960	
1993/01		1.00	1.7710	1.7710		120	62.77	3,855,658	3,930,360	
1993/07	27,214	1.00	1.5329	1.5329		120	66.02	3,941,975	3,990,600	
1994/01		1.00	1.6983	1.6983		120	66.02	4,008,922	4,058,400	
1994/07	22,746	1.00	1.5991	1.5991		120	64.68	4,095,775	4,123,320	
1995/01		1.00	1.5812	1.5812		120	64.68	4,160,537	4,188,480	
1995/07		1.00	1.5250	1.5250		120	65.89	4,223,985	4,252,320	
1996/01		1.00	1.7228	1.7228		120	65.89	4,296,756	4,325,640	
1996/07		1.00	1.3294	1.3294		120	65.89	4,353,877	4,383,120	
1997/01	83,973	1.00	1.4109	1.4109		120	66.38	4,444,920	4,444,920	8
1997/07	30,003	1.00	1.0917	1.0917		120	62.64	4,493,400	4,493,400	8
1998/01		1.00	1.1663	1.1663		120	62.64	4,545,807	4,545,840	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/07	24,397	1.00	1.0794	1.0794		120	62.70	4,594,920	4,594,920	8
1999/01		1.00	1.4499	1.4499		120	62.70	4,661,520	4,661,520	8
1999/07		1.00	1.2299	1.2299		120	66.88	4,718,852	4,718,880	
2000/01		1.00	1.3356	1.3356		120	66.88	4,781,877	4,781,880	
2000/07		1.00	1.1129	1.1129		120	72.17	4,835,040	4,835,040	8
2001/01		1.00	1.2976	1.2976		120	72.17	4,897,779	4,897,800	
2001/07		1.00	0.9615	0.9615		120	70.56	4,944,840	4,944,840	8
2002/01		1.00	1.0301	1.0301		120	70.37	4,995,720	4,995,720	8
2002/07		1.00	0.8337	0.8337		120	70.37	5,037,360	5,037,360	8
2003/01		1.00	1.3271	1.3271		120	73.85	5,037,360	5,104,200	5
2003/07		1.00	1.1664	1.1664		120	73.85	5,104,211	5,163,720	5
2004/01		0.95	1.1103	1.1103		120	72.25	5,218,214	5,221,080	
2004/07		0.95	0.8378	0.8378		120	72.25	5,259,746	5,264,880	
2005/01		0.90	0.8595	0.8595		120	69.47	5,300,435	5,310,120	
2005/07		0.90	0.7364	0.7364		120	69.47	5,335,566	5,349,240	
2006/01		0.85	0.9068	0.9068		120	69.47	5,376,693	5,397,720	
2006/07		0.85	0.8133	0.8133		120	76.58	5,413,862	5,441,640	
2007/01		0.80	1.0133	1.0133		120	76.58	5,457,747	5,496,720	
2007/07		0.80	1.1050	1.1050		120	71.18	5,505,993	5,557,440	
2008/01		0.75	0.8556	0.8556		120	71.18	5,541,325	5,604,960	
2008/07	65,410	0.75	0.6104	0.6104		120	66.88	5,632,103	5,639,160	
2009/01		0.70	1.3268	1.3268		120	66.88	5,684,414	5,714,040	
2009/07		0.70	0.6841	0.6841		120	62.62	5,711,637	5,753,160	
2010/01		0.65	0.8643	0.8643		120	62.62	5,743,725	5,802,840	
2010/07		0.65	0.7107	0.7107		120	58.81	5,770,261	5,844,120	
2011/01		0.60	0.9198	0.9198		120	58.81	5,802,107	5,897,880	
2011/07	29,977	0.60	0.9028	0.9028		120	55.87	5,863,514	5,951,160	
2012/01		0.55	0.3865	0.3865		120	55.87	5,875,980	5,974,200	
2012/07	99,570	0.55	0.9417	0.9417		120	61.71	6,005,982	6,030,480	
2013/01		0.50	0.4901	0.4901		120	61.71	6,020,703	6,060,000	



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208.29

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/07	58,098	0.50	0.6196	0.6196		120	68.48	6,097,453	6,097,560	
2014/01		0.45	0.8564	0.8564		120	68.48	6,120,953	6,149,760	
2014/07	55,776	0.45	1.2383	1.2383		120	67.94	6,210,835	6,225,960	

Message Code:

- 1 Per Bed Standard Limitation
- 5 Uncorrected Licensure Deficiency
- 8 Limited to Current RS Per Bed Standard

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 207527083120130901201201312014081647



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234.42

Lakeside Health Center

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

Provider Information	Cost Report	Patient Days	Ratings Days
2501 N AUSTRALIAN AVENUE	8/1/2012-7/31/2013	Number of Beds: 107	Superior: 0
WEST PALM BEACH, FL 33407	Days in CR 365	Maximum: 39,055	Standard: 184
County: Palm Beach [50]	First Used : 2014/07	Max Annualized: 39,055	Conditional: 0
Region: South Area: 9	Last Used: 2014/07	Total Patient: 37,003	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 6,612	Inflation
Current Class South Large	Initial CR? False	Medicaid: 27,162	FY Index: 1.30228922
Class at 1/94: South Large	Medical Utilization	73.40486%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	94.74587%	Cost: 1.03437307
Open Date: 01/01/1984	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/01/1984	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20949917
Entered Medicaid 01/01/1984	Low Occupancy Adjustment Factor:	120.61686%	DC Sem Index: 1.24200000
Med # Active Date: 01/01/1984	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02687131
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,156,838	2,327,069	1,333,320	367,502		5,184,729	
1a	Audit Adjustments							
2	Cost Per Diem	42.5903	85.6737	49.0877	13.5300		190.8817	
3	Cost Per Diem Inflated	44.0543	87.9759	50.7750				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	44.0543	87.9759	50.7750	13.5300		196.3352	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	56.0407		55.4668				
7	Provider Target Rate	57.2084		56.6225				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	44.0543	87.9759	50.7750	13.5300		196.3352	
12/13	Medical Adjustment Rate		2.3164	1.3369				
14	Prospective Per Diem 11	44.0543	90.2923	52.1119	13.5300		199.9885	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Lakeside Health Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	2,062,500.00	Total Amount	Per Diem
RS to Start Calcs:	1984/01	Type:	Fixed	80% Capital(1):	4,311,645 14.3271
Indexed Asset Value	5,389,556	<60% of Base:	False	20% ROE(2):	1,077,911 0.4600
FRVS Base Asset:	2,760,297	Interest Rate:	10.1250%	Insurance Cost(3):	16,479 0.4453
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	95,426 2.5789
ROE Factor	0.015000	Amortization Rate:	10.1250%	Home Office(3):	29,141 0.7875
		Interest Only:	False	Replacement(3&4):	314,885 0.0000
		Yearly Payment:	503,592	Total FRVS PD:	18.5988

- (1) 80% Capital (\$4,311,645) amortized at 10.1250 % for 20 years Principal & Interest of \$503,592 divided by annual available days (39055) divided by Occup. Adj. (0.900) = \$14.3271
- (2) 20% ROE (\$1,077,911) times the ROE factor (0.015000) divided by annual available days (39055) divided by Occup. Adj. (0.900) = \$0.4600
- (3) Pass-throughs: 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:	51,883
Comparison Bed	97	Effective PBS Limitation	2,764,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	44.0543	44.0543	0.7822	43.2721
Direct Care	90.2923	90.2923	1.6031	88.6892
Indirect Care	52.1119	52.1119	0.9253	51.1866
Property	13.5300	18.5988	0.3302	18.2686
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				23.1054
Supplemental Rate Add-on				9.9025
Totals	199.9885	205.0573	3.6408	234.4244

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1984/01	2,750,000	0.00	1.2952	1.2952		97	43.13	2,750,000	2,659,061	
1984/07		0.10	1.9179	1.9179		97	43.13	2,754,136	2,710,083	
1985/01		0.10	1.1471	1.1471		97	43.13	2,756,613	2,741,123	
1985/10		0.20	0.8522	0.8522		97	43.13	2,760,297	2,764,500	
1986/01		0.20	0.8299	0.8299		97	43.13	2,763,890	2,787,489	
1986/07		0.30	0.2974	0.2974		97	43.13	2,765,823	2,782,154	
1987/01		0.30	1.0091	1.0091		97	43.13	2,772,388	2,831,915	
1987/07		0.40	0.9007	0.9007		97	61.92	2,782,377	2,854,031	
1988/01		0.40	0.9007	0.9007		97	61.92	2,792,402	2,877,214	
1988/07		0.50	0.5899	0.5899		97	71.88	2,800,640	2,875,662	
1989/01		0.50	0.5899	0.5899		97	71.88	2,808,902	2,892,637	
1989/07		0.60	0.5899	0.5899		97	71.88	2,818,843	2,912,231	
1990/01		0.60	0.5899	0.5899		97	80.22	2,828,819	2,926,878	
1990/07		0.70	0.5899	0.5899		97	78.89	2,840,499	2,944,144	
1991/01		0.70	0.5899	0.5899		97	78.89	2,840,499	2,961,410	5
1991/07		0.80	1.4932	1.4932		97	82.97	2,886,300	3,005,642	
1992/01		0.80	2.0117	2.0117		97	82.97	2,932,752	3,066,073	
1992/07		0.90	1.8152	1.8152		97	86.61	2,980,664	3,121,751	
1993/01		0.90	1.7710	1.7710		97	86.61	3,028,173	3,177,041	
1993/07		1.00	1.5329	1.5329		97	87.16	3,074,592	3,225,735	
1994/01		1.00	1.6983	1.6983		97	87.16	3,126,808	3,280,540	
1994/07		1.00	1.5991	1.5991		97	87.74	3,176,809	3,333,017	
1995/01		1.00	1.5812	1.5812		97	87.74	3,227,041	3,385,688	
1995/07	16,068	1.00	1.5250	1.5250		97	84.54	3,292,321	3,437,292	
1996/01		1.00	1.7228	1.7228		97	84.54	3,349,041	3,496,559	
1996/07	343,610	1.00	1.3294	1.3294		107	82.33	3,737,173	3,908,282	
1997/01		1.00	1.4109	1.4109		107	82.33	3,789,901	3,963,387	
1997/07	21,635	1.00	1.0917	1.0917		107	75.11	3,852,910	4,006,615	
1998/01		1.00	1.1663	1.1663		107	75.11	3,852,910	4,053,374	5
1998/07		1.00	1.0794	1.0794		107	77.07	3,939,919	4,097,137	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1999/01		1.00	1.4499	1.4499		107	77.07	3,939,919	4,156,522	5
1999/07	60,207	1.00	1.2299	1.2299		107	84.68	4,106,411	4,207,668	
2000/01		1.00	1.3356	1.3356		107	84.68	4,161,256	4,263,843	
2000/07	20,534	1.00	1.1129	1.1129		107	79.56	4,228,101	4,311,244	
2001/01		1.00	1.2976	1.2976		107	79.56	4,282,965	4,367,205	
2001/07	21,752	1.00	0.9615	0.9615		107	71.75	4,345,898	4,409,149	
2002/01	36,246	1.00	1.0301	1.0301		107	77.03	4,426,911	4,454,517	
2002/07		1.00	0.8337	0.8337		107	77.03	4,426,911	4,491,646	5
2003/01		1.00	1.3271	1.3271		107	71.29	4,523,057	4,551,245	
2003/07		1.00	1.1664	1.1664		107	71.29	4,523,057	4,604,317	5
2004/01		1.00	1.1103	1.1103		107	66.60	4,626,619	4,655,463	
2004/07		0.95	0.8378	0.8378		107	66.60	4,663,442	4,694,518	
2005/01	18,158	0.95	0.8595	0.8595		107	64.06	4,719,677	4,734,857	
2005/07		0.90	0.7364	0.7364		107	64.06	4,750,959	4,769,739	
2006/01		0.90	0.9068	0.9068		107	64.06	4,789,732	4,812,967	
2006/07	21,672	0.85	0.8133	0.8133		107	67.15	4,844,515	4,852,129	
2007/01		0.85	1.0133	1.0133		107	67.15	4,886,241	4,901,242	
2007/07	42,267	0.80	1.1050	1.1050		107	69.45	4,955,384	4,955,384	8
2008/01		0.80	0.8556	0.8556		107	69.45	4,989,304	4,997,756	
2008/07	88,020	0.75	0.6104	0.6104		107	65.52	5,028,251	5,028,251	8
2009/01		0.75	1.3268	1.3268		107	65.52	5,078,287	5,095,019	
2009/07	275,858	0.70	0.6841	0.6841		107	71.50	5,129,901	5,129,901	8
2010/01		0.70	0.8643	0.8643		107	77.83	5,160,937	5,174,199	
2010/07		0.65	0.7107	0.7107		107	77.83	5,184,781	5,211,007	
2011/01		0.65	0.9198	0.9198		107	72.05	5,184,781	5,258,943	5
2011/07		0.60	0.9028	0.9028		107	72.05	5,244,035	5,306,451	
2012/01		0.60	0.3865	0.3865		107	72.94	5,256,196	5,326,995	
2012/07		0.55	0.9417	0.9417		107	72.94	5,283,418	5,377,178	
2013/01		0.55	0.4901	0.4901		107	72.94	5,297,662	5,403,500	
2013/07	22,766	0.50	0.6196	0.6196		107	77.16	5,336,840	5,436,991	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2014/01		0.50	0.8564	0.8564		107	77.16	5,359,692	5,483,536	
2014/07		0.45	1.2383	1.2383		107	73.40	5,389,556	5,551,481	

Message Code:

- 5 Uncorrected Licensure Deficiency
- 8 Limited to Current RS Per Bed Standard

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Report Printed: 6/27/2014 ID: 207683073120130801201212052013100635



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238.99

The Ponce Therapy Care Center

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

Provider Information	Cost Report	Patient Days	Ratings Days
1999 OLD MOULTRIE ROAD	8/1/2012-7/31/2013	Number of Beds: 120	Superior: 0
SAINT AUGUSTINE, FL 32086	Days in CR 365	Maximum: 43,800	Standard: 184
County: St Johns [55]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: North Area: 4	Last Used: 2014/07	Total Patient: 38,110	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 7,944	Inflation
Current Class North Large	Initial CR? False	Medicaid: 26,569	FY Index: 1.30228922
Class at 1/94: North Large	Medical Utilization	69.71661%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	87.00913%	Cost: 1.03437307
Open Date: 05/01/1984	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 05/01/1984	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20949917
Entered Medicaid 05/01/1984	Low Occupancy Adjustment Factor:	110.76755%	DC Sem Index: 1.24200000
Med # Active Date: 05/08/1984	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02687131
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,138,527	2,172,358	1,480,784	422,447		5,214,116	
1a	Audit Adjustments							
2	Cost Per Diem	42.8517	81.7629	55.7335	15.9000		196.2481	
3	Cost Per Diem Inflated	44.3246	83.9600	57.6492				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	44.3246	83.9600	57.6492	15.9000		201.8338	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	51.7695		56.5600				
7	Provider Target Rate	52.8482		57.7385				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	44.3246	83.9600	57.6492	13.6500		199.5838	
12/13	Medical Adjustment Rate		1.8623	1.2787				
14	Prospective Per Diem 11	44.3246	85.8223	58.9279	13.6500		202.7248	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

The Ponce Therapy Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	03/01/2004	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	3,600,000.00	Total Amount	Per Diem	
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	4,798,401	16.7173
RS to Start Calcs:	1984/01	<60% of Base:	False	20% ROE(2):	1,199,600	0.4565
Indexed Asset Value	5,998,001	Interest Rate:	12.6180%	Insurance Cost(3):	98,167	2.5759
FRVS Base Asset:	3,007,294	Chase Rate:	13.0000%	Taxes Cost(3):	35,342	0.9274
Occup Adj Factor	0.9000	Amortization Rate:	12.6180%	Home Office(3):	69,844	1.8327
ROE Factor	0.015000	Interest Only:	False	Replacement(3&4):	24,653	0.0000
		Yearly Payment:	658,995	Total FRVS PD:		22.5098

- (1) 80% Capital (\$4,798,401) amortized at 12.6180 % for 20 years Principal & Interest of \$658,995 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$16.7173
- (2) 20% ROE (\$1,199,600) times the ROE factor (0.015000) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.4565
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	44.3246	44.3246	0.7870	43.5376
Direct Care	85.8223	85.8223	1.5238	84.2985
Indirect Care	58.9279	58.9279	1.0463	57.8816
Property	13.6500	22.5098	0.3997	22.1101
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.2594
Supplemental Rate Add-on				9.9025
Totals	202.7248	211.5846	3.7568	238.9897

Medicaid Trend Adjustment



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238.99

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1984/01	2,992,997	0.00	1.2952	1.2952		120	77.71	2,992,997	3,289,560	
1984/07		0.10	1.9179	1.9179		120	77.71	2,998,738	3,352,680	
1985/01		0.10	1.1471	1.1471		120	75.01	3,002,178	3,391,080	
1985/10		0.20	0.8522	0.8522		120	77.71	3,007,294	3,420,000	
1986/01		0.20	0.8299	0.8299		120	77.71	3,012,286	3,448,440	
1986/07		0.30	0.2974	0.2974		120	77.71	3,014,973	3,441,840	
1987/01		0.30	1.0091	1.0091		120	77.71	3,024,099	3,503,400	
1987/07		0.40	0.9007	0.9007		120	77.71	3,034,995	3,530,760	
1988/01		0.40	0.9007	0.9007		120	72.15	3,045,930	3,559,440	
1988/07		0.50	0.5899	0.5899		120	76.84	3,054,915	3,557,520	
1989/01		0.50	0.5899	0.5899		120	76.84	3,063,927	3,578,520	
1989/07		0.60	0.5899	0.5899		120	83.91	3,074,770	3,602,760	
1990/01		0.60	0.5899	0.5899		120	83.91	3,085,652	3,620,880	
1990/07		0.70	0.5899	0.5899		120	83.91	3,098,393	3,642,240	
1991/01		0.70	0.5899	0.5899		120	75.83	3,111,186	3,663,600	
1991/07		0.80	1.4932	1.4932		120	70.46	3,148,352	3,718,320	
1992/01		0.80	2.0117	2.0117		120	70.46	3,199,022	3,793,080	
1992/07		0.90	1.8152	1.8152		120	72.35	3,251,284	3,861,960	
1993/01		0.90	1.7710	1.7710		120	72.35	3,303,106	3,930,360	
1993/07		1.00	1.5329	1.5329		120	72.24	3,353,739	3,990,600	
1994/01		1.00	1.6983	1.6983		120	72.24	3,410,696	4,058,400	
1994/07	63,514	1.00	1.5991	1.5991		120	71.95	3,528,750	4,123,320	
1995/01		1.00	1.5812	1.5812		120	71.95	3,584,547	4,188,480	
1995/07		1.00	1.5250	1.5250		120	69.57	3,639,211	4,252,320	
1996/01		1.00	1.7228	1.7228		120	69.57	3,701,907	4,325,640	
1996/07		1.00	1.3294	1.3294		120	63.41	3,751,120	4,383,120	
1997/01		1.00	1.4109	1.4109		120	63.41	3,804,045	4,444,920	
1997/07		1.00	1.0917	1.0917		120	62.96	3,845,574	4,493,400	
1998/01		1.00	1.1663	1.1663		120	62.96	3,890,425	4,545,840	
1998/07		1.00	1.0794	1.0794		120	64.14	3,932,418	4,594,920	



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238.99

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1999/01		1.00	1.4499	1.4499		120	64.14	3,989,434	4,661,520	
1999/07	53,518	1.00	1.2299	1.2299		120	68.95	4,092,018	4,718,880	
2000/01		1.00	1.3356	1.3356		120	68.95	4,146,671	4,781,880	
2000/07		1.00	1.1129	1.1129		120	68.01	4,192,819	4,835,040	
2001/01		1.00	1.2976	1.2976		120	68.01	4,247,225	4,897,800	
2001/07	36,624	1.00	0.9615	0.9615		120	66.83	4,324,686	4,944,840	
2002/01		1.00	1.0301	1.0301		120	63.60	4,369,235	4,995,720	
2002/07		1.00	0.8337	0.8337		120	63.60	4,405,661	5,037,360	
2003/01		1.00	1.3271	1.3271		120	67.48	4,464,129	5,104,200	
2003/07		1.00	1.1664	1.1664		120	67.48	4,516,199	5,163,720	
2004/01	55,848	1.00	1.1103	1.1103		120	66.14	4,622,190	5,221,080	
2004/07		0.95	0.8378	0.8378		120	66.14	4,658,978	5,264,880	
2005/01		0.95	0.8595	0.8595		120	66.14	4,697,019	5,310,120	
2005/07		0.90	0.7364	0.7364		120	64.59	4,728,151	5,349,240	
2006/01	34,820	0.90	0.9068	0.9068		120	59.06	4,801,557	5,397,720	
2006/07		0.85	0.8133	0.8133		120	59.06	4,834,750	5,441,640	
2007/01		0.85	1.0133	1.0133		120	59.06	4,876,392	5,496,720	
2007/07	312,367	0.80	1.1050	1.1050		120	62.31	5,231,866	5,557,440	
2008/01	152,349	0.80	0.8556	0.8556		120	56.24	5,420,027	5,604,960	
2008/07		0.75	0.6104	0.6104		120	56.24	5,444,840	5,639,160	
2009/01	31,581	0.75	1.3268	1.3268		120	58.82	5,530,603	5,714,040	
2009/07		0.70	0.6841	0.6841		120	58.82	5,557,089	5,753,160	
2010/01		0.70	0.8643	0.8643		120	58.82	5,590,709	5,802,840	
2010/07	88,549	0.65	0.7107	0.7107		120	58.24	5,705,087	5,844,120	
2011/01		0.65	0.9198	0.9198		120	56.56	5,739,198	5,897,880	
2011/07		0.60	0.9028	0.9028		120	56.56	5,770,287	5,951,160	
2012/01	50,607	0.60	0.3865	0.3865		120	59.82	5,834,275	5,974,200	
2012/07		0.55	0.9417	0.9417		120	59.82	5,864,491	6,030,480	
2013/01		0.55	0.4901	0.4901		120	59.82	5,880,302	6,060,000	
2013/07		0.50	0.6196	0.6196		120	66.13	5,898,519	6,097,560	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2014/01		0.50	0.8564	0.8564		120	66.13	5,923,776	6,149,760	
2014/07	41,218	0.45	1.2383	1.2383		120	69.72	5,998,001	6,225,960	

Message Code:

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 207799073120130801201209182013074609



Florida Agency for Health Care Administration
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246.16

BERNARD L. SAMSON NURSING CENTER

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

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

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
255 59TH ST N	7/1/2012-6/30/2013	Number of Beds: 180	Superior: 0
SAINT PETERSBURG, FL 33710	Days in CR 365	Maximum: 65,700	Standard: 184
County: Pinellas [52]	First Used : 2014/07	Max Annualized: 65,700	Conditional: 0
Region: Central Area: 5	Last Used: 2014/07	Total Patient: 60,266	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 9,761	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 40,998	FY Index: 1.29878490
Class at 1/94: North Large	Medical Utilization	68.02841%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	91.72907%	Cost: 1.03716397
Open Date: 07/01/1985	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 07/01/1985	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20850000
Entered Medicaid 07/01/1985	Low Occupancy Adjustment Factor:	116.77630%	DC Sem Index: 1.24200000
Med # Active Date: 07/01/1985	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02772031
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,900,749	3,655,185	2,426,112	1,167,213	76	9,149,335
1a	Audit Adjustments						
2	Cost Per Diem	46.3620	89.1552	59.1764	28.4700	0.0019	223.1655
3	Cost Per Diem Inflated	48.0850	91.6266	61.3756			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	48.0850	91.6266	61.3756	28.4700	0.0019	229.5591
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	56.2755		76.8169			
7	Provider Target Rate	57.4481		78.4175			
7a	Interim Adjustment						
7b	Interim Adjustment Provider Target Rate						
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500		
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784			
10	Target Rate Class Ceiling	53.7075		61.9692			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	48.0850	91.6266	61.3756	13.6500	0.0019	214.7391
12/13	Medical Adjustment Rate		1.8584	1.2448			
14	Prospective Per Diem 11	48.0850	93.4850	62.6204	13.6500	0.0019	217.8423
15	Inflated Usual & Customary Charge						0.00
		Usual and Customary Limitations not applied after 7/1/2002.					



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Rate Semester 07/01/2014 through 12/31/2014

BERNARD L. SAMSON NURSING CENTER

FRVS

FRVS Status as of this Semester

On Payback FRV

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	6,329,070.00	Total Amount	Per Diem
RS to Start Calcs:	1985/10	Type:	Variable	80% Capital(1):	7,329,522 7.3500
Indexed Asset Value	9,161,903	<60% of Base:	False	20% ROE(2):	1,832,381 0.4456
FRVS Base Asset:	3,420,000	Interest Rate:	1.7500%	Insurance Cost(3):	89,347 1.4825
Occup Adj Factor	0.9000	Chase Rate:	5.2500%	Taxes Cost(3):	1,493 0.0248
ROE Factor	0.014380	Amortization Rate:	1.7500%	Home Office(3):	0 0.0000
		Interest Only:	False	Replacement(3&4):	121,801 0.0000
		Yearly Payment:	434,607	Total FRVS PD:	9.3029

- (1) 80% Capital (\$7,329,522) amortized at 1.7500 % for 20 years Principal & Interest of \$434,607 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$7.3500
- (2) 20% ROE (\$1,832,381) times the ROE factor (0.014380) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.4456
- (3) Pass-throughs: 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	51,883
			3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	48.0850	48.0850	0.8538	47.2312
Direct Care	93.4850	93.4850	1.6598	91.8252
Indirect Care	62.6204	62.6204	1.1118	61.5086
Property	13.6500	9.3029	0.2424	13.4076
ROE	0.0019			0.0019
ROE Adjustment				
Quality Assess-Medicaid Share				22.2804
Supplemental Rate Add-on				9.9025
Totals	217.8423	213.4933	3.8678	246.1574

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1985/10	3,778,447	0.00	0.8522	0.8522		120	34.22	3,420,000	3,420,000	1
1986/01		0.10	0.8299	0.8299		120	34.22	3,421,766	3,448,440	
1986/07		0.10	0.2974	0.2974		120	34.22	3,422,398	3,441,840	
1987/01		0.20	1.0091	1.0091		120	34.22	3,426,695	3,503,400	
1987/07		0.20	0.9007	0.9007		120	34.22	3,430,535	3,530,760	
1988/01		0.30	0.9007	0.9007		120	50.65	3,439,071	3,559,440	
1988/07		0.30	0.5899	0.5899		120	50.65	3,444,677	3,557,520	
1989/01		0.40	0.5899	0.5899		120	52.80	3,452,481	3,578,520	
1989/07		0.40	0.5899	0.5899		120	52.80	3,460,303	3,602,760	
1990/01		0.50	0.5899	0.5899		120	56.39	3,470,511	3,620,880	
1990/07	22,550	0.50	0.5899	0.5899		120	56.39	3,503,299	3,642,240	
1991/01		0.60	0.5899	0.5899		120	55.32	3,515,697	3,663,600	
1991/07		0.60	1.4932	1.4932		120	55.32	3,547,194	3,718,320	
1992/01		0.70	2.0117	2.0117		120	53.90	3,596,147	3,793,080	
1992/07		0.70	1.8152	1.8152		120	53.90	3,640,926	3,861,960	
1993/01	47,536	0.80	1.7710	1.7710		120	62.62	3,740,047	3,930,360	
1993/07		0.80	1.5329	1.5329		120	62.62	3,785,911	3,990,600	
1994/01	44,635	0.90	1.6983	1.6983		120	63.46	3,888,414	4,058,400	
1994/07		0.90	1.5991	1.5991		120	63.46	3,944,376	4,123,320	
1995/01	138,062	1.00	1.5812	1.5812		120	65.32	4,144,806	4,188,480	
1995/07		1.00	1.5250	1.5250		120	65.32	4,208,014	4,252,320	
1996/01	20,844	1.00	1.7228	1.7228		120	63.39	4,301,354	4,325,640	
1996/07		1.00	1.3294	1.3294		120	63.39	4,358,536	4,383,120	
1997/01	90,824	1.00	1.4109	1.4109		120	67.98	4,444,920	4,444,920	8
1997/07		1.00	1.0917	1.0917		120	67.98	4,493,400	4,493,400	8
1998/01	17,671	1.00	1.1663	1.1663		120	69.04	4,545,840	4,545,840	8
1998/07		1.00	1.0794	1.0794		120	69.04	4,594,908	4,594,920	
1999/01	40,690	1.00	1.4499	1.4499		120	69.30	4,661,520	4,661,520	8
1999/07		1.00	1.2299	1.2299		120	69.30	4,718,852	4,718,880	
2000/01	2,357,854	1.00	1.3356	1.3356		180	70.32	7,139,731	7,172,820	



Florida Agency for Health Care Administration
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246.16

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2000/07		1.00	1.1129	1.1129		180	70.32	7,219,189	7,252,560	
2001/01	59,853	1.00	1.2976	1.2976		180	65.75	7,346,700	7,346,700	8
2001/07		1.00	0.9615	0.9615		180	65.75	7,417,260	7,417,260	8
2002/01	31,414	1.00	1.0301	1.0301		180	64.49	7,493,580	7,493,580	8
2002/07		1.00	0.8337	0.8337		180	64.49	7,556,040	7,556,040	8
2003/01	317,463	1.00	1.3271	1.3271		180	66.17	7,656,300	7,656,300	8
2003/07		1.00	1.1664	1.1664		180	66.17	7,745,580	7,745,580	8
2004/01	501,661	1.00	1.1103	1.1103		180	66.09	7,831,620	7,831,620	8
2004/07		1.00	0.8378	0.8378		180	66.09	7,897,233	7,897,320	
2005/01	187,878	1.00	0.8595	0.8595		180	67.28	7,965,180	7,965,180	8
2005/07		1.00	0.7364	0.7364		180	67.28	8,023,836	8,023,860	
2006/01		0.95	0.9068	0.9068		180	67.28	8,092,961	8,096,580	
2006/07		0.95	0.8133	0.8133		180	69.47	8,155,487	8,162,460	
2007/01	53,777	0.90	1.0133	1.0133		180	68.53	8,245,080	8,245,080	8
2007/07		0.90	1.1050	1.1050		180	68.53	8,327,077	8,336,160	
2008/01	89,626	0.85	0.8556	0.8556		180	65.97	8,407,440	8,407,440	8
2008/07		0.85	0.6104	0.6104		180	65.97	8,451,058	8,458,740	
2009/01		0.80	1.3268	1.3268		180	65.97	8,540,758	8,571,060	
2009/07	65,678	0.80	0.6841	0.6841		180	65.25	8,629,740	8,629,740	8
2010/01		0.75	0.8643	0.8643		180	65.25	8,685,678	8,704,260	
2010/07	1,037,906	0.75	0.7107	0.7107		180	68.87	8,766,180	8,766,180	8
2011/01		0.70	0.9198	0.9198		180	69.97	8,822,625	8,846,820	
2011/07		0.70	0.9028	0.9028		180	69.97	8,878,384	8,926,740	
2012/01		0.65	0.3865	0.3865		180	69.97	8,900,687	8,961,300	
2012/07		0.65	0.9417	0.9417		180	74.87	8,955,168	9,045,720	
2013/01		0.60	0.4901	0.4901		180	74.87	8,981,505	9,090,000	
2013/07	42,365	0.60	0.6196	0.6196		180	73.37	9,057,263	9,146,340	
2014/01		0.55	0.8564	0.8564		180	73.37	9,099,923	9,224,640	
2014/07		0.55	1.2383	1.2383		180	68.03	9,161,903	9,338,940	

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 07/01/2014 through 12/31/2014

0 208485-00 - 2014/07

238.15

Jupiter Medical Center Pavilion, Inc.

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

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

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1230 SOUTH OLD DIXIE HWY	10/1/2012-9/30/2013	Number of Beds: 120	Superior: 184
JUPITER, FL 33458-7297	Days in CR 365	Maximum: 43,800	Standard: 0
County: Palm Beach [50]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: South Area: 9	Last Used: 2014/07	Total Patient: 26,695	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 13,676	Inflation
Current Class South Large	Initial CR? False	Medicaid: 7,380	FY Index: 1.30932625
Class at 1/94: South Large	Medical Utilization	27.64563%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	60.94749%	Cost: 1.02881379
Open Date: 01/01/1974	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 06/01/1976	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21150000
Entered Medicaid 01/01/1974	Low Occupancy Adjustment Factor:	77.58961%	DC Sem Index: 1.24200000
Med # Active Date: 09/05/1984	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02517540
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	355,652	967,106	441,045	85,387		1,849,190	
1a	Audit Adjustments							
2	Cost Per Diem	48.1913	131.0442	59.7622	11.5701		250.5678	
3	Cost Per Diem Inflated	49.5799	134.3433	61.4842				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	49.5799	134.3433	61.4842	11.5701		256.9775	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	66.8189		69.7854				
7	Provider Target Rate	68.2111		71.2394				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	49.5799	98.4475	61.4842	11.5701		221.0817	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	49.5799	98.4475	61.4842	11.5701		221.0817	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Jupiter Medical Center Pavilion, Inc.

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	2,566,518.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	4,531,970 9.6859
RS to Start Calcs:	1976/01	<60% of Base:	False	20% ROE(2):	1,132,993 0.4791
Indexed Asset Value	5,664,963	Interest Rate:	5.7500%	Insurance Cost(3):	28,679 1.0743
FRVS Base Asset:	3,420,000	Chase Rate:	13.0000%	Taxes Cost(3):	864 0.0324
Occup Adj Factor	0.9000	Amortization Rate:	5.7500%	Home Office(3):	0 0.0000
ROE Factor	0.016670	Interest Only:	False	Replacement(3&4):	15,544 0.0000
		Yearly Payment:	381,819	Total FRVS PD:	11.2717

- (1) 80% Capital (\$4,531,970) amortized at 5.7500 % for 20 years Principal & Interest of \$381,819 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$9.6859
- (2) 20% ROE (\$1,132,993) times the ROE factor (0.016670) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.4791
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	49.5799	49.5799	0.8803	48.6996
Direct Care	98.4475	98.4475	1.7479	96.6996
Indirect Care	61.4842	61.4842	1.0917	60.3925
Property	11.5701	11.2717	0.2001	11.0716
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				11.3803
Supplemental Rate Add-on				9.9025
Totals	221.0817	220.7833	3.9200	238.1461

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1976/01	194,226	0.00	4.0445	3.0000	1.0445	120	100.00	194,226	1,807,440	
1976/07		0.10	4.5297	3.0000	1.5297	120	100.00	194,809	1,870,440	
1977/01	3,586,784	0.10	5.2803	3.0000	2.2803	120	100.00	3,782,177	1,940,640	
1977/07		0.20	7.3379	3.0000	4.3379	120	100.00	3,804,870	2,038,680	
1978/01		0.20	9.0776	3.0000	6.0776	120	100.00	3,827,699	2,135,400	
1978/07	43,258	0.30	11.6170	3.0000	8.6170	120	100.00	3,905,406	2,253,600	
1979/01	52,089	0.30	13.7443	3.0000	10.7443	120	100.00	3,992,644	2,369,160	
1979/07		0.40	14.9425	3.0000	11.9425	120	100.00	4,040,556	2,468,640	
1980/01		0.40	18.1082	3.0000	15.1082	120	24.08	4,040,556	2,620,920	
1980/07	22,581	0.50	18.9189	3.0000	15.9189	120	24.08	4,063,137	2,720,760	
1981/01		0.50	19.7429	3.0000	16.7429	120	21.67	4,063,137	2,824,800	
1981/07	4,563	0.60	19.3317	3.0000	16.3317	120	21.67	4,067,700	2,897,880	
1982/01		0.60	19.0077	3.0000	16.0077	120	17.22	4,067,700	2,975,520	
1982/07	35,057	0.70	18.3054	3.0000	15.3054	120	17.22	4,102,757	3,043,800	
1983/04	78,037	0.70	17.9342	3.0000	14.9342	120	17.60	4,180,794	3,123,840	
1983/07		0.80	18.8920	3.0000	15.8920	120	17.60	4,180,794	3,247,440	
1984/01		0.80	17.1872	3.0000	14.1872	120	23.41	4,180,794	3,289,560	
1984/07	2,245	0.90	16.1051	3.0000	13.1051	120	23.41	4,183,039	3,352,680	
1985/01		0.90	14.2522	3.0000	11.2522	120	22.63	4,183,039	3,391,080	
1985/10	4,103	1.00	12.1044	3.0000	9.1044	120	22.63	3,420,000	3,420,000	1
1986/01		1.00	9.9343	3.0000	6.9343	120	22.63	3,420,000	3,448,440	
1986/07		1.00	7.2317	3.0000	4.2317	120	22.63	3,420,000	3,441,840	
1987/01		1.00	5.2408	3.0000	2.2408	120	22.63	3,420,000	3,503,400	
1987/07		1.00	3.1415	3.0000	0.1415	120	22.63	3,420,000	3,530,760	
1988/01		1.00	1.0422	1.0422		120	22.63	3,420,000	3,559,440	
1988/07		1.00	0.5899	0.5899		120	21.30	3,420,000	3,557,520	
1989/01		1.00	0.5899	0.5899		120	21.30	3,420,000	3,578,520	
1989/07		1.00	0.5899	0.5899		120	26.95	3,429,886	3,602,760	
1990/01		1.00	0.5899	0.5899		120	26.95	3,439,800	3,620,880	
1990/07		1.00	0.5899	0.5899		120	34.10	3,452,381	3,642,240	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1991/01		1.00	0.5899	0.5899		120	34.10	3,465,008	3,663,600	
1991/07		1.00	1.4932	1.4932		120	39.09	3,501,781	3,718,320	
1992/01		1.00	2.0117	2.0117		120	39.09	3,551,848	3,793,080	
1992/07		1.00	1.8152	1.8152		120	44.41	3,603,907	3,861,960	
1993/01		1.00	1.7710	1.7710		120	44.41	3,655,443	3,930,360	
1993/07		1.00	1.5329	1.5329		120	46.63	3,702,950	3,990,600	
1994/01		1.00	1.6983	1.6983		120	46.63	3,756,267	4,058,400	
1994/07		1.00	1.5991	1.5991		120	57.22	3,816,333	4,123,320	
1995/01		1.00	1.5812	1.5812		120	57.22	3,876,677	4,188,480	
1995/07		1.00	1.5250	1.5250		120	50.87	3,876,677	4,252,320	5
1996/01		1.00	1.7228	1.7228		120	50.87	3,931,357	4,325,640	5
1996/07		0.95	1.3294	1.3294		120	53.32	4,042,901	4,383,120	
1997/01		0.95	1.4109	1.4109		120	53.32	4,095,437	4,444,920	
1997/07	28,051	0.90	1.0917	1.0917		120	43.24	4,155,122	4,493,400	
1998/01		0.90	1.1663	1.1663		120	43.24	4,189,412	4,545,840	
1998/07		0.85	1.0794	1.0794		120	42.37	4,219,023	4,594,920	
1999/01		0.85	1.4499	1.4499		120	42.37	4,259,078	4,661,520	
1999/07	26,220	0.80	1.2299	1.2299		120	54.77	4,327,028	4,718,880	
2000/01		0.80	1.3356	1.3356		120	54.77	4,373,069	4,781,880	
2000/07		0.75	1.1129	1.1129		120	54.77	4,409,418	4,835,040	
2001/01	18,286	0.75	1.2976	1.2976		120	52.43	4,468,611	4,897,800	
2001/07	763,812	0.70	0.9615	0.9615		120	45.37	4,944,840	4,944,840	8
2002/01		0.70	1.0301	1.0301		120	45.37	4,974,254	4,995,720	
2002/07		0.65	0.8337	0.8337		120	56.70	5,001,209	5,037,360	
2003/01		0.65	1.3271	1.3271		120	56.70	5,044,349	5,104,200	
2003/07		0.60	1.1664	1.1664		120	37.71	5,068,552	5,163,720	
2004/01		0.60	1.1103	1.1103		120	37.71	5,091,704	5,221,080	
2004/07		0.55	0.8378	0.8378		120	45.29	5,111,024	5,264,880	
2005/01		0.55	0.8595	0.8595		120	45.29	5,130,919	5,310,120	
2005/07	88,278	0.50	0.7364	0.7364		120	40.22	5,233,012	5,349,240	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2006/01		0.50	0.9068	0.9068		120	40.22	5,250,363	5,397,720	
2006/07	24,900	0.45	0.8133	0.8133		120	41.47	5,289,752	5,441,640	
2007/01		0.45	1.0133	1.0133		120	41.47	5,307,939	5,496,720	
2007/07	18,347	0.40	1.1050	1.1050		120	41.76	5,344,099	5,557,440	
2008/01		0.40	0.8556	0.8556		120	41.76	5,357,984	5,604,960	
2008/07	20,051	0.35	0.6104	0.6104		120	48.04	5,388,031	5,639,160	
2009/01		0.35	1.3268	1.3268		120	48.04	5,409,887	5,714,040	
2009/07	46,784	0.30	0.6841	0.6841		120	47.21	5,466,200	5,753,160	
2010/01		0.30	0.8643	0.8643		120	47.21	5,478,366	5,802,840	
2010/07		0.25	0.7107	0.7107		120	50.87	5,487,370	5,844,120	
2011/01		0.25	0.9198	0.9198		120	50.87	5,499,043	5,897,880	
2011/07		0.20	0.9028	0.9028		120	46.00	5,507,349	5,951,160	
2012/01		0.20	0.3865	0.3865		120	46.00	5,510,910	5,974,200	
2012/07	32,279	0.15	0.9417	0.9417		120	43.35	5,549,327	6,030,480	
2013/01		0.15	0.4901	0.4901		120	43.35	5,552,542	6,060,000	
2013/07	105,064	0.10	0.6196	0.6196		120	37.13	5,659,930	6,097,560	
2014/01		0.10	0.8564	0.8564		120	37.13	5,663,201	6,149,760	
2014/07		0.05	1.2383	1.2383		120	27.65	5,664,963	6,225,960	

Message Code:

1 Per Bed Standard Limitation
5 Uncorrected Licensure Deficiency
8 Limited to Current RS Per Bed Standard



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Claridge House Nursing & Rehabilitation Center

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

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
13900 NE 3RD COURT	9/1/2012-8/31/2013	Number of Beds: 240	Superior: 0
NORTH MIAMI, FL 33161	Days in CR 365	Maximum: 87,600	Standard: 184
County: Dade [13]	First Used : 2014/01	Max Annualized: 87,600	Conditional: 0
Region: South Area: 11	Last Used: 2014/07	Total Patient: 79,165	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 4,269	Inflation
Current Class South Large	Initial CR? False	Medicaid: 65,006	FY Index: 1.30580299
Class at 1/94: South Large	Medical Utilization	82.11457%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	90.37100%	Cost: 1.03158969
Open Date: 08/01/1985	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 08/01/1985	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21049917
Entered Medicaid 08/01/1985	Low Occupancy Adjustment Factor:	115.04740%	DC Sem Index: 1.24200000
Med # Active Date: 08/22/1985	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02602301
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,474,045	5,886,614	3,710,155	1,097,301		13,168,114	
1a	Audit Adjustments							
2	Cost Per Diem	38.0587	90.5549	57.0740	16.8800		202.5676	
3	Cost Per Diem Inflated	39.2610	92.9114	58.8769				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	39.2610	92.9114	58.8769	16.8800		207.9293	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	46.4166		62.1670				
7	Provider Target Rate	47.3837		63.4623				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	39.2610	92.9114	58.8769	13.6500		204.6993	
12/13	Medical Adjustment Rate		3.3568	2.1272				
14	Prospective Per Diem 11	39.2610	96.2682	61.0041	13.6500		210.1833	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Claridge House Nursing & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	08/01/2002	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,735,600.00		Total Amount	Per Diem
RS to Start Calcs:	1985/10	Type:	Fixed	80% Capital(1):	7,508,586	12.9845
Indexed Asset Value	9,385,733	<60% of Base:	False	20% ROE(2):	1,877,147	0.3745
FRVS Base Asset:	5,041,736	Interest Rate:	12.5000%	Insurance Cost(3):	215,546	2.7227
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	122,470	1.5470
ROE Factor	0.015730	Amortization Rate:	12.5000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	59,453	0.0000
		Yearly Payment:	1,023,697	Total FRVS PD:		17.6287

- (1) 80% Capital (\$7,508,586) amortized at 12.5000 % for 20 years Principal & Interest of \$1,023,697 divided by annual available days (87600) divided by Occup. Adj. (0.900) = \$12.9845
- (2) 20% ROE (\$1,877,147) times the ROE factor (0.015730) divided by annual available days (87600) divided by Occup. Adj. (0.900) = \$0.3745
- (3) Pass-throughs: 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:	51,883
Comparison Bed	240	Effective PBS Limitation	6,840,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	39.2610	39.2610	0.6971	38.5639
Direct Care	96.2682	96.2682	1.7093	94.5589
Indirect Care	61.0041	61.0041	1.0831	59.9210
Property	13.6500	17.6287	0.3130	17.3157
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				2.8397
Supplemental Rate Add-on				9.9025
Totals	210.1833	214.1620	3.8025	223.1017

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1985/10	5,041,736	0.00	0.8522	0.8522		240	14.89	5,041,736	6,840,000	
1986/01		0.10	0.8299	0.8299		240	14.89	5,041,736	6,896,880	
1986/07		0.10	0.2974	0.2974		240	14.89	5,041,736	6,883,680	
1987/01		0.20	1.0091	1.0091		240	14.89	5,041,736	7,006,800	
1987/07		0.20	0.9007	0.9007		240	14.89	5,041,736	7,061,520	
1988/01		0.30	0.9007	0.9007		240	14.89	5,041,736	7,118,880	
1988/07		0.30	0.5899	0.5899		240	47.84	5,049,498	7,115,040	
1989/01		0.40	0.5899	0.5899		240	47.84	5,059,863	7,157,040	
1989/07		0.40	0.5899	0.5899		240	58.17	5,071,804	7,205,520	
1990/01		0.50	0.5899	0.5899		240	58.17	5,086,766	7,241,760	
1990/07		0.50	0.5899	0.5899		240	66.62	5,086,766	7,284,480	5
1991/01		0.60	0.5899	0.5899		240	66.62	5,119,827	7,327,200	
1991/07		0.60	1.4932	1.4932		240	69.66	5,119,827	7,436,640	5
1992/01		0.70	2.0117	2.0117		240	69.66	5,238,439	7,586,160	
1992/07		0.70	1.8152	1.8152		240	69.66	5,304,999	7,723,920	
1993/01		0.80	1.7710	1.7710		240	73.20	5,380,160	7,860,720	
1993/07		0.80	1.5329	1.5329		240	73.20	5,446,137	7,981,200	
1994/01		0.90	1.6983	1.6983		240	75.19	5,529,381	8,116,800	
1994/07	57,067	0.90	1.5991	1.5991		240	75.60	5,666,027	8,246,640	
1995/01		1.00	1.5812	1.5812		240	75.60	5,755,618	8,376,960	
1995/07		1.00	1.5250	1.5250		240	75.60	5,843,391	8,504,640	
1996/01		1.00	1.7228	1.7228		240	75.78	5,944,061	8,651,280	
1996/07		1.00	1.3294	1.3294		240	75.78	6,023,081	8,766,240	
1997/01		1.00	1.4109	1.4109		240	71.08	6,108,061	8,889,840	
1997/07		1.00	1.0917	1.0917		240	76.29	6,174,743	8,986,800	
1998/01		1.00	1.1663	1.1663		240	76.29	6,246,759	9,091,680	
1998/07		1.00	1.0794	1.0794		240	76.29	6,314,187	9,189,840	
1999/01		1.00	1.4499	1.4499		240	74.56	6,405,736	9,323,040	
1999/07		1.00	1.2299	1.2299		240	74.56	6,484,520	9,437,760	
2000/01		1.00	1.3356	1.3356		240	71.88	6,571,127	9,563,760	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2000/07		1.00	1.1129	1.1129		240	74.26	6,644,257	9,670,080	
2001/01		1.00	1.2976	1.2976		240	74.26	6,730,473	9,795,600	
2001/07		1.00	0.9615	0.9615		240	78.28	6,795,186	9,889,680	
2002/01		1.00	1.0301	1.0301		240	75.49	6,865,183	9,991,440	
2002/07		1.00	0.8337	0.8337		240	75.49	6,865,183	10,074,720	5
2003/01	800,000	1.00	1.3271	1.3271		240	75.36	7,814,285	10,208,400	
2003/07		1.00	1.1664	1.1664		240	75.36	7,905,431	10,327,440	
2004/01		1.00	1.1103	1.1103		240	72.74	7,993,205	10,442,160	
2004/07		1.00	0.8378	0.8378		240	72.74	8,060,172	10,529,760	
2005/01		1.00	0.8595	0.8595		240	72.35	8,129,449	10,620,240	
2005/07		1.00	0.7364	0.7364		240	72.35	8,189,314	10,698,480	
2006/01		0.95	0.9068	0.9068		240	72.35	8,259,865	10,795,440	
2006/07		0.95	0.8133	0.8133		240	69.45	8,323,681	10,883,280	
2007/01		0.90	1.0133	1.0133		240	69.45	8,399,593	10,993,440	
2007/07		0.90	1.1050	1.1050		240	68.69	8,483,127	11,114,880	
2008/01		0.85	0.8556	0.8556		240	68.69	8,544,825	11,209,920	
2008/07		0.85	0.6104	0.6104		240	70.08	8,589,156	11,278,320	
2009/01	188,053	0.80	1.3268	1.3268		240	72.21	8,868,374	11,428,080	
2009/07		0.80	0.6841	0.6841		240	72.21	8,916,911	11,506,320	
2010/01		0.75	0.8643	0.8643		240	72.21	8,974,710	11,605,680	
2010/07		0.75	0.7107	0.7107		240	73.44	9,022,545	11,688,240	
2011/01		0.70	0.9198	0.9198		240	78.01	9,080,641	11,795,760	
2011/07		0.70	0.9028	0.9028		240	78.01	9,138,031	11,902,320	
2012/01		0.65	0.3865	0.3865		240	78.01	9,160,986	11,948,400	
2012/07		0.65	0.9417	0.9417		240	77.09	9,217,060	12,060,960	
2013/01		0.60	0.4901	0.4901		240	77.09	9,244,167	12,120,000	
2013/07		0.60	0.6196	0.6196		240	78.08	9,278,537	12,195,120	
2014/01		0.55	0.8564	0.8564		240	82.11	9,322,239	12,299,520	
2014/07		0.55	1.2383	1.2383		240	82.11	9,385,733	12,451,920	

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 07/01/2014 through 12/31/2014

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208.56

Westminster Towers

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

Provider Information	Cost Report	Patient Days	Ratings Days
70 WEST LUCERNE CIRCLE	4/1/2012-3/31/2013	Number of Beds: 120	Superior: 0
ORLANDO , FL 32801	Days in CR 365	Maximum: 43,800	Standard: 184
County: Orange [48]	First Used : 2014/01	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 7	Last Used: 2014/07	Total Patient: 38,963	Total: 184
Control: Nonprofit : Other	Unaudited	Medicare: 4,908	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 21,299	FY Index: 1.28970197
Class at 1/94: North Large	Medical Utilization	54.66468%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	88.95662%	Cost: 1.04446836
Open Date: 02/01/1984	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 02/01/1984	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20550000
Entered Medicaid 07/26/1985	Low Occupancy Adjustment Factor:	113.24682%	DC Sem Index: 1.24200000
Med # Active Date: 07/26/1985	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03027789
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,048,614	1,513,086	1,462,433	362,509		4,386,641	
1a	Audit Adjustments							
2	Cost Per Diem	49.2330	71.0402	68.6620	17.0200		205.9552	
3	Cost Per Diem Inflated	51.4223	73.1911	71.7153				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	51.4223	73.1911	71.7153	17.0200		213.3487	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	50.5555		78.9418				
7	Provider Target Rate	51.6089		80.5866				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	51.4223	73.1911	61.9692	13.6500		200.2326	
12/13	Medical Adjustment Rate		0.3841	0.3252				
14	Prospective Per Diem 11	51.4223	73.5752	62.2944	13.6500		200.9419	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Westminster Towers

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	12/01/1999	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	5,075,000.00	Total Amount	Per Diem
RS to Start Calcs:	1984/01	Type:	Fixed	80% Capital(1):	3,828,607 12.8330
Indexed Asset Value	4,785,759	<60% of Base:	False	20% ROE(2):	957,152 0.3540
FRVS Base Asset:	3,420,000	Interest Rate:	12.0000%	Insurance Cost(3):	57,309 1.4709
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	0 0.0000
ROE Factor	0.014580	Amortization Rate:	12.0000%	Home Office(3):	11,687 0.3000
		Interest Only:	False	Replacement(3&4):	291,119 0.0000
		Yearly Payment:	505,875	Total FRVS PD:	14.9579

- (1) 80% Capital (\$3,828,607) amortized at 12.0000 % for 20 years Principal & Interest of \$505,875 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$12.8330
- (2) 20% ROE (\$957,152) times the ROE factor (0.014580) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.3540
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	51.4223	51.4223	0.9130	50.5093
Direct Care	73.5752	73.5752	1.3063	72.2689
Indirect Care	62.2944	62.2944	1.1060	61.1884
Property	13.6500	14.9579	0.2656	14.6923
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	200.9419	202.2498	3.5909	208.5614

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
1984/01	4,796,910	0.00	1.2952	1.2952		120		4,796,910	3,289,560	
1984/07		0.10	1.9179	1.9179		120		4,796,910	3,352,680	
1985/01		0.10	1.1471	1.1471		120	2.71	4,796,910	3,391,080	
1985/10		0.20	0.8522	0.8522		120	2.71	3,420,000	3,420,000	1
1986/01		0.20	0.8299	0.8299		120	2.71	3,420,000	3,448,440	
1986/07		0.30	0.2974	0.2974		120	2.71	3,420,000	3,441,840	
1987/01		0.30	1.0091	1.0091		120	2.71	3,420,000	3,503,400	
1987/07		0.40	0.9007	0.9007		120	2.71	3,420,000	3,530,760	
1988/01		0.40	0.9007	0.9007		120	6.74	3,420,000	3,559,440	
1988/07		0.50	0.5899	0.5899		120	6.74	3,420,000	3,557,520	
1989/01		0.50	0.5899	0.5899		120	11.92	3,420,000	3,578,520	
1989/07		0.60	0.5899	0.5899		120	11.92	3,420,000	3,602,760	
1990/01		0.60	0.5899	0.5899		120	13.80	3,420,000	3,620,880	
1990/07		0.70	0.5899	0.5899		120	13.80	3,420,000	3,642,240	
1991/01		0.70	0.5899	0.5899		120	15.79	3,420,000	3,663,600	
1991/07		0.80	1.4932	1.4932		120	15.79	3,420,000	3,718,320	
1992/01		0.80	2.0117	2.0117		120	15.79	3,420,000	3,793,080	
1992/07		0.90	1.8152	1.8152		120	16.06	3,420,000	3,861,960	
1993/01		0.90	1.7710	1.7710		120	19.36	3,420,000	3,930,360	
1993/07		1.00	1.5329	1.5329		120	19.36	3,420,000	3,990,600	
1994/01		1.00	1.6983	1.6983		120	22.56	3,420,000	4,058,400	
1994/07		1.00	1.5991	1.5991		120	22.56	3,420,000	4,123,320	
1995/01	300,000	1.00	1.5812	1.5812		120	20.79	3,720,000	4,188,480	
1995/07		1.00	1.5250	1.5250		120	20.79	3,720,000	4,252,320	
1996/01	28,145	1.00	1.7228	1.7228		120	23.72	3,748,145	4,325,640	
1996/07		1.00	1.3294	1.3294		120	23.72	3,748,145	4,383,120	
1997/01	105,627	1.00	1.4109	1.4109		120	27.76	3,880,463	4,444,920	
1997/07		1.00	1.0917	1.0917		120	27.76	3,880,463	4,493,400	5
1998/01		1.00	1.1663	1.1663		120	26.57	3,923,829	4,545,840	
1998/07		1.00	1.0794	1.0794		120	26.57	3,944,290	4,594,920	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1999/01		1.00	1.4499	1.4499		120	27.67	3,973,061	4,661,520	
1999/07		1.00	1.2299	1.2299		120	27.67	3,997,644	4,718,880	
2000/01		1.00	1.3356	1.3356		120	25.74	4,022,632	4,781,880	
2000/07		1.00	1.1129	1.1129		120	25.74	4,043,583	4,835,040	
2001/01		1.00	1.2976	1.2976		120	25.13	4,067,557	4,897,800	
2001/07		1.00	0.9615	0.9615		120	25.13	4,085,427	4,944,840	
2002/01		1.00	1.0301	1.0301		120	30.24	4,108,566	4,995,720	
2002/07		1.00	0.8337	0.8337		120	30.24	4,127,399	5,037,360	
2003/01		1.00	1.3271	1.3271		120	28.72	4,156,001	5,104,200	
2003/07		1.00	1.1664	1.1664		120	28.72	4,181,314	5,163,720	
2004/01		1.00	1.1103	1.1103		120	29.30	4,206,046	5,221,080	
2004/07		0.95	0.8378	0.8378		120	29.30	4,223,880	5,264,880	
2005/01		0.95	0.8595	0.8595		120	36.75	4,246,924	5,310,120	
2005/07		0.90	0.7364	0.7364		120	36.75	4,265,732	5,349,240	
2006/01		0.90	0.9068	0.9068		120	33.70	4,287,063	5,397,720	
2006/07		0.85	0.8133	0.8133		120	33.70	4,305,222	5,441,640	
2007/01		0.85	1.0133	1.0133		120	38.60	4,331,246	5,496,720	
2007/07		0.80	1.1050	1.1050		120	38.60	4,358,117	5,557,440	
2008/01		0.80	0.8556	0.8556		120	38.87	4,379,200	5,604,960	
2008/07		0.75	0.6104	0.6104		120	38.87	4,393,368	5,639,160	
2009/01	52,959	0.75	1.3268	1.3268		120	41.97	4,479,688	5,714,040	
2009/07		0.70	0.6841	0.6841		120	41.97	4,496,059	5,753,160	
2010/01		0.70	0.8643	0.8643		120	44.46	4,518,047	5,802,840	
2010/07		0.65	0.7107	0.7107		120	44.46	4,534,920	5,844,120	
2011/01		0.65	0.9198	0.9198		120	44.47	4,556,843	5,897,880	
2011/07		0.60	0.9028	0.9028		120	44.47	4,576,801	5,951,160	
2012/01	73,686	0.60	0.3865	0.3865		120	51.96	4,660,514	5,974,200	
2012/07		0.55	0.9417	0.9417		120	51.96	4,683,317	6,030,480	
2013/01		0.55	0.4901	0.4901		120	50.54	4,694,919	6,060,000	
2013/07		0.50	0.6196	0.6196		120	50.54	4,708,284	6,097,560	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2014/01	31,084	0.50	0.8564	0.8564		120	54.66	4,759,404	6,149,760	
2014/07		0.45	1.2383	1.2383		120	54.66	4,785,759	6,225,960	

Message Code:

- 1 Per Bed Standard Limitation
- 5 Uncorrected Licensure Deficiency

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 208540033120130401201210212013155043



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
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247.21

Courtenay Springs Village

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective Type of Ownership: Nonprofit : 501(c)(3) Organization		CHOW Status based on this Cost Report: No Change	
Provider Information	Cost Report	Patient Days	Ratings Days
1100 SOUTH COURTENAY PARKWAY MERRITT ISLAND, FL 32952 County: Brevard [5] Region: Central Area: 7 Control: Nonprofit : 501(c)(3) Organization Current Class Central Small Class at 1/94: North Small Operating Ex > 18 months Open Date: 06/01/1984 Acquired Date: 06/01/1984 Entered Medicaid 06/01/1984 Med # Active Date: 11/18/1986 Previous Med # 207888	10/1/2012-9/30/2013 Days in CR 365 First Used : 2014/07 Last Used: 2014/07 Unaudited Initial CR? False Medical Utilization Occupancy: Statewide Low Occupancy Threshold: Medicaid Low Occupancy Threshold: Low Occupancy Adjustment Factor: Weighted Low Occ Adjustment Factor:	Number of Beds: 96 Maximum: 35,040 Max Annualized: 35,040 Total Patient: 24,675 Medicare: 4,672 Medicaid: 12,291 49.81155% 70.41952% 78.55110% 41.17760% 89.64804% 100.00000%	Superior: 0 Standard: 184 Conditional: 0 Total: 184 <div style="border: 1px solid black; padding: 2px; text-align: center;">Inflation</div> FY Index: 1.30932625 Semester Index: 1.34705290 Cost: 1.02881379 Target: 1.01458517 DC FY Index: 1.21150000 DC Sem Index: 1.24200000 DC Inflation: 1.02517540 PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	769,610	879,689	757,766	129,916		2,536,981
1a	Audit Adjustments						
2	Cost Per Diem	62.6157	71.5718	61.6521	10.5700		206.4096
3	Cost Per Diem Inflated	64.4199	73.3736	63.4285			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	64.4199	73.3736	63.4285	10.5700		211.7920
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	60.0814		62.0530			
7	Provider Target Rate	61.3333		63.3459			
7a	Interim Adjustment						
7b	Interim Adjustment Provider Target Rate						
8	Cost Based Class Ceilings	58.1332	99.7893	75.5421	13.6500		
9	Prior Semester: Class Ceiling Target Base	60.4813		71.4442			
10	Target Rate Class Ceiling	61.3634		72.4862			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	58.1332	73.3736	63.3459	10.5700		205.4227
12/13	Medical Adjustment Rate						
14	Prospective Per Diem 11	58.1332	73.3736	63.3459	10.5700		205.4227
15	Inflated Usual & Customary Charge						0.00
Usual and Customary Limitations not applied after 7/1/2002.							



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Rate Semester 07/01/2014 through 12/31/2014

Courtenay Springs Village

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	12/01/1994	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	6,625,000.00	Total Amount	Per Diem	
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	3,776,266	18.2329
RS to Start Calcs:	1984/01	<60% of Base:	False	20% ROE(2):	944,067	0.4990
Indexed Asset Value	4,720,333	Interest Rate:	14.3480%	Insurance Cost(3):	94,199	3.8176
FRVS Base Asset:	1,710,000	Chase Rate:	13.0000%	Taxes Cost(3):	41,655	1.6881
Occup Adj Factor	0.9000	Amortization Rate:	14.3480%	Home Office(3):	28,479	1.1542
ROE Factor	0.016670	Interest Only:	False	Replacement(3&4):	123,869	0.0000
		Yearly Payment:	574,993	Total FRVS PD:		25.3918

(1) 80% Capital (\$3,776,266) amortized at 14.3480 % for 20 years Principal & Interest of \$574,993 divided by annual available days (35040) divided by Occup. Adj. (0.90) = \$18.2329

(2) 20% ROE (\$944,067) times the ROE factor (0.016670) divided by annual available days (35040) divided by Occup. Adj. (0.90) = \$0.4990

(3) Pass-throughs: 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:	51,883
Comparison Bed 60	Effective PBS Limitation	1,710,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.1332	58.1332	1.0322	57.1010
Direct Care	73.3736	73.3736	1.3028	72.0708
Indirect Care	63.3459	63.3459	1.1247	62.2212
Property	10.5700	25.3918	0.4508	24.9410
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.9774
Supplemental Rate Add-on				9.9025
Totals	205.4227	220.2445	3.9105	247.2139

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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247.21

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1984/01	5,240,380	0.00	1.2952	1.2952		60	74.61	5,240,380	1,644,780	
1984/07		0.10	1.9179	1.9179		60	74.61	5,250,431	1,676,340	
1985/01		0.10	1.1471	1.1471		60	74.61	5,256,453	1,695,540	
1985/10		0.20	0.8522	0.8522		60	74.61	1,710,000	1,710,000	1
1986/01		0.20	0.8299	0.8299		60	74.61	1,712,839	1,724,220	
1986/07	11,474	0.30	0.2974	0.2974		96	78.70	1,725,841	2,753,472	
1987/01	1,032,552	0.30	1.0091	1.0091		96	78.70	2,763,617	2,802,720	
1987/07		0.40	0.9007	0.9007		96	78.70	2,773,574	2,824,608	
1988/01		0.40	0.9007	0.9007		96	78.70	2,783,567	2,847,552	
1988/07		0.50	0.5899	0.5899		96	78.70	2,791,779	2,846,016	
1989/01		0.50	0.5899	0.5899		96	78.70	2,800,015	2,862,816	
1989/07		0.60	0.5899	0.5899		96	65.86	2,809,924	2,882,208	
1990/01		0.60	0.5899	0.5899		96	65.86	2,819,868	2,896,704	
1990/07		0.70	0.5899	0.5899		96	65.86	2,831,511	2,913,792	
1991/01		0.70	0.5899	0.5899		96	64.38	2,843,202	2,930,880	
1991/07		0.80	1.4932	1.4932		96	65.08	2,877,167	2,974,656	
1992/01		0.80	2.0117	2.0117		96	65.08	2,923,472	3,034,464	
1992/07		0.90	1.8152	1.8152		96	60.68	2,971,233	3,089,568	
1993/01		0.90	1.7710	1.7710		96	60.68	3,018,591	3,144,288	
1993/07		1.00	1.5329	1.5329		96	62.10	3,064,863	3,192,480	
1994/01		1.00	1.6983	1.6983		96	62.10	3,116,914	3,246,720	
1994/07		1.00	1.5991	1.5991		96	61.06	3,166,757	3,298,656	
1995/01		1.00	1.5812	1.5812		96	61.06	3,216,830	3,350,784	
1995/07		1.00	1.5250	1.5250		96	58.51	3,265,887	3,401,856	
1996/01		1.00	1.7228	1.7228		96	58.51	3,265,887	3,460,512	5
1996/07	26,572	1.00	1.3294	1.3294		96	58.58	3,348,724	3,506,496	5
1997/01		1.00	1.4109	1.4109		96	58.58	3,440,759	3,555,936	
1997/07		1.00	1.0917	1.0917		96	61.40	3,478,322	3,594,720	
1998/01		1.00	1.1663	1.1663		96	61.40	3,518,890	3,636,672	
1998/07		1.00	1.0794	1.0794		96	61.40	3,556,873	3,675,936	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1999/01	49,878	1.00	1.4499	1.4499		96	60.90	3,658,322	3,729,216	
1999/07		1.00	1.2299	1.2299		96	60.90	3,703,316	3,775,104	
2000/01		1.00	1.3356	1.3356		96	55.71	3,752,777	3,825,504	
2000/07		1.00	1.1129	1.1129		96	55.71	3,794,542	3,868,032	
2001/01	43,367	1.00	1.2976	1.2976		96	54.42	3,886,628	3,918,240	
2001/07		1.00	0.9615	0.9615		96	54.42	3,923,604	3,955,872	
2002/01	27,766	1.00	1.0301	1.0301		96	48.98	3,987,363	3,996,576	
2002/07		1.00	0.8337	0.8337		96	48.98	4,016,967	4,029,888	
2003/01	41,230	1.00	1.3271	1.3271		96	38.33	4,083,360	4,083,360	8
2003/07		1.00	1.1664	1.1664		96	38.33	4,116,553	4,130,976	
2004/01		1.00	1.1103	1.1103		96	42.92	4,152,220	4,176,864	
2004/07		0.95	0.8378	0.8378		96	42.92	4,178,009	4,211,904	
2005/01		0.95	0.8595	0.8595		96	53.54	4,211,217	4,248,096	
2005/07		0.90	0.7364	0.7364		96	53.54	4,238,388	4,279,392	
2006/01		0.90	0.9068	0.9068		96	50.68	4,270,261	4,318,176	
2006/07		0.85	0.8133	0.8133		96	50.68	4,297,463	4,353,312	
2007/01		0.85	1.0133	1.0133		96	63.13	4,334,477	4,397,376	
2007/07		0.80	1.1050	1.1050		96	62.47	4,372,794	4,445,952	
2008/01		0.80	0.8556	0.8556		96	62.47	4,402,726	4,483,968	
2008/07		0.75	0.6104	0.6104		96	69.68	4,422,882	4,511,328	
2009/01		0.75	1.3268	1.3268		96	69.68	4,422,882	4,571,232	5
2009/07		0.70	0.6841	0.6841		96	64.76	4,488,286	4,602,528	
2010/01		0.70	0.8643	0.8643		96	64.76	4,515,440	4,642,272	
2010/07		0.65	0.7107	0.7107		96	59.17	4,536,301	4,675,296	
2011/01		0.65	0.9198	0.9198		96	59.17	4,563,424	4,718,304	
2011/07	26,828	0.60	0.9028	0.9028		96	59.24	4,614,972	4,760,928	
2012/01		0.60	0.3865	0.3865		96	59.24	4,625,674	4,779,360	
2012/07		0.55	0.9417	0.9417		96	57.10	4,649,630	4,824,384	
2013/01		0.55	0.4901	0.4901		96	57.10	4,662,165	4,848,000	
2013/07		0.50	0.6196	0.6196		96	60.78	4,676,608	4,878,048	



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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		96	60.78	4,696,633	4,919,808	
2014/07		0.45	1.2383	1.2383		96	49.81	4,720,333	4,980,768	

Message Code:

- 1 Per Bed Standard Limitation
- 5 Uncorrected Licensure Deficiency
- 8 Limited to Current RS Per Bed Standard

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Westminster Asbury Manor

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

Type of Ownership: Nonprofit : Other

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1700 21ST AVE W	4/1/2012-3/31/2013	Number of Beds: 59	Superior: 0
BRADENTON, FL 34205	Days in CR 365	Maximum: 21,535	Standard: 184
County: Manatee [41]	First Used : 2014/01	Max Annualized: 21,535	Conditional: 0
Region: Central Area: 6	Last Used: 2014/07	Total Patient: 20,057	Total: 184
Control: Nonprofit : Other	Unaudited	Medicare: 2,254	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 11,337	FY Index: 1.28970197
Class at 1/94: North Small	Medical Utilization	56.52391%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	93.13675%	Cost: 1.04446836
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20550000
Entered Medicaid 03/11/1987	Low Occupancy Adjustment Factor:	118.56836%	DC Sem Index: 1.24200000
Med # Active Date: 03/11/1987	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03027789
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	533,459	903,604	781,935	165,974		2,384,972	
1a	Audit Adjustments							
2	Cost Per Diem	47.0547	79.7039	68.9720	14.6400		210.3706	
3	Cost Per Diem Inflated	49.1471	82.1172	72.0391				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	49.1471	82.1172	72.0391	14.6400		217.9434	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	52.6481		69.2862				
7	Provider Target Rate	53.7451		70.7298				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	58.1332	99.7893	75.5421	13.6500			
9	Prior Semester: Class Ceiling Target Base	60.4813		71.4442				
10	Target Rate Class Ceiling	61.3634		72.4862				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	49.1471	82.1172	70.7298	13.6500		215.6441	
12/13	Medical Adjustment Rate		0.6027	0.5191				
14	Prospective Per Diem 11	49.1471	82.7199	71.2489	13.6500		216.7659	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Westminster Asbury Manor

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	03/11/1987	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	2,160,000.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Variable	80% Capital(1):	1,491,369 6.8356
RS to Start Calcs:	1971/07	<60% of Base:	False	20% ROE(2):	372,842 0.2805
Indexed Asset Value	1,864,211	Interest Rate:	6.4100%	Insurance Cost(3):	42,349 2.1114
FRVS Base Asset:	1,412,120	Chase Rate:	13.0000%	Taxes Cost(3):	0 0.0000
Occup Adj Factor	0.9000	Amortization Rate:	6.4100%	Home Office(3):	6,514 0.3248
ROE Factor	0.014580	Interest Only:	False	Replacement(3&4):	76,548 0.0000
		Yearly Payment:	132,484	Total FRVS PD:	9.5523

- (1) 80% Capital (\$1,491,369) amortized at 6.4100 % for 20 years Principal & Interest of \$132,484 divided by annual available days (21535) divided by Occup. Adj. (0.900) = \$6.8356
- (2) 20% ROE (\$372,842) times the ROE factor (0.014580) divided by annual available days (21535) divided by Occup. Adj. (0.900) = \$0.2805
- (3) Pass-throughs: 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:	51,883
Comparison Bed	17	Effective PBS Limitation	181,373

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	49.1471	49.1471	0.8726	48.2745
Direct Care	82.7199	82.7199	1.4687	81.2512
Indirect Care	71.2489	71.2489	1.2650	69.9839
Property	13.6500	9.5523	0.1696	9.3827
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	216.7659	212.6682	3.7759	218.7948

Medicaid Trend Adjustment



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1971/07	151,516	0.00				17	100.00	151,516	181,373	
1972/01		0.10	3.9787	3.0000	0.9787	17	100.00	151,971	181,373	
1972/07		0.10	5.9113	3.0000	2.9113	17	100.00	152,427	190,315	
1973/01		0.20	8.0622	3.0000	5.0622	17	100.00	153,342	200,124	
1973/07		0.20	10.7186	3.0000	7.7186	17	100.00	154,262	211,446	
1974/01		0.30	12.9457	3.0000	9.9457	17	100.00	155,650	222,496	
1974/07		0.30	13.0494	3.0000	10.0494	17	100.00	157,051	229,398	
1975/01		0.40	13.1399	3.0000	10.1399	17	100.00	158,936	236,487	
1975/07		0.40	14.2033	3.0000	11.2033	17	100.00	160,843	246,109	
1976/01		0.50	15.2478	3.0000	12.2478	17	100.00	163,256	256,054	
1976/07		0.50	15.7330	3.0000	12.7330	17	100.00	165,705	264,979	
1977/01		0.60	16.4836	3.0000	13.4836	17	100.00	168,688	274,924	
1977/07		0.60	18.5412	3.0000	15.5412	17	100.00	171,724	288,813	
1978/01	976	0.70	20.2809	3.0000	17.2809	17	100.00	176,306	302,515	
1978/07		0.70	22.8203	3.0000	19.8203	17	100.00	180,008	319,260	
1979/01	1,328	0.80	24.9476	3.0000	21.9476	17	100.00	185,656	335,631	
1979/07		0.80	26.1458	3.0000	23.1458	17	100.00	190,112	349,724	
1980/01		0.90	29.3115	3.0000	26.3115	17		190,112	371,297	
1980/07		0.90	30.1222	3.0000	27.1222	17		190,112	385,441	
1981/01		1.00	30.9462	3.0000	27.9462	17		190,112	400,180	
1981/07		1.00	30.5350	3.0000	27.5350	17		190,112	410,533	
1982/01		1.00	30.2110	3.0000	27.2110	17		190,112	421,532	
1982/07		1.00	29.5087	3.0000	26.5087	17		190,112	431,205	
1983/04		1.00	29.1375	3.0000	26.1375	17		190,112	442,544	
1983/07		1.00	30.0953	3.0000	27.0953	17		190,112	460,054	
1984/01	1,182,981	1.00	28.3905	3.0000	25.3905	59		1,373,093	1,617,367	
1984/07	38,680	1.00	27.3084	3.0000	24.3084	59		1,411,773	1,648,401	
1985/01	347	1.00	25.4555	3.0000	22.4555	59		1,412,120	1,667,281	
1985/10		1.00	23.3077	3.0000	20.3077	59		1,412,120	1,681,500	
1986/01	935	1.00	21.1376	3.0000	18.1376	59		1,413,055	1,695,483	



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1986/07		1.00	18.4350	3.0000	15.4350	59		1,413,055	1,692,238	
1987/01	600	1.00	16.4441	3.0000	13.4441	59	9.31	1,413,655	1,722,505	
1987/07		1.00	14.3448	3.0000	11.3448	59	9.31	1,413,655	1,735,957	
1988/01		1.00	12.2455	3.0000	9.2455	59	9.31	1,413,655	1,750,058	
1988/07		1.00	9.8354	3.0000	6.8354	59	9.31	1,413,655	1,749,114	
1989/01		1.00	7.4253	3.0000	4.4253	59	9.31	1,413,655	1,759,439	
1989/07		1.00	5.0152	3.0000	2.0152	59	9.31	1,413,655	1,771,357	
1990/01		1.00	2.6051	2.6051		59	9.31	1,413,655	1,780,266	
1990/07		1.00	0.5899	0.5899		59	22.53	1,413,655	1,790,768	
1991/01		1.00	0.5899	0.5899		59	28.09	1,417,914	1,801,270	
1991/07		1.00	1.4932	1.4932		59	28.09	1,428,727	1,828,174	
1992/01		0.95	2.0117	2.0117		59	28.09	1,442,672	1,864,931	
1992/07		0.95	1.8152	1.8152		59	27.26	1,455,002	1,898,797	
1993/01		0.90	1.7710	1.7710		59	26.76	1,466,286	1,932,427	
1993/07		0.90	1.5329	1.5329		59	26.76	1,476,128	1,962,045	
1994/01		0.85	1.6983	1.6983		59	22.16	1,476,128	1,995,380	
1994/07		0.85	1.5991	1.5991		59	22.16	1,476,128	2,027,299	
1995/01		0.80	1.5812	1.5812		59	31.91	1,486,962	2,059,336	
1995/07		0.80	1.5250	1.5250		59	31.91	1,497,487	2,090,724	
1996/01		0.75	1.7228	1.7228		59	31.95	1,508,727	2,126,773	
1996/07		0.75	1.3294	1.3294		59	31.95	1,517,466	2,155,034	
1997/01		0.70	1.4109	1.4109		59	34.62	1,526,899	2,185,419	
1997/07		0.70	1.0917	1.0917		59	34.62	1,534,244	2,209,255	
1998/01		0.65	1.1663	1.1663		59	31.25	1,540,853	2,235,038	
1998/07		0.65	1.0794	1.0794		59	31.25	1,546,995	2,259,169	
1999/01		0.60	1.4499	1.4499		59	32.95	1,555,057	2,291,914	
1999/07		0.60	1.2299	1.2299		59	32.95	1,561,931	2,320,116	
2000/01		0.55	1.3356	1.3356		59	32.82	1,568,778	2,351,091	
2000/07		0.55	1.1129	1.1129		59	32.82	1,574,508	2,377,228	
2001/01		0.50	1.2976	1.2976		59	22.58	1,574,508	2,408,085	



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2001/07		0.50	0.9615	0.9615		59	22.58	1,574,508	2,431,213	
2002/01		0.45	1.0301	1.0301		59	28.14	1,574,508	2,456,229	5
2002/07		0.45	0.8337	0.8337		59	28.14	1,581,272	2,476,702	
2003/01	48,716	0.40	1.3271	1.3271		59	22.64	1,629,988	2,509,565	
2003/07		0.40	1.1664	1.1664		59	22.64	1,629,988	2,538,829	
2004/01	29,744	0.35	1.1103	1.1103		59	31.75	1,663,389	2,567,031	
2004/07		0.35	0.8378	0.8378		59	31.75	1,666,204	2,588,566	
2005/01	26,336	0.30	0.8595	0.8595		59	34.17	1,695,210	2,610,809	
2005/07		0.30	0.7364	0.7364		59	34.17	1,697,536	2,630,043	
2006/01		0.25	0.9068	0.9068		59	39.67	1,700,312	2,653,879	
2006/07		0.25	0.8133	0.8133		59	39.67	1,702,805	2,675,473	
2007/01		0.20	1.0133	1.0133		59	49.89	1,705,936	2,702,554	
2007/07		0.20	1.1050	1.1050		59	49.89	1,709,356	2,732,408	
2008/01		0.15	0.8556	0.8556		59	49.53	1,711,331	2,755,772	
2008/07		0.15	0.6104	0.6104		59	49.53	1,712,743	2,772,587	
2009/01		0.10	1.3268	1.3268		59	38.69	1,714,342	2,809,403	
2009/07		0.10	0.6841	0.6841		59	38.69	1,715,167	2,828,637	
2010/01		0.05	0.8643	0.8643		59	44.13	1,715,762	2,853,063	
2010/07		0.05	0.7107	0.7107		59	44.13	1,716,251	2,873,359	
2011/01	58,651	0.00	0.9198	0.9198		59	37.09	1,774,902	2,899,791	
2011/07		0.00	0.9028	0.9028		59	37.09	1,774,902	2,925,987	
2012/01	60,682	0.00	0.3865	0.3865		59	41.96	1,835,584	2,937,315	
2012/07		0.00	0.9417	0.9417		59	41.96	1,835,584	2,964,986	
2013/01	28,627	0.00	0.4901	0.4901		59	44.69	1,864,211	2,979,500	
2013/07		0.00	0.6196	0.6196		59	44.69	1,864,211	2,997,967	
2014/01		0.00	0.8564	0.8564		59	56.52	1,864,211	3,023,632	
2014/07		0.00	1.2383	1.2383		59	56.52	1,864,211	3,061,097	

Message Code:

5 Uncorrected Licensure Deficiency



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St Anne's Nursing Center

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

Provider Information	Cost Report	Patient Days	Ratings Days
11855 QUAIL ROOST DRIVE	10/1/2012-9/30/2013	Number of Beds: 220	Superior: 0
MIAMI, FL 33177	Days in CR 365	Maximum: 80,300	Standard: 184
County: Dade [13]	First Used : 2014/07	Max Annualized: 80,300	Conditional: 0
Region: South Area: 11	Last Used: 2014/07	Total Patient: 76,579	Total: 184
Control: Nonprofit : Church	Unaudited	Medicare: 8,113	Inflation
Current Class South Large	Initial CR? False	Medicaid: 46,732	FY Index: 1.30932625
Class at 1/94: South Large	Medical Utilization	61.02456%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	95.36613%	Cost: 1.02881379
Open Date: 05/22/1987	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 05/22/1987	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21150000
Entered Medicaid 05/22/1987	Low Occupancy Adjustment Factor:	121.40649%	DC Sem Index: 1.24200000
Med # Active Date: 05/22/1987	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02517540
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,502,019	4,061,570	3,033,186	581,346	252	10,178,373	
1a	Audit Adjustments							
2	Cost Per Diem	53.5397	86.9120	64.9060	12.4400	0.0054	217.8031	
3	Cost Per Diem Inflated	55.0824	89.1000	66.7762				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	55.0824	89.1000	66.7762	12.4400	0.0054	223.4040	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	55.2131		61.4337				
7	Provider Target Rate	56.3635		62.7137				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	54.4176	89.1000	62.7137	12.4400	0.0054	218.6767	
12/13	Medical Adjustment Rate		1.1051	0.7778				
14	Prospective Per Diem 11	54.4176	90.2051	63.4915	12.4400	0.0054	220.5596	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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St Anne's Nursing Center

FRVS

FRVS Status as of this Semester

On Payback FRV

Began FRVS: Year of Phase-In/Full: RS to Start Calcs: Indexed Asset Value FRVS Base Asset: Occup Adj Factor ROE Factor	Mortgage Information		Calculation of FRVS Per Diem		
	Amount:		Total Amount	Per Diem	
	9,972,200.00				
	Type: Variable	80% Capital(1):	9,059,691	11.8926	
	<60% of Base: False	20% ROE(2):	2,264,923	0.5224	
	Interest Rate: 7.2532%	Insurance Cost(3):	171,454	2.2389	
	Chase Rate: 8.7762%	Taxes Cost(3):	0	0.0000	
	Amortization Rate: 7.2532%	Home Office(3):	62,059	0.8104	
	Interest Only: False	Replacement(3&4):	966,379	0.0000	
	Yearly Payment: 859,478	Total FRVS PD:		15.4643	

- (1) 80% Capital (\$9,059,691) amortized at 7.2532 % for 20 years Principal & Interest of \$859,478 divided by annual available days (80300) divided by Occup. Adj. (0.90) = \$11.8926
- (2) 20% ROE (\$2,264,923) times the ROE factor (0.016670) divided by annual available days (80300) divided by Occup. Adj. (0.90) = \$0.5224
- (3) Pass-throughs: 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:	51,883
Comparison Bed	180	Effective PBS Limitation	5,162,760

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.4176	54.4176	0.9662	53.4514
Direct Care	90.2051	90.2051	1.6016	88.6035
Indirect Care	63.4915	63.4915	1.1273	62.3642
Property	12.4400	15.4643	0.2209	12.2191
ROE	0.0054	0.0732	0.0001	0.0053
ROE Adjustment	-0.0054	-0.0732	-0.0001	-0.0053
Quality Assess-Medicaid Share				21.8837
Supplemental Rate Add-on				9.9025
Totals	220.5542	223.5785	3.9160	248.4244

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1987/01	6,668,002	0.00	1.0091	1.0091		180	88.08	5,162,760	5,162,760	1
1987/07		0.10	0.9007	0.9007		180	88.08	5,167,412	5,296,140	
1988/01		0.10	0.9007	0.9007		180	88.08	5,172,068	5,339,160	
1988/07	29,799	0.20	0.5899	0.5899		180	88.08	5,207,970	5,336,280	
1989/01		0.20	0.5899	0.5899		180	88.08	5,214,115	5,367,780	
1989/07		0.30	0.5899	0.5899		180	88.08	5,223,344	5,404,140	
1990/01		0.30	0.5899	0.5899		180	88.08	5,232,589	5,431,320	
1990/07		0.40	0.5899	0.5899		180	81.37	5,244,938	5,463,360	
1991/01		0.40	0.5899	0.5899		180	81.37	5,257,316	5,495,400	
1991/07		0.50	1.4932	1.4932		180	79.04	5,296,567	5,577,480	
1992/01		0.50	2.0117	2.0117		180	79.04	5,349,845	5,689,620	
1992/07	53,059	0.60	1.8152	1.8152		180	83.57	5,461,169	5,792,940	
1993/01		0.60	1.7710	1.7710		180	83.57	5,519,199	5,895,540	
1993/07	86,991	0.70	1.5329	1.5329		180	79.35	5,665,411	5,985,900	
1994/01		0.70	1.6983	1.6983		180	79.35	5,732,761	6,087,600	
1994/07		0.80	1.5991	1.5991		180	79.35	5,806,100	6,184,980	
1995/01		0.80	1.5812	1.5812		180	79.35	5,879,547	6,282,720	
1995/07		0.90	1.5250	1.5250		180	79.35	5,960,244	6,378,480	
1996/01		0.90	1.7228	1.7228		180	82.85	6,052,658	6,488,460	
1996/07		1.00	1.3294	1.3294		180	82.85	6,133,122	6,574,680	
1997/01		1.00	1.4109	1.4109		180	82.85	6,219,654	6,667,380	
1997/07	103,575	1.00	1.0917	1.0917		180	82.62	6,391,129	6,740,100	
1998/01		1.00	1.1663	1.1663		180	82.62	6,465,669	6,818,760	
1998/07		1.00	1.0794	1.0794		180	83.53	6,535,459	6,892,380	
1999/01		1.00	1.4499	1.4499		180	83.53	6,630,217	6,992,280	
1999/07	29,096	1.00	1.2299	1.2299		180	89.37	6,740,858	7,078,320	
2000/01		1.00	1.3356	1.3356		180	89.37	6,830,889	7,172,820	
2000/07		1.00	1.1129	1.1129		180	84.33	6,906,910	7,252,560	
2001/01		1.00	1.2976	1.2976		180	84.33	6,996,534	7,346,700	
2001/07	2,516,201	1.00	0.9615	0.9615		240	73.03	9,580,007	9,889,680	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2002/01		1.00	1.0301	1.0301		240	70.59	9,580,007	9,991,440	5
2002/07		1.00	0.8337	0.8337		240	70.59	9,759,382	10,074,720	
2003/01	46,064	1.00	1.3271	1.3271		240	70.98	9,805,446	10,208,400	5
2003/07		1.00	1.1664	1.1664		240	70.98	10,050,844	10,327,440	
2004/01		1.00	1.1103	1.1103		240	70.98	10,162,439	10,442,160	
2004/07	100,105	1.00	0.8378	0.8378		240	75.65	10,347,685	10,529,760	
2005/01		1.00	0.8595	0.8595		240	65.09	10,436,623	10,620,240	
2005/07		1.00	0.7364	0.7364		240	65.09	10,513,478	10,698,480	
2006/01		1.00	0.9068	0.9068		240	65.09	10,608,814	10,795,440	
2006/07	224,623	1.00	0.8133	0.8133		240	64.23	10,883,280	10,883,280	8
2007/01		1.00	1.0133	1.0133		240	64.23	10,993,440	10,993,440	8
2007/07		0.95	1.1050	1.1050		240	64.31	11,108,849	11,114,880	
2008/01		0.95	0.8556	0.8556		240	64.31	11,108,849	11,209,920	5
2008/07		0.90	0.6104	0.6104		240	58.44	11,260,670	11,278,320	
2009/01		0.90	1.3268	1.3268		240	58.44	11,395,134	11,428,080	
2009/07		0.85	0.6841	0.6841		240	58.53	11,461,397	11,506,320	
2010/01		0.85	0.8643	0.8643		240	58.53	11,545,604	11,605,680	
2010/07		0.80	0.7107	0.7107		220	59.96	10,714,220	10,714,220	8
2011/01		0.80	0.9198	0.9198		220	59.96	10,793,055	10,812,780	
2011/07	146,470	0.75	0.9028	0.9028		220	61.85	10,910,460	10,910,460	8
2012/01		0.75	0.3865	0.3865		220	61.85	10,942,089	10,952,700	
2012/07	45,596	0.70	0.9417	0.9417		220	61.26	11,055,880	11,055,880	8
2013/01		0.70	0.4901	0.4901		220	61.26	11,093,813	11,110,000	
2013/07	228,715	0.65	0.6196	0.6196		220	63.19	11,178,860	11,178,860	8
2014/01		0.65	0.8564	0.8564		220	63.19	11,241,093	11,274,560	
2014/07		0.60	1.2383	1.2383		220	61.02	11,324,614	11,414,260	

Message Code:

- | |
|---|
| 1 Per Bed Standard Limitation
5 Uncorrected Licensure Deficiency
8 Limited to Current RS Per Bed Standard |
|---|



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Bishop's Glen Health Care Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective
 Type of Ownership: Nonprofit : 501(c)(3) Organization CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
900 LPGA BLVD	10/1/2012-9/30/2013	Number of Beds: 60	Superior: 0
HOLLY HILL, FL 32117-3100	Days in CR 365	Maximum: 21,900	Standard: 184
County: Volusia [64]	First Used : 2014/07	Max Annualized: 21,900	Conditional: 0
Region: North Area: 4	Last Used: 2014/07	Total Patient: 20,760	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 2,467	Inflation
Current Class North Small	Initial CR? False	Medicaid: 9,953	FY Index: 1.30932625
Class at 1/94: North Small	Medical Utilization	47.94316%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	94.79452%	Cost: 1.02881379
Open Date: 02/25/1986	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 02/25/1986	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21150000
Entered Medicaid 02/25/1986	Low Occupancy Adjustment Factor:	120.67879%	DC Sem Index: 1.24200000
Med # Active Date: 12/22/1986	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02517540
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	522,379	841,216	565,435	74,050		2,003,080	
1a	Audit Adjustments							
2	Cost Per Diem	52.4846	84.5188	56.8105	7.4400		201.2539	
3	Cost Per Diem Inflated	53.9969	86.6466	58.4474				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	53.9969	86.6466	58.4474	7.4400		206.5309	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	81.6127		73.1347				
7	Provider Target Rate	83.3132		74.6585				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	53.3690	93.7426	69.3890	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.6361		65.1932				
10	Target Rate Class Ceiling	54.4184		66.1441				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	53.3690	86.6466	58.4474	7.4400		205.9030	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	53.3690	86.6466	58.4474	7.4400		205.9030	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Bishop's Glen Health Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	12/01/1987	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	2,700,000.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Variable	80% Capital(1):	2,312,146 9.4857
RS to Start Calcs:	1986/01	<60% of Base:	False	20% ROE(2):	578,037 0.4889
Indexed Asset Value	2,890,183	Interest Rate:	5.2500%	Insurance Cost(3):	56,414 2.7174
FRVS Base Asset:	1,710,000	Chase Rate:	8.2500%	Taxes Cost(3):	39,741 1.9143
Occup Adj Factor	0.9000	Amortization Rate:	5.2500%	Home Office(3):	21,372 1.0295
ROE Factor	0.016670	Interest Only:	False	Replacement(3&4):	17,494 0.0000
		Yearly Payment:	186,963	Total FRVS PD:	15.6358

- (1) 80% Capital (\$2,312,146) amortized at 5.2500 % for 20 years Principal & Interest of \$186,963 divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$9.4857
- (2) 20% ROE (\$578,037) times the ROE factor (0.016670) divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$0.4889
- (3) Pass-throughs: 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:	51,883
Comparison Bed	60	Effective PBS Limitation	1,710,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	53.3690	53.3690	0.9476	52.4214
Direct Care	86.6466	86.6466	1.5384	85.1082
Indirect Care	58.4474	58.4474	1.0377	57.4097
Property	7.4400	15.6358	0.2776	15.3582
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				24.2107
Supplemental Rate Add-on				9.9025
Totals	205.9030	214.0988	3.8013	244.4107

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/01	2,233,634	0.00	0.8299	0.8299		60		1,710,000	1,710,000	1
1986/07		0.10	0.2974	0.2974		60	58.11	1,710,508	1,720,920	
1987/01	46,903	0.10	1.0091	1.0091		60	58.11	1,759,137	1,751,700	
1987/07		0.20	0.9007	0.9007		60	58.11	1,762,305	1,765,380	
1988/01		0.20	0.9007	0.9007		60	58.11	1,765,479	1,779,720	
1988/07		0.30	0.5899	0.5899		60	58.11	1,768,604	1,778,760	
1989/01		0.30	0.5899	0.5899		60	58.11	1,771,734	1,789,260	
1989/07	14,408	0.40	0.5899	0.5899		60	55.32	1,790,323	1,801,380	
1990/01		0.40	0.5899	0.5899		60	55.32	1,794,548	1,810,440	
1990/07		0.50	0.5899	0.5899		60	55.32	1,799,842	1,821,120	
1991/01		0.50	0.5899	0.5899		60	48.96	1,804,568	1,831,800	
1991/07		0.60	1.4932	1.4932		60	47.40	1,818,501	1,859,160	
1992/01		0.60	2.0117	2.0117		60	47.40	1,837,417	1,896,540	
1992/07		0.70	1.8152	1.8152		60	43.97	1,856,081	1,930,980	
1993/01		0.70	1.7710	1.7710		60	43.97	1,874,476	1,965,180	
1993/07		0.80	1.5329	1.5329		60	45.93	1,893,672	1,995,300	
1994/01		0.80	1.6983	1.6983		60	45.93	1,915,157	2,029,200	
1994/07		0.90	1.5991	1.5991		60	49.09	1,939,758	2,061,660	
1995/01		0.90	1.5812	1.5812		60	49.09	1,964,396	2,094,240	
1995/07	12,376	1.00	1.5250	1.5250		60	47.78	2,002,796	2,126,160	
1996/01		1.00	1.7228	1.7228		60	47.78	2,032,771	2,162,820	
1996/07		1.00	1.3294	1.3294		60	43.56	2,054,174	2,191,560	
1997/01		1.00	1.4109	1.4109		60	43.56	2,077,128	2,222,460	
1997/07		1.00	1.0917	1.0917		60	39.64	2,093,471	2,246,700	
1998/01		1.00	1.1663	1.1663		60	39.64	2,111,068	2,272,920	
1998/07		1.00	1.0794	1.0794		60	39.64	2,127,491	2,297,460	
1999/01	42,166	1.00	1.4499	1.4499		60	40.07	2,192,130	2,330,760	
1999/07		1.00	1.2299	1.2299		60	40.07	2,211,772	2,359,440	
2000/01	110,911	1.00	1.3356	1.3356		60	38.27	2,343,238	2,390,940	
2000/07		1.00	1.1129	1.1129		60	38.27	2,361,383	2,417,520	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/01	220,446	1.00	1.2976	1.2976		60	45.58	2,448,900	2,448,900	8
2001/07		1.00	0.9615	0.9615		60	45.58	2,468,413	2,472,420	
2002/01	66,006	1.00	1.0301	1.0301		60	47.38	2,497,860	2,497,860	8
2002/07		1.00	0.8337	0.8337		60	47.38	2,515,799	2,518,680	
2003/01	15,440	1.00	1.3271	1.3271		60	42.65	2,552,100	2,552,100	8
2003/07		1.00	1.1664	1.1664		60	42.65	2,575,183	2,581,860	
2004/01		1.00	1.1103	1.1103		60	44.99	2,598,571	2,610,540	
2004/07		1.00	0.8378	0.8378		60	44.99	2,616,380	2,632,440	
2005/01		1.00	0.8595	0.8595		60	29.63	2,628,495	2,655,060	
2005/07		1.00	0.7364	0.7364		60	29.63	2,638,923	2,674,620	
2006/01		1.00	0.9068	0.9068		60	32.67	2,653,137	2,698,860	
2006/07		0.95	0.8133	0.8133		60	32.67	2,665,313	2,720,820	
2007/01		0.95	1.0133	1.0133		60	36.83	2,682,493	2,748,360	
2007/07		0.90	1.1050	1.1050		60	44.70	2,704,174	2,778,720	
2008/01		0.90	0.8556	0.8556		60	44.70	2,721,097	2,802,480	
2008/07		0.85	0.6104	0.6104		60	35.22	2,730,137	2,819,580	
2009/01		0.85	1.3268	1.3268		60	35.22	2,749,854	2,857,020	
2009/07		0.80	0.6841	0.6841		60	34.82	2,759,382	2,876,580	
2010/01		0.80	0.8643	0.8643		60	34.82	2,771,460	2,901,420	
2010/07		0.75	0.7107	0.7107		60	45.00	2,783,546	2,922,060	
2011/01		0.75	0.9198	0.9198		60	45.00	2,799,258	2,948,940	
2011/07		0.70	0.9028	0.9028		60	53.53	2,816,476	2,975,580	
2012/01		0.70	0.3865	0.3865		60	53.53	2,823,894	2,987,100	
2012/07		0.65	0.9417	0.9417		60	50.04	2,839,620	3,015,240	
2013/01		0.65	0.4901	0.4901		60	50.04	2,847,851	3,030,000	
2013/07		0.60	0.6196	0.6196		60	57.75	2,858,439	3,048,780	
2014/01		0.60	0.8564	0.8564		60	57.75	2,873,126	3,074,880	
2014/07		0.55	1.2383	1.2383		60	47.94	2,890,183	3,112,980	

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 07/01/2014 through 12/31/2014

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Winter Park Towers

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

Provider Information	Cost Report	Patient Days	Ratings Days
1111 SOUTH LAKEMONT AVE	4/1/2012-3/31/2013	Number of Beds: 120	Superior: 0
WINTER PARK, FL 32792	Days in CR 365	Maximum: 43,800	Standard: 184
County: Orange [48]	First Used : 2014/01	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 7	Last Used: 2014/07	Total Patient: 36,526	Total: 184
Control: Nonprofit : Other	Unaudited	Medicare: 7,164	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 17,345	FY Index: 1.28970197
Class at 1/94: North Large	Medical Utilization	47.48672%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	83.39269%	Cost: 1.04446836
Open Date: 07/01/1971	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 07/01/1971	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20550000
Entered Medicaid 10/01/1987	Low Occupancy Adjustment Factor:	106.16362%	DC Sem Index: 1.24200000
Med # Active Date: 10/27/1987	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03027789
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	822,625	1,184,048	1,412,574	297,814		3,717,060	
1a	Audit Adjustments							
2	Cost Per Diem	47.4272	68.2645	81.4398	17.1700		214.3015	
3	Cost Per Diem Inflated	49.5362	70.3314	85.0613				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	49.5362	70.3314	85.0613	17.1700		222.0989	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	53.2921		81.8260				
7	Provider Target Rate	54.4025		83.5309				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	49.5362	70.3314	61.9692	13.6500		195.4868	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	49.5362	70.3314	61.9692	13.6500		195.4868	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Winter Park Towers

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1987	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	3,157,800.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	3,804,047 10.4189
RS to Start Calcs:	1971/07	<60% of Base:	False	20% ROE(2):	951,012 0.3517
Indexed Asset Value	4,755,059	Interest Rate:	9.0000%	Insurance Cost(3):	115,248 3.1552
FRVS Base Asset:	2,884,391	Chase Rate:	13.0000%	Taxes Cost(3):	0 0.0000
Occup Adj Factor	0.9000	Amortization Rate:	9.0000%	Home Office(3):	12,183 0.3335
ROE Factor	0.014580	Interest Only:	False	Replacement(3&4):	13,782 0.0000
		Yearly Payment:	410,712	Total FRVS PD:	14.2593

- (1) 80% Capital (\$3,804,047) amortized at 9.0000 % for 20 years Principal & Interest of \$410,712 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$10.4189
- (2) 20% ROE (\$951,012) times the ROE factor (0.014580) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.3517
- (3) Pass-throughs: 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:	51,883
Comparison Bed	121	Effective PBS Limitation	1,290,949

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	49.5362	49.5362	0.8795	48.6567
Direct Care	70.3314	70.3314	1.2487	69.0827
Indirect Care	61.9692	61.9692	1.1003	60.8689
Property	13.6500	14.2593	0.2532	14.0061
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	195.4868	196.0961	3.4817	202.5169

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	670,520	0.00				121	100.00	670,520	1,241,581	
1972/01		0.10	3.9787	3.0000	0.9787	121	100.00	672,532	1,290,949	
1972/07		0.10	5.9113	3.0000	2.9113	121	100.00	674,550	1,354,595	
1973/01		0.20	8.0622	3.0000	5.0622	121	100.00	678,597	1,424,412	
1973/07		0.20	10.7186	3.0000	7.7186	121	100.00	682,669	1,504,998	
1974/01		0.30	12.9457	3.0000	9.9457	121	100.00	688,813	1,583,648	
1974/07		0.30	13.0494	3.0000	10.0494	121	100.00	695,012	1,632,774	
1975/01		0.40	13.1399	3.0000	10.1399	121	100.00	703,352	1,683,231	
1975/07		0.40	14.2033	3.0000	11.2033	121	100.00	711,792	1,751,717	
1976/01		0.50	15.2478	3.0000	12.2478	121	100.00	722,469	1,822,502	
1976/07		0.50	15.7330	3.0000	12.7330	121	100.00	733,306	1,886,027	
1977/01		0.60	16.4836	3.0000	13.4836	121	100.00	746,506	1,956,812	
1977/07		0.60	18.5412	3.0000	15.5412	121	100.00	759,943	2,055,669	
1978/01	2,459	0.70	20.2809	3.0000	17.2809	121	100.00	778,361	2,153,195	
1978/07		0.70	22.8203	3.0000	19.8203	121	100.00	794,707	2,272,380	
1979/01		0.80	24.9476	3.0000	21.9476	121	100.00	813,780	2,388,903	
1979/07		0.80	26.1458	3.0000	23.1458	121	100.00	833,311	2,489,212	
1980/01		0.90	29.3115	3.0000	26.3115	121		833,311	2,642,761	
1980/07		0.90	30.1222	3.0000	27.1222	121		833,311	2,743,433	
1981/01		1.00	30.9462	3.0000	27.9462	121		833,311	2,848,340	
1981/07		1.00	30.5350	3.0000	27.5350	121		833,311	2,922,029	
1982/01	3,171	1.00	30.2110	3.0000	27.2110	121		836,482	3,000,316	
1982/07		1.00	29.5087	3.0000	26.5087	121		836,482	3,069,165	
1983/04	2,034,244	1.00	29.1375	3.0000	26.1375	121		2,870,726	3,149,872	
1983/07		1.00	30.0953	3.0000	27.0953	121		2,870,726	3,274,502	
1984/01	13,415	1.00	28.3905	3.0000	25.3905	121		2,884,141	3,316,973	
1984/07		1.00	27.3084	3.0000	24.3084	121		2,884,141	3,380,619	
1985/01	250	1.00	25.4555	3.0000	22.4555	121		2,884,391	3,419,339	
1985/10		1.00	23.3077	3.0000	20.3077	121		2,884,391	3,448,500	
1986/01	3,049	1.00	21.1376	3.0000	18.1376	121		2,887,440	3,477,177	



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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	121		2,887,440	3,470,522	
1987/01	549	1.00	16.4441	3.0000	13.4441	121		2,887,989	3,532,595	
1987/07		1.00	14.3448	3.0000	11.3448	121	0.78	2,887,989	3,560,183	
1988/01		1.00	12.2455	3.0000	9.2455	121	0.78	2,887,989	3,589,102	
1988/07		1.00	9.8354	3.0000	6.8354	121	0.78	2,887,989	3,587,166	
1989/01		1.00	7.4253	3.0000	4.4253	121	0.78	2,887,989	3,608,341	
1989/07		1.00	5.0152	3.0000	2.0152	121	0.78	2,887,989	3,632,783	
1990/01		1.00	2.6051	2.6051		121	6.03	2,887,989	3,651,054	
1990/07		1.00	0.5899	0.5899		121	6.03	2,887,989	3,672,592	
1991/01		1.00	0.5899	0.5899		121	8.94	2,887,989	3,694,130	
1991/07		1.00	1.4932	1.4932		121	8.94	2,887,989	3,749,306	
1992/01		0.95	2.0117	2.0117		121	8.94	2,887,989	3,824,689	
1992/07		0.95	1.8152	1.8152		121	11.17	2,887,989	3,894,143	
1993/01		0.90	1.7710	1.7710		121	13.24	2,887,989	3,963,113	
1993/07		0.90	1.5329	1.5329		121	13.24	2,887,989	4,023,855	
1994/01		0.85	1.6983	1.6983		121	11.75	2,887,989	4,092,220	
1994/07		0.85	1.5991	1.5991		121	11.75	2,887,989	4,157,681	
1995/01		0.80	1.5812	1.5812		121	12.55	2,887,989	4,223,384	
1995/07		0.80	1.5250	1.5250		121	12.55	2,887,989	4,287,756	
1996/01		0.75	1.7228	1.7228		121	17.76	2,887,989	4,361,687	
1996/07		0.75	1.3294	1.3294		121	17.76	2,887,989	4,419,646	
1997/01		0.70	1.4109	1.4109		121	15.64	2,887,989	4,481,961	
1997/07		0.70	1.0917	1.0917		121	15.64	2,887,989	4,530,845	
1998/01		0.65	1.1663	1.1663		121	14.21	2,887,989	4,583,722	
1998/07		0.65	1.0794	1.0794		121	14.21	2,887,989	4,633,211	
1999/01		0.60	1.4499	1.4499		121	10.86	2,887,989	4,700,366	
1999/07		0.60	1.2299	1.2299		121	10.86	2,887,989	4,758,204	
2000/01	34,289	0.55	1.3356	1.3356		121	11.51	2,922,278	4,821,729	
2000/07		0.55	1.1129	1.1129		121	11.51	2,922,278	4,875,332	
2001/01		0.50	1.2976	1.2976		121	13.70	2,922,278	4,938,615	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		0.50	0.9615	0.9615		121	13.70	2,922,278	4,986,047	
2002/01		0.45	1.0301	1.0301		121	10.40	2,922,278	5,037,351	
2002/07		0.45	0.8337	0.8337		121	10.40	2,922,278	5,079,338	
2003/01	18,428	0.40	1.3271	1.3271		121	9.97	2,940,706	5,146,735	
2003/07		0.40	1.1664	1.1664		121	9.97	2,940,706	5,206,751	
2004/01		0.35	1.1103	1.1103		120	15.77	2,940,706	5,221,080	
2004/07		0.35	0.8378	0.8378		120	15.77	2,940,706	5,264,880	
2005/01	22,719	0.30	0.8595	0.8595		120	11.76	2,963,425	5,310,120	
2005/07		0.30	0.7364	0.7364		120	11.76	2,963,425	5,349,240	
2006/01	34,437	0.25	0.9068	0.9068		120	22.26	2,997,862	5,397,720	
2006/07		0.25	0.8133	0.8133		120	22.26	2,997,862	5,441,640	
2007/01	46,926	0.20	1.0133	1.0133		120	33.52	3,048,491	5,496,720	
2007/07		0.20	1.1050	1.1050		120	33.52	3,052,597	5,557,440	
2008/01		0.15	0.8556	0.8556		120	33.64	3,054,992	5,604,960	
2008/07		0.15	0.6104	0.6104		120	33.64	3,056,704	5,639,160	
2009/01		0.10	1.3268	1.3268		120	32.73	3,059,118	5,714,040	
2009/07		0.10	0.6841	0.6841		120	32.73	3,060,363	5,753,160	
2010/01	46,088	0.05	0.8643	0.8643		120	42.27	3,107,467	5,802,840	
2010/07		0.05	0.7107	0.7107		120	42.27	3,108,315	5,844,120	
2011/01		0.00	0.9198	0.9198		120	37.14	3,108,315	5,897,880	
2011/07		0.00	0.9028	0.9028		120	37.14	3,108,315	5,951,160	
2012/01		0.00	0.3865	0.3865		120	42.91	3,108,315	5,974,200	
2012/07		0.00	0.9417	0.9417		120	42.91	3,108,315	6,030,480	
2013/01		0.00	0.4901	0.4901		120	43.60	3,108,315	6,060,000	
2013/07		0.00	0.6196	0.6196		120	43.60	3,108,315	6,097,560	
2014/01	1,646,744	0.00	0.8564	0.8564		120	47.49	4,755,059	6,149,760	
2014/07		0.00	1.2383	1.2383		120	47.49	4,755,059	6,225,960	

Message Code:



Florida Agency for Health Care Administration
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Sun Terrace 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
105 TRINITY LAKES DR	9/1/2012-8/31/2013	Number of Beds: 109	Superior: 0
SUN CITY CENTER, FL 33573	Days in CR 365	Maximum: 39,785	Standard: 184
County: Hillsborough [29]	First Used : 2014/07	Max Annualized: 39,785	Conditional: 0
Region: Central Area: 6	Last Used: 2014/07	Total Patient: 36,301	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 17,932	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 9,995	FY Index: 1.30580299
Class at 1/94: North Large	Medical Utilization	27.53368%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	91.24293%	Cost: 1.03158969
Open Date: 03/01/1983	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 03/01/1983	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21049917
Entered Medicaid 09/01/1987	Low Occupancy Adjustment Factor:	116.15742%	DC Sem Index: 1.24200000
Med # Active Date: 09/01/1987	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02602301
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	528,535	889,033	705,803	193,903		2,317,274
1a	Audit Adjustments						
2	Cost Per Diem	52.8799	88.9478	70.6156	19.4000		231.8433
3	Cost Per Diem Inflated	54.5504	91.2625	72.8463			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	54.5504	91.2625	72.8463	19.4000		238.0592
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	47.0240		53.3361			
7	Provider Target Rate	48.0038		54.4474			
7a	Interim Adjustment						
7b	Interim Adjustment Provider Target Rate						
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500		
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784			
10	Target Rate Class Ceiling	53.7075		61.9692			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	48.0038	91.2625	54.4474	13.6500		207.3637
12/13	Medical Adjustment Rate						
14	Prospective Per Diem 11	48.0038	91.2625	54.4474	13.6500		207.3637
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 07/01/2014 through 12/31/2014

Sun Terrace Health Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	09/01/1987	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	1,061,208.00	Total Amount	Per Diem
RS to Start Calcs:	1982/07	Type:	Variable	80% Capital(1):	4,100,975 11.7106
Indexed Asset Value	5,126,219	<60% of Base:	False	20% ROE(2):	1,025,244 0.4504
FRVS Base Asset:	1,239,028	Interest Rate:	10.7500%	Insurance Cost(3):	86,041 2.3702
Occup Adj Factor	0.9000	Chase Rate:	6.2500%	Taxes Cost(3):	106,506 2.9340
ROE Factor	0.015730	Amortization Rate:	8.2500%	Home Office(3):	19,159 0.5278
		Interest Only:	False	Replacement(3&4):	248,471 0.0000
		Yearly Payment:	419,316	Total FRVS PD:	17.9930

- (1) 80% Capital (\$4,100,975) amortized at 8.2500 % for 20 years Principal & Interest of \$419,316 divided by annual available days (39785) divided by Occup. Adj. (0.900) = \$11.7106
- (2) 20% ROE (\$1,025,244) times the ROE factor (0.015730) divided by annual available days (39785) divided by Occup. Adj. (0.900) = \$0.4504
- (3) Pass-throughs: Cost divided by Total Patient Days
- (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	24,796
Comparison Date:	01/01/1982	Current RS PBS:	51,883
Comparison Bed	120	Effective PBS Limitation	2,975,520

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	48.0038	48.0038	0.8523	47.1515
Direct Care	91.2625	91.2625	1.6204	89.6421
Indirect Care	54.4474	54.4474	0.9667	53.4807
Property	13.6500	17.9930	0.3195	17.6735
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Quality Assess-Medicaid Share				13.4374
Totals	207.3637	211.7067	3.7589	231.2877

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1983/04	1,239,028	0.00	2.6288	2.6288		120		1,239,028	2,975,520	
1983/07		0.10	3.9578	3.0000	0.9578	120		1,239,028	3,247,440	
1984/01		0.10	2.2530	2.2530		120		1,239,028	3,289,560	
1984/07		0.20	1.9179	1.9179		120		1,239,028	3,352,680	
1985/01		0.20	1.1471	1.1471		120		1,239,028	3,391,080	
1985/10		0.30	0.8522	0.8522		120		1,239,028	3,420,000	
1986/01		0.30	0.8299	0.8299		120		1,239,028	3,448,440	
1986/07		0.40	0.2974	0.2974		120		1,239,028	3,441,840	
1987/01		0.40	1.0091	1.0091		120		1,239,028	3,503,400	
1987/07	1,751,700	0.50	0.9007	0.9007		120	13.36	2,990,728	3,530,760	
1988/01		0.50	0.9007	0.9007		120	13.36	2,990,728	3,559,440	
1988/07		0.60	0.5899	0.5899		120	13.36	2,990,728	3,557,520	
1989/01		0.60	0.5899	0.5899		120	13.36	2,990,728	3,578,520	
1989/07		0.70	0.5899	0.5899		120	13.36	2,990,728	3,602,760	
1990/01		0.70	0.5899	0.5899		120	27.86	2,996,983	3,620,880	
1990/07		0.80	0.5899	0.5899		120	27.86	3,004,147	3,642,240	
1991/01		0.80	0.5899	0.5899		120	23.10	3,004,147	3,663,600	
1991/07		0.90	1.4932	1.4932		120	23.10	3,004,147	3,718,320	
1992/01		0.90	2.0117	2.0117		120	24.10	3,004,147	3,793,080	
1992/07		1.00	1.8152	1.8152		120	27.58	3,031,492	3,861,960	
1993/01		1.00	1.7710	1.7710		120	27.58	3,058,414	3,930,360	
1993/07		1.00	1.5329	1.5329		120	33.85	3,087,268	3,990,600	
1994/01		1.00	1.6983	1.6983		120	33.85	3,119,537	4,058,400	
1994/07		1.00	1.5991	1.5991		120	37.64	3,153,676	4,123,320	
1995/01		1.00	1.5812	1.5812		120	37.64	3,187,802	4,188,480	
1995/07		1.00	1.5250	1.5250		120	43.65	3,226,384	4,252,320	
1996/01		1.00	1.7228	1.7228		120	43.65	3,270,498	4,325,640	
1996/07		1.00	1.3294	1.3294		120	41.95	3,303,660	4,383,120	
1997/01		1.00	1.4109	1.4109		120	41.95	3,339,212	4,444,920	
1997/07	172,840	1.00	1.0917	1.0917		120	45.39	3,542,137	4,493,400	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/01		1.00	1.1663	1.1663		120	45.39	3,542,137	4,545,840	5
1998/07		1.00	1.0794	1.0794		120	45.39	3,576,231	4,594,920	5
1999/01		1.00	1.4499	1.4499		120	45.95	3,651,794	4,661,520	
1999/07		1.00	1.2299	1.2299		120	45.95	3,689,317	4,718,880	
2000/01		1.00	1.3356	1.3356		120	45.33	3,729,928	4,781,880	
2000/07		1.00	1.1129	1.1129		120	45.33	3,764,140	4,835,040	
2001/01	20,204	1.00	1.2976	1.2976		120	49.96	3,828,712	4,897,800	
2001/07	24,887	1.00	0.9615	0.9615		120	45.57	3,884,100	4,944,840	
2002/01		1.00	1.0301	1.0301		120	52.21	3,922,081	4,995,720	
2002/07		1.00	0.8337	0.8337		120	52.21	3,922,081	5,037,360	5
2003/01	24,902	1.00	1.3271	1.3271		120	49.55	4,025,286	5,104,200	
2003/07		0.95	1.1664	1.1664		120	49.55	4,065,470	5,163,720	
2004/01		0.95	1.1103	1.1103		120	49.55	4,104,103	5,221,080	
2004/07		0.90	0.8378	0.8378		120	51.78	4,133,236	5,264,880	
2005/01		0.90	0.8595	0.8595		120	51.78	4,163,339	5,310,120	
2005/07		0.85	0.7364	0.7364		109	53.11	4,188,502	4,858,893	
2006/01		0.85	0.9068	0.9068		109	53.11	4,219,678	4,902,929	
2006/07		0.80	0.8133	0.8133		109	52.97	4,246,118	4,942,823	
2007/01		0.80	1.0133	1.0133		109	52.97	4,279,267	4,992,854	
2007/07		0.75	1.1050	1.1050		109	56.34	4,314,734	5,048,008	
2008/01		0.75	0.8556	0.8556		109	56.34	4,342,422	5,091,172	
2008/07	22,985	0.70	0.6104	0.6104		109	56.34	4,383,962	5,122,237	
2009/01	45,146	0.70	1.3268	1.3268		109	44.59	4,462,119	5,190,253	
2009/07		0.65	0.6841	0.6841		109	44.59	4,478,206	5,225,787	
2010/01		0.65	0.8643	0.8643		109	44.59	4,498,603	5,270,913	
2010/07		0.60	0.7107	0.7107		109	42.00	4,513,251	5,308,409	
2011/01	84,970	0.60	0.9198	0.9198		109	38.77	4,615,779	5,357,241	
2011/07		0.55	0.9028	0.9028		109	38.77	4,631,934	5,405,637	
2012/01		0.55	0.3865	0.3865		109	38.77	4,638,876	5,426,565	
2012/07	170,469	0.50	0.9417	0.9417		109	33.81	4,822,773	5,477,686	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/01		0.50	0.4901	0.4901		109	33.81	4,830,039	5,504,500	
2013/07	144,000	0.45	0.6196	0.6196		109	31.12	4,981,658	5,538,617	
2014/01		0.45	0.8564	0.8564		109	31.12	4,992,521	5,586,032	
2014/07	121,321	0.40	1.2383	1.2383		109	27.53	5,126,219	5,655,247	

Message Code:

5 Uncorrected Licensure Deficiency

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 209856083120130901201210102013094316



Florida Agency for Health Care Administration
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 Rate Semester 07/01/2014 through 12/31/2014

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225.50

Life Care Center of Altamonte Springs
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Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective
 Type of Ownership: Proprietary : Corporation CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
989 ORIENTA AVE	8/1/2012-7/31/2013	Number of Beds: 240	Superior: 0
ALTAMONTE SPRINGS, FL	Days in CR 365	Maximum: 87,600	Standard: 184
32701	First Used : 2014/01	Max Annualized: 87,600	Conditional: 0
County: Seminole [59]	Last Used: 2014/07	Total Patient: 70,722	Total: 184
Region: Central Area: 7	Unaudited	Medicare: 19,014	Inflation
Control: Proprietary : Corporation	Initial CR? False	Medicaid: 44,603	FY Index: 1.30228922
Current Class Central Large	Medical Utilization		Semester Index: 1.34705290
Class at 1/94: North Large	Occupancy:	63.06807%	Cost: 1.03437307
Operating Ex > 18 months	Statewide Low Occupancy Threshold:	80.73288%	Target: 1.01458517
Open Date: 02/01/1976	Medicaid Low Occupancy Threshold:	78.55110%	DC FY Index: 1.20949917
Acquired Date: 02/01/1976	Low Occupancy Adjustment Factor:	41.17760%	DC Sem Index: 1.24200000
Entered Medicaid 02/01/1976	Weighted Low Occ Adjustment Factor:	102.77753%	DC Inflation: 1.02687131
Med # Active Date: 09/01/1988			PS Target: 1.02083595
Previous Med # 204528			

Rate Calculations							
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Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,876,329	3,778,065	2,252,734	349,688		8,256,815	
1a	Audit Adjustments							
2	Cost Per Diem	42.0673	84.7043	50.5063	7.8400		185.1179	
3	Cost Per Diem Inflated	43.5133	86.9804	52.2424				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	43.5133	86.9804	52.2424	7.8400		190.5761	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	53.3804		53.3361				
7	Provider Target Rate	54.4926		54.4474				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	43.5133	86.9804	52.2424	7.8400		190.5761	
12/13	Medical Adjustment Rate		1.2787	0.7680				
14	Prospective Per Diem 11	43.5133	88.2591	53.0104	7.8400		192.6228	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Life Care Center of Altamonte Springs

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	07/01/1988	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,004,398.00		Total Amount	Per Diem
RS to Start Calcs:	1976/01	Type:	Fixed	80% Capital(1):	7,201,158	11.3559
Indexed Asset Value	9,001,448	<60% of Base:	True	20% ROE(2):	1,800,290	0.3425
FRVS Base Asset:	4,075,311	Interest Rate:	10.6250%	Insurance Cost(3):	28,496	0.4029
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	96,401	1.3631
ROE Factor	0.015000	Amortization Rate:	12.5000%	Home Office(3):	57,694	0.8158
		Interest Only:	True	Replacement(3&4):	229,267	0.0000
		Yearly Payment:	895,301	Total FRVS PD:		14.2802

- (1) 80% Capital (\$7,201,158) amortized at 12.5000 % for 20 years Interest of \$895,301 divided by annual available days (87600) divided by Occup. Adj. (0.900) = \$11.3559
- (2) 20% ROE (\$1,800,290) times the ROE factor (0.015000) divided by annual available days (87600) divided by Occup. Adj. (0.900) = \$0.3425
- (3) Pass-throughs: 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:	51,883
Comparison Bed	240	Effective PBS Limitation	6,840,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	43.5133	43.5133	0.7726	42.7407
Direct Care	88.2591	88.2591	1.5670	86.6921
Indirect Care	53.0104	53.0104	0.9412	52.0692
Property	7.8400	14.2802	0.2535	14.0267
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.0664
Supplemental Rate Add-on				9.9025
Totals	192.6228	199.0630	3.5343	225.4976

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1976/01	188,921	0.00	4.0445	3.0000	1.0445	240	100.00	188,921	3,614,880	
1976/07		0.10	4.5297	3.0000	1.5297	240	100.00	189,488	3,740,880	
1977/01		0.10	5.2803	3.0000	2.2803	240	100.00	190,056	3,881,280	
1977/07		0.20	7.3379	3.0000	4.3379	240	100.00	191,196	4,077,360	
1978/01		0.20	9.0776	3.0000	6.0776	240	100.00	192,343	4,270,800	
1978/07		0.30	11.6170	3.0000	8.6170	240	100.00	194,074	4,507,200	
1979/01		0.30	13.7443	3.0000	10.7443	240	100.00	195,821	4,738,320	
1979/07		0.40	14.9425	3.0000	11.9425	240	100.00	198,171	4,937,280	
1980/01	222,183	0.40	18.1082	3.0000	15.1082	240	74.34	422,732	5,241,840	
1980/07		0.50	18.9189	3.0000	15.9189	240	74.34	429,073	5,441,520	
1981/01		0.50	19.7429	3.0000	16.7429	240	70.44	435,509	5,649,600	
1981/07		0.60	19.3317	3.0000	16.3317	240	70.44	443,348	5,795,760	
1982/01		0.60	19.0077	3.0000	16.0077	240	72.79	451,328	5,951,040	
1982/07		0.70	18.3054	3.0000	15.3054	240	72.79	460,806	6,087,600	
1983/04	2,721,334	0.70	17.9342	3.0000	14.9342	240	69.84	3,191,817	6,247,680	
1983/07		0.80	18.8920	3.0000	15.8920	240	69.84	3,268,421	6,494,880	
1984/01	12,677	0.80	17.1872	3.0000	14.1872	240	65.26	3,359,540	6,579,120	
1984/07		0.90	16.1051	3.0000	13.1051	240	65.26	3,450,248	6,705,360	
1985/01	4,160	0.90	14.2522	3.0000	11.2522	240	62.98	3,547,565	6,782,160	
1985/10	421,319	1.00	12.1044	3.0000	9.1044	240	62.98	4,075,311	6,840,000	
1986/01		1.00	9.9343	3.0000	6.9343	240	62.98	4,197,570	6,896,880	
1986/07		1.00	7.2317	3.0000	4.2317	240	62.98	4,323,497	6,883,680	
1987/01		1.00	5.2408	3.0000	2.2408	240	62.98	4,453,202	7,006,800	
1987/07		1.00	3.1415	3.0000	0.1415	240	61.12	4,586,798	7,061,520	
1988/01		1.00	1.0422	1.0422		240	61.12	4,634,602	7,118,880	
1988/07		1.00	0.5899	0.5899		240	65.30	4,661,942	7,115,040	
1989/01		1.00	0.5899	0.5899		240	65.30	4,689,443	7,157,040	
1989/07		1.00	0.5899	0.5899		240	70.86	4,717,106	7,205,520	
1990/01		1.00	0.5899	0.5899		240	70.86	4,744,932	7,241,760	
1990/07		1.00	0.5899	0.5899		240	63.87	4,772,922	7,284,480	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1991/01		1.00	0.5899	0.5899		240	63.87	4,801,077	7,327,200	
1991/07	49,702	1.00	1.4932	1.4932		240	71.45	4,922,469	7,436,640	
1992/01		1.00	2.0117	2.0117		240	71.45	5,021,494	7,586,160	
1992/07		1.00	1.8152	1.8152		240	71.50	5,112,644	7,723,920	
1993/01		1.00	1.7710	1.7710		240	71.50	5,203,189	7,860,720	
1993/07		1.00	1.5329	1.5329		240	76.25	5,282,949	7,981,200	
1994/01		1.00	1.6983	1.6983		240	76.25	5,372,669	8,116,800	
1994/07		1.00	1.5991	1.5991		240	80.48	5,458,583	8,246,640	
1995/01		1.00	1.5812	1.5812		240	80.48	5,544,894	8,376,960	
1995/07	477,769	1.00	1.5250	1.5250		240	80.35	6,107,223	8,504,640	
1996/01		1.00	1.7228	1.7228		240	80.35	6,212,438	8,651,280	
1996/07		0.95	1.3294	1.3294		240	81.45	6,290,895	8,766,240	
1997/01		0.95	1.4109	1.4109		240	81.45	6,375,218	8,889,840	
1997/07		0.90	1.0917	1.0917		240	84.44	6,437,855	8,986,800	
1998/01		0.90	1.1663	1.1663		240	84.44	6,505,433	9,091,680	
1998/07		0.85	1.0794	1.0794		240	82.54	6,565,120	9,189,840	
1999/01		0.85	1.4499	1.4499		240	82.54	6,646,029	9,323,040	
1999/07	167,785	0.80	1.2299	1.2299		240	81.20	6,879,204	9,437,760	
2000/01		0.80	1.3356	1.3356		240	81.20	6,952,708	9,563,760	
2000/07	190,122	0.75	1.1129	1.1129		240	78.89	7,200,864	9,670,080	
2001/01		0.75	1.2976	1.2976		240	78.89	7,270,943	9,795,600	
2001/07		0.70	0.9615	0.9615		240	68.50	7,319,884	9,889,680	
2002/01		0.70	1.0301	1.0301		240	68.02	7,372,668	9,991,440	
2002/07		0.65	0.8337	0.8337		240	68.02	7,412,620	10,074,720	
2003/01		0.65	1.3271	1.3271		240	68.80	7,476,561	10,208,400	
2003/07		0.60	1.1664	1.1664		240	68.80	7,528,882	10,327,440	
2004/01		0.60	1.1103	1.1103		240	65.22	7,579,039	10,442,160	
2004/07		0.55	0.8378	0.8378		240	65.22	7,613,963	10,529,760	
2005/01	61,082	0.55	0.8595	0.8595		240	62.39	7,711,036	10,620,240	
2005/07		0.50	0.7364	0.7364		240	62.39	7,739,428	10,698,480	



Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid FRVS Property Reimbursement Rate
 Rate Semester 7/1/2014 through 12/31/2014 Based on Cost Report: 7/31/2013

0 210137-00 - 2014/07

225.50

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2006/01		0.50	0.9068	0.9068		240	62.39	7,774,519	10,795,440	
2006/07	174,131	0.45	0.8133	0.8133		240	60.84	7,977,105	10,883,280	
2007/01	201,050	0.45	1.0133	1.0133		240	61.94	8,214,531	10,993,440	
2007/07		0.40	1.1050	1.1050		240	61.94	8,250,839	11,114,880	
2008/01		0.40	0.8556	0.8556		240	61.94	8,279,073	11,209,920	
2008/07	55,825	0.35	0.6104	0.6104		240	59.35	8,352,582	11,278,320	
2009/01		0.35	1.3268	1.3268		240	59.35	8,391,371	11,428,080	
2009/07	238,774	0.30	0.6841	0.6841		240	59.20	8,647,364	11,506,320	
2010/01	72,046	0.30	0.8643	0.8643		240	60.15	8,741,833	11,605,680	
2010/07		0.25	0.7107	0.7107		240	60.15	8,757,367	11,688,240	
2011/01		0.25	0.9198	0.9198		240	63.56	8,777,509	11,795,760	
2011/07		0.20	0.9028	0.9028		240	63.56	8,793,361	11,902,320	
2012/01		0.20	0.3865	0.3865		240	63.38	8,800,158	11,948,400	
2012/07		0.15	0.9417	0.9417		240	63.38	8,812,593	12,060,960	
2013/01		0.15	0.4901	0.4901		240	63.38	8,819,070	12,120,000	
2013/07	54,205	0.10	0.6196	0.6196		240	62.64	8,878,743	12,195,120	
2014/01	109,537	0.10	0.8564	0.8564		240	63.07	8,995,880	12,299,520	
2014/07		0.05	1.2383	1.2383		240	63.07	9,001,448	12,451,920	

Message Code:



Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 07/01/2014 through 12/31/2014

0 210188-00 - 2014/07

248.31

Covenant Village Care Center

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

Provider Information	Cost Report	Patient Days	Ratings Days
9211 W BROWARD BLVD	2/1/2012-1/31/2013	Number of Beds: 60	Superior: 0
PLANTATION, FL 33324	Days in CR 366	Maximum: 21,960	Standard: 184
County: Broward [6]	First Used : 2014/01	Max Annualized: 21,900	Conditional: 0
Region: South Area: 10	Last Used: 2014/07	Total Patient: 18,941	Total: 184
Control: Nonprofit : Church	Unaudited	Medicare: 4,736	Inflation
Current Class South Small	Initial CR? False	Medicaid: 6,127	FY Index: 1.28546739
Class at 1/94: South Small	Medical Utilization	32.34782%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	86.25228%	Cost: 1.04790904
Open Date: 03/15/1988	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 03/15/1988	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20349917
Entered Medicaid 03/15/1988	Low Occupancy Adjustment Factor:	109.80404%	DC Sem Index: 1.24200000
Med # Active Date: 03/15/1988	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03199074
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	366,153	570,029	469,410	65,436		1,471,028	
1a	Audit Adjustments							
2	Cost Per Diem	59.7606	93.0356	76.6134	10.6799		240.0895	
3	Cost Per Diem Inflated	62.6237	96.0119	80.2839				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	62.6237	96.0119	80.2839	10.6799		249.5994	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	95.1177		67.7484				
7	Provider Target Rate	97.0996		69.1600				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	62.8974	105.8360	81.6951	13.6500			
9	Prior Semester: Class Ceiling Target Base	67.3414		79.1810				
10	Target Rate Class Ceiling	68.3236		80.3359				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	62.6237	96.0119	69.1600	10.6799		238.4755	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	62.6237	96.0119	69.1600	10.6799		238.4755	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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248.31

Rate Semester 07/01/2014 through 12/31/2014

Covenant Village Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	03/15/1988	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,364,442.00		Total Amount	Per Diem
RS to Start Calcs:	1988/01	Type:	Variable	80% Capital(1):	1,812,135	9.8981
Indexed Asset Value	2,265,169	<60% of Base:	False	20% ROE(2):	453,034	0.3351
FRVS Base Asset:	1,765,380	Interest Rate:	8.9600%	Insurance Cost(3):	12,015	0.6343
Occup Adj Factor	0.9000	Chase Rate:	8.7500%	Taxes Cost(3):	18,366	0.9696
ROE Factor	0.014580	Amortization Rate:	8.9600%	Home Office(3):	58,345	3.0804
		Interest Only:	False	Replacement(3&4):	81,668	0.0000
		Yearly Payment:	195,092	Total FRVS PD:		14.9175

- (1) 80% Capital (\$1,812,135) amortized at 8.9600 % for 20 years Principal & Interest of \$195,092 divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$9.8981
- (2) 20% ROE (\$453,034) times the ROE factor (0.014580) divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$0.3351
- (3) Pass-throughs: 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:	51,883
Comparison Bed	60	Effective PBS Limitation	1,765,380

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	62.6237	62.6237	1.1119	61.5118
Direct Care	96.0119	96.0119	1.7047	94.3072
Indirect Care	69.1600	69.1600	1.2279	67.9321
Property	10.6799	14.9175	0.2649	14.6526
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	238.4755	242.7131	4.3094	248.3062

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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 Rate Semester 7/1/2014 through 12/31/2014 Based on Cost Report: 1/31/2013

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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1988/01	2,372,607	0.00	0.9007	0.9007		60	11.99	1,765,380	1,765,380	1
1988/07		0.10	0.5899	0.5899		60	11.99	1,765,380	1,778,760	
1989/01		0.10	0.5899	0.5899		60	11.99	1,765,380	1,789,260	
1989/07		0.20	0.5899	0.5899		60	11.99	1,765,380	1,801,380	
1990/01		0.20	0.5899	0.5899		60	11.99	1,765,380	1,810,440	
1990/07		0.30	0.5899	0.5899		60	11.99	1,765,380	1,821,120	
1991/01	8,652	0.30	0.5899	0.5899		60	21.88	1,774,032	1,831,800	
1991/07		0.40	1.4932	1.4932		60	21.88	1,774,032	1,859,160	
1992/01		0.40	2.0117	2.0117		60	19.05	1,774,032	1,896,540	
1992/07		0.50	1.8152	1.8152		60	19.05	1,774,032	1,930,980	
1993/01		0.50	1.7710	1.7710		60	21.34	1,774,032	1,965,180	
1993/07		0.60	1.5329	1.5329		60	21.34	1,774,032	1,995,300	
1994/01		0.60	1.6983	1.6983		60	27.27	1,782,995	2,029,200	
1994/07		0.70	1.5991	1.5991		60	27.27	1,792,891	2,061,660	
1995/01	49,646	0.70	1.5812	1.5812		60	35.56	1,855,367	2,094,240	
1995/07		0.80	1.5250	1.5250		60	35.56	1,870,002	2,126,160	
1996/01		0.80	1.7228	1.7228		60	30.54	1,884,313	2,162,820	
1996/07		0.90	1.3294	1.3294		60	30.54	1,896,832	2,191,560	
1997/01	15,995	0.90	1.4109	1.4109		60	27.94	1,912,827	2,222,460	5
1997/07		1.00	1.0917	1.0917		60	27.94	1,935,739	2,246,700	
1998/01	36,223	1.00	1.1663	1.1663		60	29.56	1,984,096	2,272,920	
1998/07		1.00	1.0794	1.0794		60	29.56	1,995,606	2,297,460	
1999/01		1.00	1.4499	1.4499		60	34.23	2,013,614	2,330,760	
1999/07		1.00	1.2299	1.2299		60	34.23	2,029,027	2,359,440	
2000/01	15,599	1.00	1.3356	1.3356		60	24.91	2,044,626	2,390,940	
2000/07		1.00	1.1129	1.1129		60	24.91	2,044,626	2,417,520	
2001/01		1.00	1.2976	1.2976		60	24.05	2,044,626	2,448,900	
2001/07		1.00	0.9615	0.9615		60	24.05	2,044,626	2,472,420	
2002/01		1.00	1.0301	1.0301		60	22.21	2,044,626	2,497,860	
2002/07	12,081	1.00	0.8337	0.8337		60	20.46	2,056,707	2,518,680	



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248.31

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2003/01		1.00	1.3271	1.3271		60	20.46	2,056,707	2,552,100	
2003/07		1.00	1.1664	1.1664		60	20.46	2,056,707	2,581,860	
2004/01		1.00	1.1103	1.1103		60	20.46	2,056,707	2,610,540	
2004/07	69,519	1.00	0.8378	0.8378		60	19.79	2,126,226	2,632,440	
2005/01		1.00	0.8595	0.8595		60	19.79	2,126,226	2,655,060	
2005/07		1.00	0.7364	0.7364		60	19.79	2,126,226	2,674,620	
2006/01		1.00	0.9068	0.9068		60	19.79	2,126,226	2,698,860	
2006/07		1.00	0.8133	0.8133		60	19.79	2,126,226	2,720,820	
2007/01		1.00	1.0133	1.0133		60	19.79	2,126,226	2,748,360	
2007/07		1.00	1.1050	1.1050		60	19.79	2,126,226	2,778,720	
2008/01		1.00	0.8556	0.8556		60	15.27	2,126,226	2,802,480	
2008/07		0.95	0.6104	0.6104		60	15.27	2,126,226	2,819,580	
2009/01		0.95	1.3268	1.3268		60	15.27	2,126,226	2,857,020	
2009/07		0.90	0.6841	0.6841		60	15.27	2,126,226	2,876,580	
2010/01		0.90	0.8643	0.8643		60	15.27	2,126,226	2,901,420	
2010/07		0.85	0.7107	0.7107		60	15.27	2,126,226	2,922,060	
2011/01		0.85	0.9198	0.9198		60	15.27	2,126,226	2,948,940	
2011/07		0.80	0.9028	0.9028		60	26.11	2,133,516	2,975,580	
2012/01	10,926	0.80	0.3865	0.3865		60	27.47	2,147,737	2,987,100	
2012/07		0.75	0.9417	0.9417		60	27.47	2,155,313	3,015,240	
2013/01	81,436	0.75	0.4901	0.4901		60	30.63	2,241,161	3,030,000	
2013/07		0.70	0.6196	0.6196		60	30.63	2,246,574	3,048,780	
2014/01		0.70	0.8564	0.8564		60	32.35	2,254,496	3,074,880	
2014/07		0.65	1.2383	1.2383		60	32.35	2,265,169	3,112,980	

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 07/01/2014 through 12/31/2014

0 210285-00 - 2014/07

228.16

John Knox Village Medical Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective
 Type of Ownership: Nonprofit : 501(c)(3) Organization CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
4100 E FLETCHER AVE	1/1/2010-12/31/2010	Number of Beds: 163	Superior: 0
TAMPA, FL 33613	Days in CR 365	Maximum: 59,495	Standard: 184
County: Hillsborough [29]	First Used : 2012/01	Max Annualized: 59,495	Conditional: 0
Region: Central Area: 6	Last Used: 2014/07	Total Patient: 56,411	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 15,645	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 15,870	FY Index: 1.22078676
Class at 1/94: North Large	Medical Utilization	28.13281%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	94.81637%	Cost: 1.10343014
Open Date: 11/01/1978	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 11/01/1978	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.17400000
Entered Medicaid 12/01/1987	Low Occupancy Adjustment Factor:	120.70661%	DC Sem Index: 1.24200000
Med # Active Date: 12/01/1987	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.05792164
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,044,840	1,580,646	810,884	286,295		3,722,665	
1a	Audit Adjustments							
2	Cost Per Diem	65.8374	99.5996	51.0954	18.0400		234.5724	
3	Cost Per Diem Inflated	72.6470	105.3686	56.3802				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	72.6470	105.3686	56.3802	18.0400		252.4358	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	89.0949		81.2065				
7	Provider Target Rate	90.9513		82.8985				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	52.0915	96.7737	56.3802	13.6500		218.8954	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	52.0915	96.7737	56.3802	13.6500		218.8954	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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228.16

Rate Semester 07/01/2014 through 12/31/2014

John Knox Village Medical Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	12/01/1987	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	5,023,570.00		Total Amount	Per Diem
RS to Start Calcs:	1978/07	Type:	Variable	80% Capital(1):	6,454,922	10.3748
Indexed Asset Value	8,068,652	<60% of Base:	False	20% ROE(2):	1,613,730	0.8318
FRVS Base Asset:	2,676,513	Interest Rate:	6.0131%	Insurance Cost(3):	20,505	0.3635
Occup Adj Factor	0.9000	Chase Rate:	7.9765%	Taxes Cost(3):	20,117	0.3566
ROE Factor	0.027600	Amortization Rate:	6.0131%	Home Office(3):	283,666	5.0286
		Interest Only:	False	Replacement(3&4):	1,167,544	0.0000
		Yearly Payment:	555,526	Total FRVS PD:		16.9553

- (1) 80% Capital (\$6,454,922) amortized at 6.0131 % for 20 years Principal & Interest of \$555,526 divided by annual available days (59495) divided by Occup. Adj. (0.900) = \$10.3748
- (2) 20% ROE (\$1,613,730) times the ROE factor (0.027600) divided by annual available days (59495) divided by Occup. Adj. (0.900) = \$0.8318
- (3) Pass-throughs: Cost divided by Total Patient Days
- (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	17,795
Comparison Date:	01/01/1978	Current RS PBS:	51,883
Comparison Bed	50	Effective PBS Limitation	889,750

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	52.0915	52.0915	0.9249	51.1666
Direct Care	96.7737	96.7737	1.7182	95.0555
Indirect Care	56.3802	56.3802	1.0010	55.3792
Property	13.6500	16.9553	0.3010	16.6543
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	218.8954	222.2007	3.9451	228.1581

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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0 210285-00 - 2014/07

228.16

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1978/07	924,530	0.00	5.5395	3.0000	2.5395	50		889,750	889,750	1
1979/01		0.10	7.6667	3.0000	4.6667	50		889,750	987,150	
1979/07		0.10	8.8649	3.0000	5.8649	50		889,750	1,028,600	
1980/01	91,223	0.20	12.0306	3.0000	9.0306	50		980,973	1,092,050	
1980/07		0.20	12.8413	3.0000	9.8413	50		980,973	1,133,650	
1981/01		0.30	13.6653	3.0000	10.6653	50		980,973	1,177,000	
1981/07		0.30	13.2541	3.0000	10.2541	50		980,973	1,207,450	
1982/01		0.40	12.9301	3.0000	9.9301	50		980,973	1,239,800	
1982/07		0.40	12.2278	3.0000	9.2278	50		980,973	1,268,250	
1983/04		0.50	11.8566	3.0000	8.8566	50		980,973	1,301,600	
1983/07		0.50	12.8144	3.0000	9.8144	50		980,973	1,353,100	
1984/01		0.60	11.1096	3.0000	8.1096	50		980,973	1,370,650	
1984/07		0.60	10.0275	3.0000	7.0275	50		980,973	1,396,950	
1985/01		0.70	8.1746	3.0000	5.1746	50		980,973	1,412,950	
1985/10	1,695,540	0.70	6.0268	3.0000	3.0268	110		2,676,513	3,135,000	
1986/01		0.80	3.8567	3.0000	0.8567	110		2,676,513	3,161,070	
1986/07	21,356	0.80	1.1541	1.1541		110		2,697,869	3,155,020	
1987/01		0.90	1.0091	1.0091		110		2,697,869	3,211,450	
1987/07		0.90	0.9007	0.9007		110	2.20	2,697,869	3,236,530	
1988/01		1.00	0.9007	0.9007		110	2.20	2,697,869	3,262,820	
1988/07		1.00	0.5899	0.5899		110	2.20	2,697,869	3,261,060	
1989/01		1.00	0.5899	0.5899		110	2.20	2,697,869	3,280,310	
1989/07		1.00	0.5899	0.5899		110	2.20	2,697,869	3,302,530	
1990/01		1.00	0.5899	0.5899		110	2.20	2,697,869	3,319,140	
1990/07		1.00	0.5899	0.5899		110	2.20	2,697,869	3,338,720	
1991/01		1.00	0.5899	0.5899		110	2.20	2,697,869	3,358,300	
1991/07		1.00	1.4932	1.4932		110	5.04	2,697,869	3,408,460	
1992/01		1.00	2.0117	2.0117		110	6.95	2,697,869	3,476,990	
1992/07		1.00	1.8152	1.8152		110	6.95	2,697,869	3,540,130	
1993/01	23,441	1.00	1.7710	1.7710		110	7.11	2,721,310	3,602,830	



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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		110	7.11	2,721,310	3,658,050	
1994/01		1.00	1.6983	1.6983		110	8.29	2,721,310	3,720,200	
1994/07		1.00	1.5991	1.5991		110	8.29	2,721,310	3,779,710	
1995/01	2,765,841	1.00	1.5812	1.5812		163	13.08	5,487,151	5,689,352	
1995/07		1.00	1.5250	1.5250		163	13.08	5,487,151	5,776,068	
1996/01	78,243	1.00	1.7228	1.7228		163	19.21	5,565,394	5,875,661	
1996/07		1.00	1.3294	1.3294		163	19.21	5,565,394	5,953,738	
1997/01	30,577	1.00	1.4109	1.4109		163	24.52	5,595,971	6,037,683	
1997/07		1.00	1.0917	1.0917		163	24.52	5,595,971	6,103,535	
1998/01	198,888	1.00	1.1663	1.1663		163	22.60	5,794,859	6,174,766	
1998/07		1.00	1.0794	1.0794		163	22.60	5,794,859	6,241,433	
1999/01		0.95	1.4499	1.4499		163	22.60	5,794,859	6,331,898	
1999/07		0.95	1.2299	1.2299		163	22.60	5,794,859	6,409,812	
2000/01		0.90	1.3356	1.3356		163	23.60	5,794,859	6,495,387	
2000/07		0.90	1.1129	1.1129		163	23.60	5,794,859	6,567,596	
2001/01		0.85	1.2976	1.2976		163	25.99	5,825,063	6,652,845	
2001/07		0.85	0.9615	0.9615		163	25.99	5,847,560	6,716,741	
2002/01		0.80	1.0301	1.0301		163	26.50	5,870,779	6,785,853	
2002/07		0.80	0.8337	0.8337		163	26.50	5,889,646	6,842,414	
2003/01		0.75	1.3271	1.3271		163	26.50	5,917,890	6,933,205	
2003/07	25,422	0.75	1.1664	1.1664		163	28.09	5,969,752	7,014,053	
2004/01		0.70	1.1103	1.1103		163	28.09	5,993,448	7,091,967	
2004/07	88,149	0.70	0.8378	0.8378		163	34.31	6,103,525	7,151,462	
2005/01		0.65	0.8595	0.8595		163	34.31	6,124,797	7,212,913	
2005/07		0.65	0.7364	0.7364		163	34.64	6,143,263	7,266,051	
2006/01		0.60	0.9068	0.9068		163	36.99	6,165,743	7,331,903	
2006/07		0.60	0.8133	0.8133		163	37.26	6,186,127	7,391,561	
2007/01		0.55	1.0133	1.0133		163	37.26	6,209,482	7,466,378	
2007/07		0.55	1.1050	1.1050		163	37.26	6,235,050	7,548,856	
2008/01	98,357	0.50	0.8556	0.8556		163	36.67	6,351,191	7,613,404	



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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		163	36.67	6,364,115	7,659,859	
2009/01	47,691	0.45	1.3268	1.3268		163	33.11	6,434,682	7,761,571	
2009/07		0.45	0.6841	0.6841		163	33.11	6,446,605	7,814,709	
2010/01		0.40	0.8643	0.8643		163	31.42	6,459,336	7,882,191	
2010/07		0.40	0.7107	0.7107		163	31.42	6,469,827	7,938,263	
2011/01	2,535,781	0.35	0.9198	0.9198		163	26.79	8,011,287	8,011,287	8
2011/07		0.35	0.9028	0.9028		163	26.79	8,023,618	8,083,659	
2012/01		0.30	0.3865	0.3865		163	28.13	8,028,378	8,114,955	
2012/07		0.30	0.9417	0.9417		163	28.13	8,039,978	8,191,402	
2013/01		0.25	0.4901	0.4901		163	28.13	8,045,015	8,231,500	
2013/07		0.25	0.6196	0.6196		163	28.13	8,051,389	8,282,519	
2014/01		0.20	0.8564	0.8564		163	28.13	8,058,443	8,353,424	
2014/07		0.20	1.2383	1.2383		163	28.13	8,068,652	8,456,929	

Message Code:

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



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Village on the Isle

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

Type of Ownership: Nonprofit : Church

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
910 TAMIAMI TRAIL SOUTH	1/1/2012-12/31/2012	Number of Beds: 60	Superior: 0
VENICE, FL 34285	Days in CR 366	Maximum: 21,960	Standard: 184
County: Sarasota [58]	First Used : 2013/07	Max Annualized: 21,900	Conditional: 0
Region: South Area: 8	Last Used: 2014/07	Total Patient: 20,634	Total: 184
Control: Nonprofit : Church	Unaudited	Medicare: 2,563	Inflation
Current Class South Small	Initial CR? False	Medicaid: 9,990	FY Index: 1.28335532
Class at 1/94: South Small	Medical Utilization	48.41524%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	93.96175%	Cost: 1.04963363
Open Date: 10/01/1984	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 10/01/1984	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20250000
Entered Medicaid 10/01/1984	Low Occupancy Adjustment Factor:	119.61863%	DC Sem Index: 1.24200000
Med # Active Date: 05/12/1988	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03284823
Previous Med # 208051			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	617,875	990,999	809,276	154,745		2,572,895	
1a	Audit Adjustments							
2	Cost Per Diem	61.8493	99.1991	81.0086	15.4900		257.5470	
3	Cost Per Diem Inflated	64.9191	102.4576	85.0294				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	64.9191	102.4576	85.0294	15.4900		267.8961	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	61.7071		85.3627				
7	Provider Target Rate	62.9928		87.1413				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	62.8974	105.8360	81.6951	13.6500			
9	Prior Semester: Class Ceiling Target Base	67.3414		79.1810				
10	Target Rate Class Ceiling	68.3236		80.3359				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	62.8974	102.4576	80.3359	13.6500		259.3409	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	62.8974	102.4576	80.3359	13.6500		259.3409	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Village on the Isle

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	03/01/2009	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	2,036,512.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	2,166,611 14.2540
RS to Start Calcs:	1984/07	<60% of Base:	False	20% ROE(2):	541,653 0.4007
Indexed Asset Value	2,708,264	Interest Rate:	11.7050%	Insurance Cost(3):	0 0.0000
FRVS Base Asset:	1,710,000	Chase Rate:	13.0000%	Taxes Cost(3):	0 0.0000
Occup Adj Factor	0.9000	Amortization Rate:	11.7050%	Home Office(3):	0 0.0000
ROE Factor	0.014580	Interest Only:	False	Replacement(3&4):	83,327 0.0000
		Yearly Payment:	280,946	Total FRVS PD:	14.6547

- (1) 80% Capital (\$2,166,611) amortized at 11.7050 % for 20 years Principal & Interest of \$280,946 divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$14.2540
- (2) 20% ROE (\$541,653) times the ROE factor (0.014580) divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$0.4007
- (3) Pass-throughs: 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:	51,883
Comparison Bed 60	Effective PBS Limitation	1,710,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	62.8974	62.8974	1.1167	61.7807
Direct Care	102.4576	102.4576	1.8191	100.6385
Indirect Care	80.3359	80.3359	1.4264	78.9095
Property	13.6500	14.6547	0.2602	14.3945
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	259.3409	260.3456	4.6224	265.6257

Medicaid Trend Adjustment



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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	2,003,179	0.00	1.9179	1.9179		60	20.46	2,003,179	1,676,340	
1985/01	33,333	0.10	1.1471	1.1471		60	20.46	2,036,512	1,695,540	
1985/10		0.10	0.8522	0.8522		60	20.46	1,710,000	1,710,000	1
1986/01		0.20	0.8299	0.8299		60	20.46	1,710,000	1,724,220	
1986/07	25,819	0.20	0.2974	0.2974		60	20.46	1,735,819	1,720,920	
1987/01		0.30	1.0091	1.0091		60	20.46	1,735,819	1,751,700	
1987/07		0.30	0.9007	0.9007		60	26.42	1,738,072	1,765,380	
1988/01		0.40	0.9007	0.9007		60	26.42	1,741,080	1,779,720	
1988/07	13,556	0.40	0.5899	0.5899		60	26.88	1,756,644	1,778,760	
1989/01		0.50	0.5899	0.5899		60	26.88	1,759,177	1,789,260	
1989/07	19,063	0.50	0.5899	0.5899		60	22.51	1,778,240	1,801,380	
1990/01		0.60	0.5899	0.5899		60	22.51	1,778,240	1,810,440	
1990/07	33,946	0.60	0.5899	0.5899		60	22.13	1,812,186	1,821,120	
1991/01		0.70	0.5899	0.5899		60	22.13	1,812,186	1,831,800	
1991/07	8,967	0.70	1.4932	1.4932		60	21.71	1,821,153	1,859,160	
1992/01		0.80	2.0117	2.0117		60	21.71	1,821,153	1,896,540	
1992/07		0.80	1.8152	1.8152		60	19.49	1,821,153	1,930,980	
1993/01		0.90	1.7710	1.7710		60	19.49	1,821,153	1,965,180	
1993/07		0.90	1.5329	1.5329		60	23.81	1,821,153	1,995,300	
1994/01		1.00	1.6983	1.6983		60	23.81	1,821,153	2,029,200	
1994/07		1.00	1.5991	1.5991		60	24.43	1,821,153	2,061,660	
1995/01		1.00	1.5812	1.5812		60	24.43	1,821,153	2,094,240	
1995/07		1.00	1.5250	1.5250		60	26.86	1,834,716	2,126,160	
1996/01		1.00	1.7228	1.7228		60	26.86	1,850,152	2,162,820	
1996/07		1.00	1.3294	1.3294		60	29.42	1,863,309	2,191,560	
1997/01		1.00	1.4109	1.4109		60	29.42	1,877,371	2,222,460	
1997/07	43,436	1.00	1.0917	1.0917		60	25.78	1,930,414	2,246,700	
1998/01		1.00	1.1663	1.1663		60	25.78	1,940,967	2,272,920	
1998/07	11,211	1.00	1.0794	1.0794		60	27.91	1,962,810	2,297,460	
1999/01		1.00	1.4499	1.4499		60	27.91	1,977,252	2,330,760	



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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		60	32.14	1,991,463	2,359,440	
2000/01		1.00	1.3356	1.3356		60	32.14	2,007,006	2,390,940	
2000/07		1.00	1.1129	1.1129		60	25.36	2,017,305	2,417,520	
2001/01		1.00	1.2976	1.2976		60	25.36	2,029,375	2,448,900	
2001/07		1.00	0.9615	0.9615		60	11.79	2,029,375	2,472,420	
2002/01		1.00	1.0301	1.0301		60	11.79	2,029,375	2,497,860	
2002/07		1.00	0.8337	0.8337		60	8.24	2,029,375	2,518,680	
2003/01		1.00	1.3271	1.3271		60	8.24	2,029,375	2,552,100	
2003/07	9,930	1.00	1.1664	1.1664		60	20.75	2,039,305	2,581,860	
2004/01		1.00	1.1103	1.1103		60	20.75	2,039,305	2,610,540	
2004/07	15,442	1.00	0.8378	0.8378		60	31.46	2,064,520	2,632,440	
2005/01		0.95	0.8595	0.8595		60	31.46	2,074,162	2,655,060	
2005/07	31,607	0.95	0.7364	0.7364		60	33.22	2,114,534	2,674,620	
2006/01		0.90	0.9068	0.9068		60	33.22	2,124,957	2,698,860	
2006/07		0.90	0.8133	0.8133		60	33.22	2,134,352	2,720,820	
2007/01	162,765	0.85	1.0133	1.0133		60	33.05	2,308,164	2,748,360	
2007/07		0.85	1.1050	1.1050		60	33.05	2,321,192	2,778,720	
2008/01		0.80	0.8556	0.8556		60	36.93	2,331,860	2,802,480	
2008/07		0.80	0.6104	0.6104		60	36.93	2,339,505	2,819,580	
2009/01	42,681	0.75	1.3268	1.3268		60	38.36	2,398,423	2,857,020	
2009/07		0.75	0.6841	0.6841		60	38.36	2,407,006	2,876,580	
2010/01		0.70	0.8643	0.8643		60	39.26	2,417,401	2,901,420	
2010/07		0.70	0.7107	0.7107		60	39.26	2,425,986	2,922,060	
2011/01	111,521	0.65	0.9198	0.9198		60	36.48	2,547,128	2,948,940	
2011/07		0.65	0.9028	0.9028		60	36.48	2,557,042	2,975,580	
2012/01	34,564	0.60	0.3865	0.3865		60	42.03	2,596,137	2,987,100	
2012/07		0.60	0.9417	0.9417		60	42.03	2,607,346	3,015,240	
2013/01	47,564	0.55	0.4901	0.4901		60	48.75	2,661,141	3,030,000	
2013/07	14,340	0.55	0.6196	0.6196		60	48.42	2,683,465	3,048,780	
2014/01		0.50	0.8564	0.8564		60	48.42	2,693,581	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		0.50	1.2383	1.2383		60	48.42	2,708,264	3,112,980	

Message Code:

1 Per Bed Standard Limitation

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 210463123120120101201204252013092900



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HealthPark Care 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
16131 ROSERUSH COURT	10/1/2012-9/30/2013	Number of Beds: 112	Superior: 0
FORT MYERS, FL 33908	Days in CR 365	Maximum: 40,880	Standard: 184
County: Lee [36]	First Used : 2014/07	Max Annualized: 40,880	Conditional: 0
Region: South Area: 8	Last Used: 2014/07	Total Patient: 37,664	Total: 184
Control: Nonprofit : Other	Unaudited	Medicare: 14,544	Inflation
Current Class South Large	Initial CR? False	Medicaid: 9,678	FY Index: 1.30932625
Class at 1/94: South Large	Medical Utilization	25.69562%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	92.13307%	Cost: 1.02881379
Open Date: 10/28/1992	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 10/28/1992	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21150000
Entered Medicaid 12/18/1992	Low Occupancy Adjustment Factor:	117.29062%	DC Sem Index: 1.24200000
Med # Active Date: 12/18/1992	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02517540
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	611,898	1,187,790	620,591	107,039		2,527,318	
1a	Audit Adjustments							
2	Cost Per Diem	63.2257	122.7309	64.1239	11.0600		261.1405	
3	Cost Per Diem Inflated	65.0475	125.8207	65.9716				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	65.0475	125.8207	65.9716	11.0600		267.8998	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	149.7069		80.8464				
7	Provider Target Rate	152.8262		82.5309				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	54.4176	98.4475	63.9416	11.0600		227.8667	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	54.4176	98.4475	63.9416	11.0600		227.8667	
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

0 210587-00 - 2014/07

248.69

Rate Semester 07/01/2014 through 12/31/2014

HealthPark Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	12/18/1992	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	6,100,000.00	Total Amount	Per Diem
RS to Start Calcs:	1992/07	Type:	Variable	80% Capital(1):	3,929,370 8.0321
Indexed Asset Value	4,911,712	<60% of Base:	False	20% ROE(2):	982,342 0.4451
FRVS Base Asset:	2,844,810	Interest Rate:	4.3900%	Insurance Cost(3):	24,359 0.6467
Occup Adj Factor	0.9000	Chase Rate:	9.0000%	Taxes Cost(3):	0 0.0000
ROE Factor	0.016670	Amortization Rate:	4.3900%	Home Office(3):	89,934 2.3878
		Interest Only:	False	Replacement(3&4):	702,781 0.0000
		Yearly Payment:	295,517	Total FRVS PD:	11.5117

- (1) 80% Capital (\$3,929,370) amortized at 4.3900 % for 20 years Principal & Interest of \$295,517 divided by annual available days (40880) divided by Occup. Adj. (0.900) = \$8.0321
- (2) 20% ROE (\$982,342) times the ROE factor (0.016670) divided by annual available days (40880) divided by Occup. Adj. (0.900) = \$0.4451
- (3) Pass-throughs: Cost divided by Total Patient Days
- (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	31,609
Comparison Date:	01/01/1992	Current RS PBS:	51,883
Comparison Bed	90	Effective PBS Limitation	2,844,810

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.4176	54.4176	0.9662	53.4514
Direct Care	98.4475	98.4475	1.7479	96.6996
Indirect Care	63.9416	63.9416	1.1353	62.8063
Property	11.0600	11.5117	0.2044	11.3073
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				14.5193
Supplemental Rate Add-on				9.9025
Totals	227.8667	228.3184	4.0538	248.6864

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1992/07	6,318,350	0.00	1.8152	1.8152		90	15.33	2,844,810	2,844,810	1
1993/01		0.10	1.7710	1.7710		90	15.33	2,844,810	2,947,770	
1993/07		0.10	1.5329	1.5329		90	15.33	2,844,810	2,992,950	
1994/01		0.20	1.6983	1.6983		90	15.33	2,844,810	3,043,800	
1994/07		0.20	1.5991	1.5991		90	15.33	2,844,810	3,092,490	
1995/01		0.30	1.5812	1.5812		90	15.33	2,844,810	3,141,360	
1995/07		0.30	1.5250	1.5250		90	15.33	2,844,810	3,189,240	
1996/01		0.40	1.7228	1.7228		90	15.33	2,844,810	3,244,230	
1996/07	30,012	0.40	1.3294	1.3294		90	32.44	2,883,745	3,287,340	
1997/01		0.50	1.4109	1.4109		90	32.44	2,895,745	3,333,690	
1997/07		0.50	1.0917	1.0917		90	37.88	2,906,632	3,370,050	
1998/01		0.60	1.1663	1.1663		90	37.88	2,920,641	3,409,380	
1998/07	24,859	0.60	1.0794	1.0794		90	50.10	2,962,729	3,446,190	
1999/01		0.70	1.4499	1.4499		90	50.10	2,990,119	3,496,140	
1999/07	240,920	0.70	1.2299	1.2299		112	53.27	3,255,971	4,404,288	
2000/01		0.80	1.3356	1.3356		112	53.27	3,289,667	4,463,088	
2000/07	327,100	0.80	1.1129	1.1129		112	45.87	3,641,193	4,512,704	
2001/01		0.90	1.2976	1.2976		112	45.87	3,676,656	4,571,280	
2001/07		0.90	0.9615	0.9615		112	48.01	3,704,430	4,615,184	
2002/01		1.00	1.0301	1.0301		112	48.01	3,737,740	4,662,672	
2002/07		1.00	0.8337	0.8337		112	48.01	3,764,941	4,701,536	
2003/01		1.00	1.3271	1.3271		112	48.01	3,808,555	4,763,920	
2003/07	62,817	1.00	1.1664	1.1664		112	49.26	3,911,159	4,819,472	
2004/01		1.00	1.1103	1.1103		112	52.14	3,952,326	4,873,008	
2004/07		1.00	0.8378	0.8378		112	52.14	3,983,717	4,913,888	
2005/01		1.00	0.8595	0.8595		112	52.14	4,016,177	4,956,112	
2005/07	62,947	1.00	0.7364	0.7364		112	52.14	4,107,161	4,992,624	
2006/01		1.00	0.9068	0.9068		112	52.14	4,142,468	5,037,872	
2006/07		1.00	0.8133	0.8133		112	52.14	4,174,407	5,078,864	
2007/01		1.00	1.0133	1.0133		112	52.14	4,214,507	5,130,272	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2007/07		1.00	1.1050	1.1050		112	52.14	4,258,656	5,186,944	
2008/01		1.00	0.8556	0.8556		112	52.14	4,293,198	5,231,296	
2008/07		1.00	0.6104	0.6104		112	52.14	4,318,041	5,263,216	
2009/01		1.00	1.3268	1.3268		112	52.14	4,372,354	5,333,104	
2009/07	21,840	1.00	0.6841	0.6841		112	45.25	4,418,803	5,369,616	
2010/01		1.00	0.8643	0.8643		112	45.25	4,450,224	5,415,984	
2010/07	119,502	1.00	0.7107	0.7107		112	25.44	4,584,355	5,454,512	
2011/01		1.00	0.9198	0.9198		112	25.44	4,603,859	5,504,688	
2011/07	35,260	1.00	0.9028	0.9028		112	28.38	4,660,566	5,554,416	
2012/01		1.00	0.3865	0.3865		112	28.38	4,669,861	5,575,920	
2012/07		1.00	0.9417	0.9417		112	27.72	4,692,025	5,628,448	
2013/01		0.95	0.4901	0.4901		112	27.72	4,703,035	5,656,000	
2013/07	33,498	0.95	0.6196	0.6196		112	27.79	4,750,520	5,691,056	
2014/01		0.90	0.8564	0.8564		112	27.79	4,769,022	5,739,776	
2014/07	117,854	0.90	1.2383	1.2383		112	25.70	4,911,712	5,810,896	

Message Code:

1 Per Bed Standard Limitation



Florida Agency for Health Care Administration
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Avante at 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
1130 NW 15TH STREET	6/1/2012-5/31/2013	Number of Beds: 144	Superior: 0
BOCA RATON, FL 33486	Days in CR 365	Maximum: 52,560	Standard: 144
County: Palm Beach [50]	First Used : 2014/01	Max Annualized: 52,560	Conditional: 40
Region: South Area: 9	Last Used: 2014/07	Total Patient: 39,851	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 7,290	Inflation
Current Class South Large	Initial CR? False	Medicaid: 19,011	FY Index: 1.29575017
Class at 1/94: South Large	Medical Utilization	47.705200%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	75.82002%	Cost: 1.03959307
Open Date: 12/25/1985	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 12/25/1985	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20749917
Entered Medicaid 12/25/1985	Low Occupancy Adjustment Factor:	96.52318%	DC Sem Index: 1.24200000
Med # Active Date: 04/01/1993	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02857214
Previous Med # 203394			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	878,859	1,712,561	1,454,232	241,250		4,286,902	
1a	Audit Adjustments							
2	Cost Per Diem	46.2290	90.0826	76.4942	12.6900		225.4958	
3	Cost Per Diem Inflated	48.0593	92.6565	79.5228				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	48.0593	92.6565	79.5228	12.6900		232.9286	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	56.8184		67.3424				
7	Provider Target Rate	58.0023		68.7455				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	48.0593	92.6565	63.9416	12.6900		217.3474	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	48.0593	92.6565	63.9416	12.6900		217.3474	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Avante at Boca Raton

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	04/01/1993	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,600,000.00		Total Amount	Per Diem
RS to Start Calcs:	1985/10	Type:	Fixed	80% Capital(1):	5,607,771	14.6836
Indexed Asset Value	7,009,714	<60% of Base:	False	20% ROE(2):	1,401,943	0.4167
FRVS Base Asset:	3,136,303	Interest Rate:	11.0000%	Insurance Cost(3):	47,186	1.1841
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	118,640	2.9771
ROE Factor	0.014060	Amortization Rate:	11.0000%	Home Office(3):	38,382	0.9631
		Interest Only:	False	Replacement(3&4):	54,926	0.0000
		Yearly Payment:	694,593	Total FRVS PD:		20.2246

- (1) 80% Capital (\$5,607,771) amortized at 11.0000 % for 20 years Principal & Interest of \$694,593 divided by annual available days (52560) divided by Occup. Adj. (0.900) = \$14.6836
- (2) 20% ROE (\$1,401,943) times the ROE factor (0.014060) divided by annual available days (52560) divided by Occup. Adj. (0.900) = \$0.4167
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	48.0593	48.0593	0.8533	47.2060
Direct Care	92.6565	92.6565	1.6451	91.0114
Indirect Care	63.9416	63.9416	1.1353	62.8063
Property	12.6900	20.2246	0.3591	19.8655
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				17.4646
Supplemental Rate Add-on				9.9025
Totals	217.3474	224.8820	3.9928	248.2563

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1985/10	3,136,303	0.00	0.8522	0.8522		120	52.71	3,136,303	3,420,000	
1986/01		0.10	0.8299	0.8299		120	52.71	3,138,798	3,448,440	
1986/07		0.10	0.2974	0.2974		120	52.71	3,139,691	3,441,840	
1987/01		0.20	1.0091	1.0091		120	52.71	3,145,763	3,503,400	
1987/07		0.20	0.9007	0.9007		120	52.71	3,151,193	3,530,760	
1988/01		0.30	0.9007	0.9007		120	52.71	3,159,353	3,559,440	
1988/07		0.30	0.5899	0.5899		120	52.71	3,164,712	3,557,520	
1989/01		0.40	0.5899	0.5899		120	51.54	3,171,711	3,578,520	
1989/07		0.40	0.5899	0.5899		120	51.83	3,178,765	3,602,760	
1990/01		0.50	0.5899	0.5899		120	51.83	3,187,602	3,620,880	
1990/07		0.50	0.5899	0.5899		120	62.92	3,197,005	3,642,240	
1991/01		0.60	0.5899	0.5899		120	62.92	3,208,319	3,663,600	
1991/07		0.60	1.4932	1.4932		120	78.33	3,237,062	3,718,320	
1992/01		0.70	2.0117	2.0117		120	78.33	3,282,646	3,793,080	
1992/07		0.70	1.8152	1.8152		120	82.64	3,324,355	3,861,960	
1993/01		0.80	1.7710	1.7710		120	84.14	3,371,454	3,930,360	
1993/07		0.80	1.5329	1.5329		120	84.14	3,412,798	3,990,600	
1994/01		0.90	1.6983	1.6983		120	84.14	3,464,963	4,058,400	
1994/07		0.90	1.5991	1.5991		120	84.14	3,514,831	4,123,320	
1995/01		1.00	1.5812	1.5812		120	84.14	3,570,408	4,188,480	
1995/07		1.00	1.5250	1.5250		120	84.14	3,624,857	4,252,320	
1996/01		1.00	1.7228	1.7228		120	84.30	3,687,306	4,325,640	
1996/07		1.00	1.3294	1.3294		120	84.30	3,736,325	4,383,120	
1997/01	107,346	1.00	1.4109	1.4109		120	82.61	3,896,387	4,444,920	
1997/07		1.00	1.0917	1.0917		120	82.61	3,938,924	4,493,400	
1998/01	72,503	1.00	1.1663	1.1663		120	84.97	4,057,367	4,545,840	
1998/07		1.00	1.0794	1.0794		120	84.97	4,101,162	4,594,920	
1999/01	18,362	1.00	1.4499	1.4499		120	81.20	4,178,987	4,661,520	
1999/07		1.00	1.2299	1.2299		120	81.20	4,230,384	4,718,880	
2000/01	80,333	1.00	1.3356	1.3356		120	78.36	4,367,218	4,781,880	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2000/07		1.00	1.1129	1.1129		120	78.36	4,415,821	4,835,040	
2001/01		1.00	1.2976	1.2976		120	70.11	4,473,121	4,897,800	
2001/07		1.00	0.9615	0.9615		120	70.11	4,516,130	4,944,840	
2002/01		1.00	1.0301	1.0301		120	60.82	4,562,651	4,995,720	
2002/07		1.00	0.8337	0.8337		120	60.82	4,600,690	5,037,360	
2003/01		1.00	1.3271	1.3271		120	58.59	4,661,746	5,104,200	
2003/07		1.00	1.1664	1.1664		120	58.59	4,716,121	5,163,720	
2004/01		1.00	1.1103	1.1103		120	58.59	4,768,484	5,221,080	
2004/07		1.00	0.8378	0.8378		120	58.59	4,808,434	5,264,880	
2005/01		1.00	0.8595	0.8595		120	54.10	4,808,434	5,310,120	5
2005/07		1.00	0.7364	0.7364		120	54.10	4,884,210	5,349,240	
2006/01		0.95	0.9068	0.9068		120	60.48	4,926,287	5,397,720	
2006/07		0.95	0.8133	0.8133		120	60.48	4,964,347	5,441,640	
2007/01	1,069,848	0.90	1.0133	1.0133		144	59.39	6,079,470	6,596,064	
2007/07		0.90	1.1050	1.1050		144	59.39	6,139,930	6,668,928	
2008/01	49,387	0.85	0.8556	0.8556		144	56.84	6,233,973	6,725,952	
2008/07		0.85	0.6104	0.6104		144	56.84	6,266,315	6,766,992	
2009/01		0.80	1.3268	1.3268		144	58.77	6,332,826	6,856,848	
2009/07		0.80	0.6841	0.6841		144	58.77	6,367,486	6,903,792	
2010/01	61,651	0.75	0.8643	0.8643		144	60.81	6,470,411	6,963,408	
2010/07		0.75	0.7107	0.7107		144	60.81	6,504,898	7,012,944	
2011/01	174,808	0.70	0.9198	0.9198		144	49.18	6,717,159	7,077,456	
2011/07		0.70	0.9028	0.9028		144	49.18	6,755,119	7,141,392	
2012/01	54,989	0.65	0.3865	0.3865		144	46.68	6,824,510	7,169,040	
2012/07		0.65	0.9417	0.9417		144	46.68	6,859,964	7,236,576	
2013/01	51,246	0.60	0.4901	0.4901		144	52.83	6,930,589	7,272,000	
2013/07		0.60	0.6196	0.6196		144	52.83	6,955,340	7,317,072	
2014/01	25,956	0.55	0.8564	0.8564		144	47.71	7,009,714	7,379,712	
2014/07		0.55	1.2383	1.2383		144	47.71	7,009,714	7,471,152	5

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 07/01/2014 through 12/31/2014

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237.34

The Edgewater at Waterman Village

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

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

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
300 BROOKFIELD AVE	10/1/2012-9/30/2013	Number of Beds: 120	Superior: 0
MOUNT DORA, FL 32757-9562	Days in CR 365	Maximum: 43,800	Standard: 184
County: Lake [35]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: North Area: 3	Last Used: 2014/07	Total Patient: 40,198	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 15,773	Inflation
Current Class North Large	Initial CR? False	Medicaid: 16,473	FY Index: 1.30932625
Class at 1/94: North Large	Medical Utilization	40.97965%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	91.77626%	Cost: 1.02881379
Open Date: 04/19/1993	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 04/19/1993	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21150000
Entered Medicaid 05/03/1993	Low Occupancy Adjustment Factor:	116.83638%	DC Sem Index: 1.24200000
Med # Active Date: 05/03/1993	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02517540
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	847,485	1,516,886	1,321,193	319,741		4,005,305	
1a	Audit Adjustments							
2	Cost Per Diem	51.4469	92.0832	80.2035	19.4100		243.1436	
3	Cost Per Diem Inflated	52.9293	94.4014	82.5145				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	52.9293	94.4014	82.5145	19.4100		249.2552	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	78.1305		85.2931				
7	Provider Target Rate	79.7584		87.0703				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	49.7653	94.4014	60.1169	13.6500		217.9336	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	49.7653	94.4014	60.1169	13.6500		217.9336	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid Reimbursement Rate

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237.34

Rate Semester 07/01/2014 through 12/31/2014

The Edgewater at Waterman Village

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	05/03/1993	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	8,858,400.00	Total Amount	Per Diem
RS to Start Calcs:	1993/01	Type:	Variable	80% Capital(1):	4,547,126 8.3880
Indexed Asset Value	5,683,907	<60% of Base:	False	20% ROE(2):	1,136,781 0.4807
FRVS Base Asset:	3,861,960	Interest Rate:	4.0000%	Insurance Cost(3):	73,441 1.8270
Occup Adj Factor	0.9000	Chase Rate:	9.0000%	Taxes Cost(3):	25,863 0.6434
ROE Factor	0.016670	Amortization Rate:	4.0000%	Home Office(3):	0 0.0000
		Interest Only:	False	Replacement(3&4):	211,143 0.0000
		Yearly Payment:	330,656	Total FRVS PD:	11.3391

- (1) 80% Capital (\$4,547,126) amortized at 4.0000 % for 20 years Principal & Interest of \$330,656 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$8.3880
- (2) 20% ROE (\$1,136,781) times the ROE factor (0.016670) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.4807
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,861,960

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	49.7653	49.7653	0.8836	48.8817
Direct Care	94.4014	94.4014	1.6761	92.7253
Indirect Care	60.1169	60.1169	1.0674	59.0495
Property	13.6500	11.3391	0.2013	11.1378
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				15.6446
Supplemental Rate Add-on				9.9025
Totals	217.9336	215.6227	3.8284	237.3414

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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 Rate Semester 7/1/2014 through 12/31/2014 Based on Cost Report: 9/30/2013

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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1993/01	10,518,225	0.00	1.7710	1.7710		120	48.45	3,861,960	3,861,960	1
1993/07		0.10	1.5329	1.5329		120	48.45	3,867,175	3,990,600	
1994/01		0.10	1.6983	1.6983		120	48.45	3,872,959	4,058,400	
1994/07		0.20	1.5991	1.5991		120	48.45	3,883,870	4,123,320	
1995/01		0.20	1.5812	1.5812		120	48.45	3,894,688	4,188,480	
1995/07		0.30	1.5250	1.5250		120	48.45	3,910,384	4,252,320	
1996/01		0.30	1.7228	1.7228		120	48.45	3,928,186	4,325,640	
1996/07	61,066	0.40	1.3294	1.3294		120	53.31	4,009,500	4,383,120	
1997/01		0.40	1.4109	1.4109		120	53.31	4,031,434	4,444,920	
1997/07	28,748	0.50	1.0917	1.0917		120	53.39	4,081,545	4,493,400	
1998/01		0.50	1.1663	1.1663		120	53.39	4,104,652	4,545,840	
1998/07	111,434	0.60	1.0794	1.0794		120	45.87	4,238,255	4,594,920	
1999/01		0.60	1.4499	1.4499		120	45.87	4,269,003	4,661,520	
1999/07	37,728	0.70	1.2299	1.2299		120	38.04	4,332,150	4,718,880	
2000/01		0.70	1.3356	1.3356		120	38.04	4,360,162	4,781,880	
2000/07	94,787	0.80	1.1129	1.1129		120	37.59	4,481,480	4,835,040	
2001/01		0.80	1.2976	1.2976		120	37.59	4,513,276	4,897,800	
2001/07	52,401	0.90	0.9615	0.9615		120	38.94	4,593,330	4,944,840	
2002/01		0.90	1.0301	1.0301		120	38.94	4,623,480	4,995,720	
2002/07	57,441	1.00	0.8337	0.8337		120	41.53	4,710,027	5,037,360	
2003/01		1.00	1.3271	1.3271		120	41.53	4,710,027	5,104,200	5
2003/07	22,738	1.00	1.1664	1.1664		120	41.81	4,822,144	5,163,720	
2004/01		1.00	1.1103	1.1103		120	41.81	4,862,844	5,221,080	
2004/07	65,223	1.00	0.8378	0.8378		120	36.42	4,955,045	5,264,880	
2005/01		1.00	0.8595	0.8595		120	41.73	4,987,358	5,310,120	
2005/07		1.00	0.7364	0.7364		120	41.73	5,015,224	5,349,240	
2006/01		1.00	0.9068	0.9068		120	41.73	5,049,729	5,397,720	
2006/07	26,150	1.00	0.8133	0.8133		120	38.14	5,104,359	5,441,640	
2007/01		1.00	1.0133	1.0133		120	38.14	5,140,226	5,496,720	
2007/07	26,899	1.00	1.1050	1.1050		120	37.05	5,205,387	5,557,440	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2008/01		1.00	0.8556	0.8556		120	37.05	5,205,387	5,604,960	5
2008/07		1.00	0.6104	0.6104		120	36.32	5,256,492	5,639,160	
2009/01		1.00	1.3268	1.3268		120	36.32	5,302,548	5,714,040	
2009/07		1.00	0.6841	0.6841		120	39.23	5,328,422	5,753,160	
2010/01		1.00	0.8643	0.8643		120	39.23	5,361,271	5,802,840	
2010/07		1.00	0.7107	0.7107		120	39.07	5,388,338	5,844,120	
2011/01		1.00	0.9198	0.9198		120	39.07	5,423,545	5,897,880	
2011/07		1.00	0.9028	0.9028		120	36.30	5,455,861	5,951,160	
2012/01		1.00	0.3865	0.3865		120	36.30	5,469,778	5,974,200	
2012/07		1.00	0.9417	0.9417		120	40.73	5,507,923	6,030,480	
2013/01		1.00	0.4901	0.4901		120	40.73	5,527,914	6,060,000	
2013/07	51,425	0.95	0.6196	0.6196		120	40.66	5,603,393	6,097,560	
2014/01		0.95	0.8564	0.8564		120	40.66	5,637,096	6,149,760	
2014/07		0.90	1.2383	1.2383		120	40.98	5,683,907	6,225,960	

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 07/01/2014 through 12/31/2014

0 210889-00 - 2014/07

236.15

Emory L. Bennett State Veterans' Nursing Home

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
1920 MASON AVENUE	7/1/2012-6/30/2013	Number of Beds: 120	Superior: 0
DAYTONA BEACH , FL	Days in CR 365	Maximum: 43,800	Standard: 184
32117	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
County: Volusia [64]	Last Used: 2014/07	Total Patient: 43,546	Total: 184
Region: North Area: 4	Unaudited	Medicare: 2,420	Inflation
Control: Proprietary : Corporation	Initial CR? False	Medicaid: 14,759	FY Index: 1.29878490
Current Class North Large	Medical Utilization		Semester Index: 1.34705290
Class at 1/94: North Large	Occupancy:	33.89289%	Cost: 1.03716397
Operating Ex > 18 months	Statewide Low Occupancy Threshold:	99.42009%	Target: 1.01458517
Open Date: 12/27/1993	Medicaid Low Occupancy Threshold:	78.55110%	DC FY Index: 1.20850000
Acquired Date: 12/27/1993	Low Occupancy Adjustment Factor:	41.17760%	DC Sem Index: 1.24200000
Entered Medicaid 01/19/1994	Weighted Low Occ Adjustment Factor:	126.56741%	DC Inflation: 1.02772031
Med # Active Date: 01/19/1994		100.00000%	PS Target: 1.02083595
Previous Med #			

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	658,263	1,567,717	776,859	143,162		3,146,001	
1a	Audit Adjustments							
2	Cost Per Diem	44.6008	106.2211	52.6363	9.7000		213.1582	
3	Cost Per Diem Inflated	46.2583	109.1656	54.5925				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	46.2583	109.1656	54.5925	9.7000		219.7164	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	81.8701		64.9816				
7	Provider Target Rate	83.5759		66.3356				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	46.2583	95.0998	54.5925	9.7000		205.6506	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	46.2583	95.0998	54.5925	9.7000		205.6506	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Emory L. Bennett State Veterans' Nursing Home

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/19/1994	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	0.00	Total Amount	Per Diem
RS to Start Calcs:	1993/07	Type:	None	80% Capital(1):	4,094,945 6.1574
Indexed Asset Value	5,118,681	<60% of Base:	True	20% ROE(2):	1,023,736 0.3734
FRVS Base Asset:	3,930,360	Interest Rate:	6.0000%	Insurance Cost(3):	1,917 0.0440
Occup Adj Factor	0.9000	Chase Rate:	6.0000%	Taxes Cost(3):	0 0.0000
ROE Factor	0.014380	Amortization Rate:	6.0000%	Home Office(3):	45,190 1.0378
		Interest Only:	True	Replacement(3&4):	35,651 0.0000
		Yearly Payment:	242,723	Total FRVS PD:	7.6126

- (1) 80% Capital (\$4,094,945) amortized at 6.0000 % for 20 years Interest of \$242,723 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$6.1574
- (2) 20% ROE (\$1,023,736) times the ROE factor (0.014380) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.3734
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,930,360

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	46.2583	46.2583	0.8213	45.4370
Direct Care	95.0998	95.0998	1.6885	93.4113
Indirect Care	54.5925	54.5925	0.9693	53.6232
Property	9.7000	7.6126	0.1352	7.4774
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				26.2957
Supplemental Rate Add-on				9.9025
Totals	205.6506	203.5632	3.6143	236.1471

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1993/07	8,502,173	0.00	1.5329	1.5329		120		3,930,360	3,930,360	1
1994/01		0.10	1.6983	1.6983		120	50.49	3,936,487	4,058,400	
1994/07		0.10	1.5991	1.5991		120	50.49	3,942,265	4,123,320	
1995/01		0.20	1.5812	1.5812		120	50.49	3,953,708	4,188,480	
1995/07		0.20	1.5250	1.5250		120	50.49	3,964,778	4,252,320	
1996/01	63,848	0.30	1.7228	1.7228		120	45.10	4,045,428	4,325,640	
1996/07		0.30	1.3294	1.3294		120	45.10	4,058,657	4,383,120	
1997/01		0.40	1.4109	1.4109		120	47.78	4,078,557	4,444,920	
1997/07		0.40	1.0917	1.0917		120	47.78	4,094,030	4,493,400	
1998/01	17,960	0.50	1.1663	1.1663		120	44.54	4,131,326	4,545,840	
1998/07		0.50	1.0794	1.0794		120	44.54	4,149,382	4,594,920	
1999/01		0.60	1.4499	1.4499		120	36.79	4,149,382	4,661,520	5
1999/07		0.60	1.2299	1.2299		120	36.79	4,194,127	4,718,880	
2000/01	30,980	0.70	1.3356	1.3356		120	30.74	4,247,022	4,781,880	
2000/07		0.70	1.1129	1.1129		120	30.74	4,265,513	4,835,040	
2001/01		0.80	1.2976	1.2976		120	37.30	4,295,543	4,897,800	
2001/07		0.80	0.9615	0.9615		120	37.30	4,317,951	4,944,840	
2002/01		0.90	1.0301	1.0301		120	37.77	4,345,442	4,995,720	
2002/07		0.90	0.8337	0.8337		120	37.77	4,367,832	5,037,360	
2003/01		1.00	1.3271	1.3271		120	32.65	4,402,242	5,104,200	
2003/07		1.00	1.1664	1.1664		120	32.65	4,432,724	5,163,720	
2004/01		1.00	1.1103	1.1103		120	32.65	4,461,941	5,221,080	
2004/07		1.00	0.8378	0.8378		120	32.97	4,484,350	5,264,880	
2005/01	26,607	1.00	0.8595	0.8595		120	36.21	4,536,332	5,310,120	
2005/07		1.00	0.7364	0.7364		120	36.21	4,558,325	5,349,240	
2006/01		1.00	0.9068	0.9068		120	36.21	4,585,538	5,397,720	
2006/07		1.00	0.8133	0.8133		120	36.21	4,610,091	5,441,640	
2007/01		1.00	1.0133	1.0133		120	36.21	4,640,846	5,496,720	
2007/07		1.00	1.1050	1.1050		120	48.51	4,686,076	5,557,440	
2008/01		1.00	0.8556	0.8556		120	46.65	4,720,083	5,604,960	



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236.15

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2008/07		1.00	0.6104	0.6104		120	46.65	4,744,520	5,639,160	
2009/01		1.00	1.3268	1.3268		120	46.65	4,797,913	5,714,040	
2009/07		1.00	0.6841	0.6841		120	39.01	4,821,193	5,753,160	
2010/01		1.00	0.8643	0.8643		120	39.01	4,850,748	5,802,840	
2010/07		1.00	0.7107	0.7107		120	38.14	4,874,654	5,844,120	
2011/01		1.00	0.9198	0.9198		120	38.14	4,905,746	5,897,880	
2011/07		1.00	0.9028	0.9028		120	38.50	4,936,748	5,951,160	
2012/01	21,038	1.00	0.3865	0.3865		120	36.46	4,970,435	5,974,200	
2012/07		1.00	0.9417	0.9417		120	36.46	5,001,464	6,030,480	
2013/01		1.00	0.4901	0.4901		120	36.46	5,017,713	6,060,000	
2013/07		1.00	0.6196	0.6196		120	34.40	5,017,713	6,097,560	5
2014/01		0.95	0.8564	0.8564		120	34.40	5,062,791	6,149,760	
2014/07	19,191	0.95	1.2383	1.2383		120	33.89	5,118,681	6,225,960	

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 07/01/2014 through 12/31/2014

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201.49

Sabal Palms Health Care Center

Type of Cost Report: Prospective Type of Cost: Actual with Interim Component Type of Rate: Prospective

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

Provider Information	Cost Report	Patient Days	Ratings Days
499 ALTERNATE KEENE RD NE LARGO, FL 33771	7/1/2012-6/30/2013	Number of Beds: 244	Superior: 0
County: Pinellas [52]	Days in CR 365	Maximum: 89,060	Standard: 184
Region: Central Area: 5	First Used : 2014/07	Max Annualized: 89,060	Conditional: 0
Control: Proprietary : Partnership	Last Used: 2014/07	Total Patient: 85,936	Total: 184
Current Class Central Large	Unaudited	Medicare: 10,984	Inflation
Class at 1/94: North Large	Initial CR? False	Medicaid: 59,329	FY Index: 1.29878490
Operating Ex > 18 months	Medical Utilization	69.03859%	Semester Index: 1.34705290
Open Date: 05/18/1990	Occupancy:	96.49225%	Cost: 1.03716397
Acquired Date: 04/15/1990	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Entered Medicaid 05/18/1990	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20850000
Med # Active Date: 01/07/1994	Low Occupancy Adjustment Factor:	122.84010%	DC Sem Index: 1.24200000
Previous Med # 202134	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02772031
			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,343,905	4,305,806	3,102,180	1,222,771		10,974,662	
1a	Audit Adjustments							
2	Cost Per Diem	39.5069	72.5751	52.2878	20.6100		184.9798	
3	Cost Per Diem Inflated	40.9751	74.5869	54.2310				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	40.9751	74.5869	54.2310	20.6100		190.4030	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	46.3757		56.0162				
7	Provider Target Rate	47.3420		57.1834				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	40.9751	74.5869	54.2310	13.6500		183.4430	
12/13	Medical Adjustment Rate		1.5975	1.1615				
14	Prospective Per Diem 11	40.9751	76.1844	55.3925	13.6500		186.2020	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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201.49

Rate Semester 07/01/2014 through 12/31/2014

Sabal Palms Health Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	05/18/1990	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	3,500,000.00	Total Amount	Per Diem	
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	9,422,715	13.9894
RS to Start Calcs:	1990/01	<60% of Base:	False	20% ROE(2):	2,355,679	0.4226
Indexed Asset Value	11,778,394	Interest Rate:	10.4000%	Insurance Cost(3):	139,426	1.6224
FRVS Base Asset:	3,602,760	Chase Rate:	7.9800%	Taxes Cost(3):	269,234	3.1330
Occup Adj Factor	0.9000	Amortization Rate:	10.4000%	Home Office(3):	63,944	0.7441
ROE Factor	0.014380	Interest Only:	False	Replacement(3&4):	1,847,067	0.0000
		Yearly Payment:	1,121,309	Total FRVS PD:		19.9115

- (1) 80% Capital (\$9,422,715) amortized at 10.4000 % for 20 years Principal & Interest of \$1,121,309 divided by annual available days (89060) divided by Occup. Adj. (0.90) = \$13.9894
- (2) 20% ROE (\$2,355,679) times the ROE factor (0.014380) divided by annual available days (89060) divided by Occup. Adj. (0.90) = \$0.4226
- (3) Pass-throughs: 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:	51,883
Comparison Bed 120	Effective PBS Limitation	3,602,760

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	40.9751	40.9751	0.7275	40.2476
Direct Care	76.1844	76.1844	1.3527	74.8317
Indirect Care	55.3925	55.3925	0.9835	54.4090
Property	13.6500	19.9115	0.3535	19.5580
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				2.5450
Supplemental Rate Add-on				9.9025
Totals	186.2020	192.4635	3.4172	201.4938

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 7/1/2014 through 12/31/2014 Based on Cost Report: 6/30/2013

0 210951-00 - 2014/07

201.49

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1990/01	5,165,939	0.00	0.5899	0.5899		120	29.89	3,602,760	3,602,760	1
1990/07		0.10	0.5899	0.5899		120	29.89	3,603,915	3,642,240	
1991/01		0.10	0.5899	0.5899		120	29.89	3,605,071	3,663,600	
1991/07		0.20	1.4932	1.4932		120	29.89	3,610,921	3,718,320	
1992/01		0.20	2.0117	2.0117		120	29.89	3,618,816	3,793,080	
1992/07		0.30	1.8152	1.8152		120	29.89	3,629,526	3,861,960	
1993/01		0.30	1.7710	1.7710		120	42.63	3,644,473	3,930,360	
1993/07		0.40	1.5329	1.5329		120	42.63	3,661,795	3,990,600	
1994/01	18,800	0.40	1.6983	1.6983		120	41.54	3,699,382	4,058,400	
1994/07		0.50	1.5991	1.5991		120	41.54	3,721,723	4,123,320	
1995/01	1,948,650	0.50	1.5812	1.5812		180	40.26	5,691,911	6,282,720	
1995/07		0.60	1.5250	1.5250		180	40.26	5,730,034	6,378,480	
1996/01		0.60	1.7228	1.7228		180	40.26	5,773,391	6,488,460	
1996/07	495,287	0.70	1.3294	1.3294		193	45.50	6,313,125	7,049,518	
1997/01	175,567	0.70	1.4109	1.4109		193	47.99	6,543,094	7,148,913	
1997/07		0.80	1.0917	1.0917		193	47.99	6,592,958	7,226,885	
1998/01	979,325	0.80	1.1663	1.1663		222	58.12	7,633,795	8,409,804	
1998/07		0.90	1.0794	1.0794		222	58.12	7,707,957	8,500,602	
1999/01	109,005	0.90	1.4499	1.4499		222	53.71	7,915,184	8,623,812	
1999/07		1.00	1.2299	1.2299		222	53.71	8,010,250	8,729,928	
2000/01	75,446	1.00	1.3356	1.3356		222	50.44	8,183,811	8,846,478	
2000/07		1.00	1.1129	1.1129		222	50.44	8,267,337	8,944,824	
2001/01		1.00	1.2976	1.2976		222	50.44	8,365,720	9,060,930	
2001/07	290,638	1.00	0.9615	0.9615		222	52.47	8,733,094	9,147,954	
2002/01	110,880	1.00	1.0301	1.0301		222	57.14	8,933,934	9,242,082	
2002/07		1.00	0.8337	0.8337		222	57.14	9,008,416	9,319,116	
2003/01	56,043	1.00	1.3271	1.3271		244	62.79	9,184,010	10,378,540	
2003/07		1.00	1.1664	1.1664		244	62.79	9,291,132	10,499,564	
2004/01	55,217	1.00	1.1103	1.1103		244	63.71	9,449,508	10,616,196	
2004/07		1.00	0.8378	0.8378		244	63.71	9,528,676	10,705,256	



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201.49

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		1.00	0.8595	0.8595		244	63.71	9,610,575	10,797,244	
2005/07		1.00	0.7364	0.7364		244	64.92	9,681,347	10,876,788	
2006/01		1.00	0.9068	0.9068		244	64.92	9,769,137	10,975,364	
2006/07		1.00	0.8133	0.8133		244	71.11	9,848,589	11,064,668	
2007/01		1.00	1.0133	1.0133		244	69.67	9,948,385	11,176,664	
2007/07		1.00	1.1050	1.1050		244	69.67	10,058,315	11,300,128	
2008/01		1.00	0.8556	0.8556		244	69.67	10,144,374	11,396,752	
2008/07		1.00	0.6104	0.6104		244	69.14	10,206,295	11,466,292	
2009/01		1.00	1.3268	1.3268		244	69.14	10,341,712	11,618,548	
2009/07	103,645	1.00	0.6841	0.6841		244	68.29	10,516,105	11,698,092	
2010/01	245,105	1.00	0.8643	0.8643		244	68.18	10,852,101	11,799,108	
2010/07		0.95	0.7107	0.7107		244	68.18	10,925,374	11,883,044	
2011/01		0.95	0.9198	0.9198		244	68.18	11,020,840	11,992,356	
2011/07		0.90	0.9028	0.9028		244	66.64	11,110,384	12,100,692	
2012/01		0.90	0.3865	0.3865		244	66.64	11,149,037	12,147,540	
2012/07	74,597	0.85	0.9417	0.9417		244	68.05	11,312,871	12,261,976	
2013/01	173,437	0.85	0.4901	0.4901		244	69.80	11,533,437	12,322,000	
2013/07		0.80	0.6196	0.6196		244	69.80	11,590,608	12,398,372	
2014/01		0.80	0.8564	0.8564		244	69.80	11,670,015	12,504,512	
2014/07		0.75	1.2383	1.2383		244	69.04	11,778,394	12,659,452	

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 07/01/2014 through 12/31/2014

0 211010-00 - 2014/07
246.58

Stratford Court at Boca Pointe

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

Provider Information	Cost Report	Patient Days	Ratings Days
6343 VIA DE SONRISA DEL SUR	1/1/2012-12/31/2012	Number of Beds: 60	Superior: 0
BOCA RATON, FL 33433	Days in CR 366	Maximum: 21,960	Standard: 184
County: Palm Beach [50]	First Used : 2014/01	Max Annualized: 21,900	Conditional: 0
Region: South Area: 9	Last Used: 2014/07	Total Patient: 19,022	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 8,068	Inflation
Current Class South Small	Initial CR? False	Medicaid: 5,937	FY Index: 1.28335532
Class at 1/94: South Small	Medical Utilization	31.21123%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	86.62113%	Cost: 1.04963363
Open Date: 03/17/1994	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 03/17/1994	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20250000
Entered Medicaid 03/17/1994	Low Occupancy Adjustment Factor:	110.27361%	DC Sem Index: 1.24200000
Med # Active Date: 03/17/1994	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03284823
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	287,517	515,126	378,898	98,495		1,280,036	
1a	Audit Adjustments							
2	Cost Per Diem	48.4280	86.7654	63.8198	16.5900		215.6032	
3	Cost Per Diem Inflated	50.8317	89.6155	66.9874				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	50.8317	89.6155	66.9874	16.5900		224.0246	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	81.1509		82.2736				
7	Provider Target Rate	82.8418		83.9878				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	62.8974	105.8360	81.6951	13.6500			
9	Prior Semester: Class Ceiling Target Base	67.3414		79.1810				
10	Target Rate Class Ceiling	68.3236		80.3359				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	50.8317	89.6155	66.9874	13.6500		221.0846	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	50.8317	89.6155	66.9874	13.6500		221.0846	
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 07/01/2014 through 12/31/2014

Stratford Court at Boca Pointe

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	03/17/1994	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	4,217,000.00		Total Amount	Per Diem
RS to Start Calcs:	1994/01	Type:	Fixed	80% Capital(1):	2,236,615	12.6929
Indexed Asset Value	2,795,769	<60% of Base:	False	20% ROE(2):	559,154	0.4136
FRVS Base Asset:	1,995,300	Interest Rate:	10.0000%	Insurance Cost(3):	22,307	1.1727
Occup Adj Factor	0.9000	Chase Rate:	6.5000%	Taxes Cost(3):	38,634	2.0310
ROE Factor	0.014580	Amortization Rate:	9.5000%	Home Office(3):	19,340	1.0167
		Interest Only:	False	Replacement(3&4):	320,669	0.0000
		Yearly Payment:	250,178	Total FRVS PD:		17.3269

- (1) 80% Capital (\$2,236,615) amortized at 9.5000 % for 20 years Principal & Interest of \$250,178 divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$12.6929
 (2) 20% ROE (\$559,154) times the ROE factor (0.014580) divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$0.4136
 (3) Pass-throughs: Cost divided by Total Patient Days
 (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	33,255
Comparison Date:	07/01/1993	Current RS PBS:	51,883
Comparison Bed	60	Effective PBS Limitation	1,995,300

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	50.8317	50.8317	0.9025	49.9292
Direct Care	89.6155	89.6155	1.5911	88.0244
Indirect Care	66.9874	66.9874	1.1894	65.7980
Property	13.6500	17.3269	0.3076	17.0193
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				15.9083
Supplemental Rate Add-on				9.9025
Totals	221.0846	224.7615	3.9906	246.5817

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
1994/01	4,243,445	0.00	1.6983	1.6983		60	22.81	1,995,300	1,995,300	1
1994/07		0.10	1.5991	1.5991		60	22.81	1,995,300	2,061,660	
1995/01		0.10	1.5812	1.5812		60	22.81	1,995,300	2,094,240	
1995/07		0.20	1.5250	1.5250		60	22.81	1,995,300	2,126,160	
1996/01		0.20	1.7228	1.7228		60	22.81	1,995,300	2,162,820	
1996/07		0.30	1.3294	1.3294		60	41.92	1,995,300	2,191,560	5
1997/01		0.30	1.4109	1.4109		60	41.92	2,007,822	2,222,460	
1997/07		0.40	1.0917	1.0917		60	55.95	2,016,590	2,246,700	
1998/01		0.40	1.1663	1.1663		60	55.95	2,016,590	2,272,920	5
1998/07		0.50	1.0794	1.0794		60	43.80	2,034,705	2,297,460	
1999/01		0.50	1.4499	1.4499		60	43.80	2,046,453	2,330,760	
1999/07	16,202	0.60	1.2299	1.2299		60	50.14	2,062,655	2,359,440	5
2000/01		0.60	1.3356	1.3356		60	50.14	2,091,591	2,390,940	
2000/07	55,051	0.70	1.1129	1.1129		60	45.07	2,159,994	2,417,520	
2001/01		0.70	1.2976	1.2976		60	45.07	2,176,071	2,448,900	
2001/07		0.80	0.9615	0.9615		60	48.87	2,190,944	2,472,420	
2002/01		0.80	1.0301	1.0301		60	48.87	2,206,987	2,497,860	
2002/07	15,133	0.90	0.8337	0.8337		60	53.32	2,238,173	2,518,680	
2003/01		0.90	1.3271	1.3271		60	53.32	2,264,089	2,552,100	
2003/07	14,667	1.00	1.1664	1.1664		60	52.86	2,304,137	2,581,860	
2004/01		1.00	1.1103	1.1103		60	52.86	2,328,724	2,610,540	
2004/07		1.00	0.8378	0.8378		60	48.45	2,345,911	2,632,440	
2005/01		1.00	0.8595	0.8595		60	48.45	2,363,673	2,655,060	
2005/07	12,654	1.00	0.7364	0.7364		60	47.71	2,391,426	2,674,620	
2006/01		1.00	0.9068	0.9068		60	47.71	2,410,237	2,698,860	
2006/07	37,214	1.00	0.8133	0.8133		60	48.92	2,464,886	2,720,820	
2007/01		1.00	1.0133	1.0133		60	48.92	2,487,102	2,748,360	
2007/07	56,753	1.00	1.1050	1.1050		60	40.54	2,564,112	2,778,720	
2008/01		1.00	0.8556	0.8556		60	40.54	2,564,112	2,802,480	5
2008/07		1.00	0.6104	0.6104		60	40.54	2,591,892	2,819,580	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2009/01	22,926	1.00	1.3268	1.3268		60	30.50	2,633,888	2,857,020	
2009/07		1.00	0.6841	0.6841		60	30.50	2,643,880	2,876,580	
2010/01		1.00	0.8643	0.8643		60	27.25	2,655,202	2,901,420	
2010/07		1.00	0.7107	0.7107		60	27.25	2,664,551	2,922,060	
2011/01		1.00	0.9198	0.9198		60	36.34	2,680,744	2,948,940	
2011/07		1.00	0.9028	0.9028		60	36.34	2,696,735	2,975,580	
2012/01	13,957	1.00	0.3865	0.3865		60	34.10	2,717,154	2,987,100	
2012/07	8,915	1.00	0.9417	0.9417		60	37.00	2,743,282	3,015,240	
2013/01		1.00	0.4901	0.4901		60	37.00	2,752,327	3,030,000	
2013/07		1.00	0.6196	0.6196		60	37.00	2,763,799	3,048,780	
2014/01		1.00	0.8564	0.8564		60	31.21	2,777,230	3,074,880	
2014/07		0.95	1.2383	1.2383		60	31.21	2,795,769	3,112,980	

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 07/01/2014 through 12/31/2014

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259.62

W FRANK WELLS NURSING FACILITY

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
210 N 2ND ST	10/1/2012-9/30/2013	Number of Beds: 68	Superior: 184
MACCLENNY, FL 32063	Days in CR 365	Maximum: 24,820	Standard: 0
County: Baker [2]	First Used : 2014/07	Max Annualized: 24,820	Conditional: 0
Region: North Area: 4	Last Used: 2014/07	Total Patient: 18,452	Total: 184
Control: Nonprofit : Other	Unaudited	Medicare: 2,130	Inflation
Current Class North Small	Initial CR? False	Medicaid: 15,780	FY Index: 1.30932625
Class at 1/94: North Small	Medical Utilization	85.51918%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	74.34327%	Cost: 1.02881379
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21150000
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	94.64319%	DC Sem Index: 1.24200000
Med # Active Date: 10/01/1993	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02517540
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,262,400	1,939,536	1,305,359	391,028		4,898,323	
1a	Audit Adjustments							
2	Cost Per Diem	80.0000	122.9110	82.7224	24.7800		310.4134	
3	Cost Per Diem Inflated	82.3051	126.0053	85.1059				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	82.3051	126.0053	85.1059	24.7800		318.1963	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	79.8687		81.0662				
7	Provider Target Rate	81.5328		82.7553				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	53.3690	93.7426	69.3890	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.6361		65.1932				
10	Target Rate Class Ceiling	54.4184		66.1441				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	53.3690	93.7426	66.1441	13.6500		226.9057	
12/13	Medical Adjustment Rate		3.7459	2.6431				
14	Prospective Per Diem 11	53.3690	97.4885	68.7872	13.6500		233.2947	
15	Inflated Usual & Customary Charge	Usual and Customary Limitations not applied after 7/1/2002.						0.00



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

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259.62

Rate Semester 07/01/2014 through 12/31/2014

W FRANK WELLS NURSING FACILITY

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	0.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	None	80% Capital(1):	1,557,092 8.6664
RS to Start Calcs:	1971/07	<60% of Base:	True	20% ROE(2):	389,273 0.2905
Indexed Asset Value	1,946,365	Interest Rate:	12.5000%	Insurance Cost(3):	0 0.0000
FRVS Base Asset:	965,194	Chase Rate:	12.5000%	Taxes Cost(3):	0 0.0000
Occup Adj Factor	0.9000	Amortization Rate:	12.5000%	Home Office(3):	0 0.0000
ROE Factor	0.016670	Interest Only:	True	Replacement(3&4):	0 0.0000
		Yearly Payment:	193,589	Total FRVS PD:	8.9569

- (1) 80% Capital (\$1,557,092) amortized at 12.5000 % for 20 years Interest of \$193,589 divided by annual available days (24820) divided by Occup. Adj. (0.900) = \$8.6664
- (2) 20% ROE (\$389,273) times the ROE factor (0.016670) divided by annual available days (24820) divided by Occup. Adj. (0.900) = \$0.2905
- (3) Pass-throughs: 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:	51,883
Comparison Bed	68	Effective PBS Limitation	1,938,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	53.3690	53.3690	0.9476	52.4214
Direct Care	97.4885	97.4885	1.7309	95.7576
Indirect Care	68.7872	68.7872	1.2213	67.5659
Property	13.6500	8.9569	0.1590	8.7979
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				25.1760
Supplemental Rate Add-on				9.9025
Totals	233.2947	228.6016	4.0588	259.6213

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	289,778	0.00				68	100.00	289,778	697,748	
1972/01		0.10	3.9787	3.0000	0.9787	68	100.00	290,647	725,492	
1972/07	1,050	0.10	5.9113	3.0000	2.9113	68	100.00	292,569	761,260	
1973/01	741	0.20	8.0622	3.0000	5.0622	68	100.00	295,065	800,496	
1973/07	402	0.20	10.7186	3.0000	7.7186	68	100.00	297,237	845,784	
1974/01		0.30	12.9457	3.0000	9.9457	68	100.00	299,912	889,984	
1974/07	1,604	0.30	13.0494	3.0000	10.0494	68	100.00	304,215	917,592	
1975/01		0.40	13.1399	3.0000	10.1399	68	100.00	307,866	945,948	
1975/07		0.40	14.2033	3.0000	11.2033	68	100.00	311,560	984,436	
1976/01		0.50	15.2478	3.0000	12.2478	68	100.00	316,233	1,024,216	
1976/07		0.50	15.7330	3.0000	12.7330	68	100.00	320,976	1,059,916	
1977/01	283,173	0.60	16.4836	3.0000	13.4836	68	100.00	609,927	1,099,696	
1977/07	2,039	0.60	18.5412	3.0000	15.5412	68	100.00	622,945	1,155,252	
1978/01		0.70	20.2809	3.0000	17.2809	68	100.00	636,027	1,210,060	
1978/07		0.70	22.8203	3.0000	19.8203	68	100.00	649,384	1,277,040	
1979/01		0.80	24.9476	3.0000	21.9476	68	100.00	664,969	1,342,524	
1979/07		0.80	26.1458	3.0000	23.1458	68	100.00	680,928	1,398,896	
1980/01		0.90	29.3115	3.0000	26.3115	68	85.84	699,313	1,485,188	
1980/07		0.90	30.1222	3.0000	27.1222	68	85.84	718,194	1,541,764	
1981/01		1.00	30.9462	3.0000	27.9462	68	87.60	739,740	1,600,720	
1981/07		1.00	30.5350	3.0000	27.5350	68	87.60	761,932	1,642,132	
1982/01		1.00	30.2110	3.0000	27.2110	68	84.84	784,790	1,686,128	
1982/07		1.00	29.5087	3.0000	26.5087	68	84.84	808,334	1,724,820	
1983/04		1.00	29.1375	3.0000	26.1375	68	87.60	832,584	1,770,176	
1983/07		1.00	30.0953	3.0000	27.0953	68	83.70	857,562	1,840,216	
1984/01		1.00	28.3905	3.0000	25.3905	68	83.70	883,289	1,864,084	
1984/07		1.00	27.3084	3.0000	24.3084	68	83.70	909,788	1,899,852	
1985/01		1.00	25.4555	3.0000	22.4555	68	83.70	937,082	1,921,612	
1985/10		1.00	23.3077	3.0000	20.3077	68	83.70	965,194	1,938,000	
1986/01		1.00	21.1376	3.0000	18.1376	68	83.70	994,150	1,954,116	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	68	83.70	994,150	1,950,376	5
1987/01		1.00	16.4441	3.0000	13.4441	68	83.70	1,023,975	1,985,260	5
1987/07		1.00	14.3448	3.0000	11.3448	68	88.85	1,054,694	2,000,764	5
1988/01		1.00	12.2455	3.0000	9.2455	68	88.85	1,086,335	2,017,016	5
1988/07		1.00	9.8354	3.0000	6.8354	68	89.73	1,118,925	2,015,928	5
1989/01		1.00	7.4253	3.0000	4.4253	68	89.73	1,187,068	2,027,828	
1989/07	29,657	1.00	5.0152	3.0000	2.0152	68	91.31	1,252,337	2,041,564	
1990/01		1.00	2.6051	2.6051		68	91.31	1,284,962	2,051,832	
1990/07		1.00	0.5899	0.5899		68	89.42	1,292,542	2,063,936	
1991/01		1.00	0.5899	0.5899		68	89.42	1,300,167	2,076,040	
1991/07		1.00	1.4932	1.4932		68	90.48	1,319,581	2,107,048	
1992/01		0.95	2.0117	2.0117		68	90.48	1,344,800	2,149,412	
1992/07		0.95	1.8152	1.8152		68	90.50	1,367,990	2,188,444	
1993/01		0.90	1.7710	1.7710		68	90.50	1,389,794	2,227,204	
1993/07		0.90	1.5329	1.5329		68	93.77	1,408,968	2,261,340	
1994/01		0.85	1.6983	1.6983		68	93.77	1,429,308	2,299,760	
1994/07		0.85	1.5991	1.5991		68	94.59	1,448,735	2,336,548	
1995/01		0.80	1.5812	1.5812		68	94.59	1,467,061	2,373,472	
1995/07		0.80	1.5250	1.5250		68	92.17	1,484,959	2,409,648	
1996/01		0.75	1.7228	1.7228		68	92.17	1,504,146	2,451,196	
1996/07		0.75	1.3294	1.3294		68	92.89	1,519,144	2,483,768	
1997/01		0.70	1.4109	1.4109		68	92.89	1,534,147	2,518,788	
1997/07		0.70	1.0917	1.0917		68	95.24	1,545,871	2,546,260	
1998/01		0.65	1.1663	1.1663		68	95.24	1,557,590	2,575,976	
1998/07		0.65	1.0794	1.0794		68	94.54	1,568,518	2,603,788	
1999/01		0.60	1.4499	1.4499		68	94.54	1,582,163	2,641,528	
1999/07		0.60	1.2299	1.2299		68	94.54	1,593,838	2,674,032	
2000/01		0.55	1.3356	1.3356		68	96.68	1,605,546	2,709,732	
2000/07		0.55	1.1129	1.1129		68	96.68	1,615,374	2,739,856	
2001/01	12,677	0.50	1.2976	1.2976		68	96.49	1,638,532	2,775,420	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07	217,235	0.50	0.9615	0.9615		68	95.79	1,863,645	2,802,076	
2002/01		0.45	1.0301	1.0301		68	95.79	1,872,283	2,830,908	
2002/07		0.45	0.8337	0.8337		68	87.36	1,879,308	2,854,504	
2003/01		0.40	1.3271	1.3271		68	87.36	1,889,283	2,892,380	
2003/07		0.40	1.1664	1.1664		68	84.83	1,898,098	2,926,108	
2004/01		0.35	1.1103	1.1103		68	84.83	1,905,474	2,958,612	
2004/07		0.35	0.8378	0.8378		68	88.30	1,911,061	2,983,432	
2005/01		0.30	0.8595	0.8595		68	88.30	1,915,990	3,009,068	
2005/07		0.30	0.7364	0.7364		68	88.15	1,920,222	3,031,236	
2006/01		0.25	0.9068	0.9068		68	88.15	1,924,575	3,058,708	
2006/07		0.25	0.8133	0.8133		68	85.82	1,928,488	3,083,596	
2007/01		0.20	1.0133	1.0133		68	85.82	1,932,397	3,114,808	
2007/07		0.20	1.1050	1.1050		68	86.07	1,936,668	3,149,216	
2008/01		0.15	0.8556	0.8556		68	86.07	1,939,153	3,176,144	
2008/07		0.15	0.6104	0.6104		68	84.77	1,940,929	3,195,524	
2009/01		0.10	1.3268	1.3268		68	84.77	1,943,505	3,237,956	
2009/07		0.10	0.6841	0.6841		68	80.49	1,944,834	3,260,124	
2010/01		0.05	0.8643	0.8643		68	80.49	1,945,674	3,288,276	
2010/07		0.05	0.7107	0.7107		68	78.34	1,946,365	3,311,668	
2011/01		0.00	0.9198	0.9198		68	78.34	1,946,365	3,342,132	
2011/07		0.00	0.9028	0.9028		68	84.43	1,946,365	3,372,324	
2012/01		0.00	0.3865	0.3865		68	84.43	1,946,365	3,385,380	
2012/07		0.00	0.9417	0.9417		68	80.57	1,946,365	3,417,272	
2013/01		0.00	0.4901	0.4901		68	80.57	1,946,365	3,434,000	
2013/07		0.00	0.6196	0.6196		68	81.69	1,946,365	3,455,284	
2014/01		0.00	0.8564	0.8564		68	81.69	1,946,365	3,484,864	
2014/07		0.00	1.2383	1.2383		68	85.52	1,946,365	3,528,044	

Message Code:

5 Uncorrected Licensure Deficiency



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Huntington Place 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
1775 HUNTINGTON LANE	8/1/2012-7/31/2013	Number of Beds: 100	Superior: 0
ROCKLEDGE, FL 32955	Days in CR 365	Maximum: 36,500	Standard: 184
County: Brevard [5]	First Used : 2014/07	Max Annualized: 36,500	Conditional: 0
Region: Central Area: 7	Last Used: 2014/07	Total Patient: 35,222	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 7,445	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 21,157	FY Index: 1.30228922
Class at 1/94: North Small	Medical Utilization	60.06757%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	96.49863%	Cost: 1.03437307
Open Date: 01/01/1972	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/01/1972	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20949917
Entered Medicaid 01/01/1972	Low Occupancy Adjustment Factor:	122.84822%	DC Sem Index: 1.24200000
Med # Active Date: 10/01/1994	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02687131
Previous Med # 203742			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	740,868	1,563,913	907,704	375,960		3,588,445	
1a	Audit Adjustments							
2	Cost Per Diem	35.0176	73.9194	42.9032	17.7700		169.6102	
3	Cost Per Diem Inflated	36.2213	75.9057	44.3779				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	36.2213	75.9057	44.3779	17.7700		174.2749	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	52.6481		62.4646				
7	Provider Target Rate	53.7451		63.7661				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	58.1332	99.7893	75.5421	13.6500			
9	Prior Semester: Class Ceiling Target Base	60.4813		71.4442				
10	Target Rate Class Ceiling	61.3634		72.4862				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	36.2213	75.9057	44.3779	13.6500		170.1549	
12/13	Medical Adjustment Rate		0.8597	0.5026				
14	Prospective Per Diem 11	36.2213	76.7654	44.8805	13.6500		171.5172	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Huntington Place Care & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	2,000,000.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	1,802,827 6.5485
RS to Start Calcs:	1972/01	<60% of Base:	False	20% ROE(2):	450,707 0.2058
Indexed Asset Value	2,253,534	Interest Rate:	10.4400%	Insurance Cost(3):	7,243 0.2056
FRVS Base Asset:	1,346,503	Chase Rate:	7.7500%	Taxes Cost(3):	39,591 1.1240
Occup Adj Factor	0.9000	Amortization Rate:	10.4400%	Home Office(3):	23,220 0.6592
ROE Factor	0.015000	Interest Only:	False	Replacement(3&4):	20,281 0.0000
		Yearly Payment:	215,118	Total FRVS PD:	8.7431

- (1) 80% Capital (\$1,802,827) amortized at 10.4400 % for 20 years Principal & Interest of \$215,118 divided by annual available days (36500) divided by Occup. Adj. (0.900) = \$6.5485
- (2) 20% ROE (\$450,707) times the ROE factor (0.015000) divided by annual available days (36500) divided by Occup. Adj. (0.900) = \$0.2058
- (3) Pass-throughs: 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:	51,883
Comparison Bed	100	Effective PBS Limitation	2,850,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	36.2213	36.2213	0.6431	35.5782
Direct Care	76.7654	76.7654	1.3630	75.4024
Indirect Care	44.8805	44.8805	0.7969	44.0836
Property	13.6500	8.7431	0.1552	8.5879
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.0156
Supplemental Rate Add-on				9.9025
Totals	171.5172	166.6103	2.9582	193.5702

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1972/01	906,811	0.00	3.9787	3.0000	0.9787	100	100.00	906,811	1,066,900	
1972/07		0.10	5.9113	3.0000	2.9113	100	100.00	909,531	1,119,500	
1973/01		0.10	8.0622	3.0000	5.0622	100	100.00	912,260	1,177,200	
1973/07		0.20	10.7186	3.0000	7.7186	100	100.00	917,734	1,243,800	
1974/01	1,720	0.20	12.9457	3.0000	9.9457	100	100.00	924,960	1,308,800	
1974/07		0.30	13.0494	3.0000	10.0494	100	100.00	933,285	1,349,400	
1975/01		0.30	13.1399	3.0000	10.1399	100	100.00	941,685	1,391,100	
1975/07		0.40	14.2033	3.0000	11.2033	100	100.00	952,985	1,447,700	
1976/01	24,203	0.40	15.2478	3.0000	12.2478	100	100.00	988,624	1,506,200	
1976/07		0.50	15.7330	3.0000	12.7330	100	100.00	1,003,453	1,558,700	
1977/01	20,911	0.50	16.4836	3.0000	13.4836	100	100.00	1,039,416	1,617,200	
1977/07		0.60	18.5412	3.0000	15.5412	100	100.00	1,058,125	1,698,900	
1978/01		0.60	20.2809	3.0000	17.2809	100	100.00	1,077,171	1,779,500	
1978/07	3,863	0.70	22.8203	3.0000	19.8203	100	100.00	1,103,655	1,878,000	
1979/01		0.70	24.9476	3.0000	21.9476	100	100.00	1,126,832	1,974,300	
1979/07		0.80	26.1458	3.0000	23.1458	100	100.00	1,153,876	2,057,200	
1980/01	755	0.80	29.3115	3.0000	26.3115	100	32.29	1,170,889	2,184,100	
1980/07	17,723	0.90	30.1222	3.0000	27.1222	100	32.29	1,207,172	2,267,300	
1981/01	19,576	0.90	30.9462	3.0000	27.9462	100	33.00	1,246,304	2,354,000	
1981/07		1.00	30.5350	3.0000	27.5350	100	33.00	1,268,737	2,414,900	
1982/01	5,633	1.00	30.2110	3.0000	27.2110	100	28.92	1,294,384	2,479,600	
1982/07		1.00	29.5087	3.0000	26.5087	100	28.92	1,314,802	2,536,500	
1983/04	434	1.00	29.1375	3.0000	26.1375	100	23.16	1,315,236	2,603,200	
1983/07		1.00	30.0953	3.0000	27.0953	100	23.16	1,315,236	2,706,200	
1984/01	553	1.00	28.3905	3.0000	25.3905	100	23.16	1,315,789	2,741,300	
1984/07	591	1.00	27.3084	3.0000	24.3084	100	23.16	1,316,380	2,793,900	
1985/01	4,156	1.00	25.4555	3.0000	22.4555	100	23.16	1,320,536	2,825,900	
1985/10		1.00	23.3077	3.0000	20.3077	100	36.05	1,346,503	2,850,000	
1986/01		1.00	21.1376	3.0000	18.1376	100	28.40	1,367,362	2,873,700	
1986/07		1.00	18.4350	3.0000	15.4350	100	28.40	1,388,544	2,868,200	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1987/01		1.00	16.4441	3.0000	13.4441	100	13.57	1,388,544	2,919,500	
1987/07		1.00	14.3448	3.0000	11.3448	100	13.57	1,388,544	2,942,300	
1988/01	13,725	1.00	12.2455	3.0000	9.2455	100	11.57	1,402,269	2,966,200	
1988/07		1.00	9.8354	3.0000	6.8354	100	11.57	1,402,269	2,964,600	
1989/01		1.00	7.4253	3.0000	4.4253	100	13.82	1,402,269	2,982,100	
1989/07		1.00	5.0152	3.0000	2.0152	100	13.82	1,402,269	3,002,300	
1990/01		1.00	2.6051	2.6051		100	13.25	1,402,269	3,017,400	
1990/07		1.00	0.5899	0.5899		100	14.21	1,402,269	3,035,200	
1991/01		1.00	0.5899	0.5899		100	14.21	1,402,269	3,053,000	
1991/07		1.00	1.4932	1.4932		100	19.86	1,402,269	3,098,600	
1992/01		1.00	2.0117	2.0117		100	19.86	1,402,269	3,160,900	
1992/07		0.95	1.8152	1.8152		100	25.21	1,413,353	3,218,300	
1993/01		0.95	1.7710	1.7710		100	25.21	1,424,253	3,275,300	
1993/07		0.90	1.5329	1.5329		100	27.80	1,434,185	3,325,500	
1994/01		0.90	1.6983	1.6983		100	27.80	1,445,265	3,382,000	
1994/07	28,374	0.85	1.5991	1.5991		100	44.50	1,489,533	3,436,100	
1995/01		0.85	1.5812	1.5812		100	44.50	1,505,730	3,490,400	
1995/07		0.80	1.5250	1.5250		100	44.50	1,520,593	3,543,600	
1996/01		0.80	1.7228	1.7228		100	44.50	1,537,549	3,604,700	
1996/07		0.75	1.3294	1.3294		100	44.50	1,549,953	3,652,600	
1997/01		0.75	1.4109	1.4109		100	44.50	1,563,223	3,704,100	
1997/07		0.70	1.0917	1.0917		100	44.50	1,572,889	3,744,500	
1998/01	28,374	0.70	1.1663	1.1663		100	47.36	1,601,263	3,788,200	5
1998/07		0.65	1.0794	1.0794		100	44.75	1,621,524	3,829,100	
1999/01		0.65	1.4499	1.4499		100	44.75	1,621,524	3,884,600	5
1999/07	48,692	0.60	1.2299	1.2299		100	54.34	1,694,561	3,932,400	
2000/01		0.60	1.3356	1.3356		100	54.34	1,707,978	3,984,900	
2000/07	25,396	0.55	1.1129	1.1129		100	63.91	1,743,829	4,029,200	
2001/01		0.55	1.2976	1.2976		100	63.91	1,756,275	4,081,500	
2001/07	92,217	0.50	0.9615	0.9615		100	63.55	1,856,936	4,120,700	



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193.57

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2002/01		0.50	1.0301	1.0301		100	61.62	1,866,501	4,163,100	
2002/07		0.45	0.8337	0.8337		100	61.62	1,873,504	4,197,800	
2003/01	73,232	0.45	1.3271	1.3271		100	56.95	1,957,925	4,253,500	
2003/07		0.40	1.1664	1.1664		100	56.95	1,967,061	4,303,100	
2004/01	22,387	0.40	1.1103	1.1103		100	57.88	1,998,184	4,350,900	
2004/07		0.35	0.8378	0.8378		100	57.88	2,004,043	4,387,400	
2005/01		0.35	0.8595	0.8595		100	57.88	2,010,071	4,425,100	
2005/07	18,701	0.30	0.7364	0.7364		100	51.93	2,032,964	4,457,700	
2006/01		0.30	0.9068	0.9068		100	51.93	2,038,185	4,498,100	
2006/07	90,457	0.25	0.8133	0.8133		100	57.40	2,132,786	4,534,700	
2007/01		0.25	1.0133	1.0133		100	57.40	2,138,188	4,580,600	
2007/07	51,425	0.20	1.1050	1.1050		100	56.65	2,194,338	4,631,200	
2008/01		0.20	0.8556	0.8556		100	56.65	2,198,093	4,670,800	
2008/07		0.15	0.6104	0.6104		100	52.70	2,200,022	4,699,300	
2009/01		0.15	1.3268	1.3268		100	52.70	2,204,217	4,761,700	
2009/07	16,284	0.10	0.6841	0.6841		100	52.21	2,221,932	4,794,300	
2010/01		0.10	0.8643	0.8643		100	52.21	2,223,754	4,835,700	
2010/07	27,955	0.05	0.7107	0.7107		100	57.55	2,252,498	4,870,100	
2011/01		0.05	0.9198	0.9198		100	57.55	2,253,534	4,914,900	
2011/07		0.00	0.9028	0.9028		100	62.54	2,253,534	4,959,300	
2012/01		0.00	0.3865	0.3865		100	62.56	2,253,534	4,978,500	
2012/07		0.00	0.9417	0.9417		100	62.56	2,253,534	5,025,400	
2013/01		0.00	0.4901	0.4901		100	62.56	2,253,534	5,050,000	
2013/07		0.00	0.6196	0.6196		100	61.66	2,253,534	5,081,300	
2014/01		0.00	0.8564	0.8564		100	61.66	2,253,534	5,124,800	
2014/07		0.00	1.2383	1.2383		100	60.07	2,253,534	5,188,300	

Message Code:

5 Uncorrected Licensure Deficiency



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199.18

Hardee Manor Healthcare Center

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

Provider Information	Cost Report	Patient Days	Ratings Days
401 ORANGE PLACE	1/1/2012-12/31/2012	Number of Beds: 79	Superior: 0
WAUCHULA, FL 33873	Days in CR 366	Maximum: 28,914	Standard: 184
County: Hardee [25]	First Used : 2014/01	Max Annualized: 28,835	Conditional: 0
Region: Central Area: 6	Last Used: 2014/07	Total Patient: 25,528	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 3,057	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 17,775	FY Index: 1.28335532
Class at 1/94: South Small	Medical Utilization	69.62943%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	88.28941%	Cost: 1.04963363
Open Date: 09/01/1980	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 09/01/1980	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20250000
Entered Medicaid 10/01/1980	Low Occupancy Adjustment Factor:	112.39742%	DC Sem Index: 1.24200000
Med # Active Date: 05/10/1994	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03284823
Previous Med # 206636			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	803,513	1,149,494	669,946	397,627		3,020,580	
1a	Audit Adjustments							
2	Cost Per Diem	45.2047	64.6692	37.6904	22.3700		169.9343	
3	Cost Per Diem Inflated	47.4484	66.7935	39.5611				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	47.4484	66.7935	39.5611	22.3700		176.1730	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	52.6481		62.0530				
7	Provider Target Rate	53.7451		63.3459				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	58.1332	99.7893	75.5421	13.6500			
9	Prior Semester: Class Ceiling Target Base	60.4813		71.4442				
10	Target Rate Class Ceiling	61.3634		72.4862				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	47.4484	66.7935	39.5611	13.6500		167.4530	
12/13	Medical Adjustment Rate		1.4750	0.8736				
14	Prospective Per Diem 11	47.4484	68.2685	40.4347	13.6500		169.8016	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Hardee Manor Healthcare Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1989	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	926,800.00		Total Amount	Per Diem
RS to Start Calcs:	1980/07	Type:	Variable	80% Capital(1):	1,969,166	9.0907
Indexed Asset Value	2,461,458	<60% of Base:	False	20% ROE(2):	492,292	0.2766
FRVS Base Asset:	893,513	Interest Rate:	10.5000%	Insurance Cost(3):	22,800	0.8931
Occup Adj Factor	0.9000	Chase Rate:	9.0000%	Taxes Cost(3):	34,087	1.3353
ROE Factor	0.014580	Amortization Rate:	10.5000%	Home Office(3):	18,202	0.7130
		Interest Only:	False	Replacement(3&4):	33,107	0.0000
		Yearly Payment:	235,917	Total FRVS PD:		12.3087

- (1) 80% Capital (\$1,969,166) amortized at 10.5000 % for 20 years Principal & Interest of \$235,917 divided by annual available days (28835) divided by Occup. Adj. (0.900) = \$9.0907
- (2) 20% ROE (\$492,292) times the ROE factor (0.014580) divided by annual available days (28835) divided by Occup. Adj. (0.900) = \$0.2766
- (3) Pass-throughs: 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:	51,883
Comparison Bed	60	Effective PBS Limitation	1,710,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	47.4484	47.4484	0.8425	46.6059
Direct Care	68.2685	68.2685	1.2121	67.0564
Indirect Care	40.4347	40.4347	0.7179	39.7168
Property	13.6500	12.3087	0.2185	12.0902
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				23.8105
Supplemental Rate Add-on				9.9025
Totals	169.8016	168.4603	2.9910	199.1823

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1980/07	839,846	0.00	3.8106	3.0000	0.8106	60	55.00	839,846	1,360,380	
1981/01		0.10	4.6347	3.0000	1.6347	60	55.00	842,366	1,412,400	
1981/07		0.10	4.2235	3.0000	1.2235	60	55.00	844,893	1,448,940	
1982/01		0.20	3.8995	3.0000	0.8995	60	82.02	849,962	1,487,760	
1982/07		0.20	3.1971	3.0000	0.1971	60	82.02	855,062	1,521,900	
1983/04		0.30	2.8260	2.8260		60	87.26	862,311	1,561,920	
1983/07		0.30	3.9578	3.0000	0.9578	60	87.26	870,072	1,623,720	
1984/01		0.40	2.2530	2.2530		60	89.07	877,913	1,644,780	
1984/07		0.40	1.9179	1.9179		60	89.07	884,648	1,676,340	
1985/01		0.50	1.1471	1.1471		60	89.94	889,722	1,695,540	
1985/10		0.50	0.8522	0.8522		60	89.07	893,513	1,710,000	
1986/01		0.60	0.8299	0.8299		60	89.07	897,962	1,724,220	
1986/07		0.60	0.2974	0.2974		60	87.26	899,564	1,720,920	
1987/01		0.70	1.0091	1.0091		60	86.97	905,919	1,751,700	
1987/07		0.70	0.9007	0.9007		60	87.12	911,631	1,765,380	
1988/01		0.80	0.9007	0.9007		60	87.12	918,200	1,779,720	
1988/07		0.80	0.5899	0.5899		60	86.27	922,533	1,778,760	
1989/01	559,037	0.90	0.5899	0.5899		79	86.27	1,486,468	2,355,859	
1989/07		0.90	0.5899	0.5899		79	87.79	1,494,360	2,371,817	
1990/01		1.00	0.5899	0.5899		79	87.79	1,503,175	2,383,746	
1990/07		1.00	0.5899	0.5899		79	83.70	1,512,042	2,397,808	
1991/01		1.00	0.5899	0.5899		79	83.70	1,520,962	2,411,870	
1991/07		1.00	1.4932	1.4932		79	84.66	1,520,962	2,447,894	5
1992/01		1.00	2.0117	2.0117		79	84.66	1,574,727	2,497,111	
1992/07		1.00	1.8152	1.8152		79	84.81	1,603,311	2,542,457	
1993/01		1.00	1.7710	1.7710		79	84.81	1,631,706	2,587,487	
1993/07		1.00	1.5329	1.5329		79	84.96	1,656,718	2,627,145	
1994/01		1.00	1.6983	1.6983		79	84.96	1,684,854	2,671,780	
1994/07		1.00	1.5991	1.5991		79	80.99	1,711,797	2,714,519	
1995/01		1.00	1.5812	1.5812		79	80.99	1,738,864	2,757,416	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1995/07		1.00	1.5250	1.5250		79	82.56	1,765,382	2,799,444	
1996/01		1.00	1.7228	1.7228		79	82.56	1,795,796	2,847,713	
1996/07	32,923	1.00	1.3294	1.3294		79	87.02	1,852,592	2,885,554	
1997/01		1.00	1.4109	1.4109		79	87.02	1,878,730	2,926,239	
1997/07		1.00	1.0917	1.0917		79	85.72	1,899,240	2,958,155	
1998/01		1.00	1.1663	1.1663		79	85.72	1,899,240	2,992,678	5
1998/07		1.00	1.0794	1.0794		79	82.33	1,942,130	3,024,989	
1999/01		1.00	1.4499	1.4499		79	82.33	1,970,289	3,068,834	
1999/07	28,626	1.00	1.2299	1.2299		79	82.26	2,023,148	3,106,596	
2000/01		1.00	1.3356	1.3356		79	82.26	2,050,169	3,148,071	
2000/07		1.00	1.1129	1.1129		79	82.87	2,072,985	3,183,068	
2001/01		0.95	1.2976	1.2976		79	82.87	2,098,539	3,224,385	
2001/07		0.95	0.9615	0.9615		79	76.25	2,117,707	3,255,353	
2002/01		0.90	1.0301	1.0301		79	74.81	2,137,340	3,288,849	
2002/07		0.90	0.8337	0.8337		79	74.81	2,153,376	3,316,262	
2003/01		0.85	1.3271	1.3271		79	76.66	2,177,666	3,360,265	
2003/07		0.85	1.1664	1.1664		79	76.66	2,199,255	3,399,449	
2004/01		0.80	1.1103	1.1103		79	72.89	2,218,789	3,437,211	
2004/07		0.80	0.8378	0.8378		79	72.89	2,233,659	3,466,046	
2005/01		0.75	0.8595	0.8595		79	72.89	2,248,057	3,495,829	
2005/07		0.75	0.7364	0.7364		79	70.19	2,260,473	3,521,583	
2006/01		0.70	0.9068	0.9068		79	70.19	2,274,822	3,553,499	
2006/07		0.70	0.8133	0.8133		79	77.23	2,287,773	3,582,413	
2007/01		0.65	1.0133	1.0133		79	77.23	2,302,840	3,618,674	
2007/07		0.65	1.1050	1.1050		79	77.37	2,319,381	3,658,648	
2008/01		0.60	0.8556	0.8556		79	77.37	2,331,289	3,689,932	
2008/07		0.60	0.6104	0.6104		79	76.08	2,339,826	3,712,447	
2009/01		0.55	1.3268	1.3268		79	71.28	2,356,900	3,761,743	
2009/07		0.55	0.6841	0.6841		79	71.28	2,365,769	3,787,497	
2010/01		0.50	0.8643	0.8643		79	71.28	2,375,994	3,820,203	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2010/07		0.50	0.7107	0.7107		79	71.28	2,384,438	3,847,379	
2011/01		0.45	0.9198	0.9198		79	74.45	2,394,307	3,882,771	
2011/07		0.45	0.9028	0.9028		79	73.83	2,404,035	3,917,847	
2012/01		0.40	0.3865	0.3865		79	73.83	2,407,752	3,933,015	
2012/07		0.40	0.9417	0.9417		79	73.83	2,416,822	3,970,066	
2013/01	19,803	0.35	0.4901	0.4901		79	72.33	2,440,770	3,989,500	
2013/07		0.35	0.6196	0.6196		79	72.33	2,446,064	4,014,227	
2014/01		0.30	0.8564	0.8564		79	69.63	2,452,348	4,048,592	
2014/07		0.30	1.2383	1.2383		79	69.63	2,461,458	4,098,757	

Message Code:

5 Uncorrected Licensure Deficiency



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0 211516-00 - 2014/07

198.47

LAUREL POINTE HEALTH AND REHABILITATION

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

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
703 South 29th Street	9/1/2012-8/31/2013	Number of Beds: 107	Superior: 0
FORT PIERCE, FL 34947	Days in CR 365	Maximum: 39,055	Standard: 184
County: St Lucie [56]	First Used : 2014/07	Max Annualized: 39,055	Conditional: 0
Region: South Area: 9	Last Used: 2014/07	Total Patient: 34,811	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 7,790	Inflation
Current Class South Large	Initial CR? False	Medicaid: 22,741	FY Index: 1.30580299
Class at 1/94: South Large	Medical Utilization	65.32705%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	89.13327%	Cost: 1.03158969
Open Date: 12/01/1980	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 12/01/1980	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21049917
Entered Medicaid 12/01/1980	Low Occupancy Adjustment Factor:	113.47170%	DC Sem Index: 1.24200000
Med # Active Date: 12/20/1993	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02602301
Previous Med # 209121			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	976,773	1,465,472	1,086,316	586,263		4,114,824
1a	Audit Adjustments						
2	Cost Per Diem	42.9521	64.4418	47.7691	25.7800		180.9430
3	Cost Per Diem Inflated	44.3089	66.1188	49.2781			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	44.3089	66.1188	49.2781	25.7800		185.4858
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	46.4166		55.4668			
7	Provider Target Rate	47.3837		56.6225			
7a	Interim Adjustment						
7b	Interim Adjustment Provider Target Rate						
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500		
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224			
10	Target Rate Class Ceiling	56.5683		63.9416			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	44.3089	66.1188	49.2781	13.6500		173.3558
12/13	Medical Adjustment Rate		1.1401	0.8497			
14	Prospective Per Diem 11	44.3089	67.2589	50.1278	13.6500		175.3456
15	Inflated Usual & Customary Charge						0.00

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



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Rate Semester 07/01/2014 through 12/31/2014

LAUREL POINTE HEALTH AND REHABILITATION

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	05/01/1993	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	3,382,588.00	Total Amount	Per Diem
RS to Start Calcs:	1980/07	Type:	Fixed	80% Capital(1):	2,508,119 7.2124
Indexed Asset Value	3,135,149	<60% of Base:	False	20% ROE(2):	627,030 0.2806
FRVS Base Asset:	1,564,975	Interest Rate:	8.0940%	Insurance Cost(3):	21,155 0.6077
Occup Adj Factor	0.9000	Chase Rate:	6.0000%	Taxes Cost(3):	74,982 2.1540
ROE Factor	0.015730	Amortization Rate:	8.0940%	Home Office(3):	20,263 0.5821
		Interest Only:	False	Replacement(3&4):	0 0.0000
		Yearly Payment:	253,511	Total FRVS PD:	10.8368

- (1) 80% Capital (\$2,508,119) amortized at 8.0940 % for 20 years Principal & Interest of \$253,511 divided by annual available days (39055) divided by Occup. Adj. (0.900) = \$7.2124
- (2) 20% ROE (\$627,030) times the ROE factor (0.015730) divided by annual available days (39055) divided by Occup. Adj. (0.900) = \$0.2806
- (3) Pass-throughs: 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:	51,883
Comparison Bed	107	Effective PBS Limitation	3,049,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	44.3089	44.3089	0.7867	43.5222
Direct Care	67.2589	67.2589	1.1942	66.0647
Indirect Care	50.1278	50.1278	0.8900	49.2378
Property	13.6500	10.8368	0.1924	10.6444
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.0988
Supplemental Rate Add-on				9.9025
Totals	175.3456	172.5324	3.0633	198.4704

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1980/07	1,399,570	0.00	3.8106	3.0000	0.8106	107	68.27	1,399,570	2,426,011	
1981/01		0.10	4.6347	3.0000	1.6347	107	68.27	1,403,769	2,518,780	
1981/07	11,088	0.10	4.2235	3.0000	1.2235	107	62.87	1,419,068	2,583,943	
1982/01		0.20	3.8995	3.0000	0.8995	107	62.87	1,427,582	2,653,172	
1982/07	828	0.20	3.1971	3.0000	0.1971	107	67.18	1,436,975	2,714,055	
1983/04		0.30	2.8260	2.8260		107	67.18	1,449,158	2,785,424	
1983/07	53,000	0.30	3.9578	3.0000	0.9578	107	79.29	1,515,200	2,895,634	
1984/01		0.40	2.2530	2.2530		107	67.63	1,528,855	2,933,191	
1984/07	313	0.40	1.9179	1.9179		107	66.64	1,540,897	2,989,473	
1985/01		0.50	1.1471	1.1471		107	66.64	1,549,736	3,023,713	
1985/10	8,636	0.50	0.8522	0.8522		107	66.64	1,564,975	3,049,500	
1986/01		0.60	0.8299	0.8299		107	66.64	1,572,767	3,074,859	
1986/07		0.60	0.2974	0.2974		107	78.17	1,575,573	3,068,974	
1987/01		0.70	1.0091	1.0091		107	78.17	1,586,703	3,123,865	
1987/07		0.70	0.9007	0.9007		107	78.17	1,596,707	3,148,261	
1988/01		0.80	0.9007	0.9007		107	78.17	1,608,213	3,173,834	
1988/07		0.80	0.5899	0.5899		107	78.17	1,615,802	3,172,122	
1989/01		0.90	0.5899	0.5899		107	77.79	1,624,380	3,190,847	
1989/07		0.90	0.5899	0.5899		107	77.79	1,633,004	3,212,461	
1990/01		1.00	0.5899	0.5899		107	68.70	1,642,637	3,228,618	
1990/07		1.00	0.5899	0.5899		107	68.70	1,652,327	3,247,664	
1991/01		1.00	0.5899	0.5899		107	79.77	1,662,074	3,266,710	
1991/07		1.00	1.4932	1.4932		107	79.77	1,686,892	3,315,502	
1992/01		1.00	2.0117	2.0117		107	79.77	1,720,827	3,382,163	
1992/07		1.00	1.8152	1.8152		107	80.99	1,752,063	3,443,581	
1993/01		1.00	1.7710	1.7710		107	80.99	1,783,092	3,504,571	
1993/07	17,509	1.00	1.5329	1.5329		107	79.29	1,827,934	3,558,285	
1994/01		1.00	1.6983	1.6983		107	79.29	1,858,978	3,618,740	
1994/07		1.00	1.5991	1.5991		107	79.29	1,888,705	3,676,627	
1995/01		1.00	1.5812	1.5812		107	79.29	1,918,569	3,734,728	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1995/07		1.00	1.5250	1.5250		107	79.29	1,947,827	3,791,652	
1996/01		1.00	1.7228	1.7228		107	79.29	1,981,384	3,857,029	
1996/07	16,335	1.00	1.3294	1.3294		107	82.12	2,024,060	3,908,282	
1997/01		1.00	1.4109	1.4109		107	82.12	2,052,617	3,963,387	
1997/07		1.00	1.0917	1.0917		107	83.12	2,075,025	4,006,615	
1998/01		1.00	1.1663	1.1663		107	83.12	2,099,226	4,053,374	
1998/07		1.00	1.0794	1.0794		107	81.16	2,099,226	4,097,137	5
1999/01		1.00	1.4499	1.4499		107	81.16	2,152,650	4,156,522	
1999/07		1.00	1.2299	1.2299		107	78.64	2,152,650	4,207,668	5
2000/01		1.00	1.3356	1.3356		107	78.64	2,208,229	4,263,843	
2000/07	45,386	1.00	1.1129	1.1129		107	84.61	2,278,190	4,311,244	
2001/01		0.95	1.2976	1.2976		107	84.61	2,306,273	4,367,205	
2001/07		0.95	0.9615	0.9615		107	82.50	2,327,338	4,409,149	
2002/01	18,400	0.90	1.0301	1.0301		107	82.56	2,367,315	4,454,517	
2002/07		0.90	0.8337	0.8337		107	82.56	2,385,077	4,491,646	
2003/01		0.85	1.3271	1.3271		107	84.94	2,411,981	4,551,245	
2003/07		0.85	1.1664	1.1664		107	84.94	2,435,893	4,604,317	
2004/01		0.80	1.1103	1.1103		107	81.88	2,457,529	4,655,463	
2004/07		0.80	0.8378	0.8378		107	81.88	2,473,999	4,694,518	
2005/01		0.75	0.8595	0.8595		107	76.26	2,489,946	4,734,857	
2005/07		0.75	0.7364	0.7364		107	76.26	2,503,698	4,769,739	
2006/01		0.70	0.9068	0.9068		107	76.26	2,519,591	4,812,967	
2006/07		0.70	0.8133	0.8133		107	79.56	2,533,935	4,852,129	
2007/01		0.65	1.0133	1.0133		107	79.56	2,550,623	4,901,242	
2007/07		0.65	1.1050	1.1050		107	81.17	2,568,944	4,955,384	
2008/01		0.60	0.8556	0.8556		107	81.17	2,582,133	4,997,756	
2008/07	100,966	0.60	0.6104	0.6104		107	78.57	2,692,555	5,028,251	
2009/01		0.55	1.3268	1.3268		107	78.57	2,712,203	5,095,019	
2009/07		0.55	0.6841	0.6841		107	69.78	2,722,409	5,129,901	
2010/01		0.50	0.8643	0.8643		107	69.78	2,734,175	5,174,199	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2010/07		0.50	0.7107	0.7107		107	70.65	2,743,892	5,211,007	
2011/01		0.45	0.9198	0.9198		107	70.65	2,755,249	5,258,943	
2011/07	18,577	0.45	0.9028	0.9028		107	66.61	2,785,021	5,306,451	
2012/01		0.40	0.3865	0.3865		107	66.61	2,789,327	5,326,995	
2012/07	97,252	0.40	0.9417	0.9417		107	67.04	2,897,086	5,377,178	
2013/01		0.35	0.4901	0.4901		107	67.04	2,902,055	5,403,500	
2013/07	169,718	0.35	0.6196	0.6196		107	63.32	3,078,068	5,436,991	
2014/01		0.30	0.8564	0.8564		107	63.32	3,085,976	5,483,536	
2014/07	37,709	0.30	1.2383	1.2383		107	65.33	3,135,149	5,551,481	

Message Code:

5 Uncorrected Licensure Deficiency

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 211516083120130901201201312014082311



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Life Care Center of Citrus County

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

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
3325 W JERWAYNE LN	8/1/2012-7/31/2013	Number of Beds: 120	Superior: 0
LECANTO, FL 34461	Days in CR 365	Maximum: 43,800	Standard: 184
County: Citrus [9]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: North Area: 3	Last Used: 2014/07	Total Patient: 35,095	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 14,837	Inflation
Current Class North Large	Initial CR? False	Medicaid: 14,768	FY Index: 1.30228922
Class at 1/94: North Large	Medical Utilization	42.08007%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	80.12557%	Cost: 1.03437307
Open Date: 11/15/1994	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 11/15/1994	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20949917
Entered Medicaid 11/15/1994	Low Occupancy Adjustment Factor:	102.00439%	DC Sem Index: 1.24200000
Med # Active Date: 11/15/1994	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02687131
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	636,167	1,252,178	959,732	334,052		3,182,129	
1a	Audit Adjustments							
2	Cost Per Diem	43.0774	84.7900	64.9873	22.6200		215.4747	
3	Cost Per Diem Inflated	44.5581	87.0684	67.2211				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	44.5581	87.0684	67.2211	22.6200		221.4676	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	53.5012		52.6138				
7	Provider Target Rate	54.6159		53.7101				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	44.5581	87.0684	53.7101	13.6500		198.9866	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	44.5581	87.0684	53.7101	13.6500		198.9866	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Life Care Center of Citrus County

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	11/15/1994	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	4,800,000.00	Total Amount	Per Diem	
Year of Phase-In/Full:		Type:	Variable	80% Capital(1):	4,637,062	9.5119
RS to Start Calcs:	1994/07	<60% of Base:	False	20% ROE(2):	1,159,265	0.4411
Indexed Asset Value	5,796,327	Interest Rate:	8.1315%	Insurance Cost(3):	18,314	0.5218
FRVS Base Asset:	3,754,020	Chase Rate:	3.2500%	Taxes Cost(3):	92,581	2.6380
Occup Adj Factor	0.9000	Amortization Rate:	5.2500%	Home Office(3):	36,231	1.0324
ROE Factor	0.015000	Interest Only:	False	Replacement(3&4):	86,203	0.0000
		Yearly Payment:	374,959	Total FRVS PD:		14.1452

- (1) 80% Capital (\$4,637,062) amortized at 5.2500 % for 20 years Principal & Interest of \$374,959 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$9.5119
- (2) 20% ROE (\$1,159,265) times the ROE factor (0.015000) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.4411
- (3) Pass-throughs: 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:	51,883
Comparison Bed 111	Effective PBS Limitation	3,754,020

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	44.5581	44.5581	0.7911	43.7670
Direct Care	87.0684	87.0684	1.5459	85.5225
Indirect Care	53.7101	53.7101	0.9536	52.7565
Property	13.6500	14.1452	0.2511	13.8941
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				15.5485
Supplemental Rate Add-on				9.9025
Totals	198.9866	199.4818	3.5417	221.3911

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1994/07	6,471,189	0.00	1.5991	1.5991		111	36.16	3,754,020	3,754,020	1
1995/01	28,000	0.10	1.5812	1.5812		111	36.16	3,785,922	3,874,344	
1995/07		0.10	1.5250	1.5250		111	36.16	3,789,718	3,933,396	
1996/01		0.20	1.7228	1.7228		111	36.16	3,798,304	4,001,217	
1996/07		0.20	1.3294	1.3294		111	36.16	3,804,944	4,054,386	
1997/01		0.30	1.4109	1.4109		111	36.16	3,815,533	4,111,551	
1997/07	33,529	0.30	1.0917	1.0917		111	41.03	3,858,384	4,156,395	
1998/01	347,757	0.40	1.1663	1.1663		120	46.47	4,221,349	4,545,840	
1998/07		0.40	1.0794	1.0794		120	46.47	4,236,750	4,594,920	
1999/01		0.50	1.4499	1.4499		120	46.55	4,262,747	4,661,520	
1999/07		0.50	1.2299	1.2299		120	46.55	4,284,935	4,718,880	
2000/01	22,255	0.60	1.3356	1.3356		120	50.41	4,338,664	4,781,880	
2000/07		0.60	1.1129	1.1129		120	50.41	4,365,216	4,835,040	
2001/01	43,977	0.70	1.2976	1.2976		120	53.00	4,447,400	4,897,800	
2001/07		0.70	0.9615	0.9615		120	53.00	4,476,247	4,944,840	
2002/01		0.80	1.0301	1.0301		120	53.07	4,511,841	4,995,720	
2002/07		0.80	0.8337	0.8337		120	53.07	4,540,879	5,037,360	
2003/01		0.90	1.3271	1.3271		120	55.07	4,595,115	5,104,200	
2003/07		0.90	1.1664	1.1664		120	55.07	4,643,355	5,163,720	
2004/01		1.00	1.1103	1.1103		120	50.34	4,690,542	5,221,080	
2004/07		1.00	0.8378	0.8378		120	50.34	4,726,510	5,264,880	
2005/01	20,280	1.00	0.8595	0.8595		120	48.69	4,782,754	5,310,120	
2005/07		1.00	0.7364	0.7364		120	48.69	4,813,933	5,349,240	
2006/01	33,478	1.00	0.9068	0.9068		120	43.28	4,881,762	5,397,720	
2006/07		1.00	0.8133	0.8133		120	43.28	4,913,005	5,441,640	
2007/01		1.00	1.0133	1.0133		120	43.28	4,952,180	5,496,720	
2007/07		1.00	1.1050	1.1050		120	34.02	4,986,028	5,557,440	
2008/01		1.00	0.8556	0.8556		120	34.02	5,012,415	5,604,960	
2008/07	94,972	1.00	0.6104	0.6104		120	31.62	5,124,977	5,639,160	
2009/01		1.00	1.3268	1.3268		120	31.62	5,164,070	5,714,040	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2009/07	204,990	1.00	0.6841	0.6841		120	29.45	5,387,976	5,753,160	
2010/01	103,600	1.00	0.8643	0.8643		120	29.08	5,516,198	5,802,840	
2010/07		1.00	0.7107	0.7107		120	29.08	5,536,926	5,844,120	
2011/01		1.00	0.9198	0.9198		120	32.74	5,567,242	5,897,880	
2011/07		1.00	0.9028	0.9028		120	32.74	5,597,161	5,951,160	
2012/01	28,563	1.00	0.3865	0.3865		120	32.52	5,638,515	5,974,200	
2012/07		1.00	0.9417	0.9417		120	32.52	5,669,910	6,030,480	
2013/01		1.00	0.4901	0.4901		120	32.52	5,686,340	6,060,000	
2013/07		1.00	0.6196	0.6196		120	36.34	5,709,619	6,097,560	
2014/01		1.00	0.8564	0.8564		120	36.34	5,741,927	6,149,760	
2014/07		1.00	1.2383	1.2383		120	42.08	5,796,327	6,225,960	

Message Code:

1 Per Bed Standard Limitation



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 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 07/01/2014 through 12/31/2014

0 211885-00 - 2014/07

223.95

Plaza West

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
912 AMERICAN EAGLE BLVD	1/1/2012-12/31/2012	Number of Beds: 113	Superior: 0
SUN CITY CENTER, FL 33573	Days in CR 366	Maximum: 41,358	Standard: 184
County: Hillsborough [29]	First Used : 2014/01	Max Annualized: 41,245	Conditional: 0
Region: Central Area: 6	Last Used: 2014/07	Total Patient: 38,406	Total: 184
Control: Proprietary : Partnership	Unaudited	Medicare: 18,556	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 8,095	FY Index: 1.28335532
Class at 1/94: North Large	Medical Utilization	21.07744%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	92.86232%	Cost: 1.04963363
Open Date: 06/10/1994	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 06/10/1994	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20250000
Entered Medicaid 06/10/1994	Low Occupancy Adjustment Factor:	118.21899%	DC Sem Index: 1.24200000
Med # Active Date: 06/10/1994	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03284823
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	456,062	675,972	547,360	314,248		1,993,642	
1a	Audit Adjustments							
2	Cost Per Diem	56.3387	83.5049	67.6170	38.8200		246.2806	
3	Cost Per Diem Inflated	59.1350	86.2479	70.9731				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	59.1350	86.2479	70.9731	38.8200		255.1760	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	53.0952		61.0451				
7	Provider Target Rate	54.2015		62.3170				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	52.0915	86.2479	61.9692	13.6500		213.9586	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	52.0915	86.2479	61.9692	13.6500		213.9586	
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 07/01/2014 through 12/31/2014

Plaza West

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	06/10/1994	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	5,755,000.00	Total Amount	Per Diem	
Year of Phase-In/Full:		Type:	Variable	80% Capital(1):	3,601,546	10.1521
RS to Start Calcs:	1994/01	<60% of Base:	False	20% ROE(2):	900,386	0.3536
Indexed Asset Value	4,501,932	Interest Rate:	8.5654%	Insurance Cost(3):	46,175	1.2023
FRVS Base Asset:	1,396,710	Chase Rate:	8.8463%	Taxes Cost(3):	80,678	2.1007
Occup Adj Factor	0.9000	Amortization Rate:	8.5654%	Home Office(3):	146,079	3.8035
ROE Factor	0.014580	Interest Only:	False	Replacement(3&4):	146,231	0.0000
		Yearly Payment:	376,852	Total FRVS PD:		17.6122

- (1) 80% Capital (\$3,601,546) amortized at 8.5654 % for 20 years Principal & Interest of \$376,852 divided by annual available days (41245) divided by Occup. Adj. (0.90) = \$10.1521
- (2) 20% ROE (\$900,386) times the ROE factor (0.014580) divided by annual available days (41245) divided by Occup. Adj. (0.90) = \$0.3536
- (3) Pass-throughs: Cost divided by Total Patient Days
- (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	33,255
Comparison Date:	07/01/1993	Current RS PBS:	51,883
Comparison Bed	42	Effective PBS Limitation	1,396,710

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	52.0915	52.0915	0.9249	51.1666
Direct Care	86.2479	86.2479	1.5313	84.7166
Indirect Care	61.9692	61.9692	1.1003	60.8689
Property	13.6500	17.6122	0.3127	17.2995
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	213.9586	217.9208	3.8692	223.9541

Medicaid Trend Adjustment



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 Rate Semester 7/1/2014 through 12/31/2014 Based on Cost Report: 12/31/2012

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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	1,575,790	0.00	1.6983	1.6983		42	2.05	1,396,710	1,396,710	1
1994/07		0.10	1.5991	1.5991		42	2.05	1,396,710	1,443,162	
1995/01		0.10	1.5812	1.5812		42	2.05	1,396,710	1,465,968	
1995/07		0.20	1.5250	1.5250		42	2.05	1,396,710	1,488,312	
1996/01		0.20	1.7228	1.7228		42	2.05	1,396,710	1,513,974	
1996/07		0.30	1.3294	1.3294		42	2.05	1,396,710	1,534,092	5
1997/01		0.30	1.4109	1.4109		42	2.05	1,396,710	1,555,722	
1997/07		0.40	1.0917	1.0917		42	2.05	1,396,710	1,572,690	
1998/01	12,365	0.40	1.1663	1.1663		42	3.59	1,409,075	1,591,044	
1998/07		0.50	1.0794	1.0794		42	5.11	1,409,075	1,608,222	
1999/01		0.50	1.4499	1.4499		42	5.11	1,409,075	1,631,532	
1999/07		0.60	1.2299	1.2299		42	5.11	1,409,075	1,651,608	
2000/01		0.60	1.3356	1.3356		42	5.11	1,409,075	1,673,658	
2000/07		0.70	1.1129	1.1129		42	7.29	1,409,075	1,692,264	
2001/01		0.70	1.2976	1.2976		42	7.29	1,409,075	1,714,230	
2001/07	2,829,279	0.80	0.9615	0.9615		113	9.67	4,238,354	4,656,391	
2002/01		0.80	1.0301	1.0301		113	9.67	4,238,354	4,704,303	
2002/07		0.90	0.8337	0.8337		113	6.16	4,238,354	4,743,514	
2003/01		0.90	1.3271	1.3271		113	6.16	4,238,354	4,806,455	
2003/07		1.00	1.1664	1.1664		113	12.25	4,238,354	4,862,503	
2004/01		1.00	1.1103	1.1103		113	12.25	4,238,354	4,916,517	
2004/07	38,827	1.00	0.8378	0.8378		113	22.19	4,277,181	4,957,762	
2005/01		1.00	0.8595	0.8595		113	22.19	4,277,181	5,000,363	
2005/07		1.00	0.7364	0.7364		113	26.02	4,292,082	5,037,201	
2006/01		1.00	0.9068	0.9068		113	26.02	4,310,495	5,082,853	
2006/07		1.00	0.8133	0.8133		113	26.02	4,327,080	5,124,211	
2007/01		1.00	1.0133	1.0133		113	23.38	4,327,080	5,176,078	
2007/07		1.00	1.1050	1.1050		113	23.38	4,327,080	5,233,256	
2008/01		1.00	0.8556	0.8556		113	21.38	4,327,080	5,278,004	
2008/07		1.00	0.6104	0.6104		113	21.38	4,327,080	5,310,209	



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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		113	24.28	4,327,080	5,380,721	
2009/07		1.00	0.6841	0.6841		113	24.28	4,327,080	5,417,559	
2010/01	35,179	1.00	0.8643	0.8643		113	26.47	4,380,258	5,464,341	
2010/07		1.00	0.7107	0.7107		113	26.47	4,395,240	5,503,213	
2011/01	33,856	1.00	0.9198	0.9198		113	23.69	4,429,096	5,553,837	
2011/07		1.00	0.9028	0.9028		113	27.75	4,449,271	5,604,009	
2012/01		1.00	0.3865	0.3865		113	27.75	4,457,947	5,625,705	
2012/07		1.00	0.9417	0.9417		113	26.37	4,478,075	5,678,702	
2013/01		1.00	0.4901	0.4901		113	26.37	4,488,598	5,706,500	
2013/07		1.00	0.6196	0.6196		113	26.37	4,501,932	5,741,869	
2014/01		1.00	0.8564	0.8564		113	21.08	4,501,932	5,791,024	
2014/07		0.95	1.2383	1.2383		113	21.08	4,501,932	5,862,779	

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 07/01/2014 through 12/31/2014

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192.78

Lake Park of Madison

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

Provider Information	Cost Report	Patient Days	Ratings Days
259 SW CAPTAIN BROWN RD	9/1/2012-8/31/2013	Number of Beds: 120	Superior: 0
MADISON, FL 32340	Days in CR 365	Maximum: 43,800	Standard: 184
County: Madison [40]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: North Area: 2	Last Used: 2014/07	Total Patient: 33,206	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 4,579	Inflation
Current Class North Large	Initial CR? False	Medicaid: 26,478	FY Index: 1.30580299
Class at 1/94: North Large	Medical Utilization	79.73860%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	75.81279%	Cost: 1.03158969
Open Date: 08/25/1995	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 08/25/1995	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21049917
Entered Medicaid 08/25/1995	Low Occupancy Adjustment Factor:	96.51398%	DC Sem Index: 1.24200000
Med # Active Date: 08/25/1995	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02602301
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	942,958	1,695,539	1,070,431	835,910		4,544,838	
1a	Audit Adjustments							
2	Cost Per Diem	35.6129	64.0358	40.4272	31.5700		171.6459	
3	Cost Per Diem Inflated	36.7379	65.7022	41.7043				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	36.7379	65.7022	41.7043	31.5700		175.7144	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	43.0778		51.2053				
7	Provider Target Rate	43.9754		52.2722				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	36.7379	65.7022	41.7043	13.6500		157.7944	
12/13	Medical Adjustment Rate		2.1981	1.3953				
14	Prospective Per Diem 11	36.7379	67.9003	43.0996	13.6500		161.3878	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Lake Park of Madison

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	08/25/1995	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,760,000.00		Total Amount	Per Diem
RS to Start Calcs:	1995/07	Type:	Fixed	80% Capital(1):	4,118,994	11.3244
Indexed Asset Value	5,148,742	<60% of Base:	False	20% ROE(2):	1,029,748	0.4109
FRVS Base Asset:	2,757,416	Interest Rate:	9.0532%	Insurance Cost(3):	16,429	0.4948
Occup Adj Factor	0.9000	Chase Rate:	7.6490%	Taxes Cost(3):	48,581	1.4630
ROE Factor	0.015730	Amortization Rate:	9.0532%	Home Office(3):	2,765	0.0833
		Interest Only:	False	Replacement(3&4):	1,500	0.0000
		Yearly Payment:	446,409	Total FRVS PD:		13.7764

- (1) 80% Capital (\$4,118,994) amortized at 9.0532 % for 20 years Principal & Interest of \$446,409 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$11.3244
- (2) 20% ROE (\$1,029,748) times the ROE factor (0.015730) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.4109
- (3) Pass-throughs: 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:	51,883
Comparison Bed	79	Effective PBS Limitation	2,757,416

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	36.7379	36.7379	0.6523	36.0856
Direct Care	67.9003	67.9003	1.2056	66.6947
Indirect Care	43.0996	43.0996	0.7652	42.3344
Property	13.6500	13.7764	0.2446	13.5318
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				24.2316
Supplemental Rate Add-on				9.9025
Totals	161.3878	161.5142	2.8677	192.7806

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1995/07	4,128,820	0.00	1.5250	1.5250		79	58.22	2,757,416	2,757,416	1
1996/01	6,344	0.10	1.7228	1.7228		79	58.22	2,768,511	2,847,713	
1996/07		0.10	1.3294	1.3294		79	58.22	2,772,190	2,885,554	
1997/01		0.20	1.4109	1.4109		79	58.22	2,780,013	2,926,239	
1997/07		0.20	1.0917	1.0917		79	58.22	2,786,082	2,958,155	
1998/01		0.30	1.1663	1.1663		79	58.22	2,795,831	2,992,678	
1998/07		0.30	1.0794	1.0794		79	58.22	2,804,884	3,024,989	
1999/01		0.40	1.4499	1.4499		79	58.22	2,821,152	3,068,834	
1999/07		0.40	1.2299	1.2299		79	77.76	2,835,032	3,106,596	
2000/01	433,954	0.50	1.3356	1.3356		99	78.40	3,287,918	3,945,051	
2000/07		0.50	1.1129	1.1129		99	78.40	3,306,215	3,988,908	
2001/01	765,820	0.60	1.2976	1.2976		119	80.72	4,097,777	4,856,985	
2001/07		0.60	0.9615	0.9615		119	80.72	4,121,417	4,903,633	
2002/01		0.70	1.0301	1.0301		119	84.62	4,151,137	4,954,089	
2002/07		0.70	0.8337	0.8337		119	84.62	4,175,363	4,995,382	
2003/01		0.80	1.3271	1.3271		120	80.94	4,219,693	5,104,200	
2003/07		0.80	1.1664	1.1664		120	80.94	4,259,067	5,163,720	
2004/01		0.90	1.1103	1.1103		120	81.61	4,301,628	5,221,080	
2004/07		0.90	0.8378	0.8378		120	81.61	4,334,062	5,264,880	
2005/01		1.00	0.8595	0.8595		120	83.53	4,371,313	5,310,120	
2005/07		1.00	0.7364	0.7364		120	83.53	4,403,503	5,349,240	
2006/01		1.00	0.9068	0.9068		120	83.53	4,443,434	5,397,720	
2006/07		1.00	0.8133	0.8133		120	83.53	4,479,572	5,441,640	
2007/01		1.00	1.0133	1.0133		120	83.53	4,524,964	5,496,720	
2007/07		1.00	1.1050	1.1050		120	83.53	4,574,965	5,557,440	
2008/01		1.00	0.8556	0.8556		120	83.53	4,614,108	5,604,960	
2008/07		1.00	0.6104	0.6104		120	81.11	4,642,273	5,639,160	
2009/01		1.00	1.3268	1.3268		120	81.11	4,703,867	5,714,040	
2009/07		1.00	0.6841	0.6841		120	78.57	4,736,046	5,753,160	
2010/01		1.00	0.8643	0.8643		120	78.57	4,776,980	5,802,840	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2010/07		1.00	0.7107	0.7107		120	81.00	4,810,930	5,844,120	
2011/01		1.00	0.9198	0.9198		120	81.00	4,855,181	5,897,880	
2011/07		1.00	0.9028	0.9028		120	80.76	4,899,014	5,951,160	
2012/01		1.00	0.3865	0.3865		120	80.76	4,917,949	5,974,200	
2012/07		1.00	0.9417	0.9417		120	83.29	4,964,261	6,030,480	
2013/01	22,938	1.00	0.4901	0.4901		120	85.68	5,011,529	6,060,000	
2013/07		1.00	0.6196	0.6196		120	85.68	5,042,580	6,097,560	
2014/01		1.00	0.8564	0.8564		120	85.68	5,085,765	6,149,760	
2014/07		1.00	1.2383	1.2383		120	79.74	5,148,742	6,225,960	

Message Code:

1 Per Bed Standard Limitation

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 211923083120130901201204182014105803



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
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 Rate Semester 07/01/2014 through 12/31/2014

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243.66

Edward J Healey Rehabilitation and Nursing Center

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

Provider Information	Cost Report	Patient Days	Ratings Days
5101 WEST BLUE HERON BLVD	10/1/2012-9/30/2013	Number of Beds: 120	Superior: 0
RIVIERA BEACH, FL 33418	Days in CR 365	Maximum: 57,216	Standard: 184
County: Palm Beach [50]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: South Area: 9	Last Used: 2014/07	Total Patient: 34,326	Total: 184
Control: Government	Unaudited	Medicare: 410	Inflation
Current Class South Large	Initial CR? False	Medicaid: 23,816	FY Index: 1.30932625
Class at 1/94: South Large	Medical Utilization	69.38181%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	59.99371%	Cost: 1.02881379
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21150000
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	76.37539%	DC Sem Index: 1.24200000
Med # Active Date: 10/01/1995	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02517540
Previous Med # 201812			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,702,878	3,785,528	4,092,732	471,319		11,052,457	
1a	Audit Adjustments							
2	Cost Per Diem	113.4900	158.9489	171.8480	19.7900		464.0769	
3	Cost Per Diem Inflated	116.7601	162.9505	176.7996				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	116.7601	162.9505	176.7996	19.7900		476.3002	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	111.1696		112.5437				
7	Provider Target Rate	113.4859		114.8887				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	54.4176	98.4475	63.9416	13.6500		230.4567	
12/13	Medical Adjustment Rate		2.1466	1.3942				
14	Prospective Per Diem 11	54.4176	100.5941	65.3358	13.6500		233.9975	
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 07/01/2014 through 12/31/2014

Edward J Healey 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:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	None	80% Capital(1):	4,980,768	15.7089
Indexed Asset Value	6,225,960	<60% of Base:	True	20% ROE(2):	1,245,192	0.5266
FRVS Base Asset:	5,586,000	Interest Rate:	12.5000%	Insurance Cost(3):	48,104	1.4014
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.016670	Amortization Rate:	12.5000%	Home Office(3):	0	0.0000
		Interest Only:	True	Replacement(3&4):	0	0.0000
		Yearly Payment:	619,246	Total FRVS PD:		17.6369

- (1) 80% Capital (\$4,980,768) amortized at 12.5000 % for 20 years Interest of \$619,246 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$15.7089
 (2) 20% ROE (\$1,245,192) times the ROE factor (0.016670) divided by annual available days (43800) 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:	28,500
Comparison Date:	07/01/1985	Current RS PBS:	51,883
Comparison Bed	196	Effective PBS Limitation	5,586,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.4176	54.4176	0.9662	53.4514
Direct Care	100.5941	100.5941	1.7861	98.8080
Indirect Care	65.3358	65.3358	1.1600	64.1758
Property	13.6500	17.6369	0.3131	17.3238
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	233.9975	237.9844	4.2254	243.6615

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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 Rate Semester 7/1/2014 through 12/31/2014 Based on Cost Report: 9/30/2013

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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	1,602,869	0.00				196	100.00	1,602,869	2,011,156	
1972/01		0.10	3.9787	3.0000	0.9787	196	100.00	1,607,678	2,091,124	
1972/07	32,096	0.10	5.9113	3.0000	2.9113	196	100.00	1,644,597	2,194,220	
1973/01		0.20	8.0622	3.0000	5.0622	196	100.00	1,654,465	2,307,312	
1973/07		0.20	10.7186	3.0000	7.7186	196	100.00	1,664,392	2,437,848	
1974/01		0.30	12.9457	3.0000	9.9457	196	100.00	1,679,372	2,565,248	
1974/07		0.30	13.0494	3.0000	10.0494	196	100.00	1,694,486	2,644,824	
1975/01		0.40	13.1399	3.0000	10.1399	196	100.00	1,714,820	2,726,556	
1975/07	1,884	0.40	14.2033	3.0000	11.2033	196	100.00	1,737,282	2,837,492	
1976/01		0.50	15.2478	3.0000	12.2478	196	100.00	1,763,341	2,952,152	
1976/07		0.50	15.7330	3.0000	12.7330	196	100.00	1,789,791	3,055,052	
1977/01		0.60	16.4836	3.0000	13.4836	196	100.00	1,822,007	3,169,712	
1977/07		0.60	18.5412	3.0000	15.5412	196	100.00	1,854,803	3,329,844	
1978/01	15,137	0.70	20.2809	3.0000	17.2809	196	100.00	1,908,891	3,487,820	
1978/07		0.70	22.8203	3.0000	19.8203	196	100.00	1,948,978	3,680,880	
1979/01	26,185	0.80	24.9476	3.0000	21.9476	196	100.00	2,021,938	3,869,628	
1979/07	99,297	0.80	26.1458	3.0000	23.1458	196	100.00	2,169,762	4,032,112	
1980/01	23,923	0.90	29.3115	3.0000	26.3115	196		2,193,685	4,280,836	
1980/07	2,118,864	0.90	30.1222	3.0000	27.1222	196		4,312,549	4,443,908	
1981/01	13,745	1.00	30.9462	3.0000	27.9462	196		4,326,294	4,613,840	
1981/07		1.00	30.5350	3.0000	27.5350	196		4,326,294	4,733,204	
1982/01	78,505	1.00	30.2110	3.0000	27.2110	196		4,404,799	4,860,016	
1982/07	158,919	1.00	29.5087	3.0000	26.5087	196		4,563,718	4,971,540	
1983/04	2,300	1.00	29.1375	3.0000	26.1375	196	59.73	4,702,930	5,102,272	
1983/07	189,087	1.00	30.0953	3.0000	27.0953	196	59.73	5,033,105	5,304,152	
1984/01	57,456	1.00	28.3905	3.0000	25.3905	196		5,090,561	5,372,948	
1984/07	28,784	1.00	27.3084	3.0000	24.3084	196	53.33	5,267,425	5,476,044	
1985/01	16,389	1.00	25.4555	3.0000	22.4555	196	53.33	5,437,039	5,538,764	
1985/10	10,506	1.00	23.3077	3.0000	20.3077	196	57.65	5,586,000	5,586,000	1
1986/01		1.00	21.1376	3.0000	18.1376	196	58.35	5,753,580	5,632,452	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	196	51.89	5,916,427	5,621,672	
1987/01		1.00	16.4441	3.0000	13.4441	196	51.89	6,083,883	5,722,220	
1987/07		1.00	14.3448	3.0000	11.3448	196	54.12	6,263,479	5,766,908	
1988/01		1.00	12.2455	3.0000	9.2455	196	54.12	6,448,377	5,813,752	
1988/07	93,984	1.00	9.8354	3.0000	6.8354	196	46.39	6,705,528	5,810,616	
1989/01		1.00	7.4253	3.0000	4.4253	196	46.39	6,875,202	5,844,916	
1989/07	567,817	1.00	5.0152	3.0000	2.0152	196	56.56	7,649,275	5,884,508	
1990/01		1.00	2.6051	2.6051		196	56.56	7,848,546	5,914,104	
1990/07	151,206	1.00	0.5899	0.5899		196	47.99	8,040,150	5,948,992	
1991/01		1.00	0.5899	0.5899		196	47.99	8,081,534	5,983,880	
1991/07	25,935	1.00	1.4932	1.4932		196	61.52	8,228,142	6,073,256	
1992/01		0.95	2.0117	2.0117		196	61.52	8,385,390	6,195,364	
1992/07	63,446	0.95	1.8152	1.8152		196	54.00	8,590,805	6,307,868	
1993/01		0.90	1.7710	1.7710		196	54.00	8,725,244	6,419,588	
1993/07		0.90	1.5329	1.5329		196	49.53	8,833,646	6,517,980	
1994/01		0.85	1.6983	1.6983		196	49.53	8,948,486	6,628,720	
1994/07		0.85	1.5991	1.5991		196	49.25	9,057,398	6,734,756	
1995/01		0.80	1.5812	1.5812		196	49.25	9,159,996	6,841,184	
1995/07		0.80	1.5250	1.5250		210	49.72	9,261,020	7,441,560	
1996/01		0.75	1.7228	1.7228		210	49.72	9,369,194	7,569,870	
1996/07	64,361	0.75	1.3294	1.3294		210	57.26	9,369,194	7,670,460	3
1997/01		0.70	1.4109	1.4109		210	57.26	9,369,194	7,778,610	3
1997/07		0.70	1.0917	1.0917		210	57.26	9,369,194	7,863,450	3
1998/01		0.65	1.1663	1.1663		210	57.26	9,369,194	7,955,220	3
1998/07		0.65	1.0794	1.0794		210	72.48	9,369,194	8,041,110	3
1999/01		0.60	1.4499	1.4499		210	72.48	9,369,194	8,157,660	3
1999/07		0.60	1.2299	1.2299		210	81.09	9,369,194	8,258,040	3
2000/01		0.55	1.3356	1.3356		210	81.09	9,369,194	8,368,290	3
2000/07		0.55	1.1129	1.1129		198	90.24	9,369,194	7,977,816	3
2001/01		0.50	1.2976	1.2976		198	90.24	9,369,194	8,081,370	3



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07	30,415	0.50	0.9615	0.9615		198	85.26	9,369,194	8,158,986	3
2002/01		0.45	1.0301	1.0301		198	85.26	9,369,194	8,242,938	3
2002/07		0.45	0.8337	0.8337		198	84.59	9,369,194	8,311,644	3
2003/01		0.40	1.3271	1.3271		198	84.59	9,369,194	8,421,930	3
2003/07		0.40	1.1664	1.1664		198	84.05	9,369,194	8,520,138	3
2004/01		0.35	1.1103	1.1103		198	84.05	9,369,194	8,614,782	3
2004/07		0.35	0.8378	0.8378		198	82.90	9,369,194	8,687,052	3
2005/01		0.30	0.8595	0.8595		198	82.90	9,369,194	8,761,698	3
2005/07		0.30	0.7364	0.7364		198	79.16	9,369,194	8,826,246	3
2006/01		0.25	0.9068	0.9068		198	79.16	9,369,194	8,906,238	3
2006/07		0.25	0.8133	0.8133		198	78.20	9,369,194	8,978,706	3
2007/01		0.20	1.0133	1.0133		198	78.20	9,369,194	9,069,588	3
2007/07		0.20	1.1050	1.1050		198	71.95	9,369,194	9,169,776	3
2008/01		0.15	0.8556	0.8556		198	71.95	9,369,194	9,248,184	3
2008/07		0.15	0.6104	0.6104		198	66.04	9,369,194	9,304,614	3
2009/01		0.10	1.3268	1.3268		198	66.04	9,381,627	9,428,166	
2009/07		0.10	0.6841	0.6841		198	64.23	9,388,044	9,492,714	
2010/01		0.05	0.8643	0.8643		198	64.23	9,392,100	9,574,686	
2010/07	76,458	0.05	0.7107	0.7107		198	71.81	9,471,892	9,642,798	
2011/01		0.00	0.9198	0.9198		198	71.81	9,471,892	9,731,502	
2011/07	105,897	0.00	0.9028	0.9028		198	73.17	9,577,789	9,819,414	
2012/01		0.00	0.3865	0.3865		198	73.17	9,577,789	9,857,430	
2012/07	37,553	0.00	0.9417	0.9417		198	73.00	9,615,342	9,950,292	
2013/01		0.00	0.4901	0.4901		198	73.00	9,615,342	9,999,000	
2013/07	296,695	0.00	0.6196	0.6196		198	76.60	9,912,037	10,060,974	
2014/01		0.00	0.8564	0.8564		198	76.60	9,912,037	10,147,104	
2014/07	21,033,284	0.00	1.2383	1.2383		120	69.38	6,225,960	6,225,960	8

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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Westminster Woods on Julington Creek

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

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

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
25 STATE ROAD 13	4/1/2012-3/31/2013	Number of Beds: 60	Superior: 0
JACKSONVILLE , FL 32259	Days in CR 365	Maximum: 21,900	Standard: 184
County: St Johns [55]	First Used : 2014/01	Max Annualized: 21,900	Conditional: 0
Region: North Area: 4	Last Used: 2014/07	Total Patient: 20,492	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 2,390	Inflation
Current Class North Small	Initial CR? False	Medicaid: 5,374	FY Index: 1.28970197
Class at 1/94: North Small	Medical Utilization	26.22487%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	93.57078%	Cost: 1.04446836
Open Date: 12/12/1970	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/01/1996	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20550000
Entered Medicaid 01/01/1996	Low Occupancy Adjustment Factor:	119.12090%	DC Sem Index: 1.24200000
Med # Active Date: 01/01/1996	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03027789
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	288,697	399,539	419,673	104,256		1,212,165	
1a	Audit Adjustments							
2	Cost Per Diem	53.7211	74.3466	78.0932	19.4001		225.5610	
3	Cost Per Diem Inflated	56.1100	76.5977	81.5659				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	56.1100	76.5977	81.5659	19.4001		233.6737	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	62.0581		88.6115				
7	Provider Target Rate	63.3511		90.4578				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	53.3690	93.7426	69.3890	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.6361		65.1932				
10	Target Rate Class Ceiling	54.4184		66.1441				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	53.3690	76.5977	66.1441	13.6500		209.7608	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	53.3690	76.5977	66.1441	13.6500		209.7608	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Westminster Woods on Julington Creek

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/01/1996	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	0.00	Total Amount	Per Diem
RS to Start Calcs:	1996/01	Type:	None	80% Capital(1):	617,331 2.6384
Indexed Asset Value	771,664	<60% of Base:	True	20% ROE(2):	154,333 0.1142
FRVS Base Asset:	584,877	Interest Rate:	8.5000%	Insurance Cost(3):	35,998 1.7567
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	0 0.0000
ROE Factor	0.014580	Amortization Rate:	8.5000%	Home Office(3):	6,772 0.3305
		Interest Only:	True	Replacement(3&4):	36,267 0.0000
		Yearly Payment:	52,002	Total FRVS PD:	4.8398

- (1) 80% Capital (\$617,331) amortized at 8.5000 % for 20 years Interest of \$52,002 divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$2.6384
- (2) 20% ROE (\$154,333) times the ROE factor (0.014580) divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$0.1142
- (3) Pass-throughs: 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:	51,883
Comparison Bed	57	Effective PBS Limitation	584,877

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	53.3690	53.3690	0.9476	52.4214
Direct Care	76.5977	76.5977	1.3600	75.2377
Indirect Care	66.1441	66.1441	1.1744	64.9697
Property	13.6500	4.8398	0.0859	4.7539
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	209.7608	200.9506	3.5679	207.2852

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1996/01	2,180,040	0.00	1.7228	1.7228		57	27.26	584,877	584,877	1
1996/07		0.10	1.3294	1.3294		57	27.26	585,262	2,081,982	
1997/01		0.10	1.4109	1.4109		57	27.26	585,671	2,111,337	
1997/07		0.20	1.0917	1.0917		57	27.26	586,305	2,134,365	
1998/01		0.20	1.1663	1.1663		57	27.26	586,983	2,159,274	
1998/07		0.30	1.0794	1.0794		57	27.26	587,925	2,182,587	
1999/01		0.30	1.4499	1.4499		57	24.44	587,925	2,214,222	
1999/07		0.40	1.2299	1.2299		57	24.44	587,925	2,241,468	
2000/01	32,216	0.40	1.3356	1.3356		57	22.53	620,141	2,271,393	
2000/07		0.50	1.1129	1.1129		57	22.53	620,141	2,296,644	
2001/01		0.50	1.2976	1.2976		57	28.81	622,249	2,326,455	
2001/07		0.60	0.9615	0.9615		57	28.81	624,129	2,348,799	
2002/01		0.60	1.0301	1.0301		57	27.92	626,087	2,372,967	
2002/07	21,153	0.70	0.8337	0.8337		57	30.66	649,277	2,392,746	
2003/01		0.70	1.3271	1.3271		57	30.66	652,639	2,424,495	
2003/07		0.80	1.1664	1.1664		57	37.05	656,741	2,452,767	
2004/01		0.80	1.1103	1.1103		57	37.05	660,670	2,480,013	
2004/07		0.90	0.8378	0.8378		60	43.77	664,634	2,632,440	
2005/01		0.90	0.8595	0.8595		60	43.77	668,726	2,655,060	
2005/07		1.00	0.7364	0.7364		60	43.77	672,645	2,674,620	
2006/01		1.00	0.9068	0.9068		60	44.51	677,581	2,698,860	
2006/07		1.00	0.8133	0.8133		60	44.51	682,041	2,720,820	
2007/01		1.00	1.0133	1.0133		60	42.43	687,373	2,748,360	
2007/07		1.00	1.1050	1.1050		60	42.43	693,233	2,778,720	
2008/01	10,002	1.00	0.8556	0.8556		60	31.54	706,636	2,802,480	
2008/07		1.00	0.6104	0.6104		60	31.54	709,109	2,819,580	
2009/01	10,680	1.00	1.3268	1.3268		60	29.15	724,775	2,857,020	
2009/07		1.00	0.6841	0.6841		60	29.15	727,403	2,876,580	
2010/01		1.00	0.8643	0.8643		60	38.79	731,837	2,901,420	
2010/07		1.00	0.7107	0.7107		60	38.79	735,505	2,922,060	



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 Rate Semester 7/1/2014 through 12/31/2014 Based on Cost Report: 3/31/2013

0 212083-00 - 2014/07

207.29

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2011/01	14,426	1.00	0.9198	0.9198		60	33.43	754,043	2,948,940	
2011/07		1.00	0.9028	0.9028		60	33.43	758,181	2,975,580	
2012/01		1.00	0.3865	0.3865		60	31.82	759,876	2,987,100	
2012/07		1.00	0.9417	0.9417		60	31.82	764,016	3,015,240	
2013/01		1.00	0.4901	0.4901		60	21.61	764,016	3,030,000	
2013/07		1.00	0.6196	0.6196		60	21.61	764,016	3,048,780	
2014/01		1.00	0.8564	0.8564		60	26.22	767,135	3,074,880	
2014/07		1.00	1.2383	1.2383		60	26.22	771,664	3,112,980	

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 07/01/2014 through 12/31/2014

0 212164-00 - 2014/07

221.52

Ybor City Healthcare and Rehabilitation Center

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

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1709 TALIAFERRO AVE	8/1/2012-7/31/2013	Number of Beds: 80	Superior: 0
TAMPA, FL 33602	Days in CR 365	Maximum: 29,200	Standard: 184
County: Hillsborough [29]	First Used : 2014/07	Max Annualized: 29,200	Conditional: 0
Region: Central Area: 6	Last Used: 2014/07	Total Patient: 27,315	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 2,524	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 20,372	FY Index: 1.30228922
Class at 1/94: North Small	Medical Utilization	74.58173%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	93.54452%	Cost: 1.03437307
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20949917
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	119.08747%	DC Sem Index: 1.24200000
Med # Active Date: 03/01/1996	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02687131
Previous Med # 200999			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	805,336	1,621,949	1,027,226	210,035		3,664,546	
1a	Audit Adjustments							
2	Cost Per Diem	39.5315	79.6166	50.4234	10.3100		179.8815	
3	Cost Per Diem Inflated	40.8903	81.7560	52.1566				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	40.8903	81.7560	52.1566	10.3100		185.1129	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	52.6481		62.0530				
7	Provider Target Rate	53.7451		63.3459				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	58.1332	99.7893	75.5421	13.6500			
9	Prior Semester: Class Ceiling Target Base	60.4813		71.4442				
10	Target Rate Class Ceiling	61.3634		72.4862				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	40.8903	81.7560	52.1566	10.3100		185.1129	
12/13	Medical Adjustment Rate		2.2609	1.4424				
14	Prospective Per Diem 11	40.8903	84.0169	53.5990	10.3100		188.8162	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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0 212164-00 - 2014/07

221.52

Rate Semester 07/01/2014 through 12/31/2014

Ybor City Healthcare and Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	235,000.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	2,026,347	9.5864
Indexed Asset Value	2,532,934	<60% of Base:	True	20% ROE(2):	506,587	0.2891
FRVS Base Asset:	924,242	Interest Rate:	13.0000%	Insurance Cost(3):	30,153	1.1039
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	16,973	0.6214
ROE Factor	0.015000	Amortization Rate:	12.5000%	Home Office(3):	5,484	0.2008
		Interest Only:	True	Replacement(3&4):	18,630	0.0000
		Yearly Payment:	251,931	Total FRVS PD:		11.8016

- (1) 80% Capital (\$2,026,347) amortized at 12.5000 % for 20 years Interest of \$251,931 divided by annual available days (29200) divided by Occup. Adj. (0.900) = \$9.5864
- (2) 20% ROE (\$506,587) times the ROE factor (0.015000) divided by annual available days (29200) divided by Occup. Adj. (0.900) = \$0.2891
- (3) Pass-throughs: 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:	51,883
Comparison Bed	80	Effective PBS Limitation	2,280,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	40.8903	40.8903	0.7260	40.1643
Direct Care	84.0169	84.0169	1.4917	82.5252
Indirect Care	53.5990	53.5990	0.9517	52.6473
Property	10.3100	11.8016	0.2095	11.5921
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				24.6838
Supplemental Rate Add-on				9.9025
Totals	188.8162	190.3078	3.3789	221.5152

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	282,589	0.00				80	100.00	282,589	820,880	
1972/01	15,248	0.10	3.9787	3.0000	0.9787	80	100.00	298,685	853,520	
1972/07		0.10	5.9113	3.0000	2.9113	80	100.00	299,581	895,600	
1973/01		0.20	8.0622	3.0000	5.0622	80	100.00	301,378	941,760	
1973/07		0.20	10.7186	3.0000	7.7186	80	100.00	303,186	995,040	
1974/01	8,387	0.30	12.9457	3.0000	9.9457	80	100.00	314,302	1,047,040	
1974/07		0.30	13.0494	3.0000	10.0494	80	100.00	317,131	1,079,520	
1975/01	217,012	0.40	13.1399	3.0000	10.1399	80	100.00	537,949	1,112,880	
1975/07		0.40	14.2033	3.0000	11.2033	80	100.00	544,404	1,158,160	
1976/01	5,203	0.50	15.2478	3.0000	12.2478	80	100.00	557,773	1,204,960	
1976/07		0.50	15.7330	3.0000	12.7330	80	100.00	566,140	1,246,960	
1977/01		0.60	16.4836	3.0000	13.4836	80	100.00	576,331	1,293,760	
1977/07		0.60	18.5412	3.0000	15.5412	80	100.00	586,705	1,359,120	
1978/01		0.70	20.2809	3.0000	17.2809	80	100.00	599,026	1,423,600	
1978/07		0.70	22.8203	3.0000	19.8203	80	100.00	611,606	1,502,400	
1979/01		0.80	24.9476	3.0000	21.9476	80	100.00	626,285	1,579,440	
1979/07		0.80	26.1458	3.0000	23.1458	80	100.00	641,316	1,645,760	
1980/01		0.90	29.3115	3.0000	26.3115	80	97.92	658,632	1,747,280	
1980/07		0.90	30.1222	3.0000	27.1222	80	97.92	676,415	1,813,840	
1981/01		1.00	30.9462	3.0000	27.9462	80	95.87	696,707	1,883,200	
1981/07		1.00	30.5350	3.0000	27.5350	80	95.87	717,608	1,931,920	
1982/01		1.00	30.2110	3.0000	27.2110	80	93.55	739,136	1,983,680	
1982/07		1.00	29.5087	3.0000	26.5087	80	93.55	761,310	2,029,200	
1983/04	13,110	1.00	29.1375	3.0000	26.1375	80	91.34	797,259	2,082,560	
1983/07		1.00	30.0953	3.0000	27.0953	80	91.34	821,177	2,164,960	
1984/01		1.00	28.3905	3.0000	25.3905	80	90.83	845,812	2,193,040	
1984/07		1.00	27.3084	3.0000	24.3084	80	90.83	871,186	2,235,120	
1985/01		1.00	25.4555	3.0000	22.4555	80	90.82	897,322	2,260,720	
1985/10		1.00	23.3077	3.0000	20.3077	80	90.55	924,242	2,280,000	
1986/01		1.00	21.1376	3.0000	18.1376	80	93.38	951,969	2,298,960	



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221.52

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	80	93.38	980,528	2,294,560	
1987/01		1.00	16.4441	3.0000	13.4441	80	93.98	1,009,944	2,335,600	
1987/07		1.00	14.3448	3.0000	11.3448	80	93.98	1,040,242	2,353,840	
1988/01		1.00	12.2455	3.0000	9.2455	80	89.20	1,071,449	2,372,960	
1988/07		1.00	9.8354	3.0000	6.8354	80	89.20	1,103,592	2,371,680	
1989/01		1.00	7.4253	3.0000	4.4253	80	85.34	1,136,700	2,385,680	
1989/07		1.00	5.0152	3.0000	2.0152	80	85.34	1,170,801	2,401,840	
1990/01		1.00	2.6051	2.6051		80	80.14	1,201,302	2,413,920	
1990/07		1.00	0.5899	0.5899		80	80.14	1,208,388	2,428,160	
1991/01		1.00	0.5899	0.5899		80	91.52	1,208,388	2,442,400	5
1991/07		1.00	1.4932	1.4932		80	91.52	1,233,666	2,478,880	
1992/01	17,258	0.95	2.0117	2.0117		80	92.58	1,274,501	2,528,720	
1992/07		0.95	1.8152	1.8152		80	92.58	1,296,478	2,574,640	
1993/01	28,603	0.90	1.7710	1.7710		80	95.20	1,345,746	2,620,240	
1993/07		0.90	1.5329	1.5329		80	95.20	1,364,312	2,660,400	
1994/01		0.85	1.6983	1.6983		80	96.49	1,384,007	2,705,600	
1994/07		0.85	1.5991	1.5991		80	96.49	1,402,818	2,748,880	
1995/01	649,299	0.80	1.5812	1.5812		80	95.68	2,069,863	2,792,320	
1995/07		0.80	1.5250	1.5250		80	95.68	2,069,863	2,834,880	5
1996/01	47,023	0.75	1.7228	1.7228		80	88.25	2,142,138	2,883,760	5
1996/07		0.75	1.3294	1.3294		80	88.25	2,190,838	2,922,080	
1997/01		0.70	1.4109	1.4109		80	88.25	2,212,475	2,963,280	
1997/07		0.70	1.0917	1.0917		80	88.25	2,229,383	2,995,600	
1998/01		0.65	1.1663	1.1663		80	88.25	2,246,284	3,030,560	
1998/07		0.65	1.0794	1.0794		80	93.03	2,262,044	3,063,280	
1999/01	53,373	0.60	1.4499	1.4499		80	92.83	2,335,095	3,107,680	
1999/07		0.60	1.2299	1.2299		80	92.83	2,352,326	3,145,920	
2000/01		0.55	1.3356	1.3356		80	87.98	2,369,606	3,187,920	
2000/07		0.55	1.1129	1.1129		80	87.98	2,384,110	3,223,360	
2001/01		0.50	1.2976	1.2976		80	90.52	2,399,578	3,265,200	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		0.50	0.9615	0.9615		80	90.52	2,411,115	3,296,560	
2002/01		0.45	1.0301	1.0301		80	90.52	2,422,291	3,330,480	
2002/07		0.45	0.8337	0.8337		80	91.06	2,431,379	3,358,240	
2003/01		0.40	1.3271	1.3271		80	91.01	2,444,285	3,402,800	
2003/07		0.40	1.1664	1.1664		80	91.01	2,455,690	3,442,480	
2004/01	14,486	0.35	1.1103	1.1103		80	88.50	2,479,719	3,480,720	
2004/07		0.35	0.8378	0.8378		80	88.50	2,486,990	3,509,920	
2005/01		0.30	0.8595	0.8595		80	82.57	2,493,404	3,540,080	
2005/07		0.30	0.7364	0.7364		80	82.57	2,498,912	3,566,160	
2006/01		0.25	0.9068	0.9068		80	84.42	2,504,577	3,598,480	
2006/07		0.25	0.8133	0.8133		80	84.42	2,509,669	3,627,760	
2007/01		0.20	1.0133	1.0133		80	83.77	2,514,756	3,664,480	
2007/07		0.20	1.1050	1.1050		80	83.77	2,520,314	3,704,960	
2008/01		0.15	0.8556	0.8556		80	83.77	2,523,548	3,736,640	
2008/07		0.15	0.6104	0.6104		80	78.49	2,525,860	3,759,440	
2009/01		0.10	1.3268	1.3268		80	78.49	2,529,212	3,809,360	
2009/07		0.10	0.6841	0.6841		80	79.44	2,530,942	3,835,440	
2010/01		0.05	0.8643	0.8643		80	82.41	2,532,035	3,868,560	
2010/07		0.05	0.7107	0.7107		80	82.41	2,532,934	3,896,080	
2011/01		0.00	0.9198	0.9198		80	83.37	2,532,934	3,931,920	
2011/07		0.00	0.9028	0.9028		80	83.37	2,532,934	3,967,440	
2012/01		0.00	0.3865	0.3865		80	78.83	2,532,934	3,982,800	
2012/07		0.00	0.9417	0.9417		80	78.83	2,532,934	4,020,320	
2013/01		0.00	0.4901	0.4901		80	78.83	2,532,934	4,040,000	
2013/07		0.00	0.6196	0.6196		80	76.53	2,532,934	4,065,040	
2014/01		0.00	0.8564	0.8564		80	76.53	2,532,934	4,099,840	
2014/07		0.00	1.2383	1.2383		80	74.58	2,532,934	4,150,640	

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
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 Rate Semester 07/01/2014 through 12/31/2014

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229.35

The Fountains Nursing Home

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

Type of Ownership: Proprietary : Partnership

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
3800 N FEDERAL HWY	1/1/2012-12/31/2012	Number of Beds: 51	Superior: 0
BOCA RATON, FL 33431	Days in CR 366	Maximum: 18,666	Standard: 184
County: Palm Beach [50]	First Used : 2013/07	Max Annualized: 18,615	Conditional: 0
Region: South Area: 9	Last Used: 2014/07	Total Patient: 13,404	Total: 184
Control: Proprietary : Partnership	Unaudited	Medicare: 696	Inflation
Current Class South Small	Initial CR? False	Medicaid: 7,099	FY Index: 1.28335532
Class at 1/94: South Small	Medical Utilization	52.96180%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	71.80971%	Cost: 1.04963363
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20250000
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	91.41783%	DC Sem Index: 1.24200000
Med # Active Date: 01/01/1996	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03284823
Previous Med # 201758			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	367,104	428,642	459,424	75,746		1,330,916	
1a	Audit Adjustments							
2	Cost Per Diem	51.7121	60.3806	64.7167	10.6700		187.4794	
3	Cost Per Diem Inflated	54.2788	62.3640	67.9288				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	54.2788	62.3640	67.9288	10.6700		195.2416	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	63.3083		67.7484				
7	Provider Target Rate	64.6274		69.1600				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	62.8974	105.8360	81.6951	13.6500			
9	Prior Semester: Class Ceiling Target Base	67.3414		79.1810				
10	Target Rate Class Ceiling	68.3236		80.3359				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	54.2788	62.3640	67.9288	10.6700		195.2416	
12/13	Medical Adjustment Rate		0.2078	0.2263				
14	Prospective Per Diem 11	54.2788	62.5718	68.1551	10.6700		195.6757	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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229.35

Rate Semester 07/01/2014 through 12/31/2014

The Fountains Nursing Home

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	03/01/1986	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	450,000.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	979,681 6.2012
RS to Start Calcs:	1971/07	<60% of Base:	False	20% ROE(2):	244,920 0.2131
Indexed Asset Value	1,224,601	Interest Rate:	8.7500%	Insurance Cost(3):	19,065 1.4223
FRVS Base Asset:	728,314	Chase Rate:	12.5000%	Taxes Cost(3):	55,841 4.1660
Occup Adj Factor	0.9000	Amortization Rate:	8.7500%	Home Office(3):	5,354 0.3994
ROE Factor	0.014580	Interest Only:	False	Replacement(3&4):	3,918 0.0000
		Yearly Payment:	103,891	Total FRVS PD:	12.4020

- (1) 80% Capital (\$979,681) amortized at 8.7500 % for 20 years Principal & Interest of \$103,891 divided by annual available days (18615) divided by Occup. Adj. (0.900) = \$6.2012
- (2) 20% ROE (\$244,920) times the ROE factor (0.014580) divided by annual available days (18615) divided by Occup. Adj. (0.900) = \$0.2131
- (3) Pass-throughs: 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:	51,883
Comparison Bed	51	Effective PBS Limitation	1,453,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.2788	54.2788	0.9637	53.3151
Direct Care	62.5718	62.5718	1.1110	61.4608
Indirect Care	68.1551	68.1551	1.2101	66.9450
Property	10.6700	12.4020	0.2202	12.1818
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				25.5446
Supplemental Rate Add-on				9.9025
Totals	195.6757	197.4077	3.5050	229.3498

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	552,403	0.00				51	100.00	552,403	523,311	
1972/01		0.10	3.9787	3.0000	0.9787	51	100.00	554,060	544,119	
1972/07		0.10	5.9113	3.0000	2.9113	51	100.00	555,722	570,945	
1973/01		0.20	8.0622	3.0000	5.0622	51	100.00	559,056	600,372	
1973/07		0.20	10.7186	3.0000	7.7186	51	100.00	562,410	634,338	
1974/01	1,203	0.30	12.9457	3.0000	9.9457	51	100.00	568,675	667,488	
1974/07		0.30	13.0494	3.0000	10.0494	51	100.00	573,793	688,194	
1975/01	7,718	0.40	13.1399	3.0000	10.1399	51	100.00	588,397	709,461	
1975/07		0.40	14.2033	3.0000	11.2033	51	100.00	595,458	738,327	
1976/01		0.50	15.2478	3.0000	12.2478	51	100.00	604,390	768,162	
1976/07		0.50	15.7330	3.0000	12.7330	51	100.00	613,456	794,937	
1977/01	5,150	0.60	16.4836	3.0000	13.4836	51	100.00	629,648	824,772	
1977/07		0.60	18.5412	3.0000	15.5412	51	100.00	640,982	866,439	
1978/01	2,699	0.70	20.2809	3.0000	17.2809	51	100.00	657,142	907,545	
1978/07		0.70	22.8203	3.0000	19.8203	51	100.00	670,942	957,780	
1979/01		0.80	24.9476	3.0000	21.9476	51	100.00	687,045	1,006,893	
1979/07		0.80	26.1458	3.0000	23.1458	51	100.00	703,534	1,049,172	
1980/01		0.90	29.3115	3.0000	26.3115	51	2.69	703,534	1,113,891	
1980/07		0.90	30.1222	3.0000	27.1222	51	2.69	703,534	1,156,323	
1981/01		1.00	30.9462	3.0000	27.9462	51	2.40	703,534	1,200,540	
1981/07	13,670	1.00	30.5350	3.0000	27.5350	51	2.40	717,204	1,231,599	
1982/01		1.00	30.2110	3.0000	27.2110	51	3.18	717,204	1,264,596	
1982/07	1,139	1.00	29.5087	3.0000	26.5087	51	3.18	718,343	1,293,615	
1983/04	6,275	1.00	29.1375	3.0000	26.1375	51	1.98	724,618	1,327,632	
1983/07		1.00	30.0953	3.0000	27.0953	51	1.98	724,618	1,380,162	
1984/01	1,900	1.00	28.3905	3.0000	25.3905	51	1.86	726,518	1,398,063	
1984/07	499	1.00	27.3084	3.0000	24.3084	51	1.86	727,017	1,424,889	
1985/01	477	1.00	25.4555	3.0000	22.4555	51	1.98	727,494	1,441,209	
1985/10	820	1.00	23.3077	3.0000	20.3077	51	1.86	728,314	1,453,500	
1986/01		1.00	21.1376	3.0000	18.1376	51	1.86	728,314	1,465,587	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	51	1.85	728,314	1,462,782	
1987/01		1.00	16.4441	3.0000	13.4441	51	2.00	728,314	1,488,945	
1987/07		1.00	14.3448	3.0000	11.3448	51	4.27	728,314	1,500,573	
1988/01		1.00	12.2455	3.0000	9.2455	51	4.27	728,314	1,512,762	
1988/07		1.00	9.8354	3.0000	6.8354	51	4.72	728,314	1,511,946	
1989/01		1.00	7.4253	3.0000	4.4253	51	4.72	728,314	1,520,871	
1989/07		1.00	5.0152	3.0000	2.0152	51	19.69	728,314	1,531,173	
1990/01		1.00	2.6051	2.6051		51	19.69	728,314	1,538,874	
1990/07		1.00	0.5899	0.5899		51	30.94	730,731	1,547,952	
1991/01		1.00	0.5899	0.5899		51	30.94	733,156	1,557,030	
1991/07		1.00	1.4932	1.4932		51	28.49	738,827	1,580,286	
1992/01		0.95	2.0117	2.0117		51	28.49	746,141	1,612,059	
1992/07		0.95	1.8152	1.8152		51	30.53	753,283	1,641,333	
1993/01		0.90	1.7710	1.7710		51	30.53	759,948	1,670,403	
1993/07		0.90	1.5329	1.5329		51	31.16	765,888	1,696,005	
1994/01		0.85	1.6983	1.6983		51	31.16	772,152	1,724,820	
1994/07		0.85	1.5991	1.5991		51	32.96	778,441	1,752,411	
1995/01		0.80	1.5812	1.5812		51	32.96	784,342	1,780,104	
1995/07		0.80	1.5250	1.5250		51	44.10	792,015	1,807,236	
1996/01		0.75	1.7228	1.7228		51	44.10	800,221	1,838,397	
1996/07	13,843	0.75	1.3294	1.3294		51	52.56	821,689	1,862,826	
1997/01		0.70	1.4109	1.4109		51	52.56	829,444	1,889,091	
1997/07	7,629	0.70	1.0917	1.0917		51	48.35	842,645	1,909,695	
1998/01		0.65	1.1663	1.1663		51	48.35	848,261	1,931,982	
1998/07	17,203	0.65	1.0794	1.0794		51	53.70	871,275	1,952,841	
1999/01		0.60	1.4499	1.4499		51	53.70	878,675	1,981,146	
1999/07		0.60	1.2299	1.2299		51	53.70	885,005	2,005,524	
2000/01		0.55	1.3356	1.3356		51	55.97	891,506	2,032,299	
2000/07	19,278	0.55	1.1129	1.1129		51	59.35	916,241	2,054,892	
2001/01		0.50	1.2976	1.2976		51	59.35	922,186	2,081,565	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07	19,591	0.50	0.9615	0.9615		51	56.89	946,211	2,101,557	
2002/01		0.45	1.0301	1.0301		51	56.89	950,597	2,123,181	
2002/07	16,829	0.45	0.8337	0.8337		51	58.28	970,993	2,140,878	
2003/01		0.40	1.3271	1.3271		51	58.28	976,147	2,169,285	
2003/07		0.40	1.1664	1.1664		51	50.57	980,335	2,194,581	
2004/01		0.35	1.1103	1.1103		51	50.57	983,838	2,218,959	
2004/07	23,885	0.35	0.8378	0.8378		51	50.59	1,010,376	2,237,574	
2005/01		0.30	0.8595	0.8595		51	50.59	1,012,773	2,256,801	
2005/07	38,911	0.30	0.7364	0.7364		51	42.46	1,053,411	2,273,427	
2006/01		0.25	0.9068	0.9068		51	42.46	1,055,255	2,294,031	
2006/07		0.25	0.8133	0.8133		51	42.46	1,056,911	2,312,697	
2007/01	18,730	0.20	1.0133	1.0133		51	48.03	1,077,512	2,336,106	
2007/07	45,691	0.20	1.1050	1.1050		51	50.49	1,125,389	2,361,912	
2008/01		0.15	0.8556	0.8556		51	50.49	1,126,714	2,382,108	
2008/07		0.15	0.6104	0.6104		51	50.49	1,127,661	2,396,643	
2009/01		0.10	1.3268	1.3268		51	54.15	1,129,134	2,428,467	
2009/07	17,280	0.10	0.6841	0.6841		51	59.29	1,147,186	2,445,093	
2010/01		0.05	0.8643	0.8643		51	59.29	1,147,682	2,466,207	
2010/07	16,899	0.05	0.7107	0.7107		51	56.66	1,164,988	2,483,751	
2011/01		0.00	0.9198	0.9198		51	56.66	1,164,988	2,506,599	
2011/07		0.00	0.9028	0.9028		51	56.66	1,164,988	2,529,243	
2012/01	21,445	0.00	0.3865	0.3865		51	59.36	1,186,433	2,539,035	
2012/07		0.00	0.9417	0.9417		51	59.36	1,186,433	2,562,954	
2013/01	17,618	0.00	0.4901	0.4901		51	44.14	1,204,051	2,575,500	
2013/07	20,550	0.00	0.6196	0.6196		51	52.96	1,224,601	2,591,463	
2014/01		0.00	0.8564	0.8564		51	52.96	1,224,601	2,613,648	
2014/07		0.00	1.2383	1.2383		51	52.96	1,224,601	2,646,033	

Message Code:



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171.94

Woodland Terrace

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
120 CHIPOLA AVENUE	1/1/2012-12/31/2012	Number of Beds: 120	Superior: 0
DELAND, FL 32720	Days in CR 366	Maximum: 43,920	Standard: 184
County: Volusia [64]	First Used : 2014/01	Max Annualized: 43,800	Conditional: 0
Region: North Area: 4	Last Used: 2014/07	Total Patient: 43,048	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 6,505	Inflation
Current Class North Large	Initial CR? False	Medicaid: 26,840	FY Index: 1.28335532
Class at 1/94: North Large	Medical Utilization	62.34901%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	98.01457%	Cost: 1.04963363
Open Date: 09/27/1996	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 09/27/1996	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20250000
Entered Medicaid 09/27/1996	Low Occupancy Adjustment Factor:	124.77810%	DC Sem Index: 1.24200000
Med # Active Date: 09/27/1996	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03284823
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	878,753	1,578,346	884,455	716,896		4,058,450	
1a	Audit Adjustments							
2	Cost Per Diem	32.7404	58.8058	32.9529	26.7100		151.2091	
3	Cost Per Diem Inflated	34.3654	60.7375	34.5885				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	34.3654	60.7375	34.5885	26.7100		156.4014	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	44.3891		51.2053				
7	Provider Target Rate	45.3140		52.2722				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	34.3654	60.7375	34.5885	13.6500		143.3414	
12/13	Medical Adjustment Rate		0.8438	0.4805				
14	Prospective Per Diem 11	34.3654	61.5813	35.0690	13.6500		144.6657	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Woodland Terrace

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	09/27/1996	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	4,750,000.00	Total Amount	Per Diem
RS to Start Calcs:	1996/07	Type:	Variable	80% Capital(1):	4,437,735 7.9253
Indexed Asset Value	5,547,169	<60% of Base:	False	20% ROE(2):	1,109,434 0.4103
FRVS Base Asset:	4,325,640	Interest Rate:	3.6300%	Insurance Cost(3):	50,669 1.1770
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	65,879 1.5304
ROE Factor	0.014580	Amortization Rate:	3.6300%	Home Office(3):	10,366 0.2408
		Interest Only:	False	Replacement(3&4):	33,675 0.0000
		Yearly Payment:	312,414	Total FRVS PD:	11.2838

- (1) 80% Capital (\$4,437,735) amortized at 3.6300 % for 20 years Principal & Interest of \$312,414 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$7.9253
- (2) 20% ROE (\$1,109,434) times the ROE factor (0.014580) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.4103
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	4,325,640

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	34.3654	34.3654	0.6102	33.7552
Direct Care	61.5813	61.5813	1.0934	60.4879
Indirect Care	35.0690	35.0690	0.6227	34.4463
Property	13.6500	11.2838	0.2003	11.0835
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.2606
Supplemental Rate Add-on				9.9025
Totals	144.6657	142.2995	2.5266	171.9360

Medicaid Trend Adjustment



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



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2011/07		1.00	0.9028	0.9028		120	65.29	5,277,639	5,951,160	
2012/01		1.00	0.3865	0.3865		120	60.30	5,298,037	5,974,200	
2012/07		1.00	0.9417	0.9417		120	60.30	5,347,929	6,030,480	
2013/01		1.00	0.4901	0.4901		120	61.19	5,374,139	6,060,000	
2013/07		1.00	0.6196	0.6196		120	61.19	5,407,437	6,097,560	
2014/01	25,573	1.00	0.8564	0.8564		120	62.35	5,479,319	6,149,760	
2014/07		1.00	1.2383	1.2383		120	62.35	5,547,169	6,225,960	

Message Code:

1 Per Bed Standard Limitation



Florida Agency for Health Care Administration
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195.83

Suncoast Manor

Type of Cost Report: Prospective		Type of Cost: Actual	Type of Rate: Prospective	CHOW Status based on this Cost Report: No Change		
Type of Ownership: Nonprofit : 501(c)(3) Organization						
Provider Information	Cost Report	Patient Days	Ratings Days			
1095 PINELLAS POINT DR S SAINT PETERSBURG, FL 33705 -6272 County: Pinellas [52] Region: Central Area: 5 Control: Nonprofit : 501(c)(3) Organization Current Class Central Large Class at 1/94: North Large Operating Ex > 18 months Open Date: 06/01/1968 Acquired Date: 08/23/1996 Entered Medicaid 08/23/1996 Med # Active Date: 08/23/1996 Previous Med #	4/1/2012-3/31/2013 Days in CR 365 First Used : 2014/01 Last Used: 2014/07 Unaudited Initial CR? False Medical Utilization Occupancy: Statewide Low Occupancy Threshold: Medicaid Low Occupancy Threshold: Low Occupancy Adjustment Factor: Weighted Low Occ Adjustment Factor:	Number of Beds: 120 Maximum: 43,800 Max Annualized: 43,800 Total Patient: 38,535 Medicare: 5,965 Medicaid: 19,255	Superior: 184 Standard: 0 Conditional: 0 Total: 184 Inflation FY Index: 1.28970197 Semester Index: 1.34705290 Cost: 1.04446836 Target: 1.01458517 DC FY Index: 1.20550000 DC Sem Index: 1.24200000 DC Inflation: 1.03027789 PS Target: 1.02083595			

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,213,742	1,324,130	1,213,506	407,051		4,158,429	
1a	Audit Adjustments							
2	Cost Per Diem	63.0352	68.7681	63.0229	21.1400		215.9662	
3	Cost Per Diem Inflated	65.8383	70.8503	65.8254				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	65.8383	70.8503	65.8254	21.1400		223.6540	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	50.9752		61.2831				
7	Provider Target Rate	52.0373		62.5600				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	52.0373	70.8503	61.9692	13.6500		198.5068	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	52.0373	70.8503	61.9692	13.6500		198.5068	
15	Inflated Usual & Customary Charge	Usual and Customary Limitations not applied after 7/1/2002.						0.00



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Rate Semester 07/01/2014 through 12/31/2014

Suncoast Manor

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	08/23/1996	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	0.00	Total Amount	Per Diem
RS to Start Calcs:	1996/07	Type:	None	80% Capital(1):	1,428,318 2.9616
Indexed Asset Value	1,785,398	<60% of Base:	True	20% ROE(2):	357,080 0.1321
FRVS Base Asset:	1,652,021	Interest Rate:	8.2500%	Insurance Cost(3):	39,204 1.0174
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	0 0.0000
ROE Factor	0.014580	Amortization Rate:	8.2500%	Home Office(3):	12,322 0.3198
		Interest Only:	True	Replacement(3&4):	631,606 0.0000
		Yearly Payment:	116,745	Total FRVS PD:	4.4309

- (1) 80% Capital (\$1,428,318) amortized at 8.2500 % for 20 years Interest of \$116,745 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$2.9616
- (2) 20% ROE (\$357,080) times the ROE factor (0.014580) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.1321
- (3) Pass-throughs: 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:	51,883
Comparison Bed	161	Effective PBS Limitation	1,652,021

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	52.0373	52.0373	0.9239	51.1134
Direct Care	70.8503	70.8503	1.2580	69.5923
Indirect Care	61.9692	61.9692	1.1003	60.8689
Property	13.6500	4.4309	0.0787	4.3522
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	198.5068	189.2877	3.3609	195.8293

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1996/07	3,215,298	0.00	1.3294	1.3294		161	11.98	1,652,021	1,652,021	1
1997/01		0.10	1.4109	1.4109		161	11.98	1,652,021	5,963,601	5
1997/07	65,611	0.10	1.0917	1.0917		161	11.98	1,717,632	6,028,645	
1998/01		0.20	1.1663	1.1663		161	11.98	1,717,632	6,099,002	
1998/07		0.20	1.0794	1.0794		161	11.98	1,717,632	6,164,851	
1999/01		0.30	1.4499	1.4499		161	11.98	1,717,632	6,254,206	
1999/07		0.30	1.2299	1.2299		161	22.98	1,717,632	6,331,164	
2000/01		0.40	1.3356	1.3356		161	22.98	1,717,632	6,415,689	
2000/07		0.40	1.1129	1.1129		161	24.53	1,717,632	6,487,012	
2001/01		0.50	1.2976	1.2976		161	24.53	1,717,632	6,571,215	
2001/07	(420,701)	0.50	0.9615	0.9615		120	27.22	1,301,018	4,944,840	
2002/01		0.60	1.0301	1.0301		120	27.22	1,304,998	4,995,720	
2002/07		0.60	0.8337	0.8337		120	33.15	1,308,932	5,037,360	
2003/01		0.70	1.3271	1.3271		120	33.15	1,316,261	5,104,200	
2003/07		0.70	1.1664	1.1664		120	43.35	1,324,732	5,163,720	
2004/01		0.80	1.1103	1.1103		120	43.35	1,334,006	5,221,080	
2004/07		0.80	0.8378	0.8378		120	52.89	1,342,604	5,264,880	
2005/01		0.90	0.8595	0.8595		120	52.89	1,352,592	5,310,120	
2005/07		0.90	0.7364	0.7364		120	52.89	1,361,213	5,349,240	
2006/01		1.00	0.9068	0.9068		120	57.12	1,373,556	5,397,720	
2006/07		1.00	0.8133	0.8133		120	57.12	1,384,727	5,441,640	
2007/01		1.00	1.0133	1.0133		120	55.57	1,398,758	5,496,720	
2007/07		1.00	1.1050	1.1050		120	55.57	1,414,214	5,557,440	
2008/01		1.00	0.8556	0.8556		120	54.32	1,426,164	5,604,960	
2008/07		1.00	0.6104	0.6104		120	54.32	1,434,762	5,639,160	
2009/01	44,000	1.00	1.3268	1.3268		120	46.02	1,494,690	5,714,040	
2009/07		1.00	0.6841	0.6841		120	46.02	1,503,246	5,753,160	
2010/01		1.00	0.8643	0.8643		120	45.78	1,514,061	5,802,840	
2010/07		1.00	0.7107	0.7107		120	45.78	1,523,018	5,844,120	
2011/01	20,436	1.00	0.9198	0.9198		120	48.33	1,555,764	5,897,880	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2011/07		1.00	0.9028	0.9028		120	48.33	1,568,106	5,951,160	
2012/01		1.00	0.3865	0.3865		120	46.82	1,573,265	5,974,200	
2012/07		1.00	0.9417	0.9417		120	46.82	1,585,877	6,030,480	
2013/01	149,989	1.00	0.4901	0.4901		120	47.50	1,742,579	6,060,000	
2013/07		1.00	0.6196	0.6196		120	47.50	1,751,904	6,097,560	
2014/01		1.00	0.8564	0.8564		120	49.97	1,765,535	6,149,760	
2014/07		1.00	1.2383	1.2383		120	49.97	1,785,398	6,225,960	

Message Code:

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

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Oceanside Extended Care Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective
 Type of Ownership: Proprietary : Partnership CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
550 9TH STREET	1/1/2013-12/31/2013	Number of Beds: 196	Superior: 0
MIAMI BEACH , FL 33139	Days in CR 365	Maximum: 71,540	Standard: 184
County: Dade [13]	First Used : 2014/07	Max Annualized: 71,540	Conditional: 0
Region: South Area: 11	Last Used: 2014/07	Total Patient: 71,287	Total: 184
Control: Proprietary : Partnership	Unaudited	Medicare: 17,732	Inflation
Current Class South Large	Initial CR? False	Medicaid: 52,653	FY Index: 1.31456505
Class at 1/94: South Large	Medical Utilization	73.86059%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	99.64635%	Cost: 1.02471376
Open Date: 03/01/1976	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 03/01/1976	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21500000
Entered Medicaid 03/01/1976	Low Occupancy Adjustment Factor:	126.85545%	DC Sem Index: 1.24200000
Med # Active Date: 11/01/1996	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02222222
Previous Med # 209449			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,687,619	3,509,868	2,009,617	639,207		7,846,311
1a	Audit Adjustments						
2	Cost Per Diem	32.0517	66.6604	38.1672	12.1400		149.0193
3	Cost Per Diem Inflated	32.8438	68.1417	39.1105			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	32.8438	68.1417	39.1105	12.1400		152.2360
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	46.4166		55.4668			
7	Provider Target Rate	47.3837		56.6225			
7a	Interim Adjustment						
7b	Interim Adjustment Provider Target Rate						
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500		
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224			
10	Target Rate Class Ceiling	56.5683		63.9416			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	32.8438	68.1417	39.1105	12.1400		152.2360
12/13	Medical Adjustment Rate		1.8291	1.0498			
14	Prospective Per Diem 11	32.8438	69.9708	40.1603	12.1400		155.1149
15	Inflated Usual & Customary Charge						0.00



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Rate Semester 07/01/2014 through 12/31/2014

Oceanside Extended Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	6,150,000.00	Total Amount	Per Diem
RS to Start Calcs:	1976/01	Type:	Variable	80% Capital(1):	4,914,158 5.3731
Indexed Asset Value	6,142,698	<60% of Base:	False	20% ROE(2):	1,228,540 0.3578
FRVS Base Asset:	3,339,389	Interest Rate:	3.6300%	Insurance Cost(3):	124,744 1.7499
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	64,162 0.9001
ROE Factor	0.018750	Amortization Rate:	3.6300%	Home Office(3):	8,168 0.1146
		Interest Only:	False	Replacement(3&4):	53,181 0.0000
		Yearly Payment:	345,954	Total FRVS PD:	8.4955

- (1) 80% Capital (\$4,914,158) amortized at 3.6300 % for 20 years Principal & Interest of \$345,954 divided by annual available days (71540) divided by Occup. Adj. (0.90) = \$5.3731
- (2) 20% ROE (\$1,228,540) times the ROE factor (0.018750) divided by annual available days (71540) divided by Occup. Adj. (0.90) = \$0.3578
- (3) Pass-throughs: 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:	51,883
Comparison Bed	196	Effective PBS Limitation	5,586,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	32.8438	32.8438	0.5831	32.2607
Direct Care	69.9708	69.9708	1.2423	68.7285
Indirect Care	40.1603	40.1603	0.7131	39.4472
Property	12.1400	8.4955	0.1508	8.3447
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.2101
Supplemental Rate Add-on				9.9025
Totals	155.1149	151.4704	2.6893	178.8937

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1976/01	2,385,932	0.00	4.0445	3.0000	1.0445	196	100.00	2,385,932	2,952,152	
1976/07		0.10	4.5297	3.0000	1.5297	196	100.00	2,393,090	3,055,052	
1977/01		0.10	5.2803	3.0000	2.2803	196	100.00	2,400,269	3,169,712	
1977/07		0.20	7.3379	3.0000	4.3379	196	100.00	2,414,671	3,329,844	
1978/01		0.20	9.0776	3.0000	6.0776	196	100.00	2,429,159	3,487,820	
1978/07		0.30	11.6170	3.0000	8.6170	196	100.00	2,451,021	3,680,880	
1979/01	15,549	0.30	13.7443	3.0000	10.7443	196	100.00	2,488,629	3,869,628	
1979/07		0.40	14.9425	3.0000	11.9425	196	100.00	2,518,493	4,032,112	
1980/01	14,079	0.40	18.1082	3.0000	15.1082	196	43.06	2,556,233	4,280,836	
1980/07		0.50	18.9189	3.0000	15.9189	196	43.06	2,586,252	4,443,908	
1981/01		0.50	19.7429	3.0000	16.7429	196	41.17	2,615,291	4,613,840	
1981/07		0.60	19.3317	3.0000	16.3317	196	41.17	2,650,529	4,733,204	
1982/01		0.60	19.0077	3.0000	16.0077	196	49.94	2,693,849	4,860,016	
1982/07		0.70	18.3054	3.0000	15.3054	196	49.94	2,745,215	4,971,540	
1983/04	125,113	0.70	17.9342	3.0000	14.9342	196	53.44	2,926,342	5,102,272	
1983/07		0.80	18.8920	3.0000	15.8920	196	53.44	2,994,582	5,304,152	
1984/01	7,442	0.80	17.1872	3.0000	14.1872	196	67.50	3,073,894	5,372,948	
1984/07		0.90	16.1051	3.0000	13.1051	196	67.50	3,156,889	5,476,044	
1985/01		0.90	14.2522	3.0000	11.2522	196	72.76	3,242,125	5,538,764	
1985/10		1.00	12.1044	3.0000	9.1044	196	72.76	3,339,389	5,586,000	
1986/01		1.00	9.9343	3.0000	6.9343	196	72.76	3,439,571	5,632,452	
1986/07		1.00	7.2317	3.0000	4.2317	196	72.76	3,542,758	5,621,672	
1987/01		1.00	5.2408	3.0000	2.2408	196	80.89	3,649,041	5,722,220	
1987/07		1.00	3.1415	3.0000	0.1415	196	80.89	3,758,512	5,766,908	
1988/01		1.00	1.0422	1.0422		196	80.89	3,797,683	5,813,752	
1988/07		1.00	0.5899	0.5899		196	80.89	3,820,086	5,810,616	
1989/01		1.00	0.5899	0.5899		196	83.71	3,842,621	5,844,916	
1989/07		1.00	0.5899	0.5899		196	83.71	3,865,289	5,884,508	
1990/01		1.00	0.5899	0.5899		196	82.95	3,888,090	5,914,104	
1990/07		1.00	0.5899	0.5899		196	82.95	3,911,026	5,948,992	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1991/01	84,528	1.00	0.5899	0.5899		196	85.80	4,018,625	5,983,880	
1991/07		1.00	1.4932	1.4932		196	85.80	4,078,631	6,073,256	
1992/01		1.00	2.0117	2.0117		196	88.57	4,160,681	6,195,364	
1992/07		1.00	1.8152	1.8152		196	88.57	4,236,206	6,307,868	
1993/01	34,356	1.00	1.7710	1.7710		196	88.68	4,345,585	6,419,588	
1993/07		1.00	1.5329	1.5329		196	88.68	4,345,585	6,517,980	5
1994/01		1.00	1.6983	1.6983		196	88.68	4,412,198	6,628,720	5
1994/07		1.00	1.5991	1.5991		196	87.02	4,558,884	6,734,756	
1995/01		1.00	1.5812	1.5812		196	89.36	4,630,969	6,841,184	
1995/07		1.00	1.5250	1.5250		196	89.36	4,701,591	6,945,456	
1996/01		1.00	1.7228	1.7228		196	90.31	4,782,590	7,065,212	
1996/07		0.95	1.3294	1.3294		196	78.75	4,842,989	7,159,096	
1997/01		0.95	1.4109	1.4109		196	78.75	4,907,904	7,260,036	
1997/07		0.90	1.0917	1.0917		196	78.75	4,956,124	7,339,220	
1998/01		0.90	1.1663	1.1663		196	78.75	5,008,148	7,424,872	
1998/07		0.85	1.0794	1.0794		196	78.75	5,008,148	7,505,036	5
1999/01	57,790	0.85	1.4499	1.4499		196	82.11	5,111,888	7,613,816	5
1999/07		0.80	1.2299	1.2299		196	82.11	5,174,175	7,707,504	5
2000/01		0.80	1.3356	1.3356		196	85.04	5,280,914	7,810,404	
2000/07		0.75	1.1129	1.1129		196	85.04	5,324,994	7,897,232	
2001/01		0.75	1.2976	1.2976		196	81.83	5,376,817	7,999,740	
2001/07		0.70	0.9615	0.9615		196	81.83	5,413,008	8,076,572	
2002/01		0.70	1.0301	1.0301		196	85.72	5,413,008	8,159,676	5
2002/07		0.65	0.8337	0.8337		196	85.72	5,481,586	8,227,688	
2003/01		0.65	1.3271	1.3271		196	86.02	5,528,870	8,336,860	
2003/07		0.60	1.1664	1.1664		196	86.02	5,567,561	8,434,076	
2004/01		0.60	1.1103	1.1103		196	85.61	5,604,652	8,527,764	
2004/07		0.55	0.8378	0.8378		196	85.61	5,604,652	8,599,304	5
2005/01		0.55	0.8595	0.8595		196	88.77	5,657,093	8,673,196	
2005/07		0.50	0.7364	0.7364		196	88.77	5,657,093	8,737,092	5



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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	208,057	0.50	0.9068	0.9068		196	82.35	5,911,723	8,816,276	
2006/07		0.45	0.8133	0.8133		196	82.35	5,933,360	8,888,012	
2007/01		0.45	1.0133	1.0133		196	73.94	5,960,416	8,977,976	
2007/07		0.40	1.1050	1.1050		196	73.94	5,986,761	9,077,152	
2008/01		0.40	0.8556	0.8556		196	72.52	6,007,248	9,154,768	
2008/07		0.35	0.6104	0.6104		196	72.52	6,020,079	9,210,628	
2009/01		0.35	1.3268	1.3268		196	72.98	6,048,036	9,332,932	
2009/07		0.30	0.6841	0.6841		196	73.21	6,060,447	9,396,828	
2010/01		0.30	0.8643	0.8643		196	73.21	6,076,162	9,477,972	
2010/07		0.25	0.7107	0.7107		196	73.21	6,086,959	9,545,396	
2011/01		0.25	0.9198	0.9198		196	74.13	6,100,959	9,633,204	
2011/07		0.20	0.9028	0.9028		196	75.01	6,111,977	9,720,228	
2012/01		0.20	0.3865	0.3865		196	75.01	6,116,702	9,757,860	
2012/07		0.15	0.9417	0.9417		196	75.01	6,125,345	9,849,784	
2013/01		0.15	0.4901	0.4901		196	74.23	6,129,847	9,898,000	
2013/07		0.10	0.6196	0.6196		196	74.23	6,133,648	9,959,348	
2014/01		0.10	0.8564	0.8564		196	74.21	6,138,898	10,044,608	
2014/07		0.05	1.2383	1.2383		196	73.86	6,142,698	10,169,068	

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 07/01/2014 through 12/31/2014

0 212792-00 - 2014/07

209.41

Florida Lutheran Retirement Center

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

Provider Information	Cost Report	Patient Days	Ratings Days
450 NORTH MCDONALD AVENUE	7/1/2012-6/30/2013	Number of Beds: 60	Superior: 184
DELAND, FL 32724	Days in CR 365	Maximum: 21,900	Standard: 0
County: Volusia [64]	First Used : 2014/01	Max Annualized: 21,900	Conditional: 0
Region: North Area: 4	Last Used: 2014/07	Total Patient: 18,302	Total: 184
Control: Nonprofit : Church	Unaudited	Medicare: 2,388	Inflation
Current Class North Small	Initial CR? False	Medicaid: 9,931	FY Index: 1.29878490
Class at 1/94: North Small	Medical Utilization	54.26183%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	83.57078%	Cost: 1.03716397
Open Date: 01/17/1997	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/17/1997	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20850000
Entered Medicaid 01/17/1997	Low Occupancy Adjustment Factor:	106.39034%	DC Sem Index: 1.24200000
Med # Active Date: 01/17/1997	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02772031
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	460,518	802,036	550,451	207,856		2,020,860	
1a	Audit Adjustments							
2	Cost Per Diem	46.3718	80.7608	55.4276	20.9300		203.4902	
3	Cost Per Diem Inflated	48.0952	82.9995	57.4875				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	48.0952	82.9995	57.4875	20.9300		209.5122	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	47.4388		63.2921				
7	Provider Target Rate	48.4272		64.6109				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	53.3690	93.7426	69.3890	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.6361		65.1932				
10	Target Rate Class Ceiling	54.4184		66.1441				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	48.0952	82.9995	57.4875	13.6500		202.2322	
12/13	Medical Adjustment Rate		0.3979	0.2756				
14	Prospective Per Diem 11	48.0952	83.3974	57.7631	13.6500		202.9057	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Florida Lutheran Retirement Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/17/1997	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,300,000.00		Total Amount	Per Diem
RS to Start Calcs:	1997/01	Type:	Variable	80% Capital(1):	2,481,785	11.2744
Indexed Asset Value	3,102,231	<60% of Base:	False	20% ROE(2):	620,446	0.4527
FRVS Base Asset:	2,191,560	Interest Rate:	6.5100%	Insurance Cost(3):	22,250	1.2157
Occup Adj Factor	0.9000	Chase Rate:	9.0000%	Taxes Cost(3):	0	0.0000
ROE Factor	0.014380	Amortization Rate:	6.5100%	Home Office(3):	16,803	0.9181
		Interest Only:	False	Replacement(3&4):	77,270	0.0000
		Yearly Payment:	222,218	Total FRVS PD:		13.8609

- (1) 80% Capital (\$2,481,785) amortized at 6.5100 % for 20 years Principal & Interest of \$222,218 divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$11.2744
 (2) 20% ROE (\$620,446) times the ROE factor (0.014380) divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$0.4527
 (3) Pass-throughs: 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:	51,883
Comparison Bed	60	Effective PBS Limitation	2,191,560

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	48.0952	48.0952	0.8539	47.2413
Direct Care	83.3974	83.3974	1.4807	81.9167
Indirect Care	57.7631	57.7631	1.0256	56.7375
Property	13.6500	13.8609	0.2461	13.6148
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	202.9057	203.1166	3.6063	209.4128

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
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 Rate Semester 7/1/2014 through 12/31/2014 Based on Cost Report: 6/30/2013

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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/01	3,683,360	0.00	1.4109	1.4109		60	35.43	2,191,560	2,191,560	1
1997/07	92,109	0.10	1.0917	1.0917		60	35.43	2,246,700	2,246,700	8
1998/01	6,882	0.10	1.1663	1.1663		60	35.43	2,255,270	2,272,920	
1998/07		0.20	1.0794	1.0794		60	35.43	2,258,407	2,297,460	
1999/01		0.20	1.4499	1.4499		60	35.43	2,262,626	2,330,760	
1999/07		0.30	1.2299	1.2299		60	35.43	2,268,004	2,359,440	
2000/01	17,069	0.30	1.3356	1.3356		60	44.30	2,292,393	2,390,940	
2000/07		0.40	1.1129	1.1129		60	44.30	2,300,613	2,417,520	
2001/01	35,673	0.40	1.2976	1.2976		60	58.58	2,348,226	2,448,900	
2001/07		0.50	0.9615	0.9615		60	58.58	2,359,516	2,472,420	
2002/01		0.50	1.0301	1.0301		60	59.91	2,371,670	2,497,860	
2002/07		0.60	0.8337	0.8337		60	59.91	2,383,533	2,518,680	
2003/01		0.60	1.3271	1.3271		60	52.20	2,401,547	2,552,100	
2003/07		0.70	1.1664	1.1664		60	52.20	2,420,157	2,581,860	
2004/01	10,492	0.70	1.1103	1.1103		60	45.86	2,446,333	2,610,540	
2004/07		0.80	0.8378	0.8378		60	45.86	2,460,004	2,632,440	
2005/01		0.80	0.8595	0.8595		60	50.34	2,475,486	2,655,060	
2005/07		0.90	0.7364	0.7364		60	50.34	2,490,503	2,674,620	
2006/01	11,125	0.90	0.9068	0.9068		60	52.38	2,520,985	2,698,860	
2006/07		1.00	0.8133	0.8133		60	52.38	2,540,511	2,720,820	
2007/01	126,343	1.00	1.0133	1.0133		60	56.32	2,692,597	2,748,360	
2007/07		1.00	1.1050	1.1050		60	56.32	2,722,350	2,778,720	
2008/01	25,309	1.00	0.8556	0.8556		60	50.17	2,768,906	2,802,480	
2008/07		1.00	0.6104	0.6104		60	50.17	2,784,323	2,819,580	
2009/01		1.00	1.3268	1.3268		60	56.80	2,821,265	2,857,020	
2009/07		1.00	0.6841	0.6841		60	56.80	2,840,565	2,876,580	
2010/01		1.00	0.8643	0.8643		60	58.35	2,865,116	2,901,420	
2010/07		1.00	0.7107	0.7107		60	58.35	2,885,478	2,922,060	
2011/01		1.00	0.9198	0.9198		60	58.35	2,912,019	2,948,940	
2011/07	12,591	1.00	0.9028	0.9028		60	57.63	2,950,900	2,975,580	



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209.41

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01		1.00	0.3865	0.3865		60	57.63	2,962,305	2,987,100	
2012/07	16,709	1.00	0.9417	0.9417		60	54.69	3,006,753	3,015,240	
2013/01		1.00	0.4901	0.4901		60	53.20	3,021,007	3,030,000	
2013/07		1.00	0.6196	0.6196		60	53.20	3,039,113	3,048,780	
2014/01		1.00	0.8564	0.8564		60	54.26	3,064,790	3,074,880	
2014/07		1.00	1.2383	1.2383		60	54.26	3,102,231	3,112,980	

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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276.84

Palmetto Subacute 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
7600 SW 8TH STREET	8/1/2012-7/31/2013	Number of Beds: 95	Superior: 0
MIAMI, FL 33144	Days in CR 365	Maximum: 34,675	Standard: 184
County: Dade [13]	First Used : 2014/01	Max Annualized: 34,675	Conditional: 0
Region: South Area: 11	Last Used: 2014/07	Total Patient: 31,184	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 19,370	Inflation
Current Class South Small	Initial CR? False	Medicaid: 11,688	FY Index: 1.30228922
Class at 1/94: South Small	Medical Utilization	37.48076%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	89.93223%	Cost: 1.03437307
Open Date: 01/24/1997	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/24/1997	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20949917
Entered Medicaid 01/24/1997	Low Occupancy Adjustment Factor:	114.48882%	DC Sem Index: 1.24200000
Med # Active Date: 01/24/1997	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02687131
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	696,185	1,192,345	863,926	270,928		3,023,383	
1a	Audit Adjustments							
2	Cost Per Diem	59.5641	102.0144	73.9156	23.1800		258.6741	
3	Cost Per Diem Inflated	61.6115	104.7557	76.4563				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	61.6115	104.7557	76.4563	23.1800		266.0035	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	68.5726		77.1029				
7	Provider Target Rate	70.0014		78.7094				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	62.8974	105.8360	81.6951	13.6500			
9	Prior Semester: Class Ceiling Target Base	67.3414		79.1810				
10	Target Rate Class Ceiling	68.3236		80.3359				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	61.6115	104.7557	76.4563	13.6500		256.4735	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	61.6115	104.7557	76.4563	13.6500		256.4735	
15	Inflated Usual & Customary Charge	Usual and Customary Limitations not applied after 7/1/2002.						0.00



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Rate Semester 07/01/2014 through 12/31/2014

Palmetto Subacute Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/24/1997	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,450,000.00		Total Amount	Per Diem
RS to Start Calcs:	1997/01	Type:	Variable	80% Capital(1):	3,495,659	12.4436
Indexed Asset Value	4,369,574	<60% of Base:	False	20% ROE(2):	873,915	0.4201
FRVS Base Asset:	3,104,710	Interest Rate:	9.4022%	Insurance Cost(3):	83,188	2.6677
Occup Adj Factor	0.9000	Chase Rate:	7.6956%	Taxes Cost(3):	75,514	2.4216
ROE Factor	0.015000	Amortization Rate:	9.4022%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	13,642	0.0000
		Yearly Payment:	388,334	Total FRVS PD:		17.9530

- (1) 80% Capital (\$3,495,659) amortized at 9.4022 % for 20 years Principal & Interest of \$388,334 divided by annual available days (34675) divided by Occup. Adj. (0.900) = \$12.4436
 (2) 20% ROE (\$873,915) times the ROE factor (0.015000) divided by annual available days (34675) divided by Occup. Adj. (0.900) = \$0.4201
 (3) Pass-throughs: 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:	51,883
Comparison Bed	85	Effective PBS Limitation	3,104,710

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	61.6115	61.6115	1.0939	60.5176
Direct Care	104.7557	104.7557	1.8599	102.8958
Indirect Care	76.4563	76.4563	1.3575	75.0988
Property	13.6500	17.9530	0.3188	17.6342
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				10.7883
Supplemental Rate Add-on				9.9025
Totals	256.4735	260.7765	4.6301	276.8372

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
1997/01	6,042,200	0.00	1.4109	1.4109		85	20.03	3,104,710	3,104,710	1
1997/07		0.10	1.0917	1.0917		85	20.03	3,104,710	3,182,825	
1998/01		0.10	1.1663	1.1663		85	20.03	3,104,710	3,219,970	
1998/07		0.20	1.0794	1.0794		85	20.03	3,104,710	3,254,735	5
1999/01		0.20	1.4499	1.4499		85	20.03	3,104,710	3,301,910	5
1999/07	52,474	0.30	1.2299	1.2299		85	45.84	3,166,732	3,342,540	
2000/01		0.30	1.3356	1.3356		85	55.68	3,179,421	3,387,165	
2000/07		0.40	1.1129	1.1129		85	55.68	3,193,576	3,424,820	
2001/01		0.40	1.2976	1.2976		85	63.04	3,210,151	3,469,275	
2001/07		0.50	0.9615	0.9615		85	63.04	3,225,585	3,502,595	
2002/01		0.50	1.0301	1.0301		85	61.83	3,242,200	3,538,635	
2002/07		0.60	0.8337	0.8337		85	61.83	3,258,417	3,568,130	
2003/01		0.60	1.3271	1.3271		85	53.14	3,283,486	3,615,475	
2003/07		0.70	1.1664	1.1664		85	53.14	3,309,389	3,657,635	
2004/01		0.70	1.1103	1.1103		85	41.00	3,328,563	3,698,265	
2004/07		0.80	0.8378	0.8378		85	41.00	3,345,193	3,729,290	
2005/01	598,663	0.80	0.8595	0.8595		95	33.36	3,957,807	4,203,845	
2005/07		0.90	0.7364	0.7364		95	33.36	3,973,718	4,234,815	
2006/01	19,064	0.90	0.9068	0.9068		95	27.81	4,009,180	4,273,195	
2006/07		1.00	0.8133	0.8133		95	27.81	4,025,667	4,307,965	
2007/01	14,963	1.00	1.0133	1.0133		95	28.97	4,062,116	4,351,570	
2007/07		1.00	1.1050	1.1050		95	28.97	4,085,759	4,399,640	
2008/01		1.00	0.8556	0.8556		95	28.97	4,104,172	4,437,260	
2008/07		1.00	0.6104	0.6104		95	31.32	4,118,438	4,464,335	
2009/01		1.00	1.3268	1.3268		95	30.28	4,148,522	4,523,615	
2009/07		1.00	0.6841	0.6841		95	30.28	4,164,147	4,554,585	
2010/01		1.00	0.8643	0.8643		95	31.94	4,185,048	4,593,915	
2010/07		1.00	0.7107	0.7107		95	31.94	4,202,321	4,626,595	
2011/01		1.00	0.9198	0.9198		95	31.94	4,224,768	4,669,155	
2011/07		1.00	0.9028	0.9028		95	35.16	4,249,151	4,711,335	



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276.84

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01		1.00	0.3865	0.3865		95	35.16	4,259,650	4,729,575	
2012/07		1.00	0.9417	0.9417		95	30.50	4,281,895	4,774,130	
2013/01		1.00	0.4901	0.4901		95	30.02	4,293,349	4,797,500	
2013/07		1.00	0.6196	0.6196		95	30.02	4,307,869	4,827,235	
2014/01		1.00	0.8564	0.8564		95	37.48	4,333,010	4,868,560	
2014/07		1.00	1.2383	1.2383		95	37.48	4,369,574	4,928,885	

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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0 212890-00 - 2014/07

217.40

Egret Cove Center

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

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

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
550 62ND ST S	8/1/2012-7/31/2013	Number of Beds: 120	Superior: 0
SAINT PETERSBURG, FL 33707	Days in CR 365	Maximum: 43,800	Standard: 184
County: Pinellas [52]	First Used : 2014/01	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 5	Last Used: 2014/07	Total Patient: 38,875	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 4,075	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 32,216	FY Index: 1.30228922
Class at 1/94: North Large	Medical Utilization	82.87074%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	88.75571%	Cost: 1.03437307
Open Date: 07/01/1971	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 07/01/1971	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20949917
Entered Medicaid 07/01/1971	Low Occupancy Adjustment Factor:	112.99105%	DC Sem Index: 1.24200000
Med # Active Date: 09/01/1996	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02687131
Previous Med # 210811			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,276,518	2,711,023	1,436,284	610,815		6,034,640	
1a	Audit Adjustments							
2	Cost Per Diem	39.6237	84.1515	44.5829	18.9600		187.3181	
3	Cost Per Diem Inflated	40.9857	86.4128	46.1154				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	40.9857	86.4128	46.1154	18.9600		192.4739	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	44.3674		53.3691				
7	Provider Target Rate	45.2918		54.4811				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	40.9857	86.4128	46.1154	13.6500		187.1639	
12/13	Medical Adjustment Rate		3.1955	1.7053				
14	Prospective Per Diem 11	40.9857	89.6083	47.8207	13.6500		192.0647	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Egret Cove Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	5,166,667.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Variable	80% Capital(1):	1,849,270 5.4325
RS to Start Calcs:	1971/07	<60% of Base:	False	20% ROE(2):	462,317 0.1759
Indexed Asset Value	2,311,587	Interest Rate:	10.0000%	Insurance Cost(3):	80,329 2.0663
FRVS Base Asset:	1,389,485	Chase Rate:	8.0000%	Taxes Cost(3):	28,199 0.7254
Occup Adj Factor	0.9000	Amortization Rate:	10.0000%	Home Office(3):	0 0.0000
ROE Factor	0.015000	Interest Only:	False	Replacement(3&4):	18,073 0.0000
		Yearly Payment:	214,150	Total FRVS PD:	8.4001

- (1) 80% Capital (\$1,849,270) amortized at 10.0000 % for 20 years Principal & Interest of \$214,150 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$5.4325
- (2) 20% ROE (\$462,317) times the ROE factor (0.015000) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.1759
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	40.9857	40.9857	0.7277	40.2580
Direct Care	89.6083	89.6083	1.5910	88.0173
Indirect Care	47.8207	47.8207	0.8491	46.9716
Property	13.6500	8.4001	0.1491	8.2510
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Quality Assess-Medicaid Share				24.0028
Totals	192.0647	186.8148	3.3169	217.4032

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



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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		1.00	21.1376	3.0000	18.1376	120	17.62	1,389,485	3,448,440	
1986/07		1.00	18.4350	3.0000	15.4350	120	17.62	1,389,485	3,441,840	
1987/01		1.00	16.4441	3.0000	13.4441	120	21.29	1,389,485	3,503,400	
1987/07		1.00	14.3448	3.0000	11.3448	120	21.29	1,389,485	3,530,760	
1988/01		1.00	12.2455	3.0000	9.2455	120	21.29	1,389,485	3,559,440	
1988/07		1.00	9.8354	3.0000	6.8354	120	25.14	1,408,539	3,557,520	
1989/01		1.00	7.4253	3.0000	4.4253	120	31.06	1,432,402	3,578,520	
1989/07		1.00	5.0152	3.0000	2.0152	120	31.06	1,456,669	3,602,760	
1990/01		1.00	2.6051	2.6051		120	34.50	1,480,473	3,620,880	
1990/07		1.00	0.5899	0.5899		120	34.50	1,485,951	3,642,240	
1991/01		1.00	0.5899	0.5899		120	34.50	1,491,449	3,663,600	
1991/07		1.00	1.4932	1.4932		120	39.89	1,507,601	3,718,320	
1992/01		0.95	2.0117	2.0117		120	41.99	1,529,597	3,793,080	
1992/07		0.95	1.8152	1.8152		120	41.99	1,549,734	3,861,960	
1993/01		0.90	1.7710	1.7710		120	41.99	1,568,592	3,930,360	
1993/07	35,482	0.90	1.5329	1.5329		120	38.65	1,619,281	3,990,600	
1994/01		0.85	1.6983	1.6983		120	38.65	1,635,708	4,058,400	
1994/07		0.85	1.5991	1.5991		120	38.65	1,651,331	4,123,320	
1995/01		0.80	1.5812	1.5812		120	38.65	1,666,011	4,188,480	
1995/07		0.80	1.5250	1.5250		120	38.65	1,680,294	4,252,320	
1996/01		0.75	1.7228	1.7228		120	38.65	1,695,551	4,325,640	
1996/07	35,525	0.75	1.3294	1.3294		120	46.74	1,731,076	4,383,120	5
1997/01	10,986	0.70	1.4109	1.4109		120	46.74	1,771,078	4,444,920	
1997/07		0.70	1.0917	1.0917		120	46.74	1,782,580	4,493,400	
1998/01		0.65	1.1663	1.1663		120	46.74	1,794,064	4,545,840	
1998/07		0.65	1.0794	1.0794		120	46.74	1,804,761	4,594,920	
1999/01		0.60	1.4499	1.4499		120	46.74	1,818,103	4,661,520	
1999/07	18,386	0.60	1.2299	1.2299		120	55.12	1,849,905	4,718,880	
2000/01		0.55	1.3356	1.3356		120	55.12	1,863,494	4,781,880	
2000/07		0.55	1.1129	1.1129		120	53.50	1,874,589	4,835,040	



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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		0.50	1.2976	1.2976		120	53.50	1,886,420	4,897,800	
2001/07		0.50	0.9615	0.9615		120	54.87	1,895,468	4,944,840	
2002/01		0.45	1.0301	1.0301		120	61.01	1,904,253	4,995,720	
2002/07		0.45	0.8337	0.8337		120	61.01	1,911,398	5,037,360	
2003/01		0.40	1.3271	1.3271		120	66.22	1,921,544	5,104,200	
2003/07		0.40	1.1664	1.1664		120	66.22	1,930,510	5,163,720	
2004/01		0.35	1.1103	1.1103		120	65.85	1,938,012	5,221,080	
2004/07		0.35	0.8378	0.8378		120	65.85	1,943,694	5,264,880	
2005/01		0.30	0.8595	0.8595		120	67.40	1,948,707	5,310,120	
2005/07		0.30	0.7364	0.7364		120	67.40	1,953,012	5,349,240	
2006/01		0.25	0.9068	0.9068		120	67.87	1,957,439	5,397,720	
2006/07		0.25	0.8133	0.8133		120	67.87	1,961,418	5,441,640	
2007/01		0.20	1.0133	1.0133		120	67.87	1,965,394	5,496,720	
2007/07		0.20	1.1050	1.1050		120	68.30	1,969,738	5,557,440	
2008/01		0.15	0.8556	0.8556		120	68.30	1,972,265	5,604,960	
2008/07		0.15	0.6104	0.6104		120	69.55	1,974,072	5,639,160	
2009/01	51,514	0.10	1.3268	1.3268		120	73.86	2,028,206	5,714,040	
2009/07		0.10	0.6841	0.6841		120	73.86	2,029,593	5,753,160	
2010/01		0.05	0.8643	0.8643		120	73.86	2,030,470	5,802,840	
2010/07		0.05	0.7107	0.7107		120	76.43	2,031,191	5,844,120	
2011/01		0.00	0.9198	0.9198		120	75.42	2,031,191	5,897,880	
2011/07		0.00	0.9028	0.9028		120	75.42	2,031,191	5,951,160	
2012/01		0.00	0.3865	0.3865		120	75.42	2,031,191	5,974,200	
2012/07	206,708	0.00	0.9417	0.9417		120	77.64	2,237,899	6,030,480	
2013/01		0.00	0.4901	0.4901		120	77.64	2,237,899	6,060,000	
2013/07		0.00	0.6196	0.6196		120	80.42	2,237,899	6,097,560	
2014/01	73,688	0.00	0.8564	0.8564		120	82.87	2,311,587	6,149,760	
2014/07		0.00	1.2383	1.2383		120	82.87	2,311,587	6,225,960	

Message Code:

- | |
|------------------------------------|
| 4 Index Cost Limitation |
| 5 Uncorrected Licensure Deficiency |



Florida Agency for Health Care Administration
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Emerald Coast Center

Type of Cost Report: Prospective		Type of Cost: Actual with Interim Component		Type of Rate: Prospective	
Type of Ownership: Nonprofit : 501(c)(3) Organization		CHOW Status based on this Cost Report: No Change			
Provider Information	Cost Report	Patient Days		Ratings Days	
114 THIRD STREET SE	8/1/2012-7/31/2013	Number of Beds:	120	Superior:	0
FORT WALTON BEACH , FL	Days in CR 365	Maximum:	43,800	Standard:	184
32548	First Used : 2014/07	Max Annualized:	43,800	Conditional:	0
County: Okaloosa [46]	Last Used: 2014/07	Total Patient:	35,178	Total:	184
Region: North Area: 1	Unaudited	Medicare:	4,678	Inflation	
Control: Nonprofit : 501(c)(3) Organization	Initial CR? False	Medicaid:	25,899	FY Index:	1.30228922
Current Class North Large	Medical Utilization		73.62272%	Semester Index:	1.34705290
Class at 1/94: North Large	Occupancy:		80.31507%	Cost:	1.03437307
Operating Ex > 18 months	Statewide Low Occupancy Threshold:		78.55110%	Target:	1.01458517
Open Date: 09/01/1973	Medicaid Low Occupancy Threshold:		41.17760%	DC FY Index:	1.20949917
Acquired Date: 09/01/1973	Low Occupancy Adjustment Factor:		102.24563%	DC Sem Index:	1.24200000
Entered Medicaid 09/01/1973	Weighted Low Occ Adjustment Factor:		100.00000%	DC Inflation:	1.02687131
Med # Active Date: 09/01/1996				PS Target:	1.02083595
Previous Med # 210757					

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	967,545	1,811,099	1,042,128	484,829		4,305,601	
1a	Audit Adjustments							
2	Cost Per Diem	37.3584	69.9293	40.2382	18.7200		166.2459	
3	Cost Per Diem Inflated	38.6425	71.8084	41.6213				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	38.6425	71.8084	41.6213	18.7200		170.7922	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	43.2390		52.6555				
7	Provider Target Rate	44.1399		53.7526				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	38.6425	71.8084	41.6213	13.6500		165.7222	
12/13	Medical Adjustment Rate		1.9083	1.1061				
14	Prospective Per Diem 11	38.6425	73.7167	42.7274	13.6500		168.7366	
15	Inflated Usual & Customary Charge	Usual and Customary Limitations not applied after 7/1/2002.						0.00



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Rate Semester 07/01/2014 through 12/31/2014

Emerald Coast Center	
FRVS	

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information	Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	5,708,333.00	
RS to Start Calcs:	1973/07	Type:	Variable	80% Capital(1):
Indexed Asset Value	2,626,246	<60% of Base:	False	2,100,997
FRVS Base Asset:	1,330,721	Interest Rate:	11.5000%	6.8206
Occup Adj Factor	0.9000	Chase Rate:	9.5000%	20% ROE(2):
ROE Factor	0.015000	Amortization Rate:	11.5000%	525,249
		Interest Only:	False	0.1999
		Yearly Payment:	268,868	Insurance Cost(3):
				76,886
				Taxes Cost(3):
				14,950
				Home Office(3):
				0
				Replacement(3&4):
				48,768
				Total FRVS PD:
				9.6311

- (1) 80% Capital (\$2,100,997) amortized at 11.5000 % for 20 years Principal & Interest of \$268,868 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$6.8206
- (2) 20% ROE (\$525,249) times the ROE factor (0.015000) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.1999
- (3) Pass-throughs: 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:	51,883
Comparison Bed 120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	38.6425	38.6425	0.6861	37.9564
Direct Care	73.7167	73.7167	1.3088	72.4079
Indirect Care	42.7274	42.7274	0.7586	41.9688
Property	13.6500	9.6311	0.1710	9.4601
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				23.9316
Supplemental Rate Add-on				9.9025
Totals	168.7366	164.7177	2.9245	195.6273

Medicaid Trend Adjustment



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



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



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

Message Code:

5 Uncorrected Licensure Deficiency



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Clearwater Center

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

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

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1270 TURNER ST	9/1/2012-8/31/2013	Number of Beds: 120	Superior: 0
CLEARWATER, FL 33756	Days in CR 365	Maximum: 43,800	Standard: 184
County: Pinellas [52]	First Used : 2014/01	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 5	Last Used: 2014/07	Total Patient: 37,292	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 3,549	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 32,764	FY Index: 1.30580299
Class at 1/94: North Large	Medical Utilization	87.85799%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	85.14155%	Cost: 1.03158969
Open Date: 03/01/1972	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/01/1974	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21049917
Entered Medicaid 01/01/1974	Low Occupancy Adjustment Factor:	108.39002%	DC Sem Index: 1.24200000
Med # Active Date: 09/01/1996	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02602301
Previous Med # 210838			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,139,455	2,676,433	1,432,040	606,789		5,854,716	
1a	Audit Adjustments							
2	Cost Per Diem	34.7777	81.6882	43.7077	18.5200		178.6936	
3	Cost Per Diem Inflated	35.8763	83.8140	45.0884				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	35.8763	83.8140	45.0884	18.5200		183.2987	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	44.6457		53.5488				
7	Provider Target Rate	45.5759		54.6645				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	35.8763	83.8140	45.0884	13.6500		178.4287	
12/13	Medical Adjustment Rate		3.5697	1.9203				
14	Prospective Per Diem 11	35.8763	87.3837	47.0087	13.6500		183.9187	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Clearwater Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	5,416,667.00	Total Amount	Per Diem	
Year of Phase-In/Full:		Type:	Variable	80% Capital(1):	1,996,738	5.8658
RS to Start Calcs:	1974/01	<60% of Base:	False	20% ROE(2):	499,184	0.1992
Indexed Asset Value	2,495,922	Interest Rate:	10.0000%	Insurance Cost(3):	87,821	2.3550
FRVS Base Asset:	1,302,829	Chase Rate:	8.0000%	Taxes Cost(3):	30,403	0.8153
Occup Adj Factor	0.9000	Amortization Rate:	10.0000%	Home Office(3):	0	0.0000
ROE Factor	0.015730	Interest Only:	False	Replacement(3&4):	557,283	0.0000
		Yearly Payment:	231,228	Total FRVS PD:		9.2353

- (1) 80% Capital (\$1,996,738) amortized at 10.0000 % for 20 years Principal & Interest of \$231,228 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$5.8658
- (2) 20% ROE (\$499,184) times the ROE factor (0.015730) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.1992
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	35.8763	35.8763	0.6370	35.2393
Direct Care	87.3837	87.3837	1.5515	85.8322
Indirect Care	47.0087	47.0087	0.8346	46.1741
Property	13.6500	9.2353	0.1640	9.0713
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				24.8253
Supplemental Rate Add-on				9.9025
Totals	183.9187	179.5040	3.1871	211.0447

Medicaid Trend Adjustment



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



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



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

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 07/01/2014 through 12/31/2014

0 212971-00 - 2014/07

213.26

Florida Presbyterian Homes, Inc.

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective
 Type of Ownership: Nonprofit : 501(c)(3) Organization CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
909 LAKESIDE AVE	1/1/2012-12/31/2012	Number of Beds: 48	Superior: 184
LAKELAND, FL 33803	Days in CR 366	Maximum: 17,568	Standard: 0
County: Polk [53]	First Used : 2014/01	Max Annualized: 17,520	Conditional: 0
Region: Central Area: 6	Last Used: 2014/07	Total Patient: 17,153	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 2,041	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 4,647	FY Index: 1.28335532
Class at 1/94: South Small	Medical Utilization	27.09147%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	97.63775%	Cost: 1.04963363
Open Date: 01/14/1997	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 03/20/1997	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20250000
Entered Medicaid 03/20/1997	Low Occupancy Adjustment Factor:	124.29839%	DC Sem Index: 1.24200000
Med # Active Date: 03/20/1997	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03284823
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	202,075	386,227	283,972	51,768		924,041	
1a	Audit Adjustments							
2	Cost Per Diem	43.4850	83.1132	61.1087	11.1401		198.8470	
3	Cost Per Diem Inflated	45.6433	85.8433	64.1417				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	45.6433	85.8433	64.1417	11.1401		206.7684	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	72.8486		71.9476				
7	Provider Target Rate	74.3665		73.4467				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	58.1332	99.7893	75.5421	13.6500			
9	Prior Semester: Class Ceiling Target Base	60.4813		71.4442				
10	Target Rate Class Ceiling	61.3634		72.4862				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	45.6433	85.8433	64.1417	11.1401		206.7684	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	45.6433	85.8433	64.1417	11.1401		206.7684	
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 07/01/2014 through 12/31/2014

Florida Presbyterian Homes, Inc.

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	03/20/1997	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	0.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	None	80% Capital(1):	1,802,529 9.3437
RS to Start Calcs:	1997/01	<60% of Base:	True	20% ROE(2):	450,632 0.4167
Indexed Asset Value	2,253,161	Interest Rate:	8.2500%	Insurance Cost(3):	28,179 1.6428
FRVS Base Asset:	1,461,040	Chase Rate:	8.2500%	Taxes Cost(3):	0 0.0000
Occup Adj Factor	0.9000	Amortization Rate:	8.2500%	Home Office(3):	0 0.0000
ROE Factor	0.014580	Interest Only:	True	Replacement(3&4):	188,221 0.0000
		Yearly Payment:	147,331	Total FRVS PD:	11.4032

- (1) 80% Capital (\$1,802,529) amortized at 8.2500 % for 20 years Interest of \$147,331 divided by annual available days (17520) divided by Occup. Adj. (0.900) = \$9.3437
- (2) 20% ROE (\$450,632) times the ROE factor (0.014580) divided by annual available days (17520) divided by Occup. Adj. (0.900) = \$0.4167
- (3) Pass-throughs: 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:	51,883
Comparison Bed 40	Effective PBS Limitation	1,461,040

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	45.6433	45.6433	0.8104	44.8329
Direct Care	85.8433	85.8433	1.5242	84.3191
Indirect Care	64.1417	64.1417	1.1388	63.0029
Property	11.1401	11.4032	0.2025	11.2007
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	206.7684	207.0315	3.6759	213.2581

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
1997/01	3,787,267	0.00	1.4109	1.4109		40	39.98	1,461,040	1,461,040	1
1997/07		0.10	1.0917	1.0917		40	39.98	1,462,200	1,497,800	
1998/01		0.10	1.1663	1.1663		40	39.98	1,463,439	1,515,280	
1998/07		0.20	1.0794	1.0794		40	39.98	1,465,736	1,531,640	
1999/01		0.20	1.4499	1.4499		40	39.98	1,468,826	1,553,840	
1999/07		0.30	1.2299	1.2299		40	47.65	1,473,522	1,572,960	
2000/01		0.30	1.3356	1.3356		40	47.65	1,478,637	1,593,960	
2000/07	16,734	0.40	1.1129	1.1129		40	39.01	1,500,040	1,611,680	
2001/01		0.40	1.2976	1.2976		40	39.01	1,505,562	1,632,600	
2001/07	9,388	0.50	0.9615	0.9615		40	37.40	1,519,872	1,648,280	
2002/01		0.50	1.0301	1.0301		40	37.40	1,525,196	1,665,240	
2002/07	16,682	0.60	0.8337	0.8337		40	49.60	1,548,758	1,679,120	
2003/01		0.60	1.3271	1.3271		40	49.60	1,559,880	1,701,400	
2003/07	9,904	0.70	1.1664	1.1664		40	43.25	1,579,799	1,721,240	
2004/01		0.70	1.1103	1.1103		40	43.25	1,589,454	1,740,360	
2004/07	6,067	0.80	0.8378	0.8378		40	36.47	1,602,585	1,754,960	
2005/01		0.80	0.8595	0.8595		40	36.47	1,609,892	1,770,040	
2005/07	15,126	0.90	0.7364	0.7364		40	39.17	1,632,617	1,783,080	
2006/01		0.90	0.9068	0.9068		40	39.17	1,642,106	1,799,240	
2006/07	25,845	1.00	0.8133	0.8133		40	41.93	1,678,133	1,813,880	
2007/01		1.00	1.0133	1.0133		40	41.93	1,691,097	1,832,240	
2007/07	12,232	1.00	1.1050	1.1050		40	45.54	1,718,802	1,852,480	
2008/01		1.00	0.8556	0.8556		40	45.54	1,730,979	1,868,320	
2008/07		1.00	0.6104	0.6104		40	45.54	1,739,728	1,879,720	
2009/01	368,304	1.00	1.3268	1.3268		48	41.82	2,125,583	2,285,616	
2009/07		1.00	0.6841	0.6841		48	41.82	2,136,640	2,301,264	
2010/01	18,895	1.00	0.8643	0.8643		48	35.09	2,167,317	2,321,136	
2010/07		1.00	0.7107	0.7107		48	35.09	2,177,144	2,337,648	
2011/01		1.00	0.9198	0.9198		48	30.87	2,188,384	2,359,152	
2011/07		1.00	0.9028	0.9028		48	30.87	2,199,473	2,380,464	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01		1.00	0.3865	0.3865		48	32.98	2,204,570	2,389,680	
2012/07		1.00	0.9417	0.9417		48	32.98	2,217,019	2,412,192	
2013/01		1.00	0.4901	0.4901		48	29.19	2,222,786	2,424,000	
2013/07		1.00	0.6196	0.6196		48	29.19	2,230,095	2,439,024	
2014/01		1.00	0.8564	0.8564		48	27.09	2,239,502	2,459,904	
2014/07		1.00	1.2383	1.2383		48	27.09	2,253,161	2,490,384	

Message Code:

1 Per Bed Standard Limitation

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 212971123120120101201205292013170116



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 07/01/2014 through 12/31/2014

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202.49

Bay Center

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

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

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1336 ST ANDREWS BLVD	9/1/2012-8/31/2013	Number of Beds: 160	Superior: 0
PANAMA CITY, FL 32405	Days in CR 365	Maximum: 58,400	Standard: 184
County: Bay [3]	First Used : 2014/01	Max Annualized: 58,400	Conditional: 0
Region: North Area: 2	Last Used: 2014/07	Total Patient: 43,659	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 5,261	Inflation
Current Class North Large	Initial CR? False	Medicaid: 33,850	FY Index: 1.30580299
Class at 1/94: North Large	Medical Utilization	77.53270%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	74.75856%	Cost: 1.03158969
Open Date: 08/01/1972	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 08/01/1972	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21049917
Entered Medicaid 08/01/1972	Low Occupancy Adjustment Factor:	95.17188%	DC Sem Index: 1.24200000
Med # Active Date: 09/01/1996	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02602301
Previous Med # 210820			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,164,128	2,550,258	1,418,131	692,571		5,825,088	
1a	Audit Adjustments							
2	Cost Per Diem	34.3908	75.3400	41.8946	20.4600		172.0854	
3	Cost Per Diem Inflated	35.4772	77.3006	43.2180				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	35.4772	77.3006	43.2180	20.4600		176.4558	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	41.8258		51.2053				
7	Provider Target Rate	42.6973		52.2722				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	35.4772	77.3006	43.2180	13.6500		169.6458	
12/13	Medical Adjustment Rate		2.3943	1.3386				
14	Prospective Per Diem 11	35.4772	79.6949	44.5566	13.6500		173.3787	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Bay Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	7,375,000.00	Total Amount	Per Diem
RS to Start Calcs:	1972/07	Type:	Variable	80% Capital(1):	3,477,578 8.4671
Indexed Asset Value	4,346,973	<60% of Base:	False	20% ROE(2):	869,395 0.2602
FRVS Base Asset:	2,287,922	Interest Rate:	11.5000%	Insurance Cost(3):	106,522 2.4399
Occup Adj Factor	0.9000	Chase Rate:	9.5000%	Taxes Cost(3):	10,489 0.2402
ROE Factor	0.015730	Amortization Rate:	11.5000%	Home Office(3):	0 0.0000
		Interest Only:	False	Replacement(3&4):	642,048 0.0000
		Yearly Payment:	445,031	Total FRVS PD:	11.4074

- (1) 80% Capital (\$3,477,578) amortized at 11.5000 % for 20 years Principal & Interest of \$445,031 divided by annual available days (58400) divided by Occup. Adj. (0.900) = \$8.4671
- (2) 20% ROE (\$869,395) times the ROE factor (0.015730) divided by annual available days (58400) divided by Occup. Adj. (0.900) = \$0.2602
- (3) Pass-throughs: 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:	51,883
Comparison Bed	160	Effective PBS Limitation	4,560,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	35.4772	35.4772	0.6299	34.8473
Direct Care	79.6949	79.6949	1.4150	78.2799
Indirect Care	44.5566	44.5566	0.7911	43.7655
Property	13.6500	11.4074	0.2025	11.2049
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				24.4885
Supplemental Rate Add-on				9.9025
Totals	173.3787	171.1361	3.0385	202.4886

Medicaid Trend Adjustment



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



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



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202.49

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

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
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199.10

Bartow Center

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

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

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
2055 E GEORGIA ST	9/1/2012-8/31/2013	Number of Beds: 120	Superior: 0
BARTOW, FL 33830	Days in CR 365	Maximum: 43,800	Standard: 184
County: Polk [53]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 6	Last Used: 2014/07	Total Patient: 38,662	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 7,612	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 29,721	FY Index: 1.30580299
Class at 1/94: South Large	Medical Utilization	76.87393%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	88.26941%	Cost: 1.03158969
Open Date: 11/01/1972	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 11/01/1972	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21049917
Entered Medicaid 11/01/1972	Low Occupancy Adjustment Factor:	112.37196%	DC Sem Index: 1.24200000
Med # Active Date: 09/01/1996	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02602301
Previous Med # 210846			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,056,123	2,136,955	1,324,932	546,866		5,064,876	
1a	Audit Adjustments							
2	Cost Per Diem	35.5346	71.9005	44.5790	18.4000		170.4141	
3	Cost Per Diem Inflated	36.6571	73.7716	45.9872				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	36.6571	73.7716	45.9872	18.4000		174.8159	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	45.4465		53.3361				
7	Provider Target Rate	46.3934		54.4474				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	36.6571	73.7716	45.9872	13.6500		170.0659	
12/13	Medical Adjustment Rate		2.2303	1.3903				
14	Prospective Per Diem 11	36.6571	76.0019	47.3775	13.6500		173.6865	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Bartow Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	4,833,333.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Variable	80% Capital(1):	2,053,149 6.6653
RS to Start Calcs:	1972/07	<60% of Base:	False	20% ROE(2):	513,287 0.2048
Indexed Asset Value	2,566,436	Interest Rate:	11.5000%	Insurance Cost(3):	80,611 2.0850
FRVS Base Asset:	1,301,763	Chase Rate:	9.5000%	Taxes Cost(3):	20,671 0.5347
Occup Adj Factor	0.9000	Amortization Rate:	11.5000%	Home Office(3):	0 0.0000
ROE Factor	0.015730	Interest Only:	False	Replacement(3&4):	152,028 0.0000
		Yearly Payment:	262,745	Total FRVS PD:	9.4898

- (1) 80% Capital (\$2,053,149) amortized at 11.5000 % for 20 years Principal & Interest of \$262,745 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$6.6653
- (2) 20% ROE (\$513,287) times the ROE factor (0.015730) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.2048
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	36.6571	36.6571	0.6509	36.0062
Direct Care	76.0019	76.0019	1.3494	74.6525
Indirect Care	47.3775	47.3775	0.8412	46.5363
Property	13.6500	9.4898	0.1685	9.3213
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.6765
Supplemental Rate Add-on				9.9025
Totals	173.6865	169.5263	3.0100	199.0953

Medicaid Trend Adjustment



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



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



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

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
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215.10

Boca Ciega Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective
 Type of Ownership: Nonprofit : 501(c)(3) Organization CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1414 59TH ST S	9/1/2012-8/31/2013	Number of Beds: 120	Superior: 0
GULFPORT, FL 33707	Days in CR 365	Maximum: 43,800	Standard: 184
County: Pinellas [52]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 5	Last Used: 2014/07	Total Patient: 36,657	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 6,552	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 27,455	FY Index: 1.30580299
Class at 1/94: North Large	Medical Utilization	74.89702%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	83.69178%	Cost: 1.03158969
Open Date: 02/01/1973	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 02/01/1973	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21049917
Entered Medicaid 02/01/1973	Low Occupancy Adjustment Factor:	106.54438%	DC Sem Index: 1.24200000
Med # Active Date: 09/01/1996	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02602301
Previous Med # 210862			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,107,655	2,219,446	1,260,165	492,543		5,079,809	
1a	Audit Adjustments							
2	Cost Per Diem	40.3444	80.8394	45.8993	17.9400		185.0231	
3	Cost Per Diem Inflated	41.6189	82.9431	47.3492				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	41.6189	82.9431	47.3492	17.9400		189.8512	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	44.1212		53.3361				
7	Provider Target Rate	45.0405		54.4474				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	41.6189	82.9431	47.3492	13.6500		185.5612	
12/13	Medical Adjustment Rate		2.3232	1.3262				
14	Prospective Per Diem 11	41.6189	85.2663	48.6754	13.6500		189.2106	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Boca Ciega 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:	2,583,333.00	Total Amount	Per Diem
RS to Start Calcs:	1973/01	Type:	Variable	80% Capital(1):	2,052,699 6.0301
Indexed Asset Value	2,565,874	<60% of Base:	False	20% ROE(2):	513,175 0.2048
FRVS Base Asset:	1,377,951	Interest Rate:	10.0000%	Insurance Cost(3):	76,980 2.1000
Occup Adj Factor	0.9000	Chase Rate:	8.0000%	Taxes Cost(3):	26,409 0.7204
ROE Factor	0.015730	Amortization Rate:	10.0000%	Home Office(3):	0 0.0000
		Interest Only:	False	Replacement(3&4):	39,260 0.0000
		Yearly Payment:	237,708	Total FRVS PD:	9.0553

- (1) 80% Capital (\$2,052,699) amortized at 10.0000 % for 20 years Principal & Interest of \$237,708 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$6.0301
- (2) 20% ROE (\$513,175) times the ROE factor (0.015730) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.2048
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	41.6189	41.6189	0.7389	40.8800
Direct Care	85.2663	85.2663	1.5139	83.7524
Indirect Care	48.6754	48.6754	0.8642	47.8112
Property	13.6500	9.0553	0.1608	8.8945
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				23.8599
Supplemental Rate Add-on				9.9025
Totals	189.2106	184.6159	3.2778	215.1005

Medicaid Trend Adjustment



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



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



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

Message Code:

5 Uncorrected Licensure Deficiency



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Tamarac Rehabilitation and Health Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective		CHOW Status based on this Cost Report: No Change	
Type of Ownership: Proprietary : Corporation			
Provider Information	Cost Report	Patient Days	Ratings Days
7901 NW 88TH AVENUE	2/1/2013-1/31/2014	Number of Beds: 120	Superior: 0
TAMARAC, FL 33321	Days in CR 365	Maximum: 43,800	Standard: 184
County: Broward [6]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: South Area: 10	Last Used: 2014/07	Total Patient: 29,931	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 1,573	Inflation
Current Class South Large	Initial CR? False	Medicaid: 17,347	FY Index: 1.31445245
Class at 1/94: South Large	Medical Utilization		Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	57.95663%	Cost: 1.02480154
Open Date: 02/01/1983	Statewide Low Occupancy Threshold:	68.33562%	Target: 1.01458517
Acquired Date: 02/01/1983	Medicaid Low Occupancy Threshold:	78.55110%	DC FY Index: 1.21633187
Entered Medicaid 02/01/1983	Low Occupancy Adjustment Factor:	41.17760%	DC Sem Index: 1.24200000
Med # Active Date: 01/01/1997	Weighted Low Occ Adjustment Factor:	86.99512%	DC Inflation: 1.02110290
Previous Med # 207187		100.00000%	PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	967,624	1,406,533	1,149,870	266,103		3,790,130	
1a	Audit Adjustments							
2	Cost Per Diem	55.7805	81.0822	66.2864	15.3400		218.4891	
3	Cost Per Diem Inflated	57.1639	82.7933	67.9304				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	57.1639	82.7933	67.9304	15.3400		223.2276	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	67.2374		68.1613				
7	Provider Target Rate	68.6384		69.5815				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	54.4176	82.7933	63.9416	13.6500		214.8025	
12/13	Medical Adjustment Rate		0.7411	0.5724				
14	Prospective Per Diem 11	54.4176	83.5344	64.5140	13.6500		216.1160	
15	Inflated Usual & Customary Charge	Usual and Customary Limitations not applied after 7/1/2002.						0.00



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Rate Semester 07/01/2014 through 12/31/2014

Tamarac Rehabilitation and Health Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	11/01/1997	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	1,920,000.00		Total Amount	Per Diem
RS to Start Calcs:	1982/07	Type:	Fixed	80% Capital(1):	3,415,826	10.0346
Indexed Asset Value	4,269,783	<60% of Base:	False	20% ROE(2):	853,957	0.4242
FRVS Base Asset:	2,529,788	Interest Rate:	10.0000%	Insurance Cost(3):	52,734	1.7619
Occup Adj Factor	0.9000	Chase Rate:	9.2500%	Taxes Cost(3):	94,742	3.1653
ROE Factor	0.019580	Amortization Rate:	10.0000%	Home Office(3):	12,621	0.4217
		Interest Only:	False	Replacement(3&4):	76,598	0.0000
		Yearly Payment:	395,562	Total FRVS PD:		15.8077

- (1) 80% Capital (\$3,415,826) amortized at 10.0000 % for 20 years Principal & Interest of \$395,562 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$10.0346
- (2) 20% ROE (\$853,957) times the ROE factor (0.019580) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.4242
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.4176	54.4176	0.9662	53.4514
Direct Care	83.5344	83.5344	1.4832	82.0512
Indirect Care	64.5140	64.5140	1.1455	63.3685
Property	13.6500	15.8077	0.2807	15.5270
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.9805
Supplemental Rate Add-on				9.9025
Totals	216.1160	218.2737	3.8756	243.2811

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1983/04	2,492,837	0.00	2.6288	2.6288		120	72.51	2,492,837	3,123,840	
1983/07		0.10	3.9578	3.0000	0.9578	120	72.51	2,500,316	3,247,440	
1984/01		0.10	2.2530	2.2530		120	72.51	2,505,949	3,289,560	
1984/07		0.20	1.9179	1.9179		120	72.51	2,515,562	3,352,680	
1985/01	2,003	0.20	1.1471	1.1471		120	72.51	2,523,336	3,391,080	
1985/10		0.30	0.8522	0.8522		120	71.10	2,529,788	3,420,000	
1986/01		0.30	0.8299	0.8299		120	71.10	2,536,087	3,448,440	
1986/07		0.40	0.2974	0.2974		120	75.57	2,539,105	3,441,840	
1987/01		0.40	1.0091	1.0091		120	75.57	2,549,353	3,503,400	
1987/07		0.50	0.9007	0.9007		120	75.57	2,560,835	3,530,760	
1988/01	18,884	0.50	0.9007	0.9007		120	77.95	2,591,253	3,559,440	
1988/07		0.60	0.5899	0.5899		120	77.95	2,600,423	3,557,520	
1989/01		0.60	0.5899	0.5899		120	79.51	2,609,626	3,578,520	
1989/07		0.70	0.5899	0.5899		120	79.51	2,620,401	3,602,760	
1990/01		0.70	0.5899	0.5899		120	90.69	2,631,221	3,620,880	
1990/07		0.80	0.5899	0.5899		120	85.90	2,643,638	3,642,240	
1991/01		0.80	0.5899	0.5899		120	85.90	2,656,113	3,663,600	
1991/07		0.90	1.4932	1.4932		120	85.90	2,691,809	3,718,320	
1992/01		0.90	2.0117	2.0117		120	85.62	2,740,544	3,793,080	
1992/07		1.00	1.8152	1.8152		120	79.56	2,790,290	3,861,960	
1993/01		1.00	1.7710	1.7710		120	79.56	2,839,706	3,930,360	
1993/07		1.00	1.5329	1.5329		120	79.56	2,883,236	3,990,600	
1994/01		1.00	1.6983	1.6983		120	76.03	2,932,202	4,058,400	
1994/07		1.00	1.5991	1.5991		120	76.01	2,979,091	4,123,320	
1995/01		1.00	1.5812	1.5812		120	76.01	3,026,196	4,188,480	
1995/07		1.00	1.5250	1.5250		120	76.01	3,072,345	4,252,320	
1996/01		1.00	1.7228	1.7228		120	67.29	3,125,275	4,325,640	
1996/07		1.00	1.3294	1.3294		120	68.61	3,166,822	4,383,120	
1997/01		1.00	1.4109	1.4109		120	68.61	3,211,503	4,444,920	
1997/07		1.00	1.0917	1.0917		120	68.61	3,246,563	4,493,400	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/01	19,023	1.00	1.1663	1.1663		120	73.79	3,303,451	4,545,840	
1998/07		1.00	1.0794	1.0794		120	73.79	3,339,108	4,594,920	
1999/01		1.00	1.4499	1.4499		120	69.32	3,387,522	4,661,520	
1999/07		1.00	1.2299	1.2299		120	69.90	3,429,185	4,718,880	
2000/01		1.00	1.3356	1.3356		120	69.90	3,474,985	4,781,880	
2000/07		1.00	1.1129	1.1129		120	69.56	3,513,658	4,835,040	
2001/01		1.00	1.2976	1.2976		120	69.56	3,559,251	4,897,800	
2001/07		1.00	0.9615	0.9615		120	70.30	3,593,473	4,944,840	
2002/01		1.00	1.0301	1.0301		120	70.30	3,630,489	4,995,720	
2002/07		1.00	0.8337	0.8337		120	70.30	3,660,756	5,037,360	
2003/01		1.00	1.3271	1.3271		120	65.25	3,709,338	5,104,200	
2003/07		0.95	1.1664	1.1664		120	59.11	3,750,441	5,163,720	
2004/01		0.95	1.1103	1.1103		120	59.11	3,790,001	5,221,080	
2004/07		0.90	0.8378	0.8378		120	57.61	3,818,578	5,264,880	
2005/01		0.90	0.8595	0.8595		120	57.61	3,848,119	5,310,120	
2005/07		0.85	0.7364	0.7364		120	57.61	3,872,204	5,349,240	
2006/01		0.85	0.9068	0.9068		120	60.30	3,902,051	5,397,720	
2006/07		0.80	0.8133	0.8133		120	54.08	3,927,013	5,441,640	
2007/01		0.80	1.0133	1.0133		120	54.08	3,958,313	5,496,720	
2007/07		0.75	1.1050	1.1050		120	54.08	3,990,571	5,557,440	
2008/01		0.75	0.8556	0.8556		120	51.30	4,014,456	5,604,960	
2008/07		0.70	0.6104	0.6104		120	51.30	4,030,456	5,639,160	
2009/01		0.70	1.3268	1.3268		120	52.93	4,066,482	5,714,040	
2009/07		0.65	0.6841	0.6841		120	52.93	4,083,885	5,753,160	
2010/01		0.65	0.8643	0.8643		120	55.55	4,106,828	5,802,840	
2010/07		0.60	0.7107	0.7107		120	55.58	4,124,340	5,844,120	
2011/01		0.60	0.9198	0.9198		120	55.58	4,147,102	5,897,880	
2011/07		0.55	0.9028	0.9028		120	49.34	4,165,573	5,951,160	
2012/01		0.55	0.3865	0.3865		120	49.34	4,173,518	5,974,200	
2012/07		0.50	0.9417	0.9417		120	49.34	4,191,149	6,030,480	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/01	20,506	0.50	0.4901	0.4901		120	50.96	4,221,173	6,060,000	
2013/07		0.45	0.6196	0.6196		120	53.99	4,232,726	6,097,560	
2014/01		0.45	0.8564	0.8564		120	53.99	4,248,739	6,149,760	
2014/07		0.40	1.2383	1.2383		120	57.96	4,269,783	6,225,960	

Message Code:

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Water's Edge Extended Care

Type of Cost Report: Prospective		Type of Cost: Actual	Type of Rate: Prospective
Type of Ownership: Proprietary : Corporation		CHOW Status based on this Cost Report: No Change	
Provider Information	Cost Report	Patient Days	Ratings Days
1500 SW CAPRI ST	1/1/2013-12/31/2013	Number of Beds: 36	Superior: 184
PALM CITY, FL 34990	Days in CR 365	Maximum: 13,140	Standard: 0
County: Martin [43]	First Used : 2014/07	Max Annualized: 13,140	Conditional: 0
Region: South Area: 9	Last Used: 2014/07	Total Patient: 11,536	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 3,012	Inflation
Current Class South Small	Initial CR? False	Medicaid: 2,387	FY Index: 1.31456505
Class at 1/94: South Small	Medical Utilization	20.69175%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	87.79300%	Cost: 1.02471376
Open Date: 08/30/1993	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 04/21/1997	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21500000
Entered Medicaid 04/21/1997	Low Occupancy Adjustment Factor:	111.76546%	DC Sem Index: 1.24200000
Med # Active Date: 04/23/1997	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02222222
Previous Med #			PS Target: 1.02083595

Rate Calculations							
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Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	227,559	290,596	270,257	37,070		825,482	
1a	Audit Adjustments							
2	Cost Per Diem	95.3326	121.7411	113.2204	15.5300		345.8241	
3	Cost Per Diem Inflated	97.6886	124.4465	116.0185				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	97.6886	124.4465	116.0185	15.5300		353.6836	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	101.1554		129.0323				
7	Provider Target Rate	103.2631		131.7208				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	62.8974	105.8360	81.6951	13.6500			
9	Prior Semester: Class Ceiling Target Base	67.3414		79.1810				
10	Target Rate Class Ceiling	68.3236		80.3359				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	62.8974	105.8360	80.3359	13.6500		262.7193	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	62.8974	105.8360	80.3359	13.6500		262.7193	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Water's Edge Extended Care

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	04/21/1997	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	3,616,800.00	Total Amount	Per Diem	
Year of Phase-In/Full:		Type:	Variable	80% Capital(1):	1,208,966	10.2610
RS to Start Calcs:	1997/01	<60% of Base:	False	20% ROE(2):	302,242	0.4792
Indexed Asset Value	1,511,208	Interest Rate:	8.0000%	Insurance Cost(3):	50,584	4.3849
FRVS Base Asset:	1,375,626	Chase Rate:	7.7500%	Taxes Cost(3):	38,642	3.3497
Occup Adj Factor	0.9000	Amortization Rate:	8.0000%	Home Office(3):	0	0.0000
ROE Factor	0.018750	Interest Only:	False	Replacement(3&4):	1,743,735	0.0000
		Yearly Payment:	121,347	Total FRVS PD:		18.4748

- (1) 80% Capital (\$1,208,966) amortized at 8.0000 % for 20 years Principal & Interest of \$121,347 divided by annual available days (13140) divided by Occup. Adj. (0.900) = \$10.2610
- (2) 20% ROE (\$302,242) times the ROE factor (0.018750) divided by annual available days (13140) divided by Occup. Adj. (0.900) = \$0.4792
- (3) Pass-throughs: 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:	51,883
Comparison Bed	42	Effective PBS Limitation	1,375,626

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	62.8974	62.8974	1.1167	61.7807
Direct Care	105.8360	105.8360	1.8791	103.9569
Indirect Care	80.3359	80.3359	1.4264	78.9095
Property	13.6500	18.4748	0.3280	18.1468
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	262.7193	267.5441	4.7502	272.6964

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/01	2,042,449	0.00	1.4109	1.4109		42	8.41	1,375,626	1,375,626	1
1997/07		0.10	1.0917	1.0917		42	8.41	1,375,626	1,572,690	
1998/01		0.10	1.1663	1.1663		42	8.41	1,375,626	1,591,044	
1998/07		0.20	1.0794	1.0794		42	8.41	1,375,626	1,608,222	
1999/01		0.20	1.4499	1.4499		42	8.41	1,375,626	1,631,532	
1999/07		0.30	1.2299	1.2299		42	8.41	1,375,626	1,651,608	
2000/01		0.30	1.3356	1.3356		42	16.93	1,375,626	1,673,658	
2000/07		0.40	1.1129	1.1129		42	16.93	1,375,626	1,692,264	
2001/01	928,424	0.40	1.2976	1.2976		49	18.79	1,999,935	1,999,935	8
2001/07		0.50	0.9615	0.9615		49	18.79	1,999,935	2,019,143	
2002/01	25,290	0.50	1.0301	1.0301		49	16.99	2,025,225	2,039,919	
2002/07	354,634	0.60	0.8337	0.8337		56	13.12	2,350,768	2,350,768	8
2003/01		0.60	1.3271	1.3271		56	13.12	2,350,768	2,381,960	
2003/07		0.70	1.1664	1.1664		56	12.95	2,350,768	2,409,736	
2004/01		0.70	1.1103	1.1103		56	12.95	2,350,768	2,436,504	
2004/07		0.80	0.8378	0.8378		56	13.41	2,350,768	2,456,944	
2005/01		0.80	0.8595	0.8595		56	13.41	2,350,768	2,478,056	
2005/07		0.90	0.7364	0.7364		56	13.41	2,350,768	2,496,312	
2006/01		0.90	0.9068	0.9068		56	11.18	2,350,768	2,518,936	
2006/07		1.00	0.8133	0.8133		56	11.18	2,350,768	2,539,432	
2007/01		1.00	1.0133	1.0133		56	11.75	2,350,768	2,565,136	
2007/07		1.00	1.1050	1.1050		56	13.68	2,350,768	2,593,472	
2008/01		1.00	0.8556	0.8556		56	13.68	2,350,768	2,615,648	
2008/07	(839,560)	1.00	0.6104	0.6104		36	14.21	1,511,208	1,691,748	
2009/01		1.00	1.3268	1.3268		36	14.21	1,511,208	1,714,212	
2009/07		1.00	0.6841	0.6841		36	18.68	1,511,208	1,725,948	
2010/01		1.00	0.8643	0.8643		36	18.68	1,511,208	1,740,852	
2010/07		1.00	0.7107	0.7107		36	16.06	1,511,208	1,753,236	
2011/01		1.00	0.9198	0.9198		36	16.06	1,511,208	1,769,364	
2011/07		1.00	0.9028	0.9028		36	18.58	1,511,208	1,785,348	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01		1.00	0.3865	0.3865		36	18.58	1,511,208	1,792,260	
2012/07		1.00	0.9417	0.9417		36	15.90	1,511,208	1,809,144	
2013/01		1.00	0.4901	0.4901		36	15.90	1,511,208	1,818,000	
2013/07		1.00	0.6196	0.6196		36	17.36	1,511,208	1,829,268	
2014/01		1.00	0.8564	0.8564		36	17.36	1,511,208	1,844,928	
2014/07		1.00	1.2383	1.2383		36	20.69	1,511,208	1,867,788	

Message Code:

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

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211.13

Life Care Center at Wells Crossing

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

Provider Information	Cost Report	Patient Days	Ratings Days
355 CROSSING BLVD	8/1/2012-7/31/2013	Number of Beds: 120	Superior: 0
ORANGE PARK, FL 32073	Days in CR 365	Maximum: 43,800	Standard: 184
County: Clay [10]	First Used : 2014/01	Max Annualized: 43,800	Conditional: 0
Region: North Area: 4	Last Used: 2014/07	Total Patient: 37,479	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 16,347	Inflation
Current Class North Large	Initial CR? False	Medicaid: 16,286	FY Index: 1.30228922
Class at 1/94: North Large	Medical Utilization	43.45367%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	85.56849%	Cost: 1.03437307
Open Date: 06/16/1997	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 06/16/1997	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20949917
Entered Medicaid 07/23/1997	Low Occupancy Adjustment Factor:	108.93353%	DC Sem Index: 1.24200000
Med # Active Date: 07/23/1997	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02687131
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	640,655	1,333,602	924,098	307,968		3,206,323
1a	Audit Adjustments						
2	Cost Per Diem	39.3378	81.8864	56.7419	18.9100		196.8761
3	Cost Per Diem Inflated	40.6900	84.0868	58.6923			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	40.6900	84.0868	58.6923	18.9100		202.3791
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	54.9185		51.2053			
7	Provider Target Rate	56.0628		52.2722			
7a	Interim Adjustment						
7b	Interim Adjustment Provider Target Rate						
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500		
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527			
10	Target Rate Class Ceiling	50.8465		60.1169			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	40.6900	84.0868	52.2722	13.6500		190.6990
12/13	Medical Adjustment Rate						
14	Prospective Per Diem 11	40.6900	84.0868	52.2722	13.6500		190.6990
15	Inflated Usual & Customary Charge						0.00



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Rate Semester 07/01/2014 through 12/31/2014

Life Care Center at Wells Crossing

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	07/23/1997	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	7,543,145.00	Total Amount	Per Diem
RS to Start Calcs:	1997/01	Type:	Fixed	80% Capital(1):	4,419,410 9.2544
Indexed Asset Value	5,524,263	<60% of Base:	False	20% ROE(2):	1,104,853 0.4204
FRVS Base Asset:	0	Interest Rate:	5.5000%	Insurance Cost(3):	24,233 0.6466
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	70,287 1.8754
ROE Factor	0.015000	Amortization Rate:	5.5000%	Home Office(3):	34,447 0.9191
		Interest Only:	False	Replacement(3&4):	46,519 0.0000
		Yearly Payment:	364,807	Total FRVS PD:	13.1159

- (1) 80% Capital (\$4,419,410) amortized at 5.5000 % for 20 years Principal & Interest of \$364,807 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$9.2544
- (2) 20% ROE (\$1,104,853) times the ROE factor (0.015000) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.4204
- (3) Pass-throughs: 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:	51,883
Comparison Bed	111	Effective PBS Limitation	4,054,386

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	40.6900	40.6900	0.7225	39.9675
Direct Care	84.0868	84.0868	1.4930	82.5938
Indirect Care	52.2722	52.2722	0.9281	51.3441
Property	13.6500	13.1159	0.2329	12.8830
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				14.4407
Supplemental Rate Add-on				9.9025
Totals	190.6990	190.1649	3.3765	211.1316

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/07	7,667,853	0.00	1.0917	1.0917		111	56.49	4,054,386	4,054,386	1
1998/01		0.10	1.1663	1.1663		111	56.49	4,059,113	4,204,902	
1998/07		0.10	1.0794	1.0794		111	56.49	4,063,493	4,250,301	
1999/01		0.20	1.4499	1.4499		111	56.49	4,063,493	4,311,906	5
1999/07		0.20	1.2299	1.2299		111	56.49	4,085,302	4,364,964	
2000/01	24,379	0.30	1.3356	1.3356		111	62.33	4,126,051	4,423,239	
2000/07		0.30	1.1129	1.1129		111	62.33	4,139,828	4,472,412	
2001/01	81,660	0.40	1.2976	1.2976		120	67.11	4,242,974	4,897,800	
2001/07		0.40	0.9615	0.9615		120	67.11	4,259,292	4,944,840	
2002/01		0.50	1.0301	1.0301		120	68.45	4,281,232	4,995,720	
2002/07		0.50	0.8337	0.8337		120	68.45	4,299,080	5,037,360	
2003/01		0.60	1.3271	1.3271		120	64.54	4,333,314	5,104,200	
2003/07		0.60	1.1664	1.1664		120	64.54	4,363,639	5,163,720	
2004/01	29,414	0.70	1.1103	1.1103		120	58.21	4,426,967	5,221,080	
2004/07		0.70	0.8378	0.8378		120	58.21	4,452,931	5,264,880	
2005/01		0.80	0.8595	0.8595		120	58.21	4,483,549	5,310,120	
2005/07	34,837	0.80	0.7364	0.7364		120	50.80	4,542,782	5,349,240	
2006/01		0.90	0.9068	0.9068		120	50.80	4,577,025	5,397,720	
2006/07	60,738	0.90	0.8133	0.8133		120	50.89	4,668,763	5,441,640	
2007/01	53,770	1.00	1.0133	1.0133		120	48.39	4,764,156	5,496,720	
2007/07		1.00	1.1050	1.1050		120	48.39	4,810,473	5,557,440	
2008/01		1.00	0.8556	0.8556		120	48.39	4,810,473	5,604,960	5
2008/07	39,938	1.00	0.6104	0.6104		120	46.81	4,911,802	5,639,160	
2009/01		1.00	1.3268	1.3268		120	46.81	4,967,267	5,714,040	
2009/07	146,047	1.00	0.6841	0.6841		120	46.75	5,142,198	5,753,160	
2010/01	34,721	1.00	0.8643	0.8643		120	39.61	5,208,927	5,802,840	
2010/07		1.00	0.7107	0.7107		120	39.61	5,235,588	5,844,120	
2011/01		1.00	0.9198	0.9198		120	39.48	5,270,156	5,897,880	
2011/07		1.00	0.9028	0.9028		120	39.48	5,304,309	5,951,160	
2012/01		1.00	0.3865	0.3865		120	40.18	5,319,286	5,974,200	



Florida Agency for Health Care Administration
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0 213161-00 - 2014/07

211.13

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/07		1.00	0.9417	0.9417		120	40.18	5,355,880	6,030,480	
2013/01		1.00	0.4901	0.4901		120	40.18	5,375,056	6,060,000	
2013/07	34,183	1.00	0.6196	0.6196		120	40.86	5,433,981	6,097,560	
2014/01		1.00	0.8564	0.8564		120	43.45	5,470,745	6,149,760	
2014/07		1.00	1.2383	1.2383		120	43.45	5,524,263	6,225,960	

Message Code:

- 1 Per Bed Standard Limitation
- 5 Uncorrected Licensure Deficiency

NC68L Report Calculated: 6/27/2014 4:14:19 PM

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Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 07/01/2014 through 12/31/2014

0 213322-00 - 2014/07

226.80

Harborchase of Venice

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

Provider Information	Cost Report	Patient Days	Ratings Days
950 PINEBROOK ROAD	1/1/2012-12/31/2012	Number of Beds: 45	Superior: 0
VENICE, FL 34292	Days in CR 366	Maximum: 16,470	Standard: 184
County: Sarasota [58]	First Used : 2014/01	Max Annualized: 16,425	Conditional: 0
Region: South Area: 8	Last Used: 2014/07	Total Patient: 14,864	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 7,261	Inflation
Current Class South Small	Initial CR? False	Medicaid: 5,233	FY Index: 1.28335532
Class at 1/94: South Small	Medical Utilization	35.20587%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	90.24894%	Cost: 1.04963363
Open Date: 04/01/1997	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 04/01/1997	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20250000
Entered Medicaid 04/01/1997	Low Occupancy Adjustment Factor:	114.89201%	DC Sem Index: 1.24200000
Med # Active Date: 04/01/1997	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03284823
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	295,037	418,139	322,352	172,323		1,207,851	
1a	Audit Adjustments							
2	Cost Per Diem	56.3801	79.9043	61.5998	32.9301		230.8143	
3	Cost Per Diem Inflated	59.1784	82.5290	64.6572				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	59.1784	82.5290	64.6572	32.9301		239.2947	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	57.8568		67.7484				
7	Provider Target Rate	59.0623		69.1600				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	62.8974	105.8360	81.6951	13.6500			
9	Prior Semester: Class Ceiling Target Base	67.3414		79.1810				
10	Target Rate Class Ceiling	68.3236		80.3359				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	59.0623	82.5290	64.6572	13.6500		219.8985	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	59.0623	82.5290	64.6572	13.6500		219.8985	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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226.80

Rate Semester 07/01/2014 through 12/31/2014

Harborchase of Venice

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	04/01/1997	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,846,813.00		Total Amount	Per Diem
RS to Start Calcs:	1997/01	Type:	Fixed	80% Capital(1):	1,690,038	11.8452
Indexed Asset Value	2,112,547	<60% of Base:	False	20% ROE(2):	422,509	0.4167
FRVS Base Asset:	1,643,670	Interest Rate:	8.4300%	Insurance Cost(3):	11,764	0.7914
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	22,574	1.5187
ROE Factor	0.014580	Amortization Rate:	8.4300%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	18,572	0.0000
		Yearly Payment:	175,101	Total FRVS PD:		14.5720

- (1) 80% Capital (\$1,690,038) amortized at 8.4300 % for 20 years Principal & Interest of \$175,101 divided by annual available days (16425) divided by Occup. Adj. (0.900) = \$11.8452
 (2) 20% ROE (\$422,509) times the ROE factor (0.014580) divided by annual available days (16425) divided by Occup. Adj. (0.900) = \$0.4167
 (3) Pass-throughs: 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:	51,883
Comparison Bed	45	Effective PBS Limitation	1,643,670

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	59.0623	59.0623	1.0487	58.0136
Direct Care	82.5290	82.5290	1.4653	81.0637
Indirect Care	64.6572	64.6572	1.1480	63.5092
Property	13.6500	14.5720	0.2587	14.3133
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	219.8985	220.8205	3.9207	226.8023

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/01	3,043,779	0.00	1.4109	1.4109		45	15.88	1,643,670	1,643,670	1
1997/07		0.10	1.0917	1.0917		45	15.88	1,643,670	1,685,025	
1998/01		0.10	1.1663	1.1663		45	15.88	1,643,670	1,704,690	
1998/07		0.20	1.0794	1.0794		45	15.88	1,643,670	1,723,095	
1999/01		0.20	1.4499	1.4499		45	15.88	1,643,670	1,748,070	
1999/07		0.30	1.2299	1.2299		45	15.88	1,643,670	1,769,580	
2000/01		0.30	1.3356	1.3356		45	15.88	1,643,670	1,793,205	
2000/07	6,973	0.40	1.1129	1.1129		45	25.40	1,654,022	1,813,140	
2001/01		0.40	1.2976	1.2976		45	25.40	1,657,986	1,836,675	
2001/07		0.50	0.9615	0.9615		45	29.77	1,662,301	1,854,315	
2002/01		0.50	1.0301	1.0301		45	29.77	1,666,936	1,873,395	
2002/07		0.60	0.8337	0.8337		45	35.00	1,672,242	1,889,010	
2003/01		0.60	1.3271	1.3271		45	35.00	1,680,716	1,914,075	
2003/07		0.70	1.1664	1.1664		45	41.36	1,691,036	1,936,395	
2004/01		0.70	1.1103	1.1103		45	41.36	1,700,919	1,957,905	
2004/07	18,735	0.80	0.8378	0.8378		45	36.00	1,727,116	1,974,330	
2005/01		0.80	0.8595	0.8595		45	36.00	1,734,889	1,991,295	
2005/07	79,494	0.90	0.7364	0.7364		45	36.52	1,822,018	2,005,965	
2006/01		0.90	0.9068	0.9068		45	36.52	1,831,891	2,024,145	
2006/07		1.00	0.8133	0.8133		45	36.52	1,841,784	2,040,615	
2007/01		1.00	1.0133	1.0133		45	37.48	1,854,502	2,061,270	
2007/07		1.00	1.1050	1.1050		45	37.48	1,868,467	2,084,040	
2008/01		1.00	0.8556	0.8556		45	37.48	1,879,361	2,101,860	
2008/07	38,406	1.00	0.6104	0.6104		45	23.90	1,917,767	2,114,685	
2009/01		1.00	1.3268	1.3268		45	23.90	1,917,767	2,142,765	
2009/07		1.00	0.6841	0.6841		45	23.90	1,917,767	2,157,435	
2010/01		1.00	0.8643	0.8643		45	25.74	1,925,524	2,176,065	
2010/07		1.00	0.7107	0.7107		45	25.74	1,931,928	2,191,545	
2011/01	9,156	1.00	0.9198	0.9198		45	21.29	1,941,084	2,211,705	
2011/07	11,216	1.00	0.9028	0.9028		45	25.82	1,960,527	2,231,685	



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226.80

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01		1.00	0.3865	0.3865		45	25.82	1,964,084	2,240,325	
2012/07	42,963	1.00	0.9417	0.9417		45	28.05	2,016,480	2,261,430	
2013/01		1.00	0.4901	0.4901		45	28.05	2,021,520	2,272,500	
2013/07		1.00	0.6196	0.6196		45	28.05	2,027,908	2,286,585	
2014/01	56,906	1.00	0.8564	0.8564		45	35.21	2,095,932	2,306,160	
2014/07		1.00	1.2383	1.2383		45	35.21	2,112,547	2,334,735	

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
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218.20

Life Care Center Of Orlando

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

Provider Information	Cost Report	Patient Days	Ratings Days
3211 ROUSE ROAD	8/1/2012-7/31/2013	Number of Beds: 120	Superior: 0
ORLANDO , FL 32817	Days in CR 365	Maximum: 43,800	Standard: 184
County: Orange [48]	First Used : 2014/01	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 7	Last Used: 2014/07	Total Patient: 37,230	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 21,777	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 7,757	FY Index: 1.30228922
Class at 1/94: North Large	Medical Utilization	20.83535%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	85.00000%	Cost: 1.03437307
Open Date: 10/02/1997	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 10/02/1997	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20949917
Entered Medicaid 10/02/1997	Low Occupancy Adjustment Factor:	108.20982%	DC Sem Index: 1.24200000
Med # Active Date: 10/02/1997	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02687131
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	392,137	597,915	505,456	158,010		1,653,518	
1a	Audit Adjustments							
2	Cost Per Diem	50.5527	77.0807	65.1613	20.3700		213.1647	
3	Cost Per Diem Inflated	52.2904	79.1520	67.4011				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	52.2904	79.1520	67.4011	20.3700		219.2135	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	61.1817		53.9626				
7	Provider Target Rate	62.4565		55.0870				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	52.0915	79.1520	55.0870	13.6500		199.9805	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	52.0915	79.1520	55.0870	13.6500		199.9805	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Life Care Center Of Orlando

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/02/1997	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	6,962,559.00		Total Amount	Per Diem
RS to Start Calcs:	1997/07	Type:	Variable	80% Capital(1):	4,535,236	8.5123
Indexed Asset Value	5,669,045	<60% of Base:	False	20% ROE(2):	1,133,809	0.4314
FRVS Base Asset:	2,222,460	Interest Rate:	4.2000%	Insurance Cost(3):	34,322	0.9219
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	110,858	2.9777
ROE Factor	0.015000	Amortization Rate:	4.2000%	Home Office(3):	40,244	1.0810
		Interest Only:	False	Replacement(3&4):	102,303	0.0000
		Yearly Payment:	335,555	Total FRVS PD:		13.9243

- (1) 80% Capital (\$4,535,236) amortized at 4.2000 % for 20 years Principal & Interest of \$335,555 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$8.5123
- (2) 20% ROE (\$1,133,809) times the ROE factor (0.015000) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.4314
- (3) Pass-throughs: Cost divided by Total Patient Days
- (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	37,041
Comparison Date:	01/01/1997	Current RS PBS:	51,883
Comparison Bed	60	Effective PBS Limitation	2,222,460

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	52.0915	52.0915	0.9249	51.1666
Direct Care	79.1520	79.1520	1.4054	77.7466
Indirect Care	55.0870	55.0870	0.9781	54.1089
Property	13.6500	13.9243	0.2472	13.6771
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				11.6032
Supplemental Rate Add-on				9.9025
Totals	199.9805	200.2548	3.5556	218.2049

Medicaid Trend Adjustment



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218.20

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/07	5,512,337	0.00	1.0917	1.0917		60	45.53	2,222,460	2,222,460	1
1998/01	13,875	0.10	1.1663	1.1663		60	45.53	2,238,480	2,272,920	
1998/07	55,832	0.10	1.0794	1.0794		60	45.53	2,296,311	2,297,460	
1999/01	36,672	0.20	1.4499	1.4499		60	45.53	2,330,760	2,330,760	8
1999/07		0.20	1.2299	1.2299		60	45.53	2,335,506	2,359,440	
2000/01		0.30	1.3356	1.3356		60	45.53	2,343,253	2,390,940	
2000/07		0.30	1.1129	1.1129		60	45.53	2,349,730	2,417,520	
2001/01	42,278	0.40	1.2976	1.2976		60	60.05	2,404,203	2,448,900	
2001/07		0.40	0.9615	0.9615		60	60.05	2,413,450	2,472,420	
2002/01	11,821	0.50	1.0301	1.0301		60	55.52	2,437,703	2,497,860	
2002/07		0.50	0.8337	0.8337		60	55.52	2,447,866	2,518,680	
2003/01	19,516	0.60	1.3271	1.3271		60	54.05	2,486,538	2,552,100	
2003/07		0.60	1.1664	1.1664		60	54.05	2,503,638	2,581,860	
2004/01	2,582,062	0.70	1.1103	1.1103		120	37.24	5,098,875	5,221,080	
2004/07		0.70	0.8378	0.8378		120	37.24	5,119,123	5,264,880	
2005/01		0.80	0.8595	0.8595		120	37.24	5,142,956	5,310,120	
2005/07	30,404	0.80	0.7364	0.7364		120	34.29	5,192,249	5,349,240	
2006/01		0.90	0.9068	0.9068		120	34.29	5,218,667	5,397,720	
2006/07	40,848	0.90	0.8133	0.8133		120	28.29	5,279,164	5,441,640	
2007/01	37,950	1.00	1.0133	1.0133		120	21.54	5,317,114	5,496,720	
2007/07		1.00	1.1050	1.1050		120	21.54	5,317,114	5,557,440	
2008/01		1.00	0.8556	0.8556		120	21.54	5,317,114	5,604,960	
2008/07	20,507	1.00	0.6104	0.6104		120	15.46	5,337,621	5,639,160	
2009/01		1.00	1.3268	1.3268		120	15.46	5,337,621	5,714,040	
2009/07	43,384	1.00	0.6841	0.6841		120	14.57	5,381,005	5,753,160	
2010/01	243,491	1.00	0.8643	0.8643		120	18.31	5,624,496	5,802,840	
2010/07		1.00	0.7107	0.7107		120	18.31	5,624,496	5,844,120	
2011/01	25,748	1.00	0.9198	0.9198		120	21.18	5,650,244	5,897,880	
2011/07		1.00	0.9028	0.9028		120	21.18	5,650,244	5,951,160	
2012/01		1.00	0.3865	0.3865		120	21.04	5,650,244	5,974,200	



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218.20

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/07		1.00	0.9417	0.9417		120	21.04	5,650,244	6,030,480	
2013/01		1.00	0.4901	0.4901		120	21.04	5,650,244	6,060,000	
2013/07		1.00	0.6196	0.6196		120	18.39	5,650,244	6,097,560	
2014/01	18,801	1.00	0.8564	0.8564		120	20.84	5,669,045	6,149,760	
2014/07		1.00	1.2383	1.2383		120	20.84	5,669,045	6,225,960	

Message Code:

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

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Report Printed: 6/27/2014 ID: 213403073120130801201210102013102113



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Madison 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
2481 WEST US 90	8/1/2012-7/31/2013	Number of Beds: 60	Superior: 0
MADISON, FL 32340-9540	Days in CR 365	Maximum: 21,900	Standard: 184
County: Madison [40]	First Used : 2014/07	Max Annualized: 21,900	Conditional: 0
Region: North Area: 2	Last Used: 2014/07	Total Patient: 19,453	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 2,233	Inflation
Current Class North Small	Initial CR? False	Medicaid: 14,948	FY Index: 1.30228922
Class at 1/94: North Small	Medical Utilization	76.84162%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	88.82648%	Cost: 1.03437307
Open Date: 03/01/1985	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 03/01/1985	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20949917
Entered Medicaid 03/01/1985	Low Occupancy Adjustment Factor:	113.08114%	DC Sem Index: 1.24200000
Med # Active Date: 03/01/1998	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02687131
Previous Med # 208311			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	649,093	1,230,580	902,773	281,172		3,063,618	
1a	Audit Adjustments							
2	Cost Per Diem	43.4234	82.3241	60.3942	18.8100		204.9517	
3	Cost Per Diem Inflated	44.9160	84.5363	62.4701				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	44.9160	84.5363	62.4701	18.8100		210.7324	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	47.9990		57.2232				
7	Provider Target Rate	48.9991		58.4155				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	53.3690	93.7426	69.3890	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.6361		65.1932				
10	Target Rate Class Ceiling	54.4184		66.1441				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	44.9160	84.5363	58.4155	13.6500		201.5178	
12/13	Medical Adjustment Rate		2.5527	1.7640				
14	Prospective Per Diem 11	44.9160	87.0890	60.1795	13.6500		205.8345	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Madison Nursing Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	09/01/1996	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	1,950,000.00	Total Amount	Per Diem	
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	2,433,279	18.1409
RS to Start Calcs:	1985/01	<60% of Base:	False	20% ROE(2):	608,320	0.4630
Indexed Asset Value	3,041,599	Interest Rate:	13.7380%	Insurance Cost(3):	25,092	1.2899
FRVS Base Asset:	1,710,000	Chase Rate:	13.0000%	Taxes Cost(3):	24,627	1.2660
Occup Adj Factor	0.9000	Amortization Rate:	13.7380%	Home Office(3):	3,894	0.2002
ROE Factor	0.015000	Interest Only:	False	Replacement(3&4):	12,815	0.0000
		Yearly Payment:	357,557	Total FRVS PD:		21.3600

- (1) 80% Capital (\$2,433,279) amortized at 13.7380 % for 20 years Principal & Interest of \$357,557 divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$18.1409
- (2) 20% ROE (\$608,320) times the ROE factor (0.015000) divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$0.4630
- (3) Pass-throughs: 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:	51,883
Comparison Bed	60	Effective PBS Limitation	1,710,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	44.9160	44.9160	0.7975	44.1185
Direct Care	87.0890	87.0890	1.5463	85.5427
Indirect Care	60.1795	60.1795	1.0685	59.1110
Property	13.6500	21.3600	0.3792	20.9808
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Quality Assess-Medicaid Share				24.6576
Totals	205.8345	213.5445	3.7915	244.3131

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1985/01	1,799,393	0.00	1.1471	1.1471		60	94.97	1,799,393	1,695,540	
1985/10		0.10	0.8522	0.8522		60	94.97	1,710,000	1,710,000	1
1986/01		0.10	0.8299	0.8299		60	94.97	1,711,419	1,724,220	
1986/07		0.20	0.2974	0.2974		60	94.97	1,712,437	1,720,920	
1987/01	29,984	0.20	1.0091	1.0091		60	94.97	1,745,877	1,751,700	
1987/07		0.30	0.9007	0.9007		60	97.12	1,750,594	1,765,380	
1988/01		0.30	0.9007	0.9007		60	97.12	1,755,324	1,779,720	
1988/07		0.40	0.5899	0.5899		60	98.63	1,759,467	1,778,760	
1989/01		0.40	0.5899	0.5899		60	98.63	1,763,619	1,789,260	
1989/07		0.50	0.5899	0.5899		60	98.63	1,768,822	1,801,380	
1990/01		0.50	0.5899	0.5899		60	98.74	1,774,040	1,810,440	
1990/07		0.60	0.5899	0.5899		60	97.67	1,780,318	1,821,120	
1991/01		0.60	0.5899	0.5899		60	97.67	1,786,619	1,831,800	
1991/07		0.70	1.4932	1.4932		60	97.85	1,805,293	1,859,160	
1992/01		0.70	2.0117	2.0117		60	97.85	1,830,715	1,896,540	
1992/07		0.80	1.8152	1.8152		60	95.73	1,857,301	1,930,980	
1993/01		0.80	1.7710	1.7710		60	95.73	1,883,615	1,965,180	
1993/07		0.90	1.5329	1.5329		60	95.77	1,909,601	1,995,300	
1994/01		0.90	1.6983	1.6983		60	95.77	1,938,789	2,029,200	
1994/07	29,066	1.00	1.5991	1.5991		60	97.54	1,998,858	2,061,660	
1995/01		1.00	1.5812	1.5812		60	97.54	2,030,464	2,094,240	
1995/07	9,390	1.00	1.5250	1.5250		60	99.10	2,070,819	2,126,160	
1996/01		1.00	1.7228	1.7228		60	99.10	2,106,495	2,162,820	
1996/07	44,300	1.00	1.3294	1.3294		60	95.28	2,178,799	2,191,560	
1997/01		1.00	1.4109	1.4109		60	95.28	2,209,540	2,222,460	
1997/07		1.00	1.0917	1.0917		60	86.78	2,233,662	2,246,700	
1998/01	8,186	1.00	1.1663	1.1663		60	94.64	2,267,899	2,272,920	
1998/07		1.00	1.0794	1.0794		60	94.64	2,292,379	2,297,460	
1999/01		1.00	1.4499	1.4499		60	94.64	2,325,616	2,330,760	
1999/07		1.00	1.2299	1.2299		60	94.64	2,354,219	2,359,440	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2000/01		1.00	1.3356	1.3356		60	94.64	2,385,662	2,390,940	
2000/07		1.00	1.1129	1.1129		60	88.04	2,412,212	2,417,520	
2001/01		1.00	1.2976	1.2976		60	88.04	2,443,513	2,448,900	
2001/07		1.00	0.9615	0.9615		60	89.39	2,467,007	2,472,420	
2002/01	9,805	1.00	1.0301	1.0301		60	81.57	2,497,860	2,497,860	8
2002/07		1.00	0.8337	0.8337		60	81.57	2,518,680	2,518,680	8
2003/01		1.00	1.3271	1.3271		60	81.37	2,552,100	2,552,100	8
2003/07		1.00	1.1664	1.1664		60	81.37	2,581,860	2,581,860	8
2004/01		1.00	1.1103	1.1103		60	86.89	2,610,526	2,610,540	
2004/07		1.00	0.8378	0.8378		60	86.89	2,632,397	2,632,440	
2005/01		1.00	0.8595	0.8595		60	84.19	2,655,022	2,655,060	
2005/07		0.95	0.7364	0.7364		60	84.19	2,673,597	2,674,620	
2006/01		0.95	0.9068	0.9068		60	84.19	2,696,630	2,698,860	
2006/07		0.90	0.8133	0.8133		60	82.58	2,716,369	2,720,820	
2007/01		0.90	1.0133	1.0133		60	73.86	2,741,142	2,748,360	
2007/07		0.85	1.1050	1.1050		60	73.86	2,766,890	2,778,720	
2008/01		0.85	0.8556	0.8556		60	73.86	2,787,014	2,802,480	
2008/07	43,038	0.80	0.6104	0.6104		60	77.95	2,819,580	2,819,580	8
2009/01		0.80	1.3268	1.3268		60	75.86	2,849,507	2,857,020	
2009/07		0.75	0.6841	0.6841		60	75.86	2,864,128	2,876,580	
2010/01		0.75	0.8643	0.8643		60	75.86	2,882,693	2,901,420	
2010/07		0.70	0.7107	0.7107		60	74.12	2,897,034	2,922,060	
2011/01	10,792	0.70	0.9198	0.9198		60	72.12	2,926,480	2,948,940	
2011/07		0.65	0.9028	0.9028		60	72.12	2,943,653	2,975,580	
2012/01	8,905	0.65	0.3865	0.3865		60	74.08	2,959,952	2,987,100	
2012/07		0.60	0.9417	0.9417		60	74.08	2,976,676	3,015,240	
2013/01		0.60	0.4901	0.4901		60	74.08	2,985,430	3,030,000	
2013/07		0.55	0.6196	0.6196		60	82.57	2,995,604	3,048,780	
2014/01		0.55	0.8564	0.8564		60	82.57	3,009,713	3,074,880	
2014/07	13,250	0.50	1.2383	1.2383		60	76.84	3,041,599	3,112,980	

1 Per Bed Standard Limitation

8 Limited to Current RS Per Bed Standard

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VI at Lakeside Village

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective
 Type of Ownership: Proprietary : Partnership CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
2792 DONNELLY DRIVE	1/1/2012-12/31/2012	Number of Beds: 60	Superior: 0
LANTANA, FL 33462	Days in CR 366	Maximum: 21,960	Standard: 184
County: Palm Beach [50]	First Used : 2014/01	Max Annualized: 21,900	Conditional: 0
Region: South Area: 9	Last Used: 2014/07	Total Patient: 15,057	Total: 184
Control: Proprietary : Partnership	Unaudited	Medicare: 6,655	Inflation
Current Class South Small	Initial CR? False	Medicaid: 309	FY Index: 1.28335532
Class at 1/94: South Small	Medical Utilization	2.05220%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	68.56557%	Cost: 1.04963363
Open Date: 08/22/1997	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 08/01/1998	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20250000
Entered Medicaid 08/01/1998	Low Occupancy Adjustment Factor:	87.28785%	DC Sem Index: 1.24200000
Med # Active Date: 08/01/1998	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03284823
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	35,865	30,784	28,433	3,130		98,211
1a	Audit Adjustments						
2	Cost Per Diem	116.0680	99.6240	92.0162	10.1294		317.8376
3	Cost Per Diem Inflated	121.8289	102.8965	96.5833			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	121.8289	102.8965	96.5833	10.1294		331.4381
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	156.7092		93.5712			
7	Provider Target Rate	159.9744		95.5208			
7a	Interim Adjustment						
7b	Interim Adjustment Provider Target Rate						
8	Cost Based Class Ceilings	62.8974	105.8360	81.6951	13.6500		
9	Prior Semester: Class Ceiling Target Base	67.3414		79.1810			
10	Target Rate Class Ceiling	68.3236		80.3359			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	62.8974	102.8965	80.3359	10.1294		256.2592
12/13	Medical Adjustment Rate						
14	Prospective Per Diem 11	62.8974	102.8965	80.3359	10.1294		256.2592
15	Inflated Usual & Customary Charge						0.00



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VI at Lakeside Village
FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	08/01/1998	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	0.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	None	80% Capital(1):	1,791,862 7.6580
RS to Start Calcs:	1998/07	<60% of Base:	True	20% ROE(2):	447,965 0.3314
Indexed Asset Value	2,239,827	Interest Rate:	8.5000%	Insurance Cost(3):	11,451 0.7605
FRVS Base Asset:	2,222,460	Chase Rate:	8.5000%	Taxes Cost(3):	25,703 1.7070
Occup Adj Factor	0.9000	Amortization Rate:	8.5000%	Home Office(3):	0 0.0000
ROE Factor	0.014580	Interest Only:	True	Replacement(3&4):	24,225 0.0000
		Yearly Payment:	150,940	Total FRVS PD:	10.4569

- (1) 80% Capital (\$1,791,862) amortized at 8.5000 % for 20 years Interest of \$150,940 divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$7.6580
- (2) 20% ROE (\$447,965) times the ROE factor (0.014580) divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$0.3314
- (3) Pass-throughs: Cost divided by Total Patient Days
- (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	37,041
Comparison Date:	01/01/1997	Current RS PBS:	51,883
Comparison Bed	60	Effective PBS Limitation	2,222,460

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	62.8974	62.8974	1.1167	61.7807
Direct Care	102.8965	102.8965	1.8269	101.0696
Indirect Care	80.3359	80.3359	1.4264	78.9095
Property	10.1294	10.4569	0.1857	10.2712
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	256.2592	256.5867	4.5557	261.9335

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/07	2,222,460	0.00	1.0794	1.0794		60	4.14	2,222,460	2,297,460	
1999/01		0.10	1.4499	1.4499		60	4.14	2,222,460	2,330,760	
1999/07	9,026	0.10	1.2299	1.2299		60	4.14	2,231,486	2,359,440	
2000/01	8,341	0.20	1.3356	1.3356		60	4.14	2,239,827	2,390,940	
2000/07		0.20	1.1129	1.1129		60	4.14	2,239,827	2,417,520	
2001/01		0.30	1.2976	1.2976		60	4.14	2,239,827	2,448,900	
2001/07		0.30	0.9615	0.9615		60	4.14	2,239,827	2,472,420	
2002/01		0.40	1.0301	1.0301		60	6.23	2,239,827	2,497,860	
2002/07		0.40	0.8337	0.8337		60	6.23	2,239,827	2,518,680	
2003/01		0.50	1.3271	1.3271		60	4.39	2,239,827	2,552,100	
2003/07		0.50	1.1664	1.1664		60	4.39	2,239,827	2,581,860	
2004/01		0.60	1.1103	1.1103		60	4.54	2,239,827	2,610,540	
2004/07		0.60	0.8378	0.8378		60	4.54	2,239,827	2,632,440	
2005/01		0.70	0.8595	0.8595		60	4.54	2,239,827	2,655,060	
2005/07		0.70	0.7364	0.7364		60	3.93	2,239,827	2,674,620	
2006/01		0.80	0.9068	0.9068		60	3.93	2,239,827	2,698,860	
2006/07		0.80	0.8133	0.8133		60	4.00	2,239,827	2,720,820	
2007/01		0.90	1.0133	1.0133		60	4.34	2,239,827	2,748,360	
2007/07		0.90	1.1050	1.1050		60	4.34	2,239,827	2,778,720	
2008/01		1.00	0.8556	0.8556		60	3.94	2,239,827	2,802,480	
2008/07		1.00	0.6104	0.6104		60	3.94	2,239,827	2,819,580	
2009/01		1.00	1.3268	1.3268		60	2.39	2,239,827	2,857,020	
2009/07		1.00	0.6841	0.6841		60	2.39	2,239,827	2,876,580	
2010/01		1.00	0.8643	0.8643		60	1.10	2,239,827	2,901,420	
2010/07		1.00	0.7107	0.7107		60	1.10	2,239,827	2,922,060	
2011/01		1.00	0.9198	0.9198		60	0.01	2,239,827	2,948,940	
2011/07		1.00	0.9028	0.9028		60	0.01	2,239,827	2,975,580	
2012/01		1.00	0.3865	0.3865		60	0.01	2,239,827	2,987,100	
2012/07		1.00	0.9417	0.9417		60	0.01	2,239,827	3,015,240	
2013/01		1.00	0.4901	0.4901		60	2.36	2,239,827	3,030,000	



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261.93

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/07		1.00	0.6196	0.6196		60	2.36	2,239,827	3,048,780	
2014/01		1.00	0.8564	0.8564		60	2.05	2,239,827	3,074,880	
2014/07		1.00	1.2383	1.2383		60	2.05	2,239,827	3,112,980	

Message Code:

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 213837123120120101201205252013163529



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Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective
 Type of Ownership: Nonprofit : 501(c)(3) Organization CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
2310 N AIRPORT ROAD	10/1/2012-9/30/2013	Number of Beds: 180	Superior: 0
FORT MYERS, FL 33907	Days in CR 365	Maximum: 65,700	Standard: 184
County: Lee [36]	First Used : 2014/07	Max Annualized: 65,700	Conditional: 0
Region: South Area: 8	Last Used: 2014/07	Total Patient: 58,502	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 9,161	Inflation
Current Class South Large	Initial CR? False	Medicaid: 35,795	FY Index: 1.30932625
Class at 1/94: South Large	Medical Utilization	61.18594%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	89.04414%	Cost: 1.02881379
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21150000
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	113.35823%	DC Sem Index: 1.24200000
Med # Active Date: 10/01/1998	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02517540
Previous Med # 201391			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,638,330	3,440,723	2,235,950	315,354		7,630,357	
1a	Audit Adjustments							
2	Cost Per Diem	45.7698	96.1230	62.4654	8.8100		213.1682	
3	Cost Per Diem Inflated	47.0886	98.5429	64.2653				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	47.0886	98.5429	64.2653	8.8100		218.7068	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	48.9286		66.6225				
7	Provider Target Rate	49.9481		68.0106				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	47.0886	98.4475	63.9416	8.8100		218.2877	
12/13	Medical Adjustment Rate		1.2389	0.8047				
14	Prospective Per Diem 11	47.0886	99.6864	64.7463	8.8100		220.3313	
15	Inflated Usual & Customary Charge	Usual and Customary Limitations not applied after 7/1/2002.						0.00



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FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	07/01/1986	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	5,386,200.00	Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	6,258,785 8.8562
Indexed Asset Value	7,823,481	<60% of Base:	False	20% ROE(2):	1,564,696 0.4411
FRVS Base Asset:	1,043,401	Interest Rate:	5.6650%	Insurance Cost(3):	75,575 1.2918
Occup Adj Factor	0.9000	Chase Rate:	6.0000%	Taxes Cost(3):	0 0.0000
ROE Factor	0.016670	Amortization Rate:	5.6650%	Home Office(3):	0 0.0000
		Interest Only:	False	Replacement(3&4):	283,843 0.0000
		Yearly Payment:	523,665	Total FRVS PD:	10.5891

- (1) 80% Capital (\$6,258,785) amortized at 5.6650 % for 20 years Principal & Interest of \$523,665 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$8.8562
- (2) 20% ROE (\$1,564,696) times the ROE factor (0.016670) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.4411
- (3) Pass-throughs: 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:	51,883
Comparison Bed	105	Effective PBS Limitation	2,992,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	47.0886	47.0886	0.8361	46.2525
Direct Care	99.6864	99.6864	1.7699	97.9165
Indirect Care	64.7463	64.7463	1.1496	63.5967
Property	8.8100	10.5891	0.1880	10.4011
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.9352
Supplemental Rate Add-on				9.9025
Totals	220.3313	222.1104	3.9436	250.0045

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	301,934	0.00				105	100.00	301,934	1,077,405	
1972/01		0.10	3.9787	3.0000	0.9787	105	100.00	302,840	1,120,245	
1972/07		0.10	5.9113	3.0000	2.9113	105	100.00	303,749	1,175,475	
1973/01	20,567	0.20	8.0622	3.0000	5.0622	105	100.00	326,138	1,236,060	
1973/07		0.20	10.7186	3.0000	7.7186	105	100.00	328,095	1,305,990	
1974/01	163,800	0.30	12.9457	3.0000	9.9457	105	100.00	494,848	1,374,240	
1974/07		0.30	13.0494	3.0000	10.0494	105	100.00	499,302	1,416,870	
1975/01		0.40	13.1399	3.0000	10.1399	105	100.00	505,294	1,460,655	
1975/07		0.40	14.2033	3.0000	11.2033	105	100.00	511,358	1,520,085	
1976/01		0.50	15.2478	3.0000	12.2478	105	100.00	519,028	1,581,510	
1976/07		0.50	15.7330	3.0000	12.7330	105	100.00	526,813	1,636,635	
1977/01		0.60	16.4836	3.0000	13.4836	105	100.00	536,296	1,698,060	
1977/07		0.60	18.5412	3.0000	15.5412	105	100.00	545,949	1,783,845	
1978/01		0.70	20.2809	3.0000	17.2809	105	100.00	557,414	1,868,475	
1978/07		0.70	22.8203	3.0000	19.8203	105	100.00	569,120	1,971,900	
1979/01		0.80	24.9476	3.0000	21.9476	105	100.00	582,779	2,073,015	
1979/07		0.80	26.1458	3.0000	23.1458	105	100.00	596,766	2,160,060	
1980/01	143,100	0.90	29.3115	3.0000	26.3115	105	55.00	755,979	2,293,305	
1980/07		0.90	30.1222	3.0000	27.1222	105	55.00	776,390	2,380,665	
1981/01		1.00	30.9462	3.0000	27.9462	105	55.00	799,682	2,471,700	
1981/07		1.00	30.5350	3.0000	27.5350	105	55.00	823,672	2,535,645	
1982/01		1.00	30.2110	3.0000	27.2110	105	88.24	848,382	2,603,580	
1982/07		1.00	29.5087	3.0000	26.5087	105	88.24	873,833	2,663,325	
1983/04		1.00	29.1375	3.0000	26.1375	105	87.99	900,048	2,733,360	
1983/07		1.00	30.0953	3.0000	27.0953	105	87.99	927,049	2,841,510	
1984/01		1.00	28.3905	3.0000	25.3905	105	87.70	954,860	2,878,365	
1984/07		1.00	27.3084	3.0000	24.3084	105	87.70	983,506	2,933,595	
1985/01		1.00	25.4555	3.0000	22.4555	105	87.39	1,013,011	2,967,195	
1985/10		1.00	23.3077	3.0000	20.3077	105	87.78	1,043,401	2,992,500	
1986/01		1.00	21.1376	3.0000	18.1376	105	87.78	1,074,703	3,017,385	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	105	87.78	1,106,944	3,011,610	
1987/01		1.00	16.4441	3.0000	13.4441	105	87.78	1,140,152	3,065,475	
1987/07		1.00	14.3448	3.0000	11.3448	105	88.01	1,174,357	3,089,415	
1988/01		1.00	12.2455	3.0000	9.2455	105	88.01	1,209,588	3,114,510	
1988/07		1.00	9.8354	3.0000	6.8354	105	87.30	1,245,876	3,112,830	
1989/01		1.00	7.4253	3.0000	4.4253	105	87.30	1,283,252	3,131,205	
1989/07	11,331	1.00	5.0152	3.0000	2.0152	105	88.80	1,333,081	3,152,415	
1990/01		1.00	2.6051	2.6051		105	88.80	1,367,809	3,168,270	
1990/07		1.00	0.5899	0.5899		105	92.88	1,375,878	3,186,960	
1991/01		1.00	0.5899	0.5899		105	92.88	1,383,994	3,205,650	
1991/07		1.00	1.4932	1.4932		105	94.88	1,404,660	3,253,530	
1992/01		0.95	2.0117	2.0117		105	94.88	1,431,504	3,318,945	
1992/07		0.95	1.8152	1.8152		105	96.42	1,456,189	3,379,215	
1993/01		0.90	1.7710	1.7710		105	96.42	1,479,399	3,439,065	
1993/07	4,395,733	0.90	1.5329	1.5329		180	95.52	5,895,542	5,985,900	
1994/01		0.85	1.6983	1.6983		180	95.52	5,980,650	6,087,600	
1994/07	41,491	0.85	1.5991	1.5991		180	97.25	6,103,430	6,184,980	
1995/01		0.80	1.5812	1.5812		180	97.25	6,180,638	6,282,720	
1995/07		0.80	1.5250	1.5250		180	92.74	6,256,042	6,378,480	
1996/01		0.75	1.7228	1.7228		180	92.74	6,336,876	6,488,460	
1996/07		0.75	1.3294	1.3294		180	76.22	6,400,061	6,574,680	
1997/01		0.70	1.4109	1.4109		180	76.22	6,463,268	6,667,380	
1997/07		0.70	1.0917	1.0917		180	79.92	6,512,660	6,740,100	
1998/01		0.65	1.1663	1.1663		180	79.92	6,562,032	6,818,760	
1998/07	94,385	0.65	1.0794	1.0794		180	75.73	6,702,456	6,892,380	
1999/01		0.60	1.4499	1.4499		180	75.73	6,760,761	6,992,280	
1999/07		0.60	1.2299	1.2299		180	75.73	6,810,649	7,078,320	
2000/01		0.55	1.3356	1.3356		180	75.73	6,860,680	7,172,820	
2000/07		0.55	1.1129	1.1129		180	75.73	6,902,674	7,252,560	
2001/01		0.50	1.2976	1.2976		180	75.73	6,947,459	7,346,700	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		0.50	0.9615	0.9615		180	78.47	6,980,862	7,417,260	
2002/01		0.45	1.0301	1.0301		180	79.39	7,013,218	7,493,580	
2002/07		0.45	0.8337	0.8337		180	79.39	7,039,532	7,556,040	
2003/01		0.40	1.3271	1.3271		180	78.17	7,039,532	7,656,300	5
2003/07		0.40	1.1664	1.1664		180	78.17	7,109,919	7,745,580	
2004/01		0.35	1.1103	1.1103		180	78.17	7,137,548	7,831,620	
2004/07		0.35	0.8378	0.8378		180	80.81	7,158,475	7,897,320	
2005/01		0.30	0.8595	0.8595		180	80.81	7,176,937	7,965,180	
2005/07		0.30	0.7364	0.7364		180	77.20	7,176,937	8,023,860	5
2006/01	102,949	0.25	0.9068	0.9068		180	73.05	7,312,046	8,096,580	
2006/07		0.25	0.8133	0.8133		180	73.05	7,326,911	8,162,460	
2007/01		0.20	1.0133	1.0133		180	73.05	7,341,763	8,245,080	
2007/07	44,928	0.20	1.1050	1.1050		180	73.68	7,402,916	8,336,160	
2008/01		0.15	0.8556	0.8556		180	73.68	7,412,414	8,407,440	
2008/07	126,852	0.15	0.6104	0.6104		180	67.94	7,546,056	8,458,740	
2009/01		0.10	1.3268	1.3268		180	67.94	7,556,070	8,571,060	
2009/07	40,179	0.10	0.6841	0.6841		180	64.00	7,601,417	8,629,740	
2010/01		0.05	0.8643	0.8643		180	64.69	7,604,701	8,704,260	
2010/07		0.05	0.7107	0.7107		180	64.69	7,607,401	8,766,180	
2011/01		0.00	0.9198	0.9198		180	64.69	7,607,401	8,846,820	
2011/07	77,504	0.00	0.9028	0.9028		180	63.87	7,684,905	8,926,740	
2012/01		0.00	0.3865	0.3865		180	63.87	7,684,905	8,961,300	
2012/07	38,321	0.00	0.9417	0.9417		180	62.12	7,723,226	9,045,720	
2013/01		0.00	0.4901	0.4901		180	62.12	7,723,226	9,090,000	
2013/07	38,410	0.00	0.6196	0.6196		180	60.41	7,761,636	9,146,340	
2014/01		0.00	0.8564	0.8564		180	60.41	7,761,636	9,224,640	
2014/07	61,845	0.00	1.2383	1.2383		180	61.19	7,823,481	9,338,940	

Message Code:

5 Uncorrected Licensure Deficiency



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TMH Skilled Nursing Facility

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective
 Type of Ownership: Nonprofit : 501(c)(3) Organization CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1609 MEDICAL DRIVE	10/1/2012-9/30/2013	Number of Beds: 113	Superior: 0
TALLAHASSEE , FL 32308	Days in CR 365	Maximum: 41,245	Standard: 184
County: Leon [37]	First Used : 2014/07	Max Annualized: 41,245	Conditional: 0
Region: North Area: 2	Last Used: 2014/07	Total Patient: 13,908	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 3,235	Inflation
Current Class North Large	Initial CR? False	Medicaid: 519	FY Index: 1.30932625
Class at 1/94: North Large	Medical Utilization	3.73167%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	33.72045%	Cost: 1.02881379
Open Date: 08/01/1973	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 08/01/1973	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21150000
Entered Medicaid 11/01/1974	Low Occupancy Adjustment Factor:	42.92804%	DC Sem Index: 1.24200000
Med # Active Date: 11/16/1998	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02517540
Previous Med # 204447			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	58,653	129,651	126,398	11,319		326,021	
1a	Audit Adjustments							
2	Cost Per Diem	113.0116	249.8092	243.5414	21.8092		628.1714	
3	Cost Per Diem Inflated	116.2679	256.0982	250.5588				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	116.2679	256.0982	250.5588	21.8092		644.7341	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	122.6401		405.6553				
7	Provider Target Rate	125.1954		414.1075				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	49.7653	95.0998	60.1169	13.6500		218.6320	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	49.7653	95.0998	60.1169	13.6500		218.6320	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

TMH Skilled Nursing Facility

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	0.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	None	80% Capital(1):	3,384,839 11.3368
RS to Start Calcs:	1973/07	<60% of Base:	True	20% ROE(2):	846,210 0.3800
Indexed Asset Value	4,231,049	Interest Rate:	12.5000%	Insurance Cost(3):	1,395 0.1003
FRVS Base Asset:	0	Chase Rate:	12.5000%	Taxes Cost(3):	0 0.0000
Occup Adj Factor	0.9000	Amortization Rate:	12.5000%	Home Office(3):	0 0.0000
ROE Factor	0.016670	Interest Only:	True	Replacement(3&4):	5,240 0.0000
		Yearly Payment:	420,828	Total FRVS PD:	11.8171

(1) 80% Capital (\$3,384,839) amortized at 12.5000 % for 20 years Interest of \$420,828 divided by annual available days (41245) divided by Occup. Adj. (0.90) = \$11.3368

(2) 20% ROE (\$846,210) times the ROE factor (0.016670) divided by annual available days (41245) divided by Occup. Adj. (0.90) = \$0.3800

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

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

Per Bed Standard Determination		Used Per Bed Standard:	38,291
Comparison Date:	07/01/1998	Current RS PBS:	51,883
Comparison Bed	113	Effective PBS Limitation	4,326,883

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	49.7653	49.7653	0.8836	48.8817
Direct Care	95.0998	95.0998	1.6885	93.4113
Indirect Care	60.1169	60.1169	1.0674	59.0495
Property	13.6500	11.8171	0.2098	11.6073
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	218.6320	216.7991	3.8493	222.8523

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/07	3,630,183	0.80	1.0794	1.0794		113	48.58	3,630,183	4,326,883	
1999/01		0.80	1.4499	1.4499		113	48.58	3,667,375	4,389,598	
1999/07		0.75	1.2299	1.2299		113	47.90	3,696,836	4,443,612	
2000/01		0.75	1.3356	1.3356		113	47.90	3,729,087	4,502,937	
2000/07	23,135	0.70	1.1129	1.1129		113	51.23	3,779,280	4,552,996	
2001/01		0.70	1.2976	1.2976		113	51.23	3,811,254	4,612,095	
2001/07		0.65	0.9615	0.9615		113	51.23	3,833,442	4,656,391	
2002/01		0.65	1.0301	1.0301		113	52.88	3,858,121	4,704,303	
2002/07	106,312	0.60	0.8337	0.8337		113	57.09	3,983,731	4,743,514	
2003/01		0.60	1.3271	1.3271		113	57.09	4,015,453	4,806,455	
2003/07	34,754	0.55	1.1664	1.1664		113	50.20	4,073,718	4,862,503	
2004/01		0.55	1.1103	1.1103		113	50.20	4,096,425	4,916,517	
2004/07	89,495	0.50	0.8378	0.8378		113	36.53	4,197,317	4,957,762	
2005/01		0.50	0.8595	0.8595		113	36.53	4,209,299	5,000,363	
2005/07		0.45	0.7364	0.7364		113	1.00	4,209,299	5,037,201	
2006/01		0.45	0.9068	0.9068		113	1.00	4,209,299	5,082,853	
2006/07		0.40	0.8133	0.8133		113	6.42	4,209,299	5,124,211	
2007/01		0.40	1.0133	1.0133		113	6.42	4,209,299	5,176,078	
2007/07	21,750	0.35	1.1050	1.1050		113	1.91	4,231,049	5,233,256	
2008/01		0.35	0.8556	0.8556		113	1.91	4,231,049	5,278,004	
2008/07		0.30	0.6104	0.6104		113	4.90	4,231,049	5,310,209	
2009/01		0.30	1.3268	1.3268		113	4.90	4,231,049	5,380,721	
2009/07		0.25	0.6841	0.6841		113	6.17	4,231,049	5,417,559	
2010/01		0.25	0.8643	0.8643		113	6.17	4,231,049	5,464,341	
2010/07		0.20	0.7107	0.7107		113	4.73	4,231,049	5,503,213	
2011/01		0.20	0.9198	0.9198		113	4.73	4,231,049	5,553,837	
2011/07		0.15	0.9028	0.9028		113	6.19	4,231,049	5,604,009	
2012/01		0.15	0.3865	0.3865		113	6.19	4,231,049	5,625,705	
2012/07		0.10	0.9417	0.9417		113	6.46	4,231,049	5,678,702	
2013/01		0.10	0.4901	0.4901		113	6.46	4,231,049	5,706,500	



Florida Agency for Health Care Administration
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Rate Semester 7/1/2014 through 12/31/2014 Based on Cost Report: 9/30/2013

0 213934-00 - 2014/07

222.85

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/07		0.05	0.6196	0.6196		113	5.29	4,231,049	5,741,869	
2014/01		0.05	0.8564	0.8564		113	5.29	4,231,049	5,791,024	
2014/07		0.00	1.2383	1.2383		113	3.73	4,231,049	5,862,779	

Message Code:

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 213934093020131001201202272014153440



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 07/01/2014 through 12/31/2014

0 214035-00 - 2014/07

277.58

MIAMI SHORES NURSING AND REHAB CENTER

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

Provider Information	Cost Report	Patient Days	Ratings Days
9380 NW 7TH AVENUE	8/1/2012-7/31/2013	Number of Beds: 99	Superior: 0
MIAMI, FL 33150	Days in CR 365	Maximum: 36,135	Standard: 184
County: Dade [13]	First Used : 2014/07	Max Annualized: 36,135	Conditional: 0
Region: South Area: 11	Last Used: 2014/07	Total Patient: 32,275	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 7,414	Inflation
Current Class South Small	Initial CR? False	Medicaid: 23,534	FY Index: 1.30228922
Class at 1/94: South Small	Medical Utilization	72.91712%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	89.31784%	Cost: 1.03437307
Open Date: 01/01/1979	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/01/1979	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20949917
Entered Medicaid 01/01/1979	Low Occupancy Adjustment Factor:	113.70667%	DC Sem Index: 1.24200000
Med # Active Date: 02/15/1999	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02687131
Previous Med # 211982			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,559,367	2,462,389	1,511,797	348,068		5,881,621	
1a	Audit Adjustments							
2	Cost Per Diem	66.2602	104.6311	64.2388	14.7900		249.9201	
3	Cost Per Diem Inflated	68.5378	107.4427	66.4469				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	68.5378	107.4427	66.4469	14.7900		257.2174	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	61.1069		72.6217				
7	Provider Target Rate	62.3801		74.1348				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	62.8974	105.8360	81.6951	13.6500			
9	Prior Semester: Class Ceiling Target Base	67.3414		79.1810				
10	Target Rate Class Ceiling	68.3236		80.3359				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	62.3801	105.8360	66.4469	13.6500		248.3130	
12/13	Medical Adjustment Rate		2.7286	1.7131				
14	Prospective Per Diem 11	62.3801	108.5646	68.1600	13.6500		252.7547	
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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0 214035-00 - 2014/07

277.58

Rate Semester 07/01/2014 through 12/31/2014

MIAMI SHORES NURSING AND REHAB 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:	2,200,000.00		Total Amount	Per Diem
RS to Start Calcs:	1979/01	Type:	Fixed	80% Capital(1):	2,073,678	8.2921
Indexed Asset Value	2,592,097	<60% of Base:	False	20% ROE(2):	518,419	0.2391
FRVS Base Asset:	1,432,785	Interest Rate:	11.7500%	Insurance Cost(3):	36,114	1.1189
Occup Adj Factor	0.9000	Chase Rate:	9.0000%	Taxes Cost(3):	34,167	1.0586
ROE Factor	0.015000	Amortization Rate:	11.7500%	Home Office(3):	15,294	0.4739
		Interest Only:	False	Replacement(3&4):	17,813	0.0000
		Yearly Payment:	269,671	Total FRVS PD:		11.1826

- (1) 80% Capital (\$2,073,678) amortized at 11.7500 % for 20 years Principal & Interest of \$269,671 divided by annual available days (36135) divided by Occup. Adj. (0.900) = \$8.2921
- (2) 20% ROE (\$518,419) times the ROE factor (0.015000) divided by annual available days (36135) divided by Occup. Adj. (0.900) = \$0.2391
- (3) Pass-throughs: 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:	51,883
Comparison Bed	99	Effective PBS Limitation	2,821,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	62.3801	62.3801	1.1076	61.2725
Direct Care	108.5646	108.5646	1.9276	106.6370
Indirect Care	68.1600	68.1600	1.2102	66.9498
Property	13.6500	11.1826	0.1985	10.9841
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.8365
Supplemental Rate Add-on				9.9025
Totals	252.7547	250.2873	4.4439	277.5824

Medicaid Trend Adjustment



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277.58

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1979/01	1,227,900	0.00	5.1272	3.0000	2.1272	99	100.00	1,227,900	1,954,557	
1979/07		0.10	6.3255	3.0000	3.3255	99	100.00	1,231,584	2,036,628	
1980/01		0.10	9.4912	3.0000	6.4912	99	87.66	1,235,279	2,162,259	
1980/07		0.20	10.3018	3.0000	7.3018	99	87.60	1,242,691	2,244,627	
1981/01		0.20	11.1259	3.0000	8.1259	99	87.97	1,250,147	2,330,460	
1981/07		0.30	10.7147	3.0000	7.7147	99	87.97	1,261,398	2,390,751	
1982/01		0.30	10.3907	3.0000	7.3907	99	94.25	1,272,751	2,454,804	
1982/07		0.40	9.6883	3.0000	6.6883	99	94.25	1,288,024	2,511,135	
1983/04	10,920	0.40	9.3172	3.0000	6.3172	99	95.60	1,314,400	2,577,168	
1983/07		0.50	10.2750	3.0000	7.2750	99	95.60	1,334,116	2,679,138	
1984/01		0.50	8.5701	3.0000	5.5701	99	95.61	1,354,128	2,713,887	
1984/07		0.60	7.4880	3.0000	4.4880	99	95.61	1,378,502	2,765,961	
1985/01		0.60	5.6351	3.0000	2.6351	99	95.60	1,403,315	2,797,641	
1985/10		0.70	3.4873	3.0000	0.4873	99	95.50	1,432,785	2,821,500	
1986/01		0.70	1.3172	1.3172		99	92.58	1,445,995	2,844,963	
1986/07		0.80	0.2974	0.2974		99	92.58	1,449,435	2,839,518	
1987/01		0.80	1.0091	1.0091		99	90.63	1,461,136	2,890,305	
1987/07		0.90	0.9007	0.9007		99	90.63	1,472,980	2,912,877	
1988/01		0.90	0.9007	0.9007		99	89.14	1,484,920	2,936,538	
1988/07		1.00	0.5899	0.5899		99	89.14	1,493,680	2,934,954	
1989/01		1.00	0.5899	0.5899		99	89.14	1,502,491	2,952,279	
1989/07	60,205	1.00	0.5899	0.5899		99	89.94	1,571,559	2,972,277	
1990/01		1.00	0.5899	0.5899		99	89.94	1,580,830	2,987,226	
1990/07		1.00	0.5899	0.5899		99	91.30	1,580,830	3,004,848	5
1991/01		1.00	0.5899	0.5899		99	91.30	1,590,155	3,022,470	5
1991/07		1.00	1.4932	1.4932		99	91.30	1,623,419	3,067,614	
1992/01		1.00	2.0117	2.0117		99	94.74	1,656,077	3,129,291	
1992/07		1.00	1.8152	1.8152		99	93.75	1,686,138	3,186,117	
1993/01		1.00	1.7710	1.7710		99	93.75	1,716,000	3,242,547	
1993/07		1.00	1.5329	1.5329		99	95.02	1,742,305	3,292,245	



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277.58

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1994/01		1.00	1.6983	1.6983		99	95.02	1,771,895	3,348,180	
1994/07		1.00	1.5991	1.5991		99	91.35	1,800,229	3,401,739	
1995/01		1.00	1.5812	1.5812		99	91.35	1,828,694	3,455,496	
1995/07		1.00	1.5250	1.5250		99	89.42	1,856,582	3,508,164	
1996/01		1.00	1.7228	1.7228		99	89.42	1,888,567	3,568,653	
1996/07		1.00	1.3294	1.3294		101	89.42	1,913,674	3,689,126	
1997/01		1.00	1.4109	1.4109		101	89.42	1,940,674	3,741,141	
1997/07		1.00	1.0917	1.0917		101	89.42	1,961,860	3,781,945	
1998/01		1.00	1.1663	1.1663		101	89.42	1,984,741	3,826,082	
1998/07		1.00	1.0794	1.0794		101	89.42	2,006,164	3,867,391	
1999/01	26,620	1.00	1.4499	1.4499		99	89.41	2,032,784	3,845,754	5
1999/07		0.95	1.2299	1.2299		99	89.41	2,061,871	3,893,076	5
2000/01		0.95	1.3356	1.3356		99	89.41	2,112,429	3,945,051	
2000/07		0.90	1.1129	1.1129		99	89.41	2,133,587	3,988,908	
2001/01		0.90	1.2976	1.2976		99	89.41	2,158,503	4,040,685	
2001/07		0.85	0.9615	0.9615		99	89.41	2,176,144	4,079,493	
2002/01		0.85	1.0301	1.0301		99	91.46	2,195,198	4,121,469	
2002/07		0.80	0.8337	0.8337		99	91.46	2,209,840	4,155,822	
2003/01		0.80	1.3271	1.3271		99	89.82	2,233,302	4,210,965	
2003/07		0.75	1.1664	1.1664		99	89.82	2,252,839	4,260,069	
2004/01	27,825	0.75	1.1103	1.1103		99	94.22	2,299,423	4,307,391	
2004/07		0.70	0.8378	0.8378		99	94.22	2,312,909	4,343,526	
2005/01		0.70	0.8595	0.8595		99	85.00	2,326,826	4,380,849	
2005/07		0.65	0.7364	0.7364		99	85.00	2,337,965	4,413,123	
2006/01		0.65	0.9068	0.9068		99	81.80	2,351,745	4,453,119	
2006/07		0.60	0.8133	0.8133		99	81.80	2,363,222	4,489,353	
2007/01		0.60	1.0133	1.0133		99	84.21	2,377,590	4,534,794	
2007/07		0.55	1.1050	1.1050		99	84.21	2,392,041	4,584,888	
2008/01		0.55	0.8556	0.8556		99	82.14	2,403,298	4,624,092	
2008/07		0.50	0.6104	0.6104		99	82.14	2,410,633	4,652,307	



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277.58

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2009/01	44,027	0.50	1.3268	1.3268		99	74.24	2,470,652	4,714,083	
2009/07		0.45	0.6841	0.6841		99	74.24	2,478,257	4,746,357	
2010/01	16,253	0.45	0.8643	0.8643		99	76.57	2,504,148	4,787,343	
2010/07		0.40	0.7107	0.7107		99	76.57	2,511,267	4,821,399	
2011/01		0.40	0.9198	0.9198		99	71.67	2,520,506	4,865,751	
2011/07		0.35	0.9028	0.9028		99	71.67	2,528,471	4,909,707	
2012/01		0.35	0.3865	0.3865		99	72.68	2,531,892	4,928,715	
2012/07		0.30	0.9417	0.9417		99	72.68	2,539,045	4,975,146	
2013/01		0.30	0.4901	0.4901		99	72.68	2,542,777	4,999,500	
2013/07	33,452	0.25	0.6196	0.6196		99	70.13	2,580,168	5,030,487	
2014/01		0.25	0.8564	0.8564		99	70.13	2,585,692	5,073,552	
2014/07		0.20	1.2383	1.2383		99	72.92	2,592,097	5,136,417	

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
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0 214060-00 - 2014/07

196.79

Life Care Center of Hilliard

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

Provider Information	Cost Report	Patient Days	Ratings Days
3756 W THIRD ST	8/1/2012-7/31/2013	Number of Beds: 120	Superior: 0
HILLIARD, FL 32046	Days in CR 365	Maximum: 43,800	Standard: 184
County: Nassau [45]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: North Area: 4	Last Used: 2014/07	Total Patient: 39,969	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 7,727	Inflation
Current Class North Large	Initial CR? False	Medicaid: 26,215	FY Index: 1.30228922
Class at 1/94: North Large	Medical Utilization	65.58833%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	91.25342%	Cost: 1.03437307
Open Date: 04/03/1990	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 04/03/1990	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20949917
Entered Medicaid 05/01/1990	Low Occupancy Adjustment Factor:	116.17077%	DC Sem Index: 1.24200000
Med # Active Date: 02/01/1999	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02687131
Previous Med # 201928			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	978,438	1,887,028	1,097,422	522,989		4,485,877
1a	Audit Adjustments						
2	Cost Per Diem	37.3236	71.9828	41.8624	19.9500		171.1188
3	Cost Per Diem Inflated	38.6065	73.9171	43.3013			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	38.6065	73.9171	43.3013	19.9500		175.7749
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	57.5558		51.2053			
7	Provider Target Rate	58.7550		52.2722			
7a	Interim Adjustment						
7b	Interim Adjustment Provider Target Rate						
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500		
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527			
10	Target Rate Class Ceiling	50.8465		60.1169			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	38.6065	73.9171	43.3013	13.6500		169.4749
12/13	Medical Adjustment Rate		1.2963	0.7594			
14	Prospective Per Diem 11	38.6065	75.2134	44.0607	13.6500		171.5306
15	Inflated Usual & Customary Charge						0.00



Florida Agency for Health Care Administration
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0 214060-00 - 2014/07

196.79

Rate Semester 07/01/2014 through 12/31/2014

Life Care Center of Hilliard

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	05/01/1990	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	0.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	None	80% Capital(1):	4,559,578 8.8760
RS to Start Calcs:	1990/01	<60% of Base:	True	20% ROE(2):	1,139,895 0.4338
Indexed Asset Value	5,699,473	Interest Rate:	7.7500%	Insurance Cost(3):	20,599 0.5154
FRVS Base Asset:	1,801,380	Chase Rate:	7.7500%	Taxes Cost(3):	37,499 0.9382
Occup Adj Factor	0.9000	Amortization Rate:	7.7500%	Home Office(3):	27,754 0.6944
ROE Factor	0.015000	Interest Only:	True	Replacement(3&4):	125,087 0.0000
		Yearly Payment:	349,890	Total FRVS PD:	11.4578

- (1) 80% Capital (\$4,559,578) amortized at 7.7500 % for 20 years Interest of \$349,890 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$8.8760
- (2) 20% ROE (\$1,139,895) times the ROE factor (0.015000) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.4338
- (3) Pass-throughs: 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:	51,883
Comparison Bed	60	Effective PBS Limitation	1,801,380

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	38.6065	38.6065	0.6855	37.9210
Direct Care	75.2134	75.2134	1.3354	73.8780
Indirect Care	44.0607	44.0607	0.7823	43.2784
Property	13.6500	11.4578	0.2034	11.2544
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.5591
Supplemental Rate Add-on				9.9025
Totals	171.5306	169.3384	3.0066	196.7934

Medicaid Trend Adjustment



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196.79

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1990/01	1,926,445	0.00	0.5899	0.5899		60	88.27	1,801,380	1,801,380	1
1990/07		0.10	0.5899	0.5899		60	88.27	1,802,443	1,821,120	
1991/01		0.10	0.5899	0.5899		60	88.27	1,803,506	1,831,800	
1991/07		0.20	1.4932	1.4932		60	88.27	1,808,891	1,859,160	
1992/01		0.20	2.0117	2.0117		60	88.27	1,816,168	1,896,540	
1992/07		0.30	1.8152	1.8152		60	88.27	1,826,059	1,930,980	
1993/01		0.30	1.7710	1.7710		60	88.27	1,835,761	1,965,180	
1993/07	10,460	0.40	1.5329	1.5329		60	91.01	1,857,478	1,995,300	
1994/01		0.40	1.6983	1.6983		60	91.01	1,870,096	2,029,200	
1994/07		0.50	1.5991	1.5991		60	86.35	1,885,049	2,061,660	
1995/01		0.50	1.5812	1.5812		60	86.35	1,899,952	2,094,240	
1995/07	1,524,887	0.60	1.5250	1.5250		120	83.82	3,424,839	4,252,320	5
1996/01		0.60	1.7228	1.7228		120	83.82	3,477,806	4,325,640	
1996/07		0.70	1.3294	1.3294		120	82.57	3,510,170	4,383,120	
1997/01		0.70	1.4109	1.4109		120	82.57	3,510,170	4,444,920	5
1997/07		0.80	1.0917	1.0917		120	80.33	3,544,836	4,493,400	5
1998/01		0.80	1.1663	1.1663		120	80.33	3,609,159	4,545,840	
1998/07	32,714	0.90	1.0794	1.0794		120	82.18	3,676,936	4,594,920	
1999/01		0.90	1.4499	1.4499		120	84.35	3,724,916	4,661,520	
1999/07		1.00	1.2299	1.2299		120	84.35	3,770,729	4,718,880	
2000/01		1.00	1.3356	1.3356		120	84.35	3,821,091	4,781,880	
2000/07		1.00	1.1129	1.1129		120	84.35	3,863,616	4,835,040	
2001/01		1.00	1.2976	1.2976		120	84.35	3,913,750	4,897,800	
2001/07		1.00	0.9615	0.9615		120	84.35	3,951,381	4,944,840	
2002/01	109,885	1.00	1.0301	1.0301		120	80.06	4,101,969	4,995,720	
2002/07		1.00	0.8337	0.8337		120	80.06	4,136,167	5,037,360	
2003/01		1.00	1.3271	1.3271		120	79.91	4,191,058	5,104,200	
2003/07		1.00	1.1664	1.1664		120	79.91	4,239,943	5,163,720	
2004/01	18,146	1.00	1.1103	1.1103		120	75.55	4,305,165	5,221,080	
2004/07		1.00	0.8378	0.8378		120	75.55	4,341,234	5,264,880	



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196.79

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2005/01		1.00	0.8595	0.8595		120	68.48	4,378,547	5,310,120	
2005/07		1.00	0.7364	0.7364		120	68.48	4,410,791	5,349,240	
2006/01		1.00	0.9068	0.9068		120	68.48	4,450,788	5,397,720	
2006/07	32,822	1.00	0.8133	0.8133		120	58.40	4,519,808	5,441,640	
2007/01		1.00	1.0133	1.0133		120	58.40	4,565,607	5,496,720	
2007/07		1.00	1.1050	1.1050		120	53.84	4,614,993	5,557,440	
2008/01		1.00	0.8556	0.8556		120	53.84	4,653,646	5,604,960	
2008/07		1.00	0.6104	0.6104		120	55.75	4,682,052	5,639,160	
2009/01	27,304	1.00	1.3268	1.3268		120	64.38	4,771,477	5,714,040	
2009/07		1.00	0.6841	0.6841		120	64.38	4,804,119	5,753,160	
2010/01	120,479	1.00	0.8643	0.8643		120	65.57	4,966,120	5,802,840	
2010/07		0.95	0.7107	0.7107		120	65.57	4,999,651	5,844,120	
2011/01	29,853	0.95	0.9198	0.9198		120	62.03	5,073,191	5,897,880	
2011/07		0.90	0.9028	0.9028		120	62.03	5,114,411	5,951,160	
2012/01		0.90	0.3865	0.3865		120	63.97	5,132,204	5,974,200	
2012/07		0.85	0.9417	0.9417		120	63.97	5,173,282	6,030,480	
2013/01		0.85	0.4901	0.4901		120	63.97	5,194,834	6,060,000	
2013/07	31,155	0.80	0.6196	0.6196		120	64.87	5,251,740	6,097,560	
2014/01		0.80	0.8564	0.8564		120	64.87	5,287,720	6,149,760	
2014/07	362,646	0.75	1.2383	1.2383		120	65.59	5,699,473	6,225,960	

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 07/01/2014 through 12/31/2014

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234.54

Baldomero Lopez State Veterans' Nursing Home

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
6919 PARKWAY BLVD	7/1/2012-6/30/2013	Number of Beds: 120	Superior: 0
LAND O LAKES, FL 34639	Days in CR 365	Maximum: 43,800	Standard: 184
County: Pasco [51]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 5	Last Used: 2014/07	Total Patient: 43,539	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 1,143	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 22,168	FY Index: 1.29878490
Class at 1/94: North Large	Medical Utilization	50.91527%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	99.40411%	Cost: 1.03716397
Open Date: 01/01/1999	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/01/1999	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20850000
Entered Medicaid 05/07/1999	Low Occupancy Adjustment Factor:	126.54706%	DC Sem Index: 1.24200000
Med # Active Date: 05/07/1999	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02772031
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	965,171	2,561,575	1,046,919	203,724		4,777,389	
1a	Audit Adjustments							
2	Cost Per Diem	43.5389	115.5528	47.2266	9.1900		215.5083	
3	Cost Per Diem Inflated	45.1570	118.7560	48.9817				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	45.1570	118.7560	48.9817	9.1900		222.0847	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	65.7873		64.7014				
7	Provider Target Rate	67.1580		66.0495				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	45.1570	96.7737	48.9817	9.1900		200.1024	
12/13	Medical Adjustment Rate		0.0996	0.0504				
14	Prospective Per Diem 11	45.1570	96.8733	49.0321	9.1900		200.2524	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Baldomero Lopez State Veterans' Nursing Home

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	05/07/1999	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	0.00		Total Amount	Per Diem
Year of Phase-In/Full:		Type:	None	80% Capital(1):	4,559,180	8.8752
RS to Start Calcs:	1999/01	<60% of Base:	True	20% ROE(2):	1,139,795	0.4158
Indexed Asset Value	5,698,975	Interest Rate:	7.7500%	Insurance Cost(3):	1,807	0.0415
FRVS Base Asset:	886,642	Chase Rate:	7.7500%	Taxes Cost(3):	0	0.0000
Occup Adj Factor	0.9000	Amortization Rate:	7.7500%	Home Office(3):	44,477	1.0215
ROE Factor	0.014380	Interest Only:	True	Replacement(3&4):	43,357	0.0000
		Yearly Payment:	349,859	Total FRVS PD:		10.3540

- (1) 80% Capital (\$4,559,180) amortized at 7.7500 % for 20 years Interest of \$349,859 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$8.8752
- (2) 20% ROE (\$1,139,795) times the ROE factor (0.014380) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.4158
- (3) Pass-throughs: Cost divided by Total Patient Days
- (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	38,291
Comparison Date:	07/01/1998	Current RS PBS:	51,883
Comparison Bed	120	Effective PBS Limitation	4,594,920

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	45.1570	45.1570	0.8018	44.3552
Direct Care	96.8733	96.8733	1.7200	95.1533
Indirect Care	49.0321	49.0321	0.8706	48.1615
Property	9.1900	10.3540	0.1838	10.1702
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				26.7981
Supplemental Rate Add-on				9.9025
Totals	200.2524	201.4164	3.5762	234.5408

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1999/01	886,642	0.00	1.4499	1.4499		120	23.39	886,642	4,661,520	
1999/07	10,736,836	0.10	1.2299	1.2299		120	23.39	4,718,880	4,718,880	8
2000/01	16,901	0.10	1.3356	1.3356		120	23.39	4,735,781	4,781,880	
2000/07		0.20	1.1129	1.1129		120	23.39	4,735,781	4,835,040	
2001/01		0.20	1.2976	1.2976		120	23.39	4,735,781	4,897,800	
2001/07		0.30	0.9615	0.9615		120	23.39	4,735,781	4,944,840	
2002/01		0.30	1.0301	1.0301		120	42.98	4,747,216	4,995,720	
2002/07		0.40	0.8337	0.8337		120	42.98	4,759,588	5,037,360	
2003/01	39,599	0.40	1.3271	1.3271		120	51.16	4,822,687	5,104,200	
2003/07		0.50	1.1664	1.1664		120	51.16	4,848,849	5,163,720	
2004/01		0.50	1.1103	1.1103		120	51.16	4,873,890	5,221,080	
2004/07		0.60	0.8378	0.8378		120	51.16	4,896,680	5,264,880	
2005/01		0.60	0.8595	0.8595		120	58.62	4,921,932	5,310,120	
2005/07		0.70	0.7364	0.7364		120	58.62	4,947,305	5,349,240	
2006/01		0.70	0.9068	0.9068		120	58.62	4,978,710	5,397,720	
2006/07		0.80	0.8133	0.8133		120	61.44	5,011,101	5,441,640	
2007/01		0.80	1.0133	1.0133		120	61.44	5,051,721	5,496,720	
2007/07		0.90	1.1050	1.1050		120	65.89	5,101,960	5,557,440	
2008/01		0.90	0.8556	0.8556		120	65.89	5,141,245	5,604,960	
2008/07		1.00	0.6104	0.6104		120	65.89	5,172,627	5,639,160	
2009/01		1.00	1.3268	1.3268		120	65.89	5,241,257	5,714,040	
2009/07		1.00	0.6841	0.6841		120	67.67	5,277,112	5,753,160	
2010/01		1.00	0.8643	0.8643		120	67.67	5,322,722	5,802,840	
2010/07		1.00	0.7107	0.7107		120	67.03	5,360,551	5,844,120	
2011/01		1.00	0.9198	0.9198		120	67.03	5,409,857	5,897,880	
2011/07		1.00	0.9028	0.9028		120	55.53	5,458,697	5,951,160	
2012/01		1.00	0.3865	0.3865		120	53.17	5,479,093	5,974,200	
2012/07		1.00	0.9417	0.9417		120	53.17	5,528,973	6,030,480	
2013/01		1.00	0.4901	0.4901		120	53.17	5,555,169	6,060,000	
2013/07		1.00	0.6196	0.6196		120	52.95	5,588,306	6,097,560	



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234.54

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2014/01		1.00	0.8564	0.8564		120	52.95	5,634,380	6,149,760	
2014/07		1.00	1.2383	1.2383		120	50.92	5,698,975	6,225,960	

Message Code:

8 Limited to Current RS Per Bed Standard

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 214914063020130701201211112013114627



Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 07/01/2014 through 12/31/2014

0 216399-00 - 2014/07

263.96

Harbour's Edge

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

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

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
401 E LINTON BLVD	1/1/2012-12/31/2012	Number of Beds: 54	Superior: 0
DELRAY BEACH, FL 33483	Days in CR 366	Maximum: 19,764	Standard: 184
County: Palm Beach [50]	First Used : 2014/01	Max Annualized: 19,710	Conditional: 0
Region: South Area: 9	Last Used: 2014/07	Total Patient: 15,194	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 5,820	Inflation
Current Class South Small	Initial CR? False	Medicaid: 366	FY Index: 1.28335532
Class at 1/94: South Small	Medical Utilization	2.40885%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	76.87715%	Cost: 1.04963363
Open Date: 08/03/1987	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 08/03/1987	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20250000
Entered Medicaid 06/01/1999	Low Occupancy Adjustment Factor:	97.86897%	DC Sem Index: 1.24200000
Med # Active Date: 06/01/1999	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03284823
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	24,419	45,861	46,950	7,035		124,264	
1a	Audit Adjustments							
2	Cost Per Diem	66.7186	125.3021	128.2787	19.2213		339.5207	
3	Cost Per Diem Inflated	70.0301	129.4181	134.6456				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	70.0301	129.4181	134.6456	19.2213		353.3151	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	119.4609		119.8451				
7	Provider Target Rate	121.9500		122.3422				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	62.8974	105.8360	81.6951	13.6500			
9	Prior Semester: Class Ceiling Target Base	67.3414		79.1810				
10	Target Rate Class Ceiling	68.3236		80.3359				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	62.8974	105.8360	80.3359	13.6500		262.7193	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	62.8974	105.8360	80.3359	13.6500		262.7193	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Harbour's Edge

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/01/1999	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	0.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	None	80% Capital(1):	787,463 3.4065
RS to Start Calcs:	1987/07	<60% of Base:	True	20% ROE(2):	196,866 0.1618
Indexed Asset Value	984,329	Interest Rate:	0.0000%	Insurance Cost(3):	55,515 3.6537
FRVS Base Asset:	0	Chase Rate:	7.7500%	Taxes Cost(3):	33,335 2.1940
Occup Adj Factor	0.9000	Amortization Rate:	7.7500%	Home Office(3):	2,444 0.1609
ROE Factor	0.014580	Interest Only:	True	Replacement(3&4):	6,896,858 0.0000
		Yearly Payment:	60,428	Total FRVS PD:	9.5769

- (1) 80% Capital (\$787,463) amortized at 7.7500 % for 20 years Interest of \$60,428 divided by annual available days (19710) divided by Occup. Adj. (0.900) = \$3.4065
- (2) 20% ROE (\$196,866) times the ROE factor (0.014580) divided by annual available days (19710) divided by Occup. Adj. (0.900) = \$0.1618
- (3) Pass-throughs: 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:	51,883
Comparison Bed	54	Effective PBS Limitation	1,576,530

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	62.8974	62.8974	1.1167	61.7807
Direct Care	105.8360	105.8360	1.8791	103.9569
Indirect Care	80.3359	80.3359	1.4264	78.9095
Property	13.6500	9.5769	0.1700	9.4069
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	262.7193	258.6462	4.5922	263.9565

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
1999/01	954,555	0.00	1.4499	1.4499		54	0.84	954,555	1,576,530	
1999/07		0.10	1.2299	1.2299		54	0.84	954,555	2,123,496	
2000/01		0.10	1.3356	1.3356		54	0.84	954,555	2,151,846	
2000/07		0.20	1.1129	1.1129		54	0.84	954,555	2,175,768	
2001/01		0.20	1.2976	1.2976		54	0.84	954,555	2,204,010	
2001/07		0.30	0.9615	0.9615		54	0.84	954,555	2,225,178	
2002/01		0.30	1.0301	1.0301		54	0.84	954,555	2,248,074	
2002/07		0.40	0.8337	0.8337		54	0.84	954,555	2,266,812	
2003/01	29,774	0.40	1.3271	1.3271		54	2.25	984,329	2,296,890	
2003/07		0.50	1.1664	1.1664		54	2.25	984,329	2,323,674	
2004/01		0.50	1.1103	1.1103		54	4.30	984,329	2,349,486	
2004/07		0.60	0.8378	0.8378		54	3.72	984,329	2,369,196	
2005/01		0.60	0.8595	0.8595		54	3.72	984,329	2,389,554	
2005/07		0.70	0.7364	0.7364		54	3.72	984,329	2,407,158	
2006/01		0.70	0.9068	0.9068		54	4.55	984,329	2,428,974	
2006/07		0.80	0.8133	0.8133		54	4.55	984,329	2,448,738	
2007/01		0.80	1.0133	1.0133		54	5.06	984,329	2,473,524	
2007/07		0.90	1.1050	1.1050		54	5.06	984,329	2,500,848	
2008/01		0.90	0.8556	0.8556		54	4.48	984,329	2,522,232	
2008/07		1.00	0.6104	0.6104		54	4.48	984,329	2,537,622	
2009/01		1.00	1.3268	1.3268		54	3.47	984,329	2,571,318	
2009/07		1.00	0.6841	0.6841		54	3.47	984,329	2,588,922	
2010/01		1.00	0.8643	0.8643		54	4.82	984,329	2,611,278	
2010/07		1.00	0.7107	0.7107		54	4.82	984,329	2,629,854	
2011/01		1.00	0.9198	0.9198		54	4.83	984,329	2,654,046	
2011/07		1.00	0.9028	0.9028		54	4.83	984,329	2,678,022	
2012/01		1.00	0.3865	0.3865		54	4.83	984,329	2,688,390	
2012/07		1.00	0.9417	0.9417		54	4.83	984,329	2,713,716	
2013/01		1.00	0.4901	0.4901		54	3.94	984,329	2,727,000	
2013/07		1.00	0.6196	0.6196		54	3.94	984,329	2,743,902	



Florida Agency for Health Care Administration
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Rate Semester 7/1/2014 through 12/31/2014 Based on Cost Report: 12/31/2012

0 216399-00 - 2014/07

263.96

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2014/01		1.00	0.8564	0.8564		54	2.41	984,329	2,767,392	
2014/07		1.00	1.2383	1.2383		54	2.41	984,329	2,801,682	

Message Code:

NC68L Report Calculated: 6/27/2014 4:14:19 PM

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Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 07/01/2014 through 12/31/2014

0 217263-00 - 2014/07

213.56

Crystal River 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
136 NORTHEAST 12TH AVENUE	7/1/2012-6/30/2013	Number of Beds: 150	Superior: 0
CRYSTAL RIVER, FL 34429	Days in CR 365	Maximum: 54,750	Standard: 184
County: Citrus [9]	First Used : 2014/07	Max Annualized: 54,750	Conditional: 0
Region: North Area: 3	Last Used: 2014/07	Total Patient: 40,301	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 6,711	Inflation
Current Class North Large	Initial CR? False	Medicaid: 25,898	FY Index: 1.29878490
Class at 1/94: North Large	Medical Utilization	64.26143%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	73.60913%	Cost: 1.03716397
Open Date: 12/08/1976	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 12/08/1976	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20850000
Entered Medicaid 12/08/1976	Low Occupancy Adjustment Factor:	93.70859%	DC Sem Index: 1.24200000
Med # Active Date: 07/01/1999	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02772031
Previous Med # 206873			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,150,478	2,135,741	1,000,648	464,869		4,751,736	
1a	Audit Adjustments							
2	Cost Per Diem	44.4234	82.4674	38.6380	17.9500		183.4788	
3	Cost Per Diem Inflated	46.0743	84.7534	40.0739				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	46.0743	84.7534	40.0739	17.9500		188.8516	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	55.0971		51.2053				
7	Provider Target Rate	56.2451		52.2722				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	46.0743	84.7534	40.0739	13.6500		184.5516	
12/13	Medical Adjustment Rate		1.3598	0.6430				
14	Prospective Per Diem 11	46.0743	86.1132	40.7169	13.6500		186.5544	
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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0 217263-00 - 2014/07

213.56

Rate Semester 07/01/2014 through 12/31/2014

Crystal River Health & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	07/01/1999	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	5,920,000.00		Total Amount	Per Diem
RS to Start Calcs:	1976/07	Type:	Variable	80% Capital(1):	4,161,950	7.5867
Indexed Asset Value	5,202,438	<60% of Base:	False	20% ROE(2):	1,040,488	0.3036
FRVS Base Asset:	2,866,100	Interest Rate:	6.5500%	Insurance Cost(3):	43,446	1.0780
Occup Adj Factor	0.9000	Chase Rate:	4.7500%	Taxes Cost(3):	60,070	1.4905
ROE Factor	0.014380	Amortization Rate:	6.5500%	Home Office(3):	56,497	1.4019
		Interest Only:	False	Replacement(3&4):	171,063	0.0000
		Yearly Payment:	373,836	Total FRVS PD:		11.8607

- (1) 80% Capital (\$4,161,950) amortized at 6.5500 % for 20 years Principal & Interest of \$373,836 divided by annual available days (54750) divided by Occup. Adj. (0.900) = \$7.5867
- (2) 20% ROE (\$1,040,488) times the ROE factor (0.014380) divided by annual available days (54750) divided by Occup. Adj. (0.900) = \$0.3036
- (3) Pass-throughs: 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:	51,883
Comparison Bed	150	Effective PBS Limitation	4,275,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	46.0743	46.0743	0.8181	45.2562
Direct Care	86.1132	86.1132	1.5289	84.5843
Indirect Care	40.7169	40.7169	0.7229	39.9940
Property	13.6500	11.8607	0.2106	11.6501
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.1691
Supplemental Rate Add-on				9.9025
Totals	186.5544	184.7651	3.2805	213.5562

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1976/07	2,185,280	0.00	3.4853	3.0000	0.4853	150	100.00	2,185,280	2,338,050	
1977/01		0.10	4.2359	3.0000	1.2359	150	100.00	2,191,836	2,425,800	
1977/07		0.10	6.2934	3.0000	3.2934	150	100.00	2,198,412	2,548,350	
1978/01		0.20	8.0331	3.0000	5.0331	150	100.00	2,211,602	2,669,250	
1978/07		0.20	10.5726	3.0000	7.5726	150	100.00	2,224,872	2,817,000	
1979/01		0.30	12.6998	3.0000	9.6998	150	100.00	2,244,896	2,961,450	
1979/07		0.30	13.8980	3.0000	10.8980	150	100.00	2,265,100	3,085,800	
1980/01		0.40	17.0638	3.0000	14.0638	150	100.00	2,292,281	3,276,150	
1980/07		0.40	17.8744	3.0000	14.8744	150	100.00	2,319,788	3,400,950	
1981/01		0.50	18.6984	3.0000	15.6984	150	100.00	2,354,585	3,531,000	
1981/07		0.50	18.2872	3.0000	15.2872	150	100.00	2,389,904	3,622,350	
1982/01		0.60	17.9632	3.0000	14.9632	150	100.00	2,432,922	3,719,400	
1982/07		0.60	17.2609	3.0000	14.2609	150	69.12	2,476,715	3,804,750	
1983/04	2,949	0.70	16.8897	3.0000	13.8897	150	69.12	2,531,675	3,904,800	
1983/07		0.70	17.8475	3.0000	14.8475	150	69.12	2,584,840	4,059,300	
1984/01	6,325	0.80	16.1427	3.0000	13.1427	150	67.85	2,653,201	4,111,950	
1984/07		0.80	15.0606	3.0000	12.0606	150	67.85	2,716,878	4,190,850	
1985/01	516	0.90	13.2077	3.0000	10.2077	150	67.85	2,790,750	4,238,850	
1985/10		0.90	11.0599	3.0000	8.0599	150	72.94	2,866,100	4,275,000	
1986/01		1.00	8.8898	3.0000	5.8898	150	72.94	2,952,083	4,310,550	
1986/07		1.00	6.1872	3.0000	3.1872	150	70.36	3,040,645	4,302,300	
1987/01		1.00	4.1963	3.0000	1.1963	150	72.94	3,131,864	4,379,250	
1987/07		1.00	2.0970	2.0970		150	70.36	3,197,539	4,413,450	
1988/01		1.00	0.9007	0.9007		150	71.14	3,226,339	4,449,300	
1988/07		1.00	0.5899	0.5899		150	77.02	3,245,371	4,446,900	
1989/01		1.00	0.5899	0.5899		150	76.27	3,264,515	4,473,150	
1989/07		1.00	0.5899	0.5899		150	76.27	3,283,772	4,503,450	
1990/01		1.00	0.5899	0.5899		150	76.27	3,303,143	4,526,100	
1990/07		1.00	0.5899	0.5899		150	67.67	3,322,628	4,552,800	
1991/01		1.00	0.5899	0.5899		150	72.54	3,342,228	4,579,500	



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213.56

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1991/07		1.00	1.4932	1.4932		150	72.54	3,392,134	4,647,900	
1992/01		1.00	2.0117	2.0117		150	72.54	3,460,374	4,741,350	
1992/07		1.00	1.8152	1.8152		150	74.95	3,523,187	4,827,450	
1993/01		1.00	1.7710	1.7710		150	74.09	3,585,583	4,912,950	
1993/07		1.00	1.5329	1.5329		150	74.09	3,640,546	4,988,250	
1994/01		1.00	1.6983	1.6983		150	77.15	3,702,373	5,073,000	
1994/07		1.00	1.5991	1.5991		150	77.15	3,761,578	5,154,150	
1995/01		1.00	1.5812	1.5812		150	79.17	3,821,056	5,235,600	
1995/07		1.00	1.5250	1.5250		150	79.17	3,879,327	5,315,400	
1996/01		1.00	1.7228	1.7228		150	77.89	3,946,160	5,407,050	
1996/07		1.00	1.3294	1.3294		150	77.89	3,998,620	5,478,900	
1997/01		0.95	1.4109	1.4109		150	75.63	4,052,218	5,556,150	
1997/07		0.95	1.0917	1.0917		150	75.63	4,094,244	5,616,750	
1998/01		0.90	1.1663	1.1663		150	74.87	4,137,221	5,682,300	
1998/07		0.90	1.0794	1.0794		150	74.87	4,177,414	5,743,650	
1999/01		0.85	1.4499	1.4499		150	78.35	4,228,896	5,826,900	
1999/07	30,941	0.85	1.2299	1.2299		150	66.91	4,304,046	5,898,600	
2000/01	36,484	0.80	1.3356	1.3356		150	66.91	4,386,519	5,977,350	
2000/07		0.80	1.1129	1.1129		150	66.91	4,425,572	6,043,800	
2001/01		0.75	1.2976	1.2976		150	66.91	4,468,642	6,122,250	
2001/07		0.75	0.9615	0.9615		150	66.91	4,500,865	6,181,050	
2002/01	29,629	0.70	1.0301	1.0301		150	65.55	4,562,950	6,244,650	
2002/07		0.70	0.8337	0.8337		150	65.55	4,589,579	6,296,700	
2003/01	28,349	0.65	1.3271	1.3271		150	72.09	4,657,518	6,380,250	
2003/07		0.65	1.1664	1.1664		150	72.09	4,692,831	6,454,650	
2004/01		0.60	1.1103	1.1103		150	67.74	4,724,095	6,526,350	
2004/07		0.60	0.8378	0.8378		150	67.74	4,747,843	6,581,100	
2005/01		0.55	0.8595	0.8595		150	67.74	4,770,286	6,637,650	
2005/07		0.55	0.7364	0.7364		150	63.97	4,789,606	6,686,550	
2006/01		0.50	0.9068	0.9068		150	71.95	4,811,322	6,747,150	



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213.56

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2006/07		0.50	0.8133	0.8133		150	71.95	4,830,890	6,802,050	
2007/01		0.45	1.0133	1.0133		150	69.01	4,852,919	6,870,900	
2007/07		0.45	1.1050	1.1050		150	69.01	4,877,053	6,946,800	
2008/01		0.40	0.8556	0.8556		150	69.01	4,893,742	7,006,200	
2008/07	70,102	0.40	0.6104	0.6104		150	72.90	4,975,795	7,048,950	
2009/01		0.35	1.3268	1.3268		150	72.90	4,998,903	7,142,550	
2009/07		0.35	0.6841	0.6841		150	67.96	5,010,870	7,191,450	
2010/01	55,142	0.30	0.8643	0.8643		150	71.11	5,079,005	7,253,550	
2010/07		0.30	0.7107	0.7107		150	71.11	5,089,833	7,305,150	
2011/01		0.25	0.9198	0.9198		150	73.42	5,101,540	7,372,350	
2011/07		0.25	0.9028	0.9028		150	73.42	5,113,054	7,438,950	
2012/01		0.20	0.3865	0.3865		150	72.87	5,117,006	7,467,750	
2012/07		0.20	0.9417	0.9417		150	72.87	5,126,641	7,538,100	
2013/01		0.15	0.4901	0.4901		150	72.87	5,130,409	7,575,000	
2013/07	56,386	0.15	0.6196	0.6196		150	69.86	5,191,561	7,621,950	
2014/01		0.10	0.8564	0.8564		150	69.86	5,196,005	7,687,200	
2014/07		0.10	1.2383	1.2383		150	64.26	5,202,438	7,782,450	

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Report Printed: 6/27/2014

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Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 07/01/2014 through 12/31/2014

0 217395-00 - 2014/07

207.97

Ocala 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
1201 SE 24TH RD	7/1/2012-6/30/2013	Number of Beds: 180	Superior: 0
OCALA, FL 34471	Days in CR 365	Maximum: 65,700	Standard: 184
County: Marion [42]	First Used : 2014/01	Max Annualized: 65,700	Conditional: 0
Region: North Area: 3	Last Used: 2014/07	Total Patient: 57,731	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 9,437	Inflation
Current Class North Large	Initial CR? False	Medicaid: 38,858	FY Index: 1.29878490
Class at 1/94: North Large	Medical Utilization	67.30872%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	87.87062%	Cost: 1.03716397
Open Date: 11/21/1977	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 11/21/1977	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20850000
Entered Medicaid 11/21/1977	Low Occupancy Adjustment Factor:	111.86428%	DC Sem Index: 1.24200000
Med # Active Date: 07/01/1999	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02772031
Previous Med # 206890			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,510,566	3,178,693	1,433,162	697,113		6,819,534	
1a	Audit Adjustments							
2	Cost Per Diem	38.8740	81.8028	36.8820	17.9400		175.4988	
3	Cost Per Diem Inflated	40.3187	84.0704	38.2527				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	40.3187	84.0704	38.2527	17.9400		180.5818	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	45.6908		51.2053				
7	Provider Target Rate	46.6428		52.2722				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	40.3187	84.0704	38.2527	13.6500		176.2918	
12/13	Medical Adjustment Rate		1.6370	0.7449				
14	Prospective Per Diem 11	40.3187	85.7074	38.9976	13.6500		178.6737	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



Florida Agency for Health Care Administration
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207.97

Rate Semester 07/01/2014 through 12/31/2014

Ocala Health & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	07/01/1999	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	6,160,000.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Variable	80% Capital(1):	6,529,443 9.9187
RS to Start Calcs:	1977/07	<60% of Base:	False	20% ROE(2):	1,632,361 0.3970
Indexed Asset Value	8,161,804	Interest Rate:	6.5500%	Insurance Cost(3):	55,223 0.9566
FRVS Base Asset:	4,016,165	Chase Rate:	4.7500%	Taxes Cost(3):	50,438 0.8737
Occup Adj Factor	0.9000	Amortization Rate:	6.5500%	Home Office(3):	81,171 1.4060
ROE Factor	0.014380	Interest Only:	False	Replacement(3&4):	15,291 0.0000
		Yearly Payment:	586,490	Total FRVS PD:	13.5520

- (1) 80% Capital (\$6,529,443) amortized at 6.5500 % for 20 years Principal & Interest of \$586,490 divided by annual available days (65700) divided by Occup. Adj. (0.900) = \$9.9187
- (2) 20% ROE (\$1,632,361) times the ROE factor (0.014380) divided by annual available days (65700) divided by Occup. Adj. (0.900) = \$0.3970
- (3) Pass-throughs: 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:	51,883
Comparison Bed 180	Effective PBS Limitation	5,130,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	40.3187	40.3187	0.7159	39.6028
Direct Care	85.7074	85.7074	1.5217	84.1857
Indirect Care	38.9976	38.9976	0.6924	38.3052
Property	13.6500	13.5520	0.2406	13.3114
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.6610
Supplemental Rate Add-on				9.9025
Totals	178.6737	178.5757	3.1706	207.9686

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1977/07	3,241,837	0.00	5.0576	3.0000	2.0576	180	100.00	3,241,837	3,058,020	
1978/01		0.10	6.7973	3.0000	3.7973	180	100.00	3,251,563	3,203,100	
1978/07		0.10	9.3367	3.0000	6.3367	180	100.00	3,261,318	3,380,400	
1979/01		0.20	11.4640	3.0000	8.4640	180	100.00	3,280,886	3,553,740	
1979/07		0.20	12.6622	3.0000	9.6622	180	100.00	3,300,571	3,702,960	
1980/01		0.30	15.8279	3.0000	12.8279	180	100.00	3,330,276	3,931,380	
1980/07		0.30	16.6385	3.0000	13.6385	180	100.00	3,360,248	4,081,140	
1981/01		0.40	17.4626	3.0000	14.4626	180	100.00	3,400,571	4,237,200	
1981/07		0.40	17.0514	3.0000	14.0514	180	100.00	3,441,378	4,346,820	
1982/01		0.50	16.7274	3.0000	13.7274	180	100.00	3,492,999	4,463,280	
1982/07		0.50	16.0251	3.0000	13.0251	180	100.00	3,545,394	4,565,700	
1983/04		0.60	15.6539	3.0000	12.6539	180	71.99	3,609,211	4,685,760	
1983/07		0.60	16.6117	3.0000	13.6117	180	71.99	3,674,177	4,871,160	
1984/01		0.70	14.9069	3.0000	11.9069	180	73.34	3,751,335	4,934,340	
1984/07		0.70	13.8248	3.0000	10.8248	180	73.34	3,830,113	5,029,020	
1985/01		0.80	11.9719	3.0000	8.9719	180	73.34	3,922,036	5,086,620	
1985/10		0.80	9.8241	3.0000	6.8241	180	71.73	4,016,165	5,130,000	
1986/01		0.90	7.6540	3.0000	4.6540	180	71.73	4,124,601	5,172,660	
1986/07		0.90	4.9514	3.0000	1.9514	180	71.73	4,235,965	5,162,760	
1987/01		1.00	2.9605	2.9605		180	71.73	4,361,371	5,255,100	
1987/07		1.00	0.9007	0.9007		180	64.23	4,400,654	5,296,140	
1988/01		1.00	0.9007	0.9007		180	69.43	4,440,291	5,339,160	
1988/07		1.00	0.5899	0.5899		180	76.22	4,466,484	5,336,280	
1989/01		1.00	0.5899	0.5899		180	77.13	4,492,832	5,367,780	
1989/07		1.00	0.5899	0.5899		180	77.13	4,519,335	5,404,140	
1990/01		1.00	0.5899	0.5899		180	77.13	4,545,995	5,431,320	
1990/07		1.00	0.5899	0.5899		180	76.70	4,572,812	5,463,360	
1991/01		1.00	0.5899	0.5899		180	76.70	4,599,787	5,495,400	
1991/07		1.00	1.4932	1.4932		180	82.06	4,668,471	5,577,480	
1992/01		1.00	2.0117	2.0117		180	84.85	4,762,387	5,689,620	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1992/07		1.00	1.8152	1.8152		180	84.85	4,848,834	5,792,940	
1993/01		1.00	1.7710	1.7710		180	85.81	4,934,707	5,895,540	
1993/07		1.00	1.5329	1.5329		180	85.81	5,010,351	5,985,900	
1994/01		1.00	1.6983	1.6983		180	85.69	5,095,442	6,087,600	
1994/07		1.00	1.5991	1.5991		180	85.69	5,176,923	6,184,980	
1995/01		1.00	1.5812	1.5812		180	87.71	5,258,781	6,282,720	
1995/07		1.00	1.5250	1.5250		180	87.71	5,338,977	6,378,480	
1996/01		1.00	1.7228	1.7228		180	86.77	5,338,977	6,488,460	5
1996/07		1.00	1.3294	1.3294		180	86.77	5,430,957	6,574,680	5
1997/01		1.00	1.4109	1.4109		180	88.38	5,580,800	6,667,380	
1997/07		1.00	1.0917	1.0917		180	88.38	5,641,726	6,740,100	
1998/01		0.95	1.1663	1.1663		180	81.51	5,704,236	6,818,760	
1998/07		0.95	1.0794	1.0794		180	81.51	5,762,727	6,892,380	
1999/01		0.90	1.4499	1.4499		180	84.67	5,837,925	6,992,280	
1999/07	59,246	0.90	1.2299	1.2299		180	88.48	5,961,791	7,078,320	
2000/01	47,048	0.85	1.3356	1.3356		180	88.48	6,076,523	7,172,820	
2000/07		0.85	1.1129	1.1129		180	88.48	6,134,007	7,252,560	
2001/01		0.80	1.2976	1.2976		180	88.48	6,197,684	7,346,700	
2001/07		0.80	0.9615	0.9615		180	88.48	6,245,357	7,417,260	
2002/01	98,619	0.75	1.0301	1.0301		180	83.11	6,392,228	7,493,580	
2002/07		0.75	0.8337	0.8337		180	83.11	6,432,199	7,556,040	
2003/01	289,496	0.70	1.3271	1.3271		180	81.14	6,781,450	7,656,300	
2003/07		0.70	1.1664	1.1664		180	81.14	6,836,821	7,745,580	
2004/01	75,006	0.65	1.1103	1.1103		180	79.71	6,961,168	7,831,620	
2004/07		0.65	0.8378	0.8378		180	79.71	6,999,079	7,897,320	
2005/01		0.60	0.8595	0.8595		180	77.90	7,035,173	7,965,180	
2005/07		0.60	0.7364	0.7364		180	77.90	7,066,254	8,023,860	
2006/01		0.55	0.9068	0.9068		180	75.30	7,101,493	8,096,580	
2006/07		0.55	0.8133	0.8133		180	75.30	7,133,258	8,162,460	
2007/01		0.50	1.0133	1.0133		180	76.44	7,169,402	8,245,080	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2007/07		0.50	1.1050	1.1050		180	76.44	7,209,013	8,336,160	
2008/01		0.45	0.8556	0.8556		180	76.44	7,236,768	8,407,440	
2008/07		0.45	0.6104	0.6104		180	70.12	7,256,647	8,458,740	
2009/01		0.40	1.3268	1.3268		180	70.12	7,295,158	8,571,060	
2009/07		0.40	0.6841	0.6841		180	64.23	7,315,118	8,629,740	
2010/01	166,926	0.35	0.8643	0.8643		180	70.80	7,504,172	8,704,260	
2010/07		0.35	0.7107	0.7107		180	70.80	7,522,835	8,766,180	
2011/01		0.30	0.9198	0.9198		180	72.11	7,543,591	8,846,820	
2011/07		0.30	0.9028	0.9028		180	72.11	7,564,019	8,926,740	
2012/01	355,644	0.25	0.3865	0.3865		180	70.15	7,926,970	8,961,300	
2012/07		0.25	0.9417	0.9417		180	70.15	7,945,630	9,045,720	
2013/01		0.20	0.4901	0.4901		180	70.15	7,953,417	9,090,000	
2013/07		0.20	0.6196	0.6196		180	70.07	7,963,271	9,146,340	
2014/01	173,172	0.15	0.8564	0.8564		180	67.31	8,146,676	9,224,640	
2014/07		0.15	1.2383	1.2383		180	67.31	8,161,804	9,338,940	

Message Code:

5 Uncorrected Licensure Deficiency



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West Melbourne Health & Rehabilitation Center

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

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
2125 W NEW HAVEN AVE	7/1/2012-6/30/2013	Number of Beds: 180	Superior: 0
WEST MELBOURNE, FL 32904	Days in CR 365	Maximum: 65,700	Standard: 179
County: Brevard [5]	First Used : 2014/07	Max Annualized: 65,700	Conditional: 5
Region: Central Area: 7	Last Used: 2014/07	Total Patient: 52,496	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 5,237	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 36,548	FY Index: 1.29878490
Class at 1/94: North Large	Medical Utilization	69.62054%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	79.90259%	Cost: 1.03716397
Open Date: 01/01/1979	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 09/11/1980	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20850000
Entered Medicaid 09/11/1980	Low Occupancy Adjustment Factor:	101.72052%	DC Sem Index: 1.24200000
Med # Active Date: 07/01/1999	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02772031
Previous Med # 206911			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,420,083	3,133,213	1,439,248	418,475		6,411,019	
1a	Audit Adjustments							
2	Cost Per Diem	38.8553	85.7287	39.3797	11.4500		175.4137	
3	Cost Per Diem Inflated	40.2993	88.1051	40.8432				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	40.2993	88.1051	40.8432	11.4500		180.6976	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	52.9657		53.3361				
7	Provider Target Rate	54.0693		54.4474				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	40.2993	88.1051	40.8432	11.4500		180.6976	
12/13	Medical Adjustment Rate		1.8919	0.8770				
14	Prospective Per Diem 11	40.2993	89.9970	41.7202	11.4500		183.4665	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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West Melbourne Health & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/01/2011	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	7,108,783.00	Total Amount	Per Diem
RS to Start Calcs:	1980/07	Type:	Variable	80% Capital(1):	4,700,560 6.7939
Indexed Asset Value	5,875,700	<60% of Base:	False	20% ROE(2):	1,175,140 0.2858
FRVS Base Asset:	2,055,416	Interest Rate:	5.9264%	Insurance Cost(3):	18,658 0.3554
Occup Adj Factor	0.9000	Chase Rate:	5.3347%	Taxes Cost(3):	68,904 1.3126
ROE Factor	0.014380	Amortization Rate:	5.9264%	Home Office(3):	73,202 1.3944
		Interest Only:	False	Replacement(3&4):	44,210 0.0000
		Yearly Payment:	401,724	Total FRVS PD:	10.1421

- (1) 80% Capital (\$4,700,560) amortized at 5.9264 % for 20 years Principal & Interest of \$401,724 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$6.7939
- (2) 20% ROE (\$1,175,140) times the ROE factor (0.014380) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.2858
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	40.2993	40.2993	0.7155	39.5838
Direct Care	89.9970	89.9970	1.5979	88.3991
Indirect Care	41.7202	41.7202	0.7407	40.9795
Property	11.4500	10.1421	0.1801	9.9620
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				24.1773
Supplemental Rate Add-on				9.9025
Totals	183.4665	182.1586	3.2342	213.0042

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1980/07	1,929,213	0.00	3.8106	3.0000	0.8106	120	100.00	1,929,213	2,720,760	
1981/01		0.10	4.6347	3.0000	1.6347	120	100.00	1,935,001	2,824,800	
1981/07	12,247	0.10	4.2235	3.0000	1.2235	120	100.00	1,953,053	2,897,880	
1982/01		0.20	3.8995	3.0000	0.8995	120	100.00	1,964,771	2,975,520	
1982/07		0.20	3.1971	3.0000	0.1971	120	86.74	1,976,560	3,043,800	
1983/04		0.30	2.8260	2.8260		120	86.74	1,993,317	3,123,840	
1983/07		0.30	3.9578	3.0000	0.9578	120	86.74	2,011,257	3,247,440	
1984/01		0.40	2.2530	2.2530		120	46.41	2,026,552	3,289,560	
1984/07		0.40	1.9179	1.9179		120	46.41	2,039,671	3,352,680	
1985/01		0.50	1.1471	1.1471		120	42.39	2,048,688	3,391,080	
1985/10		0.50	0.8522	0.8522		120	42.39	2,055,416	3,420,000	
1986/01		0.60	0.8299	0.8299		120	42.39	2,063,304	3,448,440	
1986/07		0.60	0.2974	0.2974		120	38.43	2,065,876	3,441,840	
1987/01		0.70	1.0091	1.0091		120	38.43	2,076,073	3,503,400	
1987/07		0.70	0.9007	0.9007		120	32.17	2,083,729	3,530,760	
1988/01	1,693,672	0.80	0.9007	0.9007		180	32.17	3,786,184	5,339,160	
1988/07		0.80	0.5899	0.5899		180	29.29	3,795,699	5,336,280	
1989/01		0.90	0.5899	0.5899		180	24.06	3,795,699	5,367,780	
1989/07		0.90	0.5899	0.5899		180	24.06	3,795,699	5,404,140	
1990/01		1.00	0.5899	0.5899		180	24.06	3,795,699	5,431,320	
1990/07		1.00	0.5899	0.5899		180	27.97	3,807,086	5,463,360	
1991/01		1.00	0.5899	0.5899		180	33.29	3,820,679	5,495,400	
1991/07		1.00	1.4932	1.4932		180	33.29	3,855,210	5,577,480	
1992/01		1.00	2.0117	2.0117		180	33.29	3,902,152	5,689,620	
1992/07		1.00	1.8152	1.8152		180	31.83	3,943,144	5,792,940	
1993/01		1.00	1.7710	1.7710		180	31.71	3,983,406	5,895,540	
1993/07		1.00	1.5329	1.5329		180	31.71	4,018,611	5,985,900	
1994/01		1.00	1.6983	1.6983		180	37.08	4,064,623	6,087,600	
1994/07		1.00	1.5991	1.5991		180	37.08	4,108,443	6,184,980	
1995/01		1.00	1.5812	1.5812		180	37.08	4,152,240	6,282,720	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1995/07		1.00	1.5250	1.5250		180	38.00	4,195,990	6,378,480	
1996/01		1.00	1.7228	1.7228		180	40.28	4,248,931	6,488,460	
1996/07		1.00	1.3294	1.3294		180	40.28	4,290,299	6,574,680	
1997/01		1.00	1.4109	1.4109		180	42.16	4,336,699	6,667,380	
1997/07		1.00	1.0917	1.0917		180	42.16	4,372,990	6,740,100	
1998/01		1.00	1.1663	1.1663		180	49.76	4,419,133	6,818,760	
1998/07		1.00	1.0794	1.0794		180	49.76	4,419,133	6,892,380	5
1999/01		1.00	1.4499	1.4499		180	53.70	4,525,458	6,992,280	
1999/07	9,835	1.00	1.2299	1.2299		180	59.68	4,590,952	7,078,320	
2000/01	19,477	1.00	1.3356	1.3356		180	59.68	4,671,746	7,172,820	
2000/07		1.00	1.1129	1.1129		180	59.68	4,723,738	7,252,560	
2001/01		0.95	1.2976	1.2976		180	59.68	4,781,968	7,346,700	
2001/07		0.95	0.9615	0.9615		180	59.68	4,825,646	7,417,260	
2002/01	43,861	0.90	1.0301	1.0301		180	63.56	4,914,246	7,493,580	
2002/07		0.90	0.8337	0.8337		180	63.56	4,951,118	7,556,040	
2003/01		0.85	1.3271	1.3271		180	62.73	5,006,967	7,656,300	
2003/07		0.85	1.1664	1.1664		180	62.73	5,056,606	7,745,580	
2004/01		0.80	1.1103	1.1103		180	62.08	5,101,519	7,831,620	
2004/07		0.80	0.8378	0.8378		180	62.08	5,135,709	7,897,320	
2005/01		0.75	0.8595	0.8595		180	62.08	5,168,814	7,965,180	
2005/07		0.75	0.7364	0.7364		180	65.20	5,197,361	8,023,860	
2006/01		0.70	0.9068	0.9068		180	65.63	5,230,354	8,096,580	
2006/07		0.70	0.8133	0.8133		180	65.63	5,260,130	8,162,460	
2007/01		0.65	1.0133	1.0133		180	63.41	5,294,773	8,245,080	
2007/07		0.65	1.1050	1.1050		180	63.41	5,332,805	8,336,160	
2008/01		0.60	0.8556	0.8556		180	63.41	5,360,184	8,407,440	
2008/07		0.60	0.6104	0.6104		180	54.75	5,379,724	8,458,740	
2009/01		0.55	1.3268	1.3268		180	55.11	5,418,980	8,571,060	
2009/07		0.55	0.6841	0.6841		180	55.11	5,439,372	8,629,740	
2010/01		0.50	0.8643	0.8643		180	55.11	5,462,881	8,704,260	



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0 217727-00 - 2014/07

213.00

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2010/07	150,049	0.50	0.7107	0.7107		180	57.66	5,632,345	8,766,180	
2011/01	26,894	0.45	0.9198	0.9198		180	61.15	5,682,551	8,846,820	
2011/07		0.45	0.9028	0.9028		180	61.15	5,705,639	8,926,740	
2012/01		0.40	0.3865	0.3865		180	61.15	5,714,460	8,961,300	
2012/07		0.40	0.9417	0.9417		180	60.44	5,735,986	9,045,720	
2013/01	51,092	0.35	0.4901	0.4901		180	65.11	5,796,915	9,090,000	
2013/07		0.35	0.6196	0.6196		180	65.11	5,809,489	9,146,340	
2014/01		0.30	0.8564	0.8564		180	65.11	5,824,414	9,224,640	
2014/07	51,286	0.30	1.2383	1.2383		180	69.62	5,875,700	9,338,940	5

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 07/01/2014 through 12/31/2014

0 217735-00 - 2014/07

220.36

St. Augustine 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
51 SUNRISE BLVD	7/1/2012-6/30/2013	Number of Beds: 120	Superior: 0
SAINT AUGUSTINE, FL 32084	Days in CR 365	Maximum: 43,800	Standard: 184
County: St Johns [55]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: North Area: 4	Last Used: 2014/07	Total Patient: 40,158	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 7,498	Inflation
Current Class North Large	Initial CR? False	Medicaid: 27,527	FY Index: 1.29878490
Class at 1/94: North Large	Medical Utilization	68.54674%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	91.68493%	Cost: 1.03716397
Open Date: 04/02/1976	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 04/02/1976	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20850000
Entered Medicaid 04/02/1976	Low Occupancy Adjustment Factor:	116.72011%	DC Sem Index: 1.24200000
Med # Active Date: 07/01/1999	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02772031
Previous Med # 206903			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,148,678	2,448,016	1,166,790	468,510		5,231,994	
1a	Audit Adjustments							
2	Cost Per Diem	41.7291	88.9314	42.3871	17.0200		190.0676	
3	Cost Per Diem Inflated	43.2799	91.3966	43.9624				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	43.2799	91.3966	43.9624	17.0200		195.6589	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	61.0674		51.2053				
7	Provider Target Rate	62.3398		52.2722				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	43.2799	91.3966	43.9624	13.6500		192.2889	
12/13	Medical Adjustment Rate		1.9070	0.9173				
14	Prospective Per Diem 11	43.2799	93.3036	44.8797	13.6500		195.1132	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

St. Augustine Health & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	07/01/1999	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	5,760,000.00		Total Amount	Per Diem
RS to Start Calcs:	1976/01	Type:	Variable	80% Capital(1):	3,386,455	7.7164
Indexed Asset Value	4,233,069	<60% of Base:	False	20% ROE(2):	846,614	0.3088
FRVS Base Asset:	2,002,828	Interest Rate:	6.5500%	Insurance Cost(3):	38,232	0.9520
Occup Adj Factor	0.9000	Chase Rate:	5.7500%	Taxes Cost(3):	39,543	0.9847
ROE Factor	0.014380	Amortization Rate:	6.5500%	Home Office(3):	59,618	1.4846
		Interest Only:	False	Replacement(3&4):	80,274	0.0000
		Yearly Payment:	304,179	Total FRVS PD:		11.4465

- (1) 80% Capital (\$3,386,455) amortized at 6.5500 % for 20 years Principal & Interest of \$304,179 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$7.7164
- (2) 20% ROE (\$846,614) times the ROE factor (0.014380) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.3088
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	43.2799	43.2799	0.7684	42.5115
Direct Care	93.3036	93.3036	1.6566	91.6470
Indirect Care	44.8797	44.8797	0.7968	44.0829
Property	13.6500	11.4465	0.2032	11.2433
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.9770
Supplemental Rate Add-on				9.9025
Totals	195.1132	192.9097	3.4250	220.3642

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1976/01	1,476,056	0.00	4.0445	3.0000	1.0445	120	100.00	1,476,056	1,807,440	
1976/07		0.10	4.5297	3.0000	1.5297	120	100.00	1,480,484	1,870,440	
1977/01		0.10	5.2803	3.0000	2.2803	120	100.00	1,484,925	1,940,640	
1977/07		0.20	7.3379	3.0000	4.3379	120	100.00	1,493,835	2,038,680	
1978/01		0.20	9.0776	3.0000	6.0776	120	100.00	1,502,798	2,135,400	
1978/07		0.30	11.6170	3.0000	8.6170	120	100.00	1,516,323	2,253,600	
1979/01		0.30	13.7443	3.0000	10.7443	120	100.00	1,529,970	2,369,160	
1979/07		0.40	14.9425	3.0000	11.9425	120	100.00	1,548,330	2,468,640	
1980/01		0.40	18.1082	3.0000	15.1082	120	100.00	1,566,910	2,620,920	
1980/07		0.50	18.9189	3.0000	15.9189	120	100.00	1,590,414	2,720,760	
1981/01		0.50	19.7429	3.0000	16.7429	120	100.00	1,614,270	2,824,800	
1981/07		0.60	19.3317	3.0000	16.3317	120	100.00	1,643,327	2,897,880	
1982/01		0.60	19.0077	3.0000	16.0077	120	100.00	1,672,907	2,975,520	
1982/07		0.70	18.3054	3.0000	15.3054	120	71.39	1,708,038	3,043,800	
1983/04	5,367	0.70	17.9342	3.0000	14.9342	120	71.39	1,749,274	3,123,840	
1983/07		0.80	18.8920	3.0000	15.8920	120	71.39	1,791,257	3,247,440	
1984/01	9,348	0.80	17.1872	3.0000	14.1872	120	71.74	1,843,595	3,289,560	
1984/07		0.90	16.1051	3.0000	13.1051	120	71.74	1,893,372	3,352,680	
1985/01		0.90	14.2522	3.0000	11.2522	120	71.74	1,944,493	3,391,080	
1985/10		1.00	12.1044	3.0000	9.1044	120	74.00	2,002,828	3,420,000	
1986/01		1.00	9.9343	3.0000	6.9343	120	74.00	2,062,913	3,448,440	
1986/07		1.00	7.2317	3.0000	4.2317	120	73.47	2,124,800	3,441,840	
1987/01		1.00	5.2408	3.0000	2.2408	120	73.47	2,188,544	3,503,400	
1987/07		1.00	3.1415	3.0000	0.1415	120	75.29	2,254,200	3,530,760	
1988/01		1.00	1.0422	1.0422		120	75.29	2,277,693	3,559,440	
1988/07		1.00	0.5899	0.5899		120	77.13	2,291,129	3,557,520	
1989/01		1.00	0.5899	0.5899		120	76.29	2,304,644	3,578,520	
1989/07		1.00	0.5899	0.5899		120	76.29	2,318,239	3,602,760	
1990/01		1.00	0.5899	0.5899		120	76.29	2,331,914	3,620,880	
1990/07		1.00	0.5899	0.5899		120	72.58	2,345,670	3,642,240	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1991/01		1.00	0.5899	0.5899		120	72.58	2,359,507	3,663,600	
1991/07		1.00	1.4932	1.4932		120	77.55	2,394,739	3,718,320	
1992/01		1.00	2.0117	2.0117		120	83.66	2,442,914	3,793,080	
1992/07		1.00	1.8152	1.8152		120	83.66	2,487,258	3,861,960	
1993/01		1.00	1.7710	1.7710		120	82.08	2,531,307	3,930,360	
1993/07		1.00	1.5329	1.5329		120	82.08	2,570,109	3,990,600	
1994/01		1.00	1.6983	1.6983		120	83.63	2,613,757	4,058,400	
1994/07		1.00	1.5991	1.5991		120	83.63	2,655,554	4,123,320	
1995/01		1.00	1.5812	1.5812		120	83.63	2,697,544	4,188,480	
1995/07		1.00	1.5250	1.5250		120	77.01	2,738,682	4,252,320	
1996/01		1.00	1.7228	1.7228		120	73.89	2,785,864	4,325,640	
1996/07		0.95	1.3294	1.3294		120	73.89	2,821,047	4,383,120	
1997/01		0.95	1.4109	1.4109		120	69.50	2,858,860	4,444,920	
1997/07		0.90	1.0917	1.0917		120	69.50	2,886,948	4,493,400	
1998/01		0.90	1.1663	1.1663		120	72.55	2,917,252	4,545,840	
1998/07		0.85	1.0794	1.0794		120	72.55	2,944,018	4,594,920	
1999/01		0.85	1.4499	1.4499		120	71.13	2,980,300	4,661,520	
1999/07	30,078	0.80	1.2299	1.2299		120	61.44	3,039,701	4,718,880	
2000/01	44,129	0.80	1.3356	1.3356		120	61.44	3,116,309	4,781,880	
2000/07		0.75	1.1129	1.1129		120	61.44	3,142,321	4,835,040	
2001/01		0.75	1.2976	1.2976		120	61.44	3,172,902	4,897,800	
2001/07		0.70	0.9615	0.9615		120	61.44	3,194,259	4,944,840	
2002/01	46,043	0.70	1.0301	1.0301		120	66.86	3,263,336	4,995,720	
2002/07		0.65	0.8337	0.8337		120	66.86	3,281,020	5,037,360	
2003/01	42,171	0.65	1.3271	1.3271		120	62.31	3,351,493	5,104,200	
2003/07		0.60	1.1664	1.1664		120	62.31	3,374,947	5,163,720	
2004/01	55,338	0.60	1.1103	1.1103		120	72.64	3,452,769	5,221,080	
2004/07		0.55	0.8378	0.8378		120	72.64	3,468,679	5,264,880	
2005/01		0.55	0.8595	0.8595		120	72.64	3,485,075	5,310,120	
2005/07		0.50	0.7364	0.7364		120	76.43	3,497,907	5,349,240	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2006/01		0.50	0.9068	0.9068		120	70.87	3,513,767	5,397,720	
2006/07		0.45	0.8133	0.8133		120	70.87	3,526,627	5,441,640	
2007/01		0.45	1.0133	1.0133		120	67.32	3,542,708	5,496,720	
2007/07		0.40	1.1050	1.1050		120	67.32	3,558,367	5,557,440	
2008/01		0.40	0.8556	0.8556		120	67.32	3,558,367	5,604,960	5
2008/07		0.35	0.6104	0.6104		120	62.86	3,578,171	5,639,160	
2009/01		0.35	1.3268	1.3268		120	62.86	3,594,788	5,714,040	
2009/07		0.30	0.6841	0.6841		120	62.61	3,602,165	5,753,160	
2010/01		0.30	0.8643	0.8643		120	62.61	3,611,505	5,802,840	
2010/07	56,578	0.25	0.7107	0.7107		120	66.90	3,674,501	5,844,120	
2011/01		0.25	0.9198	0.9198		120	69.20	3,682,952	5,897,880	
2011/07		0.20	0.9028	0.9028		120	69.20	3,689,603	5,951,160	
2012/01	299,878	0.20	0.3865	0.3865		120	73.25	3,992,333	5,974,200	
2012/07		0.15	0.9417	0.9417		120	73.25	3,997,974	6,030,480	
2013/01	223,300	0.15	0.4901	0.4901		120	67.20	4,224,213	6,060,000	
2013/07		0.10	0.6196	0.6196		120	67.20	4,226,832	6,097,560	
2014/01		0.10	0.8564	0.8564		120	67.20	4,230,450	6,149,760	
2014/07		0.05	1.2383	1.2383		120	68.55	4,233,069	6,225,960	

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
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 Rate Semester 07/01/2014 through 12/31/2014

0 217743-00 - 2014/07

224.58

Daytona Beach Health and Rehabilitation Center

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

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1055 3RD STREET	7/1/2012-6/30/2013	Number of Beds: 180	Superior: 0
DAYTONA BEACH, FL 32117-4196	Days in CR 365	Maximum: 65,700	Standard: 154
County: Volusia [64]	First Used : 2014/01	Max Annualized: 65,700	Conditional: 30
Region: North Area: 4	Last Used: 2014/07	Total Patient: 51,692	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 6,027	Inflation
Current Class North Large	Initial CR? False	Medicaid: 39,534	FY Index: 1.29878490
Class at 1/94: North Large	Medical Utilization	76.47992%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	78.67884%	Cost: 1.03716397
Open Date: 10/01/1977	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 10/01/1977	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20850000
Entered Medicaid 10/01/1977	Low Occupancy Adjustment Factor:	100.16262%	DC Sem Index: 1.24200000
Med # Active Date: 07/01/1999	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02772031
Previous Med # 206881			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,686,606	3,526,980	1,626,533	451,478		7,291,597	
1a	Audit Adjustments							
2	Cost Per Diem	42.6622	89.2138	41.1426	11.4200		184.4386	
3	Cost Per Diem Inflated	44.2477	91.6868	42.6716				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	44.2477	91.6868	42.6716	11.4200		190.0261	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	65.3952		51.2053				
7	Provider Target Rate	66.7578		52.2722				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	44.2477	91.6868	42.6716	11.4200		190.0261	
12/13	Medical Adjustment Rate		2.2860	1.0639				
14	Prospective Per Diem 11	44.2477	93.9728	43.7355	11.4200		193.3760	
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 07/01/2014 through 12/31/2014

Daytona Beach Health and Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/01/1999	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	8,972,858.00	Total Amount	Per Diem	
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	4,729,234	8.2080
RS to Start Calcs:	1977/07	<60% of Base:	False	20% ROE(2):	1,182,308	0.2875
Indexed Asset Value	5,911,542	Interest Rate:	8.3000%	Insurance Cost(3):	44,647	0.8637
FRVS Base Asset:	3,068,148	Chase Rate:	8.0000%	Taxes Cost(3):	76,211	1.4743
Occup Adj Factor	0.9000	Amortization Rate:	8.3000%	Home Office(3):	73,507	1.4220
ROE Factor	0.014380	Interest Only:	False	Replacement(3&4):	57,799	0.0000
		Yearly Payment:	485,337	Total FRVS PD:		12.2555

- (1) 80% Capital (\$4,729,234) amortized at 8.3000 % for 20 years Principal & Interest of \$485,337 divided by annual available days (65700) divided by Occup. Adj. (0.900) = \$8.2080
 (2) 20% ROE (\$1,182,308) times the ROE factor (0.014380) divided by annual available days (65700) divided by Occup. Adj. (0.900) = \$0.2875
 (3) Pass-throughs: 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:	51,883
Comparison Bed 180	Effective PBS Limitation	5,130,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	44.2477	44.2477	0.7856	43.4621
Direct Care	93.9728	93.9728	1.6685	92.3043
Indirect Care	43.7355	43.7355	0.7765	42.9590
Property	11.4200	12.2555	0.2176	12.0379
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				23.9110
Supplemental Rate Add-on				9.9025
Totals	193.3760	194.2115	3.4482	224.5768

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1977/07	2,476,601	0.00	5.0576	3.0000	2.0576	180	100.00	2,476,601	3,058,020	
1978/01		0.10	6.7973	3.0000	3.7973	180	100.00	2,484,031	3,203,100	
1978/07		0.10	9.3367	3.0000	6.3367	180	100.00	2,491,483	3,380,400	
1979/01		0.20	11.4640	3.0000	8.4640	180	100.00	2,506,432	3,553,740	
1979/07		0.20	12.6622	3.0000	9.6622	180	100.00	2,521,471	3,702,960	
1980/01		0.30	15.8279	3.0000	12.8279	180	100.00	2,544,164	3,931,380	
1980/07		0.30	16.6385	3.0000	13.6385	180	100.00	2,567,061	4,081,140	
1981/01		0.40	17.4626	3.0000	14.4626	180	100.00	2,597,866	4,237,200	
1981/07		0.40	17.0514	3.0000	14.0514	180	100.00	2,629,040	4,346,820	
1982/01		0.50	16.7274	3.0000	13.7274	180	100.00	2,668,476	4,463,280	
1982/07		0.50	16.0251	3.0000	13.0251	180	71.00	2,708,503	4,565,700	
1983/04		0.60	15.6539	3.0000	12.6539	180	71.00	2,757,256	4,685,760	
1983/07		0.60	16.6117	3.0000	13.6117	180	71.00	2,806,887	4,871,160	
1984/01		0.70	14.9069	3.0000	11.9069	180	100.00	2,865,832	4,934,340	
1984/07		0.70	13.8248	3.0000	10.8248	180	100.00	2,926,014	5,029,020	
1985/01		0.80	11.9719	3.0000	8.9719	180	71.66	2,996,238	5,086,620	
1985/10		0.80	9.8241	3.0000	6.8241	180	72.09	3,068,148	5,130,000	
1986/01		0.90	7.6540	3.0000	4.6540	180	72.09	3,150,988	5,172,660	
1986/07		0.90	4.9514	3.0000	1.9514	180	100.00	3,236,065	5,162,760	
1987/01		1.00	2.9605	2.9605		180	100.00	3,331,869	5,255,100	
1987/07		1.00	0.9007	0.9007		180	66.84	3,361,879	5,296,140	
1988/01		1.00	0.9007	0.9007		180	66.84	3,392,159	5,339,160	
1988/07		1.00	0.5899	0.5899		180	70.41	3,412,169	5,336,280	
1989/01		1.00	0.5899	0.5899		180	78.94	3,432,297	5,367,780	
1989/07		1.00	0.5899	0.5899		180	78.94	3,452,544	5,404,140	
1990/01		1.00	0.5899	0.5899		180	78.94	3,472,911	5,431,320	
1990/07		1.00	0.5899	0.5899		180	79.30	3,493,398	5,463,360	
1991/01		1.00	0.5899	0.5899		180	79.30	3,514,006	5,495,400	
1991/07		1.00	1.4932	1.4932		180	80.87	3,566,477	5,577,480	
1992/01		1.00	2.0117	2.0117		180	83.20	3,638,224	5,689,620	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1992/07		1.00	1.8152	1.8152		180	83.20	3,704,265	5,792,940	
1993/01		1.00	1.7710	1.7710		180	86.05	3,769,868	5,895,540	
1993/07		1.00	1.5329	1.5329		180	86.05	3,827,656	5,985,900	
1994/01		1.00	1.6983	1.6983		180	86.05	3,892,661	6,087,600	
1994/07		1.00	1.5991	1.5991		180	86.83	3,954,909	6,184,980	
1995/01		1.00	1.5812	1.5812		180	87.59	4,017,444	6,282,720	
1995/07		1.00	1.5250	1.5250		180	87.59	4,078,710	6,378,480	
1996/01		1.00	1.7228	1.7228		180	87.59	4,148,978	6,488,460	
1996/07		1.00	1.3294	1.3294		180	85.23	4,204,135	6,574,680	
1997/01		1.00	1.4109	1.4109		180	84.28	4,263,451	6,667,380	
1997/07		1.00	1.0917	1.0917		180	84.28	4,309,995	6,740,100	
1998/01		0.95	1.1663	1.1663		180	81.24	4,357,750	6,818,760	
1998/07		0.95	1.0794	1.0794		180	81.24	4,402,434	6,892,380	
1999/01		0.90	1.4499	1.4499		180	82.81	4,459,881	6,992,280	
1999/07	15,311	0.90	1.2299	1.2299		180	82.50	4,524,558	7,078,320	
2000/01	49,439	0.85	1.3356	1.3356		180	82.50	4,625,364	7,172,820	
2000/07		0.85	1.1129	1.1129		180	82.50	4,669,120	7,252,560	
2001/01		0.80	1.2976	1.2976		180	82.50	4,717,590	7,346,700	
2001/07		0.80	0.9615	0.9615		180	82.50	4,753,878	7,417,260	
2002/01	84,271	0.75	1.0301	1.0301		180	83.47	4,838,149	7,493,580	5
2002/07		0.75	0.8337	0.8337		180	83.47	4,874,877	7,556,040	5
2003/01	74,814	0.70	1.3271	1.3271		180	80.76	5,025,745	7,656,300	
2003/07		0.70	1.1664	1.1664		180	80.76	5,066,780	7,745,580	
2004/01		0.65	1.1103	1.1103		180	74.14	5,103,347	7,831,620	
2004/07		0.65	0.8378	0.8378		180	74.14	5,131,140	7,897,320	
2005/01		0.60	0.8595	0.8595		180	74.14	5,157,601	7,965,180	
2005/07		0.60	0.7364	0.7364		180	74.33	5,180,387	8,023,860	
2006/01		0.55	0.9068	0.9068		180	70.63	5,206,222	8,096,580	
2006/07		0.55	0.8133	0.8133		180	70.63	5,229,509	8,162,460	
2007/01		0.50	1.0133	1.0133		180	80.50	5,256,007	8,245,080	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2007/07		0.50	1.1050	1.1050		180	80.50	5,285,046	8,336,160	
2008/01		0.45	0.8556	0.8556		180	80.50	5,305,393	8,407,440	
2008/07		0.45	0.6104	0.6104		180	78.97	5,319,967	8,458,740	
2009/01		0.40	1.3268	1.3268		180	78.97	5,348,200	8,571,060	
2009/07		0.40	0.6841	0.6841		180	74.68	5,362,833	8,629,740	
2010/01		0.35	0.8643	0.8643		180	74.68	5,379,056	8,704,260	
2010/07	76,266	0.35	0.7107	0.7107		180	79.26	5,468,700	8,766,180	
2011/01		0.30	0.9198	0.9198		180	79.37	5,483,788	8,846,820	
2011/07		0.30	0.9028	0.9028		180	79.37	5,498,638	8,926,740	
2012/01		0.25	0.3865	0.3865		180	79.37	5,503,950	8,961,300	
2012/07		0.25	0.9417	0.9417		180	75.43	5,516,906	9,045,720	
2013/01	363,407	0.20	0.4901	0.4901		180	76.49	5,885,720	9,090,000	
2013/07		0.20	0.6196	0.6196		180	76.49	5,893,012	9,146,340	
2014/01		0.15	0.8564	0.8564		180	76.48	5,900,585	9,224,640	
2014/07		0.15	1.2383	1.2383		180	76.48	5,911,542	9,338,940	

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
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231.28

Life Care Center of Port St. Lucie

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

Provider Information	Cost Report	Patient Days	Ratings Days
3720 SE JENNINGS ROAD	8/1/2012-7/31/2013	Number of Beds: 123	Superior: 0
PORT SAINT LUCIE , FL	Days in CR 365	Maximum: 44,895	Standard: 184
34952	First Used : 2014/07	Max Annualized: 44,895	Conditional: 0
County: St Lucie [56]	Last Used: 2014/07	Total Patient: 36,209	Total: 184
Region: South Area: 9	Unaudited	Medicare: 21,024	Inflation
Control: Proprietary : Corporation	Initial CR? False	Medicaid: 11,179	FY Index: 1.30228922
Current Class South Large	Medical Utilization		Semester Index: 1.34705290
Class at 1/94: South Large	Occupancy:	30.87354%	Cost: 1.03437307
Operating Ex > 18 months	Statewide Low Occupancy Threshold:	80.65263%	Target: 1.01458517
Open Date: 09/09/1999	Medicaid Low Occupancy Threshold:	78.55110%	DC FY Index: 1.20949917
Acquired Date: 09/09/1999	Low Occupancy Adjustment Factor:	41.17760%	DC Sem Index: 1.24200000
Entered Medicaid 09/09/1999	Weighted Low Occ Adjustment Factor:	102.67537%	DC Inflation: 1.02687131
Med # Active Date: 09/09/1999		100.00000%	PS Target: 1.02083595
Previous Med #			

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	534,240	1,007,622	718,383	318,713		2,578,958	
1a	Audit Adjustments							
2	Cost Per Diem	47.7896	90.1353	64.2618	28.5100		230.6967	
3	Cost Per Diem Inflated	49.4323	92.5574	66.4707				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	49.4323	92.5574	66.4707	28.5100		236.9704	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	59.7798		56.8826				
7	Provider Target Rate	61.0254		58.0678				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	49.4323	92.5574	58.0678	13.6500		213.7075	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	49.4323	92.5574	58.0678	13.6500		213.7075	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Life Care Center of Port St. Lucie

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/01/1999	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	8,495,769.00		Total Amount	Per Diem
RS to Start Calcs:	1999/07	Type:	Variable	80% Capital(1):	4,724,623	9.4551
Indexed Asset Value	5,905,779	<60% of Base:	False	20% ROE(2):	1,181,156	0.4385
FRVS Base Asset:	4,778,058	Interest Rate:	7.2400%	Insurance Cost(3):	24,659	0.6810
Occup Adj Factor	0.9000	Chase Rate:	3.2500%	Taxes Cost(3):	90,406	2.4968
ROE Factor	0.015000	Amortization Rate:	5.2500%	Home Office(3):	41,084	1.1346
		Interest Only:	False	Replacement(3&4):	334,810	0.0000
		Yearly Payment:	382,039	Total FRVS PD:		14.2060

- (1) 80% Capital (\$4,724,623) amortized at 5.2500 % for 20 years Principal & Interest of \$382,039 divided by annual available days (44895) divided by Occup. Adj. (0.900) = \$9.4551
 (2) 20% ROE (\$1,181,156) times the ROE factor (0.015000) divided by annual available days (44895) divided by Occup. Adj. (0.900) = \$0.4385
 (3) Pass-throughs: 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:	51,883
Comparison Bed	123	Effective PBS Limitation	4,778,058

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	49.4323	49.4323	0.8777	48.5546
Direct Care	92.5574	92.5574	1.6434	90.9140
Indirect Care	58.0678	58.0678	1.0310	57.0368
Property	13.6500	14.2060	0.2522	13.9538
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				10.9133
Supplemental Rate Add-on				9.9025
Totals	213.7075	214.2635	3.8043	231.2750

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1999/07	9,299,102	0.00	1.2299	1.2299		123	53.19	4,778,058	4,778,058	1
2000/01	20,655	0.10	1.3356	1.3356		123	53.19	4,804,886	4,901,427	
2000/07		0.10	1.1129	1.1129		123	53.19	4,810,058	4,955,916	
2001/01		0.20	1.2976	1.2976		123	53.19	4,822,129	5,020,245	
2001/07		0.20	0.9615	0.9615		123	53.19	4,831,097	5,068,461	
2002/01		0.30	1.0301	1.0301		123	53.19	4,831,097	5,120,613	5
2002/07	22,395	0.30	0.8337	0.8337		123	56.22	4,867,929	5,163,294	5
2003/01		0.40	1.3271	1.3271		123	53.44	4,905,217	5,231,805	
2003/07		0.40	1.1664	1.1664		123	53.44	4,927,456	5,292,813	
2004/01	24,897	0.50	1.1103	1.1103		123	54.65	4,979,536	5,351,607	
2004/07		0.50	0.8378	0.8378		123	54.65	5,000,263	5,396,502	
2005/01		0.60	0.8595	0.8595		123	54.65	5,025,885	5,442,873	
2005/07	38,492	0.60	0.7364	0.7364		123	52.25	5,085,471	5,482,971	
2006/01	39,969	0.70	0.9068	0.9068		123	45.03	5,151,871	5,532,663	
2006/07		0.70	0.8133	0.8133		123	45.03	5,175,884	5,577,681	
2007/01		0.80	1.0133	1.0133		123	45.03	5,210,234	5,634,138	
2007/07	30,680	0.80	1.1050	1.1050		123	37.02	5,271,916	5,696,376	
2008/01		0.90	0.8556	0.8556		123	37.02	5,299,239	5,745,084	
2008/07	47,002	0.90	0.6104	0.6104		123	31.91	5,363,132	5,780,139	
2009/01	56,999	1.00	1.3268	1.3268		123	32.16	5,461,739	5,856,891	
2009/07		1.00	0.6841	0.6841		123	32.16	5,483,587	5,896,989	
2010/01	119,975	1.00	0.8643	0.8643		123	35.82	5,634,429	5,947,911	
2010/07		1.00	0.7107	0.7107		123	35.82	5,660,508	5,990,223	
2011/01		1.00	0.9198	0.9198		123	39.02	5,697,446	6,045,327	
2011/07		1.00	0.9028	0.9028		123	39.02	5,733,938	6,099,939	
2012/01		1.00	0.3865	0.3865		123	37.96	5,749,234	6,123,555	
2012/07		1.00	0.9417	0.9417		123	37.96	5,786,601	6,181,242	
2013/01		1.00	0.4901	0.4901		123	37.96	5,806,175	6,211,500	
2013/07		1.00	0.6196	0.6196		123	37.67	5,830,815	6,249,999	
2014/01		1.00	0.8564	0.8564		123	37.67	5,865,016	6,303,504	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2014/07		1.00	1.2383	1.2383		123	30.87	5,905,779	6,381,609	

Message Code:

- 1 Per Bed Standard Limitation
- 5 Uncorrected Licensure Deficiency

NC68L Report Calculated: 6/27/2014 4:14:19 PM

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Florida Agency for Health Care Administration
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210.08

West Jacksonville Health and Rehabilitation Center

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

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1650 FOURAKER ROAD	9/1/2012-8/31/2013	Number of Beds: 120	Superior: 0
JACKSONVILLE , FL 32221	Days in CR 365	Maximum: 43,800	Standard: 184
County: Duval [16]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: North Area: 4	Last Used: 2014/07	Total Patient: 37,119	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 8,614	Inflation
Current Class North Large	Initial CR? False	Medicaid: 23,679	FY Index: 1.30580299
Class at 1/94: North Large	Medical Utilization	63.79213%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	84.74658%	Cost: 1.03158969
Open Date: 07/20/1990	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 07/20/1990	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21049917
Entered Medicaid 08/10/1990	Low Occupancy Adjustment Factor:	107.88720%	DC Sem Index: 1.24200000
Med # Active Date: 03/25/1999	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02602301
Previous Med # 202550			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,172,991	1,644,216	1,132,822	726,235		4,676,264	
1a	Audit Adjustments							
2	Cost Per Diem	49.5372	69.4377	47.8408	30.6700		197.4857	
3	Cost Per Diem Inflated	51.1021	71.2447	49.3521				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	51.1021	71.2447	49.3521	30.6700		202.3689	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	44.5528		52.5857				
7	Provider Target Rate	45.4811		53.6814				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	45.4811	71.2447	49.3521	13.6500		179.7279	
12/13	Medical Adjustment Rate		1.1054	0.7658				
14	Prospective Per Diem 11	45.4811	72.3501	50.1179	13.6500		181.5991	
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

0 218171-00 - 2014/07

210.08

Rate Semester 07/01/2014 through 12/31/2014

West Jacksonville Health and Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	08/10/1990	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	4,500,000.00	Total Amount	Per Diem	
Year of Phase-In/Full:		Type:	Variable	80% Capital(1):	4,831,014	10.3250
RS to Start Calcs:	1990/07	<60% of Base:	False	20% ROE(2):	1,207,753	0.4819
Indexed Asset Value	6,038,767	Interest Rate:	5.7500%	Insurance Cost(3):	49,754	1.3404
FRVS Base Asset:	3,620,880	Chase Rate:	6.2500%	Taxes Cost(3):	67,786	1.8262
Occup Adj Factor	0.9000	Amortization Rate:	5.7500%	Home Office(3):	23,131	0.6232
ROE Factor	0.015730	Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	407,013	Total FRVS PD:		14.5967

- (1) 80% Capital (\$4,831,014) amortized at 5.7500 % for 20 years Principal & Interest of \$407,013 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$10.3250
- (2) 20% ROE (\$1,207,753) times the ROE factor (0.015730) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.4819
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,620,880

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	45.4811	45.4811	0.8075	44.6736
Direct Care	72.3501	72.3501	1.2846	71.0655
Indirect Care	50.1179	50.1179	0.8898	49.2281
Property	13.6500	14.5967	0.2592	14.3375
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.8707
Supplemental Rate Add-on				9.9025
Totals	181.5991	182.5458	3.2411	210.0779

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 7/1/2014 through 12/31/2014 Based on Cost Report: 8/31/2013

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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1990/07	5,846,972	0.00	0.5899	0.5899		120	51.63	3,620,880	3,620,880	1
1991/01		0.10	0.5899	0.5899		120	51.63	3,622,885	3,663,600	
1991/07		0.10	1.4932	1.4932		120	51.63	3,627,963	3,718,320	
1992/01		0.20	2.0117	2.0117		120	51.63	3,641,664	3,793,080	
1992/07		0.20	1.8152	1.8152		120	51.63	3,654,073	3,861,960	
1993/01		0.30	1.7710	1.7710		120	51.63	3,672,298	3,930,360	
1993/07		0.30	1.5329	1.5329		120	61.46	3,689,187	3,990,600	
1994/01		0.40	1.6983	1.6983		120	61.46	3,714,248	4,058,400	
1994/07	18,237	0.40	1.5991	1.5991		120	68.99	3,756,241	4,123,320	
1995/01		0.50	1.5812	1.5812		120	68.99	3,785,938	4,188,480	
1995/07	33,446	0.50	1.5250	1.5250		120	70.61	3,848,252	4,252,320	
1996/01		0.60	1.7228	1.7228		120	70.61	3,888,031	4,325,640	
1996/07		0.60	1.3294	1.3294		120	70.61	3,919,042	4,383,120	
1997/01	82,913	0.70	1.4109	1.4109		120	68.49	4,040,659	4,444,920	
1997/07		0.70	1.0917	1.0917		120	64.68	4,071,538	4,493,400	
1998/01		0.80	1.1663	1.1663		120	64.68	4,109,525	4,545,840	
1998/07		0.80	1.0794	1.0794		120	66.77	4,145,011	4,594,920	
1999/01		0.90	1.4499	1.4499		120	66.77	4,199,099	4,661,520	
1999/07		0.90	1.2299	1.2299		120	66.77	4,245,579	4,718,880	
2000/01		1.00	1.3356	1.3356		120	66.77	4,302,283	4,781,880	
2000/07		1.00	1.1129	1.1129		120	77.01	4,350,163	4,835,040	
2001/01		1.00	1.2976	1.2976		120	77.01	4,406,611	4,897,800	
2001/07		1.00	0.9615	0.9615		120	81.23	4,448,981	4,944,840	
2002/01		1.00	1.0301	1.0301		120	76.06	4,494,810	4,995,720	
2002/07		1.00	0.8337	0.8337		120	76.06	4,532,283	5,037,360	
2003/01		1.00	1.3271	1.3271		120	71.52	4,592,431	5,104,200	
2003/07		1.00	1.1664	1.1664		120	71.52	4,645,997	5,163,720	
2004/01		1.00	1.1103	1.1103		120	69.79	4,697,582	5,221,080	
2004/07		1.00	0.8378	0.8378		120	69.79	4,736,938	5,264,880	
2005/01		1.00	0.8595	0.8595		120	69.02	4,777,652	5,310,120	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2005/07		1.00	0.7364	0.7364		120	69.02	4,812,835	5,349,240	
2006/01		1.00	0.9068	0.9068		120	69.02	4,856,478	5,397,720	
2006/07		1.00	0.8133	0.8133		120	64.34	4,895,976	5,441,640	
2007/01		1.00	1.0133	1.0133		120	64.34	4,945,587	5,496,720	
2007/07	18,376	1.00	1.1050	1.1050		120	58.66	5,018,612	5,557,440	
2008/01		1.00	0.8556	0.8556		120	58.66	5,061,551	5,604,960	
2008/07	81,799	1.00	0.6104	0.6104		120	53.86	5,173,605	5,639,160	
2009/01		1.00	1.3268	1.3268		120	53.86	5,240,826	5,714,040	
2009/07	24,617	1.00	0.6841	0.6841		120	56.40	5,301,295	5,753,160	
2010/01		1.00	0.8643	0.8643		120	56.40	5,347,114	5,802,840	
2010/07	19,034	1.00	0.7107	0.7107		120	58.40	5,404,150	5,844,120	
2011/01		0.95	0.9198	0.9198		120	58.40	5,451,371	5,897,880	
2011/07	17,699	0.95	0.9028	0.9028		120	61.31	5,515,826	5,951,160	
2012/01		0.90	0.3865	0.3865		120	61.31	5,535,016	5,974,200	
2012/07	162,180	0.90	0.9417	0.9417		120	62.47	5,744,105	6,030,480	
2013/01		0.85	0.4901	0.4901		120	62.47	5,744,105	6,060,000	5
2013/07	105,837	0.85	0.6196	0.6196		120	65.44	5,904,252	6,097,560	
2014/01		0.80	0.8564	0.8564		120	65.44	5,944,702	6,149,760	
2014/07	35,177	0.80	1.2383	1.2383		120	63.79	6,038,767	6,225,960	

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 07/01/2014 through 12/31/2014

0 219380-00 - 2014/07

222.81

Life Care Center of Winter Haven

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

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1510 CYPRESS GARDENS BLVD	8/1/2012-7/31/2013	Number of Beds: 177	Superior: 0
WINTER HAVEN, FL 33884	Days in CR 365	Maximum: 64,605	Standard: 184
County: Polk [53]	First Used : 2014/07	Max Annualized: 64,605	Conditional: 0
Region: Central Area: 6	Last Used: 2014/07	Total Patient: 58,750	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 24,388	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 27,046	FY Index: 1.30228922
Class at 1/94: South Large	Medical Utilization	46.03574%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	90.93723%	Cost: 1.03437307
Open Date: 11/03/1999	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 11/03/1999	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20949917
Entered Medicaid 11/03/1999	Low Occupancy Adjustment Factor:	115.76825%	DC Sem Index: 1.24200000
Med # Active Date: 11/03/1999	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02687131
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,066,377	2,400,834	1,680,591	708,064		5,855,866
1a	Audit Adjustments						
2	Cost Per Diem	39.4283	88.7685	62.1382	26.1800		216.5150
3	Cost Per Diem Inflated	40.7836	91.1538	64.2741			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	40.7836	91.1538	64.2741	26.1800		222.3915
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	54.0642		53.3361			
7	Provider Target Rate	55.1907		54.4474			
7a	Interim Adjustment						
7b	Interim Adjustment Provider Target Rate						
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500		
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784			
10	Target Rate Class Ceiling	53.7075		61.9692			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	40.7836	91.1538	54.4474	13.6500		200.0348
12/13	Medical Adjustment Rate						
14	Prospective Per Diem 11	40.7836	91.1538	54.4474	13.6500		200.0348
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 07/01/2014 through 12/31/2014

Life Care Center of Winter Haven

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	11/03/1999	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	13,959,827.00		Total Amount	Per Diem
RS to Start Calcs:	1999/07	Type:	Fixed	80% Capital(1):	6,706,120	9.9555
Indexed Asset Value	8,382,650	<60% of Base:	False	20% ROE(2):	1,676,530	0.4325
FRVS Base Asset:	6,875,742	Interest Rate:	6.0500%	Insurance Cost(3):	38,134	0.6491
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	128,960	2.1951
ROE Factor	0.015000	Amortization Rate:	6.0500%	Home Office(3):	54,683	0.9308
		Interest Only:	False	Replacement(3&4):	80,402	0.0000
		Yearly Payment:	578,860	Total FRVS PD:		14.1630

- (1) 80% Capital (\$6,706,120) amortized at 6.0500 % for 20 years Principal & Interest of \$578,860 divided by annual available days (64605) divided by Occup. Adj. (0.900) = \$9.9555
- (2) 20% ROE (\$1,676,530) times the ROE factor (0.015000) divided by annual available days (64605) divided by Occup. Adj. (0.900) = \$0.4325
- (3) Pass-throughs: 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:	51,883
Comparison Bed	177	Effective PBS Limitation	6,875,742

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	40.7836	40.7836	0.7241	40.0595
Direct Care	91.1538	91.1538	1.6184	89.5354
Indirect Care	54.4474	54.4474	0.9667	53.4807
Property	13.6500	14.1630	0.2515	13.9115
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				15.9237
Supplemental Rate Add-on				9.9025
Totals	200.0348	200.5478	3.5607	222.8133

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid FRVS Property Reimbursement Rate
 Rate Semester 7/1/2014 through 12/31/2014 Based on Cost Report: 7/31/2013

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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1999/07	14,215,005	0.00	1.2299	1.2299		177	61.10	6,875,742	6,875,742	1
2000/01	8,543	0.10	1.3356	1.3356		177	61.10	6,893,471	7,053,273	
2000/07		0.10	1.1129	1.1129		177	61.10	6,901,143	7,131,684	
2001/01		0.20	1.2976	1.2976		177	61.10	6,919,051	7,224,255	
2001/07		0.20	0.9615	0.9615		177	61.10	6,932,356	7,293,639	
2002/01	28,744	0.30	1.0301	1.0301		177	58.82	6,982,521	7,368,687	
2002/07		0.30	0.8337	0.8337		177	58.82	6,999,984	7,430,106	
2003/01		0.40	1.3271	1.3271		177	55.57	6,999,984	7,528,695	5
2003/07		0.40	1.1664	1.1664		177	55.57	7,069,975	7,616,487	
2004/01		0.50	1.1103	1.1103		177	54.08	7,069,975	7,701,093	5
2004/07		0.50	0.8378	0.8378		177	54.08	7,137,851	7,765,698	
2005/01		0.60	0.8595	0.8595		177	54.08	7,174,045	7,832,427	
2005/07		0.60	0.7364	0.7364		177	49.50	7,202,570	7,890,129	
2006/01	32,849	0.70	0.9068	0.9068		177	48.98	7,276,136	7,961,637	
2006/07		0.70	0.8133	0.8133		177	48.98	7,313,025	8,026,419	
2007/01		0.80	1.0133	1.0133		177	48.98	7,365,816	8,107,662	
2007/07	96,109	0.80	1.1050	1.1050		177	46.27	7,516,703	8,197,224	
2008/01		0.90	0.8556	0.8556		177	46.27	7,565,395	8,267,316	
2008/07	35,189	0.90	0.6104	0.6104		177	44.82	7,634,455	8,317,761	
2009/01		1.00	1.3268	1.3268		177	44.82	7,717,000	8,428,209	
2009/07		1.00	0.6841	0.6841		177	47.38	7,762,478	8,485,911	
2010/01		1.00	0.8643	0.8643		177	47.38	7,820,274	8,559,189	
2010/07	97,358	1.00	0.7107	0.7107		177	47.75	7,965,884	8,620,077	
2011/01		1.00	0.9198	0.9198		177	44.39	8,025,020	8,699,373	
2011/07		1.00	0.9028	0.9028		177	44.39	8,083,494	8,777,961	
2012/01		1.00	0.3865	0.3865		177	45.38	8,109,272	8,811,945	
2012/07		1.00	0.9417	0.9417		177	45.38	8,172,280	8,894,958	
2013/01		1.00	0.4901	0.4901		177	45.38	8,205,327	8,938,500	
2013/07		1.00	0.6196	0.6196		177	41.36	8,243,559	8,993,901	
2014/01		1.00	0.8564	0.8564		177	41.36	8,296,649	9,070,896	



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
2014/07		1.00	1.2383	1.2383		177	46.04	8,382,650	9,183,291	

Message Code:

- 1 Per Bed Standard Limitation
- 5 Uncorrected Licensure Deficiency

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 219380073120130801201212052013101703



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 07/01/2014 through 12/31/2014

0 220604-00 - 2014/07

222.16

Century 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
6020 INDUSTRIAL BLVD	8/1/2012-7/31/2013	Number of Beds: 88	Superior: 0
CENTURY , FL 32535	Days in CR 365	Maximum: 32,120	Standard: 184
County: Escambia [17]	First Used : 2014/07	Max Annualized: 32,120	Conditional: 0
Region: North Area: 1	Last Used: 2014/07	Total Patient: 31,131	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 2,902	Inflation
Current Class North Small	Initial CR? False	Medicaid: 23,562	FY Index: 1.30228922
Class at 1/94: North Small	Medical Utilization	75.68661%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	96.92092%	Cost: 1.03437307
Open Date: 08/12/1994	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 08/12/1994	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20949917
Entered Medicaid 08/12/1994	Low Occupancy Adjustment Factor:	123.38582%	DC Sem Index: 1.24200000
Med # Active Date: 02/29/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02687131
Previous Med # 211168			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	960,863	1,893,695	1,116,140	307,248		4,277,946	
1a	Audit Adjustments							
2	Cost Per Diem	40.7802	80.3707	47.3703	13.0400		181.5612	
3	Cost Per Diem Inflated	42.1819	82.5304	48.9986				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	42.1819	82.5304	48.9986	13.0400		186.7509	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	48.5123		56.3577				
7	Provider Target Rate	49.5231		57.5320				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	53.3690	93.7426	69.3890	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.6361		65.1932				
10	Target Rate Class Ceiling	54.4184		66.1441				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	42.1819	82.5304	48.9986	13.0400		186.7509	
12/13	Medical Adjustment Rate		2.3849	1.4159				
14	Prospective Per Diem 11	42.1819	84.9153	50.4145	13.0400		190.5517	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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0 220604-00 - 2014/07

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Rate Semester 07/01/2014 through 12/31/2014

Century Care Center.

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	08/12/1994	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,207,800.00		Total Amount	Per Diem
RS to Start Calcs:	1994/07	Type:	Fixed	80% Capital(1):	2,790,446	10.4219
Indexed Asset Value	3,488,058	<60% of Base:	False	20% ROE(2):	697,612	0.3620
FRVS Base Asset:	2,367,400	Interest Rate:	10.0000%	Insurance Cost(3):	38,803	1.2464
Occup Adj Factor	0.9000	Chase Rate:	6.0000%	Taxes Cost(3):	30,688	0.9858
ROE Factor	0.015000	Amortization Rate:	9.0000%	Home Office(3):	6,248	0.2007
		Interest Only:	False	Replacement(3&4):	20,704	0.0000
		Yearly Payment:	301,276	Total FRVS PD:		13.2168

- (1) 80% Capital (\$2,790,446) amortized at 9.0000 % for 20 years Principal & Interest of \$301,276 divided by annual available days (32120) divided by Occup. Adj. (0.900) = \$10.4219
 (2) 20% ROE (\$697,612) times the ROE factor (0.015000) divided by annual available days (32120) divided by Occup. Adj. (0.900) = \$0.3620
 (3) Pass-throughs: 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:	51,883
Comparison Bed	70	Effective PBS Limitation	2,367,400

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	42.1819	42.1819	0.7489	41.4330
Direct Care	84.9153	84.9153	1.5077	83.4076
Indirect Care	50.4145	50.4145	0.8951	49.5194
Property	13.0400	13.2168	0.2347	12.9821
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				24.9163
Supplemental Rate Add-on				9.9025
Totals	190.5517	190.7285	3.3864	222.1609

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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0 220604-00 - 2014/07

222.16

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1994/07	2,634,013	0.00	1.5991	1.5991		70	67.26	2,367,400	2,367,400	1
1995/01		0.10	1.5812	1.5812		70	67.26	2,371,143	2,443,280	
1995/07		0.10	1.5250	1.5250		70	67.26	2,371,143	2,480,520	5
1996/01		0.20	1.7228	1.7228		70	67.26	2,374,759	2,523,290	5
1996/07		0.20	1.3294	1.3294		70	67.26	2,389,278	2,556,820	
1997/01		0.30	1.4109	1.4109		70	84.01	2,399,392	2,592,870	
1997/07		0.30	1.0917	1.0917		70	84.01	2,407,250	2,621,150	
1998/01		0.40	1.1663	1.1663		70	91.30	2,418,480	2,651,740	
1998/07		0.40	1.0794	1.0794		70	91.30	2,428,923	2,680,370	
1999/01	220,870	0.50	1.4499	1.4499		78	85.35	2,667,403	3,029,988	
1999/07		0.50	1.2299	1.2299		78	85.35	2,683,808	3,067,272	
2000/01	20,383	0.60	1.3356	1.3356		78	90.91	2,725,699	3,108,222	
2000/07		0.60	1.1129	1.1129		78	90.91	2,743,898	3,142,776	
2001/01		0.70	1.2976	1.2976		78	90.91	2,768,821	3,183,570	
2001/07		0.70	0.9615	0.9615		78	90.91	2,787,458	3,214,146	
2002/01		0.80	1.0301	1.0301		78	83.59	2,810,429	3,247,218	
2002/07		0.80	0.8337	0.8337		78	83.59	2,829,175	3,274,284	
2003/01		0.90	1.3271	1.3271		78	84.32	2,862,967	3,317,730	
2003/07		0.90	1.1664	1.1664		78	84.32	2,893,022	3,356,418	
2004/01		1.00	1.1103	1.1103		78	82.63	2,925,143	3,393,702	
2004/07		1.00	0.8378	0.8378		78	82.63	2,949,650	3,422,172	
2005/01		1.00	0.8595	0.8595		78	83.71	2,975,002	3,451,578	
2005/07		1.00	0.7364	0.7364		78	83.71	2,996,910	3,477,006	
2006/01		1.00	0.9068	0.9068		78	76.87	3,024,086	3,508,518	
2006/07		1.00	0.8133	0.8133		78	76.87	3,048,681	3,537,066	
2007/01		1.00	1.0133	1.0133		78	76.87	3,079,573	3,572,868	
2007/07		1.00	1.1050	1.1050		88	73.91	3,113,602	4,075,456	
2008/01		1.00	0.8556	0.8556		88	73.91	3,140,242	4,110,304	
2008/07		1.00	0.6104	0.6104		88	76.72	3,159,410	4,135,384	
2009/01		1.00	1.3268	1.3268		88	76.77	3,201,329	4,190,296	



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0 220604-00 - 2014/07

222.16

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2009/07		1.00	0.6841	0.6841		88	76.77	3,223,229	4,218,984	
2010/01		1.00	0.8643	0.8643		88	73.53	3,251,087	4,255,416	
2010/07		1.00	0.7107	0.7107		88	73.53	3,274,192	4,285,688	
2011/01		1.00	0.9198	0.9198		88	78.86	3,304,308	4,325,112	
2011/07		1.00	0.9028	0.9028		88	78.86	3,334,139	4,364,184	
2012/01		1.00	0.3865	0.3865		88	78.86	3,347,025	4,381,080	
2012/07		1.00	0.9417	0.9417		88	73.32	3,378,544	4,422,352	
2013/01		1.00	0.4901	0.4901		88	73.32	3,395,102	4,444,000	
2013/07		1.00	0.6196	0.6196		88	74.57	3,416,138	4,471,544	
2014/01		1.00	0.8564	0.8564		88	74.57	3,445,394	4,509,824	
2014/07		1.00	1.2383	1.2383		88	75.69	3,488,058	4,565,704	

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 07/01/2014 through 12/31/2014

0 220612-00 - 2014/07

214.94

Santa Rosa Health & Rehabilitation Center

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

Provider Information	Cost Report	Patient Days	Ratings Days
5386 BROAD STREET	8/1/2012-7/31/2013	Number of Beds: 110	Superior: 0
MILTON, FL 32570	Days in CR 365	Maximum: 40,150	Standard: 184
County: Santa Rosa [57]	First Used : 2014/07	Max Annualized: 40,150	Conditional: 0
Region: North Area: 1	Last Used: 2014/07	Total Patient: 36,023	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 4,284	Inflation
Current Class North Large	Initial CR? False	Medicaid: 28,379	FY Index: 1.30228922
Class at 1/94: North Large	Medical Utilization	78.78022%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	89.72105%	Cost: 1.03437307
Open Date: 03/01/1971	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 03/01/1971	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20949917
Entered Medicaid 01/01/1971	Low Occupancy Adjustment Factor:	114.21998%	DC Sem Index: 1.24200000
Med # Active Date: 02/29/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02687131
Previous Med # 203505			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,009,856	2,250,382	1,388,775	1,104,511		5,753,524	
1a	Audit Adjustments							
2	Cost Per Diem	35.5846	79.2974	48.9367	38.9200		202.7387	
3	Cost Per Diem Inflated	36.8078	81.4282	50.6188				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	36.8078	81.4282	50.6188	38.9200		207.7748	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	41.8258		51.2053				
7	Provider Target Rate	42.6973		52.2722				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	36.8078	81.4282	50.6188	13.6500		182.5048	
12/13	Medical Adjustment Rate		2.6365	1.6389				
14	Prospective Per Diem 11	36.8078	84.0647	52.2577	13.6500		186.7802	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Santa Rosa Health & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	815,000.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	2,635,242	9.0669
Indexed Asset Value	3,294,052	<60% of Base:	True	20% ROE(2):	658,810	0.2735
FRVS Base Asset:	1,673,412	Interest Rate:	8.2700%	Insurance Cost(3):	50,474	1.4012
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	19,643	0.5453
ROE Factor	0.015000	Amortization Rate:	12.5000%	Home Office(3):	7,231	0.2007
		Interest Only:	True	Replacement(3&4):	9,478	0.0000
		Yearly Payment:	327,633	Total FRVS PD:		11.4876

- (1) 80% Capital (\$2,635,242) amortized at 12.5000 % for 20 years Interest of \$327,633 divided by annual available days (40150) divided by Occup. Adj. (0.900) = \$9.0669
 (2) 20% ROE (\$658,810) times the ROE factor (0.015000) divided by annual available days (40150) divided by Occup. Adj. (0.900) = \$0.2735
 (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	36.8078	36.8078	0.6535	36.1543
Direct Care	84.0647	84.0647	1.4926	82.5721
Indirect Care	52.2577	52.2577	0.9278	51.3299
Property	13.6500	11.4876	0.2040	11.2836
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				23.6956
Supplemental Rate Add-on				9.9025
Totals	186.7802	184.6178	3.2779	214.9380

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	370,516	0.00				120	100.00	370,516	1,231,320	
1972/01	90	0.10	3.9787	3.0000	0.9787	120	100.00	371,718	1,280,280	
1972/07		0.10	5.9113	3.0000	2.9113	120	100.00	372,833	1,343,400	
1973/01		0.20	8.0622	3.0000	5.0622	120	100.00	375,070	1,412,640	
1973/07		0.20	10.7186	3.0000	7.7186	120	100.00	377,320	1,492,560	
1974/01		0.30	12.9457	3.0000	9.9457	120	100.00	380,716	1,570,560	
1974/07		0.30	13.0494	3.0000	10.0494	120	100.00	384,142	1,619,280	
1975/01		0.40	13.1399	3.0000	10.1399	120	100.00	388,752	1,669,320	
1975/07		0.40	14.2033	3.0000	11.2033	120	100.00	393,417	1,737,240	
1976/01		0.50	15.2478	3.0000	12.2478	120	100.00	399,318	1,807,440	
1976/07		0.50	15.7330	3.0000	12.7330	120	100.00	405,308	1,870,440	
1977/01	948	0.60	16.4836	3.0000	13.4836	120	100.00	413,552	1,940,640	
1977/07		0.60	18.5412	3.0000	15.5412	120	100.00	420,996	2,038,680	
1978/01	718	0.70	20.2809	3.0000	17.2809	120	100.00	430,555	2,135,400	
1978/07		0.70	22.8203	3.0000	19.8203	120	100.00	439,597	2,253,600	
1979/01		0.80	24.9476	3.0000	21.9476	120	100.00	450,147	2,369,160	
1979/07	682,402	0.80	26.1458	3.0000	23.1458	120	100.00	1,143,353	2,468,640	
1980/01		0.90	29.3115	3.0000	26.3115	120	85.61	1,174,224	2,620,920	
1980/07		0.90	30.1222	3.0000	27.1222	120	85.61	1,205,928	2,720,760	
1981/01		1.00	30.9462	3.0000	27.9462	120	55.00	1,242,106	2,824,800	
1981/07	11,858	1.00	30.5350	3.0000	27.5350	120	55.00	1,291,227	2,897,880	
1982/01		1.00	30.2110	3.0000	27.2110	120	90.61	1,329,964	2,975,520	
1982/07	11,549	1.00	29.5087	3.0000	26.5087	120	100.00	1,381,412	3,043,800	
1983/04		1.00	29.1375	3.0000	26.1375	120	100.00	1,422,854	3,123,840	
1983/07	6,863	1.00	30.0953	3.0000	27.0953	120	92.73	1,472,403	3,247,440	
1984/01		1.00	28.3905	3.0000	25.3905	120	100.00	1,516,575	3,289,560	
1984/07		1.00	27.3084	3.0000	24.3084	120	100.00	1,562,072	3,352,680	
1985/01	15,738	1.00	25.4555	3.0000	22.4555	120	100.00	1,624,672	3,391,080	
1985/10		1.00	23.3077	3.0000	20.3077	120	100.00	1,673,412	3,420,000	
1986/01		1.00	21.1376	3.0000	18.1376	120	100.00	1,723,614	3,448,440	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	120	100.00	1,775,322	3,441,840	
1987/01		1.00	16.4441	3.0000	13.4441	120	100.00	1,828,582	3,503,400	
1987/07		1.00	14.3448	3.0000	11.3448	120	91.51	1,883,439	3,530,760	
1988/01		1.00	12.2455	3.0000	9.2455	120	89.57	1,939,942	3,559,440	
1988/07		1.00	9.8354	3.0000	6.8354	120	89.57	1,998,140	3,557,520	
1989/01	20,102	1.00	7.4253	3.0000	4.4253	120	87.17	2,078,186	3,578,520	
1989/07		1.00	5.0152	3.0000	2.0152	120	87.17	2,140,532	3,602,760	
1990/01		1.00	2.6051	2.6051		120	83.99	2,196,295	3,620,880	
1990/07		1.00	0.5899	0.5899		120	83.99	2,209,251	3,642,240	
1991/01		1.00	0.5899	0.5899		120	81.93	2,222,283	3,663,600	
1991/07		1.00	1.4932	1.4932		120	81.93	2,255,466	3,718,320	
1992/01		0.95	2.0117	2.0117		120	81.93	2,255,466	3,793,080	5
1992/07	17,666	0.95	1.8152	1.8152		120	82.56	2,316,236	3,861,960	5
1993/01		0.90	1.7710	1.7710		120	82.13	2,393,423	3,930,360	
1993/07		0.90	1.5329	1.5329		120	82.13	2,426,443	3,990,600	
1994/01		0.85	1.6983	1.6983		120	85.18	2,461,471	4,058,400	
1994/07		0.85	1.5991	1.5991		120	85.18	2,494,927	4,123,320	
1995/01		0.80	1.5812	1.5812		120	86.98	2,526,488	4,188,480	
1995/07		0.80	1.5250	1.5250		120	86.98	2,557,311	4,252,320	
1996/01	25,893	0.75	1.7228	1.7228		120	87.45	2,616,247	4,325,640	
1996/07		0.75	1.3294	1.3294		120	87.45	2,642,334	4,383,120	
1997/01		0.70	1.4109	1.4109		120	87.24	2,668,430	4,444,920	
1997/07		0.70	1.0917	1.0917		120	87.24	2,688,822	4,493,400	
1998/01		0.65	1.1663	1.1663		120	87.39	2,709,206	4,545,840	
1998/07		0.65	1.0794	1.0794		120	87.39	2,728,214	4,594,920	
1999/01		0.60	1.4499	1.4499		120	86.75	2,751,947	4,661,520	
1999/07		0.60	1.2299	1.2299		120	86.75	2,772,254	4,718,880	
2000/01		0.55	1.3356	1.3356		120	88.26	2,792,619	4,781,880	
2000/07		0.55	1.1129	1.1129		120	88.26	2,809,713	4,835,040	
2001/01		0.50	1.2976	1.2976		120	88.26	2,827,942	4,897,800	



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214.94

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		0.50	0.9615	0.9615		120	88.26	2,841,539	4,944,840	
2002/01	261,625	0.45	1.0301	1.0301		120	86.97	3,116,335	4,995,720	
2002/07		0.45	0.8337	0.8337		120	86.97	3,116,335	5,037,360	5
2003/01		0.40	1.3271	1.3271		120	83.81	3,144,631	5,104,200	
2003/07		0.40	1.1664	1.1664		120	83.81	3,159,304	5,163,720	
2004/01		0.35	1.1103	1.1103		120	82.09	3,171,581	5,221,080	
2004/07		0.35	0.8378	0.8378		120	82.09	3,180,880	5,264,880	
2005/01		0.30	0.8595	0.8595		120	82.73	3,189,083	5,310,120	
2005/07		0.30	0.7364	0.7364		120	82.73	3,196,128	5,349,240	
2006/01		0.25	0.9068	0.9068		120	82.97	3,203,374	5,397,720	
2006/07		0.25	0.8133	0.8133		120	82.97	3,209,886	5,441,640	
2007/01		0.20	1.0133	1.0133		120	82.97	3,216,392	5,496,720	
2007/07		0.20	1.1050	1.1050		110	80.04	3,223,500	5,094,320	
2008/01	33,491	0.15	0.8556	0.8556		110	74.60	3,261,127	5,137,880	
2008/07		0.15	0.6104	0.6104		110	74.60	3,264,114	5,169,230	
2009/01	20,766	0.10	1.3268	1.3268		110	78.93	3,289,211	5,237,870	
2009/07		0.10	0.6841	0.6841		110	78.93	3,291,461	5,273,730	
2010/01		0.05	0.8643	0.8643		110	78.93	3,292,883	5,319,270	
2010/07		0.05	0.7107	0.7107		110	81.62	3,294,052	5,357,110	
2011/01		0.00	0.9198	0.9198		110	80.00	3,294,052	5,406,390	
2011/07		0.00	0.9028	0.9028		110	80.00	3,294,052	5,455,230	
2012/01		0.00	0.3865	0.3865		110	80.00	3,294,052	5,476,350	
2012/07		0.00	0.9417	0.9417		110	80.52	3,294,052	5,527,940	
2013/01		0.00	0.4901	0.4901		110	80.52	3,294,052	5,555,000	
2013/07		0.00	0.6196	0.6196		110	77.54	3,294,052	5,589,430	
2014/01		0.00	0.8564	0.8564		110	77.54	3,294,052	5,637,280	
2014/07		0.00	1.2383	1.2383		110	78.78	3,294,052	5,707,130	

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
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 Rate Semester 07/01/2014 through 12/31/2014

0 220621-00 - 2014/07

227.64

Sandy Ridge 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
5360 GLOVER LANE	8/1/2012-7/31/2013	Number of Beds: 60	Superior: 0
MILTON , FL 32570	Days in CR 365	Maximum: 21,900	Standard: 184
County: Santa Rosa [57]	First Used : 2014/07	Max Annualized: 21,900	Conditional: 0
Region: North Area: 1	Last Used: 2014/07	Total Patient: 20,381	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 3,122	Inflation
Current Class North Small	Initial CR? False	Medicaid: 15,722	FY Index: 1.30228922
Class at 1/94: North Small	Medical Utilization	77.14047%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	93.06393%	Cost: 1.03437307
Open Date: 09/01/1985	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 09/01/1985	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20949917
Entered Medicaid 04/24/1987	Low Occupancy Adjustment Factor:	118.47565%	DC Sem Index: 1.24200000
Med # Active Date: 02/29/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02687131
Previous Med # 209465			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	654,796	1,240,184	824,715	226,240		2,945,935
1a	Audit Adjustments						
2	Cost Per Diem	41.6484	78.8821	52.4561	14.3900		187.3766
3	Cost Per Diem Inflated	43.0800	81.0018	54.2592			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	43.0800	81.0018	54.2592	14.3900		192.7310
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	47.4388		56.8847			
7	Provider Target Rate	48.4272		58.0699			
7a	Interim Adjustment						
7b	Interim Adjustment Provider Target Rate						
8	Cost Based Class Ceilings	53.3690	93.7426	69.3890	13.6500		
9	Prior Semester: Class Ceiling Target Base	53.6361		65.1932			
10	Target Rate Class Ceiling	54.4184		66.1441			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	43.0800	81.0018	54.2592	13.6500		191.9910
12/13	Medical Adjustment Rate		2.4732	1.6567			
14	Prospective Per Diem 11	43.0800	83.4750	55.9159	13.6500		196.1209
15	Inflated Usual & Customary Charge						0.00

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



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Rate Semester 07/01/2014 through 12/31/2014

Sandy Ridge Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	02/29/2000	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	1,650,000.00	Total Amount	Per Diem	
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	2,302,486	13.9305
RS to Start Calcs:	1985/10	<60% of Base:	False	20% ROE(2):	575,622	0.4381
Indexed Asset Value	2,878,108	Interest Rate:	10.4310%	Insurance Cost(3):	25,113	1.2322
FRVS Base Asset:	1,695,540	Chase Rate:	9.0000%	Taxes Cost(3):	17,455	0.8564
Occup Adj Factor	0.9000	Amortization Rate:	10.4310%	Home Office(3):	4,081	0.2002
ROE Factor	0.015000	Interest Only:	False	Replacement(3&4):	68,025	0.0000
		Yearly Payment:	274,571	Total FRVS PD:		16.6574

- (1) 80% Capital (\$2,302,486) amortized at 10.4310 % for 20 years Principal & Interest of \$274,571 divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$13.9305
- (2) 20% ROE (\$575,622) times the ROE factor (0.015000) divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$0.4381
- (3) Pass-throughs: Cost divided by Total Patient Days
- (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	28,259
Comparison Date:	01/01/1985	Current RS PBS:	51,883
Comparison Bed	60	Effective PBS Limitation	1,695,540

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	43.0800	43.0800	0.7649	42.3151
Direct Care	83.4750	83.4750	1.4821	81.9929
Indirect Care	55.9159	55.9159	0.9928	54.9231
Property	13.6500	16.6574	0.2958	16.3616
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.1435
Supplemental Rate Add-on				9.9025
Totals	196.1209	199.1283	3.5356	227.6387

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1985/10	1,705,500	0.00	0.8522	0.8522		60		1,695,540	1,695,540	1
1986/01		0.10	0.8299	0.8299		60		1,695,540	1,724,220	
1986/07		0.10	0.2974	0.2974		60		1,695,540	1,720,920	
1987/01		0.20	1.0091	1.0091		60	93.61	1,698,962	1,751,700	
1987/07		0.20	0.9007	0.9007		60	93.61	1,702,022	1,765,380	
1988/01		0.30	0.9007	0.9007		60	93.61	1,706,621	1,779,720	
1988/07		0.30	0.5899	0.5899		60	93.61	1,709,642	1,778,760	
1989/01		0.40	0.5899	0.5899		60	93.61	1,713,677	1,789,260	
1989/07	35,036	0.40	0.5899	0.5899		60	96.64	1,752,757	1,801,380	
1990/01		0.50	0.5899	0.5899		60	96.64	1,757,928	1,810,440	
1990/07		0.50	0.5899	0.5899		60	94.08	1,763,114	1,821,120	
1991/01		0.60	0.5899	0.5899		60	94.08	1,769,354	1,831,800	
1991/07		0.60	1.4932	1.4932		60	93.01	1,785,206	1,859,160	
1992/01		0.70	2.0117	2.0117		60	92.90	1,810,345	1,896,540	
1992/07		0.70	1.8152	1.8152		60	92.90	1,833,347	1,930,980	
1993/01		0.80	1.7710	1.7710		60	96.43	1,859,322	1,965,180	
1993/07		0.80	1.5329	1.5329		60	96.43	1,882,123	1,995,300	
1994/01		0.90	1.6983	1.6983		60	93.76	1,910,891	2,029,200	
1994/07		0.90	1.5991	1.5991		60	93.76	1,938,393	2,061,660	
1995/01		1.00	1.5812	1.5812		60	85.65	1,969,043	2,094,240	
1995/07		1.00	1.5250	1.5250		60	85.65	1,999,071	2,126,160	
1996/01	9,126	1.00	1.7228	1.7228		60	85.28	2,042,637	2,162,820	
1996/07		1.00	1.3294	1.3294		60	85.28	2,069,792	2,191,560	
1997/01		1.00	1.4109	1.4109		60	89.27	2,098,995	2,222,460	
1997/07		1.00	1.0917	1.0917		60	89.27	2,121,910	2,246,700	
1998/01		1.00	1.1663	1.1663		60	91.73	2,146,658	2,272,920	
1998/07		1.00	1.0794	1.0794		60	91.73	2,169,829	2,297,460	
1999/01		1.00	1.4499	1.4499		60	88.17	2,201,289	2,330,760	
1999/07		1.00	1.2299	1.2299		60	88.17	2,228,363	2,359,440	
2000/01		1.00	1.3356	1.3356		60	85.04	2,258,125	2,390,940	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2000/07		1.00	1.1129	1.1129		60	85.04	2,283,256	2,417,520	
2001/01		1.00	1.2976	1.2976		60	85.04	2,312,884	2,448,900	
2001/07		1.00	0.9615	0.9615		60	85.04	2,335,122	2,472,420	
2002/01	10,529	1.00	1.0301	1.0301		60	82.25	2,369,705	2,497,860	
2002/07		1.00	0.8337	0.8337		60	82.25	2,389,461	2,518,680	
2003/01		1.00	1.3271	1.3271		60	80.41	2,421,172	2,552,100	
2003/07		1.00	1.1664	1.1664		60	80.41	2,449,413	2,581,860	
2004/01		1.00	1.1103	1.1103		60	84.01	2,476,609	2,610,540	
2004/07		1.00	0.8378	0.8378		60	84.01	2,497,358	2,632,440	
2005/01		1.00	0.8595	0.8595		60	79.74	2,518,823	2,655,060	
2005/07		1.00	0.7364	0.7364		60	79.74	2,537,372	2,674,620	
2006/01		0.95	0.9068	0.9068		60	79.74	2,559,231	2,698,860	
2006/07		0.95	0.8133	0.8133		60	74.47	2,579,004	2,720,820	
2007/01		0.90	1.0133	1.0133		60	71.01	2,602,525	2,748,360	
2007/07		0.90	1.1050	1.1050		60	71.01	2,628,407	2,778,720	
2008/01		0.85	0.8556	0.8556		60	79.61	2,647,523	2,802,480	
2008/07		0.85	0.6104	0.6104		60	79.61	2,661,258	2,819,580	
2009/01		0.80	1.3268	1.3268		60	72.85	2,689,505	2,857,020	
2009/07		0.80	0.6841	0.6841		60	72.85	2,704,225	2,876,580	
2010/01		0.75	0.8643	0.8643		60	72.85	2,721,754	2,901,420	
2010/07	20,611	0.75	0.7107	0.7107		60	71.32	2,756,872	2,922,060	
2011/01		0.70	0.9198	0.9198		60	75.50	2,774,623	2,948,940	
2011/07		0.70	0.9028	0.9028		60	75.50	2,792,159	2,975,580	
2012/01		0.65	0.3865	0.3865		60	75.50	2,799,173	2,987,100	
2012/07	10,079	0.65	0.9417	0.9417		60	77.10	2,826,386	3,015,240	
2013/01		0.60	0.4901	0.4901		60	77.10	2,834,698	3,030,000	
2013/07		0.60	0.6196	0.6196		60	78.20	2,834,698	3,048,780	5
2014/01		0.55	0.8564	0.8564		60	78.20	2,858,638	3,074,880	
2014/07		0.55	1.2383	1.2383		60	77.14	2,878,108	3,112,980	

Message Code:

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



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Clermont Health and Rehabilitation Center

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

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

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
151 E MINNEHAHA AVE	1/1/2012-12/31/2012	Number of Beds: 182	Superior: 0
CLERMONT, FL 34711	Days in CR 366	Maximum: 66,612	Standard: 184
County: Lake [35]	First Used : 2013/07	Max Annualized: 66,430	Conditional: 0
Region: North Area: 3	Last Used: 2014/07	Total Patient: 60,255	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 10,681	Inflation
Current Class North Large	Initial CR? False	Medicaid: 44,651	FY Index: 1.28335532
Class at 1/94: North Large	Medical Utilization	74.10339%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	90.45667%	Cost: 1.04963363
Open Date: 01/01/1968	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 07/01/1981	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20250000
Entered Medicaid 07/01/1981	Low Occupancy Adjustment Factor:	115.15647%	DC Sem Index: 1.24200000
Med # Active Date: 09/29/1999	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03284823
Previous Med # 212539			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,010,312	3,466,491	1,884,199	834,974		8,195,979	
1a	Audit Adjustments							
2	Cost Per Diem	45.0228	77.6352	42.1984	18.7000		183.5564	
3	Cost Per Diem Inflated	47.2574	80.1854	44.2929				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	47.2574	80.1854	44.2929	18.7000		190.4357	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	41.8258		51.2053				
7	Provider Target Rate	42.6973		52.2722				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	42.6973	80.1854	44.2929	13.6500		180.8256	
12/13	Medical Adjustment Rate		2.1743	1.2011				
14	Prospective Per Diem 11	42.6973	82.3597	45.4940	13.6500		184.2010	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Clermont Health and Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	03/01/1987	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	2,153,991.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Variable	80% Capital(1):	5,680,905 8.3409
RS to Start Calcs:	1981/07	<60% of Base:	False	20% ROE(2):	1,420,226 0.3463
Indexed Asset Value	7,101,131	Interest Rate:	6.2600%	Insurance Cost(3):	118,174 1.9612
FRVS Base Asset:	2,631,593	Chase Rate:	8.5000%	Taxes Cost(3):	0 0.0000
Occup Adj Factor	0.9000	Amortization Rate:	6.2600%	Home Office(3):	0 0.0000
ROE Factor	0.014580	Interest Only:	False	Replacement(3&4):	57,972 0.0000
		Yearly Payment:	498,678	Total FRVS PD:	10.6484

- (1) 80% Capital (\$5,680,905) amortized at 6.2600 % for 20 years Principal & Interest of \$498,678 divided by annual available days (66430) divided by Occup. Adj. (0.90) = \$8.3409
- (2) 20% ROE (\$1,420,226) times the ROE factor (0.014580) divided by annual available days (66430) divided by Occup. Adj. (0.90) = \$0.3463
- (3) Pass-throughs: 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:	51,883
Comparison Bed	142	Effective PBS Limitation	4,047,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	42.6973	42.6973	0.7581	41.9392
Direct Care	82.3597	82.3597	1.4623	80.8974
Indirect Care	45.4940	45.4940	0.8078	44.6862
Property	13.6500	10.6484	0.1891	10.4593
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.6496
Supplemental Rate Add-on				9.9025
Totals	184.2010	181.1994	3.2173	210.5342

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1981/07	384,445	0.00	2.5888	2.5888		142	70.40	384,445	3,429,158	
1982/01		0.10	2.6760	2.6760		142	68.14	385,474	3,521,032	
1982/07		0.10	2.2977	2.2977		142	68.14	386,360	3,601,830	
1983/04	13,499	0.20	2.6288	2.6288		142	64.21	401,890	3,696,544	
1983/07		0.20	3.9578	3.0000	0.9578	142	64.21	404,301	3,842,804	
1984/01	3,000	0.30	2.2530	2.2530		142	57.93	410,034	3,892,646	
1984/07		0.30	1.9179	1.9179		142	57.93	412,393	3,967,338	
1985/01	2,207,488	0.40	1.1471	1.1471		142	55.13	2,621,773	4,012,778	
1985/10	882	0.40	0.8522	0.8522		142	55.13	2,631,593	4,047,000	
1986/01		0.50	0.8299	0.8299		142	55.13	2,642,514	4,080,654	
1986/07		0.50	0.2974	0.2974		142	55.13	2,646,443	4,072,844	
1987/01		0.60	1.0091	1.0091		142	66.74	2,662,467	4,145,690	
1987/07		0.60	0.9007	0.9007		142	66.74	2,676,855	4,178,066	
1988/01		0.70	0.9007	0.9007		142	66.74	2,693,733	4,212,004	
1988/07		0.70	0.5899	0.5899		142	66.74	2,704,855	4,209,732	
1989/01		0.80	0.5899	0.5899		142	66.74	2,717,619	4,234,582	
1989/07		0.80	0.5899	0.5899		142	66.74	2,730,443	4,263,266	
1990/01		0.90	0.5899	0.5899		142	66.74	2,744,939	4,284,708	
1990/07		0.90	0.5899	0.5899		142	65.64	2,759,512	4,309,984	
1991/01		1.00	0.5899	0.5899		142	65.64	2,775,790	4,335,260	
1991/07		1.00	1.4932	1.4932		142	70.10	2,817,238	4,400,012	
1992/01		1.00	2.0117	2.0117		142	68.22	2,873,912	4,488,478	
1992/07		1.00	1.8152	1.8152		142	68.22	2,926,079	4,569,986	
1993/01		1.00	1.7710	1.7710		142	68.22	2,977,900	4,650,926	
1993/07	29,134	1.00	1.5329	1.5329		142	68.22	3,052,682	4,722,210	
1994/01		1.00	1.6983	1.6983		142	68.22	3,104,526	4,802,440	
1994/07		1.00	1.5991	1.5991		142	68.22	3,154,170	4,879,262	
1995/01		1.00	1.5812	1.5812		142	71.65	3,204,044	4,956,368	
1995/07		1.00	1.5250	1.5250		142	71.65	3,252,906	5,031,912	
1996/01		1.00	1.7228	1.7228		142	71.65	3,308,947	5,118,674	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1996/07	62,994	1.00	1.3294	1.3294		142	71.10	3,415,930	5,186,692	
1997/01		1.00	1.4109	1.4109		142	71.10	3,464,125	5,259,822	
1997/07		1.00	1.0917	1.0917		142	71.10	3,501,943	5,317,190	
1998/01		1.00	1.1663	1.1663		142	71.10	3,542,786	5,379,244	
1998/07	1,590,980	1.00	1.0794	1.0794		182	74.60	5,172,007	6,968,962	
1999/01		1.00	1.4499	1.4499		182	74.60	5,246,996	7,069,972	
1999/07		1.00	1.2299	1.2299		182	74.60	5,311,529	7,156,968	
2000/01	32,876	1.00	1.3356	1.3356		182	71.65	5,415,346	7,252,518	
2000/07		1.00	1.1129	1.1129		182	71.65	5,475,613	7,333,144	
2001/01	47,651	1.00	1.2976	1.2976		182	68.15	5,594,316	7,428,330	
2001/07		1.00	0.9615	0.9615		182	68.15	5,648,105	7,499,674	
2002/01		0.95	1.0301	1.0301		182	66.78	5,703,377	7,576,842	
2002/07	96,943	0.95	0.8337	0.8337		182	59.30	5,845,491	7,639,996	
2003/01		0.90	1.3271	1.3271		182	59.30	5,915,310	7,741,370	
2003/07		0.90	1.1664	1.1664		182	55.68	5,977,409	7,831,642	
2004/01		0.85	1.1103	1.1103		182	55.68	6,033,824	7,918,638	
2004/07		0.85	0.8378	0.8378		182	66.41	6,076,791	7,985,068	
2005/01		0.80	0.8595	0.8595		182	66.41	6,118,575	8,053,682	
2005/07		0.80	0.7364	0.7364		182	66.41	6,154,620	8,113,014	
2006/01		0.75	0.9068	0.9068		182	68.58	6,196,478	8,186,542	
2006/07		0.75	0.8133	0.8133		182	65.92	6,234,277	8,253,154	
2007/01		0.70	1.0133	1.0133		182	65.92	6,278,497	8,336,692	
2007/07		0.70	1.1050	1.1050		182	68.11	6,327,061	8,428,784	
2008/01		0.65	0.8556	0.8556		182	68.11	6,362,246	8,500,856	
2008/07	46,891	0.65	0.6104	0.6104		182	65.81	6,434,382	8,552,726	
2009/01		0.60	1.3268	1.3268		182	65.81	6,485,606	8,666,294	
2009/07		0.60	0.6841	0.6841		182	65.81	6,512,229	8,725,626	
2010/01		0.55	0.8643	0.8643		182	65.56	6,543,188	8,800,974	
2010/07		0.55	0.7107	0.7107		182	71.90	6,568,765	8,863,582	
2011/01		0.50	0.9198	0.9198		182	71.90	6,598,975	8,945,118	



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210.53

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2011/07		0.50	0.9028	0.9028		182	71.90	6,628,763	9,025,926	
2012/01	73,977	0.45	0.3865	0.3865		182	72.47	6,714,267	9,060,870	
2012/07		0.45	0.9417	0.9417		182	72.47	6,742,722	9,146,228	
2013/01	190,651	0.40	0.4901	0.4901		182	71.65	6,946,589	9,191,000	
2013/07	85,558	0.40	0.6196	0.6196		182	74.10	7,049,361	9,247,966	
2014/01		0.35	0.8564	0.8564		182	74.10	7,070,488	9,327,136	
2014/07		0.35	1.2383	1.2383		182	74.10	7,101,131	9,442,706	

Message Code:

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014

ID: 221465123120120101201204232013121951



Florida Agency for Health Care Administration
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 Rate Semester 07/01/2014 through 12/31/2014

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214.87

Delaney Park Health and Rehabilitation Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective
 Type of Ownership: Nonprofit : 501(c)(3) Organization CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
215 ANNIE STREET	1/1/2013-12/31/2013	Number of Beds: 60	Superior: 0
ORLANDO, FL 32806	Days in CR 365	Maximum: 21,900	Standard: 184
County: Orange [48]	First Used : 2014/07	Max Annualized: 21,900	Conditional: 0
Region: Central Area: 7	Last Used: 2014/07	Total Patient: 20,271	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 5,006	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 12,866	FY Index: 1.31456505
Class at 1/94: North Small	Medical Utilization	63.46998%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	92.56164%	Cost: 1.02471376
Open Date: 07/01/1992	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 08/01/1992	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21500000
Entered Medicaid 03/30/1993	Low Occupancy Adjustment Factor:	117.83621%	DC Sem Index: 1.24200000
Med # Active Date: 09/29/1999	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02222222
Previous Med # 213268			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	581,669	917,522	666,642	217,049		2,382,882	
1a	Audit Adjustments							
2	Cost Per Diem	45.2098	71.3137	51.8142	16.8700		185.2077	
3	Cost Per Diem Inflated	46.3271	72.8984	53.0947				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	46.3271	72.8984	53.0947	16.8700		189.1902	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	52.6481		62.0530				
7	Provider Target Rate	53.7451		63.3459				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	58.1332	99.7893	75.5421	13.6500			
9	Prior Semester: Class Ceiling Target Base	60.4813		71.4442				
10	Target Rate Class Ceiling	61.3634		72.4862				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	46.3271	72.8984	53.0947	13.6500		185.9702	
12/13	Medical Adjustment Rate		1.1047	0.8046				
14	Prospective Per Diem 11	46.3271	74.0031	53.8993	13.6500		187.8795	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Delaney Park Health and Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	03/30/1993	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	0.00		Total Amount	Per Diem
Year of Phase-In/Full:		Type:	None	80% Capital(1):	2,490,384	10.6434
RS to Start Calcs:	1992/07	<60% of Base:	True	20% ROE(2):	622,596	0.5923
Indexed Asset Value	3,112,980	Interest Rate:	8.5000%	Insurance Cost(3):	40,866	2.0160
FRVS Base Asset:	1,896,540	Chase Rate:	8.5000%	Taxes Cost(3):	12,797	0.6313
Occup Adj Factor	0.9000	Amortization Rate:	8.5000%	Home Office(3):	0	0.0000
ROE Factor	0.018750	Interest Only:	True	Replacement(3&4):	28,707	0.0000
		Yearly Payment:	209,781	Total FRVS PD:		13.8830

- (1) 80% Capital (\$2,490,384) amortized at 8.5000 % for 20 years Interest of \$209,781 divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$10.6434
- (2) 20% ROE (\$622,596) times the ROE factor (0.018750) divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$0.5923
- (3) Pass-throughs: Cost divided by Total Patient Days
- (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	31,609
Comparison Date: 01/01/1992	Current RS PBS:	51,883
Comparison Bed 60	Effective PBS Limitation	1,896,540

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	46.3271	46.3271	0.8225	45.5046
Direct Care	74.0031	74.0031	1.3139	72.6892
Indirect Care	53.8993	53.8993	0.9570	52.9423
Property	13.6500	13.8830	0.2465	13.6365
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.1981
Supplemental Rate Add-on				9.9025
Totals	187.8795	188.1125	3.3399	214.8732

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1992/07	2,127,479	0.00	1.8152	1.8152		60		1,896,540	1,896,540	1
1993/01		0.10	1.7710	1.7710		60	36.56	1,898,773	1,965,180	
1993/07		0.10	1.5329	1.5329		60	36.56	1,900,708	1,995,300	
1994/01		0.20	1.6983	1.6983		60	36.56	1,905,000	2,029,200	
1994/07		0.20	1.5991	1.5991		60	36.56	1,909,050	2,061,660	
1995/01		0.30	1.5812	1.5812		60	36.56	1,915,070	2,094,240	
1995/07		0.30	1.5250	1.5250		60	36.56	1,920,894	2,126,160	
1996/01		0.40	1.7228	1.7228		60	36.56	1,929,693	2,162,820	
1996/07		0.40	1.3294	1.3294		60	50.30	1,939,078	2,191,560	
1997/01		0.50	1.4109	1.4109		60	50.30	1,951,589	2,222,460	
1997/07	20,390	0.50	1.0917	1.0917		60	65.18	1,982,633	2,246,700	
1998/01		0.60	1.1663	1.1663		60	65.18	1,996,507	2,272,920	
1998/07		0.60	1.0794	1.0794		60	65.18	2,009,436	2,297,460	
1999/01		0.70	1.4499	1.4499		60	65.18	2,029,830	2,330,760	
1999/07		0.70	1.2299	1.2299		60	65.18	2,047,305	2,359,440	
2000/01	33,755	0.80	1.3356	1.3356		60	63.93	2,102,935	2,390,940	
2000/07		0.80	1.1129	1.1129		60	63.93	2,121,657	2,417,520	
2001/01		0.90	1.2976	1.2976		60	61.57	2,146,434	2,448,900	
2001/07		0.90	0.9615	0.9615		60	61.57	2,165,009	2,472,420	
2002/01	63,392	1.00	1.0301	1.0301		60	62.77	2,250,703	2,497,860	
2002/07	14,158	1.00	0.8337	0.8337		60	71.20	2,283,625	2,518,680	
2003/01		1.00	1.3271	1.3271		60	71.20	2,313,931	2,552,100	
2003/07		1.00	1.1664	1.1664		60	65.93	2,340,921	2,581,860	
2004/01		1.00	1.1103	1.1103		60	65.93	2,366,912	2,610,540	
2004/07		1.00	0.8378	0.8378		60	54.87	2,386,695	2,632,440	
2005/01		1.00	0.8595	0.8595		60	54.87	2,407,160	2,655,060	
2005/07		1.00	0.7364	0.7364		60	54.87	2,424,844	2,674,620	
2006/01		1.00	0.9068	0.9068		60	58.74	2,446,832	2,698,860	
2006/07		1.00	0.8133	0.8133		60	58.74	2,466,732	2,720,820	
2007/01		1.00	1.0133	1.0133		60	56.08	2,491,727	2,748,360	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2007/07		1.00	1.1050	1.1050		60	54.72	2,519,120	2,778,720	
2008/01		1.00	0.8556	0.8556		60	54.72	2,540,564	2,802,480	
2008/07		1.00	0.6104	0.6104		60	54.72	2,555,993	2,819,580	
2009/01	64,103	1.00	1.3268	1.3268		60	46.01	2,648,466	2,857,020	
2009/07	18,213	1.00	0.6841	0.6841		60	45.49	2,681,664	2,876,580	
2010/01		1.00	0.8643	0.8643		60	45.49	2,700,834	2,901,420	
2010/07		1.00	0.7107	0.7107		60	53.61	2,719,544	2,922,060	
2011/01		1.00	0.9198	0.9198		60	53.61	2,743,926	2,948,940	
2011/07	103,932	1.00	0.9028	0.9028		60	52.37	2,871,446	2,975,580	
2012/01		1.00	0.3865	0.3865		60	52.37	2,882,013	2,987,100	
2012/07		1.00	0.9417	0.9417		60	52.37	2,907,855	3,015,240	
2013/01		0.95	0.4901	0.4901		60	48.13	2,919,703	3,030,000	
2013/07	744,896	0.95	0.6196	0.6196		60	57.71	3,048,780	3,048,780	8
2014/01		0.90	0.8564	0.8564		60	57.71	3,072,280	3,074,880	
2014/07	32,477	0.90	1.2383	1.2383		60	63.47	3,112,980	3,112,980	8

Message Code:

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



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 Rate Semester 07/01/2014 through 12/31/2014

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237.30

Regents Park at Aventura

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

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
18905 NE 25TH AVE	9/1/2012-8/31/2013	Number of Beds: 180	Superior: 0
AVENTURA, FL 33180	Days in CR 365	Maximum: 65,700	Standard: 184
County: Dade [13]	First Used : 2014/01	Max Annualized: 65,700	Conditional: 0
Region: South Area: 11	Last Used: 2014/07	Total Patient: 57,733	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 11,960	Inflation
Current Class South Large	Initial CR? False	Medicaid: 34,948	FY Index: 1.30580299
Class at 1/94: South Large	Medical Utilization	60.53384%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	87.87367%	Cost: 1.03158969
Open Date: 01/11/1988	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/11/1988	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21049917
Entered Medicaid 11/21/1988	Low Occupancy Adjustment Factor:	111.86816%	DC Sem Index: 1.24200000
Med # Active Date: 05/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02602301
Previous Med # 200450			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,638,816	2,734,287	2,320,316	665,060		7,358,479	
1a	Audit Adjustments							
2	Cost Per Diem	46.8930	78.2387	66.3934	19.0300		210.5551	
3	Cost Per Diem Inflated	48.3743	80.2747	68.4907				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	48.3743	80.2747	68.4907	19.0300		216.1697	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	49.4378		63.8917				
7	Provider Target Rate	50.4679		65.2229				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	48.3743	80.2747	63.9416	13.6500		206.2406	
12/13	Medical Adjustment Rate		0.9513	0.7577				
14	Prospective Per Diem 11	48.3743	81.2260	64.6993	13.6500		207.9496	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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237.30

Rate Semester 07/01/2014 through 12/31/2014

Regents Park at Aventura

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	11/21/1988	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	7,500,000.00	Total Amount	Per Diem	
Year of Phase-In/Full:		Type:	Variable	80% Capital(1):	7,420,186	10.2738
RS to Start Calcs:	1988/01	<60% of Base:	False	20% ROE(2):	1,855,046	0.4935
Indexed Asset Value	9,275,232	Interest Rate:	5.4000%	Insurance Cost(3):	281,687	4.8791
FRVS Base Asset:	5,296,140	Chase Rate:	5.7500%	Taxes Cost(3):	101,710	1.7617
Occup Adj Factor	0.9000	Amortization Rate:	5.4000%	Home Office(3):	0	0.0000
ROE Factor	0.015730	Interest Only:	False	Replacement(3&4):	40,213	0.0000
		Yearly Payment:	607,492	Total FRVS PD:		17.4081

- (1) 80% Capital (\$7,420,186) amortized at 5.4000 % for 20 years Principal & Interest of \$607,492 divided by annual available days (65700) divided by Occup. Adj. (0.900) = \$10.2738
- (2) 20% ROE (\$1,855,046) times the ROE factor (0.015730) divided by annual available days (65700) divided by Occup. Adj. (0.900) = \$0.4935
- (3) Pass-throughs: 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:	51,883
Comparison Bed 180	Effective PBS Limitation	5,296,140

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	48.3743	48.3743	0.8589	47.5154
Direct Care	81.2260	81.2260	1.4422	79.7838
Indirect Care	64.6993	64.6993	1.1487	63.5506
Property	13.6500	17.4081	0.3091	17.0990
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				19.4437
Supplemental Rate Add-on				9.9025
Totals	207.9496	211.7077	3.7589	237.2950

Medicaid Trend Adjustment



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 Rate Semester 7/1/2014 through 12/31/2014 Based on Cost Report: 8/31/2013

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237.30

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1988/01	9,983,020	0.00	0.9007	0.9007		180		5,296,140	5,296,140	1
1988/07		0.10	0.5899	0.5899		180	1.99	5,296,140	5,336,280	
1989/01		0.10	0.5899	0.5899		180	1.99	5,296,140	5,367,780	
1989/07		0.20	0.5899	0.5899		180	1.99	5,296,140	5,404,140	
1990/01		0.20	0.5899	0.5899		180	1.99	5,296,140	5,431,320	
1990/07		0.30	0.5899	0.5899		180	1.99	5,296,140	5,463,360	
1991/01		0.30	0.5899	0.5899		180	1.99	5,296,140	5,495,400	
1991/07		0.40	1.4932	1.4932		180	18.44	5,296,140	5,577,480	
1992/01		0.40	2.0117	2.0117		180	18.44	5,296,140	5,689,620	
1992/07		0.50	1.8152	1.8152		180	31.61	5,323,766	5,792,940	
1993/01		0.50	1.7710	1.7710		180	31.61	5,350,860	5,895,540	
1993/07		0.60	1.5329	1.5329		180	43.55	5,389,827	5,985,900	
1994/01		0.60	1.6983	1.6983		180	43.55	5,433,316	6,087,600	
1994/07		0.70	1.5991	1.5991		180	55.08	5,494,137	6,184,980	
1995/01		0.70	1.5812	1.5812		180	55.08	5,554,946	6,282,720	
1995/07		0.80	1.5250	1.5250		180	56.01	5,622,716	6,378,480	
1996/01		0.80	1.7228	1.7228		180	56.01	5,700,208	6,488,460	
1996/07		0.90	1.3294	1.3294		180	62.78	5,768,411	6,574,680	
1997/01		0.90	1.4109	1.4109		180	62.78	5,841,658	6,667,380	
1997/07		1.00	1.0917	1.0917		180	66.97	5,905,431	6,740,100	
1998/01		1.00	1.1663	1.1663		180	66.97	5,974,306	6,818,760	
1998/07		1.00	1.0794	1.0794		180	60.98	6,038,793	6,892,380	
1999/01		1.00	1.4499	1.4499		180	60.98	6,126,349	6,992,280	
1999/07		1.00	1.2299	1.2299		180	57.55	6,201,697	7,078,320	
2000/01	593,370	1.00	1.3356	1.3356		180	57.15	6,877,897	7,172,820	
2000/07	216,042	1.00	1.1129	1.1129		180	57.15	7,170,483	7,252,560	
2001/01	76,704	1.00	1.2976	1.2976		180	57.15	7,340,231	7,346,700	
2001/07	366,156	1.00	0.9615	0.9615		180	57.15	7,417,260	7,417,260	8
2002/01		1.00	1.0301	1.0301		180	57.15	7,493,580	7,493,580	8
2002/07		1.00	0.8337	0.8337		180	57.15	7,556,040	7,556,040	8



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237.30

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2003/01		1.00	1.3271	1.3271		180	57.15	7,656,300	7,656,300	8
2003/07	62,935	1.00	1.1664	1.1664		180	55.06	7,745,580	7,745,580	8
2004/01	49,429	1.00	1.1103	1.1103		180	59.90	7,831,620	7,831,620	8
2004/07		1.00	0.8378	0.8378		180	59.90	7,897,233	7,897,320	
2005/01		1.00	0.8595	0.8595		180	62.56	7,965,110	7,965,180	
2005/07		1.00	0.7364	0.7364		180	62.56	8,023,765	8,023,860	
2006/01		1.00	0.9068	0.9068		180	56.12	8,096,525	8,096,580	
2006/07		1.00	0.8133	0.8133		180	56.12	8,162,374	8,162,460	
2007/01		1.00	1.0133	1.0133		180	56.12	8,245,080	8,245,080	8
2007/07		1.00	1.1050	1.1050		180	56.16	8,336,160	8,336,160	8
2008/01		1.00	0.8556	0.8556		180	54.57	8,406,927	8,407,440	
2008/07		0.95	0.6104	0.6104		180	54.57	8,455,298	8,458,740	
2009/01		0.95	1.3268	1.3268		180	54.57	8,561,044	8,571,060	
2009/07	117,384	0.90	0.6841	0.6841		180	52.71	8,629,740	8,629,740	8
2010/01		0.90	0.8643	0.8643		180	52.71	8,694,076	8,704,260	
2010/07		0.85	0.7107	0.7107		180	53.62	8,745,279	8,766,180	
2011/01		0.85	0.9198	0.9198		180	53.62	8,811,934	8,846,820	
2011/07		0.80	0.9028	0.9028		180	54.26	8,874,718	8,926,740	
2012/01		0.80	0.3865	0.3865		180	54.26	8,901,789	8,961,300	
2012/07	124,682	0.75	0.9417	0.9417		180	52.65	9,045,720	9,045,720	8
2013/01		0.75	0.4901	0.4901		180	52.65	9,077,551	9,090,000	
2013/07	174,090	0.70	0.6196	0.6196		180	57.83	9,146,340	9,146,340	8
2014/01		0.70	0.8564	0.8564		180	60.53	9,201,172	9,224,640	
2014/07		0.65	1.2383	1.2383		180	60.53	9,275,232	9,338,940	

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 07/01/2014 through 12/31/2014

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188.44

Orlando Health and Rehabilitation Center

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

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

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
830 WEST 29TH STREET	7/1/2012-6/30/2013	Number of Beds: 420	Superior: 0
ORLANDO, FL 32805	Days in CR 365	Maximum: 153,300	Standard: 184
County: Orange [48]	First Used : 2014/01	Max Annualized: 153,300	Conditional: 0
Region: Central Area: 7	Last Used: 2014/07	Total Patient: 131,551	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 17,019	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 105,302	FY Index: 1.29878490
Class at 1/94: North Large	Medical Utilization	80.04652%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	85.81279%	Cost: 1.03716397
Open Date: 05/01/1971	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 05/01/1971	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20850000
Entered Medicaid 05/01/1971	Low Occupancy Adjustment Factor:	109.24454%	DC Sem Index: 1.24200000
Med # Active Date: 09/29/1999	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02772031
Previous Med # 218367			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	3,690,929	8,031,276	4,628,980	1,459,486		17,810,671	
1a	Audit Adjustments							
2	Cost Per Diem	35.0509	76.2690	43.9591	13.8600		169.1390	
3	Cost Per Diem Inflated	36.3535	78.3832	45.5928				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	36.3535	78.3832	45.5928	13.8600		174.1895	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	44.4399		53.4186				
7	Provider Target Rate	45.3658		54.5316				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	36.3535	78.3832	45.5928	13.6500		173.9795	
12/13	Medical Adjustment Rate		2.6495	1.5411				
14	Prospective Per Diem 11	36.3535	81.0327	47.1339	13.6500		178.1701	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Orlando Health and Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	16,200,000.00	Total Amount	Per Diem	
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	13,789,926	11.3764
RS to Start Calcs:	1971/07	<60% of Base:	False	20% ROE(2):	3,447,481	0.3593
Indexed Asset Value	17,237,407	Interest Rate:	9.7500%	Insurance Cost(3):	352,581	2.6802
FRVS Base Asset:	8,041,774	Chase Rate:	7.7500%	Taxes Cost(3):	4,177	0.0318
Occup Adj Factor	0.9000	Amortization Rate:	9.7500%	Home Office(3):	0	0.0000
ROE Factor	0.014380	Interest Only:	False	Replacement(3&4):	924,670	0.0000
		Yearly Payment:	1,569,597	Total FRVS PD:		14.4477

- (1) 80% Capital (\$13,789,926) amortized at 9.7500 % for 20 years Principal & Interest of \$1,569,597 divided by annual available days (153300) divided by Occup. Adj. (0.900) = \$11.3764
- (2) 20% ROE (\$3,447,481) times the ROE factor (0.014380) divided by annual available days (153300) divided by Occup. Adj. (0.900) = \$0.3593
- (3) Pass-throughs: 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:	51,883
Comparison Bed	420	Effective PBS Limitation	11,970,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	36.3535	36.3535	0.6455	35.7080
Direct Care	81.0327	81.0327	1.4387	79.5940
Indirect Care	47.1339	47.1339	0.8369	46.2970
Property	13.6500	14.4477	0.2565	14.1912
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				2.7515
Supplemental Rate Add-on				9.9025
Totals	178.1701	178.9678	3.1776	188.4442

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	3,293,126	0.00				420	100.00	3,293,126	4,309,620	
1972/01		0.10	3.9787	3.0000	0.9787	420	100.00	3,303,005	4,480,980	
1972/07	318	0.10	5.9113	3.0000	2.9113	420	100.00	3,313,232	4,701,900	
1973/01	2,440	0.20	8.0622	3.0000	5.0622	420	100.00	3,335,551	4,944,240	
1973/07		0.20	10.7186	3.0000	7.7186	420	100.00	3,355,564	5,223,960	
1974/01		0.30	12.9457	3.0000	9.9457	420	100.00	3,385,764	5,496,960	
1974/07	95,015	0.30	13.0494	3.0000	10.0494	420	100.00	3,511,251	5,667,480	
1975/01	1,762	0.40	13.1399	3.0000	10.1399	420	100.00	3,555,148	5,842,620	
1975/07		0.40	14.2033	3.0000	11.2033	420	100.00	3,597,810	6,080,340	
1976/01	1,104,329	0.50	15.2478	3.0000	12.2478	420	100.00	4,756,106	6,326,040	
1976/07		0.50	15.7330	3.0000	12.7330	420	100.00	4,827,448	6,546,540	
1977/01		0.60	16.4836	3.0000	13.4836	420	100.00	4,914,342	6,792,240	
1977/07	50,465	0.60	18.5412	3.0000	15.5412	420	100.00	5,053,265	7,135,380	
1978/01		0.70	20.2809	3.0000	17.2809	420	100.00	5,159,384	7,473,900	
1978/07	14,894	0.70	22.8203	3.0000	19.8203	420	100.00	5,282,625	7,887,600	
1979/01		0.80	24.9476	3.0000	21.9476	420	100.00	5,409,408	8,292,060	
1979/07	41,507	0.80	26.1458	3.0000	23.1458	420	100.00	5,580,741	8,640,240	
1980/01		0.90	29.3115	3.0000	26.3115	420	60.76	5,731,421	9,173,220	
1980/07	22,839	0.90	30.1222	3.0000	27.1222	420	60.76	5,909,008	9,522,660	
1981/01		1.00	30.9462	3.0000	27.9462	420	62.30	6,086,278	9,886,800	
1981/07	18,382	1.00	30.5350	3.0000	27.5350	420	62.30	6,287,248	10,142,580	
1982/01	31,789	1.00	30.2110	3.0000	27.2110	420	64.43	6,507,654	10,414,320	
1982/07		1.00	29.5087	3.0000	26.5087	420	100.00	6,702,884	10,653,300	
1983/04	17,714	1.00	29.1375	3.0000	26.1375	420	100.00	6,921,685	10,933,440	
1983/07		1.00	30.0953	3.0000	27.0953	420	64.46	7,129,336	11,366,040	
1984/01		1.00	28.3905	3.0000	25.3905	420	100.00	7,343,216	11,513,460	
1984/07	16,632	1.00	27.3084	3.0000	24.3084	420	100.00	7,580,144	11,734,380	
1985/01		1.00	25.4555	3.0000	22.4555	420	62.06	7,807,548	11,868,780	
1985/10		1.00	23.3077	3.0000	20.3077	420	62.06	8,041,774	11,970,000	
1986/01		1.00	21.1376	3.0000	18.1376	420	60.82	8,283,027	12,069,540	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	420	60.82	8,531,518	12,046,440	
1987/01		1.00	16.4441	3.0000	13.4441	420	61.30	8,787,464	12,261,900	
1987/07		1.00	14.3448	3.0000	11.3448	420	61.30	9,051,088	12,357,660	
1988/01		1.00	12.2455	3.0000	9.2455	420	61.21	9,322,621	12,458,040	
1988/07		1.00	9.8354	3.0000	6.8354	420	61.21	9,602,300	12,451,320	
1989/01		1.00	7.4253	3.0000	4.4253	420	64.09	9,890,369	12,524,820	
1989/07		1.00	5.0152	3.0000	2.0152	420	64.09	10,187,080	12,609,660	
1990/01		1.00	2.6051	2.6051		420	68.88	10,452,464	12,673,080	
1990/07		1.00	0.5899	0.5899		420	68.88	10,514,123	12,747,840	
1991/01		1.00	0.5899	0.5899		420	75.48	10,576,146	12,822,600	
1991/07		1.00	1.4932	1.4932		420	75.48	10,734,069	13,014,120	
1992/01		0.95	2.0117	2.0117		420	79.04	10,939,208	13,275,780	
1992/07		0.95	1.8152	1.8152		420	79.04	11,127,844	13,516,860	
1993/01		0.90	1.7710	1.7710		420	76.80	11,305,211	13,756,260	
1993/07		0.90	1.5329	1.5329		420	76.80	11,461,178	13,967,100	
1994/01	405,912	0.85	1.6983	1.6983		420	77.21	12,032,544	14,204,400	
1994/07		0.85	1.5991	1.5991		420	77.21	12,196,090	14,431,620	
1995/01		0.80	1.5812	1.5812		420	77.21	12,350,371	14,659,680	
1995/07	91,481	0.80	1.5250	1.5250		420	75.97	12,592,527	14,883,120	
1996/01	13,504	0.75	1.7228	1.7228		420	79.83	12,768,739	15,139,740	
1996/07	59,756	0.75	1.3294	1.3294		420	79.83	12,955,812	15,340,920	
1997/01	131,606	0.70	1.4109	1.4109		420	79.83	13,215,370	15,557,220	
1997/07		0.70	1.0917	1.0917		420	79.83	13,215,370	15,726,900	5
1998/01		0.65	1.1663	1.1663		420	79.83	13,417,313	15,910,440	
1998/07		0.65	1.0794	1.0794		420	79.83	13,417,313	16,082,220	5
1999/01	192,974	0.60	1.4499	1.4499		420	86.50	13,821,959	16,315,320	
1999/07		0.60	1.2299	1.2299		420	86.50	13,923,951	16,516,080	
2000/01		0.55	1.3356	1.3356		420	86.50	14,026,236	16,736,580	
2000/07		0.55	1.1129	1.1129		420	86.50	14,112,091	16,922,640	
2001/01	105,782	0.50	1.2976	1.2976		420	84.53	14,309,432	17,142,300	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		0.50	0.9615	0.9615		420	84.53	14,378,232	17,306,940	
2002/01	489,335	0.45	1.0301	1.0301		420	81.71	14,934,210	17,485,020	
2002/07		0.45	0.8337	0.8337		420	81.71	14,990,243	17,630,760	
2003/01	80,425	0.40	1.3271	1.3271		420	80.55	15,150,236	17,864,700	
2003/07		0.40	1.1664	1.1664		420	80.55	15,220,927	18,073,020	
2004/01		0.35	1.1103	1.1103		420	79.45	15,280,076	18,273,780	
2004/07		0.35	0.8378	0.8378		420	79.45	15,280,076	18,427,080	5
2005/01		0.30	0.8595	0.8595		420	79.45	15,364,400	18,585,420	
2005/07		0.30	0.7364	0.7364		420	79.03	15,398,340	18,722,340	
2006/01		0.25	0.9068	0.9068		420	79.03	15,433,248	18,892,020	
2006/07		0.25	0.8133	0.8133		420	82.54	15,464,624	19,045,740	
2007/01		0.20	1.0133	1.0133		420	82.54	15,495,971	19,238,520	
2007/07		0.20	1.1050	1.1050		420	82.89	15,530,217	19,451,040	
2008/01		0.15	0.8556	0.8556		420	82.89	15,550,142	19,617,360	
2008/07		0.15	0.6104	0.6104		420	80.97	15,564,386	19,737,060	
2009/01	440,321	0.10	1.3268	1.3268		420	83.27	16,025,361	19,999,140	
2009/07		0.10	0.6841	0.6841		420	83.27	16,036,322	20,136,060	
2010/01		0.05	0.8643	0.8643		420	83.27	16,043,250	20,309,940	
2010/07	196,887	0.05	0.7107	0.7107		420	83.83	16,245,832	20,454,420	
2011/01	90,264	0.00	0.9198	0.9198		420	82.71	16,336,096	20,642,580	
2011/07		0.00	0.9028	0.9028		420	82.71	16,336,096	20,829,060	
2012/01		0.00	0.3865	0.3865		420	82.71	16,336,096	20,909,700	
2012/07	67,429	0.00	0.9417	0.9417		420	82.69	16,403,525	21,106,680	
2013/01		0.00	0.4901	0.4901		420	82.69	16,403,525	21,210,000	
2013/07	103,244	0.00	0.6196	0.6196		420	80.77	16,506,769	21,341,460	
2014/01	730,638	0.00	0.8564	0.8564		420	80.05	17,237,407	21,524,160	
2014/07		0.00	1.2383	1.2383		420	80.05	17,237,407	21,790,860	

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
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 Rate Semester 07/01/2014 through 12/31/2014

0 223786-00 - 2014/07

238.88

Life Care Center of Sarasota

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

Provider Information	Cost Report	Patient Days	Ratings Days
8104 N TUTTLE AVE	2/1/2013-1/31/2014	Number of Beds: 120	Superior: 0
SARASOTA, FL 34243	Days in CR 365	Maximum: 43,800	Standard: 184
County: Manatee [41]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 6	Last Used: 2014/07	Total Patient: 33,492	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 19,118	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 9,602	FY Index: 1.31445245
Class at 1/94: North Large	Medical Utilization	28.66953%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	76.46575%	Cost: 1.02480154
Open Date: 05/05/2000	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 05/05/2000	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21633187
Entered Medicaid 06/26/2000	Low Occupancy Adjustment Factor:	97.34523%	DC Sem Index: 1.24200000
Med # Active Date: 06/29/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02110290
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	471,665	944,200	655,821	332,997		2,404,683	
1a	Audit Adjustments							
2	Cost Per Diem	49.1215	98.3337	68.3005	34.6800		250.4357	
3	Cost Per Diem Inflated	50.3398	100.4088	69.9945				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	50.3398	100.4088	69.9945	34.6800		255.4231	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	61.8150		55.5999				
7	Provider Target Rate	63.1030		56.7584				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	50.3398	96.7737	56.7584	13.6500		217.5219	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	50.3398	96.7737	56.7584	13.6500		217.5219	
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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Rate Semester 07/01/2014 through 12/31/2014

Life Care Center of Sarasota

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	06/29/2000	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	2000/01	Type:	None	80% Capital(1):	4,980,768	11.9081
Indexed Asset Value	6,225,960	<60% of Base:	True	20% ROE(2):	1,245,192	0.6185
FRVS Base Asset:	4,718,880	Interest Rate:	9.5000%	Insurance Cost(3):	24,297	0.7255
Occup Adj Factor	0.9000	Chase Rate:	9.5000%	Taxes Cost(3):	129,830	3.8764
ROE Factor	0.019580	Amortization Rate:	9.5000%	Home Office(3):	46,731	1.3953
		Interest Only:	True	Replacement(3&4):	63,206	0.0000
		Yearly Payment:	469,419	Total FRVS PD:		18.5238

- (1) 80% Capital (\$4,980,768) amortized at 9.5000 % for 20 years Interest of \$469,419 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$11.9081
- (2) 20% ROE (\$1,245,192) times the ROE factor (0.019580) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.6185
- (3) Pass-throughs: Cost divided by Total Patient Days
- (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	39,324
Comparison Date:	07/01/1999	Current RS PBS:	51,883
Comparison Bed	120	Effective PBS Limitation	4,718,880

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	50.3398	50.3398	0.8938	49.4460
Direct Care	96.7737	96.7737	1.7182	95.0555
Indirect Care	56.7584	56.7584	1.0078	55.7506
Property	13.6500	18.5238	0.3289	18.1949
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				10.5341
Supplemental Rate Add-on				9.9025
Totals	217.5219	222.3957	3.9487	238.8836

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid FRVS Property Reimbursement Rate
 Rate Semester 7/1/2014 through 12/31/2014 Based on Cost Report: 1/31/2014

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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
2000/01	9,577,158	0.00	1.3356	1.3356		120	40.45	4,718,880	4,718,880	1
2000/07	65,951	0.10	1.1129	1.1129		120	40.45	4,788,694	4,835,040	
2001/01		0.10	1.2976	1.2976		120	40.45	4,793,265	4,897,800	
2001/07		0.20	0.9615	0.9615		120	40.45	4,800,044	4,944,840	
2002/01		0.20	1.0301	1.0301		120	40.45	4,800,044	4,995,720	5
2002/07	46,153	0.30	0.8337	0.8337		120	55.99	4,865,492	5,037,360	
2003/01		0.30	1.3271	1.3271		120	55.99	4,884,862	5,104,200	
2003/07		0.40	1.1664	1.1664		120	55.73	4,907,655	5,163,720	
2004/01		0.40	1.1103	1.1103		120	55.73	4,929,450	5,221,080	
2004/07	31,623	0.50	0.8378	0.8378		120	46.72	4,978,614	5,264,880	
2005/01		0.50	0.8595	0.8595		120	46.72	4,996,791	5,310,120	
2005/07	25,435	0.60	0.7364	0.7364		120	45.59	5,040,525	5,349,240	
2006/01		0.60	0.9068	0.9068		120	45.59	5,063,258	5,397,720	
2006/07		0.70	0.8133	0.8133		120	45.59	5,087,151	5,441,640	
2007/01	68,737	0.70	1.0133	1.0133		120	47.65	5,187,149	5,496,720	
2007/07		0.80	1.1050	1.1050		120	47.65	5,226,876	5,557,440	
2008/01	287,895	0.80	0.8556	0.8556		120	37.12	5,538,918	5,604,960	
2008/07	85,788	0.90	0.6104	0.6104		120	30.69	5,639,160	5,639,160	8
2009/01		0.90	1.3268	1.3268		120	30.69	5,676,734	5,714,040	
2009/07		1.00	0.6841	0.6841		120	30.69	5,698,404	5,753,160	
2010/01	125,013	1.00	0.8643	0.8643		120	27.64	5,802,840	5,802,840	8
2010/07	112,641	1.00	0.7107	0.7107		120	27.96	5,844,120	5,844,120	8
2011/01		1.00	0.9198	0.9198		120	27.96	5,871,447	5,897,880	
2011/07		1.00	0.9028	0.9028		120	27.96	5,898,394	5,951,160	
2012/01	87,832	1.00	0.3865	0.3865		120	31.66	5,974,200	5,974,200	8
2012/07	512,728	1.00	0.9417	0.9417		120	33.40	6,030,480	6,030,480	8
2013/01		1.00	0.4901	0.4901		120	33.40	6,048,428	6,060,000	
2013/07		1.00	0.6196	0.6196		120	33.40	6,071,186	6,097,560	
2014/01	43,679	1.00	0.8564	0.8564		120	27.84	6,141,183	6,149,760	
2014/07	234,413	1.00	1.2383	1.2383		120	28.67	6,225,960	6,225,960	8

Message Code:

- | |
|--|
| 1 Per Bed Standard Limitation |
| 5 Uncorrected Licensure Deficiency |
| 8 Limited to Current RS Per Bed Standard |

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 223786013120140201201304142014140724



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 07/01/2014 through 12/31/2014

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230.59

Avante at Orlando

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

Provider Information	Cost Report	Patient Days	Ratings Days
2000 NORTH SEMORAN BOULEVARD	6/1/2012-5/31/2013	Number of Beds: 118	Superior: 0
ORLANDO, FL 32807	Days in CR 365	Maximum: 43,070	Standard: 184
County: Orange [48]	First Used : 2014/01	Max Annualized: 43,070	Conditional: 0
Region: Central Area: 7	Last Used: 2014/07	Total Patient: 34,302	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 2,297	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 28,228	FY Index: 1.29575017
Class at 1/94: North Large	Medical Utilization	82.29258%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	79.64244%	Cost: 1.03959307
Open Date: 09/01/1970	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 09/01/1970	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20749917
Entered Medicaid 10/01/1980	Low Occupancy Adjustment Factor:	101.38934%	DC Sem Index: 1.24200000
Med # Active Date: 06/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02857214
Previous Med # 213063			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,199,989	2,266,585	1,525,299	157,230		5,149,103	
1a	Audit Adjustments							
2	Cost Per Diem	42.5106	80.2956	54.0350	5.5700		182.4112	
3	Cost Per Diem Inflated	44.1937	82.5898	56.1744				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	44.1937	82.5898	56.1744	5.5700		188.5279	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	49.0275		72.0248				
7	Provider Target Rate	50.0490		73.5255				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	44.1937	82.5898	56.1744	5.5700		188.5279	
12/13	Medical Adjustment Rate		3.0004	2.0408				
14	Prospective Per Diem 11	44.1937	85.5902	58.2152	5.5700		193.5691	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Avante at Orlando

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/01/1991	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	450,000.00	Total Amount	Per Diem	
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	2,858,814	9.1693
RS to Start Calcs:	1971/07	<60% of Base:	True	20% ROE(2):	714,703	0.2592
Indexed Asset Value	3,573,517	Interest Rate:	7.2000%	Insurance Cost(3):	38,273	1.1158
FRVS Base Asset:	1,773,104	Chase Rate:	12.5000%	Taxes Cost(3):	33,041	0.9632
Occup Adj Factor	0.9000	Amortization Rate:	12.5000%	Home Office(3):	27,015	0.7876
ROE Factor	0.014060	Interest Only:	True	Replacement(3&4):	6,019	0.0000
		Yearly Payment:	355,429	Total FRVS PD:		12.2951

- (1) 80% Capital (\$2,858,814) amortized at 12.5000 % for 20 years Interest of \$355,429 divided by annual available days (43070) divided by Occup. Adj. (0.900) = \$9.1693
- (2) 20% ROE (\$714,703) times the ROE factor (0.014060) divided by annual available days (43070) divided by Occup. Adj. (0.900) = \$0.2592
- (3) Pass-throughs: 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:	51,883
Comparison Bed 118	Effective PBS Limitation	3,363,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	44.1937	44.1937	0.7847	43.4090
Direct Care	85.5902	85.5902	1.5197	84.0705
Indirect Care	58.2152	58.2152	1.0336	57.1816
Property	5.5700	12.2951	0.2183	12.0768
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				23.9464
Supplemental Rate Add-on				9.9025
Totals	193.5691	200.2942	3.5563	230.5868

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	902,121	0.00				118	100.00	902,121	1,210,798	
1972/01		0.10	3.9787	3.0000	0.9787	118	100.00	904,827	1,258,942	
1972/07		0.10	5.9113	3.0000	2.9113	118	100.00	907,541	1,321,010	
1973/01		0.20	8.0622	3.0000	5.0622	118	100.00	912,986	1,389,096	
1973/07		0.20	10.7186	3.0000	7.7186	118	100.00	918,464	1,467,684	
1974/01		0.30	12.9457	3.0000	9.9457	118	100.00	926,730	1,544,384	
1974/07		0.30	13.0494	3.0000	10.0494	118	100.00	935,071	1,592,292	
1975/01		0.40	13.1399	3.0000	10.1399	118	100.00	946,292	1,641,498	
1975/07		0.40	14.2033	3.0000	11.2033	118	100.00	957,648	1,708,286	
1976/01		0.50	15.2478	3.0000	12.2478	118	100.00	972,013	1,777,316	
1976/07		0.50	15.7330	3.0000	12.7330	118	100.00	986,593	1,839,266	
1977/01		0.60	16.4836	3.0000	13.4836	118	100.00	1,004,352	1,908,296	
1977/07		0.60	18.5412	3.0000	15.5412	118	100.00	1,022,430	2,004,702	
1978/01		0.70	20.2809	3.0000	17.2809	118	100.00	1,043,901	2,099,810	
1978/07		0.70	22.8203	3.0000	19.8203	118	100.00	1,065,823	2,216,040	
1979/01		0.80	24.9476	3.0000	21.9476	118	100.00	1,091,403	2,329,674	
1979/07		0.80	26.1458	3.0000	23.1458	118	100.00	1,117,597	2,427,496	
1980/01	23,868	0.90	29.3115	3.0000	26.3115	118	84.15	1,171,640	2,577,238	
1980/07	17,207	0.90	30.1222	3.0000	27.1222	118	84.15	1,220,481	2,675,414	
1981/01	22,341	1.00	30.9462	3.0000	27.9462	118	85.05	1,279,436	2,777,720	
1981/07	3,497	1.00	30.5350	3.0000	27.5350	118	85.05	1,321,316	2,849,582	
1982/01	659	1.00	30.2110	3.0000	27.2110	118	83.72	1,361,614	2,925,928	
1982/07	38,415	1.00	29.5087	3.0000	26.5087	118	83.72	1,440,877	2,993,070	
1983/04	1,950	1.00	29.1375	3.0000	26.1375	118	81.37	1,486,053	3,071,776	
1983/07	18,994	1.00	30.0953	3.0000	27.0953	118	81.37	1,549,629	3,193,316	
1984/01	3,803	1.00	28.3905	3.0000	25.3905	118	84.71	1,599,921	3,234,734	
1984/07		1.00	27.3084	3.0000	24.3084	118	84.71	1,647,919	3,296,802	
1985/01	24,103	1.00	25.4555	3.0000	22.4555	118	84.71	1,721,460	3,334,562	
1985/10		1.00	23.3077	3.0000	20.3077	118	84.71	1,773,104	3,363,000	
1986/01		1.00	21.1376	3.0000	18.1376	118	85.91	1,826,297	3,390,966	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	118	85.91	1,881,086	3,384,476	
1987/01		1.00	16.4441	3.0000	13.4441	118	87.34	1,937,519	3,445,010	
1987/07		1.00	14.3448	3.0000	11.3448	118	87.34	1,995,645	3,471,914	
1988/01		1.00	12.2455	3.0000	9.2455	118	86.43	2,055,514	3,500,116	
1988/07		1.00	9.8354	3.0000	6.8354	118	86.43	2,117,179	3,498,228	
1989/01		1.00	7.4253	3.0000	4.4253	118	91.61	2,180,694	3,518,878	
1989/07		1.00	5.0152	3.0000	2.0152	118	91.61	2,246,115	3,542,714	
1990/01		1.00	2.6051	2.6051		118	82.76	2,304,629	3,560,532	
1990/07		1.00	0.5899	0.5899		118	97.97	2,318,224	3,581,536	
1991/01		1.00	0.5899	0.5899		118	97.97	2,331,899	3,602,540	
1991/07		1.00	1.4932	1.4932		118	97.97	2,366,719	3,656,348	
1992/01		0.95	2.0117	2.0117		118	97.97	2,411,949	3,729,862	
1992/07		0.95	1.8152	1.8152		118	97.97	2,453,541	3,797,594	
1993/01		0.90	1.7710	1.7710		118	97.97	2,453,541	3,864,854	5
1993/07		0.90	1.5329	1.5329		118	97.97	2,527,037	3,924,090	
1994/01		0.85	1.6983	1.6983		118	97.51	2,563,517	3,990,760	
1994/07		0.85	1.5991	1.5991		118	97.51	2,598,360	4,054,598	
1995/01		0.80	1.5812	1.5812		118	96.40	2,631,229	4,118,672	
1995/07		0.80	1.5250	1.5250		118	96.40	2,663,330	4,181,448	
1996/01		0.75	1.7228	1.7228		118	97.60	2,697,743	4,253,546	
1996/07		0.75	1.3294	1.3294		118	97.60	2,724,642	4,310,068	
1997/01		0.70	1.4109	1.4109		118	90.56	2,751,551	4,370,838	
1997/07		0.70	1.0917	1.0917		118	90.56	2,751,551	4,418,510	5
1998/01		0.65	1.1663	1.1663		118	90.56	2,793,597	4,470,076	
1998/07		0.65	1.0794	1.0794		118	90.56	2,813,197	4,518,338	
1999/01		0.60	1.4499	1.4499		118	90.56	2,837,669	4,583,828	
1999/07		0.60	1.2299	1.2299		118	90.56	2,837,669	4,640,232	5
2000/01	233,273	0.55	1.3356	1.3356		118	81.69	3,112,880	4,702,182	
2000/07		0.55	1.1129	1.1129		118	81.69	3,131,934	4,754,456	
2001/01		0.50	1.2976	1.2976		118	81.69	3,152,254	4,816,170	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		0.50	0.9615	0.9615		118	81.69	3,167,410	4,862,426	
2002/01		0.45	1.0301	1.0301		118	81.69	3,182,091	4,912,458	
2002/07		0.45	0.8337	0.8337		118	81.69	3,194,030	4,953,404	
2003/01	29,164	0.40	1.3271	1.3271		118	71.10	3,240,148	5,019,130	
2003/07		0.40	1.1664	1.1664		118	71.10	3,255,267	5,077,658	
2004/01		0.35	1.1103	1.1103		118	60.39	3,267,917	5,134,062	
2004/07		0.35	0.8378	0.8378		118	60.39	3,277,499	5,177,132	
2005/01		0.30	0.8595	0.8595		118	67.60	3,285,952	5,221,618	
2005/07		0.30	0.7364	0.7364		118	67.60	3,293,211	5,260,086	
2006/01		0.25	0.9068	0.9068		118	65.92	3,300,677	5,307,758	
2006/07		0.25	0.8133	0.8133		118	65.92	3,307,387	5,350,946	
2007/01		0.20	1.0133	1.0133		118	64.36	3,314,091	5,405,108	
2007/07		0.20	1.1050	1.1050		118	64.36	3,321,415	5,464,816	
2008/01		0.15	0.8556	0.8556		118	64.57	3,325,676	5,511,544	
2008/07		0.15	0.6104	0.6104		118	64.57	3,328,722	5,545,174	
2009/01		0.10	1.3268	1.3268		118	65.77	3,333,139	5,618,806	
2009/07		0.10	0.6841	0.6841		118	65.77	3,335,419	5,657,274	
2010/01		0.05	0.8643	0.8643		118	75.02	3,336,860	5,706,126	
2010/07		0.05	0.7107	0.7107		118	75.02	3,338,045	5,746,718	
2011/01	169,307	0.00	0.9198	0.9198		118	80.66	3,507,352	5,799,582	
2011/07		0.00	0.9028	0.9028		118	80.66	3,507,352	5,851,974	
2012/01	40,659	0.00	0.3865	0.3865		118	79.64	3,548,011	5,874,630	
2012/07		0.00	0.9417	0.9417		118	79.64	3,548,011	5,929,972	
2013/01	25,506	0.00	0.4901	0.4901		118	78.21	3,573,517	5,959,000	
2013/07		0.00	0.6196	0.6196		118	78.21	3,573,517	5,995,934	
2014/01		0.00	0.8564	0.8564		118	82.29	3,573,517	6,047,264	
2014/07		0.00	1.2383	1.2383		118	82.29	3,573,517	6,122,194	

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 07/01/2014 through 12/31/2014

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212.03

Doctors Lake of Orange 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
833 KINGSLEY AVE	10/1/2012-9/30/2013	Number of Beds: 120	Superior: 0
ORANGE PARK, FL 32073	Days in CR 365	Maximum: 43,800	Standard: 184
County: Clay [10]	First Used : 2014/01	Max Annualized: 43,800	Conditional: 0
Region: North Area: 4	Last Used: 2014/07	Total Patient: 39,736	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 3,663	Inflation
Current Class North Large	Initial CR? False	Medicaid: 29,064	FY Index: 1.30932625
Class at 1/94: North Large	Medical Utilization	73.14274%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	90.72146%	Cost: 1.02881379
Open Date: 07/01/1987	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 07/01/1987	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21150000
Entered Medicaid 11/03/1987	Low Occupancy Adjustment Factor:	115.49356%	DC Sem Index: 1.24200000
Med # Active Date: 04/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02517540
Previous Med # 213811			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,178,119	2,230,873	1,224,038	541,172		5,174,202	
1a	Audit Adjustments							
2	Cost Per Diem	40.5353	76.7573	42.1153	18.6200		178.0279	
3	Cost Per Diem Inflated	41.7033	78.6897	43.3288				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	41.7033	78.6897	43.3288	18.6200		182.3418	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	47.9567		56.3616				
7	Provider Target Rate	48.9559		57.5359				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	41.7033	78.6897	43.3288	13.6500		177.3718	
12/13	Medical Adjustment Rate		2.0487	1.1281				
14	Prospective Per Diem 11	41.7033	80.7384	44.4569	13.6500		180.5486	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Doctors Lake of Orange Park

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	11/03/1987	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	0.00	Total Amount	Per Diem	
Year of Phase-In/Full:		Type:	None	80% Capital(1):	4,496,272	9.8934
RS to Start Calcs:	1987/07	<60% of Base:	True	20% ROE(2):	1,124,068	0.4753
Indexed Asset Value	5,620,340	Interest Rate:	8.7500%	Insurance Cost(3):	51,273	1.2903
FRVS Base Asset:	3,503,400	Chase Rate:	8.7500%	Taxes Cost(3):	67,727	1.7044
Occup Adj Factor	0.9000	Amortization Rate:	8.7500%	Home Office(3):	0	0.0000
ROE Factor	0.016670	Interest Only:	True	Replacement(3&4):	97,212	0.0000
		Yearly Payment:	389,997	Total FRVS PD:		13.3634

- (1) 80% Capital (\$4,496,272) amortized at 8.7500 % for 20 years Interest of \$389,997 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$9.8934
- (2) 20% ROE (\$1,124,068) times the ROE factor (0.016670) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.4753
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,503,400

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	41.7033	41.7033	0.7404	40.9629
Direct Care	80.7384	80.7384	1.4335	79.3049
Indirect Care	44.4569	44.4569	0.7893	43.6676
Property	13.6500	13.3634	0.2373	13.1261
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Quality Assess-Medicaid Share				25.0618
Totals	180.5486	180.2620	3.2005	212.0258

Medicaid Trend Adjustment



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



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

Message Code:

- | |
|---|
| 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
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228.86

Pensacola Health Care Facility

Type of Cost Report: Prospective with Interim Component Type of Cost: Actual Type of Rate: Prospective
 Type of Ownership: Nonprofit : 501(c)(3) Organization CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1717 W AVERY ST	7/1/2011-6/30/2012	Number of Beds: 118	Superior: 0
PENSACOLA, FL 32501	Days in CR 366	Maximum: 43,188	Standard: 184
County: Escambia [17]	First Used : 2013/07	Max Annualized: 43,070	Conditional: 0
Region: North Area: 1	Last Used: 2014/07	Total Patient: 34,199	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 3,390	Inflation
Current Class North Large	Initial CR? False	Medicaid: 27,910	FY Index: 1.26665332
Class at 1/94: North Large	Medical Utilization	81.61057%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	79.18635%	Cost: 1.06347402
Open Date: 05/01/1975	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 05/01/1975	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.19500000
Entered Medicaid 03/01/1984	Low Occupancy Adjustment Factor:	100.80871%	DC Sem Index: 1.24200000
Med # Active Date: 01/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03933054
Previous Med # 213772	Interim Component Effective Date:	07/01/2013	PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,252,249	2,327,449	1,430,245	410,277		5,420,220	
1a	Audit Adjustments							
2	Cost Per Diem	44.8674	83.3912	51.2449	14.7000		194.2035	
3	Cost Per Diem Inflated	47.7153	86.6710	54.4976				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	47.7153	86.6710	54.4976	14.7000		203.5839	
5a	Interim Adjustment		0.0738	0.0081				
5b	Interim Adjusted Per Diem		86.7448	54.5057				
6	Prior Semester: Provider Target Base	42.9667		57.1772				
7	Provider Target Rate	43.8620		58.3685				
7a	Interim Adjustment			0.0081				
7b	Interim Adjustment Provider Target Rate			58.3766				
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	43.8620	86.7448	54.5057	13.6500		198.7625	
12/13	Medical Adjustment Rate		3.0848	1.9383				
14	Prospective Per Diem 11	43.8620	89.8296	56.4440	13.6500		203.7856	
15	Inflated Usual & Customary Charge	Usual and Customary Limitations not applied after 7/1/2002.						0.00



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Rate Semester 07/01/2014 through 12/31/2014

Pensacola Health Care Facility

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	06/30/1987	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	0.00	Total Amount	Per Diem
RS to Start Calcs:	1975/01	Type:	None	80% Capital(1):	1,921,688 5.0448
Indexed Asset Value	2,402,110	<60% of Base:	True	20% ROE(2):	480,422 0.2207
FRVS Base Asset:	1,100,592	Interest Rate:	10.2500%	Insurance Cost(3):	47,975 1.4028
Occup Adj Factor	0.9000	Chase Rate:	10.2500%	Taxes Cost(3):	36,385 1.0639
ROE Factor	0.017810	Amortization Rate:	10.2500%	Home Office(3):	0 0.0000
		Interest Only:	True	Replacement(3&4):	69,680 0.0000
		Yearly Payment:	195,552	Total FRVS PD:	7.7322

- (1) 80% Capital (\$1,921,688) amortized at 10.2500 % for 20 years Interest of \$195,552 divided by annual available days (43070) divided by Occup. Adj. (0.900) = \$5.0448
- (2) 20% ROE (\$480,422) times the ROE factor (0.017810) divided by annual available days (43070) divided by Occup. Adj. (0.900) = \$0.2207
- (3) Pass-throughs: 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:	51,883
Comparison Bed	118	Effective PBS Limitation	3,363,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	43.8620	43.8620	0.7788	43.0832
Direct Care	89.8296	89.8296	1.5949	88.2347
Indirect Care	56.4440	56.4440	1.0022	55.4418
Property	13.6500	7.7322	0.1373	7.5949
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				24.5979
Supplemental Rate Add-on				9.9025
Totals	203.7856	197.8678	3.5132	228.8550

Medicaid Trend Adjustment



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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	561,359	0.00	3.0905	3.0000	0.0905	118	100.00	561,359	1,641,498	
1975/07		0.10	4.1539	3.0000	1.1539	118	100.00	563,043	1,708,286	
1976/01	10,100	0.10	5.1984	3.0000	2.1984	118	100.00	574,832	1,777,316	
1976/07		0.20	5.6836	3.0000	2.6836	118	100.00	578,281	1,839,266	
1977/01	2,956	0.20	6.4342	3.0000	3.4342	118	100.00	584,707	1,908,296	
1977/07		0.30	8.4918	3.0000	5.4918	118	100.00	589,969	2,004,702	
1978/01	7,944	0.30	10.2315	3.0000	7.2315	118	100.00	603,223	2,099,810	
1978/07		0.40	12.7709	3.0000	9.7709	118	100.00	610,462	2,216,040	
1979/01		0.40	14.8982	3.0000	11.8982	118	100.00	617,788	2,329,674	
1979/07		0.50	16.0964	3.0000	13.0964	118	100.00	627,055	2,427,496	
1980/01		0.50	19.2621	3.0000	16.2621	118	85.59	636,461	2,577,238	
1980/07		0.60	20.0727	3.0000	17.0727	118	85.59	647,917	2,675,414	
1981/01		0.60	20.8968	3.0000	17.8968	118	82.94	659,580	2,777,720	
1981/07	20,000	0.70	20.4856	3.0000	17.4856	118	82.94	693,431	2,849,582	
1982/01		0.70	20.1616	3.0000	17.1616	118	86.36	707,993	2,925,928	
1982/07		0.80	19.4593	3.0000	16.4593	118	86.36	724,985	2,993,070	
1983/04		0.80	19.0881	3.0000	16.0881	118	88.23	742,385	3,071,776	
1983/07		0.90	20.0459	3.0000	17.0459	118	88.23	762,429	3,193,316	
1984/01	189,374	0.90	18.3411	3.0000	15.3411	118	84.77	972,389	3,234,734	
1984/07	9,890	1.00	17.2590	3.0000	14.2590	118	84.77	1,011,451	3,296,802	
1985/01	12,763	1.00	15.4061	3.0000	12.4061	118	84.77	1,054,558	3,334,562	
1985/10	14,397	1.00	13.2583	3.0000	10.2583	118	84.77	1,100,592	3,363,000	
1986/01		1.00	11.0882	3.0000	8.0882	118	84.77	1,133,610	3,390,966	
1986/07		1.00	8.3856	3.0000	5.3856	118	84.77	1,167,618	3,384,476	
1987/01	17,512	1.00	6.3947	3.0000	3.3947	118	84.80	1,220,159	3,445,010	
1987/07		1.00	4.2954	3.0000	1.2954	118	84.80	1,256,764	3,471,914	
1988/01		1.00	2.1961	2.1961		118	82.82	1,284,364	3,500,116	
1988/07		1.00	0.5899	0.5899		118	82.82	1,291,940	3,498,228	
1989/01		1.00	0.5899	0.5899		118	81.17	1,299,561	3,518,878	
1989/07		1.00	0.5899	0.5899		118	81.17	1,307,227	3,542,714	



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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	49,723	1.00	0.5899	0.5899		118	70.69	1,364,661	3,560,532	
1990/07		1.00	0.5899	0.5899		118	70.69	1,372,711	3,581,536	
1991/01	47,870	1.00	0.5899	0.5899		118	59.65	1,428,679	3,602,540	
1991/07		1.00	1.4932	1.4932		118	59.65	1,450,012	3,656,348	
1992/01		1.00	2.0117	2.0117		118	75.41	1,479,182	3,729,862	
1992/07		1.00	1.8152	1.8152		118	75.41	1,506,032	3,797,594	
1993/01	30,949	1.00	1.7710	1.7710		118	76.71	1,563,653	3,864,854	
1993/07		1.00	1.5329	1.5329		118	76.71	1,587,622	3,924,090	
1994/01	41,100	1.00	1.6983	1.6983		118	74.20	1,655,685	3,990,760	
1994/07		1.00	1.5991	1.5991		118	74.20	1,682,161	4,054,598	
1995/01	227,395	1.00	1.5812	1.5812		118	75.11	1,936,154	4,118,672	
1995/07		0.95	1.5250	1.5250		118	75.11	1,964,205	4,181,448	
1996/01		0.95	1.7228	1.7228		118	73.38	1,996,353	4,253,546	
1996/07		0.90	1.3294	1.3294		118	73.38	2,020,239	4,310,068	
1997/01		0.90	1.4109	1.4109		118	78.24	2,045,892	4,370,838	
1997/07		0.85	1.0917	1.0917		118	78.23	2,064,876	4,418,510	
1998/01		0.85	1.1663	1.1663		118	78.23	2,085,347	4,470,076	
1998/07		0.80	1.0794	1.0794		118	64.57	2,103,354	4,518,338	
1999/01		0.80	1.4499	1.4499		118	64.57	2,127,751	4,583,828	
1999/07		0.75	1.2299	1.2299		118	64.57	2,127,751	4,640,232	5
2000/01		0.75	1.3356	1.3356		118	76.90	2,168,887	4,702,182	
2000/07		0.70	1.1129	1.1129		118	76.90	2,185,783	4,754,456	
2001/01		0.70	1.2976	1.2976		118	76.90	2,205,636	4,816,170	
2001/07		0.65	0.9615	0.9615		118	76.90	2,219,421	4,862,426	
2002/01		0.65	1.0301	1.0301		118	76.90	2,234,282	4,912,458	
2002/07		0.60	0.8337	0.8337		118	76.47	2,245,458	4,953,404	
2003/01		0.60	1.3271	1.3271		118	75.31	2,263,339	5,019,130	
2003/07		0.55	1.1664	1.1664		118	75.31	2,263,339	5,077,658	5
2004/01		0.55	1.1103	1.1103		118	75.77	2,291,769	5,134,062	
2004/07		0.50	0.8378	0.8378		118	75.77	2,301,369	5,177,132	



Florida Agency for Health Care Administration
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0 224243-00 - 2014/07

228.86

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2005/01		0.50	0.8595	0.8595		118	80.02	2,311,260	5,221,618	
2005/07		0.45	0.7364	0.7364		118	80.02	2,318,920	5,260,086	
2006/01		0.45	0.9068	0.9068		118	80.02	2,328,384	5,307,758	
2006/07		0.40	0.8133	0.8133		118	77.32	2,335,958	5,350,946	
2007/01		0.40	1.0133	1.0133		118	75.72	2,345,426	5,405,108	
2007/07		0.35	1.1050	1.1050		118	75.72	2,354,498	5,464,816	
2008/01		0.35	0.8556	0.8556		118	75.72	2,361,550	5,511,544	
2008/07		0.30	0.6104	0.6104		118	76.24	2,365,874	5,545,174	
2009/01		0.30	1.3268	1.3268		118	73.38	2,375,290	5,618,806	
2009/07		0.25	0.6841	0.6841		118	73.38	2,379,352	5,657,274	
2010/01		0.25	0.8643	0.8643		118	73.38	2,384,494	5,706,126	
2010/07		0.20	0.7107	0.7107		118	74.29	2,387,882	5,746,718	
2011/01		0.20	0.9198	0.9198		118	79.31	2,387,882	5,799,582	5
2011/07		0.15	0.9028	0.9028		118	79.31	2,395,515	5,851,974	
2012/01		0.15	0.3865	0.3865		118	83.27	2,396,904	5,874,630	
2012/07		0.10	0.9417	0.9417		118	83.27	2,399,162	5,929,972	
2013/01		0.10	0.4901	0.4901		118	83.27	2,400,338	5,959,000	
2013/07		0.05	0.6196	0.6196		118	81.61	2,401,082	5,995,934	
2014/01		0.05	0.8564	0.8564		118	81.61	2,402,110	6,047,264	
2014/07		0.00	1.2383	1.2383		118	81.61	2,402,110	6,122,194	

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 07/01/2014 through 12/31/2014

0 224341-00 - 2014/07

226.43

MK of Haines City 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
409 S 10TH ST	12/1/2012-11/30/2013	Number of Beds: 120	Superior: 0
HAINES CITY, FL 33845-1476	Days in CR 365	Maximum: 43,800	Standard: 184
County: Polk [53]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 6	Last Used: 2014/07	Total Patient: 35,306	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 5,340	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 23,918	FY Index: 1.31281646
Class at 1/94: South Large	Medical Utilization	67.74486%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	80.60731%	Cost: 1.02607862
Open Date: 12/01/1983	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 12/01/1983	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21383221
Entered Medicaid 12/01/1983	Low Occupancy Adjustment Factor:	102.61767%	DC Sem Index: 1.24200000
Med # Active Date: 07/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02320567
Previous Med # 207578			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	976,804	2,035,598	1,173,604	379,100		4,565,106	
1a	Audit Adjustments							
2	Cost Per Diem	40.8397	85.1074	49.0678	15.8500		190.8649	
3	Cost Per Diem Inflated	41.9047	87.0824	50.3474				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	41.9047	87.0824	50.3474	15.8500		195.1845	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	44.1212		53.3361				
7	Provider Target Rate	45.0405		54.4474				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	41.9047	87.0824	50.3474	13.6500		192.9845	
12/13	Medical Adjustment Rate		1.7384	1.0051				
14	Prospective Per Diem 11	41.9047	88.8208	51.3525	13.6500		195.7280	
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

0 224341-00 - 2014/07

226.43

Rate Semester 07/01/2014 through 12/31/2014

MK of Haines City LLC

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	12/01/1998	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	3,000,000.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	3,512,222 12.1397
RS to Start Calcs:	1983/07	<60% of Base:	False	20% ROE(2):	878,056 0.4014
Indexed Asset Value	4,390,278	Interest Rate:	12.4900%	Insurance Cost(3):	25,819 0.7313
FRVS Base Asset:	2,611,879	Chase Rate:	13.0000%	Taxes Cost(3):	42,642 1.2078
Occup Adj Factor	0.9000	Amortization Rate:	12.4900%	Home Office(3):	5,577 0.1580
ROE Factor	0.018020	Interest Only:	False	Replacement(3&4):	116,893 0.0000
		Yearly Payment:	478,548	Total FRVS PD:	14.6382

- (1) 80% Capital (\$3,512,222) amortized at 12.4900 % for 20 years Principal & Interest of \$478,548 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$12.1397
- (2) 20% ROE (\$878,056) times the ROE factor (0.018020) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.4014
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	41.9047	41.9047	0.7440	41.1607
Direct Care	88.8208	88.8208	1.5770	87.2438
Indirect Care	51.3525	51.3525	0.9118	50.4407
Property	13.6500	14.6382	0.2599	14.3783
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				23.3033
Supplemental Rate Add-on				9.9025
Totals	195.7280	196.7162	3.4927	226.4293

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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226.43

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1983/07	2,588,296	0.00	3.9578	3.0000	0.9578	120	55.00	2,588,296	3,247,440	
1984/01	2,361	0.10	2.2530	2.2530		120	63.72	2,596,488	3,289,560	
1984/07		0.10	1.9179	1.9179		120	63.72	2,601,468	3,352,680	
1985/01		0.20	1.1471	1.1471		120	92.00	2,607,436	3,391,080	
1985/10		0.20	0.8522	0.8522		120	68.24	2,611,879	3,420,000	
1986/01		0.30	0.8299	0.8299		120	68.24	2,618,383	3,448,440	
1986/07		0.30	0.2974	0.2974		120	68.24	2,620,719	3,441,840	
1987/01		0.40	1.0091	1.0091		120	68.24	2,631,296	3,503,400	
1987/07		0.40	0.9007	0.9007		120	69.34	2,640,777	3,530,760	
1988/01		0.50	0.9007	0.9007		120	71.08	2,652,671	3,559,440	
1988/07		0.50	0.5899	0.5899		120	74.90	2,660,496	3,557,520	
1989/01	13,322	0.60	0.5899	0.5899		120	74.90	2,683,233	3,578,520	
1989/07		0.60	0.5899	0.5899		120	77.74	2,692,729	3,602,760	
1990/01		0.70	0.5899	0.5899		120	77.74	2,703,847	3,620,880	
1990/07		0.70	0.5899	0.5899		120	77.63	2,715,011	3,642,240	
1991/01		0.80	0.5899	0.5899		120	77.63	2,727,823	3,663,600	
1991/07		0.80	1.4932	1.4932		120	79.11	2,727,823	3,718,320	5
1992/01		0.90	2.0117	2.0117		120	79.11	2,810,387	3,793,080	
1992/07		0.90	1.8152	1.8152		120	79.30	2,856,300	3,861,960	
1993/01		1.00	1.7710	1.7710		120	79.30	2,906,885	3,930,360	
1993/07		1.00	1.5329	1.5329		120	83.56	2,951,445	3,990,600	
1994/01		1.00	1.6983	1.6983		120	83.56	3,001,569	4,058,400	
1994/07		1.00	1.5991	1.5991		120	80.50	3,049,567	4,123,320	
1995/01		1.00	1.5812	1.5812		120	80.50	3,097,787	4,188,480	
1995/07		1.00	1.5250	1.5250		120	79.17	3,145,028	4,252,320	
1996/01		1.00	1.7228	1.7228		120	79.17	3,199,211	4,325,640	
1996/07		1.00	1.3294	1.3294		120	78.32	3,241,741	4,383,120	
1997/01		1.00	1.4109	1.4109		120	78.32	3,287,479	4,444,920	
1997/07		1.00	1.0917	1.0917		120	77.06	3,287,479	4,493,400	5
1998/01		1.00	1.1663	1.1663		120	77.06	3,362,128	4,545,840	



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226.43

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/07		1.00	1.0794	1.0794		120	75.21	3,398,419	4,594,920	
1999/01		1.00	1.4499	1.4499		120	75.21	3,447,693	4,661,520	
1999/07		1.00	1.2299	1.2299		120	73.10	3,490,096	4,718,880	
2000/01		1.00	1.3356	1.3356		120	73.10	3,536,710	4,781,880	
2000/07		1.00	1.1129	1.1129		120	73.84	3,536,710	4,835,040	5
2001/01	10,230	1.00	1.2976	1.2976		120	73.84	3,632,703	4,897,800	
2001/07	16,925	1.00	0.9615	0.9615		120	73.84	3,684,556	4,944,840	
2002/01		1.00	1.0301	1.0301		120	73.84	3,722,511	4,995,720	
2002/07		1.00	0.8337	0.8337		120	73.84	3,753,546	5,037,360	
2003/01		1.00	1.3271	1.3271		120	73.84	3,803,359	5,104,200	
2003/07		1.00	1.1664	1.1664		120	71.15	3,847,721	5,163,720	
2004/01		0.95	1.1103	1.1103		120	71.15	3,888,307	5,221,080	
2004/07		0.95	0.8378	0.8378		120	73.37	3,919,254	5,264,880	
2005/01		0.90	0.8595	0.8595		120	73.37	3,949,573	5,310,120	
2005/07		0.90	0.7364	0.7364		120	69.78	3,949,573	5,349,240	5
2006/01		0.85	0.9068	0.9068		120	69.78	4,006,396	5,397,720	
2006/07		0.85	0.8133	0.8133		120	66.96	4,034,092	5,441,640	
2007/01		0.80	1.0133	1.0133		120	66.96	4,066,792	5,496,720	
2007/07		0.80	1.1050	1.1050		120	61.11	4,102,742	5,557,440	
2008/01		0.75	0.8556	0.8556		120	61.11	4,129,069	5,604,960	
2008/07		0.75	0.6104	0.6104		120	52.79	4,147,212	5,639,160	
2009/01		0.70	1.3268	1.3268		120	52.79	4,184,184	5,714,040	
2009/07		0.70	0.6841	0.6841		120	57.34	4,204,222	5,753,160	
2010/01		0.65	0.8643	0.8643		120	57.34	4,227,841	5,802,840	
2010/07		0.65	0.7107	0.7107		120	55.76	4,247,374	5,844,120	
2011/01		0.60	0.9198	0.9198		120	55.76	4,270,815	5,897,880	
2011/07		0.60	0.9028	0.9028		120	58.07	4,293,950	5,951,160	
2012/01		0.55	0.3865	0.3865		120	58.07	4,303,079	5,974,200	
2012/07		0.55	0.9417	0.9417		120	54.65	4,325,223	6,030,480	
2013/01		0.50	0.4901	0.4901		120	54.65	4,335,757	6,060,000	



Florida Agency for Health Care Administration
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226.43

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/07		0.50	0.6196	0.6196		120	61.10	4,349,189	6,097,560	
2014/01		0.45	0.8564	0.8564		120	61.10	4,365,951	6,149,760	
2014/07		0.45	1.2383	1.2383		120	67.74	4,390,278	6,225,960	

Message Code:

5 Uncorrected Licensure Deficiency

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 224341113020131201201204032014154850



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 07/01/2014 through 12/31/2014

0 224910-00 - 2014/07

219.77

South Tampa Health and Rehabilitation Center

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

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

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
4610 S MANHATTAN AVE	7/1/2012-6/30/2013	Number of Beds: 179	Superior: 0
TAMPA, FL 33611	Days in CR 365	Maximum: 65,335	Standard: 184
County: Hillsborough [29]	First Used : 2014/01	Max Annualized: 65,335	Conditional: 0
Region: Central Area: 6	Last Used: 2014/07	Total Patient: 55,981	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 8,063	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 43,354	FY Index: 1.29878490
Class at 1/94: North Large	Medical Utilization	77.44413%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	85.68302%	Cost: 1.03716397
Open Date: 10/01/1978	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 10/01/1978	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20850000
Entered Medicaid 10/01/1978	Low Occupancy Adjustment Factor:	109.07934%	DC Sem Index: 1.24200000
Med # Active Date: 01/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02772031
Previous Med # 213799			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,141,202	3,599,178	1,857,400	612,592		8,210,372	
1a	Audit Adjustments							
2	Cost Per Diem	49.3888	83.0184	42.8426	14.1300		189.3798	
3	Cost Per Diem Inflated	51.2243	85.3197	44.4348				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	51.2243	85.3197	44.4348	14.1300		195.1088	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	44.2836		53.3361				
7	Provider Target Rate	45.2063		54.4474				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	45.2063	85.3197	44.4348	13.6500		188.6108	
12/13	Medical Adjustment Rate		2.6342	1.3719				
14	Prospective Per Diem 11	45.2063	87.9539	45.8067	13.6500		192.6169	
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

0 224910-00 - 2014/07

219.77

Rate Semester 07/01/2014 through 12/31/2014

South Tampa Health and Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	12/01/1986	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	4,850,000.00	Total Amount	Per Diem
RS to Start Calcs:	1978/07	Type:	Fixed	80% Capital(1):	4,174,692 8.2216
Indexed Asset Value	5,218,365	<60% of Base:	False	20% ROE(2):	1,043,673 0.2552
FRVS Base Asset:	2,823,875	Interest Rate:	10.0000%	Insurance Cost(3):	90,961 1.6249
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	1,285 0.0230
ROE Factor	0.014380	Amortization Rate:	10.0000%	Home Office(3):	0 0.0000
		Interest Only:	False	Replacement(3&4):	13,183 0.0000
		Yearly Payment:	483,440	Total FRVS PD:	10.1247

- (1) 80% Capital (\$4,174,692) amortized at 10.0000 % for 20 years Principal & Interest of \$483,440 divided by annual available days (65335) divided by Occup. Adj. (0.900) = \$8.2216
- (2) 20% ROE (\$1,043,673) times the ROE factor (0.014380) divided by annual available days (65335) divided by Occup. Adj. (0.900) = \$0.2552
- (3) Pass-throughs: 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:	51,883
Comparison Bed	179	Effective PBS Limitation	5,101,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	45.2063	45.2063	0.8026	44.4037
Direct Care	87.9539	87.9539	1.5616	86.3923
Indirect Care	45.8067	45.8067	0.8133	44.9934
Property	13.6500	10.1247	0.1798	9.9449
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				24.1379
Supplemental Rate Add-on				9.9025
Totals	192.6169	189.0916	3.3573	219.7747

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1978/07	2,015,997	0.00	5.5395	3.0000	2.5395	179	100.00	2,015,997	3,361,620	
1979/01	103,207	0.10	7.6667	3.0000	4.6667	179	100.00	2,125,252	3,533,997	
1979/07		0.10	8.8649	3.0000	5.8649	179	100.00	2,131,628	3,682,388	
1980/01	7,792	0.20	12.0306	3.0000	9.0306	179	92.82	2,152,210	3,909,539	
1980/07		0.20	12.8413	3.0000	9.8413	179	92.82	2,165,123	4,058,467	
1981/01		0.30	13.6653	3.0000	10.6653	179	92.82	2,184,609	4,213,660	
1981/07	22,417	0.30	13.2541	3.0000	10.2541	179	92.82	2,226,687	4,322,671	
1982/01		0.40	12.9301	3.0000	9.9301	179	92.82	2,253,407	4,438,484	
1982/07	83,942	0.40	12.2278	3.0000	9.2278	179	92.82	2,364,390	4,540,335	
1983/04	65,306	0.50	11.8566	3.0000	8.8566	179	92.82	2,465,162	4,659,728	
1983/07	58,693	0.50	12.8144	3.0000	9.8144	179	92.82	2,560,832	4,844,098	
1984/01	45,686	0.60	11.1096	3.0000	8.1096	179	92.82	2,652,613	4,906,927	
1984/07		0.60	10.0275	3.0000	7.0275	179	92.82	2,700,360	5,001,081	
1985/01	5,400	0.70	8.1746	3.0000	5.1746	179	92.82	2,762,468	5,058,361	
1985/10	3,395	0.70	6.0268	3.0000	3.0268	179	92.82	2,823,875	5,101,500	
1986/01		0.80	3.8567	3.0000	0.8567	179	87.12	2,891,648	5,143,923	
1986/07		0.80	1.1541	1.1541		179	87.12	2,918,347	5,134,078	
1987/01	18,662	0.90	1.0091	1.0091		179	85.14	2,963,513	5,225,905	
1987/07		0.90	0.9007	0.9007		179	85.14	2,987,535	5,266,717	
1988/01		1.00	0.9007	0.9007		179	85.27	3,014,444	5,309,498	
1988/07		1.00	0.5899	0.5899		179	85.27	3,032,226	5,306,634	
1989/01		1.00	0.5899	0.5899		179	83.48	3,050,113	5,337,959	
1989/07		1.00	0.5899	0.5899		179	83.48	3,068,106	5,374,117	
1990/01		1.00	0.5899	0.5899		179	83.48	3,086,205	5,401,146	
1990/07		1.00	0.5899	0.5899		179	77.74	3,086,205	5,433,008	5
1991/01		1.00	0.5899	0.5899		179	76.33	3,104,411	5,464,870	5
1991/07		1.00	1.4932	1.4932		179	76.33	3,169,353	5,546,494	
1992/01		1.00	2.0117	2.0117		179	81.77	3,233,111	5,658,011	
1992/07		1.00	1.8152	1.8152		179	81.77	3,291,798	5,760,757	
1993/01	52,076	1.00	1.7710	1.7710		179	74.38	3,402,172	5,862,787	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1993/07		1.00	1.5329	1.5329		179	74.38	3,454,324	5,952,645	
1994/01	31,004	1.00	1.6983	1.6983		179	69.47	3,543,993	6,053,780	
1994/07		1.00	1.5991	1.5991		179	69.47	3,600,665	6,150,619	
1995/01		1.00	1.5812	1.5812		179	69.75	3,657,599	6,247,816	
1995/07		1.00	1.5250	1.5250		179	69.75	3,713,377	6,343,044	
1996/01	53,503	1.00	1.7228	1.7228		179	73.15	3,766,880	6,452,413	5
1996/07		1.00	1.3294	1.3294		179	73.15	3,830,854	6,538,154	5
1997/01	33,061	1.00	1.4109	1.4109		179	72.40	3,914,842	6,630,339	5
1997/07		1.00	1.0917	1.0917		179	72.40	4,012,946	6,702,655	
1998/01		1.00	1.1663	1.1663		179	72.40	4,059,749	6,780,878	
1998/07		1.00	1.0794	1.0794		179	82.14	4,103,570	6,854,089	
1999/01		0.95	1.4499	1.4499		179	82.14	4,160,093	6,953,434	
1999/07		0.95	1.2299	1.2299		179	82.14	4,160,093	7,038,996	5
2000/01		0.90	1.3356	1.3356		179	80.86	4,208,700	7,132,971	5
2000/07		0.90	1.1129	1.1129		179	80.86	4,301,950	7,212,268	
2001/01		0.85	1.2976	1.2976		179	80.86	4,349,401	7,305,885	
2001/07		0.85	0.9615	0.9615		179	80.86	4,384,949	7,376,053	
2002/01		0.80	1.0301	1.0301		179	79.64	4,421,085	7,451,949	
2002/07		0.80	0.8337	0.8337		179	79.64	4,450,574	7,514,062	
2003/01		0.75	1.3271	1.3271		179	80.29	4,494,871	7,613,765	
2003/07		0.75	1.1664	1.1664		179	80.29	4,534,192	7,702,549	
2004/01		0.70	1.1103	1.1103		179	81.15	4,569,432	7,788,111	
2004/07		0.70	0.8378	0.8378		179	81.15	4,596,232	7,853,446	
2005/01		0.65	0.8595	0.8595		179	81.15	4,621,911	7,920,929	
2005/07		0.65	0.7364	0.7364		179	78.84	4,644,036	7,979,283	
2006/01		0.60	0.9068	0.9068		179	78.84	4,669,304	8,051,599	
2006/07		0.60	0.8133	0.8133		179	82.99	4,692,090	8,117,113	
2007/01		0.55	1.0133	1.0133		179	82.99	4,718,239	8,199,274	
2007/07		0.55	1.1050	1.1050		179	77.16	4,746,916	8,289,848	
2008/01		0.50	0.8556	0.8556		179	77.16	4,767,223	8,360,732	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2008/07		0.50	0.6104	0.6104		179	78.37	4,781,773	8,411,747	
2009/01		0.45	1.3268	1.3268		179	78.68	4,810,325	8,523,443	
2009/07		0.45	0.6841	0.6841		179	78.68	4,825,131	8,581,797	
2010/01		0.40	0.8643	0.8643		179	75.22	4,841,811	8,655,903	
2010/07		0.40	0.7107	0.7107		179	75.22	4,855,576	8,717,479	
2011/01		0.35	0.9198	0.9198		179	75.22	4,871,206	8,797,671	
2011/07	275,000	0.35	0.9028	0.9028		179	77.76	5,161,599	8,877,147	
2012/01		0.30	0.3865	0.3865		179	76.41	5,167,586	8,911,515	
2012/07		0.30	0.9417	0.9417		179	76.41	5,182,184	8,995,466	
2013/01		0.25	0.4901	0.4901		179	76.41	5,188,532	9,039,500	
2013/07		0.25	0.6196	0.6196		179	78.89	5,196,569	9,095,527	
2014/01		0.20	0.8564	0.8564		179	77.44	5,205,471	9,173,392	
2014/07		0.20	1.2383	1.2383		179	77.44	5,218,365	9,287,057	

Message Code:

5 Uncorrected Licensure Deficiency



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MK of North Port 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
6940 OUTREACH WAY	3/1/2013-2/28/2014	Number of Beds: 120	Superior: 0
NORTH PORT, FL 34287-0947	Days in CR 365	Maximum: 43,800	Standard: 184
County: Sarasota [58]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: South Area: 8	Last Used: 2014/07	Total Patient: 34,091	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 7,311	Inflation
Current Class South Large	Initial CR? False	Medicaid: 19,205	FY Index: 1.31433985
Class at 1/94: South Large	Medical Utilization	56.33452%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	77.833333%	Cost: 1.02488934
Open Date: 12/01/1985	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 12/01/1985	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21766521
Entered Medicaid 12/17/1985	Low Occupancy Adjustment Factor:	99.08624%	DC Sem Index: 1.24200000
Med # Active Date: 08/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.01998480
Previous Med # 208736			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	792,331	1,891,404	1,173,813	411,179		4,268,727	
1a	Audit Adjustments							
2	Cost Per Diem	41.2565	98.4850	61.1202	21.4100		222.2717	
3	Cost Per Diem Inflated	42.2833	100.4532	62.6414				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	42.2833	100.4532	62.6414	21.4100		226.7879	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	46.4166		55.4668				
7	Provider Target Rate	47.3837		56.6225				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	42.2833	98.4475	56.6225	13.6500		211.0033	
12/13	Medical Adjustment Rate		0.7016	0.4035				
14	Prospective Per Diem 11	42.2833	99.1491	57.0260	13.6500		212.1084	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

MK of North Port LLC

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	11/01/1997	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	3,615,000.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	4,213,070 15.1327
RS to Start Calcs:	1985/10	<60% of Base:	False	20% ROE(2):	1,053,267 0.5371
Indexed Asset Value	5,266,337	Interest Rate:	13.1170%	Insurance Cost(3):	26,496 0.7772
FRVS Base Asset:	3,158,034	Chase Rate:	13.0000%	Taxes Cost(3):	63,649 1.8670
Occup Adj Factor	0.9000	Amortization Rate:	13.1170%	Home Office(3):	5,748 0.1686
ROE Factor	0.020100	Interest Only:	False	Replacement(3&4):	101,810 0.0000
		Yearly Payment:	596,531	Total FRVS PD:	18.4826

- (1) 80% Capital (\$4,213,070) amortized at 13.1170 % for 20 years Principal & Interest of \$596,531 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$15.1327
- (2) 20% ROE (\$1,053,267) times the ROE factor (0.020100) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.5371
- (3) Pass-throughs: 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:	51,883
Comparison Bed 120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	42.2833	42.2833	0.7507	41.5326
Direct Care	99.1491	99.1491	1.7604	97.3887
Indirect Care	57.0260	57.0260	1.0125	56.0135
Property	13.6500	18.4826	0.3282	18.1544
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.9051
Supplemental Rate Add-on				9.9025
Totals	212.1084	216.9410	3.8518	243.8968

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1985/10	3,158,034	0.00	0.8522	0.8522		120	42.23	3,158,034	3,420,000	
1986/01		0.10	0.8299	0.8299		120	42.23	3,160,047	3,448,440	
1986/07		0.10	0.2974	0.2974		120	42.23	3,160,768	3,441,840	
1987/01		0.20	1.0091	1.0091		120	42.23	3,165,665	3,503,400	
1987/07		0.20	0.9007	0.9007		120	42.23	3,170,043	3,530,760	
1988/01		0.30	0.9007	0.9007		120	42.23	3,176,620	3,559,440	
1988/07		0.30	0.5899	0.5899		120	55.14	3,182,243	3,557,520	
1989/01		0.40	0.5899	0.5899		120	55.14	3,189,753	3,578,520	
1989/07		0.40	0.5899	0.5899		120	69.81	3,197,281	3,602,760	
1990/01		0.50	0.5899	0.5899		120	69.81	3,206,713	3,620,880	
1990/07	19,093	0.50	0.5899	0.5899		120	70.45	3,235,266	3,642,240	
1991/01		0.60	0.5899	0.5899		120	70.45	3,246,716	3,663,600	
1991/07	22,781	0.60	1.4932	1.4932		120	72.22	3,298,584	3,718,320	
1992/01		0.70	2.0117	2.0117		120	72.22	3,345,035	3,793,080	
1992/07		0.70	1.8152	1.8152		120	76.79	3,387,537	3,861,960	
1993/01		0.80	1.7710	1.7710		120	76.79	3,435,532	3,930,360	
1993/07		0.80	1.5329	1.5329		120	75.40	3,477,662	3,990,600	
1994/01		0.90	1.6983	1.6983		120	75.40	3,530,818	4,058,400	
1994/07		0.90	1.5991	1.5991		120	76.83	3,581,634	4,123,320	
1995/01		1.00	1.5812	1.5812		120	76.83	3,638,267	4,188,480	
1995/07		1.00	1.5250	1.5250		120	69.54	3,693,751	4,252,320	
1996/01		1.00	1.7228	1.7228		120	69.54	3,757,387	4,325,640	
1996/07		1.00	1.3294	1.3294		120	72.22	3,807,338	4,383,120	
1997/01		1.00	1.4109	1.4109		120	72.22	3,861,056	4,444,920	
1997/07		1.00	1.0917	1.0917		120	70.76	3,903,207	4,493,400	
1998/01		1.00	1.1663	1.1663		120	70.76	3,948,730	4,545,840	
1998/07		1.00	1.0794	1.0794		120	70.31	3,991,353	4,594,920	
1999/01		1.00	1.4499	1.4499		120	70.31	4,049,224	4,661,520	
1999/07		1.00	1.2299	1.2299		120	67.70	4,099,025	4,718,880	
2000/01		1.00	1.3356	1.3356		120	67.70	4,153,772	4,781,880	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2000/07	18,763	1.00	1.1129	1.1129		120	80.13	4,218,762	4,835,040	
2001/01		1.00	1.2976	1.2976		120	80.13	4,273,505	4,897,800	
2001/07		1.00	0.9615	0.9615		120	80.13	4,314,595	4,944,840	
2002/01		1.00	1.0301	1.0301		120	80.13	4,359,040	4,995,720	
2002/07		1.00	0.8337	0.8337		120	80.13	4,395,381	5,037,360	
2003/01	30,294	1.00	1.3271	1.3271		120	77.11	4,484,006	5,104,200	
2003/07		1.00	1.1664	1.1664		120	77.11	4,536,307	5,163,720	
2004/01		1.00	1.1103	1.1103		120	72.52	4,586,674	5,221,080	
2004/07		1.00	0.8378	0.8378		120	76.11	4,625,101	5,264,880	
2005/01		1.00	0.8595	0.8595		120	76.11	4,664,854	5,310,120	
2005/07		1.00	0.7364	0.7364		120	76.11	4,699,206	5,349,240	
2006/01		0.95	0.9068	0.9068		120	79.93	4,739,690	5,397,720	
2006/07		0.95	0.8133	0.8133		120	79.93	4,776,309	5,441,640	
2007/01		0.90	1.0133	1.0133		120	59.89	4,819,869	5,496,720	
2007/07		0.90	1.1050	1.1050		120	59.89	4,867,803	5,557,440	
2008/01		0.85	0.8556	0.8556		120	56.97	4,903,207	5,604,960	
2008/07		0.85	0.6104	0.6104		120	56.97	4,928,645	5,639,160	
2009/01		0.80	1.3268	1.3268		120	57.26	4,980,958	5,714,040	
2009/07		0.80	0.6841	0.6841		120	57.26	5,008,219	5,753,160	
2010/01		0.75	0.8643	0.8643		120	53.16	5,039,596	5,802,840	
2010/07		0.75	0.7107	0.7107		120	53.16	5,065,558	5,844,120	
2011/01		0.70	0.9198	0.9198		120	49.90	5,095,151	5,897,880	
2011/07		0.70	0.9028	0.9028		120	55.21	5,127,352	5,951,160	
2012/01		0.65	0.3865	0.3865		120	55.21	5,140,232	5,974,200	
2012/07		0.65	0.9417	0.9417		120	55.21	5,171,695	6,030,480	
2013/01		0.60	0.4901	0.4901		120	55.73	5,186,905	6,060,000	
2013/07		0.60	0.6196	0.6196		120	56.40	5,206,190	6,097,560	
2014/01		0.55	0.8564	0.8564		120	56.40	5,230,711	6,149,760	
2014/07		0.55	1.2383	1.2383		120	56.33	5,266,337	6,225,960	

Message Code:



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MK of Fernandina Beach 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
1625 LIME STREET	1/1/2013-12/31/2013	Number of Beds: 120	Superior: 0
FERNANDINA BEACH , FL	Days in CR 365	Maximum: 43,800	Standard: 184
32034	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
County: Nassau [45]	Last Used: 2014/07	Total Patient: 36,757	Total: 184
Region: North Area: 4	Unaudited	Medicare: 7,018	Inflation
Control: Proprietary : Corporation	Initial CR? False	Medicaid: 23,057	FY Index: 1.31456505
Current Class North Large	Medical Utilization		Semester Index: 1.34705290
Class at 1/94: North Large	Occupancy:	62.72819%	Cost: 1.02471376
Operating Ex > 18 months	Statewide Low Occupancy Threshold:	83.92009%	Target: 1.01458517
Open Date: 08/01/1984	Medicaid Low Occupancy Threshold:	78.55110%	DC FY Index: 1.21500000
Acquired Date: 08/01/1984	Low Occupancy Adjustment Factor:	41.17760%	DC Sem Index: 1.24200000
Entered Medicaid 08/01/1984	Weighted Low Occ Adjustment Factor:	106.83503%	DC Inflation: 1.02222222
Med # Active Date: 08/01/2000		100.00000%	PS Target: 1.02083595
Previous Med # 207951			

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	908,907	1,890,267	1,194,295	317,034		4,310,503	
1a	Audit Adjustments							
2	Cost Per Diem	39.4200	81.9823	51.7975	13.7500		186.9498	
3	Cost Per Diem Inflated	40.3942	83.8041	53.0776				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	40.3942	83.8041	53.0776	13.7500		191.0259	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	42.9945		51.2053				
7	Provider Target Rate	43.8903		52.2722				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	40.3942	83.8041	52.2722	13.6500		190.1205	
12/13	Medical Adjustment Rate		1.2000	0.7485				
14	Prospective Per Diem 11	40.3942	85.0041	53.0207	13.6500		192.0690	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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MK of Fernandina Beach LLC

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	08/01/2000	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	3,000,000.00	Total Amount	Per Diem	
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	3,324,212	11.6780
RS to Start Calcs:	1984/07	<60% of Base:	False	20% ROE(2):	831,053	0.3953
Indexed Asset Value	4,155,265	Interest Rate:	12.7530%	Insurance Cost(3):	30,760	0.8368
FRVS Base Asset:	2,454,766	Chase Rate:	13.0000%	Taxes Cost(3):	0	0.0000
Occup Adj Factor	0.9000	Amortization Rate:	12.7530%	Home Office(3):	6,243	0.1698
ROE Factor	0.018750	Interest Only:	False	Replacement(3&4):	133,094	0.0000
		Yearly Payment:	460,347	Total FRVS PD:		13.0799

- (1) 80% Capital (\$3,324,212) amortized at 12.7530 % for 20 years Principal & Interest of \$460,347 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$11.6780
- (2) 20% ROE (\$831,053) times the ROE factor (0.018750) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.3953
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	40.3942	40.3942	0.7172	39.6770
Direct Care	85.0041	85.0041	1.5093	83.4948
Indirect Care	53.0207	53.0207	0.9414	52.0793
Property	13.6500	13.0799	0.2322	12.8477
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.9613
Supplemental Rate Add-on				9.9025
Totals	192.0690	191.4989	3.4001	219.9626

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1984/07	2,449,866	0.00	1.9179	1.9179		120	81.36	2,449,866	3,352,680	
1985/01		0.10	1.1471	1.1471		120	81.36	2,452,676	3,391,080	
1985/10		0.10	0.8522	0.8522		120	81.36	2,454,766	3,420,000	
1986/01		0.20	0.8299	0.8299		120	81.36	2,458,841	3,448,440	
1986/07		0.20	0.2974	0.2974		120	80.68	2,460,304	3,441,840	
1987/01		0.30	1.0091	1.0091		120	80.68	2,467,751	3,503,400	
1987/07		0.30	0.9007	0.9007		120	80.68	2,474,419	3,530,760	
1988/01		0.40	0.9007	0.9007		120	83.84	2,483,334	3,559,440	
1988/07		0.40	0.5899	0.5899		120	86.89	2,489,195	3,557,520	
1989/01		0.50	0.5899	0.5899		120	86.89	2,496,538	3,578,520	
1989/07		0.50	0.5899	0.5899		120	85.35	2,503,903	3,602,760	
1990/01		0.60	0.5899	0.5899		120	85.35	2,512,764	3,620,880	
1990/07		0.60	0.5899	0.5899		120	87.13	2,521,657	3,642,240	
1991/01		0.70	0.5899	0.5899		120	87.13	2,532,069	3,663,600	
1991/07		0.70	1.4932	1.4932		120	87.31	2,558,534	3,718,320	
1992/01		0.80	2.0117	2.0117		120	87.31	2,599,711	3,793,080	
1992/07	29,426	0.80	1.8152	1.8152		120	88.12	2,666,890	3,861,960	
1993/01		0.90	1.7710	1.7710		120	88.12	2,709,398	3,930,360	
1993/07		0.90	1.5329	1.5329		120	90.98	2,746,777	3,990,600	
1994/01		1.00	1.6983	1.6983		120	90.98	2,793,426	4,058,400	
1994/07		1.00	1.5991	1.5991		120	88.06	2,838,096	4,123,320	
1995/01		1.00	1.5812	1.5812		120	88.06	2,882,972	4,188,480	
1995/07		1.00	1.5250	1.5250		120	84.60	2,926,937	4,252,320	
1996/01		1.00	1.7228	1.7228		120	84.60	2,977,362	4,325,640	
1996/07		1.00	1.3294	1.3294		120	81.30	3,016,943	4,383,120	
1997/01		1.00	1.4109	1.4109		120	81.30	3,059,509	4,444,920	
1997/07		1.00	1.0917	1.0917		120	77.13	3,092,910	4,493,400	
1998/01		1.00	1.1663	1.1663		120	77.13	3,128,983	4,545,840	
1998/07		1.00	1.0794	1.0794		120	76.26	3,162,757	4,594,920	
1999/01		1.00	1.4499	1.4499		120	76.26	3,208,614	4,661,520	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1999/07		1.00	1.2299	1.2299		120	73.64	3,248,077	4,718,880	
2000/01		1.00	1.3356	1.3356		120	73.64	3,291,458	4,781,880	
2000/07		1.00	1.1129	1.1129		120	70.83	3,328,089	4,835,040	
2001/01		1.00	1.2976	1.2976		120	70.83	3,371,274	4,897,800	
2001/07	49,162	1.00	0.9615	0.9615		120	70.83	3,452,851	4,944,840	
2002/01		1.00	1.0301	1.0301		120	70.83	3,488,419	4,995,720	
2002/07		1.00	0.8337	0.8337		120	70.83	3,517,502	5,037,360	
2003/01		1.00	1.3271	1.3271		120	70.83	3,564,183	5,104,200	
2003/07		1.00	1.1664	1.1664		120	64.57	3,605,756	5,163,720	
2004/01		1.00	1.1103	1.1103		120	64.57	3,645,791	5,221,080	
2004/07		1.00	0.8378	0.8378		120	60.49	3,676,335	5,264,880	
2005/01		0.95	0.8595	0.8595		120	60.49	3,706,352	5,310,120	
2005/07		0.95	0.7364	0.7364		120	60.49	3,732,282	5,349,240	
2006/01		0.90	0.9068	0.9068		120	60.07	3,762,741	5,397,720	
2006/07		0.90	0.8133	0.8133		120	60.07	3,790,284	5,441,640	
2007/01		0.85	1.0133	1.0133		120	69.07	3,822,930	5,496,720	
2007/07		0.85	1.1050	1.1050		120	69.07	3,858,839	5,557,440	
2008/01		0.80	0.8556	0.8556		120	72.41	3,885,253	5,604,960	
2008/07		0.80	0.6104	0.6104		120	72.41	3,904,225	5,639,160	
2009/01		0.75	1.3268	1.3268		120	71.73	3,943,076	5,714,040	
2009/07		0.75	0.6841	0.6841		120	71.73	3,963,308	5,753,160	
2010/01		0.70	0.8643	0.8643		120	68.56	3,987,286	5,802,840	
2010/07		0.70	0.7107	0.7107		120	68.56	4,007,123	5,844,120	
2011/01		0.65	0.9198	0.9198		120	69.98	4,031,082	5,897,880	
2011/07		0.65	0.9028	0.9028		120	65.96	4,054,736	5,951,160	
2012/01		0.60	0.3865	0.3865		120	65.96	4,064,139	5,974,200	
2012/07		0.60	0.9417	0.9417		120	59.84	4,087,101	6,030,480	
2013/01		0.55	0.4901	0.4901		120	59.84	4,098,120	6,060,000	
2013/07		0.55	0.6196	0.6196		120	59.84	4,112,086	6,097,560	
2014/01		0.50	0.8564	0.8564		120	57.13	4,129,694	6,149,760	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2014/07		0.50	1.2383	1.2383		120	62.73	4,155,265	6,225,960	

Message Code:

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 225274123120130101201304072014100532



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MK of Winter Garden 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
12751 W COLONIAL DRIVE	1/1/2013-12/31/2013	Number of Beds: 120	Superior: 0
WINTER GARDEN, FL 34787	Days in CR 365	Maximum: 43,800	Standard: 184
County: Orange [48]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 7	Last Used: 2014/07	Total Patient: 32,649	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 6,349	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 21,274	FY Index: 1.31456505
Class at 1/94: North Large	Medical Utilization	65.15973%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	74.54110%	Cost: 1.02471376
Open Date: 08/01/1985	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 08/01/1985	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21500000
Entered Medicaid 08/01/1985	Low Occupancy Adjustment Factor:	94.89504%	DC Sem Index: 1.24200000
Med # Active Date: 08/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02222222
Previous Med # 208523			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,006,898	2,211,454	1,051,770	370,806		4,640,928	
1a	Audit Adjustments							
2	Cost Per Diem	47.3300	103.9510	49.4392	17.4300		218.1502	
3	Cost Per Diem Inflated	48.4997	106.2610	50.6610				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	48.4997	106.2610	50.6610	17.4300		222.8517	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	47.8906		61.5324				
7	Provider Target Rate	48.8884		62.8145				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	48.4997	96.7737	50.6610	13.6500		209.5844	
12/13	Medical Adjustment Rate		1.6504	0.8640				
14	Prospective Per Diem 11	48.4997	98.4241	51.5250	13.6500		212.0988	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

MK of Winter Garden LLC

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	09/01/1999	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	3,400,000.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	4,014,470 14.4045
RS to Start Calcs:	1985/10	<60% of Base:	False	20% ROE(2):	1,003,617 0.4774
Indexed Asset Value	5,018,087	Interest Rate:	13.1000%	Insurance Cost(3):	0 0.0000
FRVS Base Asset:	3,060,682	Chase Rate:	13.0000%	Taxes Cost(3):	0 0.0000
Occup Adj Factor	0.9000	Amortization Rate:	13.1000%	Home Office(3):	5,545 0.1698
ROE Factor	0.018750	Interest Only:	False	Replacement(3&4):	70,314 0.0000
		Yearly Payment:	567,826	Total FRVS PD:	15.0517

- (1) 80% Capital (\$4,014,470) amortized at 13.1000 % for 20 years Principal & Interest of \$567,826 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$14.4045
- (2) 20% ROE (\$1,003,617) times the ROE factor (0.018750) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.4774
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	48.4997	48.4997	0.8611	47.6386
Direct Care	98.4241	98.4241	1.7475	96.6766
Indirect Care	51.5250	51.5250	0.9148	50.6102
Property	13.6500	15.0517	0.2672	14.7845
ROE				
ROE Adjustment				9.9025
Supplemental Rate Add-on				21.7912
Quality Assess-Medicaid Share				
Totals	212.0988	213.5005	3.7906	241.4036

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
1985/10	3,060,682	0.00	0.8522	0.8522		120	65.01	3,060,682	3,420,000	
1986/01		0.10	0.8299	0.8299		120	65.01	3,063,222	3,448,440	
1986/07		0.10	0.2974	0.2974		120	84.00	3,064,132	3,441,840	
1987/01		0.20	1.0091	1.0091		120	65.01	3,070,315	3,503,400	
1987/07		0.20	0.9007	0.9007		120	64.55	3,075,845	3,530,760	
1988/01		0.30	0.9007	0.9007		120	64.55	3,084,156	3,559,440	
1988/07		0.30	0.5899	0.5899		120	68.46	3,089,615	3,557,520	
1989/01		0.40	0.5899	0.5899		120	68.46	3,096,906	3,578,520	
1989/07		0.40	0.5899	0.5899		120	75.82	3,104,215	3,602,760	
1990/01		0.50	0.5899	0.5899		120	75.82	3,113,372	3,620,880	
1990/07		0.50	0.5899	0.5899		120	80.87	3,122,556	3,642,240	
1991/01		0.60	0.5899	0.5899		120	80.87	3,133,607	3,663,600	
1991/07	13,799	0.60	1.4932	1.4932		120	82.40	3,175,480	3,718,320	
1992/01		0.70	2.0117	2.0117		120	82.40	3,220,197	3,793,080	
1992/07		0.70	1.8152	1.8152		120	84.86	3,261,113	3,861,960	
1993/01		0.80	1.7710	1.7710		120	84.86	3,307,316	3,930,360	
1993/07		0.80	1.5329	1.5329		120	80.35	3,347,874	3,990,600	
1994/01		0.90	1.6983	1.6983		120	80.35	3,399,046	4,058,400	
1994/07		0.90	1.5991	1.5991		120	77.71	3,447,965	4,123,320	
1995/01		1.00	1.5812	1.5812		120	77.71	3,502,484	4,188,480	
1995/07		1.00	1.5250	1.5250		120	81.67	3,555,897	4,252,320	
1996/01		1.00	1.7228	1.7228		120	81.67	3,617,158	4,325,640	
1996/07		1.00	1.3294	1.3294		120	79.59	3,665,244	4,383,120	
1997/01		1.00	1.4109	1.4109		120	79.59	3,716,957	4,444,920	
1997/07		1.00	1.0917	1.0917		120	79.32	3,757,535	4,493,400	
1998/01		1.00	1.1663	1.1663		120	79.32	3,801,359	4,545,840	
1998/07		1.00	1.0794	1.0794		120	82.10	3,842,391	4,594,920	
1999/01		1.00	1.4499	1.4499		120	82.10	3,898,102	4,661,520	
1999/07		1.00	1.2299	1.2299		120	84.63	3,946,045	4,718,880	
2000/01		1.00	1.3356	1.3356		120	84.63	3,998,748	4,781,880	



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241.40

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2000/07		1.00	1.1129	1.1129		120	81.81	4,043,250	4,835,040	
2001/01		1.00	1.2976	1.2976		120	81.81	4,095,715	4,897,800	
2001/07		1.00	0.9615	0.9615		120	81.81	4,135,095	4,944,840	
2002/01		1.00	1.0301	1.0301		120	81.81	4,177,691	4,995,720	
2002/07		1.00	0.8337	0.8337		120	81.81	4,212,520	5,037,360	
2003/01		1.00	1.3271	1.3271		120	81.81	4,268,424	5,104,200	
2003/07		1.00	1.1664	1.1664		120	77.12	4,318,211	5,163,720	
2004/01		1.00	1.1103	1.1103		120	77.12	4,366,156	5,221,080	
2004/07		1.00	0.8378	0.8378		120	72.72	4,402,736	5,264,880	
2005/01		1.00	0.8595	0.8595		120	72.72	4,440,578	5,310,120	
2005/07		1.00	0.7364	0.7364		120	72.72	4,473,278	5,349,240	
2006/01		0.95	0.9068	0.9068		120	70.66	4,511,815	5,397,720	
2006/07		0.95	0.8133	0.8133		120	70.66	4,546,673	5,441,640	
2007/01		0.90	1.0133	1.0133		120	71.49	4,588,139	5,496,720	
2007/07		0.90	1.1050	1.1050		120	71.49	4,633,768	5,557,440	
2008/01		0.85	0.8556	0.8556		120	71.11	4,667,469	5,604,960	
2008/07		0.85	0.6104	0.6104		120	71.11	4,691,684	5,639,160	
2009/01		0.80	1.3268	1.3268		120	69.40	4,741,482	5,714,040	
2009/07		0.80	0.6841	0.6841		120	69.40	4,767,432	5,753,160	
2010/01		0.75	0.8643	0.8643		120	71.64	4,798,334	5,802,840	
2010/07		0.75	0.7107	0.7107		120	71.64	4,823,909	5,844,120	
2011/01		0.70	0.9198	0.9198		120	65.87	4,854,970	5,897,880	
2011/07		0.70	0.9028	0.9028		100	69.57	4,885,653	4,959,300	
2012/01		0.65	0.3865	0.3865		100	69.57	4,897,926	4,978,500	
2012/07		0.65	0.9417	0.9417		100	68.69	4,927,906	5,025,400	
2013/01		0.60	0.4901	0.4901		100	68.69	4,942,399	5,050,000	
2013/07		0.60	0.6196	0.6196		120	69.28	4,960,775	6,097,560	
2014/01		0.55	0.8564	0.8564		120	69.28	4,984,140	6,149,760	
2014/07		0.55	1.2383	1.2383		120	65.16	5,018,087	6,225,960	

Message Code:



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223.80

Springtree Rehab & Health 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
4251 SPRINGTREE DRIVE	9/1/2012-8/31/2013	Number of Beds: 110	Superior: 0
SUNRISE , FL 33351-6119	Days in CR 365	Maximum: 40,150	Standard: 184
County: Broward [6]	First Used : 2014/01	Max Annualized: 40,150	Conditional: 0
Region: South Area: 10	Last Used: 2014/07	Total Patient: 35,951	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 3,687	Inflation
Current Class South Large	Initial CR? False	Medicaid: 15,969	FY Index: 1.30580299
Class at 1/94: South Large	Medical Utilization	44.41879%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	89.54172%	Cost: 1.03158969
Open Date: 09/01/1989	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 09/01/1989	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21049917
Entered Medicaid 03/06/1990	Low Occupancy Adjustment Factor:	113.99168%	DC Sem Index: 1.24200000
Med # Active Date: 06/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02602301
Previous Med # 201871			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	724,623	1,193,525	958,927	253,428		3,130,503	
1a	Audit Adjustments							
2	Cost Per Diem	45.3769	74.7401	60.0493	15.8700		196.0363	
3	Cost Per Diem Inflated	46.8103	76.6851	61.9462				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	46.8103	76.6851	61.9462	15.8700		201.3116	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	52.9117		68.4695				
7	Provider Target Rate	54.0142		69.8961				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	46.8103	76.6851	61.9462	13.6500		199.0916	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	46.8103	76.6851	61.9462	13.6500		199.0916	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Springtree Rehab & Health Center, LLC

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	03/06/1990	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,600,000.00		Total Amount	Per Diem
RS to Start Calcs:	1989/07	Type:	Variable	80% Capital(1):	3,893,732	11.6923
Indexed Asset Value	4,867,165	<60% of Base:	False	20% ROE(2):	973,433	0.4237
FRVS Base Asset:	2,534,785	Interest Rate:	9.0700%	Insurance Cost(3):	60,251	1.6759
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	80,650	2.2433
ROE Factor	0.015730	Amortization Rate:	9.0700%	Home Office(3):	12,281	0.3416
		Interest Only:	False	Replacement(3&4):	322,982	0.0000
		Yearly Payment:	422,501	Total FRVS PD:		16.3768

- (1) 80% Capital (\$3,893,732) amortized at 9.0700 % for 20 years Principal & Interest of \$422,501 divided by annual available days (40150) divided by Occup. Adj. (0.900) = \$11.6923
- (2) 20% ROE (\$973,433) times the ROE factor (0.015730) divided by annual available days (40150) divided by Occup. Adj. (0.900) = \$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:	
Comparison Date:	01/01/1989	Current RS PBS:	51,883
Comparison Bed	85	Effective PBS Limitation	2,534,785

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	46.8103	46.8103	0.8311	45.9792
Direct Care	76.6851	76.6851	1.3616	75.3235
Indirect Care	61.9462	61.9462	1.0999	60.8463
Property	13.6500	16.3768	0.2908	16.0860
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				15.6581
Supplemental Rate Add-on				9.9025
Totals	199.0916	201.8184	3.5834	223.7956

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1989/07	4,037,916	0.00	0.5899	0.5899		85	29.86	2,534,785	2,534,785	1
1990/01		0.10	0.5899	0.5899		85	29.86	2,535,597	2,564,790	
1990/07		0.10	0.5899	0.5899		85	29.86	2,536,409	2,579,920	
1991/01		0.20	0.5899	0.5899		85	29.86	2,538,034	2,595,050	
1991/07		0.20	1.4932	1.4932		85	29.86	2,542,148	2,633,810	
1992/01		0.30	2.0117	2.0117		85	29.86	2,550,477	2,686,765	
1992/07		0.30	1.8152	1.8152		85	29.86	2,558,018	2,735,555	
1993/01		0.40	1.7710	1.7710		85	29.86	2,567,856	2,784,005	
1993/07		0.40	1.5329	1.5329		85	40.33	2,579,402	2,826,675	
1994/01	231,106	0.50	1.6983	1.6983		85	51.74	2,831,114	2,874,700	
1994/07		0.50	1.5991	1.5991		85	51.74	2,852,410	2,920,685	
1995/01	831,375	0.60	1.5812	1.5812		110	44.61	3,705,734	3,839,440	
1995/07		0.60	1.5250	1.5250		110	44.61	3,733,236	3,897,960	
1996/01		0.70	1.7228	1.7228		110	44.53	3,769,688	3,965,170	
1996/07		0.70	1.3294	1.3294		110	44.53	3,798,091	4,017,860	
1997/01		0.80	1.4109	1.4109		110	44.53	3,832,799	4,074,510	
1997/07		0.80	1.0917	1.0917		110	41.37	3,857,979	4,118,950	
1998/01		0.90	1.1663	1.1663		110	41.37	3,888,440	4,167,020	
1998/07		0.90	1.0794	1.0794		110	37.56	3,914,238	4,212,010	
1999/01		1.00	1.4499	1.4499		110	37.56	3,952,995	4,273,060	
1999/07		1.00	1.2299	1.2299		110	39.19	3,987,637	4,325,640	
2000/01		1.00	1.3356	1.3356		110	40.74	4,027,087	4,383,390	
2000/07		1.00	1.1129	1.1129		110	40.74	4,060,285	4,432,120	
2001/01		1.00	1.2976	1.2976		110	40.89	4,099,455	4,489,650	
2001/07		1.00	0.9615	0.9615		110	40.89	4,128,759	4,532,770	
2002/01		1.00	1.0301	1.0301		110	43.74	4,162,582	4,579,410	
2002/07		1.00	0.8337	0.8337		110	43.74	4,190,181	4,617,580	
2003/01		1.00	1.3271	1.3271		110	41.05	4,231,685	4,678,850	
2003/07		1.00	1.1664	1.1664		110	41.05	4,268,524	4,733,410	
2004/01		1.00	1.1103	1.1103		110	42.74	4,305,353	4,785,990	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2004/07		1.00	0.8378	0.8378		110	42.74	4,333,383	4,826,140	
2005/01		1.00	0.8595	0.8595		110	43.88	4,363,098	4,867,610	
2005/07		1.00	0.7364	0.7364		110	43.88	4,388,732	4,903,470	
2006/01		1.00	0.9068	0.9068		110	40.55	4,418,073	4,947,910	
2006/07		1.00	0.8133	0.8133		110	40.55	4,444,565	4,988,170	
2007/01		1.00	1.0133	1.0133		110	40.55	4,477,769	5,038,660	
2007/07		1.00	1.1050	1.1050		110	38.48	4,512,387	5,094,320	
2008/01		1.00	0.8556	0.8556		110	38.48	4,539,399	5,137,880	
2008/07		1.00	0.6104	0.6104		110	42.97	4,561,047	5,169,230	
2009/01		1.00	1.3268	1.3268		110	42.00	4,607,259	5,237,870	
2009/07		1.00	0.6841	0.6841		110	42.00	4,631,327	5,273,730	
2010/01		0.95	0.8643	0.8643		110	42.00	4,660,366	5,319,270	
2010/07		0.95	0.7107	0.7107		110	39.27	4,682,833	5,357,110	
2011/01		0.90	0.9198	0.9198		110	39.27	4,710,511	5,406,390	
2011/07		0.90	0.9028	0.9028		110	38.94	4,737,608	5,455,230	
2012/01		0.85	0.3865	0.3865		110	38.94	4,748,627	5,476,350	
2012/07		0.85	0.9417	0.9417		110	37.99	4,774,880	5,527,940	
2013/01		0.80	0.4901	0.4901		110	37.99	4,787,812	5,555,000	
2013/07		0.80	0.6196	0.6196		110	42.15	4,806,000	5,589,430	
2014/01		0.75	0.8564	0.8564		110	44.42	4,830,931	5,637,280	
2014/07		0.75	1.2383	1.2383		110	44.42	4,867,165	5,707,130	

Message Code:

1 Per Bed Standard Limitation



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257.90

Pinecrest Convalescent Center

Type of Cost Report: Prospective 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
13650 NE 3RD COURT	9/1/2012-8/31/2013	Number of Beds: 100	Superior: 0
NORTH MIAMI, FL 33161	Days in CR 365	Maximum: 36,500	Standard: 184
County: Dade [13]	First Used : 2014/07	Max Annualized: 36,500	Conditional: 0
Region: South Area: 11	Last Used: 2014/07	Total Patient: 27,316	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 1,502	Inflation
Current Class South Small	Initial CR? False	Medicaid: 21,727	FY Index: 1.30580299
Class at 1/94: South Small	Medical Utilization	79.53946%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	74.83836%	Cost: 1.03158969
Open Date: 01/01/1967	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 07/01/1971	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21049917
Entered Medicaid 07/01/1971	Low Occupancy Adjustment Factor:	95.27347%	DC Sem Index: 1.24200000
Med # Active Date: 06/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02602301
Previous Med # 222429			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,210,181	1,874,382	1,390,300	263,114		4,737,977	
1a	Audit Adjustments							
2	Cost Per Diem	55.6994	86.2697	63.9895	12.1100		218.0686	
3	Cost Per Diem Inflated	57.4589	88.5147	66.0109				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	57.4589	88.5147	66.0109	12.1100		224.0945	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	58.7793		68.2721				
7	Provider Target Rate	60.0040		69.6946				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	62.8974	105.8360	81.6951	13.6500			
9	Prior Semester: Class Ceiling Target Base	67.3414		79.1810				
10	Target Rate Class Ceiling	68.3236		80.3359				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	57.4589	88.5147	66.0109	12.1100		224.0945	
12/13	Medical Adjustment Rate		2.9415	2.1937				
14	Prospective Per Diem 11	57.4589	91.4562	68.2046	12.1100		229.2297	
15	Inflated Usual & Customary Charge	Usual and Customary Limitations not applied after 7/1/2002.						0.00



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257.90

Rate Semester 07/01/2014 through 12/31/2014

Pinecrest Convalescent Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	04/01/1996	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	None	80% Capital(1):	1,837,373	6.9539
Indexed Asset Value	2,296,716	<60% of Base:	True	20% ROE(2):	459,343	0.2200
FRVS Base Asset:	1,306,769	Interest Rate:	12.5000%	Insurance Cost(3):	64,019	2.3436
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	46,868	1.7158
ROE Factor	0.015730	Amortization Rate:	12.5000%	Home Office(3):	8,961	0.3280
		Interest Only:	True	Replacement(3&4):	8,402	0.0000
		Yearly Payment:	228,436	Total FRVS PD:		11.5613

- (1) 80% Capital (\$1,837,373) amortized at 12.5000 % for 20 years Interest of \$228,436 divided by annual available days (36500) divided by Occup. Adj. (0.900) = \$6.9539
- (2) 20% ROE (\$459,343) times the ROE factor (0.015730) divided by annual available days (36500) divided by Occup. Adj. (0.900) = \$0.2200
- (3) Pass-throughs: 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:	51,883
Comparison Bed	100	Effective PBS Limitation	2,850,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	57.4589	57.4589	1.0202	56.4387
Direct Care	91.4562	91.4562	1.6238	89.8324
Indirect Care	68.2046	68.2046	1.2110	66.9936
Property	12.1100	11.5613	0.2053	11.3560
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				23.3780
Supplemental Rate Add-on				9.9025
Totals	229.2297	228.6810	4.0603	257.9012

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	746,947	0.00				100	100.00	746,947	1,026,100	
1972/01		0.10	3.9787	3.0000	0.9787	100	100.00	749,188	1,066,900	
1972/07		0.10	5.9113	3.0000	2.9113	100	100.00	751,436	1,119,500	
1973/01		0.20	8.0622	3.0000	5.0622	100	100.00	755,945	1,177,200	
1973/07		0.20	10.7186	3.0000	7.7186	100	100.00	760,481	1,243,800	
1974/01		0.30	12.9457	3.0000	9.9457	100	100.00	767,325	1,308,800	
1974/07		0.30	13.0494	3.0000	10.0494	100	100.00	774,231	1,349,400	
1975/01		0.40	13.1399	3.0000	10.1399	100	100.00	783,522	1,391,100	
1975/07		0.40	14.2033	3.0000	11.2033	100	100.00	792,924	1,447,700	
1976/01		0.50	15.2478	3.0000	12.2478	100	100.00	804,818	1,506,200	
1976/07		0.50	15.7330	3.0000	12.7330	100	100.00	816,890	1,558,700	
1977/01		0.60	16.4836	3.0000	13.4836	100	100.00	831,594	1,617,200	
1977/07		0.60	18.5412	3.0000	15.5412	100	100.00	846,563	1,698,900	
1978/01		0.70	20.2809	3.0000	17.2809	100	100.00	864,341	1,779,500	
1978/07		0.70	22.8203	3.0000	19.8203	100	100.00	882,492	1,878,000	
1979/01		0.80	24.9476	3.0000	21.9476	100	100.00	903,672	1,974,300	
1979/07		0.80	26.1458	3.0000	23.1458	100	100.00	925,360	2,057,200	
1980/01		0.90	29.3115	3.0000	26.3115	100	55.00	950,345	2,184,100	
1980/07		0.90	30.1222	3.0000	27.1222	100	55.00	976,004	2,267,300	
1981/01		1.00	30.9462	3.0000	27.9462	100	55.00	1,005,284	2,354,000	
1981/07		1.00	30.5350	3.0000	27.5350	100	55.00	1,035,443	2,414,900	
1982/01		1.00	30.2110	3.0000	27.2110	100	71.35	1,066,506	2,479,600	
1982/07		1.00	29.5087	3.0000	26.5087	100	71.35	1,098,501	2,536,500	
1983/04		1.00	29.1375	3.0000	26.1375	100	64.51	1,131,456	2,603,200	
1983/07		1.00	30.0953	3.0000	27.0953	100	64.51	1,165,400	2,706,200	
1984/01		1.00	28.3905	3.0000	25.3905	100	58.50	1,200,362	2,741,300	
1984/07		1.00	27.3084	3.0000	24.3084	100	58.50	1,236,373	2,793,900	
1985/01		1.00	25.4555	3.0000	22.4555	100	51.47	1,271,084	2,825,900	
1985/10		1.00	23.3077	3.0000	20.3077	100	51.47	1,306,769	2,850,000	
1986/01		1.00	21.1376	3.0000	18.1376	100	51.47	1,343,456	2,873,700	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	100	51.47	1,381,173	2,868,200	
1987/01		1.00	16.4441	3.0000	13.4441	100	54.00	1,421,855	2,919,500	
1987/07		1.00	14.3448	3.0000	11.3448	100	54.00	1,463,735	2,942,300	
1988/01		1.00	12.2455	3.0000	9.2455	100	54.00	1,506,849	2,966,200	
1988/07		1.00	9.8354	3.0000	6.8354	100	63.21	1,552,054	2,964,600	
1989/01		1.00	7.4253	3.0000	4.4253	100	66.01	1,598,616	2,982,100	
1989/07		1.00	5.0152	3.0000	2.0152	100	66.01	1,646,574	3,002,300	
1990/01		1.00	2.6051	2.6051		100	67.91	1,689,469	3,017,400	
1990/07		1.00	0.5899	0.5899		100	71.80	1,699,435	3,035,200	
1991/01		1.00	0.5899	0.5899		100	71.80	1,699,435	3,053,000	5
1991/07		1.00	1.4932	1.4932		100	65.26	1,709,460	3,098,600	5
1992/01		0.95	2.0117	2.0117		100	67.84	1,734,986	3,160,900	5
1992/07		0.95	1.8152	1.8152		100	67.84	1,768,143	3,218,300	5
1993/01		0.90	1.7710	1.7710		100	74.88	1,827,301	3,275,300	
1993/07		0.90	1.5329	1.5329		100	74.88	1,852,510	3,325,500	
1994/01		0.85	1.6983	1.6983		100	74.18	1,879,253	3,382,000	
1994/07		0.85	1.5991	1.5991		100	74.18	1,904,796	3,436,100	
1995/01		0.80	1.5812	1.5812		100	74.18	1,928,892	3,490,400	
1995/07		0.80	1.5250	1.5250		100	71.71	1,952,424	3,543,600	
1996/01		0.75	1.7228	1.7228		100	71.92	1,977,651	3,604,700	
1996/07		0.75	1.3294	1.3294		100	71.92	1,997,370	3,652,600	
1997/01		0.70	1.4109	1.4109		100	71.92	2,017,096	3,704,100	
1997/07		0.70	1.0917	1.0917		100	71.92	2,032,511	3,744,500	
1998/01		0.65	1.1663	1.1663		100	71.92	2,047,919	3,788,200	
1998/07		0.65	1.0794	1.0794		100	71.92	2,047,919	3,829,100	5
1999/01		0.60	1.4499	1.4499		100	79.53	2,062,287	3,884,600	5
1999/07		0.60	1.2299	1.2299		100	79.53	2,095,577	3,932,400	
2000/01		0.55	1.3356	1.3356		100	86.88	2,110,971	3,984,900	
2000/07		0.55	1.1129	1.1129		100	86.88	2,123,892	4,029,200	
2001/01		0.50	1.2976	1.2976		100	86.88	2,137,672	4,081,500	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		0.50	0.9615	0.9615		100	86.88	2,147,950	4,120,700	
2002/01		0.45	1.0301	1.0301		100	84.52	2,157,906	4,163,100	
2002/07		0.45	0.8337	0.8337		100	84.52	2,166,002	4,197,800	
2003/01		0.40	1.3271	1.3271		100	79.20	2,177,499	4,253,500	
2003/07		0.40	1.1664	1.1664		100	79.20	2,187,659	4,303,100	
2004/01		0.35	1.1103	1.1103		100	74.50	2,196,160	4,350,900	
2004/07		0.35	0.8378	0.8378		100	74.50	2,202,599	4,387,400	
2005/01		0.30	0.8595	0.8595		100	71.59	2,208,280	4,425,100	
2005/07		0.30	0.7364	0.7364		100	71.59	2,213,158	4,457,700	
2006/01		0.25	0.9068	0.9068		100	78.31	2,218,175	4,498,100	
2006/07		0.25	0.8133	0.8133		100	78.31	2,222,685	4,534,700	
2007/01		0.20	1.0133	1.0133		100	78.31	2,227,190	4,580,600	
2007/07	25,000	0.20	1.1050	1.1050		100	77.38	2,257,112	4,631,200	
2008/01		0.15	0.8556	0.8556		100	77.38	2,260,008	4,670,800	
2008/07		0.15	0.6104	0.6104		100	81.43	2,262,078	4,699,300	
2009/01		0.10	1.3268	1.3268		100	79.02	2,265,080	4,761,700	
2009/07		0.10	0.6841	0.6841		100	79.02	2,266,629	4,794,300	
2010/01		0.05	0.8643	0.8643		100	83.03	2,267,608	4,835,700	
2010/07		0.05	0.7107	0.7107		100	83.03	2,268,413	4,870,100	
2011/01	28,303	0.00	0.9198	0.9198		100	78.86	2,296,716	4,914,900	
2011/07		0.00	0.9028	0.9028		100	78.86	2,296,716	4,959,300	
2012/01		0.00	0.3865	0.3865		100	78.86	2,296,716	4,978,500	
2012/07		0.00	0.9417	0.9417		100	79.33	2,296,716	5,025,400	
2013/01		0.00	0.4901	0.4901		100	79.33	2,296,716	5,050,000	
2013/07		0.00	0.6196	0.6196		100	78.74	2,296,716	5,081,300	
2014/01		0.00	0.8564	0.8564		100	78.74	2,296,716	5,124,800	
2014/07		0.00	1.2383	1.2383		100	79.54	2,296,716	5,188,300	

Message Code:

5 Uncorrected Licensure Deficiency



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Stuart Nursing & Restorative Care Center

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

Provider Information	Cost Report	Patient Days	Ratings Days
1500 SE PALM BEACH RD	1/1/2012-12/31/2012	Number of Beds: 120	Superior: 0
STUART, FL 34994	Days in CR 366	Maximum: 43,920	Standard: 184
County: Martin [43]	First Used : 2013/07	Max Annualized: 43,800	Conditional: 0
Region: South Area: 9	Last Used: 2014/07	Total Patient: 35,089	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 4,696	Inflation
Current Class South Large	Initial CR? False	Medicaid: 22,331	FY Index: 1.28335532
Class at 1/94: South Large	Medical Utilization	63.64103%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	79.89299%	Cost: 1.04963363
Open Date: 06/01/1973	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 06/01/1973	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20250000
Entered Medicaid 06/01/1973	Low Occupancy Adjustment Factor:	101.70830%	DC Sem Index: 1.24200000
Med # Active Date: 01/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03284823
Previous Med # 203998			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,125,904	2,062,531	982,890	244,524		4,415,849	
1a	Audit Adjustments							
2	Cost Per Diem	50.4189	92.3618	44.0146	10.9500		197.7453	
3	Cost Per Diem Inflated	52.9214	95.3957	46.1992				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	52.9214	95.3957	46.1992	10.9500		205.4663	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	49.0478		55.4668				
7	Provider Target Rate	50.0698		56.6225				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	50.0698	95.3957	46.1992	10.9500		202.6147	
12/13	Medical Adjustment Rate		1.4640	0.7090				
14	Prospective Per Diem 11	50.0698	96.8597	46.9082	10.9500		204.7877	
15	Inflated Usual & Customary Charge	Usual and Customary Limitations not applied after 7/1/2002.						0.00



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Stuart Nursing & Restorative Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	2,000,000.00	Total Amount	Per Diem	
Year of Phase-In/Full:		Type:	Variable	80% Capital(1):	3,653,653	8.8380
RS to Start Calcs:	1973/01	<60% of Base:	False	20% ROE(2):	913,413	0.3378
Indexed Asset Value	4,567,066	Interest Rate:	7.3200%	Insurance Cost(3):	16,235	0.4627
FRVS Base Asset:	2,626,513	Chase Rate:	8.2500%	Taxes Cost(3):	69,380	1.9773
Occup Adj Factor	0.9000	Amortization Rate:	7.3200%	Home Office(3):	5,402	0.1540
ROE Factor	0.014580	Interest Only:	False	Replacement(3&4):	62,073	0.0000
		Yearly Payment:	348,393	Total FRVS PD:		11.7698

- (1) 80% Capital (\$3,653,653) amortized at 7.3200 % for 20 years Principal & Interest of \$348,393 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$8.8380
- (2) 20% ROE (\$913,413) times the ROE factor (0.014580) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.3378
- (3) Pass-throughs: 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:	51,883
Comparison Bed	182	Effective PBS Limitation	5,187,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	50.0698	50.0698	0.8890	49.1808
Direct Care	96.8597	96.8597	1.7198	95.1399
Indirect Care	46.9082	46.9082	0.8329	46.0753
Property	10.9500	11.7698	0.2090	11.5608
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				23.4389
Supplemental Rate Add-on				9.9025
Totals	204.7877	205.6075	3.6507	235.2982

Medicaid Trend Adjustment



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1973/01	1,099,711	0.00	5.1509	3.0000	2.1509	182	100.00	1,099,711	2,142,504	
1973/07		0.10	7.8073	3.0000	4.8073	182	100.00	1,103,010	2,263,716	
1974/01		0.10	10.0344	3.0000	7.0344	182	100.00	1,106,319	2,382,016	
1974/07		0.20	10.1381	3.0000	7.1381	182	100.00	1,112,957	2,455,908	
1975/01	8,757	0.20	10.2286	3.0000	7.2286	182	100.00	1,128,392	2,531,802	
1975/07		0.30	11.2920	3.0000	8.2920	182	100.00	1,138,548	2,634,814	
1976/01	482,514	0.30	12.3365	3.0000	9.3365	182	100.00	1,631,309	2,741,284	
1976/07		0.40	12.8217	3.0000	9.8217	182	100.00	1,650,885	2,836,834	
1977/01	11,329	0.40	13.5723	3.0000	10.5723	182	100.00	1,682,025	2,943,304	
1977/07		0.50	15.6299	3.0000	12.6299	182	100.00	1,707,255	3,091,998	
1978/01		0.50	17.3696	3.0000	14.3696	182	100.00	1,732,864	3,238,690	
1978/07		0.60	19.9090	3.0000	16.9090	182	100.00	1,764,056	3,417,960	
1979/01	213	0.60	22.0363	3.0000	19.0363	182	100.00	1,796,022	3,593,226	
1979/07		0.70	23.2345	3.0000	20.2345	182	100.00	1,833,738	3,744,104	
1980/01	2,819	0.70	26.4002	3.0000	23.4002	182	60.62	1,875,065	3,975,062	
1980/07		0.80	27.2109	3.0000	24.2109	182	60.62	1,920,067	4,126,486	
1981/01		0.80	28.0349	3.0000	25.0349	182	61.48	1,966,149	4,284,280	
1981/07		0.90	27.6237	3.0000	24.6237	182	61.48	2,019,235	4,395,118	
1982/01	25,888	0.90	27.2997	3.0000	24.2997	182	55.40	2,099,642	4,512,872	
1982/07		1.00	26.5974	3.0000	23.5974	182	55.40	2,162,631	4,616,430	
1983/04		1.00	26.2262	3.0000	23.2262	182	56.93	2,227,510	4,737,824	
1983/07		1.00	27.1840	3.0000	24.1840	182	56.93	2,294,335	4,925,284	
1984/01	59,098	1.00	25.4792	3.0000	22.4792	182	51.94	2,418,434	4,989,166	
1984/07		1.00	24.3971	3.0000	21.3971	182	51.94	2,486,950	5,084,898	
1985/01		1.00	22.5442	3.0000	19.5442	182	49.55	2,554,165	5,143,138	
1985/10		1.00	20.3964	3.0000	17.3964	182	51.93	2,626,513	5,187,000	
1986/01		1.00	18.2263	3.0000	15.2263	182	51.93	2,700,910	5,230,134	
1986/07		1.00	15.5237	3.0000	12.5237	182	49.55	2,773,908	5,220,124	
1987/01		1.00	13.5328	3.0000	10.5328	182	49.55	2,848,879	5,313,490	
1987/07		1.00	11.4335	3.0000	8.4335	182	48.66	2,924,493	5,354,986	



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1988/01		1.00	9.3342	3.0000	6.3342	182	48.66	3,002,114	5,398,484	
1988/07		1.00	6.9241	3.0000	3.9241	182	49.92	3,083,859	5,395,572	
1989/01		1.00	4.5140	3.0000	1.5140	182	49.92	3,167,830	5,427,422	
1989/07		1.00	2.1039	2.1039		182	49.22	3,227,474	5,464,186	
1990/01		1.00	0.5899	0.5899		182	49.22	3,244,512	5,491,668	
1990/07		1.00	0.5899	0.5899		182	50.07	3,244,512	5,524,064	5
1991/01		1.00	0.5899	0.5899		182	50.07	3,279,453	5,556,460	
1991/07		1.00	1.4932	1.4932		182	51.37	3,325,190	5,639,452	
1992/01		1.00	2.0117	2.0117		182	51.37	3,387,668	5,752,838	
1992/07		1.00	1.8152	1.8152		182	59.36	3,449,161	5,857,306	
1993/01		1.00	1.7710	1.7710		182	59.36	3,510,246	5,961,046	
1993/07		0.95	1.5329	1.5329		182	65.20	3,561,366	6,052,410	
1994/01		0.95	1.6983	1.6983		182	65.20	3,618,825	6,155,240	
1994/07		0.90	1.5991	1.5991		182	66.76	3,670,907	6,253,702	
1995/01		0.90	1.5812	1.5812		182	66.76	3,723,148	6,352,528	
1995/07	28,270	0.85	1.5250	1.5250		182	74.72	3,799,681	6,449,352	
1996/01		0.85	1.7228	1.7228		182	74.72	3,855,324	6,560,554	
1996/07		0.80	1.3294	1.3294		182	73.87	3,896,325	6,647,732	
1997/01		0.80	1.4109	1.4109		182	73.87	3,940,303	6,741,462	
1997/07		0.75	1.0917	1.0917		182	73.16	3,972,566	6,814,990	
1998/01		0.75	1.1663	1.1663		182	73.16	4,007,314	6,894,524	
1998/07		0.70	1.0794	1.0794		120	75.31	4,037,593	4,594,920	
1999/01		0.70	1.4499	1.4499		120	75.31	4,078,571	4,661,520	
1999/07		0.65	1.2299	1.2299		120	75.31	4,111,175	4,718,880	
2000/01		0.65	1.3356	1.3356		120	70.91	4,146,864	4,781,880	
2000/07		0.60	1.1129	1.1129		120	62.15	4,174,553	4,835,040	
2001/01		0.60	1.2976	1.2976		120	62.15	4,207,056	4,897,800	
2001/07	17,694	0.55	0.9615	0.9615		120	64.59	4,246,997	4,944,840	
2002/01		0.55	1.0301	1.0301		120	64.59	4,271,060	4,995,720	
2002/07		0.50	0.8337	0.8337		120	67.08	4,288,866	5,037,360	



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0 225991-00 - 2014/07

235.30

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2003/01		0.50	1.3271	1.3271		120	67.08	4,317,327	5,104,200	
2003/07		0.45	1.1664	1.1664		120	67.08	4,317,327	5,163,720	5
2004/01		0.45	1.1103	1.1103		120	63.72	4,361,672	5,221,080	
2004/07	19,377	0.40	0.8378	0.8378		120	62.86	4,395,665	5,264,880	
2005/01		0.40	0.8595	0.8595		120	62.86	4,410,777	5,310,120	
2005/07		0.35	0.7364	0.7364		120	62.86	4,422,144	5,349,240	
2006/01		0.35	0.9068	0.9068		120	53.78	4,435,869	5,397,720	
2006/07		0.30	0.8133	0.8133		120	53.78	4,446,452	5,441,640	
2007/01		0.30	1.0133	1.0133		120	58.19	4,459,969	5,496,720	
2007/07		0.25	1.1050	1.1050		120	58.19	4,472,292	5,557,440	
2008/01		0.25	0.8556	0.8556		120	53.76	4,481,643	5,604,960	
2008/07		0.20	0.6104	0.6104		120	54.02	4,487,018	5,639,160	
2009/01		0.20	1.3268	1.3268		120	54.02	4,498,714	5,714,040	
2009/07		0.15	0.6841	0.6841		120	54.02	4,503,247	5,753,160	
2010/01	18,656	0.15	0.8643	0.8643		120	66.69	4,527,739	5,802,840	
2010/07		0.10	0.7107	0.7107		120	66.69	4,530,958	5,844,120	
2011/01		0.10	0.9198	0.9198		120	62.17	4,535,126	5,897,880	
2011/07		0.05	0.9028	0.9028		120	65.13	4,537,171	5,951,160	
2012/01		0.05	0.3865	0.3865		120	65.13	4,538,047	5,974,200	
2012/07	29,019	0.00	0.9417	0.9417		120	65.51	4,567,066	6,030,480	
2013/01		0.00	0.4901	0.4901		120	65.51	4,567,066	6,060,000	
2013/07		0.00	0.6196	0.6196		120	63.64	4,567,066	6,097,560	
2014/01		0.00	0.8564	0.8564		120	63.64	4,567,066	6,149,760	
2014/07		0.00	1.2383	1.2383		120	63.64	4,567,066	6,225,960	

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
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Port St. Lucie Nursing & Restorative Care Center

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

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
7300 OLEANDER AVENUE	1/1/2012-12/31/2012	Number of Beds: 180	Superior: 0
PORT SAINT LUCIE , FL	Days in CR 366	Maximum: 65,880	Standard: 184
34952-8299	First Used : 2013/07	Max Annualized: 65,700	Conditional: 0
County: St Lucie [56]	Last Used: 2014/07	Total Patient: 43,009	Total: 184
Region: South Area: 9	Unaudited	Medicare: 5,986	Inflation
Control: Proprietary : Corporation	Initial CR? False	Medicaid: 33,552	FY Index: 1.28335532
Current Class South Large	Medical Utilization		Semester Index: 1.34705290
Class at 1/94: South Large	Occupancy:	78.01158%	Cost: 1.04963363
Operating Ex > 18 months	Statewide Low Occupancy Threshold:	65.28385%	Target: 1.01458517
Open Date: 03/01/1982	Medicaid Low Occupancy Threshold:	78.55110%	DC FY Index: 1.20250000
Acquired Date: 03/01/1982	Low Occupancy Adjustment Factor:	41.17760%	DC Sem Index: 1.24200000
Entered Medicaid 03/01/1982	Weighted Low Occ Adjustment Factor:	83.11004%	DC Inflation: 1.03284823
Med # Active Date: 01/01/2001		100.00000%	PS Target: 1.02083595
Previous Med # 206580			

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,643,897	2,980,961	1,621,944	419,064		6,665,865	
1a	Audit Adjustments							
2	Cost Per Diem	48.9955	88.8460	48.3412	12.4900		198.6727	
3	Cost Per Diem Inflated	51.4273	91.7644	50.7405				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	51.4273	91.7644	50.7405	12.4900		206.4222	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	46.4166		55.4668				
7	Provider Target Rate	47.3837		56.6225				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	47.3837	91.7644	50.7405	12.4900		202.3786	
12/13	Medical Adjustment Rate		2.8918	1.5990				
14	Prospective Per Diem 11	47.3837	94.6562	52.3395	12.4900		206.8694	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Port St. Lucie Nursing & Restorative 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:	3,800,000.00		Total Amount	Per Diem
RS to Start Calcs:	1982/01	Type:	Variable	80% Capital(1):	7,162,902	11.5511
Indexed Asset Value	8,953,627	<60% of Base:	False	20% ROE(2):	1,790,725	0.4415
FRVS Base Asset:	5,130,000	Interest Rate:	7.3200%	Insurance Cost(3):	16,201	0.3767
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	100,049	2.3262
ROE Factor	0.014580	Amortization Rate:	7.3200%	Home Office(3):	6,579	0.1530
		Interest Only:	False	Replacement(3&4):	62,064	0.0000
		Yearly Payment:	683,017	Total FRVS PD:		14.8485

- (1) 80% Capital (\$7,162,902) amortized at 7.3200 % for 20 years Principal & Interest of \$683,017 divided by annual available days (65700) divided by Occup. Adj. (0.900) = \$11.5511
- (2) 20% ROE (\$1,790,725) times the ROE factor (0.014580) divided by annual available days (65700) divided by Occup. Adj. (0.900) = \$0.4415
- (3) Pass-throughs: 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:	51,883
Comparison Bed	180	Effective PBS Limitation	5,130,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	47.3837	47.3837	0.8413	46.5424
Direct Care	94.6562	94.6562	1.6806	92.9756
Indirect Care	52.3395	52.3395	0.9293	51.4102
Property	12.4900	14.8485	0.2636	14.5849
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.2173
Supplemental Rate Add-on				9.9025
Totals	206.8694	209.2279	3.7148	237.6329

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1982/01	4,568,424	0.00	2.6760	2.6760		180	37.64	4,568,424	4,463,280	
1982/07	71,901	0.10	2.2977	2.2977		180	37.64	4,647,510	4,565,700	
1983/04	1,263,504	0.10	2.6288	2.6288		180	47.74	5,921,619	4,685,760	
1983/07		0.20	3.9578	3.0000	0.9578	180	47.74	5,952,459	4,871,160	
1984/01		0.20	2.2530	2.2530		180	53.97	5,978,778	4,934,340	
1984/07		0.30	1.9179	1.9179		180	53.97	6,012,536	5,029,020	
1985/01		0.30	1.1471	1.1471		180	47.74	6,030,494	5,086,620	
1985/10		0.40	0.8522	0.8522		180	53.97	5,130,000	5,130,000	1
1986/01		0.40	0.8299	0.8299		180	53.97	5,146,713	5,172,660	
1986/07		0.50	0.2974	0.2974		180	51.24	5,153,843	5,162,760	
1987/01		0.50	1.0091	1.0091		180	51.24	5,178,071	5,255,100	
1987/07		0.60	0.9007	0.9007		180	51.90	5,204,476	5,296,140	
1988/01		0.60	0.9007	0.9007		180	51.90	5,231,016	5,339,160	
1988/07		0.70	0.5899	0.5899		180	55.55	5,252,615	5,336,280	
1989/01		0.70	0.5899	0.5899		180	55.55	5,274,303	5,367,780	
1989/07		0.80	0.5899	0.5899		180	57.92	5,299,192	5,404,140	
1990/01		0.80	0.5899	0.5899		180	57.92	5,324,199	5,431,320	
1990/07		0.90	0.5899	0.5899		180	61.75	5,352,465	5,463,360	
1991/01		0.90	0.5899	0.5899		180	61.75	5,380,881	5,495,400	
1991/07		1.00	1.4932	1.4932		180	60.37	5,461,228	5,577,480	
1992/01		1.00	2.0117	2.0117		180	60.37	5,571,092	5,689,620	
1992/07		1.00	1.8152	1.8152		180	59.81	5,672,218	5,792,940	
1993/01		1.00	1.7710	1.7710		180	59.81	5,672,218	5,895,540	5
1993/07		1.00	1.5329	1.5329		180	63.31	5,861,162	5,985,900	
1994/01		1.00	1.6983	1.6983		180	63.31	5,960,702	6,087,600	
1994/07		1.00	1.5991	1.5991		180	64.65	6,056,020	6,184,980	
1995/01		1.00	1.5812	1.5812		180	64.65	6,151,778	6,282,720	
1995/07		1.00	1.5250	1.5250		180	63.93	6,245,593	6,378,480	
1996/01		1.00	1.7228	1.7228		180	63.93	6,353,192	6,488,460	
1996/07		1.00	1.3294	1.3294		180	68.83	6,437,651	6,574,680	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/01		1.00	1.4109	1.4109		180	68.83	6,528,480	6,667,380	
1997/07		1.00	1.0917	1.0917		180	65.28	6,599,751	6,740,100	
1998/01		1.00	1.1663	1.1663		180	65.28	6,676,724	6,818,760	
1998/07		1.00	1.0794	1.0794		180	63.87	6,748,793	6,892,380	
1999/01		1.00	1.4499	1.4499		180	63.87	6,846,644	6,992,280	
1999/07	169,769	1.00	1.2299	1.2299		180	62.06	7,078,320	7,078,320	8
2000/01		1.00	1.3356	1.3356		180	62.06	7,172,820	7,172,820	8
2000/07		1.00	1.1129	1.1129		180	69.07	7,252,560	7,252,560	8
2001/01		1.00	1.2976	1.2976		180	69.07	7,346,669	7,346,700	
2001/07		1.00	0.9615	0.9615		180	74.78	7,417,260	7,417,260	8
2002/01		1.00	1.0301	1.0301		180	74.78	7,493,580	7,493,580	8
2002/07		0.95	0.8337	0.8337		180	71.93	7,552,929	7,556,040	
2003/01		0.95	1.3271	1.3271		180	71.93	7,648,149	7,656,300	
2003/07		0.90	1.1664	1.1664		180	71.93	7,728,439	7,745,580	
2004/01		0.90	1.1103	1.1103		180	66.88	7,805,669	7,831,620	
2004/07		0.85	0.8378	0.8378		180	66.86	7,861,253	7,897,320	
2005/01		0.85	0.8595	0.8595		180	66.86	7,918,687	7,965,180	
2005/07		0.80	0.7364	0.7364		180	66.86	7,965,336	8,023,860	
2006/01		0.80	0.9068	0.9068		180	66.51	8,023,117	8,096,580	
2006/07		0.75	0.8133	0.8133		180	66.51	8,072,058	8,162,460	
2007/01		0.75	1.0133	1.0133		180	69.88	8,133,406	8,245,080	
2007/07		0.70	1.1050	1.1050		180	69.88	8,196,318	8,336,160	
2008/01		0.70	0.8556	0.8556		180	65.18	8,245,406	8,407,440	
2008/07		0.65	0.6104	0.6104		180	61.56	8,278,124	8,458,740	
2009/01		0.65	1.3268	1.3268		180	61.56	8,349,515	8,571,060	
2009/07		0.60	0.6841	0.6841		180	67.52	8,383,790	8,629,740	
2010/01		0.60	0.8643	0.8643		180	67.52	8,427,268	8,704,260	
2010/07		0.55	0.7107	0.7107		180	67.52	8,460,210	8,766,180	
2011/01		0.55	0.9198	0.9198		180	70.31	8,503,010	8,846,820	
2011/07	247,390	0.50	0.9028	0.9028		180	72.84	8,788,783	8,926,740	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01		0.50	0.3865	0.3865		180	72.84	8,805,772	8,961,300	
2012/07		0.45	0.9417	0.9417		180	75.48	8,843,091	9,045,720	
2013/01		0.45	0.4901	0.4901		180	75.48	8,862,590	9,090,000	
2013/07		0.40	0.6196	0.6196		180	78.01	8,884,551	9,146,340	
2014/01		0.40	0.8564	0.8564		180	78.01	8,914,989	9,224,640	
2014/07		0.35	1.2383	1.2383		180	78.01	8,953,627	9,338,940	

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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264.93

Plantation 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
4250 NW 5TH ST	9/1/2012-8/31/2013	Number of Beds: 152	Superior: 0
PLANTATION, FL 33317	Days in CR 365	Maximum: 55,480	Standard: 184
County: Broward [6]	First Used : 2014/01	Max Annualized: 55,480	Conditional: 0
Region: South Area: 10	Last Used: 2014/07	Total Patient: 40,841	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 760	Inflation
Current Class South Large	Initial CR? False	Medicaid: 35,017	FY Index: 1.30580299
Class at 1/94: South Large	Medical Utilization	85.73982%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	73.61391%	Cost: 1.03158969
Open Date: 03/01/1974	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 03/01/1974	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21049917
Entered Medicaid 03/01/1974	Low Occupancy Adjustment Factor:	93.71468%	DC Sem Index: 1.24200000
Med # Active Date: 06/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02602301
Previous Med # 204307			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,784,114	3,540,727	2,191,403	440,864		7,957,108	
1a	Audit Adjustments							
2	Cost Per Diem	50.9499	101.1145	62.5811	12.5900		227.2355	
3	Cost Per Diem Inflated	52.5594	103.7458	64.5580				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	52.5594	103.7458	64.5580	12.5900		233.4532	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	49.8774		63.1961				
7	Provider Target Rate	50.9166		64.5129				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	50.9166	98.4475	63.9416	12.5900		225.8957	
12/13	Medical Adjustment Rate		3.9583	2.5709				
14	Prospective Per Diem 11	50.9166	102.4058	66.5125	12.5900		232.4249	
15	Inflated Usual & Customary Charge		Usual and Customary Limitations not applied after 7/1/2002.					0.00



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Rate Semester 07/01/2014 through 12/31/2014

Plantation Nursing & Rehab Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	1,030,000.00	Total Amount	Per Diem	
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	4,212,202	10.4881
RS to Start Calcs:	1974/01	<60% of Base:	True	20% ROE(2):	1,053,051	0.3317
Indexed Asset Value	5,265,253	Interest Rate:	13.1250%	Insurance Cost(3):	75,726	1.8542
FRVS Base Asset:	2,107,125	Chase Rate:	12.5000%	Taxes Cost(3):	63,865	1.5637
Occup Adj Factor	0.9000	Amortization Rate:	12.5000%	Home Office(3):	20,360	0.4985
ROE Factor	0.015730	Interest Only:	True	Replacement(3&4):	27,804	0.0000
		Yearly Payment:	523,692	Total FRVS PD:		14.7362

- (1) 80% Capital (\$4,212,202) amortized at 12.5000 % for 20 years Interest of \$523,692 divided by annual available days (55480) divided by Occup. Adj. (0.900) = \$10.4881
- (2) 20% ROE (\$1,053,051) times the ROE factor (0.015730) divided by annual available days (55480) divided by Occup. Adj. (0.900) = \$0.3317
- (3) Pass-throughs: 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:	51,883
Comparison Bed 152	Effective PBS Limitation	4,332,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	50.9166	50.9166	0.9040	50.0126
Direct Care	102.4058	102.4058	1.8182	100.5876
Indirect Care	66.5125	66.5125	1.1809	65.3316
Property	12.5900	14.7362	0.2616	14.4746
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				24.6195
Supplemental Rate Add-on				9.9025
Totals	232.4249	234.5711	4.1647	264.9284

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1974/01	1,694,262	0.00	5.2272	3.0000	2.2272	152	100.00	1,694,262	1,989,376	
1974/07		0.10	5.3308	3.0000	2.3308	152	100.00	1,699,345	2,051,088	
1975/01		0.10	5.4213	3.0000	2.4213	152	100.00	1,704,443	2,114,472	
1975/07		0.20	6.4847	3.0000	3.4847	152	100.00	1,714,670	2,200,504	
1976/01		0.20	7.5292	3.0000	4.5292	152	100.00	1,724,958	2,289,424	
1976/07		0.30	8.0145	3.0000	5.0145	152	100.00	1,740,483	2,369,224	
1977/01		0.30	8.7650	3.0000	5.7650	152	100.00	1,756,147	2,458,144	
1977/07		0.40	10.8226	3.0000	7.8226	152	100.00	1,777,221	2,582,328	
1978/01		0.40	12.5623	3.0000	9.5623	152	100.00	1,798,548	2,704,840	
1978/07		0.50	15.1018	3.0000	12.1018	152	100.00	1,825,526	2,854,560	
1979/01		0.50	17.2290	3.0000	14.2290	152	100.00	1,852,909	3,000,936	
1979/07		0.60	18.4272	3.0000	15.4272	152	100.00	1,886,261	3,126,944	
1980/01		0.60	21.5930	3.0000	18.5930	152	15.54	1,886,261	3,319,832	
1980/07		0.70	22.4036	3.0000	19.4036	152	15.54	1,886,261	3,446,296	
1981/01		0.70	23.2276	3.0000	20.2276	152	20.76	1,886,261	3,578,080	
1981/07		0.80	22.8164	3.0000	19.8164	152	20.76	1,886,261	3,670,648	
1982/01	5,153	0.80	22.4924	3.0000	19.4924	152	20.76	1,891,414	3,768,992	
1982/07	1,798	0.90	21.7901	3.0000	18.7901	152	20.76	1,893,212	3,855,480	
1983/04		0.90	21.4189	3.0000	18.4189	152	27.41	1,918,687	3,956,864	
1983/07	6,395	1.00	22.3767	3.0000	19.3767	152	27.41	1,953,768	4,113,424	
1984/01	34,047	1.00	20.6719	3.0000	17.6719	152	25.71	2,015,214	4,166,776	
1984/07		1.00	19.5898	3.0000	16.5898	152	25.71	2,043,475	4,246,728	
1985/01		1.00	17.7369	3.0000	14.7369	152	25.70	2,072,121	4,295,368	
1985/10		1.00	15.5891	3.0000	12.5891	152	30.97	2,107,125	4,332,000	
1986/01		1.00	13.4190	3.0000	10.4190	152	30.97	2,142,720	4,368,024	
1986/07		1.00	10.7164	3.0000	7.7164	152	45.05	2,195,372	4,359,664	
1987/01	48,461	1.00	8.7255	3.0000	5.7255	152	45.05	2,297,779	4,437,640	
1987/07	59,460	1.00	6.6262	3.0000	3.6262	152	45.05	2,413,702	4,472,296	
1988/01		1.00	4.5269	3.0000	1.5269	152	53.41	2,484,020	4,508,624	
1988/07		1.00	2.1168	2.1168		152	53.41	2,535,082	4,506,192	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1989/01		1.00	0.5899	0.5899		152	64.65	2,550,036	4,532,792	
1989/07		1.00	0.5899	0.5899		152	66.19	2,565,079	4,563,496	
1990/01		1.00	0.5899	0.5899		152	66.19	2,580,210	4,586,448	
1990/07		1.00	0.5899	0.5899		152	62.02	2,595,431	4,613,504	
1991/01		1.00	0.5899	0.5899		152	62.02	2,610,741	4,640,560	
1991/07		1.00	1.4932	1.4932		152	62.02	2,649,725	4,709,872	
1992/01		1.00	2.0117	2.0117		152	77.66	2,703,030	4,804,568	
1992/07		1.00	1.8152	1.8152		152	85.20	2,752,095	4,891,816	
1993/01		1.00	1.7710	1.7710		152	85.20	2,800,835	4,978,456	
1993/07	58,300	1.00	1.5329	1.5329		152	76.15	2,902,069	5,054,760	
1994/01		1.00	1.6983	1.6983		152	76.15	2,951,355	5,140,640	
1994/07		0.95	1.5991	1.5991		152	76.15	2,996,189	5,222,872	
1995/01		0.95	1.5812	1.5812		152	80.03	3,041,195	5,305,408	
1995/07		0.90	1.5250	1.5250		152	80.03	3,082,935	5,386,272	
1996/01		0.90	1.7228	1.7228		152	70.34	3,130,736	5,479,144	
1996/07		0.85	1.3294	1.3294		152	71.82	3,166,113	5,551,952	
1997/01		0.85	1.4109	1.4109		152	71.82	3,204,084	5,630,232	
1997/07		0.80	1.0917	1.0917		152	71.82	3,232,068	5,691,640	
1998/01		0.80	1.1663	1.1663		152	71.23	3,262,223	5,758,064	
1998/07		0.75	1.0794	1.0794		152	70.82	3,288,634	5,820,232	
1999/01		0.75	1.4499	1.4499		152	70.82	3,324,395	5,904,592	
1999/07	22,253	0.70	1.2299	1.2299		152	68.30	3,375,268	5,977,248	
2000/01		0.70	1.3356	1.3356		152	68.30	3,406,823	6,057,048	
2000/07		0.65	1.1129	1.1129		152	69.43	3,431,468	6,124,384	
2001/01		0.65	1.2976	1.2976		152	69.43	3,460,409	6,203,880	
2001/07		0.60	0.9615	0.9615		152	69.43	3,480,372	6,263,464	
2002/01		0.60	1.0301	1.0301		152	66.89	3,501,884	6,327,912	
2002/07		0.55	0.8337	0.8337		152	66.89	3,517,940	6,380,656	
2003/01	858,476	0.55	1.3271	1.3271		152	67.02	4,402,093	6,465,320	
2003/07		0.50	1.1664	1.1664		152	67.02	4,427,766	6,540,712	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2004/01	103,860	0.50	1.1103	1.1103		152	68.69	4,556,209	6,613,368	
2004/07		0.45	0.8378	0.8378		152	68.69	4,573,386	6,668,848	
2005/01	152,955	0.45	0.8595	0.8595		152	71.37	4,744,031	6,726,152	
2005/07		0.40	0.7364	0.7364		152	71.37	4,758,007	6,775,704	
2006/01		0.40	0.9068	0.9068		152	71.40	4,775,264	6,837,112	
2006/07		0.35	0.8133	0.8133		152	71.40	4,788,859	6,892,744	
2007/01		0.35	1.0133	1.0133		152	71.40	4,805,845	6,962,512	
2007/07	52,236	0.30	1.1050	1.1050		152	73.29	4,874,012	7,039,424	
2008/01		0.30	0.8556	0.8556		152	73.29	4,886,524	7,099,616	
2008/07	45,645	0.25	0.6104	0.6104		152	71.43	4,939,626	7,142,936	
2009/01		0.25	1.3268	1.3268		152	71.43	4,956,011	7,237,784	
2009/07		0.20	0.6841	0.6841		152	73.13	4,962,791	7,287,336	
2010/01	49,927	0.20	0.8643	0.8643		152	73.74	5,021,299	7,350,264	
2010/07		0.15	0.7107	0.7107		152	73.74	5,026,652	7,402,552	
2011/01		0.15	0.9198	0.9198		152	74.07	5,033,589	7,470,648	
2011/07		0.10	0.9028	0.9028		152	74.07	5,038,134	7,538,136	
2012/01		0.10	0.3865	0.3865		152	74.07	5,040,084	7,567,320	
2012/07	35,695	0.05	0.9417	0.9417		152	76.96	5,078,153	7,638,608	
2013/01	106,581	0.05	0.4901	0.4901		152	83.67	5,185,978	7,676,000	
2013/07		0.00	0.6196	0.6196		152	83.67	5,185,978	7,723,576	
2014/01	79,275	0.00	0.8564	0.8564		152	85.74	5,265,253	7,789,696	
2014/07		0.00	1.2383	1.2383		152	85.74	5,265,253	7,886,216	

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Martin Nursing and Restorative Care Center

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

Provider Information	Cost Report	Patient Days	Ratings Days
6011 SE TOWER DR	1/1/2012-12/31/2012	Number of Beds: 120	Superior: 0
STUART, FL 34997	Days in CR 366	Maximum: 43,920	Standard: 184
County: Martin [43]	First Used : 2013/07	Max Annualized: 43,800	Conditional: 0
Region: South Area: 9	Last Used: 2014/07	Total Patient: 36,189	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 9,697	Inflation
Current Class South Large	Initial CR? False	Medicaid: 19,908	FY Index: 1.28335532
Class at 1/94: South Large	Medical Utilization	55.01119%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	82.39754%	Cost: 1.04963363
Open Date: 10/16/1997	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 10/16/1997	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20250000
Entered Medicaid 10/16/1997	Low Occupancy Adjustment Factor:	104.89674%	DC Sem Index: 1.24200000
Med # Active Date: 11/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03284823
Previous Med # 213349			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,024,987	1,920,832	1,008,188	502,080		4,456,086
1a	Audit Adjustments						
2	Cost Per Diem	51.4862	96.4854	50.6424	25.2200		223.8340
3	Cost Per Diem Inflated	54.0416	99.6548	53.1560			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	54.0416	99.6548	53.1560	25.2200		232.0724
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	48.1989		55.4668			
7	Provider Target Rate	49.2032		56.6225			
7a	Interim Adjustment						
7b	Interim Adjustment Provider Target Rate						
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500		
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224			
10	Target Rate Class Ceiling	56.5683		63.9416			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	49.2032	98.4475	53.1560	13.6500		214.4567
12/13	Medical Adjustment Rate		0.5550	0.2997			
14	Prospective Per Diem 11	49.2032	99.0025	53.4557	13.6500		215.3114
15	Inflated Usual & Customary Charge						0.00



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Martin Nursing and Restorative Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/16/1997	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	4,134,000.00	Total Amount	Per Diem	
Year of Phase-In/Full:		Type:	Variable	80% Capital(1):	4,463,405	10.9458
RS to Start Calcs:	1997/07	<60% of Base:	False	20% ROE(2):	1,115,851	0.4127
Indexed Asset Value	5,579,256	Interest Rate:	7.5000%	Insurance Cost(3):	12,868	0.3556
FRVS Base Asset:	4,444,920	Chase Rate:	8.2500%	Taxes Cost(3):	118,754	3.2815
Occup Adj Factor	0.9000	Amortization Rate:	7.5000%	Home Office(3):	6,421	0.1774
ROE Factor	0.014580	Interest Only:	False	Replacement(3&4):	31,260	0.0000
		Yearly Payment:	431,483	Total FRVS PD:		15.1730

- (1) 80% Capital (\$4,463,405) amortized at 7.5000 % for 20 years Principal & Interest of \$431,483 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$10.9458
- (2) 20% ROE (\$1,115,851) times the ROE factor (0.014580) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.4127
- (3) Pass-throughs: Cost divided by Total Patient Days
- (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	37,041
Comparison Date:	01/01/1997	Current RS PBS:	51,883
Comparison Bed	120	Effective PBS Limitation	4,444,920

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	49.2032	49.2032	0.8736	48.3296
Direct Care	99.0025	99.0025	1.7578	97.2447
Indirect Care	53.4557	53.4557	0.9491	52.5066
Property	13.6500	15.1730	0.2694	14.9036
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.6128
Supplemental Rate Add-on				9.9025
Totals	215.3114	216.8344	3.8499	244.4998

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/07	5,492,508	0.00	1.0917	1.0917		120	52.88	4,444,920	4,444,920	1
1998/01		0.10	1.1663	1.1663		120	52.88	4,449,903	4,545,840	
1998/07		0.10	1.0794	1.0794		120	52.88	4,454,519	4,594,920	
1999/01		0.20	1.4499	1.4499		120	52.88	4,466,939	4,661,520	
1999/07		0.20	1.2299	1.2299		120	52.88	4,477,504	4,718,880	
2000/01		0.30	1.3356	1.3356		120	52.88	4,494,754	4,781,880	
2000/07		0.30	1.1129	1.1129		120	58.38	4,509,762	4,835,040	
2001/01		0.40	1.2976	1.2976		120	58.38	4,533,168	4,897,800	
2001/07	31,860	0.40	0.9615	0.9615		120	57.14	4,582,463	4,944,840	
2002/01		0.50	1.0301	1.0301		120	57.14	4,606,067	4,995,720	
2002/07		0.50	0.8337	0.8337		120	61.66	4,625,270	5,037,360	
2003/01		0.60	1.3271	1.3271		120	61.66	4,662,101	5,104,200	
2003/07		0.60	1.1664	1.1664		120	61.66	4,694,726	5,163,720	
2004/01	33,131	0.70	1.1103	1.1103		120	61.15	4,764,344	5,221,080	
2004/07		0.70	0.8378	0.8378		120	62.49	4,792,287	5,264,880	
2005/01		0.80	0.8595	0.8595		120	62.49	4,825,239	5,310,120	
2005/07		0.80	0.7364	0.7364		120	62.49	4,853,664	5,349,240	
2006/01		0.90	0.9068	0.9068		120	53.03	4,891,856	5,397,720	
2006/07		0.90	0.8133	0.8133		120	53.03	4,926,382	5,441,640	
2007/01		1.00	1.0133	1.0133		120	45.76	4,967,915	5,496,720	
2007/07		1.00	1.1050	1.1050		120	45.76	5,013,588	5,557,440	
2008/01		1.00	0.8556	0.8556		120	39.61	5,044,481	5,604,960	
2008/07		1.00	0.6104	0.6104		120	39.49	5,066,589	5,639,160	
2009/01		1.00	1.3268	1.3268		120	39.49	5,114,855	5,714,040	
2009/07		1.00	0.6841	0.6841		120	39.49	5,139,978	5,753,160	
2010/01	18,656	1.00	0.8643	0.8643		120	55.85	5,203,059	5,802,840	
2010/07		1.00	0.7107	0.7107		120	55.85	5,240,037	5,844,120	
2011/01		1.00	0.9198	0.9198		120	61.84	5,288,235	5,897,880	
2011/07		1.00	0.9028	0.9028		120	61.84	5,335,977	5,951,160	
2012/01		1.00	0.3865	0.3865		120	55.79	5,356,601	5,974,200	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/07		1.00	0.9417	0.9417		120	52.88	5,405,100	6,030,480	
2013/01		1.00	0.4901	0.4901		120	52.88	5,430,569	6,060,000	
2013/07		1.00	0.6196	0.6196		120	55.01	5,464,217	6,097,560	
2014/01		1.00	0.8564	0.8564		120	55.01	5,511,013	6,149,760	
2014/07		1.00	1.2383	1.2383		120	55.01	5,579,256	6,225,960	

Message Code:

1 Per Bed Standard Limitation

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The Manor At Blue Water 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
1500 NORTH WHITE POINT ROAD	9/1/2012-8/31/2013	Number of Beds: 120	Superior: 0
NICEVILLE, FL 32578	Days in CR 365	Maximum: 43,800	Standard: 184
County: Okaloosa [46]	First Used: 2014/01	Max Annualized: 43,800	Conditional: 0
Region: North Area: 1	Last Used: 2014/07	Total Patient: 40,653	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 14,558	Inflation
Current Class North Large	Initial CR? False	Medicaid: 18,392	FY Index: 1.30580299
Class at 1/94: North Large	Medical Utilization	45.24143%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	92.81507%	Cost: 1.03158969
Open Date: 01/08/1993	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/08/1993	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21049917
Entered Medicaid 02/02/1993	Low Occupancy Adjustment Factor:	118.15884%	DC Sem Index: 1.24200000
Med # Active Date: 01/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02602301
Previous Med # 205401			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	806,085	1,521,011	985,178	356,621		3,668,895	
1a	Audit Adjustments							
2	Cost Per Diem	43.8280	82.6996	53.5656	19.3900		199.4832	
3	Cost Per Diem Inflated	45.2125	84.8517	55.2577				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	45.2125	84.8517	55.2577	19.3900		204.7119	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	44.9131		55.1577				
7	Provider Target Rate	45.8489		56.3070				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	45.2125	84.8517	55.2577	13.6500		198.9719	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	45.2125	84.8517	55.2577	13.6500		198.9719	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

The Manor At Blue Water Bay

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	02/02/1993	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	6,500,000.00		Total Amount	Per Diem
RS to Start Calcs:	1993/01	Type:	Variable	80% Capital(1):	4,557,507	10.3439
Indexed Asset Value	5,696,884	<60% of Base:	False	20% ROE(2):	1,139,377	0.4547
FRVS Base Asset:	1,930,980	Interest Rate:	7.6400%	Insurance Cost(3):	61,438	1.5113
Occup Adj Factor	0.9000	Chase Rate:	4.5000%	Taxes Cost(3):	44,214	1.0876
ROE Factor	0.015730	Amortization Rate:	6.5000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	21,166	0.0000
		Yearly Payment:	407,755	Total FRVS PD:		13.3975

- (1) 80% Capital (\$4,557,507) amortized at 6.5000 % for 20 years Principal & Interest of \$407,755 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$10.3439
- (2) 20% ROE (\$1,139,377) times the ROE factor (0.015730) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.4547
- (3) Pass-throughs: 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:	51,883
Comparison Bed	60	Effective PBS Limitation	1,930,980

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	45.2125	45.2125	0.8028	44.4097
Direct Care	84.8517	84.8517	1.5066	83.3451
Indirect Care	55.2577	55.2577	0.9811	54.2766
Property	13.6500	13.3975	0.2379	13.1596
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				17.3157
Supplemental Rate Add-on				9.9025
Totals	198.9719	198.7194	3.5284	222.4092

Medicaid Trend Adjustment



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



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

Message Code:

1 Per Bed Standard Limitation



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Cathedral Gerontology 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
333 E ASHLEY ST	10/1/2012-9/30/2013	Number of Beds: 120	Superior: 0
JACKSONVILLE, FL 32202	Days in CR 365	Maximum: 43,800	Standard: 184
County: Duval [16]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: North Area: 4	Last Used: 2014/07	Total Patient: 39,145	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 6,600	Inflation
Current Class North Large	Initial CR? False	Medicaid: 27,641	FY Index: 1.30932625
Class at 1/94: North Large	Medical Utilization	70.61183%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	89.37215%	Cost: 1.02881379
Open Date: 03/01/1970	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 03/01/1970	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21150000
Entered Medicaid 03/01/1970	Low Occupancy Adjustment Factor:	113.77581%	DC Sem Index: 1.24200000
Med # Active Date: 05/31/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02517540
Previous Med # 207764			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,513,421	2,545,888	1,260,343	260,655		5,580,307	
1a	Audit Adjustments							
2	Cost Per Diem	54.7528	92.1055	45.5969	9.4300		201.8852	
3	Cost Per Diem Inflated	56.3304	94.4243	46.9107				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	56.3304	94.4243	46.9107	9.4300		207.0954	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	67.9327		51.2053				
7	Provider Target Rate	69.3481		52.2722				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	49.7653	94.4243	46.9107	9.4300		200.5303	
12/13	Medical Adjustment Rate		2.1895	1.0878				
14	Prospective Per Diem 11	49.7653	96.6138	47.9985	9.4300		203.8076	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Cathedral Gerontology Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	09/01/1989	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	2,087,900.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	4,970,723 12.6566
RS to Start Calcs:	1971/07	<60% of Base:	False	20% ROE(2):	1,242,681 0.5255
Indexed Asset Value	6,213,404	Interest Rate:	8.0000%	Insurance Cost(3):	44,927 1.1477
FRVS Base Asset:	3,420,000	Chase Rate:	13.0000%	Taxes Cost(3):	0 0.0000
Occup Adj Factor	0.9000	Amortization Rate:	8.0000%	Home Office(3):	57,345 1.4649
ROE Factor	0.016670	Interest Only:	False	Replacement(3&4):	37,886 0.0000
		Yearly Payment:	498,925	Total FRVS PD:	15.7947

- (1) 80% Capital (\$4,970,723) amortized at 8.0000 % for 20 years Principal & Interest of \$498,925 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$12.6566
- (2) 20% ROE (\$1,242,681) times the ROE factor (0.016670) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.5255
- (3) Pass-throughs: 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:	51,883
Comparison Bed 120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	49.7653	49.7653	0.8836	48.8817
Direct Care	96.6138	96.6138	1.7154	94.8984
Indirect Care	47.9985	47.9985	0.8522	47.1463
Property	9.4300	15.7947	0.2804	15.5143
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				23.5572
Fire Sprinkler Component				2.1409
Supplemental Rate Add-on				9.9025
Totals	203.8076	210.1723	3.7316	242.0413

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	2,139,479	0.00				120	100.00	2,139,479	1,231,320	
1972/01		0.10	3.9787	3.0000	0.9787	120	100.00	2,145,897	1,280,280	
1972/07		0.10	5.9113	3.0000	2.9113	120	100.00	2,152,335	1,343,400	
1973/01		0.20	8.0622	3.0000	5.0622	120	100.00	2,165,249	1,412,640	
1973/07		0.20	10.7186	3.0000	7.7186	120	100.00	2,178,240	1,492,560	
1974/01		0.30	12.9457	3.0000	9.9457	120	100.00	2,197,844	1,570,560	
1974/07		0.30	13.0494	3.0000	10.0494	120	100.00	2,217,625	1,619,280	
1975/01		0.40	13.1399	3.0000	10.1399	120	100.00	2,244,237	1,669,320	
1975/07		0.40	14.2033	3.0000	11.2033	120	100.00	2,271,168	1,737,240	
1976/01		0.50	15.2478	3.0000	12.2478	120	100.00	2,305,236	1,807,440	
1976/07	577,878	0.50	15.7330	3.0000	12.7330	120	100.00	2,917,693	1,870,440	
1977/01		0.60	16.4836	3.0000	13.4836	120	100.00	2,970,211	1,940,640	
1977/07		0.60	18.5412	3.0000	15.5412	120	100.00	3,023,675	2,038,680	
1978/01		0.70	20.2809	3.0000	17.2809	120	100.00	3,087,172	2,135,400	
1978/07		0.70	22.8203	3.0000	19.8203	120	100.00	3,152,003	2,253,600	
1979/01		0.80	24.9476	3.0000	21.9476	120	100.00	3,227,651	2,369,160	
1979/07		0.80	26.1458	3.0000	23.1458	120	100.00	3,305,115	2,468,640	
1980/01		0.90	29.3115	3.0000	26.3115	120	38.78	3,368,036	2,620,920	
1980/07		0.90	30.1222	3.0000	27.1222	120	38.78	3,432,155	2,720,760	
1981/01		1.00	30.9462	3.0000	27.9462	120	38.78	3,504,754	2,824,800	
1981/07		1.00	30.5350	3.0000	27.5350	120	38.78	3,578,889	2,897,880	
1982/01		1.00	30.2110	3.0000	27.2110	120	38.78	3,654,592	2,975,520	
1982/07		1.00	29.5087	3.0000	26.5087	120	38.78	3,731,897	3,043,800	
1983/04		1.00	29.1375	3.0000	26.1375	120	38.78	3,810,837	3,123,840	
1983/07		1.00	30.0953	3.0000	27.0953	120		3,810,837	3,247,440	
1984/01		1.00	28.3905	3.0000	25.3905	120	65.47	3,925,162	3,289,560	
1984/07		1.00	27.3084	3.0000	24.3084	120	65.47	4,042,917	3,352,680	
1985/01		1.00	25.4555	3.0000	22.4555	120	65.47	4,164,205	3,391,080	
1985/10		1.00	23.3077	3.0000	20.3077	120	65.47	3,420,000	3,420,000	1
1986/01		1.00	21.1376	3.0000	18.1376	120	65.47	3,522,600	3,448,440	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	120	72.17	3,628,278	3,441,840	
1987/01		1.00	16.4441	3.0000	13.4441	120	72.17	3,737,126	3,503,400	
1987/07		1.00	14.3448	3.0000	11.3448	120	80.18	3,849,240	3,530,760	
1988/01		1.00	12.2455	3.0000	9.2455	120	80.18	3,964,717	3,559,440	
1988/07		1.00	9.8354	3.0000	6.8354	120	80.31	4,083,659	3,557,520	
1989/01		1.00	7.4253	3.0000	4.4253	120	80.31	4,206,169	3,578,520	
1989/07		1.00	5.0152	3.0000	2.0152	120	75.58	4,332,354	3,602,760	
1990/01		1.00	2.6051	2.6051		120	75.58	4,445,216	3,620,880	
1990/07	135,961	1.00	0.5899	0.5899		120	82.83	4,607,399	3,642,240	
1991/01		1.00	0.5899	0.5899		120	82.83	4,634,578	3,663,600	
1991/07		1.00	1.4932	1.4932		120	87.95	4,703,782	3,718,320	
1992/01		0.95	2.0117	2.0117		120	87.95	4,793,676	3,793,080	
1992/07		0.95	1.8152	1.8152		120	91.37	4,876,338	3,861,960	
1993/01		0.90	1.7710	1.7710		120	91.37	4,954,062	3,930,360	
1993/07		0.90	1.5329	1.5329		120	91.37	5,022,408	3,990,600	
1994/01		0.85	1.6983	1.6983		120	91.44	5,094,911	4,058,400	
1994/07		0.85	1.5991	1.5991		120	97.32	5,164,161	4,123,320	
1995/01		0.80	1.5812	1.5812		120	97.32	5,229,488	4,188,480	
1995/07		0.80	1.5250	1.5250		120	91.92	5,293,288	4,252,320	
1996/01		0.75	1.7228	1.7228		120	91.92	5,361,683	4,325,640	
1996/07	48,462	0.75	1.3294	1.3294		120	83.85	5,361,683	4,383,120	3
1997/01		0.70	1.4109	1.4109		120	83.85	5,361,683	4,444,920	3
1997/07		0.70	1.0917	1.0917		120	78.61	5,361,683	4,493,400	3
1998/01		0.65	1.1663	1.1663		120	78.61	5,361,683	4,545,840	3
1998/07		0.65	1.0794	1.0794		120	79.32	5,361,683	4,594,920	3
1999/01		0.60	1.4499	1.4499		120	79.32	5,361,683	4,661,520	3
1999/07		0.60	1.2299	1.2299		120	86.09	5,361,683	4,718,880	3
2000/01		0.55	1.3356	1.3356		120	86.09	5,361,683	4,781,880	3
2000/07	87,927	0.55	1.1129	1.1129		120	87.50	5,361,683	4,835,040	3
2001/01		0.50	1.2976	1.2976		120	87.50	5,361,683	4,897,800	3



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07	69,153	0.50	0.9615	0.9615		120	86.15	4,944,840	4,944,840	5
2002/01		0.45	1.0301	1.0301		120	86.15	5,456,615	4,995,720	3
2002/07		0.45	0.8337	0.8337		120	80.18	5,456,615	5,037,360	3
2003/01	53,954	0.40	1.3271	1.3271		120	79.59	5,456,615	5,104,200	3
2003/07		0.40	1.1664	1.1664		120	79.59	5,456,615	5,163,720	3
2004/01		0.35	1.1103	1.1103		120	79.59	5,456,615	5,221,080	3
2004/07		0.35	0.8378	0.8378		120	81.22	5,456,615	5,264,880	3
2005/01		0.30	0.8595	0.8595		120	81.22	5,456,615	5,310,120	3
2005/07		0.30	0.7364	0.7364		120	79.30	5,456,615	5,349,240	3
2006/01		0.25	0.9068	0.9068		120	79.30	5,397,720	5,397,720	8
2006/07		0.25	0.8133	0.8133		120	77.10	5,408,694	5,441,640	
2007/01		0.20	1.0133	1.0133		120	79.89	5,419,657	5,496,720	
2007/07		0.20	1.1050	1.1050		120	79.89	5,431,634	5,557,440	
2008/01		0.15	0.8556	0.8556		120	81.01	5,438,603	5,604,960	
2008/07		0.15	0.6104	0.6104		120	81.01	5,443,585	5,639,160	
2009/01		0.10	1.3268	1.3268		120	81.01	5,450,809	5,714,040	
2009/07		0.10	0.6841	0.6841		120	74.67	5,454,537	5,753,160	
2010/01	46,220	0.05	0.8643	0.8643		120	76.81	5,503,113	5,802,840	
2010/07		0.05	0.7107	0.7107		120	76.81	5,505,067	5,844,120	
2011/01	36,667	0.00	0.9198	0.9198		120	79.71	5,541,734	5,897,880	
2011/07		0.00	0.9028	0.9028		120	79.71	5,541,734	5,951,160	
2012/01		0.00	0.3865	0.3865		120	79.71	5,541,734	5,974,200	
2012/07	431,437	0.00	0.9417	0.9417		120	76.37	5,973,171	6,030,480	
2013/01		0.00	0.4901	0.4901		120	76.37	5,973,171	6,060,000	
2013/07	216,442	0.00	0.6196	0.6196		120	73.53	6,097,560	6,097,560	8
2014/01		0.00	0.8564	0.8564		120	73.53	6,097,560	6,149,760	
2014/07	115,844	0.00	1.2383	1.2383		120	70.61	6,213,404	6,225,960	

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 |



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 07/01/2014 through 12/31/2014

0 226335-00 - 2014/07

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Broward 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
1330 S ANDREWS AVE	9/1/2012-8/31/2013	Number of Beds: 198	Superior: 0
FORT LAUDERDALE, FL 33316	Days in CR 365	Maximum: 72,270	Standard: 184
County: Broward [6]	First Used : 2014/07	Max Annualized: 72,270	Conditional: 0
Region: South Area: 10	Last Used: 2014/07	Total Patient: 48,493	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 3,411	Inflation
Current Class South Large	Initial CR? False	Medicaid: 37,625	FY Index: 1.30580299
Class at 1/94: South Large	Medical Utilization	77.58852%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	67.09976%	Cost: 1.03158969
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21049917
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	85.42180%	DC Sem Index: 1.24200000
Med # Active Date: 06/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02602301
Previous Med # 200140			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,758,435	3,076,549	1,655,509	383,399		6,873,892	
1a	Audit Adjustments							
2	Cost Per Diem	46.7358	81.7687	44.0002	10.1900		182.6947	
3	Cost Per Diem Inflated	48.2122	83.8966	45.3902				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	48.2122	83.8966	45.3902	10.1900		187.6890	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	51.5944		55.6858				
7	Provider Target Rate	52.6694		56.8461				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	48.2122	83.8966	45.3902	10.1900		187.6890	
12/13	Medical Adjustment Rate		2.6039	1.4088				
14	Prospective Per Diem 11	48.2122	86.5005	46.7990	10.1900		191.7017	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Broward Nursing and Rehab Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	794,480.00		Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	6,843,079	13.0803
Indexed Asset Value	8,553,849	<60% of Base:	True	20% ROE(2):	1,710,770	0.4137
FRVS Base Asset:	5,007,861	Interest Rate:	9.5000%	Insurance Cost(3):	105,110	2.1675
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	92,930	1.9164
ROE Factor	0.015730	Amortization Rate:	12.5000%	Home Office(3):	14,743	0.3040
		Interest Only:	True	Replacement(3&4):	127,684	0.0000
		Yearly Payment:	850,782	Total FRVS PD:		17.8819

- (1) 80% Capital (\$6,843,079) amortized at 12.5000 % for 20 years Interest of \$850,782 divided by annual available days (72270) divided by Occup. Adj. (0.900) = \$13.0803
- (2) 20% ROE (\$1,710,770) times the ROE factor (0.015730) divided by annual available days (72270) divided by Occup. Adj. (0.900) = \$0.4137
- (3) Pass-throughs: 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:	51,883
Comparison Bed	198	Effective PBS Limitation	5,643,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	48.2122	48.2122	0.8560	47.3562
Direct Care	86.5005	86.5005	1.5358	84.9647
Indirect Care	46.7990	46.7990	0.8309	45.9681
Property	10.1900	17.8819	0.3175	17.5644
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				24.2118
Supplemental Rate Add-on				9.9025
Totals	191.7017	199.3936	3.5402	229.9677

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	2,855,333	0.00				198	100.00	2,855,333	2,031,678	
1972/01		0.10	3.9787	3.0000	0.9787	198	100.00	2,863,899	2,112,462	
1972/07		0.10	5.9113	3.0000	2.9113	198	100.00	2,872,491	2,216,610	
1973/01		0.20	8.0622	3.0000	5.0622	198	100.00	2,889,726	2,330,856	
1973/07		0.20	10.7186	3.0000	7.7186	198	100.00	2,907,064	2,462,724	
1974/01		0.30	12.9457	3.0000	9.9457	198	100.00	2,933,228	2,591,424	
1974/07		0.30	13.0494	3.0000	10.0494	198	100.00	2,959,627	2,671,812	
1975/01		0.40	13.1399	3.0000	10.1399	198	100.00	2,995,143	2,754,378	
1975/07		0.40	14.2033	3.0000	11.2033	198	100.00	3,031,085	2,866,446	
1976/01		0.50	15.2478	3.0000	12.2478	198	100.00	3,076,551	2,982,276	
1976/07		0.50	15.7330	3.0000	12.7330	198	100.00	3,122,699	3,086,226	
1977/01		0.60	16.4836	3.0000	13.4836	198	100.00	3,178,908	3,202,056	
1977/07		0.60	18.5412	3.0000	15.5412	198	100.00	3,236,128	3,363,822	
1978/01		0.70	20.2809	3.0000	17.2809	198	100.00	3,304,087	3,523,410	
1978/07		0.70	22.8203	3.0000	19.8203	198	100.00	3,373,473	3,718,440	
1979/01		0.80	24.9476	3.0000	21.9476	198	100.00	3,454,436	3,909,114	
1979/07		0.80	26.1458	3.0000	23.1458	198	100.00	3,537,342	4,073,256	
1980/01		0.90	29.3115	3.0000	26.3115	198	54.89	3,632,659	4,324,518	
1980/07		0.90	30.1222	3.0000	27.1222	198	54.89	3,730,545	4,489,254	
1981/01		1.00	30.9462	3.0000	27.9462	198	53.93	3,840,284	4,660,920	
1981/07		1.00	30.5350	3.0000	27.5350	198	53.93	3,953,251	4,781,502	
1982/01		1.00	30.2110	3.0000	27.2110	198	57.51	4,071,849	4,909,608	
1982/07		1.00	29.5087	3.0000	26.5087	198	57.51	4,194,004	5,022,270	
1983/04		1.00	29.1375	3.0000	26.1375	198	63.48	4,319,824	5,154,336	
1983/07		1.00	30.0953	3.0000	27.0953	198	63.48	4,449,419	5,358,276	
1984/01		1.00	28.3905	3.0000	25.3905	198	66.38	4,582,902	5,427,774	
1984/07		1.00	27.3084	3.0000	24.3084	198	66.38	4,720,389	5,531,922	
1985/01		1.00	25.4555	3.0000	22.4555	198	66.37	4,862,001	5,595,282	
1985/10		1.00	23.3077	3.0000	20.3077	198	60.43	5,007,861	5,643,000	
1986/01		1.00	21.1376	3.0000	18.1376	198	60.43	5,158,097	5,689,926	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1986/07		1.00	18.4350	3.0000	15.4350	198	63.10	5,312,840	5,679,036	
1987/01		1.00	16.4441	3.0000	13.4441	198	63.10	5,472,225	5,780,610	
1987/07		1.00	14.3448	3.0000	11.3448	198	63.10	5,636,392	5,825,754	
1988/01		1.00	12.2455	3.0000	9.2455	198	74.83	5,805,484	5,873,076	
1988/07		1.00	9.8354	3.0000	6.8354	198	74.83	5,979,649	5,869,908	
1989/01	22,988	1.00	7.4253	3.0000	4.4253	198	76.53	6,182,026	5,904,558	
1989/07		1.00	5.0152	3.0000	2.0152	198	78.58	6,367,487	5,944,554	
1990/01		1.00	2.6051	2.6051		198	78.58	6,533,366	5,974,452	
1990/07		1.00	0.5899	0.5899		198	74.76	6,571,906	6,009,696	
1991/01		1.00	0.5899	0.5899		198	74.76	6,610,674	6,044,940	
1991/07	178,946	1.00	1.4932	1.4932		198	78.59	6,888,331	6,135,228	
1992/01		0.95	2.0117	2.0117		198	78.59	7,019,974	6,258,582	
1992/07		0.95	1.8152	1.8152		198	74.42	7,141,026	6,372,234	
1993/01		0.90	1.7710	1.7710		198	74.42	7,254,847	6,485,094	
1993/07		0.90	1.5329	1.5329		198	73.21	7,354,935	6,584,490	
1994/01		0.85	1.6983	1.6983		198	73.21	7,461,111	6,696,360	
1994/07	34,820	0.85	1.5991	1.5991		198	75.12	7,597,342	6,803,478	
1995/01		0.80	1.5812	1.5812		198	75.12	7,693,448	6,910,992	
1995/07		0.80	1.5250	1.5250		198	75.12	7,787,308	7,016,328	
1996/01		0.75	1.7228	1.7228		198	73.24	7,887,928	7,137,306	
1996/07		0.75	1.3294	1.3294		198	66.73	7,887,928	7,232,148	3
1997/01		0.70	1.4109	1.4109		198	66.73	7,887,928	7,334,118	3
1997/07		0.70	1.0917	1.0917		198	66.73	7,887,928	7,414,110	3
1998/01		0.65	1.1663	1.1663		198	73.41	7,887,928	7,500,636	3
1998/07		0.65	1.0794	1.0794		198	72.52	7,887,928	7,581,618	3
1999/01		0.60	1.4499	1.4499		198	72.52	7,887,928	7,691,508	3
1999/07		0.60	1.2299	1.2299		198	75.86	7,887,928	7,786,152	3
2000/01		0.55	1.3356	1.3356		198	75.86	7,890,102	7,890,102	8
2000/07		0.55	1.1129	1.1129		198	73.32	7,938,397	7,977,816	
2001/01		0.50	1.2976	1.2976		198	73.32	7,989,901	8,081,370	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07		0.50	0.9615	0.9615		198	73.32	8,028,316	8,158,986	
2002/01		0.45	1.0301	1.0301		198	72.35	8,065,527	8,242,938	
2002/07		0.45	0.8337	0.8337		198	72.35	8,095,789	8,311,644	
2003/01		0.40	1.3271	1.3271		198	72.36	8,138,761	8,421,930	
2003/07		0.40	1.1664	1.1664		198	72.36	8,176,736	8,520,138	
2004/01	54,587	0.35	1.1103	1.1103		198	72.14	8,263,098	8,614,782	
2004/07		0.35	0.8378	0.8378		198	72.14	8,287,325	8,687,052	
2005/01		0.30	0.8595	0.8595		198	69.67	8,308,698	8,761,698	
2005/07		0.30	0.7364	0.7364		198	69.67	8,327,052	8,826,246	
2006/01		0.25	0.9068	0.9068		198	68.05	8,345,929	8,906,238	
2006/07		0.25	0.8133	0.8133		198	68.05	8,362,896	8,978,706	
2007/01		0.20	1.0133	1.0133		198	68.05	8,379,848	9,069,588	
2007/07	42,680	0.20	1.1050	1.1050		198	71.05	8,441,047	9,169,776	
2008/01		0.15	0.8556	0.8556		198	71.05	8,451,877	9,248,184	
2008/07		0.15	0.6104	0.6104		198	71.10	8,459,619	9,304,614	
2009/01		0.10	1.3268	1.3268		198	72.99	8,470,845	9,428,166	
2009/07		0.10	0.6841	0.6841		198	72.99	8,476,639	9,492,714	
2010/01		0.05	0.8643	0.8643		198	72.99	8,480,301	9,574,686	
2010/07		0.05	0.7107	0.7107		198	72.55	8,483,312	9,642,798	
2011/01	70,537	0.00	0.9198	0.9198		198	72.22	8,553,849	9,731,502	
2011/07		0.00	0.9028	0.9028		198	72.22	8,553,849	9,819,414	
2012/01		0.00	0.3865	0.3865		198	72.22	8,553,849	9,857,430	
2012/07		0.00	0.9417	0.9417		198	77.87	8,553,849	9,950,292	
2013/01		0.00	0.4901	0.4901		198	77.87	8,553,849	9,999,000	
2013/07		0.00	0.6196	0.6196		198	76.22	8,553,849	10,060,974	
2014/01		0.00	0.8564	0.8564		198	76.22	8,553,849	10,147,104	
2014/07		0.00	1.2383	1.2383		198	77.59	8,553,849	10,272,834	

Message Code:

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|--|
| 3 Index Cost Limitation - January 1996 |
| 8 Limited to Current RS Per Bed Standard |



Florida Agency for Health Care Administration
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213.86

Ocean View 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
2810 SOUTH ATLANTIC AVENUE	2/1/2013-1/31/2014	Number of Beds: 239	Superior: 0
NEW SMYRNA BEACH, FL 32169	Days in CR 365	Maximum: 87,235	Standard: 184
County: Volusia [64]	First Used : 2014/07	Max Annualized: 87,235	Conditional: 0
Region: North Area: 4	Last Used: 2014/07	Total Patient: 56,221	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 6,113	Inflation
Current Class North Large	Initial CR? False	Medicaid: 37,638	FY Index: 1.31445245
Class at 1/94: North Large	Medical Utilization	66.94651%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	64.44776%	Cost: 1.02480154
Open Date: 09/01/1980	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 09/01/1980	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21633187
Entered Medicaid 09/01/1980	Low Occupancy Adjustment Factor:	82.04565%	DC Sem Index: 1.24200000
Med # Active Date: 06/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02110290
Previous Med # 205877			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,494,992	2,957,104	1,721,354	533,707	21,236	6,728,393	
1a	Audit Adjustments							
2	Cost Per Diem	39.7203	78.5670	45.7345	14.1800	0.5642	178.7660	
3	Cost Per Diem Inflated	40.7054	80.2250	46.8688				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	40.7054	80.2250	46.8688	14.1800	0.5642	182.5434	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	42.7647		51.2053				
7	Provider Target Rate	43.6557		52.2722				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	40.7054	80.2250	46.8688	13.6500	0.5642	182.0134	
12/13	Medical Adjustment Rate		1.5295	0.8935				
14	Prospective Per Diem 11	40.7054	81.7545	47.7623	13.6500	0.5642	184.4364	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Ocean View Nursing and Rehabilitation Center

FRVS

FRVS Status as of this Semester

On Payback FRV

Began FRVS: Year of Phase-In/Full: RS to Start Calcs: Indexed Asset Value FRVS Base Asset: Occup Adj Factor ROE Factor	Mortgage Information Amount: Type: <60% of Base: Interest Rate: Chase Rate: Amortization Rate: Interest Only: Yearly Payment:	Calculation of FRVS Per Diem	
		Total Amount	Per Diem
1980/07	2,780,000.00	80% Capital(1): 7,099,325	9.8117
8,874,156	Variable	20% ROE(2): 1,774,831	0.4426
3,619,305	False	Insurance Cost(3): 115,291	2.0507
0.9000	9.0700%	Taxes Cost(3): 70,754	1.2585
0.019580	8.5000%	Home Office(3): 23,773	0.4228
	9.0700%	Replacement(3&4): 253,799	0.0000
	False	Total FRVS PD:	13.9863
	770,333		

- (1) 80% Capital (\$7,099,325) amortized at 9.0700 % for 20 years Principal & Interest of \$770,333 divided by annual available days (87235) divided by Occup. Adj. (0.90) = \$9.8117
- (2) 20% ROE (\$1,774,831) times the ROE factor (0.019580) divided by annual available days (87235) divided by Occup. Adj. (0.90) = \$0.4426
- (3) Pass-throughs: 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	179	Effective PBS Limitation	51,883
			5,101,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	40.7054	40.7054	0.7227	39.9827
Direct Care	81.7545	81.7545	1.4516	80.3029
Indirect Care	47.7623	47.7623	0.8480	46.9143
Property	13.6500	13.9863	0.2424	13.4076
ROE	0.5642	0.0291	0.0100	0.5542
ROE Adjustment	-0.0291	-0.0291	-0.0005	-0.0286
Quality Assess-Medicaid Share				22.8278
Supplemental Rate Add-on				9.9025
Totals	184.4073	184.2085	3.2742	213.8634

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1980/07	1,354,342	0.00	3.8106	3.0000	0.8106	179	39.32	1,354,342	4,058,467	
1981/01	346,909	0.10	4.6347	3.0000	1.6347	179	38.38	1,704,086	4,213,660	
1981/07		0.10	4.2235	3.0000	1.2235	179	38.38	1,707,653	4,322,671	
1982/01		0.20	3.8995	3.0000	0.8995	179	37.22	1,714,587	4,438,484	
1982/07	91,956	0.20	3.1971	3.0000	0.1971	179	37.22	1,813,505	4,540,335	
1983/04	1,297	0.30	2.8260	2.8260		179	34.26	1,824,379	4,659,728	
1983/07		0.30	3.9578	3.0000	0.9578	179	34.26	1,834,607	4,844,098	
1984/01	1,726,308	0.40	2.2530	2.2530		179	34.01	3,571,139	4,906,927	
1984/07		0.40	1.9179	1.9179		179	34.01	3,588,081	5,001,081	
1985/01	4,959	0.50	1.1471	1.1471		179	38.00	3,607,260	5,058,361	
1985/10		0.50	0.8522	0.8522		179	43.10	3,619,305	5,101,500	
1986/01		0.60	0.8299	0.8299		179	43.10	3,633,427	5,143,923	
1986/07		0.60	0.2974	0.2974		179	51.97	3,639,552	5,134,078	
1987/01		0.70	1.0091	1.0091		179	51.97	3,663,845	5,225,905	
1987/07		0.70	0.9007	0.9007		179	51.97	3,685,673	5,266,717	
1988/01		0.80	0.9007	0.9007		179	55.26	3,712,232	5,309,498	
1988/07		0.80	0.5899	0.5899		179	55.26	3,729,750	5,306,634	
1989/01	48,519	0.90	0.5899	0.5899		179	65.36	3,798,070	5,337,959	
1989/07		0.90	0.5899	0.5899		179	65.36	3,818,234	5,374,117	
1990/01		1.00	0.5899	0.5899		179	67.21	3,840,758	5,401,146	
1990/07		1.00	0.5899	0.5899		179	62.03	3,863,415	5,433,008	
1991/01		1.00	0.5899	0.5899		179	62.03	3,886,205	5,464,870	
1991/07		1.00	1.4932	1.4932		179	62.03	3,944,234	5,546,494	
1992/01		1.00	2.0117	2.0117		179	64.83	4,023,580	5,658,011	
1992/07		1.00	1.8152	1.8152		179	66.07	4,096,616	5,760,757	
1993/01		1.00	1.7710	1.7710		179	66.07	4,169,167	5,862,787	
1993/07	1,896,540	1.00	1.5329	1.5329		239	67.27	6,129,616	7,947,945	
1994/01		1.00	1.6983	1.6983		239	67.27	6,129,616	8,082,980	5
1994/07		1.00	1.5991	1.5991		239	74.67	6,333,398	8,212,279	
1995/01		1.00	1.5812	1.5812		239	74.67	6,433,542	8,342,056	



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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		239	74.28	6,531,654	8,469,204	
1996/01		1.00	1.7228	1.7228		239	74.28	6,644,181	8,615,233	
1996/07		1.00	1.3294	1.3294		239	70.68	6,732,509	8,729,714	
1997/01		1.00	1.4109	1.4109		239	70.68	6,827,498	8,852,799	
1997/07		1.00	1.0917	1.0917		239	70.68	6,902,034	8,949,355	
1998/01	35,089	1.00	1.1663	1.1663		239	73.45	7,017,621	9,053,798	
1998/07		1.00	1.0794	1.0794		239	72.83	7,093,369	9,151,549	
1999/01		1.00	1.4499	1.4499		239	72.83	7,196,216	9,284,194	
1999/07	34,998	1.00	1.2299	1.2299		239	70.53	7,319,720	9,398,436	
2000/01		1.00	1.3356	1.3356		239	70.53	7,417,482	9,523,911	
2000/07		1.00	1.1129	1.1129		239	73.47	7,500,031	9,629,788	
2001/01		0.95	1.2976	1.2976		239	73.47	7,592,484	9,754,785	
2001/07		0.95	0.9615	0.9615		239	73.47	7,661,834	9,848,473	
2002/01		0.90	1.0301	1.0301		239	73.17	7,732,867	9,949,809	
2002/07		0.90	0.8337	0.8337		239	73.17	7,790,887	10,032,742	
2003/01		0.85	1.3271	1.3271		239	68.14	7,878,768	10,165,865	
2003/07		0.85	1.1664	1.1664		239	65.86	7,956,878	10,284,409	
2004/01		0.80	1.1103	1.1103		239	65.86	8,027,551	10,398,651	
2004/07		0.80	0.8378	0.8378		239	62.42	8,081,352	10,485,886	
2005/01		0.75	0.8595	0.8595		239	62.42	8,133,444	10,575,989	
2005/07		0.75	0.7364	0.7364		239	62.42	8,133,444	10,653,903	5
2006/01		0.70	0.9068	0.9068		239	60.35	8,230,281	10,750,459	
2006/07		0.70	0.8133	0.8133		239	60.26	8,277,136	10,837,933	
2007/01		0.65	1.0133	1.0133		239	60.26	8,331,649	10,947,634	
2007/07		0.65	1.1050	1.1050		239	59.41	8,391,495	11,068,568	
2008/01		0.60	0.8556	0.8556		239	59.41	8,434,577	11,163,212	
2008/07		0.60	0.6104	0.6104		239	55.54	8,465,464	11,231,327	
2009/01		0.55	1.3268	1.3268		239	55.54	8,527,236	11,380,463	
2009/07		0.55	0.6841	0.6841		239	55.54	8,559,324	11,458,377	
2010/01		0.50	0.8643	0.8643		239	56.54	8,596,317	11,557,323	



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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		239	62.86	8,626,868	11,639,539	
2011/01		0.45	0.9198	0.9198		239	62.86	8,662,575	11,746,611	
2011/07		0.45	0.9028	0.9028		239	62.86	8,697,771	11,852,727	
2012/01		0.40	0.3865	0.3865		239	66.50	8,711,218	11,898,615	
2012/07		0.40	0.9417	0.9417		239	66.50	8,744,033	12,010,706	
2013/01		0.35	0.4901	0.4901		239	68.43	8,759,029	12,069,500	
2013/07		0.35	0.6196	0.6196		239	68.43	8,778,027	12,144,307	
2014/01		0.30	0.8564	0.8564		239	67.69	8,800,578	12,248,272	
2014/07	40,884	0.30	1.2383	1.2383		239	66.95	8,874,156	12,400,037	

Message Code:

5 Uncorrected Licensure Deficiency

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 226351013120140201201304082014105152



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South Heritage 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
718 LAKEVIEW AVE S	7/1/2012-6/30/2013	Number of Beds: 74	Superior: 0
SAINT PETERSBURG, FL 33705	Days in CR 365	Maximum: 27,010	Standard: 184
County: Pinellas [52]	First Used : 2014/01	Max Annualized: 27,010	Conditional: 0
Region: Central Area: 5	Last Used: 2014/07	Total Patient: 19,610	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 926	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 18,630	FY Index: 1.29878490
Class at 1/94: North Small	Medical Utilization	95.00255%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	72.60274%	Cost: 1.03716397
Open Date: 06/01/1982	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 06/01/1982	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20850000
Entered Medicaid 06/01/1982	Low Occupancy Adjustment Factor:	92.42740%	DC Sem Index: 1.24200000
Med # Active Date: 01/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02772031
Previous Med # 220817			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	999,406	1,357,822	1,144,351	429,235		3,930,814	
1a	Audit Adjustments							
2	Cost Per Diem	53.6450	72.8836	61.4252	23.0400		210.9938	
3	Cost Per Diem Inflated	55.6387	74.9040	63.7080				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	55.6387	74.9040	63.7080	23.0400		217.2907	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	52.9305		62.1089				
7	Provider Target Rate	54.0334		63.4030				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	58.1332	99.7893	75.5421	13.6500			
9	Prior Semester: Class Ceiling Target Base	60.4813		71.4442				
10	Target Rate Class Ceiling	61.3634		72.4862				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	54.0334	74.9040	63.4030	13.6500		205.9904	
12/13	Medical Adjustment Rate		3.3707	2.8531				
14	Prospective Per Diem 11	54.0334	78.2747	66.2561	13.6500		212.2142	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

South Heritage Health and Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/01/2001	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1982/01	Type:	None	80% Capital(1):	1,439,362	7.3616
Indexed Asset Value	1,799,202	<60% of Base:	True	20% ROE(2):	359,840	0.2129
FRVS Base Asset:	933,403	Interest Rate:	12.5000%	Insurance Cost(3):	109,594	5.5887
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	17,324	0.8834
ROE Factor	0.014380	Amortization Rate:	12.5000%	Home Office(3):	0	0.0000
		Interest Only:	True	Replacement(3&4):	180,995	0.0000
		Yearly Payment:	178,952	Total FRVS PD:		14.0466

- (1) 80% Capital (\$1,439,362) amortized at 12.5000 % for 20 years Interest of \$178,952 divided by annual available days (27010) divided by Occup. Adj. (0.900) = \$7.3616
- (2) 20% ROE (\$359,840) times the ROE factor (0.014380) divided by annual available days (27010) divided by Occup. Adj. (0.900) = \$0.2129
- (3) Pass-throughs: 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:	51,883
Comparison Bed	75	Effective PBS Limitation	2,137,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.0334	54.0334	0.9594	53.0740
Direct Care	78.2747	78.2747	1.3898	76.8849
Indirect Care	66.2561	66.2561	1.1764	65.0797
Property	13.6500	14.0466	0.2494	13.7972
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				26.4053
Supplemental Rate Add-on				9.9025
Totals	212.2142	212.6108	3.7750	245.1436

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1982/01	907,652	0.00	2.6760	2.6760		75	77.16	907,652	1,859,700	
1982/07		0.10	2.2977	2.2977		75	77.16	909,738	1,902,375	
1983/04		0.10	2.6288	2.6288		75	77.16	912,130	1,952,400	
1983/07		0.20	3.9578	3.0000	0.9578	75	77.16	917,603	2,029,650	
1984/01		0.20	2.2530	2.2530		75	86.29	921,738	2,055,975	
1984/07		0.30	1.9179	1.9179		75	86.29	927,042	2,095,425	
1985/01		0.30	1.1471	1.1471		75	77.16	930,232	2,119,425	
1985/10		0.40	0.8522	0.8522		75	89.78	933,403	2,137,500	
1986/01		0.40	0.8299	0.8299		75	89.78	936,502	2,155,275	
1986/07		0.50	0.2974	0.2974		75	89.78	937,895	2,151,150	
1987/01		0.50	1.0091	1.0091		75	89.78	942,628	2,189,625	
1987/07		0.60	0.9007	0.9007		75	90.40	947,722	2,206,725	
1988/01		0.60	0.9007	0.9007		75	90.40	952,843	2,224,650	
1988/07		0.70	0.5899	0.5899		75	91.45	956,777	2,223,450	
1989/01		0.70	0.5899	0.5899		75	91.45	960,728	2,236,575	
1989/07		0.80	0.5899	0.5899		75	90.52	965,262	2,251,725	
1990/01		0.80	0.5899	0.5899		75	90.52	969,817	2,263,050	
1990/07		0.90	0.5899	0.5899		75	88.98	974,966	2,276,400	
1991/01		0.90	0.5899	0.5899		75	88.98	980,142	2,289,750	
1991/07		1.00	1.4932	1.4932		74	91.08	994,777	2,292,964	
1992/01		1.00	2.0117	2.0117		74	91.08	1,014,789	2,339,066	
1992/07		1.00	1.8152	1.8152		74	91.86	1,033,209	2,381,542	
1993/01		1.00	1.7710	1.7710		74	91.86	1,051,507	2,423,722	
1993/07		1.00	1.5329	1.5329		74	85.76	1,067,626	2,460,870	
1994/01		1.00	1.6983	1.6983		74	85.76	1,085,757	2,502,680	
1994/07	25,226	1.00	1.5991	1.5991		74	89.47	1,128,345	2,542,714	
1995/01		1.00	1.5812	1.5812		74	89.47	1,146,186	2,582,896	
1995/07		1.00	1.5250	1.5250		74	91.57	1,163,665	2,622,264	
1996/01		1.00	1.7228	1.7228		74	91.57	1,183,713	2,667,478	
1996/07	27,056	1.00	1.3294	1.3294		74	85.31	1,210,769	2,702,924	5



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/01		1.00	1.4109	1.4109		74	85.31	1,226,505	2,741,034	5
1997/07		1.00	1.0917	1.0917		74	80.84	1,257,389	2,770,930	
1998/01		1.00	1.1663	1.1663		74	80.84	1,272,054	2,803,268	
1998/07	21,753	1.00	1.0794	1.0794		74	77.90	1,307,538	2,833,534	
1999/01		1.00	1.4499	1.4499		74	77.90	1,326,496	2,874,604	
1999/07		1.00	1.2299	1.2299		74	81.05	1,342,811	2,909,976	
2000/01		1.00	1.3356	1.3356		74	81.05	1,360,746	2,948,826	
2000/07		1.00	1.1129	1.1129		74	85.87	1,375,890	2,981,608	
2001/01		1.00	1.2976	1.2976		74	87.23	1,393,744	3,020,310	
2001/07		1.00	0.9615	0.9615		74	87.23	1,407,145	3,049,318	
2002/01		1.00	1.0301	1.0301		74	87.23	1,421,640	3,080,694	
2002/07		0.95	0.8337	0.8337		74	87.23	1,432,899	3,106,372	
2003/01		0.95	1.3271	1.3271		74	87.23	1,450,964	3,147,590	
2003/07		0.90	1.1664	1.1664		74	91.84	1,466,196	3,184,294	
2004/01		0.90	1.1103	1.1103		74	91.84	1,480,848	3,219,666	
2004/07		0.85	0.8378	0.8378		74	91.16	1,491,393	3,246,676	
2005/01		0.85	0.8595	0.8595		74	91.16	1,502,289	3,274,574	
2005/07		0.80	0.7364	0.7364		74	91.16	1,511,139	3,298,698	
2006/01		0.80	0.9068	0.9068		74	87.41	1,522,101	3,328,594	
2006/07		0.75	0.8133	0.8133		74	87.41	1,531,386	3,355,678	
2007/01		0.75	1.0133	1.0133		74	83.83	1,543,025	3,389,644	
2007/07		0.70	1.1050	1.1050		74	83.83	1,554,960	3,427,088	
2008/01		0.70	0.8556	0.8556		74	83.83	1,564,273	3,456,392	
2008/07		0.65	0.6104	0.6104		74	91.59	1,570,480	3,477,482	
2009/01		0.65	1.3268	1.3268		74	91.59	1,584,024	3,523,658	
2009/07	37,234	0.60	0.6841	0.6841		74	90.37	1,627,760	3,547,782	
2010/01		0.60	0.8643	0.8643		74	90.37	1,636,202	3,578,418	
2010/07		0.55	0.7107	0.7107		74	92.70	1,642,598	3,603,874	
2011/01	14,864	0.55	0.9198	0.9198		74	87.87	1,665,772	3,637,026	
2011/07		0.50	0.9028	0.9028		74	87.87	1,673,291	3,669,882	



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0 226360-00 - 2014/07

245.14

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01		0.50	0.3865	0.3865		74	93.18	1,676,525	3,684,090	
2012/07		0.45	0.9417	0.9417		74	93.18	1,683,630	3,718,796	
2013/01		0.45	0.4901	0.4901		74	93.18	1,687,342	3,737,000	
2013/07	40,207	0.40	0.6196	0.6196		74	93.61	1,731,730	3,760,162	
2014/01	53,775	0.40	0.8564	0.8564		74	95.00	1,791,438	3,792,352	
2014/07		0.35	1.2383	1.2383		74	95.00	1,799,202	3,839,342	

Message Code:

5 Uncorrected Licensure Deficiency

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 226360063020130701201210212013155035



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 07/01/2014 through 12/31/2014

0 226602-00 - 2014/07

216.59

Treasure Isle Care Center

Type of Cost Report: Prospective		Type of Cost: Actual	Type of Rate: Prospective	CHOW Status based on this Cost Report: No Change	
Type of Ownership: Nonprofit : 501(c)(3) Organization					
Provider Information	Cost Report	Patient Days	Ratings Days		
1735 N TREASURE DRIVE	7/1/2012-6/30/2013	Number of Beds: 176	Superior:	0	
NORTH BAY VILLAGE, FL	Days in CR 365	Maximum: 64,240	Standard:	184	
33141	First Used : 2014/01	Max Annualized: 64,240	Conditional:	0	
County: Dade [13]	Last Used: 2014/07	Total Patient: 59,458	Total:	184	
Region: South Area: 11	Unaudited	Medicare: 5,906	Inflation		
Control: Nonprofit : 501(c)(3) Organization	Initial CR? False	Medicaid: 52,029	FY Index:	1.29878490	
Current Class South Large	Medical Utilization		Semester Index:	1.34705290	
Class at 1/94: South Large	Occupancy:	87.50547%	Cost:	1.03716397	
Operating Ex > 18 months	Statewide Low Occupancy Threshold:	92.55604%	Target:	1.01458517	
Open Date: 07/01/1983	Medicaid Low Occupancy Threshold:	78.55110%	DC FY Index:	1.20850000	
Acquired Date: 07/01/1983	Low Occupancy Adjustment Factor:	41.17760%	DC Sem Index:	1.24200000	
Entered Medicaid 01/01/1984	Weighted Low Occ Adjustment Factor:	117.82908%	DC Inflation:	1.02772031	
Med # Active Date: 01/01/2001		100.00000%	PS Target:	1.02083595	
Previous Med # 220337					

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,909,051	3,890,820	2,439,106	1,241,932		9,480,908	
1a	Audit Adjustments							
2	Cost Per Diem	36.6921	74.7817	46.8797	23.8700		182.2235	
3	Cost Per Diem Inflated	38.0557	76.8547	48.6219				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	38.0557	76.8547	48.6219	23.8700		187.4023	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	48.0319		56.8880				
7	Provider Target Rate	49.0327		58.0733				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	38.0557	76.8547	48.6219	13.6500		177.1823	
12/13	Medical Adjustment Rate		3.2428	2.0515				
14	Prospective Per Diem 11	38.0557	80.0975	50.6734	13.6500		182.4766	
15	Inflated Usual & Customary Charge	Usual and Customary Limitations not applied after 7/1/2002.						0.00



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Rate Semester 07/01/2014 through 12/31/2014

Treasure Isle Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/01/1997	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1983/07	Type:	None	80% Capital(1):	4,915,418	10.5701
Indexed Asset Value	6,144,272	<60% of Base:	True	20% ROE(2):	1,228,854	0.3056
FRVS Base Asset:	3,238,794	Interest Rate:	12.5000%	Insurance Cost(3):	264,762	4.4529
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	80,497	1.3538
ROE Factor	0.014380	Amortization Rate:	12.5000%	Home Office(3):	0	0.0000
		Interest Only:	True	Replacement(3&4):	95,633	0.0000
		Yearly Payment:	611,121	Total FRVS PD:		16.6824

- (1) 80% Capital (\$4,915,418) amortized at 12.5000 % for 20 years Interest of \$611,121 divided by annual available days (64240) divided by Occup. Adj. (0.900) = \$10.5701
- (2) 20% ROE (\$1,228,854) times the ROE factor (0.014380) divided by annual available days (64240) divided by Occup. Adj. (0.900) = \$0.3056
- (3) Pass-throughs: 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:	51,883
Comparison Bed	176	Effective PBS Limitation	5,016,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	38.0557	38.0557	0.6757	37.3800
Direct Care	80.0975	80.0975	1.4221	78.6754
Indirect Care	50.6734	50.6734	0.8997	49.7737
Property	13.6500	16.6824	0.2962	16.3862
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				24.4705
Supplemental Rate Add-on				9.9025
Totals	182.4766	185.5090	3.2937	216.5883

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1983/07	3,212,471	0.00	3.9578	3.0000	0.9578	176	82.25	3,212,471	4,762,912	
1984/01		0.10	2.2530	2.2530		176	81.35	3,219,709	4,824,688	
1984/07		0.10	1.9179	1.9179		176	81.35	3,225,884	4,917,264	
1985/01		0.20	1.1471	1.1471		176	80.24	3,233,284	4,973,584	
1985/10		0.20	0.8522	0.8522		176	82.24	3,238,794	5,016,000	
1986/01		0.30	0.8299	0.8299		176	82.24	3,246,859	5,057,712	
1986/07	22,435	0.30	0.2974	0.2974		176	82.24	3,272,190	5,048,032	
1987/01	66,672	0.40	1.0091	1.0091		176	82.24	3,352,069	5,138,320	
1987/07		0.40	0.9007	0.9007		176	77.95	3,364,147	5,178,448	
1988/01		0.50	0.9007	0.9007		176	77.95	3,379,299	5,220,512	
1988/07		0.50	0.5899	0.5899		176	77.10	3,379,299	5,217,696	5
1989/01		0.60	0.5899	0.5899		176	77.10	3,389,268	5,248,496	5
1989/07		0.60	0.5899	0.5899		176	81.36	3,413,300	5,284,048	
1990/01		0.70	0.5899	0.5899		176	81.36	3,427,394	5,310,624	
1990/07		0.70	0.5899	0.5899		176	83.05	3,441,546	5,341,952	
1991/01		0.80	0.5899	0.5899		176	83.05	3,457,787	5,373,280	
1991/07		0.80	1.4932	1.4932		176	86.97	3,499,094	5,453,536	
1992/01		0.90	2.0117	2.0117		176	86.97	3,499,094	5,563,184	5
1992/07		0.90	1.8152	1.8152		176	86.90	3,620,645	5,664,208	
1993/01		1.00	1.7710	1.7710		176	86.90	3,684,767	5,764,528	
1993/07		1.00	1.5329	1.5329		176	82.69	3,741,251	5,852,880	
1994/01		1.00	1.6983	1.6983		176	82.69	3,804,789	5,952,320	
1994/07	47,197	1.00	1.5991	1.5991		176	81.78	3,912,828	6,047,536	
1995/01		1.00	1.5812	1.5812		176	81.78	3,912,828	6,143,104	5
1995/07	66,721	1.00	1.5250	1.5250		176	84.79	4,041,419	6,236,736	5
1996/01		1.00	1.7228	1.7228		176	84.79	4,172,703	6,344,272	
1996/07	165,050	1.00	1.3294	1.3294		176	82.63	4,393,225	6,428,576	
1997/01		1.00	1.4109	1.4109		176	82.63	4,455,209	6,519,216	
1997/07		1.00	1.0917	1.0917		176	85.55	4,503,847	6,590,320	
1998/01		1.00	1.1663	1.1663		176	85.55	4,556,375	6,667,232	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/07		1.00	1.0794	1.0794		176	87.04	4,556,375	6,739,216	5
1999/01		1.00	1.4499	1.4499		176	87.04	4,605,557	6,836,896	5
1999/07		1.00	1.2299	1.2299		176	86.34	4,672,333	6,921,024	5
2000/01		1.00	1.3356	1.3356		176	86.34	4,792,969	7,013,424	
2000/07		1.00	1.1129	1.1129		176	86.05	4,846,310	7,091,392	
2001/01		1.00	1.2976	1.2976		176	89.78	4,909,196	7,183,440	
2001/07		1.00	0.9615	0.9615		176	89.78	4,956,398	7,252,432	
2002/01		1.00	1.0301	1.0301		176	89.78	5,007,454	7,327,056	
2002/07		1.00	0.8337	0.8337		176	89.78	5,049,201	7,388,128	
2003/01		1.00	1.3271	1.3271		176	89.78	5,116,209	7,486,160	
2003/07		1.00	1.1664	1.1664		176	88.97	5,175,884	7,573,456	
2004/01		0.95	1.1103	1.1103		176	88.97	5,230,479	7,657,584	
2004/07		0.95	0.8378	0.8378		176	90.84	5,272,108	7,721,824	
2005/01		0.90	0.8595	0.8595		176	90.84	5,312,893	7,788,176	
2005/07		0.90	0.7364	0.7364		176	87.29	5,348,107	7,845,552	
2006/01		0.85	0.9068	0.9068		176	87.29	5,389,330	7,916,656	
2006/07		0.85	0.8133	0.8133		176	87.29	5,426,586	7,981,072	
2007/01		0.80	1.0133	1.0133		176	85.79	5,470,574	8,061,856	
2007/07		0.80	1.1050	1.1050		176	85.79	5,518,934	8,150,912	
2008/01		0.75	0.8556	0.8556		176	85.79	5,554,349	8,220,608	
2008/07		0.75	0.6104	0.6104		176	80.57	5,579,777	8,270,768	
2009/01		0.70	1.3268	1.3268		176	80.57	5,631,602	8,380,592	
2009/07		0.70	0.6841	0.6841		176	86.27	5,658,572	8,437,968	
2010/01		0.65	0.8643	0.8643		176	86.27	5,690,362	8,510,832	
2010/07		0.65	0.7107	0.7107		176	87.26	5,716,651	8,571,376	
2011/01		0.60	0.9198	0.9198		176	87.26	5,748,201	8,650,224	
2011/07	102,355	0.60	0.9028	0.9028		176	86.73	5,881,694	8,728,368	
2012/01		0.55	0.3865	0.3865		176	86.73	5,894,198	8,762,160	
2012/07	27,716	0.55	0.9417	0.9417		176	88.38	5,952,440	8,844,704	
2013/01	100,940	0.50	0.4901	0.4901		176	86.90	6,067,969	8,888,000	



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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		176	86.90	6,086,768	8,943,088	
2014/01		0.45	0.8564	0.8564		176	87.51	6,110,226	9,019,648	
2014/07		0.45	1.2383	1.2383		176	87.51	6,144,272	9,131,408	

Message Code:

5 Uncorrected Licensure Deficiency

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 226602063020130701201210212013210142



Florida Agency for Health Care Administration
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163.65

Fair Havens Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective
 Type of Ownership: Proprietary : Partnership CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
201 CURTISS PKWY	1/1/2012-12/31/2012	Number of Beds: 269	Superior: 0
MIAMI SPRINGS, FL 33166-5291	Days in CR 366	Maximum: 98,454	Standard: 184
County: Dade [13]	First Used : 2014/01	Max Annualized: 98,185	Conditional: 0
Region: South Area: 11	Last Used: 2014/07	Total Patient: 97,556	Total: 184
Control: Proprietary : Partnership	Unaudited	Medicare: 16,661	Inflation
Current Class South Large	Initial CR? False	Medicaid: 66,292	FY Index: 1.28335532
Class at 1/94: South Large	Medical Utilization	67.95277%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	99.08790%	Cost: 1.04963363
Open Date: 01/01/1970	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/01/1970	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20250000
Entered Medicaid 01/01/1970	Low Occupancy Adjustment Factor:	126.14451%	DC Sem Index: 1.24200000
Med # Active Date: 07/24/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03284823
Previous Med # 200417			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	2,359,401	4,034,349	2,738,376	1,045,425		10,177,550	
1a	Audit Adjustments							
2	Cost Per Diem	35.5910	60.8573	41.3078	15.7700		153.5261	
3	Cost Per Diem Inflated	37.3575	62.8564	43.3581				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	37.3575	62.8564	43.3581	15.7700		159.3420	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	46.4166		55.4668				
7	Provider Target Rate	47.3837		56.6225				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	37.3575	62.8564	43.3581	13.6500		157.2220	
12/13	Medical Adjustment Rate		1.2695	0.8757				
14	Prospective Per Diem 11	37.3575	64.1259	44.2338	13.6500		159.3672	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Fair Havens Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	8,500,000.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Variable	80% Capital(1):	7,099,469 5.6560
RS to Start Calcs:	1971/07	<60% of Base:	False	20% ROE(2):	1,774,867 0.2928
Indexed Asset Value	8,874,336	Interest Rate:	3.6300%	Insurance Cost(3):	95,366 0.9776
FRVS Base Asset:	4,456,011	Chase Rate:	3.2500%	Taxes Cost(3):	138,989 1.4247
Occup Adj Factor	0.9000	Amortization Rate:	3.6300%	Home Office(3):	10,101 0.1035
ROE Factor	0.014580	Interest Only:	False	Replacement(3&4):	85,978 0.0000
		Yearly Payment:	499,799	Total FRVS PD:	8.4546

- (1) 80% Capital (\$7,099,469) amortized at 3.6300 % for 20 years Principal & Interest of \$499,799 divided by annual available days (98185) divided by Occup. Adj. (0.900) = \$5.6560
- (2) 20% ROE (\$1,774,867) times the ROE factor (0.014580) divided by annual available days (98185) divided by Occup. Adj. (0.900) = \$0.2928
- (3) Pass-throughs: 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:	51,883
Comparison Bed	267	Effective PBS Limitation	7,609,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	37.3575	37.3575	0.6633	36.6942
Direct Care	64.1259	64.1259	1.1386	62.9873
Indirect Care	44.2338	44.2338	0.7854	43.4484
Property	13.6500	8.4546	0.1501	8.3045
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				2.3112
Supplemental Rate Add-on				9.9025
Totals	159.3672	154.1718	2.7374	163.6481

Medicaid Trend Adjustment



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163.65

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/07	2,327,184	0.00				267	100.00	2,327,184	2,739,687	
1972/01	54,039	0.10	3.9787	3.0000	0.9787	267	100.00	2,388,205	2,848,623	
1972/07		0.10	5.9113	3.0000	2.9113	267	100.00	2,395,370	2,989,065	
1973/01		0.20	8.0622	3.0000	5.0622	267	100.00	2,409,742	3,143,124	
1973/07	36,282	0.20	10.7186	3.0000	7.7186	267	100.00	2,460,482	3,320,946	
1974/01		0.30	12.9457	3.0000	9.9457	267	100.00	2,482,626	3,494,496	
1974/07	274,391	0.30	13.0494	3.0000	10.0494	267	100.00	2,779,361	3,602,898	
1975/01		0.40	13.1399	3.0000	10.1399	267	100.00	2,812,713	3,714,237	
1975/07	38,582	0.40	14.2033	3.0000	11.2033	267	100.00	2,885,048	3,865,359	
1976/01		0.50	15.2478	3.0000	12.2478	267	100.00	2,928,324	4,021,554	
1976/07		0.50	15.7330	3.0000	12.7330	267	100.00	2,972,249	4,161,729	
1977/01		0.60	16.4836	3.0000	13.4836	267	100.00	3,025,749	4,317,924	
1977/07		0.60	18.5412	3.0000	15.5412	267	100.00	3,080,212	4,536,063	
1978/01		0.70	20.2809	3.0000	17.2809	267	100.00	3,144,896	4,751,265	
1978/07		0.70	22.8203	3.0000	19.8203	267	100.00	3,210,939	5,014,260	
1979/01		0.80	24.9476	3.0000	21.9476	267	100.00	3,288,002	5,271,381	
1979/07		0.80	26.1458	3.0000	23.1458	267	100.00	3,366,914	5,492,724	
1980/01		0.90	29.3115	3.0000	26.3115	267	42.57	3,437,276	5,831,547	
1980/07		0.90	30.1222	3.0000	27.1222	267	42.57	3,509,108	6,053,691	
1981/01		1.00	30.9462	3.0000	27.9462	267	39.02	3,583,795	6,285,180	
1981/07		1.00	30.5350	3.0000	27.5350	267	39.02	3,660,071	6,447,783	
1982/01		1.00	30.2110	3.0000	27.2110	267	40.09	3,740,107	6,620,532	
1982/07		1.00	29.5087	3.0000	26.5087	267	40.09	3,821,893	6,772,455	
1983/04		1.00	29.1375	3.0000	26.1375	267	43.09	3,911,721	6,950,544	
1983/07		1.00	30.0953	3.0000	27.0953	267	43.09	4,003,661	7,225,554	
1984/01		1.00	28.3905	3.0000	25.3905	267	40.61	4,092,346	7,319,271	
1984/07	53,580	1.00	27.3084	3.0000	24.3084	267	40.61	4,236,575	7,459,713	
1985/01		1.00	25.4555	3.0000	22.4555	267	46.88	4,344,908	7,545,153	
1985/10		1.00	23.3077	3.0000	20.3077	267	46.88	4,456,011	7,609,500	
1986/01		1.00	21.1376	3.0000	18.1376	267	44.57	4,564,341	7,672,779	



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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	267	44.57	4,675,304	7,658,094	
1987/01		1.00	16.4441	3.0000	13.4441	267	54.74	4,814,900	7,795,065	
1987/07		1.00	14.3448	3.0000	11.3448	267	54.74	4,958,664	7,855,941	
1988/01	115,935	1.00	12.2455	3.0000	9.2455	267	59.24	5,223,359	7,919,754	
1988/07		1.00	9.8354	3.0000	6.8354	267	59.24	5,380,060	7,915,482	
1989/01	79,666	1.00	7.4253	3.0000	4.4253	267	65.25	5,621,128	7,962,207	
1989/07		1.00	5.0152	3.0000	2.0152	267	65.25	5,789,762	8,016,141	
1990/01		1.00	2.6051	2.6051		267	68.45	5,940,591	8,056,458	
1990/07		1.00	0.5899	0.5899		267	68.45	5,975,635	8,103,984	
1991/01	50,881	1.00	0.5899	0.5899		267	71.02	6,061,766	8,151,510	
1991/07		1.00	1.4932	1.4932		267	71.02	6,152,280	8,273,262	
1992/01		0.95	2.0117	2.0117		267	74.62	6,269,856	8,439,603	
1992/07		0.95	1.8152	1.8152		267	74.62	6,377,973	8,592,861	
1993/01	78,364	0.90	1.7710	1.7710		267	77.85	6,557,996	8,745,051	
1993/07		0.90	1.5329	1.5329		267	77.85	6,648,470	8,879,085	
1994/01	90,248	0.85	1.6983	1.6983		267	78.43	6,834,695	9,029,940	
1994/07		0.85	1.5991	1.5991		267	78.43	6,927,592	9,174,387	
1995/01	76,447	0.80	1.5812	1.5812		267	74.55	7,091,673	9,319,368	
1995/07		0.80	1.5250	1.5250		267	74.55	7,178,191	9,461,412	
1996/01	48,920	0.75	1.7228	1.7228		267	77.35	7,319,860	9,624,549	
1996/07		0.75	1.3294	1.3294		267	77.35	7,392,846	9,752,442	
1997/01	98,328	0.70	1.4109	1.4109		267	79.83	7,564,186	9,889,947	
1997/07		0.70	1.0917	1.0917		267	79.83	7,621,992	9,997,815	
1998/01		0.65	1.1663	1.1663		267	81.04	7,679,774	10,114,494	
1998/07		0.65	1.0794	1.0794		267	81.04	7,733,655	10,223,697	
1999/01		0.60	1.4499	1.4499		267	81.77	7,800,930	10,371,882	
1999/07		0.60	1.2299	1.2299		267	81.77	7,858,493	10,499,508	
2000/01		0.55	1.3356	1.3356		267	79.40	7,916,221	10,639,683	
2000/07		0.55	1.1129	1.1129		267	79.71	7,964,676	10,757,964	
2001/01		0.50	1.2976	1.2976		267	79.71	8,016,351	10,897,605	



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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		267	79.71	8,054,894	11,002,269	
2002/01		0.45	1.0301	1.0301		267	79.71	8,092,228	11,115,477	
2002/07		0.45	0.8337	0.8337		267	74.81	8,122,590	11,208,126	
2003/01		0.40	1.3271	1.3271		267	74.81	8,165,705	11,356,845	
2003/07		0.40	1.1664	1.1664		267	73.80	8,203,806	11,489,277	
2004/01		0.35	1.1103	1.1103		267	73.80	8,235,686	11,616,903	
2004/07		0.35	0.8378	0.8378		267	74.04	8,259,833	11,714,358	
2005/01		0.30	0.8595	0.8595		267	74.04	8,281,135	11,815,017	
2005/07	272,273	0.30	0.7364	0.7364		269	74.05	8,553,408	11,991,213	5
2006/01		0.25	0.9068	0.9068		269	74.05	8,591,133	12,099,889	
2006/07		0.25	0.8133	0.8133		269	74.05	8,608,599	12,198,343	
2007/01		0.20	1.0133	1.0133		269	73.23	8,626,049	12,321,814	
2007/07		0.20	1.1050	1.1050		269	69.89	8,645,113	12,457,928	
2008/01		0.15	0.8556	0.8556		269	69.89	8,656,205	12,564,452	
2008/07		0.15	0.6104	0.6104		269	69.89	8,664,134	12,641,117	
2009/01	185,664	0.10	1.3268	1.3268		269	70.53	8,849,798	12,808,973	5
2009/07		0.10	0.6841	0.6841		269	70.53	8,867,356	12,896,667	
2010/01		0.05	0.8643	0.8643		269	62.61	8,871,187	13,008,033	
2010/07		0.05	0.7107	0.7107		269	61.05	8,874,336	13,100,569	
2011/01		0.00	0.9198	0.9198		269	61.05	8,874,336	13,221,081	
2011/07		0.00	0.9028	0.9028		269	61.49	8,874,336	13,340,517	
2012/01		0.00	0.3865	0.3865		269	61.49	8,874,336	13,392,165	
2012/07		0.00	0.9417	0.9417		269	61.49	8,874,336	13,518,326	
2013/01		0.00	0.4901	0.4901		269	66.42	8,874,336	13,584,500	
2013/07		0.00	0.6196	0.6196		269	66.42	8,874,336	13,668,697	
2014/01		0.00	0.8564	0.8564		269	67.95	8,874,336	13,785,712	
2014/07		0.00	1.2383	1.2383		269	67.95	8,874,336	13,956,527	

Message Code:

5 Uncorrected Licensure Deficiency



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Alpine Health and Rehabilitation Center

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

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

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
3456 21ST AVE S	7/1/2012-6/30/2013	Number of Beds: 57	Superior: 0
SAINT PETERSBURG, FL 33711	Days in CR 365	Maximum: 20,805	Standard: 184
County: Pinellas [52]	First Used : 2014/07	Max Annualized: 20,805	Conditional: 0
Region: Central Area: 5	Last Used: 2014/07	Total Patient: 18,460	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 1,184	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 16,325	FY Index: 1.29878490
Class at 1/94: North Small	Medical Utilization	88.43445%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	88.72867%	Cost: 1.03716397
Open Date: 02/01/1983	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 02/01/1983	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20850000
Entered Medicaid 02/01/1983	Low Occupancy Adjustment Factor:	112.95662%	DC Sem Index: 1.24200000
Med # Active Date: 01/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02772031
Previous Med # 220680			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	819,328	1,131,372	945,420	493,995		3,390,115	
1a	Audit Adjustments							
2	Cost Per Diem	50.1885	69.3030	57.9124	30.2600		207.6639	
3	Cost Per Diem Inflated	52.0537	71.2241	60.0647				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	52.0537	71.2241	60.0647	30.2600		213.6025	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	54.8196		62.0530				
7	Provider Target Rate	55.9618		63.3459				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	58.1332	99.7893	75.5421	13.6500			
9	Prior Semester: Class Ceiling Target Base	60.4813		71.4442				
10	Target Rate Class Ceiling	61.3634		72.4862				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	52.0537	71.2241	60.0647	13.6500		196.9925	
12/13	Medical Adjustment Rate		3.0796	2.5971				
14	Prospective Per Diem 11	52.0537	74.3037	62.6618	13.6500		202.6692	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Alpine Health and Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	06/01/1989	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	0.00	Total Amount	Per Diem	
Year of Phase-In/Full:		Type:	None	80% Capital(1):	1,738,868	11.5458
RS to Start Calcs:	1982/07	<60% of Base:	True	20% ROE(2):	434,717	0.3339
Indexed Asset Value	2,173,585	Interest Rate:	12.5000%	Insurance Cost(3):	73,396	3.9759
FRVS Base Asset:	747,623	Chase Rate:	12.5000%	Taxes Cost(3):	16,768	0.9083
Occup Adj Factor	0.9000	Amortization Rate:	12.5000%	Home Office(3):	0	0.0000
ROE Factor	0.014380	Interest Only:	True	Replacement(3&4):	12,883	0.0000
		Yearly Payment:	216,189	Total FRVS PD:		16.7639

- (1) 80% Capital (\$1,738,868) amortized at 12.5000 % for 20 years Interest of \$216,189 divided by annual available days (20805) divided by Occup. Adj. (0.900) = \$11.5458
- (2) 20% ROE (\$434,717) times the ROE factor (0.014380) divided by annual available days (20805) divided by Occup. Adj. (0.900) = \$0.3339
- (3) Pass-throughs: 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:	51,883
Comparison Bed	57	Effective PBS Limitation	1,624,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	52.0537	52.0537	0.9242	51.1295
Direct Care	74.3037	74.3037	1.3193	72.9844
Indirect Care	62.6618	62.6618	1.1126	61.5492
Property	13.6500	16.7639	0.2976	16.4663
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				24.7751
Supplemental Rate Add-on				9.9025
Totals	202.6692	205.7831	3.6537	236.8070

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1983/04	737,288	0.00	2.6288	2.6288		57	74.17	737,288	1,483,824	
1983/07		0.10	3.9578	3.0000	0.9578	57	74.17	739,500	1,542,534	
1984/01		0.10	2.2530	2.2530		57	64.23	741,166	1,562,541	
1984/07		0.20	1.9179	1.9179		57	64.23	744,009	1,592,523	
1985/01		0.20	1.1471	1.1471		57	74.17	745,716	1,610,763	
1985/10		0.30	0.8522	0.8522		57	66.55	747,623	1,624,500	
1986/01		0.30	0.8299	0.8299		57	64.23	749,485	1,638,009	
1986/07		0.40	0.2974	0.2974		57	66.55	750,377	1,634,874	
1987/01		0.40	1.0091	1.0091		57	66.55	753,406	1,664,115	
1987/07		0.50	0.9007	0.9007		57	65.93	756,799	1,677,111	
1988/01		0.50	0.9007	0.9007		57	65.93	760,208	1,690,734	
1988/07		0.60	0.5899	0.5899		57	70.86	762,898	1,689,822	
1989/01		0.60	0.5899	0.5899		57	70.86	765,598	1,699,797	
1989/07	13,424	0.70	0.5899	0.5899		57	77.62	782,183	1,711,311	
1990/01		0.70	0.5899	0.5899		57	77.62	785,413	1,719,918	
1990/07	5,842	0.80	0.5899	0.5899		57	82.81	794,961	1,730,064	
1991/01		0.80	0.5899	0.5899		57	82.81	798,712	1,740,210	
1991/07		0.90	1.4932	1.4932		57	87.09	798,712	1,766,202	5
1992/01		0.90	2.0117	2.0117		57	87.09	809,446	1,801,713	5
1992/07		1.00	1.8152	1.8152		57	87.54	839,060	1,834,431	
1993/01		1.00	1.7710	1.7710		57	87.54	853,920	1,866,921	
1993/07		1.00	1.5329	1.5329		57	86.97	867,010	1,895,535	
1994/01		1.00	1.6983	1.6983		57	86.97	881,734	1,927,740	
1994/07	14,497	1.00	1.5991	1.5991		57	82.83	910,331	1,958,577	
1995/01		1.00	1.5812	1.5812		57	82.83	924,725	1,989,528	
1995/07	25,263	1.00	1.5250	1.5250		57	87.97	964,090	2,019,852	
1996/01		1.00	1.7228	1.7228		57	87.97	980,699	2,054,679	
1996/07	48,394	1.00	1.3294	1.3294		57	85.64	1,042,130	2,081,982	
1997/01		1.00	1.4109	1.4109		57	85.64	1,056,833	2,111,337	
1997/07	471,604	1.00	1.0917	1.0917		57	87.65	1,539,974	2,134,365	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/01		1.00	1.1663	1.1663		57	87.65	1,557,935	2,159,274	
1998/07	15,925	1.00	1.0794	1.0794		57	82.09	1,590,676	2,182,587	
1999/01		1.00	1.4499	1.4499		57	82.09	1,613,739	2,214,222	
1999/07	10,321	1.00	1.2299	1.2299		57	81.96	1,643,907	2,241,468	
2000/01		1.00	1.3356	1.3356		57	81.96	1,665,863	2,271,393	
2000/07		1.00	1.1129	1.1129		57	89.15	1,684,402	2,296,644	
2001/01		1.00	1.2976	1.2976		57	85.58	1,706,259	2,326,455	
2001/07		1.00	0.9615	0.9615		57	85.58	1,722,665	2,348,799	
2002/01		1.00	1.0301	1.0301		57	85.58	1,740,410	2,372,967	
2002/07		1.00	0.8337	0.8337		57	85.58	1,754,920	2,392,746	
2003/01		1.00	1.3271	1.3271		57	85.58	1,778,210	2,424,495	
2003/07		0.95	1.1664	1.1664		57	83.98	1,797,914	2,452,767	
2004/01		0.95	1.1103	1.1103		57	83.98	1,816,878	2,480,013	
2004/07	9,007	0.90	0.8378	0.8378		57	87.36	1,839,584	2,500,818	
2005/01		0.90	0.8595	0.8595		57	87.36	1,839,584	2,522,307	5
2005/07		0.85	0.7364	0.7364		57	87.36	1,865,418	2,540,889	
2006/01		0.85	0.9068	0.9068		57	86.27	1,879,797	2,563,917	
2006/07		0.80	0.8133	0.8133		57	86.27	1,892,027	2,584,779	
2007/01		0.80	1.0133	1.0133		57	86.77	1,907,364	2,610,942	
2007/07		0.75	1.1050	1.1050		57	86.77	1,923,172	2,639,784	
2008/01		0.75	0.8556	0.8556		57	86.77	1,935,513	2,662,356	
2008/07	4,422	0.70	0.6104	0.6104		57	83.06	1,948,205	2,678,601	
2009/01		0.70	1.3268	1.3268		57	83.06	1,966,300	2,714,169	
2009/07	18,492	0.65	0.6841	0.6841		57	81.93	1,993,536	2,732,751	
2010/01		0.65	0.8643	0.8643		57	81.93	2,004,736	2,756,349	
2010/07		0.60	0.7107	0.7107		57	85.95	2,013,284	2,775,957	
2011/01	26,079	0.60	0.9198	0.9198		57	84.40	2,050,474	2,801,493	
2011/07		0.55	0.9028	0.9028		57	84.40	2,060,655	2,826,801	
2012/01		0.55	0.3865	0.3865		57	84.40	2,065,036	2,837,745	
2012/07		0.50	0.9417	0.9417		57	88.00	2,074,760	2,864,478	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/01		0.50	0.4901	0.4901		57	88.00	2,079,845	2,878,500	
2013/07	33,733	0.45	0.6196	0.6196		57	91.45	2,119,377	2,896,341	
2014/01		0.45	0.8564	0.8564		57	91.45	2,127,545	2,921,136	
2014/07	35,502	0.40	1.2383	1.2383		57	88.43	2,173,585	2,957,331	

Message Code:

5 Uncorrected Licensure Deficiency

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 227251063020130701201201212014131252



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 07/01/2014 through 12/31/2014

0 227579-00 - 2014/07
244.18

Wilton Manors Health and Rehab

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective		CHOW Status based on this Cost Report: No Change	
Type of Ownership: Proprietary : Corporation			
Provider Information	Cost Report	Patient Days	Ratings Days
2675 N ANDREWS AVE	1/1/2013-12/31/2013	Number of Beds: 147	Superior: 0
WILTON MANORS, FL 33311	Days in CR 365	Maximum: 53,655	Standard: 184
County: Broward [6]	First Used : 2014/07	Max Annualized: 53,655	Conditional: 0
Region: South Area: 10	Last Used: 2014/07	Total Patient: 48,038	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 11,492	Inflation
Current Class South Large	Initial CR? False	Medicaid: 26,202	FY Index: 1.31456505
Class at 1/94: South Large	Medical Utilization	54.54432%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	89.53126%	Cost: 1.02471376
Open Date: 06/01/1982	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 06/01/1982	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21500000
Entered Medicaid 06/01/1982	Low Occupancy Adjustment Factor:	113.97837%	DC Sem Index: 1.24200000
Med # Active Date: 09/20/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02222222
Previous Med # 221821			PS Target: 1.02083595

Rate Calculations							
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Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,502,718	2,419,518	1,575,690	339,316	13,637	5,850,879	
1a	Audit Adjustments							
2	Cost Per Diem	57.3513	92.3410	60.1362	12.9500	0.5205	223.2990	
3	Cost Per Diem Inflated	58.7687	94.3930	61.6224				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	58.7687	94.3930	61.6224	12.9500	0.5205	228.2546	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	60.0179		57.7862				
7	Provider Target Rate	61.2684		58.9902				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	54.4176	94.3930	58.9902	12.9500	0.5205	221.2713	
12/13	Medical Adjustment Rate		0.4826	0.3016				
14	Prospective Per Diem 11	54.4176	94.8756	59.2918	12.9500	0.5205	222.0555	
15	Inflated Usual & Customary Charge		Usual and Customary Limitations not applied after 7/1/2002.					0.00



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Rate Semester 07/01/2014 through 12/31/2014

Wilton Manors Health and Rehab

FRVS

FRVS Status as of this Semester

On Payback FRV

Began FRVS: Year of Phase-In/Full: RS to Start Calcs: Indexed Asset Value FRVS Base Asset: Occup Adj Factor ROE Factor	Mortgage Information		Calculation of FRVS Per Diem		
	Amount:		Total Amount	Per Diem	
	3,161,900.00	Variable	80% Capital(1):	5,217,920	11.4587
	1982/01	False	20% ROE(2):	1,304,480	0.5065
	6,522,400	10.4900%	Insurance Cost(3):	80,918	1.6845
	1,515,062	6.7500%	Taxes Cost(3):	144,501	3.0081
	0.9000	8.7500%	Home Office(3):	42,952	0.8941
	0.018750	False	Replacement(3&4):	315,903	0.0000
		553,336	Total FRVS PD:		17.5519

- (1) 80% Capital (\$5,217,920) amortized at 8.7500 % for 20 years Principal & Interest of \$553,336 divided by annual available days (53655) divided by Occup. Adj. (0.900) = \$11.4587
- (2) 20% ROE (\$1,304,480) times the ROE factor (0.018750) divided by annual available days (53655) divided by Occup. Adj. (0.900) = \$0.5065
- (3) Pass-throughs: 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:	51,883
Comparison Bed 118	Effective PBS Limitation	3,363,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.4176	54.4176	0.9662	53.4514
Direct Care	94.8756	94.8756	1.6845	93.1911
Indirect Care	59.2918	59.2918	1.0527	58.2391
Property	12.9500	17.5519	0.2299	12.7201
ROE	0.5205	0.5182	0.0092	0.5113
ROE Adjustment	-0.5182	-0.5182	-0.0092	-0.5090
Quality Assess-Medicaid Share				16.6699
Supplemental Rate Add-on				9.9025
Totals	221.5373	226.1369	3.9333	244.1764

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1982/01	1,473,266	0.00	2.6760	2.6760		118	55.00	1,473,266	2,925,928	
1982/07		0.10	2.2977	2.2977		118	55.00	1,476,652	2,993,070	
1983/04		0.10	2.6288	2.6288		118	74.40	1,480,534	3,071,776	
1983/07		0.20	3.9578	3.0000	0.9578	118	74.40	1,489,417	3,193,316	
1984/01		0.20	2.2530	2.2530		118	81.19	1,496,128	3,234,734	
1984/07		0.30	1.9179	1.9179		118	81.19	1,504,737	3,296,802	
1985/01		0.30	1.1471	1.1471		118	74.40	1,509,915	3,334,562	
1985/10		0.40	0.8522	0.8522		118	82.30	1,515,062	3,363,000	
1986/01		0.40	0.8299	0.8299		118	82.30	1,520,092	3,390,966	
1986/07		0.50	0.2974	0.2974		118	82.30	1,522,352	3,384,476	
1987/01		0.50	1.0091	1.0091		118	74.70	1,530,034	3,445,010	
1987/07		0.60	0.9007	0.9007		118	73.83	1,538,302	3,471,914	
1988/01		0.60	0.9007	0.9007		118	73.83	1,546,615	3,500,116	
1988/07		0.70	0.5899	0.5899		118	73.80	1,553,001	3,498,228	
1989/01		0.70	0.5899	0.5899		118	73.80	1,553,001	3,518,878	5
1989/07		0.80	0.5899	0.5899		118	80.99	1,559,413	3,542,714	5
1990/01		0.80	0.5899	0.5899		118	80.99	1,574,166	3,560,532	
1990/07		0.90	0.5899	0.5899		118	79.59	1,582,523	3,581,536	
1991/01		0.90	0.5899	0.5899		118	79.59	1,590,925	3,602,540	
1991/07		1.00	1.4932	1.4932		118	82.39	1,614,681	3,656,348	
1992/01		1.00	2.0117	2.0117		118	82.39	1,647,164	3,729,862	
1992/07	47,990	1.00	1.8152	1.8152		118	80.40	1,725,053	3,797,594	
1993/01		1.00	1.7710	1.7710		118	80.40	1,755,604	3,864,854	
1993/07		1.00	1.5329	1.5329		118	76.27	1,782,516	3,924,090	
1994/01		1.00	1.6983	1.6983		118	76.27	1,812,788	3,990,760	
1994/07	74,508	1.00	1.5991	1.5991		118	74.77	1,916,284	4,054,598	
1995/01		1.00	1.5812	1.5812		118	74.77	1,946,584	4,118,672	
1995/07	409,783	1.00	1.5250	1.5250		118	74.16	2,386,052	4,181,448	
1996/01		1.00	1.7228	1.7228		118	74.16	2,386,052	4,253,546	5
1996/07	40,891	1.00	1.3294	1.3294		118	70.85	2,468,050	4,310,068	5



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/01		1.00	1.4109	1.4109		118	70.85	2,500,317	4,370,838	5
1997/07	490,994	1.00	1.0917	1.0917		118	75.08	3,054,269	4,418,510	
1998/01		1.00	1.1663	1.1663		118	75.08	3,089,891	4,470,076	
1998/07	20,745	1.00	1.0794	1.0794		118	69.44	3,143,988	4,518,338	
1999/01		1.00	1.4499	1.4499		118	69.44	3,189,573	4,583,828	
1999/07		1.00	1.2299	1.2299		118	60.74	3,228,802	4,640,232	
2000/01		1.00	1.3356	1.3356		118	60.74	3,271,926	4,702,182	
2000/07		1.00	1.1129	1.1129		118	55.84	3,308,339	4,754,456	
2001/01		1.00	1.2976	1.2976		118	55.84	3,351,268	4,816,170	
2001/07		1.00	0.9615	0.9615		118	55.84	3,383,490	4,862,426	
2002/01		1.00	1.0301	1.0301		118	55.84	3,418,343	4,912,458	
2002/07		0.95	0.8337	0.8337		118	55.84	3,445,416	4,953,404	
2003/01		0.95	1.3271	1.3271		118	55.84	3,488,852	5,019,130	
2003/07		0.90	1.1664	1.1664		118	63.84	3,525,478	5,077,658	
2004/01		0.90	1.1103	1.1103		118	66.04	3,560,708	5,134,062	
2004/07		0.85	0.8378	0.8378		118	66.04	3,586,064	5,177,132	
2005/01		0.85	0.8595	0.8595		118	62.61	3,612,264	5,221,618	
2005/07	33,272	0.80	0.7364	0.7364		118	61.88	3,666,816	5,260,086	
2006/01		0.80	0.9068	0.9068		118	61.88	3,693,415	5,307,758	
2006/07		0.75	0.8133	0.8133		118	61.88	3,715,945	5,350,946	
2007/01		0.75	1.0133	1.0133		118	61.99	3,744,186	5,405,108	
2007/07	30,501	0.70	1.1050	1.1050		118	66.96	3,803,648	5,464,816	
2008/01		0.70	0.8556	0.8556		118	66.96	3,826,428	5,511,544	
2008/07	55,500	0.65	0.6104	0.6104		118	68.23	3,897,111	5,545,174	
2009/01		0.65	1.3268	1.3268		118	68.23	3,930,720	5,618,806	
2009/07	82,740	0.60	0.6841	0.6841		118	68.97	4,029,596	5,657,274	
2010/01		0.60	0.8643	0.8643		118	68.97	4,050,493	5,706,126	
2010/07		0.55	0.7107	0.7107		118	68.97	4,066,326	5,746,718	
2011/01	535,501	0.55	0.9198	0.9198		118	67.60	4,622,399	5,799,582	
2011/07	1,539,025	0.50	0.9028	0.9028		147	65.66	6,182,290	7,290,171	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01		0.50	0.3865	0.3865		147	65.66	6,194,240	7,318,395	
2012/07		0.45	0.9417	0.9417		147	65.66	6,220,491	7,387,338	
2013/01	63,180	0.45	0.4901	0.4901		147	61.89	6,283,671	7,423,500	5
2013/07		0.40	0.6196	0.6196		147	61.89	6,312,992	7,469,511	
2014/01	63,721	0.40	0.8564	0.8564		147	58.30	6,398,341	7,533,456	
2014/07	96,561	0.35	1.2383	1.2383		147	54.54	6,522,400	7,626,801	

Message Code:

5 Uncorrected Licensure Deficiency

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Report Printed: 6/27/2014 ID: 227579123120130101201304222014234002



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 Rate Semester 07/01/2014 through 12/31/2014

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Rockledge Rehab 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
587 BARTON BLVD	1/1/2013-12/31/2013	Number of Beds: 107	Superior: 0
ROCKLEDGE, FL 32955	Days in CR 365	Maximum: 39,055	Standard: 184
County: Brevard [5]	First Used : 2014/07	Max Annualized: 39,055	Conditional: 0
Region: Central Area: 7	Last Used: 2014/07	Total Patient: 34,440	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 7,602	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 15,502	FY Index: 1.31456505
Class at 1/94: North Large	Medical Utilization	45.01161%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	88.18333%	Cost: 1.02471376
Open Date: 06/01/1982	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 06/01/1982	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21500000
Entered Medicaid 06/01/1982	Low Occupancy Adjustment Factor:	112.26237%	DC Sem Index: 1.24200000
Med # Active Date: 09/20/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02222222
Previous Med # 221058			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	833,050	1,338,716	909,930	233,770	2,040	3,317,506	
1a	Audit Adjustments							
2	Cost Per Diem	53.7382	86.3576	58.6976	15.0800	0.1316	214.0050	
3	Cost Per Diem Inflated	55.0663	88.2767	60.1482				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	55.0663	88.2767	60.1482	15.0800	0.1316	218.7028	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	54.4332		58.4407				
7	Provider Target Rate	55.5674		59.6584				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	52.0915	88.2767	59.6584	13.6500	0.1316	213.8082	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	52.0915	88.2767	59.6584	13.6500	0.1316	213.8082	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Rockledge Rehab and Nursing Center

FRVS

FRVS Status as of this Semester

On Payback FRV

Began FRVS: Year of Phase-In/Full: RS to Start Calcs: Indexed Asset Value FRVS Base Asset: Occup Adj Factor ROE Factor	Mortgage Information		Calculation of FRVS Per Diem		
	Amount:		Total Amount	Per Diem	
1982/01	2,964,283.00	Type: Variable	80% Capital(1): 2,950,053	8.9002	
3,687,566	<60% of Base: False	20% ROE(2): 737,513	0.3934		
992,144	Interest Rate: 10.4900%	Insurance Cost(3): 62,029	1.8011		
0.9000	Chase Rate: 6.7500%	Taxes Cost(3): 37,594	1.0916		
0.018750	Amortization Rate: 8.7500%	Home Office(3): 29,479	0.8560		
	Interest Only: False	Replacement(3&4): 169,482	0.0000		
	Yearly Payment: 312,839	Total FRVS PD:	13.0423		

- (1) 80% Capital (\$2,950,053) amortized at 8.7500 % for 20 years Principal & Interest of \$312,839 divided by annual available days (39055) divided by Occup. Adj. (0.900) = \$8.9002
- (2) 20% ROE (\$737,513) times the ROE factor (0.018750) divided by annual available days (39055) divided by Occup. Adj. (0.900) = \$0.3934
- (3) Pass-throughs: 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:	51,883
Comparison Bed	75	Effective PBS Limitation	2,137,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	52.0915	52.0915	0.9249	51.1666
Direct Care	88.2767	88.2767	1.5674	86.7093
Indirect Care	59.6584	59.6584	1.0592	58.5992
Property	13.6500	13.0423	0.2424	13.4076
ROE	0.1316	0.1288	0.0023	0.1293
ROE Adjustment	-0.1288	-0.1288	-0.0023	-0.1265
Quality Assess-Medicaid Share				17.4258
Supplemental Rate Add-on				9.9025
Totals	213.6794	213.0689	3.7939	237.2138

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1982/01	964,774	0.00	2.6760	2.6760		75	55.00	964,774	1,859,700	
1982/07		0.10	2.2977	2.2977		75	55.00	966,991	1,902,375	
1983/04		0.10	2.6288	2.6288		75	74.17	969,533	1,952,400	
1983/07		0.20	3.9578	3.0000	0.9578	75	74.17	975,350	2,029,650	
1984/01		0.20	2.2530	2.2530		75	70.87	979,745	2,055,975	
1984/07		0.30	1.9179	1.9179		75	70.87	985,382	2,095,425	
1985/01		0.30	1.1471	1.1471		75	74.17	988,773	2,119,425	
1985/10		0.40	0.8522	0.8522		75	70.87	992,144	2,137,500	
1986/01		0.40	0.8299	0.8299		75	70.87	995,438	2,155,275	
1986/07		0.50	0.2974	0.2974		75	75.04	996,918	2,151,150	
1987/01		0.50	1.0091	1.0091		75	75.04	1,001,948	2,189,625	
1987/07		0.60	0.9007	0.9007		75	74.13	1,007,363	2,206,725	
1988/01		0.60	0.9007	0.9007		75	74.13	1,012,807	2,224,650	
1988/07		0.70	0.5899	0.5899		75	76.62	1,016,989	2,223,450	
1989/01		0.70	0.5899	0.5899		75	76.62	1,021,188	2,236,575	
1989/07		0.80	0.5899	0.5899		75	78.36	1,026,007	2,251,725	
1990/01		0.80	0.5899	0.5899		75	78.36	1,030,849	2,263,050	
1990/07	12,954	0.90	0.5899	0.5899		75	78.36	1,049,276	2,276,400	
1991/01		0.90	0.5899	0.5899		75	78.36	1,054,847	2,289,750	
1991/07		1.00	1.4932	1.4932		75	83.10	1,070,598	2,323,950	
1992/01		1.00	2.0117	2.0117		75	83.10	1,092,135	2,370,675	
1992/07		1.00	1.8152	1.8152		75	84.99	1,111,959	2,413,725	
1993/01		1.00	1.7710	1.7710		75	84.99	1,131,652	2,456,475	
1993/07		1.00	1.5329	1.5329		75	82.82	1,148,999	2,494,125	
1994/01		1.00	1.6983	1.6983		75	82.82	1,168,512	2,536,500	
1994/07	11,803	1.00	1.5991	1.5991		75	77.07	1,199,001	2,577,075	
1995/01		1.00	1.5812	1.5812		75	77.07	1,217,960	2,617,800	
1995/07	16,178	1.00	1.5250	1.5250		75	70.62	1,252,712	2,657,700	
1996/01		1.00	1.7228	1.7228		75	70.62	1,274,294	2,703,525	
1996/07	24,511	1.00	1.3294	1.3294		75	72.58	1,315,745	2,739,450	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/01		1.00	1.4109	1.4109		75	72.58	1,334,309	2,778,075	
1997/07	1,169,041	1.00	1.0917	1.0917		107	53.96	2,517,641	4,006,615	
1998/01		1.00	1.1663	1.1663		107	53.96	2,517,641	4,053,374	5
1998/07	15,943	1.00	1.0794	1.0794		107	53.45	2,589,104	4,097,137	
1999/01		1.00	1.4499	1.4499		107	53.45	2,625,585	4,156,522	
1999/07		1.00	1.2299	1.2299		107	61.60	2,657,877	4,207,668	
2000/01		1.00	1.3356	1.3356		107	61.60	2,693,376	4,263,843	
2000/07		1.00	1.1129	1.1129		107	59.49	2,723,351	4,311,244	
2001/01		1.00	1.2976	1.2976		107	59.49	2,758,689	4,367,205	
2001/07		1.00	0.9615	0.9615		107	59.49	2,785,214	4,409,149	
2002/01		1.00	1.0301	1.0301		107	59.49	2,813,904	4,454,517	
2002/07		0.95	0.8337	0.8337		107	59.49	2,836,190	4,491,646	
2003/01		0.95	1.3271	1.3271		107	59.49	2,871,946	4,551,245	
2003/07		0.90	1.1664	1.1664		107	59.34	2,902,096	4,604,317	
2004/01	19,889	0.90	1.1103	1.1103		107	58.22	2,950,986	4,655,463	
2004/07		0.85	0.8378	0.8378		107	58.22	2,972,000	4,694,518	
2005/01		0.85	0.8595	0.8595		107	58.22	2,993,713	4,734,857	
2005/07		0.80	0.7364	0.7364		107	61.10	3,011,349	4,769,739	
2006/01		0.80	0.9068	0.9068		107	61.10	3,033,193	4,812,967	
2006/07		0.75	0.8133	0.8133		107	61.10	3,051,695	4,852,129	
2007/01		0.75	1.0133	1.0133		107	62.09	3,074,888	4,901,242	
2007/07		0.70	1.1050	1.1050		107	62.09	3,098,672	4,955,384	
2008/01	27,631	0.70	0.8556	0.8556		107	62.18	3,144,861	4,997,756	
2008/07	52,340	0.65	0.6104	0.6104		107	66.29	3,209,680	5,028,251	
2009/01		0.65	1.3268	1.3268		107	66.29	3,237,360	5,095,019	
2009/07		0.60	0.6841	0.6841		107	66.29	3,250,649	5,129,901	
2010/01	57,533	0.60	0.8643	0.8643		107	57.39	3,325,040	5,174,199	
2010/07	27,544	0.55	0.7107	0.7107		107	51.45	3,364,743	5,211,007	
2011/01		0.55	0.9198	0.9198		107	51.45	3,380,667	5,258,943	
2011/07	44,617	0.50	0.9028	0.9028		107	53.94	3,440,250	5,306,451	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01		0.50	0.3865	0.3865		107	53.94	3,446,772	5,326,995	
2012/07	30,300	0.45	0.9417	0.9417		107	53.36	3,491,244	5,377,178	
2013/01		0.45	0.4901	0.4901		107	53.36	3,498,713	5,403,500	
2013/07		0.40	0.6196	0.6196		107	53.36	3,507,124	5,436,991	
2014/01		0.40	0.8564	0.8564		107	44.57	3,516,861	5,483,536	
2014/07	158,231	0.35	1.2383	1.2383		107	45.01	3,687,566	5,551,481	

Message Code:

5 Uncorrected Licensure Deficiency

NC68L Report Calculated: 6/27/2014 4:14:19 PM

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 Rate Semester 07/01/2014 through 12/31/2014

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Greenbriar Rehab & Nursing Center

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

Provider Information	Cost Report	Patient Days	Ratings Days
210 21ST AVE W	1/1/2013-12/31/2013	Number of Beds: 60	Superior: 0
BRADENTON, FL 34205	Days in CR 365	Maximum: 21,900	Standard: 184
County: Manatee [41]	First Used : 2014/07	Max Annualized: 21,900	Conditional: 0
Region: Central Area: 6	Last Used: 2014/07	Total Patient: 20,033	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 5,197	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 9,773	FY Index: 1.31456505
Class at 1/94: North Small	Medical Utilization	48.78451%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	91.47489%	Cost: 1.02471376
Open Date: 06/01/1982	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 06/01/1982	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21500000
Entered Medicaid 06/01/1982	Low Occupancy Adjustment Factor:	116.45272%	DC Sem Index: 1.24200000
Med # Active Date: 09/20/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02222222
Previous Med # 223204			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	617,175	829,260	656,226	136,431	1,968	2,241,060	
1a	Audit Adjustments							
2	Cost Per Diem	63.1510	84.8521	67.1468	13.9600	0.2014	229.3113	
3	Cost Per Diem Inflated	64.7117	86.7377	68.8062				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	64.7117	86.7377	68.8062	13.9600	0.2014	234.4170	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	59.6714		65.6408				
7	Provider Target Rate	60.9147		67.0085				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	58.1332	99.7893	75.5421	13.6500			
9	Prior Semester: Class Ceiling Target Base	60.4813		71.4442				
10	Target Rate Class Ceiling	61.3634		72.4862				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	58.1332	86.7377	67.0085	13.6500	0.2014	225.7308	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	58.1332	86.7377	67.0085	13.6500	0.2014	225.7308	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Greenbriar Rehab & Nursing Center

FRVS

FRVS Status as of this Semester

On Payback FRV

Began FRVS: Year of Phase-In/Full: RS to Start Calcs: Indexed Asset Value FRVS Base Asset: Occup Adj Factor ROE Factor	Mortgage Information		Calculation of FRVS Per Diem		
	Amount:		Total Amount	Per Diem	
	1,976,183.00	Fixed	80% Capital(1):	2,055,793	12.7916
	Type:	False	20% ROE(2):	513,948	0.4889
	<60% of Base:	10.8500%	Insurance Cost(3):	51,644	2.5779
	Interest Rate:	9.5000%	Taxes Cost(3):	32,722	1.6334
	Chase Rate:	10.8500%	Home Office(3):	19,048	0.9508
	Amortization Rate:	False	Replacement(3&4):	92,285	0.0000
	Interest Only:	252,122	Total FRVS PD:		18.4426
	Yearly Payment:				

- (1) 80% Capital (\$2,055,793) amortized at 10.8500 % for 20 years Principal & Interest of \$252,122 divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$12.7916
- (2) 20% ROE (\$513,948) times the ROE factor (0.018750) divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$0.4889
- (3) Pass-throughs: 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:	51,883
Comparison Bed	60	Effective PBS Limitation	1,710,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.1332	58.1332	1.0322	57.1010
Direct Care	86.7377	86.7377	1.5400	85.1977
Indirect Care	67.0085	67.0085	1.1897	65.8188
Property	13.6500	18.4426	0.2424	13.4076
ROE	0.2014	0.0371	0.0036	0.1978
ROE Adjustment	-0.0371	-0.0371	-0.0007	-0.0364
Quality Assess-Medicaid Share				13.8117
Supplemental Rate Add-on				9.9025
Totals	225.6937	230.3220	4.0072	245.4007

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1982/01	769,719	0.00	2.6760	2.6760		60	43.96	769,719	1,487,760	
1982/07		0.10	2.2977	2.2977		60	43.96	771,133	1,521,900	
1983/04		0.10	2.6288	2.6288		60	43.96	772,753	1,561,920	
1983/07		0.20	3.9578	3.0000	0.9578	60	43.96	776,459	1,623,720	
1984/01		0.20	2.2530	2.2530		60	43.96	779,255	1,644,780	
1984/07		0.30	1.9179	1.9179		60	51.86	783,483	1,676,340	
1985/01		0.30	1.1471	1.1471		60	51.86	786,025	1,695,540	
1985/10		0.40	0.8522	0.8522		60	53.52	788,632	1,710,000	
1986/01		0.40	0.8299	0.8299		60	53.52	791,180	1,724,220	
1986/07		0.50	0.2974	0.2974		60	53.52	792,325	1,720,920	
1987/01		0.50	1.0091	1.0091		60	56.00	796,323	1,751,700	
1987/07		0.60	0.9007	0.9007		60	62.36	800,626	1,765,380	
1988/01		0.60	0.9007	0.9007		60	62.36	804,953	1,779,720	
1988/07		0.70	0.5899	0.5899		60	59.61	808,277	1,778,760	
1989/01		0.70	0.5899	0.5899		60	59.61	811,614	1,789,260	
1989/07		0.80	0.5899	0.5899		60	59.61	815,444	1,801,380	
1990/01		0.80	0.5899	0.5899		60	63.04	819,292	1,810,440	
1990/07	14,635	0.90	0.5899	0.5899		60	55.66	838,277	1,821,120	
1991/01		0.90	0.5899	0.5899		60	55.67	842,727	1,831,800	
1991/07		1.00	1.4932	1.4932		60	57.98	855,311	1,859,160	
1992/01		1.00	2.0117	2.0117		60	57.98	872,517	1,896,540	
1992/07		1.00	1.8152	1.8152		60	67.97	888,355	1,930,980	
1993/01		1.00	1.7710	1.7710		60	67.97	904,088	1,965,180	
1993/07		1.00	1.5329	1.5329		60	62.73	917,947	1,995,300	
1994/01		1.00	1.6983	1.6983		60	62.73	933,536	2,029,200	
1994/07	35,235	1.00	1.5991	1.5991		60	59.22	983,699	2,061,660	
1995/01		1.00	1.5812	1.5812		60	59.22	999,253	2,094,240	
1995/07	504,256	1.00	1.5250	1.5250		60	43.75	1,515,631	2,126,160	
1996/01		1.00	1.7228	1.7228		60	43.75	1,536,401	2,162,820	
1996/07	36,952	1.00	1.3294	1.3294		60	41.85	1,588,895	2,191,560	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/01		1.00	1.4109	1.4109		60	41.85	1,605,953	2,222,460	
1997/07	9,496	1.00	1.0917	1.0917		60	43.04	1,629,169	2,246,700	
1998/01		1.00	1.1663	1.1663		60	43.04	1,644,038	2,272,920	
1998/07		1.00	1.0794	1.0794		60	41.91	1,657,560	2,297,460	
1999/01		1.00	1.4499	1.4499		60	41.91	1,675,873	2,330,760	
1999/07	32,377	1.00	1.2299	1.2299		60	46.17	1,725,552	2,359,440	
2000/01		1.00	1.3356	1.3356		60	46.17	1,744,898	2,390,940	
2000/07		1.00	1.1129	1.1129		60	51.90	1,763,222	2,417,520	
2001/01		1.00	1.2976	1.2976		60	51.90	1,784,812	2,448,900	
2001/07		1.00	0.9615	0.9615		60	51.90	1,801,006	2,472,420	
2002/01		1.00	1.0301	1.0301		60	51.90	1,818,512	2,497,860	
2002/07		0.95	0.8337	0.8337		60	51.90	1,832,103	2,518,680	
2003/01		0.95	1.3271	1.3271		60	51.42	1,853,697	2,552,100	
2003/07		0.90	1.1664	1.1664		60	51.42	1,871,890	2,581,860	
2004/01		0.90	1.1103	1.1103		60	56.44	1,890,596	2,610,540	
2004/07		0.85	0.8378	0.8378		60	56.44	1,904,059	2,632,440	
2005/01		0.85	0.8595	0.8595		60	56.44	1,917,970	2,655,060	
2005/07		0.80	0.7364	0.7364		60	59.21	1,929,269	2,674,620	
2006/01		0.80	0.9068	0.9068		60	67.60	1,943,264	2,698,860	
2006/07		0.75	0.8133	0.8133		60	60.08	1,955,118	2,720,820	
2007/01		0.75	1.0133	1.0133		60	60.08	1,969,977	2,748,360	
2007/07		0.70	1.1050	1.1050		60	60.08	1,985,215	2,778,720	
2008/01		0.70	0.8556	0.8556		60	52.96	1,996,663	2,802,480	
2008/07	57,084	0.65	0.6104	0.6104		60	42.75	2,059,905	2,819,580	
2009/01		0.65	1.3268	1.3268		60	42.75	2,073,713	2,857,020	
2009/07		0.60	0.6841	0.6841		60	42.75	2,080,330	2,876,580	
2010/01	95,475	0.60	0.8643	0.8643		60	47.96	2,185,213	2,901,420	
2010/07	67,478	0.55	0.7107	0.7107		60	50.26	2,260,497	2,922,060	
2011/01		0.55	0.9198	0.9198		60	50.26	2,270,947	2,948,940	
2011/07	21,057	0.50	0.9028	0.9028		60	49.36	2,301,204	2,975,580	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01		0.50	0.3865	0.3865		60	49.36	2,305,196	2,987,100	
2012/07	26,735	0.45	0.9417	0.9417		60	49.99	2,340,811	3,015,240	
2013/01		0.45	0.4901	0.4901		60	49.99	2,345,502	3,030,000	
2013/07		0.40	0.6196	0.6196		60	49.99	2,350,785	3,048,780	
2014/01	38,800	0.40	0.8564	0.8564		60	53.38	2,397,402	3,074,880	
2014/07	163,124	0.35	1.2383	1.2383		60	48.78	2,569,741	3,112,980	

Message Code:

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230.23

Apollo Health & 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
1000 24TH ST N	1/1/2012-12/31/2012	Number of Beds: 99	Superior: 0
SAINT PETERSBURG, FL 33713	Days in CR 366	Maximum: 36,234	Standard: 184
County: Pinellas [52]	First Used : 2013/07	Max Annualized: 36,135	Conditional: 0
Region: Central Area: 5	Last Used: 2014/07	Total Patient: 32,614	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 4,768	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 20,868	FY Index: 1.28335532
Class at 1/94: North Small	Medical Utilization	63.98479%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	90.00938%	Cost: 1.04963363
Open Date: 06/01/1982	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 06/01/1982	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20250000
Entered Medicaid 06/01/1982	Low Occupancy Adjustment Factor:	114.58704%	DC Sem Index: 1.24200000
Med # Active Date: 09/20/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03284823
Previous Med # 220671			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,053,119	1,598,320	1,101,666	284,848	1,918	4,039,871	
1a	Audit Adjustments							
2	Cost Per Diem	50.4657	76.5919	52.7921	13.6500	0.0919	193.5916	
3	Cost Per Diem Inflated	52.9705	79.1078	55.4124				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	52.9705	79.1078	55.4124	13.6500	0.0919	201.2326	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	63.5901		62.0530				
7	Provider Target Rate	64.9151		63.3459				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	58.1332	99.7893	75.5421	13.6500			
9	Prior Semester: Class Ceiling Target Base	60.4813		71.4442				
10	Target Rate Class Ceiling	61.3634		72.4862				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	52.9705	79.1078	55.4124	13.6500	0.0919	201.2326	
12/13	Medical Adjustment Rate		1.2446	0.8718				
14	Prospective Per Diem 11	52.9705	80.3524	56.2842	13.6500	0.0919	203.3490	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Apollo Health & Rehab Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	09/01/1996	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,569,050.00		Total Amount	Per Diem
RS to Start Calcs:	1982/01	Type:	Variable	80% Capital(1):	2,987,449	11.4683
Indexed Asset Value	3,734,311	<60% of Base:	False	20% ROE(2):	746,862	0.3348
FRVS Base Asset:	1,487,023	Interest Rate:	11.1200%	Insurance Cost(3):	54,674	1.6764
Occup Adj Factor	0.9000	Chase Rate:	9.5000%	Taxes Cost(3):	19,398	0.5948
ROE Factor	0.014580	Amortization Rate:	11.1200%	Home Office(3):	24,491	0.7509
		Interest Only:	False	Replacement(3&4):	12,740	0.0000
		Yearly Payment:	372,965	Total FRVS PD:		14.8252

- (1) 80% Capital (\$2,987,449) amortized at 11.1200 % for 20 years Principal & Interest of \$372,965 divided by annual available days (36135) divided by Occup. Adj. (0.900) = \$11.4683
- (2) 20% ROE (\$746,862) times the ROE factor (0.014580) divided by annual available days (36135) divided by Occup. Adj. (0.900) = \$0.3348
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	52.9705	52.9705	0.9405	52.0300
Direct Care	80.3524	80.3524	1.4267	78.9257
Indirect Care	56.2842	56.2842	0.9993	55.2849
Property	13.6500	14.8252	0.2632	14.5620
ROE	0.0919	0.0844	0.0015	0.0829
ROE Adjustment	-0.0844	-0.0844	-0.0015	-0.0829
Quality Assess-Medicaid Share				19.5230
Supplemental Rate Add-on				9.9025
Totals	203.2646	204.4323	3.6297	230.2281

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1982/01	1,446,001	0.00	2.6760	2.6760		120	65.03	1,446,001	2,975,520	
1982/07		0.10	2.2977	2.2977		120	65.03	1,449,324	3,043,800	
1983/04		0.10	2.6288	2.6288		120	65.03	1,453,134	3,123,840	
1983/07		0.20	3.9578	3.0000	0.9578	120	65.03	1,461,853	3,247,440	
1984/01		0.20	2.2530	2.2530		120	59.22	1,468,440	3,289,560	
1984/07		0.30	1.9179	1.9179		120	59.22	1,476,889	3,352,680	
1985/01		0.30	1.1471	1.1471		120	65.03	1,481,971	3,391,080	
1985/10		0.40	0.8522	0.8522		120	59.22	1,487,023	3,420,000	
1986/01		0.40	0.8299	0.8299		120	59.22	1,491,960	3,448,440	
1986/07		0.50	0.2974	0.2974		120	68.62	1,494,179	3,441,840	
1987/01		0.50	1.0091	1.0091		120	68.62	1,501,719	3,503,400	
1987/07		0.60	0.9007	0.9007		120	76.91	1,509,834	3,530,760	
1988/01		0.60	0.9007	0.9007		120	76.91	1,517,993	3,559,440	
1988/07		0.70	0.5899	0.5899		120	71.79	1,524,261	3,557,520	
1989/01		0.70	0.5899	0.5899		120	71.79	1,530,555	3,578,520	
1989/07		0.80	0.5899	0.5899		120	73.84	1,537,778	3,602,760	
1990/01		0.80	0.5899	0.5899		120	73.84	1,545,035	3,620,880	
1990/07		0.90	0.5899	0.5899		120	69.76	1,553,238	3,642,240	
1991/01		0.90	0.5899	0.5899		120	69.76	1,561,484	3,663,600	
1991/07		1.00	1.4932	1.4932		120	73.31	1,584,800	3,718,320	
1992/01		1.00	2.0117	2.0117		120	73.31	1,616,681	3,793,080	
1992/07		1.00	1.8152	1.8152		120	72.19	1,646,027	3,861,960	
1993/01		1.00	1.7710	1.7710		120	72.19	1,675,178	3,930,360	
1993/07		1.00	1.5329	1.5329		120	71.79	1,700,857	3,990,600	
1994/01		1.00	1.6983	1.6983		120	71.79	1,729,743	4,058,400	
1994/07		1.00	1.5991	1.5991		120	72.08	1,757,403	4,123,320	
1995/01		1.00	1.5812	1.5812		120	72.08	1,785,191	4,188,480	
1995/07	28,285	1.00	1.5250	1.5250		120	71.80	1,840,700	4,252,320	
1996/01		1.00	1.7228	1.7228		120	71.80	1,872,412	4,325,640	
1996/07		1.00	1.3294	1.3294		120	66.09	1,897,304	4,383,120	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/01		1.00	1.4109	1.4109		120	66.09	1,924,073	4,444,920	
1997/07	511,057	1.00	1.0917	1.0917		120	65.20	2,456,135	4,493,400	
1998/01		1.00	1.1663	1.1663		120	65.20	2,484,781	4,545,840	
1998/07		1.00	1.0794	1.0794		120	65.55	2,484,781	4,594,920	5
1999/01		1.00	1.4499	1.4499		120	65.55	2,548,018	4,661,520	
1999/07	21,137	1.00	1.2299	1.2299		120	60.49	2,600,493	4,718,880	
2000/01		1.00	1.3356	1.3356		120	60.49	2,635,225	4,781,880	
2000/07		1.00	1.1129	1.1129		120	73.33	2,664,552	4,835,040	
2001/01		1.00	1.2976	1.2976		120	73.33	2,699,127	4,897,800	
2001/07		1.00	0.9615	0.9615		120	73.33	2,725,079	4,944,840	
2002/01		1.00	1.0301	1.0301		120	73.33	2,753,150	4,995,720	
2002/07		0.95	0.8337	0.8337		120	73.33	2,774,955	5,037,360	
2003/01		0.95	1.3271	1.3271		120	74.25	2,809,939	5,104,200	
2003/07		0.90	1.1664	1.1664		120	74.25	2,839,438	5,163,720	
2004/01		0.90	1.1103	1.1103		120	74.25	2,867,813	5,221,080	
2004/07		0.85	0.8378	0.8378		120	76.54	2,888,235	5,264,880	
2005/01		0.85	0.8595	0.8595		120	76.54	2,909,336	5,310,120	
2005/07		0.80	0.7364	0.7364		120	66.12	2,926,475	5,349,240	
2006/01		0.80	0.9068	0.9068		120	66.12	2,947,704	5,397,720	
2006/07		0.75	0.8133	0.8133		120	66.12	2,965,685	5,441,640	
2007/01	52,383	0.75	1.0133	1.0133		120	70.92	3,040,607	5,496,720	
2007/07		0.70	1.1050	1.1050		120	70.92	3,064,126	5,557,440	
2008/01	122,599	0.70	0.8556	0.8556		120	76.51	3,205,076	5,604,960	
2008/07	67,790	0.65	0.6104	0.6104		120	70.88	3,285,584	5,639,160	
2009/01		0.65	1.3268	1.3268		120	70.88	3,313,919	5,714,040	
2009/07	50,303	0.60	0.6841	0.6841		99	73.11	3,377,826	4,746,357	
2010/01		0.60	0.8643	0.8643		99	73.11	3,395,343	4,787,343	
2010/07		0.55	0.7107	0.7107		99	71.38	3,408,615	4,821,399	
2011/01		0.55	0.9198	0.9198		99	71.38	3,425,859	4,865,751	
2011/07		0.50	0.9028	0.9028		99	71.38	3,441,323	4,909,707	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01	24,328	0.50	0.3865	0.3865		99	68.58	3,472,303	4,928,715	
2012/07	21,068	0.45	0.9417	0.9417		99	67.28	3,508,087	4,975,146	
2013/01		0.45	0.4901	0.4901		99	67.28	3,515,822	4,999,500	
2013/07	180,967	0.40	0.6196	0.6196		99	63.98	3,705,501	5,030,487	
2014/01		0.40	0.8564	0.8564		99	63.98	3,718,196	5,073,552	
2014/07		0.35	1.2383	1.2383		99	63.98	3,734,311	5,136,417	

Message Code:

5 Uncorrected Licensure Deficiency

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 227633123120120101201204252013085709



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North Rehabilitation Center

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

Provider Information	Cost Report	Patient Days	Ratings Days
1301 16TH ST N	1/1/2012-12/31/2012	Number of Beds: 45	Superior: 0
SAINT PETERSBURG, FL 33705	Days in CR 366	Maximum: 16,470	Standard: 184
County: Pinellas [52]	First Used : 2014/01	Max Annualized: 16,425	Conditional: 0
Region: Central Area: 5	Last Used: 2014/07	Total Patient: 13,119	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 2,682	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 5,130	FY Index: 1.28335532
Class at 1/94: North Small	Medical Utilization	39.10359%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	79.65392%	Cost: 1.04963363
Open Date: 06/01/1982	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 06/01/1982	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20250000
Entered Medicaid 06/01/1982	Low Occupancy Adjustment Factor:	101.40395%	DC Sem Index: 1.24200000
Med # Active Date: 09/20/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03284823
Previous Med # 220795			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	338,351	428,255	371,451	59,354	1,059	1,198,469	
1a	Audit Adjustments							
2	Cost Per Diem	65.9554	83.4805	72.4076	11.5700	0.2064	233.6199	
3	Cost Per Diem Inflated	69.2290	86.2227	76.0015				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	69.2290	86.2227	76.0015	11.5700	0.2064	243.2296	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	63.0691		70.6575				
7	Provider Target Rate	64.3832		72.1297				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	58.1332	99.7893	75.5421	13.6500			
9	Prior Semester: Class Ceiling Target Base	60.4813		71.4442				
10	Target Rate Class Ceiling	61.3634		72.4862				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	58.1332	86.2227	72.1297	11.5700	0.2064	228.2620	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	58.1332	86.2227	72.1297	11.5700	0.2064	228.2620	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

North Rehabilitation Center

FRVS

FRVS Status as of this Semester

On Payback FRV

Began FRVS: Year of Phase-In/Full: RS to Start Calcs: Indexed Asset Value FRVS Base Asset: Occup Adj Factor ROE Factor	Mortgage Information		Calculation of FRVS Per Diem	
	Amount:		Total Amount	Per Diem
	1,317,467.00	Variable	80% Capital(1): 1,128,485	9.5305
	Type: Variable	False	20% ROE(2): 282,121	0.2783
	<60% of Base: False	11.1200%	Insurance Cost(3): 21,886	1.6683
	Interest Rate: 11.1200%	9.5000%	Taxes Cost(3): 17,052	1.2998
	Chase Rate: 9.5000%	11.1200%	Home Office(3): 11,689	0.8910
	Amortization Rate: 11.1200%	False	Replacement(3&4): 63,300	0.0000
	Interest Only: False	140,885	Total FRVS PD:	13.6679
	Yearly Payment: 140,885			

- (1) 80% Capital (\$1,128,485) amortized at 11.1200 % for 20 years Principal & Interest of \$140,885 divided by annual available days (16425) divided by Occup. Adj. (0.900) = \$9.5305
- (2) 20% ROE (\$282,121) times the ROE factor (0.014580) divided by annual available days (16425) divided by Occup. Adj. (0.900) = \$0.2783
- (3) Pass-throughs: 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:	51,883
Comparison Bed	49	Effective PBS Limitation	1,396,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.1332	58.1332	1.0322	57.1010
Direct Care	86.2227	86.2227	1.5309	84.6918
Indirect Care	72.1297	72.1297	1.2807	70.8490
Property	11.5700	13.6679	0.2054	11.3646
ROE	0.2064	0.2064	0.0037	0.2027
ROE Adjustment	-0.2064	-0.2064	-0.0037	-0.2027
Supplemental Rate Add-on				9.9025
Totals	228.0556	230.1535	4.0492	233.9089

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1982/01	614,550	0.00	2.6760	2.6760		49	18.63	614,550	1,215,004	
1982/07		0.10	2.2977	2.2977		49	18.63	614,550	1,242,885	
1983/04		0.10	2.6288	2.6288		49	18.63	614,550	1,275,568	
1983/07		0.20	3.9578	3.0000	0.9578	49	18.63	614,550	1,326,038	
1984/01		0.20	2.2530	2.2530		49	22.67	614,550	1,343,237	
1984/07		0.30	1.9179	1.9179		49	22.67	614,550	1,369,011	
1985/01		0.30	1.1471	1.1471		49	18.63	614,550	1,384,691	
1985/10		0.40	0.8522	0.8522		49	22.67	614,550	1,396,500	
1986/01		0.40	0.8299	0.8299		49	22.67	614,550	1,408,113	
1986/07		0.50	0.2974	0.2974		49	35.49	615,140	1,405,418	
1987/01		0.50	1.0091	1.0091		49	35.49	617,143	1,430,555	
1987/07		0.60	0.9007	0.9007		49	32.86	619,136	1,441,727	
1988/01		0.60	0.9007	0.9007		49	32.86	621,135	1,453,438	
1988/07		0.70	0.5899	0.5899		49	41.92	623,090	1,452,654	
1989/01		0.70	0.5899	0.5899		49	41.92	625,051	1,461,229	
1989/07		0.80	0.5899	0.5899		49	48.13	627,632	1,471,127	
1990/01		0.80	0.5899	0.5899		49	48.13	630,224	1,478,526	
1990/07		0.90	0.5899	0.5899		49	41.40	632,743	1,487,248	
1991/01		0.90	0.5899	0.5899		49	41.40	635,272	1,495,970	
1991/07		1.00	1.4932	1.4932		49	58.34	635,272	1,518,314	5
1992/01		1.00	2.0117	2.0117		49	58.34	657,729	1,548,841	
1992/07		1.00	1.8152	1.8152		49	47.18	667,971	1,576,967	
1993/01		1.00	1.7710	1.7710		49	47.18	678,119	1,604,897	
1993/07		1.00	1.5329	1.5329		49	53.64	688,257	1,629,495	
1994/01		1.00	1.6983	1.6983		49	53.64	699,657	1,657,180	
1994/07	74,937	1.00	1.5991	1.5991		49	50.97	784,962	1,683,689	
1995/01		1.00	1.5812	1.5812		49	50.97	796,464	1,710,296	
1995/07	31,048	1.00	1.5250	1.5250		49	63.94	839,658	1,736,364	
1996/01		1.00	1.7228	1.7228		49	63.94	854,124	1,766,303	
1996/07		1.00	1.3294	1.3294		49	62.48	865,479	1,789,774	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/01		1.00	1.4109	1.4109		49	62.48	877,690	1,815,009	
1997/07	9,866	1.00	1.0917	1.0917		49	63.84	897,138	1,834,805	
1998/01		1.00	1.1663	1.1663		49	63.84	907,601	1,856,218	
1998/07	16,722	1.00	1.0794	1.0794		49	70.19	934,120	1,876,259	
1999/01		1.00	1.4499	1.4499		49	70.19	947,664	1,903,454	
1999/07		1.00	1.2299	1.2299		49	66.31	959,319	1,926,876	
2000/01		1.00	1.3356	1.3356		49	66.31	972,132	1,952,601	
2000/07		1.00	1.1129	1.1129		49	60.59	982,951	1,974,308	
2001/01		1.00	1.2976	1.2976		49	60.59	995,706	1,999,935	
2001/07		1.00	0.9615	0.9615		49	60.59	1,005,280	2,019,143	
2002/01		1.00	1.0301	1.0301		49	60.59	1,015,635	2,039,919	
2002/07		0.95	0.8337	0.8337		49	60.59	1,023,679	2,056,922	
2003/01		0.95	1.3271	1.3271		49	65.01	1,036,585	2,084,215	
2003/07		0.90	1.1664	1.1664		49	65.01	1,047,467	2,108,519	
2004/01		0.90	1.1103	1.1103		49	56.61	1,057,934	2,131,941	
2004/07		0.85	0.8378	0.8378		49	56.61	1,065,468	2,149,826	
2005/01		0.85	0.8595	0.8595		49	50.87	1,072,668	2,168,299	
2005/07	3,564	0.80	0.7364	0.7364		49	57.05	1,082,551	2,184,273	
2006/01		0.80	0.9068	0.9068		49	57.05	1,090,404	2,204,069	
2006/07		0.75	0.8133	0.8133		49	56.71	1,097,055	2,222,003	
2007/01		0.75	1.0133	1.0133		49	56.71	1,105,393	2,244,494	
2007/07		0.70	1.1050	1.1050		49	56.71	1,113,943	2,269,288	
2008/01	12,382	0.70	0.8556	0.8556		49	61.91	1,132,996	2,288,692	
2008/07	145,137	0.65	0.6104	0.6104		49	56.56	1,282,629	2,302,657	
2009/01		0.65	1.3268	1.3268		49	56.56	1,293,690	2,333,233	
2009/07		0.60	0.6841	0.6841		49	56.56	1,299,001	2,349,207	
2010/01	18,402	0.60	0.8643	0.8643		49	57.42	1,324,140	2,369,493	
2010/07	21,029	0.55	0.7107	0.7107		49	63.81	1,350,345	2,386,349	
2011/01		0.55	0.9198	0.9198		49	63.81	1,357,176	2,408,301	
2011/07		0.50	0.9028	0.9028		45	61.83	1,363,302	2,231,685	



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233.91

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01		0.50	0.3865	0.3865		45	61.83	1,365,937	2,240,325	
2012/07		0.45	0.9417	0.9417		45	61.83	1,371,726	2,261,430	
2013/01	9,657	0.45	0.4901	0.4901		45	52.53	1,384,272	2,272,500	
2013/07		0.40	0.6196	0.6196		45	52.53	1,387,548	2,286,585	
2014/01	15,346	0.40	0.8564	0.8564		45	39.10	1,406,273	2,306,160	
2014/07		0.35	1.2383	1.2383		45	39.10	1,410,606	2,334,735	

Message Code:

5 Uncorrected Licensure Deficiency

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 227641123120120101201205212013160348



Florida Agency for Health Care Administration
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0 227765-00 - 2014/07

237.46

Park Meadows Health & 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
3250 SW 41ST PLACE	1/1/2012-12/31/2012	Number of Beds: 154	Superior: 0
GAINESVILLE, FL 32608	Days in CR 366	Maximum: 56,364	Standard: 184
County: Alachua [1]	First Used : 2014/01	Max Annualized: 56,210	Conditional: 0
Region: North Area: 3	Last Used: 2014/07	Total Patient: 47,912	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 7,267	Inflation
Current Class North Large	Initial CR? False	Medicaid: 33,612	FY Index: 1.28335532
Class at 1/94: North Large	Medical Utilization	70.15361%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	85.00461%	Cost: 1.04963363
Open Date: 03/01/1981	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/01/1984	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20250000
Entered Medicaid 01/01/1984	Low Occupancy Adjustment Factor:	108.21568%	DC Sem Index: 1.24200000
Med # Active Date: 09/20/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03284823
Previous Med # 220345			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,853,655	2,815,560	1,852,188	443,678	13,153	6,978,234	
1a	Audit Adjustments							
2	Cost Per Diem	55.1486	83.7665	55.1050	13.2000	0.3913	207.6114	
3	Cost Per Diem Inflated	57.8858	86.5181	57.8401				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	57.8858	86.5181	57.8401	13.2000	0.3913	215.8353	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	55.4424		55.3274				
7	Provider Target Rate	56.5976		56.4802				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	49.7653	86.5181	56.4802	13.2000	0.3913	206.3549	
12/13	Medical Adjustment Rate		1.9616	1.2806				
14	Prospective Per Diem 11	49.7653	88.4797	57.7608	13.2000	0.3913	209.5971	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Park Meadows Health & Rehab Center

FRVS

FRVS Status as of this Semester

Not on FRVS

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,659,683.00		Total Amount	Per Diem
RS to Start Calcs:	1984/01	Type:	Variable	80% Capital(1):	3,153,282	5.6873
Indexed Asset Value	3,941,603	<60% of Base:	False	20% ROE(2):	788,321	0.2272
FRVS Base Asset:	2,058,220	Interest Rate:	8.5100%	Insurance Cost(3):	67,718	1.4134
Occup Adj Factor	0.9000	Chase Rate:	4.7500%	Taxes Cost(3):	56,364	1.1764
ROE Factor	0.014580	Amortization Rate:	6.7500%	Home Office(3):	36,300	0.7576
		Interest Only:	False	Replacement(3&4):	87,706	0.0000
		Yearly Payment:	287,717	Total FRVS PD:		9.2619

- (1) 80% Capital (\$3,153,282) amortized at 6.7500 % for 20 years Principal & Interest of \$287,717 divided by annual available days (56210) divided by Occup. Adj. (0.900) = \$5.6873
- (2) 20% ROE (\$788,321) times the ROE factor (0.014580) divided by annual available days (56210) divided by Occup. Adj. (0.900) = \$0.2272
- (3) Pass-throughs: 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:	51,883
Comparison Bed	179	Effective PBS Limitation	5,101,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	49.7653	49.7653	0.8836	48.8817
Direct Care	88.4797	88.4797	1.5710	86.9087
Indirect Care	57.7608	57.7608	1.0255	56.7353
Property	13.2000	9.2619	0.2344	12.9656
ROE	0.3913	0.3891	0.0069	0.3844
ROE Adjustment	-0.3891	-0.3891	-0.0069	-0.3822
Quality Assess-Medicaid Share				22.0631
Supplemental Rate Add-on				9.9025
Totals	209.2080	205.2677	3.7145	237.4591

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1984/01	2,048,436	0.00	1.2952	1.2952		179	77.45	2,048,436	4,906,927	
1984/07		0.10	1.9179	1.9179		179	77.45	2,052,365	5,001,081	
1985/01		0.10	1.1471	1.1471		179	75.45	2,054,719	5,058,361	
1985/10		0.20	0.8522	0.8522		179	77.40	2,058,220	5,101,500	
1986/01		0.20	0.8299	0.8299		179	77.40	2,061,637	5,143,923	
1986/07		0.30	0.2974	0.2974		179	75.45	2,063,476	5,134,078	
1987/01		0.30	1.0091	1.0091		179	75.45	2,069,722	5,225,905	
1987/07		0.40	0.9007	0.9007		179	78.53	2,077,179	5,266,717	
1988/01	19,036	0.40	0.9007	0.9007		179	78.53	2,103,699	5,309,498	
1988/07		0.50	0.5899	0.5899		179	78.53	2,109,905	5,306,634	
1989/01		0.50	0.5899	0.5899		179	83.44	2,116,129	5,337,959	
1989/07		0.60	0.5899	0.5899		179	90.47	2,123,618	5,374,117	
1990/01		0.60	0.5899	0.5899		179	90.47	2,131,133	5,401,146	
1990/07		0.70	0.5899	0.5899		179	87.05	2,139,932	5,433,008	
1991/01		0.70	0.5899	0.5899		179	87.05	2,148,768	5,464,870	
1991/07		0.80	1.4932	1.4932		179	90.23	2,174,437	5,546,494	
1992/01		0.80	2.0117	2.0117		179	90.23	2,209,432	5,658,011	
1992/07		0.90	1.8152	1.8152		179	89.44	2,245,527	5,760,757	
1993/01		0.90	1.7710	1.7710		179	89.44	2,281,318	5,862,787	
1993/07		1.00	1.5329	1.5329		179	87.09	2,281,318	5,952,645	5
1994/01		1.00	1.6983	1.6983		179	87.09	2,355,626	6,053,780	
1994/07	39,929	1.00	1.5991	1.5991		179	87.78	2,433,224	6,150,619	
1995/01		1.00	1.5812	1.5812		179	87.78	2,471,698	6,247,816	
1995/07	97,533	1.00	1.5250	1.5250		179	85.39	2,606,924	6,343,044	
1996/01		1.00	1.7228	1.7228		179	85.39	2,606,924	6,452,413	5
1996/07	49,298	1.00	1.3294	1.3294		179	81.97	2,701,134	6,538,154	5
1997/01		1.00	1.4109	1.4109		179	81.97	2,736,388	6,630,339	5
1997/07	42,722	1.00	1.0917	1.0917		179	88.32	2,848,013	6,702,655	
1998/01		1.00	1.1663	1.1663		179	88.32	2,881,229	6,780,878	
1998/07	35,963	1.00	1.0794	1.0794		179	84.03	2,948,292	6,854,089	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1999/01		1.00	1.4499	1.4499		179	84.03	2,991,039	6,953,434	
1999/07	61,643	1.00	1.2299	1.2299		179	82.72	3,089,469	7,038,996	
2000/01		1.00	1.3356	1.3356		179	82.72	3,130,732	7,132,971	
2000/07		1.00	1.1129	1.1129		179	80.56	3,165,574	7,212,268	
2001/01		1.00	1.2976	1.2976		179	80.56	3,206,650	7,305,885	
2001/07		1.00	0.9615	0.9615		179	80.56	3,237,482	7,376,053	
2002/01		1.00	1.0301	1.0301		179	80.56	3,270,831	7,451,949	
2002/07		1.00	0.8337	0.8337		179	80.56	3,298,100	7,514,062	
2003/01		1.00	1.3271	1.3271		179	75.24	3,341,869	7,613,765	
2003/07		1.00	1.1664	1.1664		179	75.24	3,380,849	7,702,549	
2004/01		1.00	1.1103	1.1103		179	75.24	3,418,387	7,788,111	
2004/07		0.95	0.8378	0.8378		179	75.56	3,445,594	7,853,446	
2005/01	(485,156)	0.95	0.8595	0.8595		154	74.27	2,988,571	6,814,654	
2005/07	31,120	0.90	0.7364	0.7364		154	70.91	3,039,499	6,864,858	
2006/01		0.90	0.9068	0.9068		154	70.91	3,064,304	6,927,074	
2006/07		0.85	0.8133	0.8133		154	70.91	3,085,488	6,983,438	
2007/01		0.85	1.0133	1.0133		154	77.20	3,112,063	7,054,124	
2007/07	24,208	0.80	1.1050	1.1050		154	80.74	3,163,782	7,132,048	
2008/01		0.80	0.8556	0.8556		154	80.74	3,185,438	7,193,032	
2008/07		0.75	0.6104	0.6104		154	80.74	3,200,021	7,236,922	
2009/01	244,288	0.75	1.3268	1.3268		154	77.35	3,476,152	7,333,018	
2009/07		0.70	0.6841	0.6841		154	77.35	3,492,799	7,383,222	
2010/01	58,266	0.70	0.8643	0.8643		154	75.76	3,572,196	7,446,978	
2010/07		0.65	0.7107	0.7107		154	75.76	3,588,700	7,499,954	
2011/01	71,423	0.65	0.9198	0.9198		154	76.87	3,681,580	7,568,946	
2011/07	33,923	0.60	0.9028	0.9028		154	75.45	3,735,446	7,637,322	
2012/01		0.60	0.3865	0.3865		154	75.45	3,744,108	7,666,890	
2012/07		0.55	0.9417	0.9417		154	75.45	3,763,499	7,739,116	
2013/01	75,896	0.55	0.4901	0.4901		154	74.29	3,849,541	7,777,000	
2013/07		0.50	0.6196	0.6196		154	74.29	3,861,467	7,825,202	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2014/01	41,760	0.50	0.8564	0.8564		154	70.15	3,919,762	7,892,192	
2014/07		0.45	1.2383	1.2383		154	70.15	3,941,603	7,989,982	

Message Code:

5 Uncorrected Licensure Deficiency

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 227765123120120101201205222013083806



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250.34

New Horizon Health & Rehab Center

Type of Cost Report: Prospective with Interim Component Type of Cost: Actual Type of Rate: Prospective

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
635 SE 17TH STREET	1/1/2012-8/31/2012	Number of Beds: 99	Superior: 0
OCALA, FL 34471	Days in CR 244	Maximum: 31,416	Standard: 184
County: Marion [42]	First Used : 2013/01	Max Annualized: 36,135	Conditional: 0
Region: North Area: 3	Last Used: 2014/07	Total Patient: 24,806	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 5,308	Inflation
Current Class North Small	Initial CR? False	Medicaid: 14,286	FY Index: 1.27901138
Class at 1/94: North Small	Medical Utilization	57.59091%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	78.95977%	Cost: 1.05319853
Open Date: 06/01/1982	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 06/01/1982	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20083276
Entered Medicaid 06/01/1982	Low Occupancy Adjustment Factor:	100.52026%	DC Sem Index: 1.24200000
Med # Active Date: 09/20/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03428224
Previous Med # 220531	Interim Component Effective Date:	01/01/2013	PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	770,448	1,284,868	897,972	327,721		3,281,010	
1a	Audit Adjustments							
2	Cost Per Diem	53.9303	89.9389	62.8568	22.9400		229.6660	
3	Cost Per Diem Inflated	56.7993	93.0222	66.2007				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	56.7993	93.0222	66.2007	22.9400		238.9622	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	56.9844		62.5237				
7	Provider Target Rate	58.1717		63.8264				
7a	Interim Adjustment	6.5130		7.1462				
7b	Interim Adjustment Provider Target Rate	64.6847		70.9726				
8	Cost Based Class Ceilings	53.3690	93.7426	69.3890	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.6361		65.1932				
10	Target Rate Class Ceiling	54.4184		66.1441				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	53.3690	93.0222	66.1441	13.6500		226.1853	
12/13	Medical Adjustment Rate		0.7944	0.5649				
14	Prospective Per Diem 11	53.3690	93.8166	66.7090	13.6500		227.5446	
15	Inflated Usual & Customary Charge		Usual and Customary Limitations not applied after 7/1/2002.					0.00



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Rate Semester 07/01/2014 through 12/31/2014

New Horizon Health & Rehab Center

FRVS

FRVS Status as of this Semester

On Payback FRV

Began FRVS:		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	5,269,833.00		Total Amount	Per Diem
RS to Start Calcs:	1982/01	Type:	Variable	80% Capital(1):	4,040,685	15.5115
Indexed Asset Value	5,050,856	<60% of Base:	False	20% ROE(2):	1,010,171	0.4709
FRVS Base Asset:	1,178,042	Interest Rate:	11.1200%	Insurance Cost(3):	60,660	2.4454
Occup Adj Factor	0.9000	Chase Rate:	9.5000%	Taxes Cost(3):	41,518	1.6737
ROE Factor	0.015160	Amortization Rate:	11.1200%	Home Office(3):	20,803	0.8386
		Interest Only:	False	Replacement(3&4):	36,741	0.0000
		Yearly Payment:	504,456	Total FRVS PD:		20.9401

- (1) 80% Capital (\$4,040,685) amortized at 11.1200 % for 20 years Principal & Interest of \$504,456 divided by annual available days (36135) divided by Occup. Adj. (0.90) = \$15.5115
- (2) 20% ROE (\$1,010,171) times the ROE factor (0.015160) divided by annual available days (36135) divided by Occup. Adj. (0.90) = \$0.4709
- (3) Pass-throughs: 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	51,883
			2,536,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	53.3690	53.3690	0.9476	52.4214
Direct Care	93.8166	93.8166	1.6657	92.1509
Indirect Care	66.7090	66.7090	1.1844	65.5246
Property	13.6500	20.9401	0.2424	13.4076
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				16.9340
Supplemental Rate Add-on				9.9025
Totals	227.5446	234.8347	4.0401	250.3410

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1982/01	1,145,544	0.00	2.6760	2.6760		89	59.26	1,145,544	2,206,844	
1982/07		0.10	2.2977	2.2977		89	59.26	1,148,176	2,257,485	
1983/04		0.10	2.6288	2.6288		89	59.26	1,151,195	2,316,848	
1983/07		0.20	3.9578	3.0000	0.9578	89	59.26	1,158,102	2,408,518	
1984/01		0.20	2.2530	2.2530		89	59.36	1,163,320	2,439,757	
1984/07		0.30	1.9179	1.9179		89	59.36	1,170,014	2,486,571	
1985/01		0.30	1.1471	1.1471		89	60.17	1,174,040	2,515,051	
1985/10		0.40	0.8522	0.8522		89	59.20	1,178,042	2,536,500	
1986/01		0.40	0.8299	0.8299		89	59.36	1,181,953	2,557,593	
1986/07		0.50	0.2974	0.2974		89	68.95	1,183,711	2,552,698	
1987/01		0.50	1.0091	1.0091		89	68.95	1,189,684	2,598,355	
1987/07		0.60	0.9007	0.9007		89	73.32	1,196,113	2,618,647	
1988/01		0.60	0.9007	0.9007		89	73.32	1,202,577	2,639,918	
1988/07	10,063	0.70	0.5899	0.5899		89	77.81	1,217,605	2,638,494	
1989/01		0.70	0.5899	0.5899		89	77.81	1,222,632	2,654,069	
1989/07		0.80	0.5899	0.5899		89	77.81	1,228,402	2,672,047	
1990/01		0.80	0.5899	0.5899		89	72.87	1,234,199	2,685,486	
1990/07		0.90	0.5899	0.5899		89	70.27	1,240,751	2,701,328	
1991/01		0.90	0.5899	0.5899		89	70.27	1,247,338	2,717,170	
1991/07		1.00	1.4932	1.4932		89	73.19	1,265,963	2,757,754	
1992/01		1.00	2.0117	2.0117		89	73.19	1,291,430	2,813,201	
1992/07		1.00	1.8152	1.8152		89	79.32	1,314,872	2,864,287	
1993/01		1.00	1.7710	1.7710		89	79.32	1,338,158	2,915,017	
1993/07		1.00	1.5329	1.5329		89	78.32	1,358,671	2,959,695	
1994/01		1.00	1.6983	1.6983		89	78.32	1,381,745	3,009,980	
1994/07	37,495	1.00	1.5991	1.5991		89	66.62	1,441,335	3,058,129	
1995/01		1.00	1.5812	1.5812		89	66.62	1,464,125	3,106,456	
1995/07	51,263	1.00	1.5250	1.5250		89	63.15	1,537,716	3,153,804	
1996/01		1.00	1.7228	1.7228		89	63.15	1,564,208	3,208,183	
1996/07	2,101,995	1.00	1.3294	1.3294		140	63.25	3,686,998	5,113,640	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/01		1.00	1.4109	1.4109		140	63.25	3,739,018	5,185,740	
1997/07	328,500	1.00	1.0917	1.0917		140	52.36	4,106,378	5,242,300	
1998/01		1.00	1.1663	1.1663		140	52.36	4,151,972	5,303,480	
1998/07	28,188	1.00	1.0794	1.0794		140	54.17	4,224,300	5,360,740	
1999/01		1.00	1.4499	1.4499		140	54.17	4,284,624	5,438,440	
1999/07	38,570	1.00	1.2299	1.2299		140	55.89	4,375,891	5,505,360	
2000/01		1.00	1.3356	1.3356		140	55.89	4,434,335	5,578,860	
2000/07	727,529	1.00	1.1129	1.1129		159	47.94	5,204,879	6,406,428	
2001/01		1.00	1.2976	1.2976		159	47.94	5,263,748	6,489,585	
2001/07		1.00	0.9615	0.9615		159	47.94	5,307,862	6,551,913	
2002/01		1.00	1.0301	1.0301		159	47.94	5,355,520	6,619,329	
2002/07		0.95	0.8337	0.8337		159	47.94	5,392,491	6,674,502	
2003/01		0.95	1.3271	1.3271		159	56.69	5,460,474	6,763,065	
2003/07		0.90	1.1664	1.1664		159	56.69	5,517,798	6,841,929	
2004/01	33,374	0.90	1.1103	1.1103		159	54.87	5,606,181	6,917,931	
2004/07		0.85	0.8378	0.8378		159	54.87	5,646,008	6,975,966	
2005/01		0.85	0.8595	0.8595		159	54.87	5,687,160	7,035,909	
2005/07		0.80	0.7364	0.7364		159	50.73	5,718,062	7,087,743	
2006/01		0.80	0.9068	0.9068		159	50.73	5,756,321	7,151,979	
2006/07		0.75	0.8133	0.8133		159	57.48	5,791,435	7,210,173	
2007/01		0.75	1.0133	1.0133		159	57.48	5,835,450	7,283,154	
2007/07		0.70	1.1050	1.1050		159	57.48	5,880,587	7,363,608	
2008/01	68,282	0.70	0.8556	0.8556		159	59.70	5,984,088	7,426,572	
2008/07	133,148	0.65	0.6104	0.6104		159	60.89	6,140,981	7,471,887	
2009/01		0.65	1.3268	1.3268		159	60.89	6,193,941	7,571,103	
2009/07		0.60	0.6841	0.6841		159	60.89	6,219,367	7,622,937	
2010/01	75,839	0.60	0.8643	0.8643		159	62.42	6,327,460	7,688,763	
2010/07	34,958	0.55	0.7107	0.7107		159	66.74	6,387,152	7,743,459	
2011/01		0.55	0.9198	0.9198		159	66.74	6,419,465	7,814,691	
2011/07	47,009	0.50	0.9028	0.9028		159	64.91	6,495,451	7,885,287	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01		0.50	0.3865	0.3865		159	64.91	6,508,007	7,915,815	
2012/07	49,129	0.45	0.9417	0.9417		159	60.49	6,584,717	7,990,386	
2013/01	18,545	0.45	0.4901	0.4901		99	57.59	4,999,500	4,999,500	8
2013/07		0.40	0.6196	0.6196		99	57.59	5,011,889	5,030,487	
2014/01		0.40	0.8564	0.8564		99	57.59	5,029,060	5,073,552	
2014/07		0.35	1.2383	1.2383		99	57.59	5,050,856	5,136,417	

Message Code:

8 Limited to Current RS Per Bed Standard

NC68L Report Calculated: 6/27/2014 4:14:19 PM

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First Coast 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
7723 JASPER AVENUE	7/1/2012-6/30/2013	Number of Beds: 100	Superior: 0
JACKSONVILLE , FL 32211	Days in CR 365	Maximum: 36,500	Standard: 184
County: Duval [16]	First Used : 2014/01	Max Annualized: 36,500	Conditional: 0
Region: North Area: 4	Last Used: 2014/07	Total Patient: 33,111	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 3,131	Inflation
Current Class North Small	Initial CR? False	Medicaid: 26,476	FY Index: 1.29878490
Class at 1/94: North Small	Medical Utilization	79.96134%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	90.71507%	Cost: 1.03716397
Open Date: 07/01/1983	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 07/01/1983	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20850000
Entered Medicaid 01/01/1984	Low Occupancy Adjustment Factor:	115.48542%	DC Sem Index: 1.24200000
Med # Active Date: 01/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02772031
Previous Med # 221856			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,109,863	1,949,227	1,160,778	767,539		4,987,407	
1a	Audit Adjustments							
2	Cost Per Diem	41.9196	73.6224	43.8426	28.9900		188.3746	
3	Cost Per Diem Inflated	43.4775	75.6632	45.4720				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	43.4775	75.6632	45.4720	28.9900		193.6027	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	49.7434		58.4641				
7	Provider Target Rate	50.7799		59.6823				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	53.3690	93.7426	69.3890	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.6361		65.1932				
10	Target Rate Class Ceiling	54.4184		66.1441				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	43.4775	75.6632	45.4720	13.6500		178.2627	
12/13	Medical Adjustment Rate		2.5503	1.5327				
14	Prospective Per Diem 11	43.4775	78.2135	47.0047	13.6500		182.3457	
15	Inflated Usual & Customary Charge		Usual and Customary Limitations not applied after 7/1/2002.					0.00



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Rate Semester 07/01/2014 through 12/31/2014

First Coast Health and Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	05/01/1989	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	0.00		Total Amount	Per Diem
RS to Start Calcs:	1983/07	Type:	None	80% Capital(1):	3,701,038	14.0073
Indexed Asset Value	4,626,297	<60% of Base:	True	20% ROE(2):	925,259	0.4050
FRVS Base Asset:	2,041,803	Interest Rate:	12.5000%	Insurance Cost(3):	128,765	3.8889
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	27,488	0.8302
ROE Factor	0.014380	Amortization Rate:	12.5000%	Home Office(3):	0	0.0000
		Interest Only:	True	Replacement(3&4):	649,770	0.0000
		Yearly Payment:	460,140	Total FRVS PD:		19.1314

- (1) 80% Capital (\$3,701,038) amortized at 12.5000 % for 20 years Interest of \$460,140 divided by annual available days (36500) divided by Occup. Adj. (0.900) = \$14.0073
- (2) 20% ROE (\$925,259) times the ROE factor (0.014380) divided by annual available days (36500) divided by Occup. Adj. (0.900) = \$0.4050
- (3) Pass-throughs: 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:	51,883
Comparison Bed	100	Effective PBS Limitation	2,850,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	43.4775	43.4775	0.7719	42.7056
Direct Care	78.2135	78.2135	1.3887	76.8248
Indirect Care	47.0047	47.0047	0.8346	46.1701
Property	13.6500	19.1314	0.3397	18.7917
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				24.3465
Supplemental Rate Add-on				9.9025
Totals	182.3457	187.8271	3.3349	218.7412

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1983/07	2,025,209	0.00	3.9578	3.0000	0.9578	100	87.25	2,025,209	2,706,200	
1984/01		0.10	2.2530	2.2530		100	85.00	2,029,772	2,741,300	
1984/07		0.10	1.9179	1.9179		100	85.00	2,033,665	2,793,900	
1985/01		0.20	1.1471	1.1471		100	85.00	2,038,330	2,825,900	
1985/10		0.20	0.8522	0.8522		100	86.73	2,041,803	2,850,000	
1986/01		0.30	0.8299	0.8299		100	86.73	2,046,887	2,873,700	
1986/07		0.30	0.2974	0.2974		100	86.73	2,048,713	2,868,200	
1987/01		0.40	1.0091	1.0091		100	86.73	2,056,982	2,919,500	
1987/07		0.40	0.9007	0.9007		100	85.72	2,064,393	2,942,300	
1988/01	18,249	0.50	0.9007	0.9007		100	85.72	2,091,940	2,966,200	
1988/07		0.50	0.5899	0.5899		100	89.76	2,098,111	2,964,600	
1989/01	24,481	0.60	0.5899	0.5899		100	89.76	2,130,017	2,982,100	
1989/07		0.60	0.5899	0.5899		100	88.95	2,137,555	3,002,300	
1990/01		0.70	0.5899	0.5899		100	88.95	2,146,381	3,017,400	
1990/07		0.70	0.5899	0.5899		100	86.18	2,155,243	3,035,200	
1991/01		0.80	0.5899	0.5899		100	86.18	2,165,414	3,053,000	
1991/07		0.80	1.4932	1.4932		100	92.12	2,191,282	3,098,600	
1992/01		0.90	2.0117	2.0117		100	92.12	2,230,955	3,160,900	
1992/07		0.90	1.8152	1.8152		100	89.30	2,267,402	3,218,300	
1993/01		1.00	1.7710	1.7710		100	89.30	2,307,558	3,275,300	
1993/07		1.00	1.5329	1.5329		100	80.50	2,342,931	3,325,500	
1994/01		1.00	1.6983	1.6983		100	80.50	2,382,721	3,382,000	
1994/07	468,955	1.00	1.5991	1.5991		100	80.60	2,889,778	3,436,100	
1995/01		1.00	1.5812	1.5812		100	80.60	2,935,471	3,490,400	
1995/07	87,582	1.00	1.5250	1.5250		100	75.35	3,067,819	3,543,600	
1996/01		1.00	1.7228	1.7228		100	75.35	3,120,671	3,604,700	
1996/07	30,332	1.00	1.3294	1.3294		100	76.47	3,192,489	3,652,600	
1997/01		1.00	1.4109	1.4109		100	76.47	3,237,532	3,704,100	
1997/07		1.00	1.0917	1.0917		100	77.63	3,272,876	3,744,500	
1998/01		1.00	1.1663	1.1663		100	77.63	3,311,048	3,788,200	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/07		1.00	1.0794	1.0794		100	77.56	3,346,787	3,829,100	
1999/01		1.00	1.4499	1.4499		100	77.56	3,346,787	3,884,600	5
1999/07	33,400	1.00	1.2299	1.2299		100	84.50	3,470,471	3,932,400	
2000/01		1.00	1.3356	1.3356		100	84.50	3,516,823	3,984,900	
2000/07		1.00	1.1129	1.1129		100	83.26	3,555,962	4,029,200	
2001/01		1.00	1.2976	1.2976		100	91.19	3,602,104	4,081,500	
2001/07		1.00	0.9615	0.9615		100	91.19	3,636,738	4,120,700	
2002/01		1.00	1.0301	1.0301		100	91.19	3,674,200	4,163,100	
2002/07		1.00	0.8337	0.8337		100	91.19	3,704,832	4,197,800	
2003/01		1.00	1.3271	1.3271		100	91.19	3,753,999	4,253,500	
2003/07		1.00	1.1664	1.1664		100	83.70	3,797,786	4,303,100	
2004/01		0.95	1.1103	1.1103		100	83.70	3,837,845	4,350,900	
2004/07		0.95	0.8378	0.8378		100	80.16	3,868,390	4,387,400	
2005/01		0.90	0.8595	0.8595		100	80.16	3,898,316	4,425,100	
2005/07		0.90	0.7364	0.7364		100	80.16	3,924,154	4,457,700	
2006/01	24,834	0.85	0.9068	0.9068		100	75.76	3,979,235	4,498,100	
2006/07		0.85	0.8133	0.8133		100	75.76	4,006,743	4,534,700	
2007/01		0.80	1.0133	1.0133		100	79.88	4,039,222	4,580,600	
2007/07		0.80	1.1050	1.1050		100	79.88	4,074,929	4,631,200	
2008/01		0.75	0.8556	0.8556		100	79.88	4,101,078	4,670,800	
2008/07		0.75	0.6104	0.6104		100	84.34	4,119,853	4,699,300	
2009/01		0.70	1.3268	1.3268		100	84.34	4,158,118	4,761,700	
2009/07	117,855	0.70	0.6841	0.6841		100	84.83	4,295,886	4,794,300	
2010/01		0.65	0.8643	0.8643		100	85.26	4,320,020	4,835,700	
2010/07		0.65	0.7107	0.7107		100	85.26	4,339,978	4,870,100	
2011/01		0.60	0.9198	0.9198		100	85.26	4,363,930	4,914,900	
2011/07	41,058	0.60	0.9028	0.9028		100	82.09	4,428,627	4,959,300	
2012/01		0.55	0.3865	0.3865		100	82.09	4,438,042	4,978,500	
2012/07		0.55	0.9417	0.9417		100	82.50	4,461,027	5,025,400	
2013/01		0.50	0.4901	0.4901		100	82.50	4,471,961	5,050,000	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/07	66,926	0.50	0.6196	0.6196		100	79.07	4,552,741	5,081,300	
2014/01	30,375	0.45	0.8564	0.8564		100	79.96	4,600,662	5,124,800	
2014/07		0.45	1.2383	1.2383		100	79.96	4,626,297	5,188,300	

Message Code:

5 Uncorrected Licensure Deficiency

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195.52

Ayers Health & 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
606 NE 7TH ST	8/1/2012-7/31/2013	Number of Beds: 120	Superior: 0
TRENTON, FL 32693	Days in CR 365	Maximum: 43,800	Standard: 184
County: Gilchrist [21]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: North Area: 3	Last Used: 2014/07	Total Patient: 41,930	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 9,418	Inflation
Current Class North Large	Initial CR? False	Medicaid: 25,275	FY Index: 1.30228922
Class at 1/94: North Large	Medical Utilization	60.27904%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	95.73059%	Cost: 1.03437307
Open Date: 03/01/1981	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 03/01/1981	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20949917
Entered Medicaid 03/01/1982	Low Occupancy Adjustment Factor:	121.87046%	DC Sem Index: 1.24200000
Med # Active Date: 10/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02687131
Previous Med # 221619			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	898,523	1,878,858	960,702	298,245		4,036,328	
1a	Audit Adjustments							
2	Cost Per Diem	35.5499	74.3366	38.0100	11.8000		159.6965	
3	Cost Per Diem Inflated	36.7719	76.3341	39.3165				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	36.7719	76.3341	39.3165	11.8000		164.2225	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	44.3434		51.2053				
7	Provider Target Rate	45.2673		52.2722				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	36.7719	76.3341	39.3165	11.8000		164.2225	
12/13	Medical Adjustment Rate		0.8827	0.4547				
14	Prospective Per Diem 11	36.7719	77.2168	39.7712	11.8000		165.5599	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Ayers Health & Rehab Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/01/2000	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	6,621,085.00		Total Amount	Per Diem
RS to Start Calcs:	1981/01	Type:	Fixed	80% Capital(1):	3,301,237	10.7170
Indexed Asset Value	4,126,546	<60% of Base:	False	20% ROE(2):	825,309	0.3140
FRVS Base Asset:	2,024,739	Interest Rate:	11.5000%	Insurance Cost(3):	46,509	1.1092
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	90,558	2.1597
ROE Factor	0.015000	Amortization Rate:	11.5000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	48,701	0.0000
		Yearly Payment:	422,464	Total FRVS PD:		14.2999

- (1) 80% Capital (\$3,301,237) amortized at 11.5000 % for 20 years Principal & Interest of \$422,464 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$10.7170
- (2) 20% ROE (\$825,309) times the ROE factor (0.015000) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.3140
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	36.7719	36.7719	0.6529	36.1190
Direct Care	77.2168	77.2168	1.3710	75.8458
Indirect Care	39.7712	39.7712	0.7061	39.0651
Property	11.8000	14.2999	0.2539	14.0460
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.5384
Supplemental Rate Add-on				9.9025
Totals	165.5599	168.0598	2.9839	195.5168

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1981/01	61,280	0.00	3.8241	3.0000	0.8241	120		61,280	2,824,800	
1981/07	5,901	0.10	3.4129	3.0000	0.4129	120		67,181	2,897,880	
1982/01	1,565,867	0.10	3.0888	3.0000	0.0888	120	81.19	1,633,250	2,975,520	
1982/07		0.20	2.3865	2.3865		120	81.19	1,641,046	3,043,800	
1983/04	8,227	0.20	2.6288	2.6288		120	81.19	1,657,902	3,123,840	
1983/07		0.30	3.9578	3.0000	0.9578	120	81.19	1,672,823	3,247,440	
1984/01	307,530	0.30	2.2530	2.2530		120	86.88	1,991,660	3,289,560	
1984/07		0.40	1.9179	1.9179		120	86.88	2,006,940	3,352,680	
1985/01		0.40	1.1471	1.1471		120	85.03	2,016,148	3,391,080	
1985/10		0.50	0.8522	0.8522		120	85.03	2,024,739	3,420,000	
1986/01		0.50	0.8299	0.8299		120	85.03	2,033,142	3,448,440	
1986/07		0.60	0.2974	0.2974		120	85.03	2,036,769	3,441,840	
1987/01	23,098	0.60	1.0091	1.0091		120	85.74	2,072,200	3,503,400	
1987/07		0.70	0.9007	0.9007		120	86.00	2,085,265	3,530,760	
1988/01	13,888	0.70	0.9007	0.9007		120	86.00	2,112,301	3,559,440	
1988/07		0.80	0.5899	0.5899		120	81.55	2,122,269	3,557,520	
1989/01	359,075	0.80	0.5899	0.5899		120	81.55	2,491,359	3,578,520	
1989/07		0.90	0.5899	0.5899		120	80.06	2,504,586	3,602,760	
1990/01		0.90	0.5899	0.5899		120	84.56	2,517,883	3,620,880	
1990/07		1.00	0.5899	0.5899		120	85.00	2,532,736	3,642,240	
1991/01		1.00	0.5899	0.5899		120	85.00	2,547,677	3,663,600	
1991/07		1.00	1.4932	1.4932		120	85.00	2,585,719	3,718,320	
1992/01		1.00	2.0117	2.0117		120	85.00	2,637,736	3,793,080	
1992/07		1.00	1.8152	1.8152		120	85.00	2,685,616	3,861,960	
1993/01		1.00	1.7710	1.7710		120	85.00	2,733,178	3,930,360	
1993/07		1.00	1.5329	1.5329		120	85.00	2,775,075	3,990,600	
1994/01		1.00	1.6983	1.6983		120	82.51	2,822,204	4,058,400	
1994/07		1.00	1.5991	1.5991		120	82.51	2,867,334	4,123,320	
1995/01		1.00	1.5812	1.5812		120	83.90	2,912,672	4,188,480	
1995/07		1.00	1.5250	1.5250		120	83.90	2,957,090	4,252,320	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1996/01	30,196	1.00	1.7228	1.7228		120	82.66	3,038,231	4,325,640	
1996/07		1.00	1.3294	1.3294		120	82.66	3,078,621	4,383,120	
1997/01		1.00	1.4109	1.4109		120	81.07	3,122,057	4,444,920	
1997/07		1.00	1.0917	1.0917		120	81.07	3,156,140	4,493,400	
1998/01	42,535	1.00	1.1663	1.1663		120	77.50	3,235,485	4,545,840	
1998/07		1.00	1.0794	1.0794		120	77.50	3,270,409	4,594,920	
1999/01		1.00	1.4499	1.4499		120	77.50	3,317,827	4,661,520	
1999/07		1.00	1.2299	1.2299		120	74.81	3,358,633	4,718,880	
2000/01		1.00	1.3356	1.3356		120	66.88	3,403,491	4,781,880	
2000/07		1.00	1.1129	1.1129		120	66.88	3,441,368	4,835,040	
2001/01		1.00	1.2976	1.2976		120	66.88	3,486,023	4,897,800	
2001/07		0.95	0.9615	0.9615		120	66.88	3,517,864	4,944,840	
2002/01		0.95	1.0301	1.0301		120	69.39	3,552,290	4,995,720	
2002/07		0.90	0.8337	0.8337		120	69.39	3,578,943	5,037,360	
2003/01	24,111	0.90	1.3271	1.3271		120	71.42	3,645,801	5,104,200	
2003/07		0.85	1.1664	1.1664		120	71.42	3,681,945	5,163,720	
2004/01		0.85	1.1103	1.1103		120	69.29	3,716,695	5,221,080	
2004/07		0.80	0.8378	0.8378		120	69.29	3,741,604	5,264,880	
2005/01		0.80	0.8595	0.8595		120	59.95	3,767,331	5,310,120	
2005/07		0.75	0.7364	0.7364		120	59.95	3,788,138	5,349,240	
2006/01		0.75	0.9068	0.9068		120	55.55	3,813,901	5,397,720	
2006/07		0.70	0.8133	0.8133		120	55.55	3,835,614	5,441,640	
2007/01		0.70	1.0133	1.0133		120	55.55	3,862,820	5,496,720	
2007/07		0.65	1.1050	1.1050		120	53.63	3,889,875	5,557,440	
2008/01		0.65	0.8556	0.8556		120	57.47	3,911,507	5,604,960	
2008/07		0.60	0.6104	0.6104		120	57.47	3,925,831	5,639,160	
2009/01		0.60	1.3268	1.3268		120	57.47	3,957,085	5,714,040	
2009/07		0.55	0.6841	0.6841		120	59.14	3,971,976	5,753,160	
2010/01		0.55	0.8643	0.8643		120	59.14	3,990,859	5,802,840	
2010/07		0.50	0.7107	0.7107		120	63.42	4,005,043	5,844,120	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2011/01		0.50	0.9198	0.9198		120	64.46	4,023,462	5,897,880	
2011/07		0.45	0.9028	0.9028		120	64.46	4,039,809	5,951,160	
2012/01		0.45	0.3865	0.3865		120	64.46	4,046,834	5,974,200	
2012/07	20,038	0.40	0.9417	0.9417		120	59.64	4,082,116	6,030,480	
2013/01		0.40	0.4901	0.4901		120	59.64	4,090,117	6,060,000	
2013/07		0.35	0.6196	0.6196		120	59.19	4,098,988	6,097,560	
2014/01		0.35	0.8564	0.8564		120	59.19	4,111,273	6,149,760	
2014/07		0.30	1.2383	1.2383		120	60.28	4,126,546	6,225,960	

Message Code:

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014

ID: 227871073120130801201204152014171131



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North Beach 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
2201 NE 170TH STREET	1/1/2013-12/31/2013	Number of Beds: 99	Superior: 0
NORTH MIAMI BEACH, FL 33160	Days in CR 365	Maximum: 36,135	Standard: 184
County: Dade [13]	First Used : 2014/07	Max Annualized: 36,135	Conditional: 0
Region: South Area: 11	Last Used: 2014/07	Total Patient: 32,904	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 6,142	Inflation
Current Class South Small	Initial CR? False	Medicaid: 17,628	FY Index: 1.31456505
Class at 1/94: South Small	Medical Utilization	53.57403%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	91.05853%	Cost: 1.02471376
Open Date: 06/01/1982	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 06/01/1982	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21500000
Entered Medicaid 06/01/1982	Low Occupancy Adjustment Factor:	115.92267%	DC Sem Index: 1.24200000
Med # Active Date: 09/20/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02222222
Previous Med # 225282			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,071,216	1,743,475	1,204,066	192,145	2,310	4,213,212	
1a	Audit Adjustments							
2	Cost Per Diem	60.7679	98.9037	68.3042	10.9000	0.1310	239.0068	
3	Cost Per Diem Inflated	62.2697	101.1016	69.9923				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	62.2697	101.1016	69.9923	10.9000	0.1310	244.3946	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	63.9517		67.7484				
7	Provider Target Rate	65.2842		69.1600				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	62.8974	105.8360	81.6951	13.6500			
9	Prior Semester: Class Ceiling Target Base	67.3414		79.1810				
10	Target Rate Class Ceiling	68.3236		80.3359				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	62.2697	101.1016	69.1600	10.9000	0.1310	243.5623	
12/13	Medical Adjustment Rate		0.4065	0.2781				
14	Prospective Per Diem 11	62.2697	101.5081	69.4381	10.9000	0.1310	244.2469	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

North Beach Nursing & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On Payback FRV

Began FRVS: Year of Phase-In/Full: RS to Start Calcs: Indexed Asset Value FRVS Base Asset: Occup Adj Factor ROE Factor	Mortgage Information		Calculation of FRVS Per Diem		
	Amount:		Total Amount	Per Diem	
	2,634,917.00				
	Type: Variable		80% Capital(1): 3,826,610	12.4777	
	<60% of Base: False		20% ROE(2): 956,653	0.5516	
	Interest Rate: 10.4900%		Insurance Cost(3): 56,621	1.7208	
	Chase Rate: 6.7500%		Taxes Cost(3): 42,670	1.2968	
	Amortization Rate: 8.7500%		Home Office(3): 30,274	0.9201	
	Interest Only: False		Replacement(3&4): 160,723	0.0000	
	Yearly Payment: 405,794		Total FRVS PD:	16.9670	

- (1) 80% Capital (\$3,826,610) amortized at 8.7500 % for 20 years Principal & Interest of \$405,794 divided by annual available days (36135) divided by Occup. Adj. (0.900) = \$12.4777
- (2) 20% ROE (\$956,653) times the ROE factor (0.018750) divided by annual available days (36135) divided by Occup. Adj. (0.900) = \$0.5516
- (3) Pass-throughs: 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:	51,883
Comparison Bed	99	Effective PBS Limitation	2,821,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	62.2697	62.2697	1.1056	61.1641
Direct Care	101.5081	101.5081	1.8023	99.7058
Indirect Care	69.4381	69.4381	1.2329	68.2052
Property	10.9000	16.9670	0.1935	10.7065
ROE	0.1310	0.0296	0.0023	0.1287
ROE Adjustment	-0.0296	-0.0296	-0.0005	-0.0291
Quality Assess-Medicaid Share				17.7547
Supplemental Rate Add-on				9.9025
Totals	244.2173	250.1829	4.3361	267.5384

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1982/01	1,308,743	0.00	2.6760	2.6760		99	73.90	1,308,743	2,454,804	
1982/07		0.10	2.2977	2.2977		99	73.90	1,311,750	2,511,135	
1983/04		0.10	2.6288	2.6288		99	73.90	1,315,199	2,577,168	
1983/07		0.20	3.9578	3.0000	0.9578	99	73.90	1,323,090	2,679,138	
1984/01		0.20	2.2530	2.2530		99	73.90	1,329,052	2,713,887	
1984/07		0.30	1.9179	1.9179		99	78.97	1,336,699	2,765,961	
1985/01		0.30	1.1471	1.1471		99	78.97	1,341,299	2,797,641	
1985/10		0.40	0.8522	0.8522		99	68.08	1,345,871	2,821,500	
1986/01		0.40	0.8299	0.8299		99	68.08	1,350,339	2,844,963	
1986/07		0.50	0.2974	0.2974		99	74.47	1,352,347	2,839,518	
1987/01		0.50	1.0091	1.0091		99	74.47	1,359,171	2,890,305	
1987/07		0.60	0.9007	0.9007		99	78.97	1,366,516	2,912,877	
1988/01		0.60	0.9007	0.9007		99	78.97	1,373,901	2,936,538	
1988/07	45,768	0.70	0.5899	0.5899		99	81.33	1,425,342	2,934,954	
1989/01		0.70	0.5899	0.5899		99	81.33	1,431,227	2,952,279	
1989/07		0.80	0.5899	0.5899		99	72.35	1,437,981	2,972,277	
1990/01		0.80	0.5899	0.5899		99	72.35	1,444,767	2,987,226	
1990/07		0.90	0.5899	0.5899		99	74.47	1,452,437	3,004,848	
1991/01		0.90	0.5899	0.5899		99	74.47	1,452,437	3,022,470	5
1991/07		1.00	1.4932	1.4932		99	74.74	1,460,148	3,067,614	5
1992/01		1.00	2.0117	2.0117		99	74.74	1,481,951	3,129,291	5
1992/07	14,859	1.00	1.8152	1.8152		99	76.66	1,526,622	3,186,117	5
1993/01		1.00	1.7710	1.7710		99	76.66	1,554,064	3,242,547	5
1993/07		1.00	1.5329	1.5329		99	71.87	1,581,586	3,292,245	5
1994/01		1.00	1.6983	1.6983		99	71.87	1,633,102	3,348,180	
1994/07	15,570	1.00	1.5991	1.5991		99	73.23	1,674,787	3,401,739	
1995/01		1.00	1.5812	1.5812		99	73.23	1,701,269	3,455,496	
1995/07	17,434	1.00	1.5250	1.5250		99	69.58	1,744,647	3,508,164	
1996/01		1.00	1.7228	1.7228		99	69.58	1,774,704	3,568,653	
1996/07	1,004,443	1.00	1.3294	1.3294		99	67.54	2,802,740	3,616,074	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/01		1.00	1.4109	1.4109		99	67.54	2,842,284	3,667,059	
1997/07	25,719	1.00	1.0917	1.0917		99	69.70	2,899,032	3,707,055	
1998/01		1.00	1.1663	1.1663		99	69.70	2,932,843	3,750,318	
1998/07		1.00	1.0794	1.0794		99	74.80	2,964,500	3,790,809	
1999/01		1.00	1.4499	1.4499		99	74.80	3,007,482	3,845,754	
1999/07		1.00	1.2299	1.2299		99	71.62	3,044,471	3,893,076	
2000/01		1.00	1.3356	1.3356		99	71.62	3,085,133	3,945,051	
2000/07		1.00	1.1129	1.1129		99	75.25	3,119,467	3,988,908	
2001/01		1.00	1.2976	1.2976		99	75.25	3,159,945	4,040,685	
2001/07		1.00	0.9615	0.9615		99	75.25	3,190,328	4,079,493	
2002/01		1.00	1.0301	1.0301		99	75.25	3,223,192	4,121,469	
2002/07		0.95	0.8337	0.8337		99	75.25	3,248,720	4,155,822	
2003/01		0.95	1.3271	1.3271		99	74.94	3,289,677	4,210,965	
2003/07		0.90	1.1664	1.1664		99	74.94	3,324,212	4,260,069	
2004/01		0.90	1.1103	1.1103		99	69.75	3,357,431	4,307,391	
2004/07		0.85	0.8378	0.8378		99	69.75	3,381,339	4,343,526	
2005/01		0.85	0.8595	0.8595		99	66.11	3,406,043	4,380,849	
2005/07		0.80	0.7364	0.7364		99	61.74	3,426,108	4,413,123	
2006/01		0.80	0.9068	0.9068		99	61.74	3,450,961	4,453,119	
2006/07		0.75	0.8133	0.8133		99	61.74	3,472,012	4,489,353	
2007/01		0.75	1.0133	1.0133		99	63.76	3,498,399	4,534,794	
2007/07		0.70	1.1050	1.1050		99	64.03	3,525,459	4,584,888	
2008/01		0.70	0.8556	0.8556		99	64.03	3,546,573	4,624,092	
2008/07		0.65	0.6104	0.6104		99	64.03	3,560,646	4,652,307	
2009/01	122,093	0.65	1.3268	1.3268		99	60.73	3,713,446	4,714,083	
2009/07		0.60	0.6841	0.6841		99	60.73	3,728,690	4,746,357	
2010/01		0.60	0.8643	0.8643		99	60.98	3,748,027	4,787,343	
2010/07	18,229	0.55	0.7107	0.7107		99	63.72	3,780,907	4,821,399	
2011/01		0.55	0.9198	0.9198		99	63.72	3,800,035	4,865,751	
2011/07	675,114	0.50	0.9028	0.9028		99	58.96	4,492,302	4,909,707	



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0 228001-00 - 2014/07

267.54

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01		0.50	0.3865	0.3865		99	58.96	4,500,986	4,928,715	
2012/07		0.45	0.9417	0.9417		99	58.96	4,520,061	4,975,146	
2013/01	75,433	0.45	0.4901	0.4901		99	60.76	4,605,461	4,999,500	
2013/07		0.40	0.6196	0.6196		99	60.76	4,616,873	5,030,487	
2014/01	27,565	0.40	0.8564	0.8564		99	53.18	4,659,732	5,073,552	
2014/07	103,861	0.35	1.2383	1.2383		99	53.57	4,783,263	5,136,417	

Message Code:

5 Uncorrected Licensure Deficiency

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 228001123120130101201304282014133027



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
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 Rate Semester 07/01/2014 through 12/31/2014

0 228320-00 - 2014/07

248.71

The Gardens Court

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

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
3803 PGA BOULEVARD	9/1/2012-8/31/2013	Number of Beds: 120	Superior: 0
PALM BEACH GARDENS, FL 33410	Days in CR 365	Maximum: 43,800	Standard: 184
County: Palm Beach [50]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: South Area: 9	Last Used: 2014/07	Total Patient: 33,301	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 14,342	Inflation
Current Class South Large	Initial CR? False	Medicaid: 14,303	FY Index: 1.30580299
Class at 1/94: South Large	Medical Utilization		Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	42.95066%	Cost: 1.03158969
Open Date: 07/25/1996	Statewide Low Occupancy Threshold:	76.02968%	Target: 1.01458517
Acquired Date: 03/13/1997	Medicaid Low Occupancy Threshold:	78.55110%	DC FY Index: 1.21049917
Entered Medicaid 03/13/1997	Low Occupancy Adjustment Factor:	41.17760%	DC Sem Index: 1.24200000
Med # Active Date: 05/01/2001	Weighted Low Occ Adjustment Factor:	96.79009%	DC Inflation: 1.02602301
Previous Med # 213713		100.00000%	PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	699,685	1,319,967	974,605	460,271		3,454,528	
1a	Audit Adjustments							
2	Cost Per Diem	48.9188	92.2860	68.1399	32.1800		241.5247	
3	Cost Per Diem Inflated	50.4641	94.6876	70.2924				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	50.4641	94.6876	70.2924	32.1800		247.6241	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	71.9513		67.2569				
7	Provider Target Rate	73.4505		68.6583				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	50.4641	94.6876	63.9416	13.6500		222.7433	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	50.4641	94.6876	63.9416	13.6500		222.7433	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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248.71

Rate Semester 07/01/2014 through 12/31/2014

The Gardens Court

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	03/13/1997	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	7,200,000.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	4,441,334 10.7598
RS to Start Calcs:	1997/01	<60% of Base:	False	20% ROE(2):	1,110,333 0.4431
Indexed Asset Value	5,551,667	Interest Rate:	7.3400%	Insurance Cost(3):	33,146 0.9953
FRVS Base Asset:	4,325,640	Chase Rate:	8.2500%	Taxes Cost(3):	179,246 5.3826
Occup Adj Factor	0.9000	Amortization Rate:	7.3400%	Home Office(3):	36,574 1.0983
ROE Factor	0.015730	Interest Only:	False	Replacement(3&4):	173,225 0.0000
		Yearly Payment:	424,150	Total FRVS PD:	18.6791

- (1) 80% Capital (\$4,441,334) amortized at 7.3400 % for 20 years Principal & Interest of \$424,150 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$10.7598
- (2) 20% ROE (\$1,110,333) times the ROE factor (0.015730) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.4431
- (3) Pass-throughs: 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:	51,883
Comparison Bed 120	Effective PBS Limitation	4,325,640

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	50.4641	50.4641	0.8960	49.5681
Direct Care	94.6876	94.6876	1.6812	93.0064
Indirect Care	63.9416	63.9416	1.1353	62.8063
Property	13.6500	18.6791	0.3316	18.3475
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				15.0809
Supplemental Rate Add-on				9.9025
Totals	222.7433	227.7724	4.0441	248.7117

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/01	15,000,000	0.00	1.4109	1.4109		120	40.31	4,325,640	4,325,640	1
1997/07		0.10	1.0917	1.0917		120	40.31	4,329,102	4,493,400	
1998/01		0.10	1.1663	1.1663		120	40.31	4,332,802	4,545,840	
1998/07		0.20	1.0794	1.0794		120	40.31	4,339,658	4,594,920	
1999/01		0.20	1.4499	1.4499		120	40.31	4,348,882	4,661,520	
1999/07		0.30	1.2299	1.2299		120	40.31	4,360,643	4,718,880	
2000/01		0.30	1.3356	1.3356		120	40.31	4,373,449	4,781,880	
2000/07		0.40	1.1129	1.1129		120	40.31	4,387,719	4,835,040	
2001/01	14,181	0.40	1.2976	1.2976		120	33.31	4,415,692	4,897,800	
2001/07	17,432	0.50	0.9615	0.9615		120	33.31	4,445,982	4,944,840	
2002/01	51,151	0.50	1.0301	1.0301		120	33.31	4,511,003	4,995,720	
2002/07	3,384	0.60	0.8337	0.8337		120	33.31	4,528,053	5,037,360	
2003/01		0.60	1.3271	1.3271		120	33.31	4,549,890	5,104,200	
2003/07		0.70	1.1664	1.1664		120	33.31	4,549,890	5,163,720	5
2004/01	37,890	0.70	1.1103	1.1103		120	32.65	4,631,375	5,221,080	
2004/07		0.80	0.8378	0.8378		120	32.65	4,649,801	5,264,880	
2005/01		0.80	0.8595	0.8595		120	32.66	4,668,787	5,310,120	
2005/07		0.90	0.7364	0.7364		120	32.66	4,687,163	5,349,240	
2006/01		0.90	0.9068	0.9068		120	32.66	4,709,878	5,397,720	
2006/07		1.00	0.8133	0.8133		120	32.77	4,732,701	5,441,640	
2007/01	36,311	1.00	1.0133	1.0133		120	30.45	4,795,562	5,496,720	
2007/07		1.00	1.1050	1.1050		120	30.45	4,824,900	5,557,440	
2008/01		1.00	0.8556	0.8556		120	30.45	4,847,755	5,604,960	
2008/07		1.00	0.6104	0.6104		120	28.91	4,863,309	5,639,160	
2009/01	232,916	1.00	1.3268	1.3268		120	29.32	5,130,623	5,714,040	
2009/07		1.00	0.6841	0.6841		120	29.32	5,149,334	5,753,160	
2010/01	68,011	1.00	0.8643	0.8643		120	27.72	5,239,776	5,802,840	
2010/07		1.00	0.7107	0.7107		120	27.72	5,258,545	5,844,120	
2011/01		1.00	0.9198	0.9198		120	27.72	5,282,923	5,897,880	
2011/07	30,731	1.00	0.9028	0.9028		120	27.77	5,337,735	5,951,160	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01		1.00	0.3865	0.3865		120	36.52	5,351,434	5,974,200	
2012/07		1.00	0.9417	0.9417		120	36.52	5,384,896	6,030,480	
2013/01		1.00	0.4901	0.4901		120	36.52	5,402,420	6,060,000	
2013/07		1.00	0.6196	0.6196		120	44.56	5,429,540	6,097,560	
2014/01		1.00	0.8564	0.8564		120	44.56	5,467,212	6,149,760	
2014/07	31,587	1.00	1.2383	1.2383		120	42.95	5,551,667	6,225,960	

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 07/01/2014 through 12/31/2014

0 228338-00 - 2014/07

213.32

Life Care Center of Melbourne

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

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
606 E SHERIDAN RD	3/1/2013-2/28/2014	Number of Beds: 120	Superior: 0
MELBOURNE, FL 32901	Days in CR 365	Maximum: 43,800	Standard: 184
County: Brevard [5]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 7	Last Used: 2014/07	Total Patient: 39,022	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 19,837	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 9,168	FY Index: 1.31433985
Class at 1/94: North Large	Medical Utilization	23.49444%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	89.09132%	Cost: 1.02488934
Open Date: 02/01/1990	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 02/01/1990	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21766521
Entered Medicaid 02/01/1990	Low Occupancy Adjustment Factor:	113.41830%	DC Sem Index: 1.24200000
Med # Active Date: 02/28/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.01998480
Previous Med # 202088			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	357,095	761,598	563,841	125,418		1,807,952	
1a	Audit Adjustments							
2	Cost Per Diem	38.9502	83.0713	61.5010	13.6800		197.2025	
3	Cost Per Diem Inflated	39.9196	84.7315	63.0317				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	39.9196	84.7315	63.0317	13.6800		201.3628	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	61.2127		53.3361				
7	Provider Target Rate	62.4881		54.4474				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	39.9196	84.7315	54.4474	13.6500		192.7485	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	39.9196	84.7315	54.4474	13.6500		192.7485	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Life Care Center of Melbourne

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	02/01/1990	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	4,085,472.00	Total Amount	Per Diem	
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	4,873,862	12.8756
RS to Start Calcs:	1990/01	<60% of Base:	False	20% ROE(2):	1,218,466	0.6213
Indexed Asset Value	6,092,328	Interest Rate:	8.5000%	Insurance Cost(3):	14,218	0.3644
FRVS Base Asset:	1,801,380	Chase Rate:	8.5000%	Taxes Cost(3):	75,687	1.9396
Occup Adj Factor	0.9000	Amortization Rate:	8.5000%	Home Office(3):	47,628	1.2205
ROE Factor	0.020100	Interest Only:	False	Replacement(3&4):	172,275	0.0000
		Yearly Payment:	507,558	Total FRVS PD:		17.0214

- (1) 80% Capital (\$4,873,862) amortized at 8.5000 % for 20 years Principal & Interest of \$507,558 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$12.8756
 (2) 20% ROE (\$1,218,466) times the ROE factor (0.020100) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.6213
 (3) Pass-throughs: 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:	51,883
Comparison Bed	60	Effective PBS Limitation	1,801,380

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	39.9196	39.9196	0.7088	39.2108
Direct Care	84.7315	84.7315	1.5044	83.2271
Indirect Care	54.4474	54.4474	0.9667	53.4807
Property	13.6500	17.0214	0.3022	16.7192
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				10.7762
Supplemental Rate Add-on				9.9025
Totals	192.7485	196.1199	3.4821	213.3165

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1990/01	2,732,776	0.00	0.5899	0.5899		60	43.23	1,801,380	1,801,380	1
1990/07		0.10	0.5899	0.5899		60	43.23	1,802,215	1,821,120	
1991/01		0.10	0.5899	0.5899		60	43.23	1,803,051	1,831,800	
1991/07		0.20	1.4932	1.4932		60	43.23	1,807,283	1,859,160	
1992/01		0.20	2.0117	2.0117		60	43.23	1,812,998	1,896,540	
1992/07		0.30	1.8152	1.8152		60	43.23	1,820,759	1,930,980	
1993/01	1,545,975	0.30	1.7710	1.7710		120	44.74	3,374,603	3,930,360	
1993/07	9,379	0.40	1.5329	1.5329		120	49.26	3,402,515	3,990,600	
1994/01		0.40	1.6983	1.6983		120	49.26	3,423,216	4,058,400	
1994/07		0.50	1.5991	1.5991		120	47.68	3,446,945	4,123,320	
1995/01		0.50	1.5812	1.5812		120	47.68	3,470,570	4,188,480	
1995/07	29,909	0.60	1.5250	1.5250		120	47.48	3,527,893	4,252,320	
1996/01		0.60	1.7228	1.7228		120	47.48	3,559,375	4,325,640	
1996/07		0.70	1.3294	1.3294		120	47.74	3,588,126	4,383,120	
1997/01		0.70	1.4109	1.4109		120	47.74	3,618,885	4,444,920	
1997/07		0.80	1.0917	1.0917		120	50.94	3,648,159	4,493,400	
1998/01		0.80	1.1663	1.1663		120	50.94	3,679,684	4,545,840	
1998/07		0.90	1.0794	1.0794		120	49.92	3,712,130	4,594,920	
1999/01		0.90	1.4499	1.4499		120	49.92	3,712,130	4,661,520	5
1999/07		1.00	1.2299	1.2299		120	49.92	3,798,025	4,718,880	
2000/01	52,512	1.00	1.3356	1.3356		120	57.28	3,850,537	4,781,880	5
2000/07		1.00	1.1129	1.1129		120	66.42	3,944,680	4,835,040	
2001/01	46,331	1.00	1.2976	1.2976		120	65.16	4,042,197	4,897,800	
2001/07	10,596	1.00	0.9615	0.9615		120	65.16	4,091,659	4,944,840	
2002/01	20,533	1.00	1.0301	1.0301		120	65.16	4,154,340	4,995,720	
2002/07		1.00	0.8337	0.8337		120	65.16	4,188,975	5,037,360	
2003/01		1.00	1.3271	1.3271		120	65.16	4,244,567	5,104,200	
2003/07		1.00	1.1664	1.1664		120	65.16	4,294,076	5,163,720	
2004/01	312,573	1.00	1.1103	1.1103		120	58.96	4,654,326	5,221,080	
2004/07	30,994	1.00	0.8378	0.8378		120	54.59	4,724,023	5,264,880	



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213.32

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2005/01		1.00	0.8595	0.8595		120	54.59	4,764,323	5,310,120	
2005/07	99,909	1.00	0.7364	0.7364		120	48.70	4,864,232	5,349,240	5
2006/01		1.00	0.9068	0.9068		120	48.70	4,934,604	5,397,720	
2006/07	90,290	1.00	0.8133	0.8133		120	48.23	5,060,087	5,441,640	
2007/01		1.00	1.0133	1.0133		120	48.23	5,105,050	5,496,720	
2007/07		1.00	1.1050	1.1050		120	48.23	5,154,517	5,557,440	
2008/01	169,577	1.00	0.8556	0.8556		120	39.01	5,355,374	5,604,960	
2008/07		1.00	0.6104	0.6104		120	39.01	5,378,560	5,639,160	
2009/01	21,291	1.00	1.3268	1.3268		120	38.28	5,449,519	5,714,040	
2009/07	132,304	1.00	0.6841	0.6841		120	32.40	5,603,784	5,753,160	
2010/01		1.00	0.8643	0.8643		120	32.40	5,632,316	5,802,840	
2010/07		0.95	0.7107	0.7107		120	31.82	5,654,318	5,844,120	
2011/01		0.95	0.9198	0.9198		120	31.82	5,682,902	5,897,880	
2011/07		0.90	0.9028	0.9028		120	31.82	5,709,616	5,951,160	
2012/01	209,156	0.90	0.3865	0.3865		120	33.02	5,930,697	5,974,200	
2012/07		0.85	0.9417	0.9417		120	33.02	5,959,196	6,030,480	
2013/01	24,497	0.85	0.4901	0.4901		120	30.94	5,997,659	6,060,000	
2013/07		0.80	0.6196	0.6196		120	30.94	6,014,384	6,097,560	
2014/01		0.80	0.8564	0.8564		120	26.10	6,033,937	6,149,760	
2014/07	58,391	0.75	1.2383	1.2383		120	23.49	6,092,328	6,225,960	

Message Code:

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



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

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective
 Type of Ownership: Proprietary : Partnership CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
730 COLLEGE STREET	1/1/2013-12/31/2013	Number of Beds: 104	Superior: 0
JACKSONVILLE , FL 32204	Days in CR 365	Maximum: 37,960	Standard: 184
County: Duval [16]	First Used : 2014/07	Max Annualized: 37,960	Conditional: 0
Region: North Area: 4	Last Used: 2014/07	Total Patient: 29,677	Total: 184
Control: Proprietary : Partnership	Unaudited	Medicare: 3,427	Inflation
Current Class North Large	Initial CR? False	Medicaid: 21,031	FY Index: 1.31456505
Class at 1/94: North Large	Medical Utilization	70.86633%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	78.17966%	Cost: 1.02471376
Open Date: 04/01/1979	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 04/01/1979	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21500000
Entered Medicaid 11/01/1980	Low Occupancy Adjustment Factor:	99.52714%	DC Sem Index: 1.24200000
Med # Active Date: 07/16/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02222222
Previous Med # 202908			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	894,239	1,634,190	917,995	159,625		3,606,049	
1a	Audit Adjustments							
2	Cost Per Diem	42.5200	77.7039	43.6496	7.5900		171.4635	
3	Cost Per Diem Inflated	43.5708	79.4307	44.7283				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	43.5708	79.4307	44.7283	7.5900		175.3198	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	49.2509		51.2053				
7	Provider Target Rate	50.2771		52.2722				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	43.5708	79.4307	44.7283	7.5900		175.3198	
12/13	Medical Adjustment Rate		1.8646	1.0500				
14	Prospective Per Diem 11	43.5708	81.2953	45.7783	7.5900		178.2344	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Park Ridge Nursing Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1987	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	1,230,000.00		Total Amount	Per Diem
RS to Start Calcs:	1979/01	Type:	Fixed	80% Capital(1):	2,096,273	7.1055
Indexed Asset Value	2,620,341	<60% of Base:	False	20% ROE(2):	524,068	0.2876
FRVS Base Asset:	1,293,889	Interest Rate:	10.0000%	Insurance Cost(3):	19,900	0.6706
Occup Adj Factor	0.9000	Chase Rate:	9.5000%	Taxes Cost(3):	37,519	1.2642
ROE Factor	0.018750	Amortization Rate:	10.0000%	Home Office(3):	11,625	0.3917
		Interest Only:	False	Replacement(3&4):	35,365	0.0000
		Yearly Payment:	242,754	Total FRVS PD:		9.7196

- (1) 80% Capital (\$2,096,273) amortized at 10.0000 % for 20 years Principal & Interest of \$242,754 divided by annual available days (37960) divided by Occup. Adj. (0.900) = \$7.1055
- (2) 20% ROE (\$524,068) times the ROE factor (0.018750) divided by annual available days (37960) divided by Occup. Adj. (0.900) = \$0.2876
- (3) Pass-throughs: 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:	51,883
Comparison Bed	104	Effective PBS Limitation	2,964,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	43.5708	43.5708	0.7736	42.7972
Direct Care	81.2953	81.2953	1.4434	79.8519
Indirect Care	45.7783	45.7783	0.8128	44.9655
Property	7.5900	9.7196	0.1726	9.5470
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				24.0936
Supplemental Rate Add-on				9.9025
Totals	178.2344	180.3640	3.2024	211.1577

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1979/01	1,059,622	0.00	5.1272	3.0000	2.1272	104	100.00	1,059,622	2,053,272	
1979/07		0.10	6.3255	3.0000	3.3255	104	100.00	1,062,801	2,139,488	
1980/01		0.10	9.4912	3.0000	6.4912	104	62.21	1,065,989	2,271,464	
1980/07	9,707	0.20	10.3018	3.0000	7.3018	104	62.21	1,082,092	2,357,992	
1981/01	6,139	0.20	11.1259	3.0000	8.1259	104	65.97	1,094,724	2,448,160	
1981/07		0.30	10.7147	3.0000	7.7147	104	65.97	1,104,577	2,511,496	
1982/01		0.30	10.3907	3.0000	7.3907	104	67.80	1,114,518	2,578,784	
1982/07	10,397	0.40	9.6883	3.0000	6.6883	104	67.80	1,138,289	2,637,960	
1983/04	616	0.40	9.3172	3.0000	6.3172	104	75.66	1,152,564	2,707,328	
1983/07	14,823	0.50	10.2750	3.0000	7.2750	104	75.66	1,184,675	2,814,448	
1984/01	9,144	0.50	8.5701	3.0000	5.5701	104	77.18	1,211,589	2,850,952	
1984/07		0.60	7.4880	3.0000	4.4880	104	77.18	1,233,398	2,905,656	
1985/01		0.60	5.6351	3.0000	2.6351	104	77.54	1,255,599	2,938,936	
1985/10	11,922	0.70	3.4873	3.0000	0.4873	104	77.54	1,293,889	2,964,000	
1986/01		0.70	1.3172	1.3172		104	77.54	1,305,819	2,988,648	
1986/07		0.80	0.2974	0.2974		104	77.54	1,308,926	2,982,928	
1987/01		0.80	1.0091	1.0091		104	76.00	1,319,493	3,036,280	
1987/07		0.90	0.9007	0.9007		104	76.00	1,330,189	3,059,992	
1988/01	11,088	0.90	0.9007	0.9007		104	79.82	1,352,060	3,084,848	
1988/07		1.00	0.5899	0.5899		104	79.82	1,360,036	3,083,184	
1989/01		1.00	0.5899	0.5899		104	85.84	1,368,059	3,101,384	
1989/07		1.00	0.5899	0.5899		104	85.84	1,376,129	3,122,392	
1990/01		1.00	0.5899	0.5899		104	73.88	1,384,247	3,138,096	
1990/07	16,896	1.00	0.5899	0.5899		104	95.29	1,409,309	3,156,608	
1991/01		1.00	0.5899	0.5899		104	95.29	1,417,623	3,175,120	
1991/07		1.00	1.4932	1.4932		104	95.29	1,438,791	3,222,544	
1992/01		1.00	2.0117	2.0117		104	95.29	1,467,735	3,287,336	
1992/07		1.00	1.8152	1.8152		104	95.29	1,494,377	3,347,032	
1993/01		1.00	1.7710	1.7710		104	95.29	1,520,842	3,406,312	
1993/07		1.00	1.5329	1.5329		104	95.29	1,544,155	3,458,520	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1994/01		1.00	1.6983	1.6983		104	96.73	1,570,379	3,517,280	
1994/07		1.00	1.5991	1.5991		104	96.73	1,595,491	3,573,544	
1995/01		1.00	1.5812	1.5812		104	89.65	1,620,719	3,630,016	
1995/07		1.00	1.5250	1.5250		104	89.65	1,645,435	3,685,344	
1996/01		1.00	1.7228	1.7228		104	91.41	1,673,783	3,748,888	
1996/07		1.00	1.3294	1.3294		104	91.21	1,696,034	3,798,704	
1997/01		1.00	1.4109	1.4109		104	92.19	1,719,963	3,852,264	
1997/07		1.00	1.0917	1.0917		104	92.19	1,738,740	3,894,280	
1998/01		1.00	1.1663	1.1663		104	91.66	1,759,019	3,939,728	
1998/07		1.00	1.0794	1.0794		104	91.66	1,778,006	3,982,264	
1999/01		1.00	1.4499	1.4499		104	89.75	1,803,785	4,039,984	
1999/07		0.95	1.2299	1.2299		104	89.75	1,803,785	4,089,696	5
2000/01		0.95	1.3356	1.3356		104	92.92	1,848,014	4,144,296	
2000/07		0.90	1.1129	1.1129		104	92.92	1,866,524	4,190,368	
2001/01		0.90	1.2976	1.2976		104	91.16	1,888,321	4,244,760	
2001/07	69,550	0.85	0.9615	0.9615		104	85.90	1,973,304	4,285,528	
2002/01		0.85	1.0301	1.0301		104	85.90	1,990,582	4,329,624	
2002/07		0.80	0.8337	0.8337		104	85.90	2,003,859	4,365,712	
2003/01		0.80	1.3271	1.3271		104	85.90	2,025,134	4,423,640	
2003/07		0.75	1.1664	1.1664		104	85.90	2,042,850	4,475,224	
2004/01		0.75	1.1103	1.1103		104	79.21	2,059,861	4,524,936	
2004/07		0.70	0.8378	0.8378		104	79.21	2,071,942	4,562,896	
2005/01		0.70	0.8595	0.8595		104	72.02	2,084,409	4,602,104	
2005/07		0.65	0.7364	0.7364		104	72.02	2,094,387	4,636,008	
2006/01	77,526	0.65	0.9068	0.9068		104	78.87	2,184,257	4,678,024	
2006/07		0.60	0.8133	0.8133		104	78.87	2,194,916	4,716,088	
2007/01	67,757	0.60	1.0133	1.0133		104	81.56	2,276,018	4,763,824	
2007/07		0.55	1.1050	1.1050		104	81.56	2,289,852	4,816,448	
2008/01	84,197	0.55	0.8556	0.8556		104	76.79	2,384,825	4,857,632	
2008/07	28,086	0.50	0.6104	0.6104		104	75.63	2,420,189	4,887,272	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2009/01		0.50	1.3268	1.3268		104	75.63	2,436,245	4,952,168	
2009/07		0.45	0.6841	0.6841		104	75.63	2,443,744	4,986,072	
2010/01		0.45	0.8643	0.8643		104	75.69	2,453,248	5,029,128	
2010/07	16,333	0.40	0.7107	0.7107		104	76.49	2,476,556	5,064,904	
2011/01		0.40	0.9198	0.9198		104	76.49	2,485,667	5,111,496	
2011/07		0.35	0.9028	0.9028		104	76.49	2,493,522	5,157,672	
2012/01		0.35	0.3865	0.3865		104	75.82	2,496,896	5,177,640	
2012/07		0.30	0.9417	0.9417		104	75.82	2,503,950	5,226,416	
2013/01		0.30	0.4901	0.4901		104	72.60	2,507,631	5,252,000	
2013/07		0.25	0.6196	0.6196		104	72.60	2,511,515	5,284,552	
2014/01	26,549	0.25	0.8564	0.8564		104	71.33	2,543,441	5,329,792	
2014/07	70,600	0.20	1.2383	1.2383		104	70.87	2,620,341	5,395,832	

Message Code:

5 Uncorrected Licensure Deficiency



Florida Agency for Health Care Administration
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195.29

Bear Creek Nursing Center

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

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

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
8041 STATE RD 52 E	8/1/2012-7/31/2013	Number of Beds: 120	Superior: 184
HUDSON, FL 34667	Days in CR 365	Maximum: 43,800	Standard: 0
County: Pasco [51]	First Used : 2014/01	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 5	Last Used: 2014/07	Total Patient: 39,915	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 10,394	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 22,286	FY Index: 1.30228922
Class at 1/94: North Large	Medical Utilization	55.83365%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	91.13014%	Cost: 1.03437307
Open Date: 09/01/1981	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 09/01/1981	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20949917
Entered Medicaid 09/01/1981	Low Occupancy Adjustment Factor:	116.01383%	DC Sem Index: 1.24200000
Med # Active Date: 10/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02687131
Previous Med # 222461			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	810,577	1,697,358	945,746	324,707		3,778,387	
1a	Audit Adjustments							
2	Cost Per Diem	36.3716	76.1625	42.4368	14.5700		169.5409	
3	Cost Per Diem Inflated	37.6218	78.2091	43.8955				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	37.6218	78.2091	43.8955	14.5700		174.2964	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	44.2263		53.3361				
7	Provider Target Rate	45.1478		54.4474				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	37.6218	78.2091	43.8955	13.6500		173.3764	
12/13	Medical Adjustment Rate		0.5133	0.2881				
14	Prospective Per Diem 11	37.6218	78.7224	44.1836	13.6500		174.1778	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Bear Creek Nursing Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/01/2000	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	4,286,753.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	2,386,587 7.7477
RS to Start Calcs:	1981/07	<60% of Base:	False	20% ROE(2):	596,647 0.2270
Indexed Asset Value	2,983,234	Interest Rate:	11.5000%	Insurance Cost(3):	49,373 1.2370
FRVS Base Asset:	1,625,865	Chase Rate:	8.5000%	Taxes Cost(3):	38,769 0.9713
Occup Adj Factor	0.9000	Amortization Rate:	11.5000%	Home Office(3):	0 0.0000
ROE Factor	0.015000	Interest Only:	False	Replacement(3&4):	15,925 0.0000
		Yearly Payment:	305,415	Total FRVS PD:	10.1830

- (1) 80% Capital (\$2,386,587) amortized at 11.5000 % for 20 years Principal & Interest of \$305,415 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$7.7477
- (2) 20% ROE (\$596,647) times the ROE factor (0.015000) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.2270
- (3) Pass-throughs: 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:	51,883
Comparison Bed 120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	37.6218	37.6218	0.6680	36.9538
Direct Care	78.7224	78.7224	1.3977	77.3247
Indirect Care	44.1836	44.1836	0.7845	43.3991
Property	13.6500	10.1830	0.1808	10.0022
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				17.7126
Supplemental Rate Add-on				9.9025
Totals	174.1778	170.7108	3.0310	195.2949

Medicaid Trend Adjustment



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195.29

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1981/07	1,553,173	0.00	2.5888	2.5888		120	52.54	1,553,173	2,897,880	
1982/01		0.10	2.6760	2.6760		120	45.91	1,556,642	2,975,520	
1982/07		0.10	2.2977	2.2977		120	45.91	1,559,628	3,043,800	
1983/04		0.20	2.6288	2.6288		120	53.78	1,567,647	3,123,840	
1983/07		0.20	3.9578	3.0000	0.9578	120	53.78	1,576,844	3,247,440	
1984/01	1,978	0.30	2.2530	2.2530		120	56.24	1,589,480	3,289,560	
1984/07	2,103	0.30	1.9179	1.9179		120	56.24	1,600,729	3,352,680	
1985/01	12,452	0.40	1.1471	1.1471		120	54.21	1,620,420	3,391,080	
1985/10		0.40	0.8522	0.8522		120	54.21	1,625,865	3,420,000	
1986/01		0.50	0.8299	0.8299		120	54.21	1,632,515	3,448,440	
1986/07		0.50	0.2974	0.2974		120	54.21	1,634,908	3,441,840	
1987/01		0.60	1.0091	1.0091		120	54.21	1,644,665	3,503,400	
1987/07		0.60	0.9007	0.9007		120	59.45	1,653,553	3,530,760	
1988/01		0.70	0.9007	0.9007		120	67.44	1,663,979	3,559,440	
1988/07		0.70	0.5899	0.5899		120	67.44	1,670,850	3,557,520	
1989/01	15,145	0.80	0.5899	0.5899		120	67.44	1,693,880	3,578,520	
1989/07		0.80	0.5899	0.5899		120	67.44	1,701,873	3,602,760	
1990/01		0.90	0.5899	0.5899		120	67.44	1,710,908	3,620,880	
1990/07		0.90	0.5899	0.5899		120	64.58	1,719,991	3,642,240	
1991/01		1.00	0.5899	0.5899		120	64.58	1,730,137	3,663,600	
1991/07		1.00	1.4932	1.4932		120	64.58	1,755,971	3,718,320	
1992/01		1.00	2.0117	2.0117		120	64.58	1,791,296	3,793,080	
1992/07		1.00	1.8152	1.8152		120	64.58	1,823,812	3,861,960	
1993/01		1.00	1.7710	1.7710		120	64.58	1,856,112	3,930,360	
1993/07		1.00	1.5329	1.5329		120	64.58	1,884,564	3,990,600	
1994/01		1.00	1.6983	1.6983		120	71.11	1,916,570	4,058,400	
1994/07		1.00	1.5991	1.5991		120	71.11	1,947,218	4,123,320	
1995/01		1.00	1.5812	1.5812		120	70.08	1,978,007	4,188,480	
1995/07		1.00	1.5250	1.5250		120	70.08	2,008,172	4,252,320	
1996/01	22,492	1.00	1.7228	1.7228		120	69.71	2,030,664	4,325,640	5



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1996/07		1.00	1.3294	1.3294		120	69.71	2,065,261	4,383,120	5
1997/01	24,431	1.00	1.4109	1.4109		120	68.17	2,146,674	4,444,920	
1997/07		1.00	1.0917	1.0917		120	68.17	2,170,109	4,493,400	
1998/01		1.00	1.1663	1.1663		120	66.68	2,195,419	4,545,840	
1998/07		1.00	1.0794	1.0794		120	66.68	2,219,116	4,594,920	
1999/01		1.00	1.4499	1.4499		120	66.68	2,251,291	4,661,520	
1999/07		1.00	1.2299	1.2299		120	77.83	2,278,980	4,718,880	
2000/01		1.00	1.3356	1.3356		120	71.02	2,309,418	4,781,880	
2000/07		1.00	1.1129	1.1129		120	71.02	2,335,120	4,835,040	
2001/01		1.00	1.2976	1.2976		120	71.02	2,365,421	4,897,800	
2001/07		1.00	0.9615	0.9615		120	71.02	2,388,165	4,944,840	
2002/01		0.95	1.0301	1.0301		120	71.58	2,411,536	4,995,720	
2002/07		0.95	0.8337	0.8337		120	71.58	2,430,635	5,037,360	
2003/01		0.90	1.3271	1.3271		120	67.37	2,459,667	5,104,200	
2003/07		0.90	1.1664	1.1664		120	67.37	2,485,489	5,163,720	
2004/01		0.85	1.1103	1.1103		120	64.52	2,508,947	5,221,080	
2004/07		0.85	0.8378	0.8378		120	64.52	2,526,813	5,264,880	
2005/01		0.80	0.8595	0.8595		120	64.52	2,544,187	5,310,120	
2005/07		0.80	0.7364	0.7364		120	65.04	2,559,175	5,349,240	
2006/01		0.75	0.9068	0.9068		120	65.04	2,576,580	5,397,720	
2006/07		0.75	0.8133	0.8133		120	55.75	2,592,297	5,441,640	
2007/01		0.70	1.0133	1.0133		120	55.75	2,610,684	5,496,720	
2007/07		0.70	1.1050	1.1050		120	50.45	2,629,207	5,557,440	
2008/01		0.65	0.8556	0.8556		120	50.45	2,642,618	5,604,960	
2008/07	51,713	0.65	0.6104	0.6104		120	49.02	2,703,677	5,639,160	
2009/01		0.60	1.3268	1.3268		120	49.02	2,722,861	5,714,040	
2009/07		0.60	0.6841	0.6841		120	46.87	2,732,386	5,753,160	
2010/01		0.55	0.8643	0.8643		120	46.87	2,743,456	5,802,840	
2010/07		0.55	0.7107	0.7107		120	55.53	2,754,180	5,844,120	
2011/01		0.50	0.9198	0.9198		120	55.53	2,766,846	5,897,880	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2011/07	17,999	0.50	0.9028	0.9028		120	55.78	2,797,335	5,951,160	
2012/01	101,965	0.45	0.3865	0.3865		120	56.34	2,904,165	5,974,200	
2012/07		0.45	0.9417	0.9417		120	56.34	2,916,473	6,030,480	
2013/01		0.40	0.4901	0.4901		120	56.34	2,922,189	6,060,000	
2013/07	32,150	0.40	0.6196	0.6196		120	54.27	2,961,484	6,097,560	
2014/01		0.35	0.8564	0.8564		120	55.83	2,970,360	6,149,760	
2014/07		0.35	1.2383	1.2383		120	55.83	2,983,234	6,225,960	

Message Code:

5 Uncorrected Licensure Deficiency

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Royal Oak Nursing Center

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

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

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
37300 ROYAL OAK LANE	8/1/2012-7/31/2013	Number of Beds: 120	Superior: 0
DADE CITY , FL 33525	Days in CR 365	Maximum: 43,800	Standard: 184
County: Pasco [51]	First Used : 2014/01	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 5	Last Used: 2014/07	Total Patient: 39,056	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 4,030	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 27,381	FY Index: 1.30228922
Class at 1/94: North Large	Medical Utilization	70.10703%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	89.16895%	Cost: 1.03437307
Open Date: 05/01/1981	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 05/01/1981	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20949917
Entered Medicaid 05/01/1981	Low Occupancy Adjustment Factor:	113.51712%	DC Sem Index: 1.24200000
Med # Active Date: 10/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02687131
Previous Med # 222542			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	909,643	2,119,528	1,140,355	487,929		4,657,455	
1a	Audit Adjustments							
2	Cost Per Diem	33.2217	77.4087	41.6477	17.8200		170.0981	
3	Cost Per Diem Inflated	34.3636	79.4888	43.0793				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	34.3636	79.4888	43.0793	17.8200		174.7517	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	46.0187		53.3361				
7	Provider Target Rate	46.9775		54.4474				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	34.3636	79.4888	43.0793	13.6500		170.5817	
12/13	Medical Adjustment Rate		1.7981	0.9745				
14	Prospective Per Diem 11	34.3636	81.2869	44.0538	13.6500		173.3543	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Royal Oak Nursing Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/01/2000	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	4,458,223.00	Total Amount	Per Diem	
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	3,373,147	10.9505
RS to Start Calcs:	1981/01	<60% of Base:	False	20% ROE(2):	843,287	0.3209
Indexed Asset Value	4,216,434	Interest Rate:	11.5000%	Insurance Cost(3):	45,779	1.1721
FRVS Base Asset:	2,272,819	Chase Rate:	8.5000%	Taxes Cost(3):	53,513	1.3702
Occup Adj Factor	0.9000	Amortization Rate:	11.5000%	Home Office(3):	0	0.0000
ROE Factor	0.015000	Interest Only:	False	Replacement(3&4):	23,266	0.0000
		Yearly Payment:	431,667	Total FRVS PD:		13.8137

- (1) 80% Capital (\$3,373,147) amortized at 11.5000 % for 20 years Principal & Interest of \$431,667 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$10.9505
- (2) 20% ROE (\$843,287) times the ROE factor (0.015000) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.3209
- (3) Pass-throughs: 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:	51,883
Comparison Bed 120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	34.3636	34.3636	0.6101	33.7535
Direct Care	81.2869	81.2869	1.4433	79.8436
Indirect Care	44.0538	44.0538	0.7822	43.2716
Property	13.6500	13.8137	0.2453	13.5684
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.0204
Supplemental Rate Add-on				9.9025
Totals	173.3543	173.5180	3.0809	202.3600

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1981/01	2,157,345	0.00	3.8241	3.0000	0.8241	120	55.03	2,157,345	2,824,800	
1981/07	5,872	0.10	3.4129	3.0000	0.4129	120	55.03	2,169,689	2,897,880	
1982/01		0.10	3.0888	3.0000	0.0888	120	46.80	2,175,228	2,975,520	
1982/07		0.20	2.3865	2.3865		120	46.80	2,184,062	3,043,800	
1983/04		0.20	2.6288	2.6288		120	51.90	2,194,899	3,123,840	
1983/07	2,698	0.30	3.9578	3.0000	0.9578	120	51.90	2,216,238	3,247,440	
1984/01	2,709	0.30	2.2530	2.2530		120	60.97	2,233,927	3,289,560	
1984/07	1,774	0.40	1.9179	1.9179		120	60.97	2,252,840	3,352,680	
1985/01		0.40	1.1471	1.1471		120	60.45	2,263,176	3,391,080	
1985/10		0.50	0.8522	0.8522		120	60.45	2,272,819	3,420,000	
1986/01		0.50	0.8299	0.8299		120	60.45	2,282,251	3,448,440	
1986/07		0.60	0.2974	0.2974		120	60.45	2,286,323	3,441,840	
1987/01	23,638	0.60	1.0091	1.0091		120	65.00	2,323,805	3,503,400	
1987/07	66,539	0.70	0.9007	0.9007		120	65.00	2,404,996	3,530,760	
1988/01		0.70	0.9007	0.9007		120	64.00	2,420,159	3,559,440	
1988/07		0.80	0.5899	0.5899		120	64.00	2,431,580	3,557,520	
1989/01	25,068	0.80	0.5899	0.5899		120	63.83	2,468,123	3,578,520	
1989/07		0.90	0.5899	0.5899		120	63.83	2,481,226	3,602,760	
1990/01		0.90	0.5899	0.5899		120	72.66	2,494,399	3,620,880	
1990/07		1.00	0.5899	0.5899		120	76.72	2,509,113	3,642,240	
1991/01		1.00	0.5899	0.5899		120	76.72	2,523,914	3,663,600	
1991/07		1.00	1.4932	1.4932		120	76.72	2,561,601	3,718,320	
1992/01		1.00	2.0117	2.0117		120	76.72	2,613,133	3,793,080	
1992/07		1.00	1.8152	1.8152		120	76.72	2,660,567	3,861,960	
1993/01		1.00	1.7710	1.7710		120	76.72	2,707,686	3,930,360	
1993/07		1.00	1.5329	1.5329		120	76.72	2,749,192	3,990,600	
1994/01		1.00	1.6983	1.6983		120	82.49	2,795,882	4,058,400	
1994/07		1.00	1.5991	1.5991		120	82.49	2,840,591	4,123,320	
1995/01		1.00	1.5812	1.5812		120	85.04	2,885,506	4,188,480	
1995/07		1.00	1.5250	1.5250		120	85.04	2,929,510	4,252,320	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1996/01	48,425	1.00	1.7228	1.7228		120	82.69	3,028,405	4,325,640	
1996/07		1.00	1.3294	1.3294		120	82.69	3,068,665	4,383,120	
1997/01	29,438	1.00	1.4109	1.4109		120	81.26	3,141,399	4,444,920	
1997/07		1.00	1.0917	1.0917		120	81.26	3,175,694	4,493,400	
1998/01		1.00	1.1663	1.1663		120	78.98	3,212,732	4,545,840	
1998/07		1.00	1.0794	1.0794		120	78.98	3,247,410	4,594,920	
1999/01		1.00	1.4499	1.4499		120	79.98	3,294,494	4,661,520	
1999/07		1.00	1.2299	1.2299		120	79.98	3,335,013	4,718,880	
2000/01		1.00	1.3356	1.3356		120	86.42	3,379,555	4,781,880	
2000/07		1.00	1.1129	1.1129		120	86.42	3,417,166	4,835,040	
2001/01		1.00	1.2976	1.2976		120	86.42	3,461,507	4,897,800	
2001/07		0.95	0.9615	0.9615		120	86.42	3,493,124	4,944,840	
2002/01		0.95	1.0301	1.0301		120	86.34	3,527,308	4,995,720	
2002/07		0.90	0.8337	0.8337		120	86.34	3,553,773	5,037,360	
2003/01		0.90	1.3271	1.3271		120	78.90	3,596,219	5,104,200	
2003/07		0.85	1.1664	1.1664		120	78.90	3,631,872	5,163,720	
2004/01		0.85	1.1103	1.1103		120	77.81	3,666,150	5,221,080	
2004/07		0.80	0.8378	0.8378		120	77.81	3,690,721	5,264,880	
2005/01		0.80	0.8595	0.8595		120	77.81	3,716,098	5,310,120	
2005/07		0.75	0.7364	0.7364		120	81.81	3,736,622	5,349,240	
2006/01		0.75	0.9068	0.9068		120	81.81	3,762,035	5,397,720	
2006/07		0.70	0.8133	0.8133		120	79.30	3,783,452	5,441,640	
2007/01		0.70	1.0133	1.0133		120	79.30	3,810,288	5,496,720	
2007/07		0.65	1.1050	1.1050		120	74.33	3,837,657	5,557,440	
2008/01		0.65	0.8556	0.8556		120	74.33	3,858,998	5,604,960	
2008/07	74,940	0.60	0.6104	0.6104		120	71.29	3,948,070	5,639,160	
2009/01		0.60	1.3268	1.3268		120	71.29	3,979,501	5,714,040	
2009/07	47,943	0.55	0.6841	0.6841		120	64.99	4,042,419	5,753,160	
2010/01	18,177	0.55	0.8643	0.8643		120	65.10	4,079,814	5,802,840	
2010/07		0.50	0.7107	0.7107		120	65.10	4,094,314	5,844,120	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2011/01		0.50	0.9198	0.9198		120	63.22	4,113,144	5,897,880	
2011/07		0.45	0.9028	0.9028		120	63.22	4,113,144	5,951,160	5
2012/01	18,345	0.45	0.3865	0.3865		120	71.15	4,155,383	5,974,200	
2012/07		0.40	0.9417	0.9417		120	71.15	4,171,036	6,030,480	
2013/01		0.40	0.4901	0.4901		120	71.15	4,179,211	6,060,000	
2013/07		0.35	0.6196	0.6196		120	67.77	4,188,276	6,097,560	
2014/01		0.35	0.8564	0.8564		120	70.11	4,200,828	6,149,760	
2014/07		0.30	1.2383	1.2383		120	70.11	4,216,434	6,225,960	

Message Code:

5 Uncorrected Licensure Deficiency

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 228575073120130801201210302013150104



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Heather Hill Nursing Home

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

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

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
6630 KENTUCKY AVE	8/1/2012-7/31/2013	Number of Beds: 120	Superior: 0
NEW PORT RICHEY, FL 34653	Days in CR 365	Maximum: 43,800	Standard: 184
County: Pasco [51]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 5	Last Used: 2014/07	Total Patient: 35,748	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 3,747	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 26,318	FY Index: 1.30228922
Class at 1/94: North Large	Medical Utilization	73.62090%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	81.61644%	Cost: 1.03437307
Open Date: 05/01/1979	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 05/01/1979	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20949917
Entered Medicaid 05/01/1979	Low Occupancy Adjustment Factor:	103.90235%	DC Sem Index: 1.24200000
Med # Active Date: 10/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02687131
Previous Med # 222372			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,050,243	1,822,521	1,171,213	287,129		4,331,106	
1a	Audit Adjustments							
2	Cost Per Diem	39.9059	69.2500	44.5024	10.9100		164.5683	
3	Cost Per Diem Inflated	41.2776	71.1108	46.0321				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	41.2776	71.1108	46.0321	10.9100		169.3305	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	44.1212		53.3361				
7	Provider Target Rate	45.0405		54.4474				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	41.2776	71.1108	46.0321	10.9100		169.3305	
12/13	Medical Adjustment Rate		1.8897	1.2232				
14	Prospective Per Diem 11	41.2776	73.0005	47.2553	10.9100		172.4434	
15	Inflated Usual & Customary Charge		Usual and Customary Limitations not applied after 7/1/2002.					0.00



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Rate Semester 07/01/2014 through 12/31/2014

Heather Hill Nursing Home

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	4,091,900.00		Total Amount	Per Diem
RS to Start Calcs:	1979/01	Type:	Fixed	80% Capital(1):	2,365,578	7.6795
Indexed Asset Value	2,956,972	<60% of Base:	False	20% ROE(2):	591,394	0.2250
FRVS Base Asset:	1,706,576	Interest Rate:	11.5000%	Insurance Cost(3):	36,369	1.0174
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	51,266	1.4341
ROE Factor	0.015000	Amortization Rate:	11.5000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	111,106	0.0000
		Yearly Payment:	302,727	Total FRVS PD:		10.3560

- (1) 80% Capital (\$2,365,578) amortized at 11.5000 % for 20 years Principal & Interest of \$302,727 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$7.6795
- (2) 20% ROE (\$591,394) times the ROE factor (0.015000) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.2250
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	41.2776	41.2776	0.7329	40.5447
Direct Care	73.0005	73.0005	1.2961	71.7044
Indirect Care	47.2553	47.2553	0.8390	46.4163
Property	10.9100	10.3560	0.1839	10.1721
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				23.5727
Supplemental Rate Add-on				9.9025
Totals	172.4434	171.8894	3.0519	202.3127

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1979/01	1,384,809	0.00	5.1272	3.0000	2.1272	120	100.00	1,384,809	2,369,160	
1979/07		0.10	6.3255	3.0000	3.3255	120	100.00	1,388,963	2,468,640	
1980/01	71,968	0.10	9.4912	3.0000	6.4912	120	45.39	1,464,370	2,620,920	
1980/07		0.20	10.3018	3.0000	7.3018	120	45.39	1,471,621	2,720,760	
1981/01	4,126	0.20	11.1259	3.0000	8.1259	120	44.67	1,482,918	2,824,800	
1981/07		0.30	10.7147	3.0000	7.7147	120	44.67	1,493,758	2,897,880	
1982/01		0.30	10.3907	3.0000	7.3907	120	56.17	1,507,202	2,975,520	
1982/07		0.40	9.6883	3.0000	6.6883	120	56.17	1,525,288	3,043,800	
1983/04	630	0.40	9.3172	3.0000	6.3172	120	65.58	1,544,221	3,123,840	
1983/07		0.50	10.2750	3.0000	7.2750	120	65.58	1,567,384	3,247,440	
1984/01	23,585	0.50	8.5701	3.0000	5.5701	120	63.89	1,614,480	3,289,560	
1984/07		0.60	7.4880	3.0000	4.4880	120	63.89	1,643,541	3,352,680	
1985/01		0.60	5.6351	3.0000	2.6351	120	53.06	1,672,081	3,391,080	
1985/10	620	0.70	3.4873	3.0000	0.4873	120	53.06	1,706,576	3,420,000	
1986/01		0.70	1.3172	1.3172		120	53.06	1,721,756	3,448,440	
1986/07		0.80	0.2974	0.2974		120	53.06	1,725,708	3,441,840	
1987/01	25,748	0.80	1.0091	1.0091		120	53.06	1,764,896	3,503,400	
1987/07	12,673	0.90	0.9007	0.9007		120	51.83	1,791,051	3,530,760	
1988/01		0.90	0.9007	0.9007		120	57.64	1,805,569	3,559,440	
1988/07		1.00	0.5899	0.5899		120	57.64	1,816,220	3,557,520	
1989/01	20,603	1.00	0.5899	0.5899		120	57.64	1,847,537	3,578,520	
1989/07		1.00	0.5899	0.5899		120	53.57	1,858,152	3,602,760	
1990/01		1.00	0.5899	0.5899		120	53.57	1,868,828	3,620,880	
1990/07		1.00	0.5899	0.5899		120	63.65	1,879,852	3,642,240	
1991/01		1.00	0.5899	0.5899		120	63.65	1,890,941	3,663,600	
1991/07		1.00	1.4932	1.4932		120	63.65	1,919,177	3,718,320	
1992/01		1.00	2.0117	2.0117		120	63.65	1,957,785	3,793,080	
1992/07		1.00	1.8152	1.8152		120	63.65	1,993,323	3,861,960	
1993/01		1.00	1.7710	1.7710		120	63.65	2,028,625	3,930,360	
1993/07		1.00	1.5329	1.5329		120	63.65	2,059,722	3,990,600	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1994/01		1.00	1.6983	1.6983		120	66.91	2,094,702	4,058,400	
1994/07		1.00	1.5991	1.5991		120	66.91	2,128,198	4,123,320	
1995/01		1.00	1.5812	1.5812		120	64.18	2,161,849	4,188,480	
1995/07		1.00	1.5250	1.5250		120	64.18	2,161,849	4,252,320	5
1996/01	35,708	1.00	1.7228	1.7228		120	66.73	2,230,525	4,325,640	5
1996/07		1.00	1.3294	1.3294		120	66.73	2,298,492	4,383,120	
1997/01		1.00	1.4109	1.4109		120	62.81	2,330,921	4,444,920	
1997/07		1.00	1.0917	1.0917		120	62.81	2,356,368	4,493,400	
1998/01		1.00	1.1663	1.1663		120	62.60	2,383,850	4,545,840	
1998/07		1.00	1.0794	1.0794		120	62.60	2,409,581	4,594,920	
1999/01		1.00	1.4499	1.4499		120	62.60	2,444,518	4,661,520	
1999/07	27,807	0.95	1.2299	1.2299		120	66.12	2,500,887	4,718,880	
2000/01		0.95	1.3356	1.3356		120	77.46	2,532,618	4,781,880	
2000/07		0.90	1.1129	1.1129		120	77.46	2,557,985	4,835,040	
2001/01		0.90	1.2976	1.2976		120	77.46	2,587,857	4,897,800	
2001/07		0.85	0.9615	0.9615		120	77.46	2,609,008	4,944,840	
2002/01		0.85	1.0301	1.0301		120	79.22	2,631,852	4,995,720	
2002/07		0.80	0.8337	0.8337		120	79.22	2,649,406	5,037,360	
2003/01		0.80	1.3271	1.3271		120	84.73	2,677,535	5,104,200	
2003/07		0.75	1.1664	1.1664		120	84.73	2,700,958	5,163,720	
2004/01		0.75	1.1103	1.1103		120	79.64	2,723,449	5,221,080	
2004/07		0.70	0.8378	0.8378		120	79.64	2,739,422	5,264,880	
2005/01		0.70	0.8595	0.8595		120	80.05	2,755,905	5,310,120	
2005/07		0.65	0.7364	0.7364		120	80.05	2,769,098	5,349,240	
2006/01		0.65	0.9068	0.9068		120	80.05	2,785,419	5,397,720	
2006/07		0.60	0.8133	0.8133		120	79.46	2,799,012	5,441,640	
2007/01		0.60	1.0133	1.0133		120	79.46	2,816,030	5,496,720	
2007/07		0.55	1.1050	1.1050		120	78.73	2,833,146	5,557,440	
2008/01		0.55	0.8556	0.8556		120	74.42	2,846,479	5,604,960	
2008/07		0.50	0.6104	0.6104		120	74.42	2,855,166	5,639,160	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2009/01		0.50	1.3268	1.3268		120	74.42	2,874,107	5,714,040	
2009/07		0.45	0.6841	0.6841		120	65.30	2,882,954	5,753,160	
2010/01		0.45	0.8643	0.8643		120	64.67	2,894,166	5,802,840	
2010/07		0.40	0.7107	0.7107		120	64.67	2,902,394	5,844,120	
2011/01		0.40	0.9198	0.9198		120	71.28	2,913,072	5,897,880	
2011/07		0.35	0.9028	0.9028		120	71.28	2,922,277	5,951,160	
2012/01		0.35	0.3865	0.3865		120	71.19	2,926,231	5,974,200	
2012/07		0.30	0.9417	0.9417		120	71.19	2,934,498	6,030,480	
2013/01		0.30	0.4901	0.4901		120	71.19	2,938,812	6,060,000	
2013/07		0.25	0.6196	0.6196		120	75.76	2,943,364	6,097,560	
2014/01		0.25	0.8564	0.8564		120	75.76	2,949,666	6,149,760	
2014/07		0.20	1.2383	1.2383		120	73.62	2,956,972	6,225,960	

Message Code:

5 Uncorrected Licensure Deficiency



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Inn at Sarasota Bay Club

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

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1303 NORTH TAMiami TRAIL	1/1/2012-12/31/2012	Number of Beds: 60	Superior: 0
SARASOTA, FL 34236	Days in CR 366	Maximum: 21,960	Standard: 184
County: Sarasota [58]	First Used : 2014/01	Max Annualized: 21,900	Conditional: 0
Region: South Area: 8	Last Used: 2014/07	Total Patient: 18,885	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 11,474	Inflation
Current Class South Small	Initial CR? False	Medicaid: 2,931	FY Index: 1.28335532
Class at 1/94: South Small	Medical Utilization	15.52025%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	85.99727%	Cost: 1.04963363
Open Date: 02/22/2001	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 02/22/2001	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20250000
Entered Medicaid 06/20/2001	Low Occupancy Adjustment Factor:	109.47940%	DC Sem Index: 1.24200000
Med # Active Date: 06/20/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03284823
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	169,617	385,971	258,979	109,385		923,951	
1a	Audit Adjustments							
2	Cost Per Diem	57.8700	131.6856	88.3586	37.3200		315.2342	
3	Cost Per Diem Inflated	60.7423	136.0112	92.7442				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	60.7423	136.0112	92.7442	37.3200		326.8177	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	64.6103		105.8482				
7	Provider Target Rate	65.9565		108.0536				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	62.8974	105.8360	81.6951	13.6500			
9	Prior Semester: Class Ceiling Target Base	67.3414		79.1810				
10	Target Rate Class Ceiling	68.3236		80.3359				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	60.7423	105.8360	80.3359	13.6500		260.5642	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	60.7423	105.8360	80.3359	13.6500		260.5642	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Inn at Sarasota Bay Club

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	06/20/2001	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	5,453,000.00	Total Amount	Per Diem
RS to Start Calcs:	2001/01	Type:	Variable	80% Capital(1):	2,091,822 9.5103
Indexed Asset Value	2,614,778	<60% of Base:	False	20% ROE(2):	522,956 0.3868
FRVS Base Asset:	2,417,520	Interest Rate:	6.5200%	Insurance Cost(3):	89,724 4.7511
Occup Adj Factor	0.9000	Chase Rate:	4.7500%	Taxes Cost(3):	104,400 5.5282
ROE Factor	0.014580	Amortization Rate:	6.5200%	Home Office(3):	0 0.0000
		Interest Only:	False	Replacement(3&4):	57,504 0.0000
		Yearly Payment:	187,448	Total FRVS PD:	20.1764

- (1) 80% Capital (\$2,091,822) amortized at 6.5200 % for 20 years Principal & Interest of \$187,448 divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$9.5103
- (2) 20% ROE (\$522,956) times the ROE factor (0.014580) divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$0.3868
- (3) Pass-throughs: Cost divided by Total Patient Days
- (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	40,292
Comparison Date:	07/01/2000	Current RS PBS:	51,883
Comparison Bed	60	Effective PBS Limitation	2,417,520

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	60.7423	60.7423	1.0785	59.6638
Direct Care	105.8360	105.8360	1.8791	103.9569
Indirect Care	80.3359	80.3359	1.4264	78.9095
Property	13.6500	20.1764	0.3582	19.8182
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				11.3139
Supplemental Rate Add-on				9.9025
Totals	260.5642	267.0906	4.7422	283.5648

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/01	5,921,970	0.00	1.2976	1.2976		60	6.28	2,417,520	2,417,520	1
2001/07		0.10	0.9615	0.9615		60	6.28	2,417,520	2,472,420	
2002/01		0.10	1.0301	1.0301		60	6.28	2,417,520	2,497,860	
2002/07		0.20	0.8337	0.8337		60	6.28	2,417,520	2,518,680	
2003/01		0.20	1.3271	1.3271		60	6.28	2,417,520	2,552,100	
2003/07	37,725	0.30	1.1664	1.1664		60	7.25	2,455,245	2,581,860	
2004/01		0.30	1.1103	1.1103		60	7.25	2,455,245	2,610,540	
2004/07	13,717	0.40	0.8378	0.8378		60	10.82	2,468,962	2,632,440	
2005/01		0.40	0.8595	0.8595		60	10.82	2,468,962	2,655,060	
2005/07		0.50	0.7364	0.7364		60	10.82	2,468,962	2,674,620	
2006/01		0.50	0.9068	0.9068		60	15.15	2,468,962	2,698,860	
2006/07		0.60	0.8133	0.8133		60	15.15	2,468,962	2,720,820	
2007/01	70,678	0.60	1.0133	1.0133		60	24.13	2,539,640	2,748,360	
2007/07		0.70	1.1050	1.1050		60	24.13	2,539,640	2,778,720	
2008/01	10,328	0.70	0.8556	0.8556		60	23.64	2,549,968	2,802,480	
2008/07	44,674	0.80	0.6104	0.6104		60	19.03	2,594,642	2,819,580	
2009/01		0.80	1.3268	1.3268		60	19.03	2,594,642	2,857,020	
2009/07		0.90	0.6841	0.6841		60	19.03	2,594,642	2,876,580	
2010/01		0.90	0.8643	0.8643		60	15.54	2,594,642	2,901,420	
2010/07		1.00	0.7107	0.7107		60	15.54	2,594,642	2,922,060	
2011/01		1.00	0.9198	0.9198		60	15.29	2,594,642	2,948,940	
2011/07		1.00	0.9028	0.9028		60	15.29	2,594,642	2,975,580	
2012/01	20,136	1.00	0.3865	0.3865		60	16.75	2,614,778	2,987,100	
2012/07		1.00	0.9417	0.9417		60	16.75	2,614,778	3,015,240	
2013/01		1.00	0.4901	0.4901		60	16.90	2,614,778	3,030,000	
2013/07		1.00	0.6196	0.6196		60	16.90	2,614,778	3,048,780	
2014/01		1.00	0.8564	0.8564		60	15.52	2,614,778	3,074,880	
2014/07		1.00	1.2383	1.2383		60	15.52	2,614,778	3,112,980	

Message Code:

1 Per Bed Standard Limitation



Florida Agency for Health Care Administration
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Winter Haven 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
202 AVE O NE	7/1/2012-6/30/2013	Number of Beds: 144	Superior: 0
WINTER HAVEN, FL 33881	Days in CR 365	Maximum: 52,560	Standard: 184
County: Polk [53]	First Used : 2014/01	Max Annualized: 52,560	Conditional: 0
Region: Central Area: 6	Last Used: 2014/07	Total Patient: 47,117	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 6,812	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 37,659	FY Index: 1.29878490
Class at 1/94: South Large	Medical Utilization	79.92657%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	89.64422%	Cost: 1.03716397
Open Date: 06/01/1982	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 06/01/1982	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20850000
Entered Medicaid 06/01/1982	Low Occupancy Adjustment Factor:	114.12217%	DC Sem Index: 1.24200000
Med # Active Date: 01/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02772031
Previous Med # 220825			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	1,484,651	2,432,156	1,861,562	983,653		6,762,021
1a	Audit Adjustments						
2	Cost Per Diem	39.4235	64.5837	49.4321	26.1200		179.5593
3	Cost Per Diem Inflated	40.8886	66.3740	51.2692			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	40.8886	66.3740	51.2692	26.1200		184.6518
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	44.1212		53.3361			
7	Provider Target Rate	45.0405		54.4474			
7a	Interim Adjustment						
7b	Interim Adjustment Provider Target Rate						
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500		
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784			
10	Target Rate Class Ceiling	53.7075		61.9692			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	40.8886	66.3740	51.2692	13.6500		172.1818
12/13	Medical Adjustment Rate		2.2346	1.7261			
14	Prospective Per Diem 11	40.8886	68.6086	52.9953	13.6500		176.1425
15	Inflated Usual & Customary Charge						0.00

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



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Rate Semester 07/01/2014 through 12/31/2014

Winter Haven Health and Rehab Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/01/2001	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,000,000.00		Total Amount	Per Diem
RS to Start Calcs:	1982/01	Type:	Fixed	80% Capital(1):	3,462,598	9.0666
Indexed Asset Value	4,328,248	<60% of Base:	False	20% ROE(2):	865,650	0.2631
FRVS Base Asset:	1,887,440	Interest Rate:	11.0000%	Insurance Cost(3):	190,304	4.0390
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	29,329	0.6225
ROE Factor	0.014380	Amortization Rate:	11.0000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	363,941	0.0000
		Yearly Payment:	428,886	Total FRVS PD:		13.9912

- (1) 80% Capital (\$3,462,598) amortized at 11.0000 % for 20 years Principal & Interest of \$428,886 divided by annual available days (52560) divided by Occup. Adj. (0.900) = \$9.0666
- (2) 20% ROE (\$865,650) times the ROE factor (0.014380) divided by annual available days (52560) divided by Occup. Adj. (0.900) = \$0.2631
- (3) Pass-throughs: 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:	51,883
Comparison Bed	144	Effective PBS Limitation	4,104,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	40.8886	40.8886	0.7260	40.1626
Direct Care	68.6086	68.6086	1.2182	67.3904
Indirect Care	52.9953	52.9953	0.9409	52.0544
Property	13.6500	13.9912	0.2484	13.7428
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				23.3527
Supplemental Rate Add-on				9.9025
Totals	176.1425	176.4837	3.1335	206.6054

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1982/01	1,839,082	0.00	2.6760	2.6760		144	62.55	1,839,082	3,570,624	
1982/07		0.10	2.2977	2.2977		144	62.55	1,843,308	3,652,560	
1983/04		0.10	2.6288	2.6288		144	42.07	1,847,015	3,748,608	
1983/07		0.20	3.9578	3.0000	0.9578	144	42.07	1,855,492	3,896,928	
1984/01		0.20	2.2530	2.2530		144	68.89	1,863,853	3,947,472	
1984/07		0.30	1.9179	1.9179		144	63.07	1,874,578	4,023,216	
1985/01		0.30	1.1471	1.1471		144	63.07	1,881,028	4,069,296	
1985/10		0.40	0.8522	0.8522		144	69.89	1,887,440	4,104,000	
1986/01		0.40	0.8299	0.8299		144	69.89	1,893,706	4,138,128	
1986/07		0.50	0.2974	0.2974		144	76.68	1,896,522	4,130,208	
1987/01		0.50	1.0091	1.0091		144	76.68	1,906,092	4,204,080	
1987/07		0.60	0.9007	0.9007		144	82.04	1,916,393	4,236,912	
1988/01		0.60	0.9007	0.9007		144	82.04	1,926,749	4,271,328	
1988/07	15,150	0.70	0.5899	0.5899		144	86.84	1,949,855	4,269,024	
1989/01		0.70	0.5899	0.5899		144	86.84	1,957,906	4,294,224	
1989/07		0.80	0.5899	0.5899		144	86.84	1,967,145	4,323,312	
1990/01	18,813	0.80	0.5899	0.5899		144	89.22	1,995,241	4,345,056	
1990/07		0.90	0.5899	0.5899		144	87.40	2,005,834	4,370,688	
1991/01		0.90	0.5899	0.5899		144	87.40	2,016,483	4,396,320	
1991/07		1.00	1.4932	1.4932		144	94.24	2,046,593	4,461,984	
1992/01		1.00	2.0117	2.0117		144	94.24	2,087,764	4,551,696	
1992/07		1.00	1.8152	1.8152		144	90.14	2,125,661	4,634,352	
1993/01		1.00	1.7710	1.7710		144	90.14	2,163,306	4,716,432	
1993/07		1.00	1.5329	1.5329		144	86.41	2,196,467	4,788,720	
1994/01		1.00	1.6983	1.6983		144	86.41	2,233,770	4,870,080	
1994/07	22,362	1.00	1.5991	1.5991		144	90.24	2,291,852	4,947,984	
1995/01		1.00	1.5812	1.5812		144	90.24	2,328,091	5,026,176	
1995/07	95,166	1.00	1.5250	1.5250		144	83.92	2,458,760	5,102,784	
1996/01		1.00	1.7228	1.7228		144	83.92	2,501,120	5,190,768	
1996/07	59,480	1.00	1.3294	1.3294		144	79.04	2,560,600	5,259,744	5



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1997/01		1.00	1.4109	1.4109		144	79.04	2,593,850	5,333,904	5
1997/07	43,610	1.00	1.0917	1.0917		144	80.51	2,702,774	5,392,080	
1998/01		1.00	1.1663	1.1663		144	80.51	2,734,296	5,455,008	
1998/07	493,436	1.00	1.0794	1.0794		144	79.78	3,257,246	5,513,904	
1999/01		1.00	1.4499	1.4499		144	79.78	3,257,246	5,593,824	5
1999/07		1.00	1.2299	1.2299		144	82.43	3,345,115	5,662,656	
2000/01		1.00	1.3356	1.3356		144	82.43	3,389,792	5,738,256	
2000/07		1.00	1.1129	1.1129		144	92.81	3,427,517	5,802,048	
2001/01		1.00	1.2976	1.2976		144	89.13	3,471,992	5,877,360	
2001/07		1.00	0.9615	0.9615		144	89.13	3,505,375	5,933,808	
2002/01		1.00	1.0301	1.0301		144	89.13	3,541,484	5,994,864	
2002/07		0.95	0.8337	0.8337		144	89.13	3,569,533	6,044,832	
2003/01		0.95	1.3271	1.3271		144	89.13	3,614,534	6,125,040	
2003/07		0.90	1.1664	1.1664		144	87.98	3,652,479	6,196,464	
2004/01		0.90	1.1103	1.1103		144	87.98	3,688,978	6,265,296	
2004/07		0.85	0.8378	0.8378		144	84.95	3,715,247	6,317,856	
2005/01		0.85	0.8595	0.8595		144	84.95	3,742,391	6,372,144	
2005/07		0.80	0.7364	0.7364		144	84.95	3,764,437	6,419,088	
2006/01		0.80	0.9068	0.9068		144	81.60	3,791,744	6,477,264	
2006/07		0.75	0.8133	0.8133		144	81.60	3,814,874	6,529,968	
2007/01		0.75	1.0133	1.0133		144	75.19	3,843,867	6,596,064	
2007/07		0.70	1.1050	1.1050		144	75.19	3,873,599	6,668,928	
2008/01		0.70	0.8556	0.8556		144	75.19	3,896,798	6,725,952	
2008/07		0.65	0.6104	0.6104		144	68.80	3,912,260	6,766,992	
2009/01		0.65	1.3268	1.3268		144	68.80	3,945,999	6,856,848	
2009/07	71,965	0.60	0.6841	0.6841		144	69.40	4,034,162	6,903,792	
2010/01		0.60	0.8643	0.8643		144	68.68	4,055,083	6,963,408	
2010/07		0.55	0.7107	0.7107		144	68.68	4,070,934	7,012,944	
2011/01		0.55	0.9198	0.9198		144	68.68	4,091,529	7,077,456	
2011/07		0.50	0.9028	0.9028		144	73.41	4,109,998	7,141,392	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2012/01		0.50	0.3865	0.3865		144	73.41	4,117,943	7,169,040	
2012/07		0.45	0.9417	0.9417		144	77.68	4,135,395	7,236,576	
2013/01		0.45	0.4901	0.4901		144	77.68	4,144,514	7,272,000	
2013/07	25,363	0.40	0.6196	0.6196		144	79.63	4,180,147	7,317,072	
2014/01	115,102	0.40	0.8564	0.8564		144	79.93	4,309,570	7,379,712	
2014/07		0.35	1.2383	1.2383		144	79.93	4,328,248	7,471,152	

Message Code:

5 Uncorrected Licensure Deficiency

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 228702063020130701201210212013214139



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 Rate Semester 07/01/2014 through 12/31/2014

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Woodland Terrace of Citrus County

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

Provider Information	Cost Report	Patient Days	Ratings Days
124 W NORVELL BRYANT HWY	1/1/2012-12/31/2012	Number of Beds: 120	Superior: 0
HERNANDO, FL 34442	Days in CR 366	Maximum: 43,920	Standard: 184
County: Citrus [9]	First Used : 2013/07	Max Annualized: 43,800	Conditional: 0
Region: North Area: 3	Last Used: 2014/07	Total Patient: 43,625	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 6,971	Inflation
Current Class North Large	Initial CR? False	Medicaid: 25,695	FY Index: 1.28335532
Class at 1/94: North Large	Medical Utilization	58.89971%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	99.32832%	Cost: 1.04963363
Open Date: 05/10/2001	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 05/10/2001	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20250000
Entered Medicaid 07/12/2001	Low Occupancy Adjustment Factor:	126.45058%	DC Sem Index: 1.24200000
Med # Active Date: 07/12/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03284823
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	905,848	1,651,306	849,487	695,050		4,101,690	
1a	Audit Adjustments							
2	Cost Per Diem	35.2539	64.2656	33.0604	27.0500		159.6299	
3	Cost Per Diem Inflated	37.0037	66.3766	34.7013				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	37.0037	66.3766	34.7013	27.0500		165.1316	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	51.2358		51.2053				
7	Provider Target Rate	52.3033		52.2722				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	37.0037	66.3766	34.7013	13.6500		151.7316	
12/13	Medical Adjustment Rate		0.6646	0.3474				
14	Prospective Per Diem 11	37.0037	67.0412	35.0487	13.6500		152.7436	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Woodland Terrace of Citrus County

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	07/12/2001	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	6,800,000.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Variable	80% Capital(1):	4,478,189 7.9975
RS to Start Calcs:	2001/01	<60% of Base:	False	20% ROE(2):	1,119,547 0.4141
Indexed Asset Value	5,597,736	Interest Rate:	3.6300%	Insurance Cost(3):	44,297 1.0154
FRVS Base Asset:	0	Chase Rate:	3.2500%	Taxes Cost(3):	99,062 2.2708
Occup Adj Factor	0.9000	Amortization Rate:	3.6300%	Home Office(3):	10,469 0.2400
ROE Factor	0.014580	Interest Only:	False	Replacement(3&4):	46,299 0.0000
		Yearly Payment:	315,262	Total FRVS PD:	11.9378

- (1) 80% Capital (\$4,478,189) amortized at 3.6300 % for 20 years Principal & Interest of \$315,262 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$7.9975
- (2) 20% ROE (\$1,119,547) times the ROE factor (0.014580) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.4141
- (3) Pass-throughs: Cost divided by Total Patient Days
- (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	40,292
Comparison Date:	07/01/2000	Current RS PBS:	51,883
Comparison Bed	120	Effective PBS Limitation	4,835,040

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	37.0037	37.0037	0.6570	36.3467
Direct Care	67.0412	67.0412	1.1903	65.8509
Indirect Care	35.0487	35.0487	0.6223	34.4264
Property	13.6500	11.9378	0.2120	11.7258
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.5735
Supplemental Rate Add-on				9.9025
Totals	152.7436	151.0314	2.6816	180.8258

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07	7,967,549	0.00	0.9615	0.9615		120	40.29	4,835,040	4,835,040	1
2002/01		0.10	1.0301	1.0301		120	40.29	4,838,688	4,995,720	
2002/07		0.10	0.8337	0.8337		120	40.29	4,841,644	5,037,360	
2003/01		0.20	1.3271	1.3271		120	40.29	4,851,057	5,104,200	
2003/07		0.20	1.1664	1.1664		120	40.29	4,859,348	5,163,720	
2004/01		0.30	1.1103	1.1103		120	53.24	4,875,017	5,221,080	
2004/07		0.30	0.8378	0.8378		120	53.24	4,886,876	5,264,880	
2005/01		0.40	0.8595	0.8595		120	53.83	4,903,320	5,310,120	
2005/07		0.40	0.7364	0.7364		120	53.83	4,917,458	5,349,240	
2006/01		0.50	0.9068	0.9068		120	58.22	4,939,754	5,397,720	
2006/07		0.50	0.8133	0.8133		120	58.22	4,959,844	5,441,640	
2007/01		0.60	1.0133	1.0133		120	58.66	4,990,000	5,496,720	
2007/07		0.60	1.1050	1.1050		120	61.74	5,023,084	5,557,440	
2008/01		0.70	0.8556	0.8556		120	61.74	5,053,167	5,604,960	
2008/07		0.70	0.6104	0.6104		120	61.74	5,074,759	5,639,160	
2009/01		0.80	1.3268	1.3268		120	59.95	5,128,622	5,714,040	
2009/07		0.80	0.6841	0.6841		120	59.95	5,156,691	5,753,160	
2010/01		0.90	0.8643	0.8643		120	63.76	5,196,805	5,802,840	
2010/07		0.90	0.7107	0.7107		120	63.76	5,230,044	5,844,120	
2011/01		1.00	0.9198	0.9198		120	61.61	5,278,150	5,897,880	
2011/07		1.00	0.9028	0.9028		120	63.01	5,325,801	5,951,160	
2012/01		1.00	0.3865	0.3865		120	63.01	5,346,385	5,974,200	
2012/07		1.00	0.9417	0.9417		120	63.01	5,396,732	6,030,480	
2013/01		1.00	0.4901	0.4901		120	58.65	5,423,181	6,060,000	
2013/07	25,533	1.00	0.6196	0.6196		120	58.90	5,482,316	6,097,560	
2014/01		1.00	0.8564	0.8564		120	58.90	5,529,267	6,149,760	
2014/07		1.00	1.2383	1.2383		120	58.90	5,597,736	6,225,960	

Message Code:

1 Per Bed Standard Limitation



Florida Agency for Health Care Administration
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East Ridge Retirement Village, Inc.

Type of Cost Report: Prospective		Type of Cost: Actual		Type of Rate: Prospective			
Type of Ownership: Nonprofit : 501(c)(3) Organization				CHOW Status based on this Cost Report: No Change			
Provider Information		Cost Report		Patient Days		Ratings Days	
19301 SW 87TH AVENUE		1/1/2012-12/31/2012		Number of Beds:	60	Superior:	0
MIAMI, FL 33157		Days in CR	366	Maximum:	21,960	Standard:	184
County: Dade [13]		First Used :	2014/01	Max Annualized:	21,900	Conditional:	0
Region: South Area: 11		Last Used:	2014/07	Total Patient:	20,095	Total:	184
Control: Nonprofit : 501(c)(3) Organization		Unaudited		Medicare:	2,886	Inflation	
Current Class South Small		Initial CR? False		Medicaid:	3,920		
Class at 1/94: South Small		Medical Utilization			19.50734%	FY Index:	1.28335532
Operating Ex > 18 months		Occupancy:			91.50729%	Semester Index:	1.34705290
Open Date: 03/15/1962		Statewide Low Occupancy Threshold:			78.55110%	Cost:	1.04963363
Acquired Date: 10/15/1976		Medicaid Low Occupancy Threshold:			41.17760%	Target:	1.01458517
Entered Medicaid 07/12/2001		Low Occupancy Adjustment Factor:			116.49396%	DC FY Index:	1.20250000
Med # Active Date: 07/12/2001		Weighted Low Occ Adjustment Factor:			100.00000%	DC Sem Index:	1.24200000
Previous Med #						DC Inflation:	1.03284823
						PS Target:	1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	260,988	331,300	356,760	33,790		982,838	
1a	Audit Adjustments							
2	Cost Per Diem	66.5786	84.5153	91.0102	8.6199		250.7240	
3	Cost Per Diem Inflated	69.8831	87.2915	95.5274				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	69.8831	87.2915	95.5274	8.6199		261.3219	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	66.1086		85.4777				
7	Provider Target Rate	67.4860		87.2587				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	62.8974	105.8360	81.6951	13.6500			
9	Prior Semester: Class Ceiling Target Base	67.3414		79.1810				
10	Target Rate Class Ceiling	68.3236		80.3359				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	62.8974	87.2915	80.3359	8.6199		239.1447	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	62.8974	87.2915	80.3359	8.6199		239.1447	
15	Inflated Usual & Customary Charge	Usual and Customary Limitations not applied after 7/1/2002.						0.00



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East Ridge Retirement Village, Inc.

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	07/12/2001	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	0.00		Total Amount	Per Diem
Year of Phase-In/Full:		Type:	None	80% Capital(1):	1,517,232	5.1384
RS to Start Calcs:	1976/07	<60% of Base:	True	20% ROE(2):	379,308	0.2806
Indexed Asset Value	1,896,540	Interest Rate:	6.7500%	Insurance Cost(3):	14,412	0.7172
FRVS Base Asset:	0	Chase Rate:	6.7500%	Taxes Cost(3):	1,101	0.0548
Occup Adj Factor	0.9000	Amortization Rate:	6.7500%	Home Office(3):	0	0.0000
ROE Factor	0.014580	Interest Only:	True	Replacement(3&4):	685,343	0.0000
		Yearly Payment:	101,278	Total FRVS PD:		6.1910

- (1) 80% Capital (\$1,517,232) amortized at 6.7500 % for 20 years Interest of \$101,278 divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$5.1384
- (2) 20% ROE (\$379,308) times the ROE factor (0.014580) divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$0.2806
- (3) Pass-throughs: Cost divided by Total Patient Days
- (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	31,609
Comparison Date:	01/01/1992	Current RS PBS:	51,883
Comparison Bed	60	Effective PBS Limitation	1,896,540

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	62.8974	62.8974	1.1167	61.7807
Direct Care	87.2915	87.2915	1.5499	85.7416
Indirect Care	80.3359	80.3359	1.4264	78.9095
Property	8.6199	6.1910	0.1099	6.0811
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	239.1447	236.7158	4.2029	242.4154

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07	2,324,205	0.00	0.9615	0.9615		60	3.06	1,896,540	1,896,540	1
2002/01		0.10	1.0301	1.0301		60	3.06	1,896,540	2,497,860	
2002/07		0.10	0.8337	0.8337		60	3.06	1,896,540	2,518,680	
2003/01		0.20	1.3271	1.3271		60	3.06	1,896,540	2,552,100	
2003/07		0.20	1.1664	1.1664		60	3.06	1,896,540	2,581,860	
2004/01		0.30	1.1103	1.1103		60	3.06	1,896,540	2,610,540	
2004/07		0.30	0.8378	0.8378		60	3.06	1,896,540	2,632,440	
2005/01		0.40	0.8595	0.8595		60	2.74	1,896,540	2,655,060	
2005/07		0.40	0.7364	0.7364		60	2.74	1,896,540	2,674,620	
2006/01		0.50	0.9068	0.9068		60	5.34	1,896,540	2,698,860	
2006/07		0.50	0.8133	0.8133		60	5.34	1,896,540	2,720,820	
2007/01		0.60	1.0133	1.0133		60	6.56	1,896,540	2,748,360	
2007/07		0.60	1.1050	1.1050		60	6.56	1,896,540	2,778,720	
2008/01		0.70	0.8556	0.8556		60	8.17	1,896,540	2,802,480	
2008/07		0.70	0.6104	0.6104		60	8.17	1,896,540	2,819,580	
2009/01		0.80	1.3268	1.3268		60	12.62	1,896,540	2,857,020	
2009/07		0.80	0.6841	0.6841		60	12.62	1,896,540	2,876,580	
2010/01		0.90	0.8643	0.8643		60	17.20	1,896,540	2,901,420	
2010/07		0.90	0.7107	0.7107		60	17.20	1,896,540	2,922,060	
2011/01		1.00	0.9198	0.9198		60	6.31	1,896,540	2,948,940	
2011/07		1.00	0.9028	0.9028		60	6.31	1,896,540	2,975,580	
2012/01		1.00	0.3865	0.3865		60	13.24	1,896,540	2,987,100	
2012/07		1.00	0.9417	0.9417		60	13.24	1,896,540	3,015,240	
2013/01		1.00	0.4901	0.4901		60	19.41	1,896,540	3,030,000	
2013/07		1.00	0.6196	0.6196		60	19.41	1,896,540	3,048,780	
2014/01		1.00	0.8564	0.8564		60	19.51	1,896,540	3,074,880	
2014/07		1.00	1.2383	1.2383		60	19.51	1,896,540	3,112,980	

Message Code:

1 Per Bed Standard Limitation



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Cypress Cove Care Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective		CHOW Status based on this Cost Report: No Change	
Type of Ownership: Nonprofit : 501(c)(3) Organization			
Provider Information	Cost Report	Patient Days	Ratings Days
700 SE 8TH AVE	8/1/2012-7/31/2013	Number of Beds: 120	Superior: 0
CRYSTAL RIVER, FL 34429	Days in CR 365	Maximum: 43,800	Standard: 184
County: Citrus [9]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: North Area: 3	Last Used: 2014/07	Total Patient: 39,300	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 8,959	Inflation
Current Class North Large	Initial CR? False	Medicaid: 21,165	FY Index: 1.30228922
Class at 1/94: North Large	Medical Utilization	53.85496%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	89.72603%	Cost: 1.03437307
Open Date: 05/01/1983	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 05/01/1983	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20949917
Entered Medicaid 05/01/1983	Low Occupancy Adjustment Factor:	114.22632%	DC Sem Index: 1.24200000
Med # Active Date: 10/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02687131
Previous Med # 222313			PS Target: 1.02083595

Rate Calculations							
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Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	738,891	1,557,969	896,903	377,372		3,571,135	
1a	Audit Adjustments							
2	Cost Per Diem	34.9110	73.6106	42.3767	17.8300		168.7283	
3	Cost Per Diem Inflated	36.1110	75.5886	43.8333				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	36.1110	75.5886	43.8333	17.8300		173.3629	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	46.3311		51.2053				
7	Provider Target Rate	47.2965		52.2722				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	36.1110	75.5886	43.8333	13.6500		169.1829	
12/13	Medical Adjustment Rate		0.3278	0.1901				
14	Prospective Per Diem 11	36.1110	75.9164	44.0234	13.6500		169.7008	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Cypress Cove Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 01/01/2000		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	7,794,096.00		Total Amount	Per Diem
RS to Start Calcs:	1983/04	Type:	Fixed	80% Capital(1):	3,776,714	12.2606
Indexed Asset Value	4,720,893	<60% of Base:	False	20% ROE(2):	944,179	0.3593
FRVS Base Asset:	2,736,744	Interest Rate:	11.5000%	Insurance Cost(3):	66,277	1.6864
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	38,499	0.9796
ROE Factor	0.015000	Amortization Rate:	11.5000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	55,119	0.0000
		Yearly Payment:	483,312	Total FRVS PD:		15.2859

- (1) 80% Capital (\$3,776,714) amortized at 11.5000 % for 20 years Principal & Interest of \$483,312 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$12.2606
- (2) 20% ROE (\$944,179) times the ROE factor (0.015000) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.3593
- (3) Pass-throughs: 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	51,883
			3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	36.1110	36.1110	0.6412	35.4698
Direct Care	75.9164	75.9164	1.3479	74.5685
Indirect Care	44.0234	44.0234	0.7816	43.2418
Property	13.6500	15.2859	0.2714	15.0145
ROE				
ROE Adjustment				9.9025
Supplemental Rate Add-on				20.3328
Quality Assess-Medicaid Share				
Totals	169.7008	171.3367	3.0421	198.5299

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1983/04	2,663,156	0.00	2.6288	2.6288		120	64.13	2,663,156	3,123,840	
1983/07		0.10	3.9578	3.0000	0.9578	120	64.13	2,671,145	3,247,440	
1984/01	3,713	0.10	2.2530	2.2530		120	64.13	2,680,876	3,289,560	
1984/07	19,800	0.20	1.9179	1.9179		120	64.13	2,710,960	3,352,680	
1985/01	12,585	0.20	1.1471	1.1471		120	64.13	2,729,764	3,391,080	
1985/10		0.30	0.8522	0.8522		120	64.13	2,736,744	3,420,000	
1986/01		0.30	0.8299	0.8299		120	64.13	2,743,558	3,448,440	
1986/07		0.40	0.2974	0.2974		120	71.48	2,746,823	3,441,840	
1987/01		0.40	1.0091	1.0091		120	71.48	2,757,909	3,503,400	
1987/07		0.50	0.9007	0.9007		120	77.96	2,770,331	3,530,760	
1988/01		0.50	0.9007	0.9007		120	77.96	2,782,809	3,559,440	
1988/07		0.60	0.5899	0.5899		120	77.24	2,792,657	3,557,520	
1989/01		0.60	0.5899	0.5899		120	79.58	2,802,540	3,578,520	
1989/07		0.70	0.5899	0.5899		120	79.58	2,814,112	3,602,760	
1990/01		0.70	0.5899	0.5899		120	79.58	2,825,731	3,620,880	
1990/07		0.80	0.5899	0.5899		120	78.81	2,839,066	3,642,240	
1991/01		0.80	0.5899	0.5899		120	78.81	2,852,464	3,663,600	
1991/07		0.90	1.4932	1.4932		120	78.81	2,890,798	3,718,320	
1992/01		0.90	2.0117	2.0117		120	78.81	2,943,136	3,793,080	
1992/07		1.00	1.8152	1.8152		120	78.81	2,996,560	3,861,960	
1993/01		1.00	1.7710	1.7710		120	78.81	3,049,629	3,930,360	
1993/07		1.00	1.5329	1.5329		120	78.81	3,096,377	3,990,600	
1994/01		1.00	1.6983	1.6983		120	78.07	3,148,963	4,058,400	
1994/07		1.00	1.5991	1.5991		120	78.07	3,199,318	4,123,320	
1995/01		1.00	1.5812	1.5812		120	79.11	3,249,906	4,188,480	
1995/07		1.00	1.5250	1.5250		120	79.11	3,299,467	4,252,320	
1996/01	26,225	1.00	1.7228	1.7228		120	73.06	3,382,535	4,325,640	
1996/07		1.00	1.3294	1.3294		120	73.06	3,427,502	4,383,120	
1997/01	23,734	1.00	1.4109	1.4109		120	76.25	3,499,595	4,444,920	
1997/07		1.00	1.0917	1.0917		120	76.25	3,537,800	4,493,400	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/01		1.00	1.1663	1.1663		120	74.16	3,579,061	4,545,840	
1998/07		1.00	1.0794	1.0794		120	74.16	3,617,693	4,594,920	
1999/01		1.00	1.4499	1.4499		120	71.32	3,670,146	4,661,520	
1999/07		1.00	1.2299	1.2299		120	71.32	3,715,285	4,718,880	
2000/01		1.00	1.3356	1.3356		120	71.02	3,764,906	4,781,880	
2000/07		1.00	1.1129	1.1129		120	71.02	3,806,806	4,835,040	
2001/01		1.00	1.2976	1.2976		120	71.02	3,856,203	4,897,800	
2001/07		1.00	0.9615	0.9615		120	71.02	3,893,280	4,944,840	
2002/01		1.00	1.0301	1.0301		120	66.18	3,933,385	4,995,720	
2002/07		1.00	0.8337	0.8337		120	66.18	3,966,178	5,037,360	
2003/01		1.00	1.3271	1.3271		120	63.78	4,018,813	5,104,200	
2003/07		0.95	1.1664	1.1664		120	63.78	4,063,345	5,163,720	
2004/01		0.95	1.1103	1.1103		120	62.21	4,106,205	5,221,080	
2004/07		0.90	0.8378	0.8378		120	62.21	4,137,166	5,264,880	
2005/01		0.90	0.8595	0.8595		120	62.52	4,169,171	5,310,120	
2005/07		0.85	0.7364	0.7364		120	62.52	4,195,266	5,349,240	
2006/01		0.85	0.9068	0.9068		120	62.52	4,227,603	5,397,720	
2006/07		0.80	0.8133	0.8133		120	63.17	4,255,108	5,441,640	
2007/01		0.80	1.0133	1.0133		120	63.17	4,289,600	5,496,720	
2007/07		0.75	1.1050	1.1050		120	58.23	4,325,152	5,557,440	
2008/01		0.75	0.8556	0.8556		120	56.84	4,352,907	5,604,960	
2008/07		0.70	0.6104	0.6104		120	56.84	4,371,507	5,639,160	
2009/01		0.70	1.3268	1.3268		120	56.84	4,412,110	5,714,040	
2009/07		0.65	0.6841	0.6841		120	56.22	4,431,731	5,753,160	
2010/01	17,675	0.65	0.8643	0.8643		120	52.97	4,473,385	5,802,840	
2010/07		0.60	0.7107	0.7107		120	52.97	4,491,755	5,844,120	
2011/01	57,901	0.60	0.9198	0.9198		120	53.14	4,573,608	5,897,880	
2011/07		0.55	0.9028	0.9028		120	53.14	4,595,548	5,951,160	
2012/01		0.55	0.3865	0.3865		120	53.14	4,604,988	5,974,200	
2012/07		0.50	0.9417	0.9417		120	51.13	4,625,147	6,030,480	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/01		0.50	0.4901	0.4901		120	51.13	4,635,686	6,060,000	
2013/07	31,592	0.45	0.6196	0.6196		120	54.77	4,680,148	6,097,560	
2014/01		0.45	0.8564	0.8564		120	54.77	4,698,110	6,149,760	
2014/07		0.40	1.2383	1.2383		120	53.85	4,720,893	6,225,960	

Message Code:

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190.12

Brooksville Healthcare Center

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective
 Type of Ownership: Nonprofit : 501(c)(3) Organization CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1114 CHATMAN BLVD	8/1/2012-7/31/2013	Number of Beds: 180	Superior: 0
BROOKSVILLE, FL 34601	Days in CR 365	Maximum: 65,700	Standard: 184
County: Hernando [27]	First Used : 2014/07	Max Annualized: 65,700	Conditional: 0
Region: North Area: 3	Last Used: 2014/07	Total Patient: 54,662	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 9,213	Inflation
Current Class North Large	Initial CR? False	Medicaid: 36,060	FY Index: 1.30228922
Class at 1/94: North Large	Medical Utilization	65.96905%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	83.19939%	Cost: 1.03437307
Open Date: 10/01/1976	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 10/01/1976	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20949917
Entered Medicaid 10/01/1976	Low Occupancy Adjustment Factor:	105.91754%	DC Sem Index: 1.24200000
Med # Active Date: 10/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02687131
Previous Med # 221627			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,205,962	2,552,163	1,452,872	546,670		5,757,667	
1a	Audit Adjustments							
2	Cost Per Diem	33.4432	70.7755	40.2904	15.1600		159.6691	
3	Cost Per Diem Inflated	34.5927	72.6773	41.6753				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	34.5927	72.6773	41.6753	15.1600		164.1053	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	42.1338		51.2053				
7	Provider Target Rate	43.0117		52.2722				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	34.5927	72.6773	41.6753	13.6500		162.5953	
12/13	Medical Adjustment Rate		1.3057	0.7487				
14	Prospective Per Diem 11	34.5927	73.9830	42.4240	13.6500		164.6497	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Brooksville Healthcare Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/01/2000	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	5,455,867.00		Total Amount	Per Diem
RS to Start Calcs:	1976/07	Type:	Fixed	80% Capital(1):	4,208,797	9.1088
Indexed Asset Value	5,260,996	<60% of Base:	False	20% ROE(2):	1,052,199	0.2669
FRVS Base Asset:	2,777,784	Interest Rate:	11.5000%	Insurance Cost(3):	65,213	1.1930
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	51,605	0.9441
ROE Factor	0.015000	Amortization Rate:	11.5000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	55,826	0.0000
		Yearly Payment:	538,606	Total FRVS PD:		11.5128

- (1) 80% Capital (\$4,208,797) amortized at 11.5000 % for 20 years Principal & Interest of \$538,606 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$9.1088
- (2) 20% ROE (\$1,052,199) times the ROE factor (0.015000) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.2669
- (3) Pass-throughs: 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:	51,883
Comparison Bed	180	Effective PBS Limitation	5,130,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	34.5927	34.5927	0.6142	33.9785
Direct Care	73.9830	73.9830	1.3136	72.6694
Indirect Care	42.4240	42.4240	0.7532	41.6708
Property	13.6500	11.5128	0.2044	11.3084
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.5930
Supplemental Rate Add-on				9.9025
Totals	164.6497	162.5125	2.8854	190.1226

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1976/07	90,898	0.00	3.4853	3.0000	0.4853	180	100.00	90,898	2,805,660	
1977/01	1,142,451	0.10	4.2359	3.0000	1.2359	180	100.00	1,233,622	2,910,960	
1977/07	36,423	0.10	6.2934	3.0000	3.2934	180	100.00	1,273,746	3,058,020	
1978/01	2,756	0.20	8.0331	3.0000	5.0331	180	100.00	1,284,144	3,203,100	
1978/07	6,684	0.20	10.5726	3.0000	7.5726	180	100.00	1,298,533	3,380,400	
1979/01	1,578	0.30	12.6998	3.0000	9.6998	180	100.00	1,311,798	3,553,740	
1979/07	2,635	0.30	13.8980	3.0000	10.8980	180	100.00	1,326,239	3,702,960	
1980/01	4,310	0.40	17.0638	3.0000	14.0638	180	55.00	1,346,464	3,931,380	
1980/07		0.40	17.8744	3.0000	14.8744	180	55.00	1,362,622	4,081,140	
1981/01	4,706	0.50	18.6984	3.0000	15.6984	180	55.00	1,387,767	4,237,200	
1981/07	6,654	0.50	18.2872	3.0000	15.2872	180	55.00	1,415,238	4,346,820	
1982/01	45,704	0.60	17.9632	3.0000	14.9632	180	69.90	1,486,416	4,463,280	
1982/07	838,129	0.60	17.2609	3.0000	14.2609	180	69.90	2,351,300	4,565,700	
1983/04	58,873	0.70	16.8897	3.0000	13.8897	180	73.36	2,459,550	4,685,760	
1983/07		0.70	17.8475	3.0000	14.8475	180	73.36	2,511,201	4,871,160	
1984/01	452	0.80	16.1427	3.0000	13.1427	180	73.25	2,571,922	4,934,340	
1984/07		0.80	15.0606	3.0000	12.0606	180	73.25	2,633,648	5,029,020	
1985/01		0.90	13.2077	3.0000	10.2077	180	75.67	2,704,756	5,086,620	
1985/10		0.90	11.0599	3.0000	8.0599	180	75.67	2,777,784	5,130,000	
1986/01		1.00	8.8898	3.0000	5.8898	180	75.67	2,861,118	5,172,660	
1986/07		1.00	6.1872	3.0000	3.1872	180	75.67	2,946,952	5,162,760	
1987/01	160,093	1.00	4.1963	3.0000	1.1963	180	74.00	3,195,454	5,255,100	
1987/07		1.00	2.0970	2.0970		180	74.00	3,262,463	5,296,140	
1988/01		1.00	0.9007	0.9007		180	74.00	3,291,848	5,339,160	
1988/07		1.00	0.5899	0.5899		180	75.87	3,311,267	5,336,280	
1989/01		1.00	0.5899	0.5899		180	71.92	3,330,800	5,367,780	
1989/07		1.00	0.5899	0.5899		180	71.91	3,350,448	5,404,140	
1990/01		1.00	0.5899	0.5899		180	76.01	3,370,212	5,431,320	
1990/07		1.00	0.5899	0.5899		180	80.79	3,390,093	5,463,360	
1991/01		1.00	0.5899	0.5899		180	80.79	3,410,091	5,495,400	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1991/07		1.00	1.4932	1.4932		180	80.79	3,461,010	5,577,480	
1992/01		1.00	2.0117	2.0117		180	80.79	3,530,635	5,689,620	
1992/07		1.00	1.8152	1.8152		180	80.79	3,594,723	5,792,940	
1993/01		1.00	1.7710	1.7710		180	80.79	3,658,386	5,895,540	
1993/07		1.00	1.5329	1.5329		180	80.79	3,714,465	5,985,900	
1994/01		1.00	1.6983	1.6983		180	83.19	3,777,548	6,087,600	
1994/07		1.00	1.5991	1.5991		180	83.19	3,837,955	6,184,980	
1995/01		1.00	1.5812	1.5812		180	85.20	3,898,641	6,282,720	
1995/07		1.00	1.5250	1.5250		180	85.20	3,958,095	6,378,480	
1996/01		1.00	1.7228	1.7228		180	79.92	4,026,285	6,488,460	
1996/07		1.00	1.3294	1.3294		180	79.92	4,079,810	6,574,680	
1997/01		0.95	1.4109	1.4109		180	77.79	4,134,496	6,667,380	
1997/07		0.95	1.0917	1.0917		180	77.79	4,177,375	6,740,100	
1998/01		0.90	1.1663	1.1663		180	75.41	4,221,225	6,818,760	
1998/07		0.90	1.0794	1.0794		180	75.41	4,262,234	6,892,380	
1999/01		0.85	1.4499	1.4499		180	74.65	4,314,762	6,992,280	
1999/07		0.85	1.2299	1.2299		180	74.65	4,359,869	7,078,320	
2000/01		0.80	1.3356	1.3356		180	73.22	4,406,454	7,172,820	
2000/07		0.80	1.1129	1.1129		180	73.22	4,445,685	7,252,560	
2001/01		0.75	1.2976	1.2976		180	73.22	4,488,950	7,346,700	
2001/07		0.75	0.9615	0.9615		180	73.22	4,521,320	7,417,260	
2002/01		0.70	1.0301	1.0301		180	67.27	4,553,923	7,493,580	
2002/07		0.70	0.8337	0.8337		180	67.27	4,580,500	7,556,040	
2003/01	69,613	0.65	1.3271	1.3271		180	68.93	4,689,624	7,656,300	
2003/07		0.65	1.1664	1.1664		180	68.93	4,725,181	7,745,580	
2004/01		0.60	1.1103	1.1103		180	67.86	4,756,660	7,831,620	
2004/07		0.60	0.8378	0.8378		180	67.86	4,780,572	7,897,320	
2005/01		0.55	0.8595	0.8595		180	67.86	4,803,170	7,965,180	
2005/07		0.55	0.7364	0.7364		180	66.19	4,822,623	8,023,860	
2006/01		0.50	0.9068	0.9068		180	66.19	4,844,489	8,096,580	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2006/07		0.50	0.8133	0.8133		180	63.37	4,864,192	8,162,460	
2007/01		0.45	1.0133	1.0133		180	63.37	4,886,373	8,245,080	
2007/07	108,948	0.45	1.1050	1.1050		180	63.57	5,019,621	8,336,160	
2008/01		0.40	0.8556	0.8556		180	63.57	5,036,798	8,407,440	
2008/07		0.40	0.6104	0.6104		180	60.57	5,049,098	8,458,740	
2009/01		0.35	1.3268	1.3268		180	60.57	5,072,546	8,571,060	
2009/07	65,246	0.35	0.6841	0.6841		180	60.84	5,149,936	8,629,740	
2010/01		0.30	0.8643	0.8643		180	60.84	5,163,290	8,704,260	
2010/07	29,342	0.30	0.7107	0.7107		180	64.57	5,203,640	8,766,180	
2011/01		0.25	0.9198	0.9198		180	64.57	5,215,608	8,846,820	
2011/07		0.25	0.9028	0.9028		180	62.92	5,227,380	8,926,740	
2012/01		0.20	0.3865	0.3865		180	64.88	5,231,421	8,961,300	
2012/07		0.20	0.9417	0.9417		180	64.88	5,241,272	9,045,720	
2013/01		0.15	0.4901	0.4901		180	64.88	5,245,124	9,090,000	
2013/07		0.15	0.6196	0.6196		180	62.51	5,249,997	9,146,340	
2014/01		0.10	0.8564	0.8564		180	62.51	5,254,491	9,224,640	
2014/07		0.10	1.2383	1.2383		180	65.97	5,260,996	9,338,940	

Message Code:

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Florida Agency for Health Care Administration
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Lake Harris 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
701 LAKE PORT BLVD	1/1/2012-12/31/2012	Number of Beds: 120	Superior: 0
LEESBURG, FL 34748	Days in CR 366	Maximum: 43,920	Standard: 184
County: Lake [35]	First Used : 2014/01	Max Annualized: 43,800	Conditional: 0
Region: North Area: 3	Last Used: 2014/07	Total Patient: 38,983	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 13,762	Inflation
Current Class North Large	Initial CR? False	Medicaid: 14,926	FY Index: 1.28335532
Class at 1/94: North Large	Medical Utilization	38.28848%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	88.75911%	Cost: 1.04963363
Open Date: 08/16/1990	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 08/16/1990	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20250000
Entered Medicaid 08/17/1990	Low Occupancy Adjustment Factor:	112.99537%	DC Sem Index: 1.24200000
Med # Active Date: 09/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03284823
Previous Med # 202452			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	789,114	1,144,090	1,037,585	207,621		3,178,410	
1a	Audit Adjustments							
2	Cost Per Diem	52.8684	76.6508	69.5153	13.9100		212.9445	
3	Cost Per Diem Inflated	55.4925	79.1686	72.9656				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	55.4925	79.1686	72.9656	13.9100		221.5367	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	50.6198		63.1881				
7	Provider Target Rate	51.6745		64.5047				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	49.7653	79.1686	60.1169	13.6500		202.7008	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	49.7653	79.1686	60.1169	13.6500		202.7008	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Lake Harris Health Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	08/17/1990	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,317,013.00		Total Amount	Per Diem
RS to Start Calcs:	1990/07	Type:	Variable	80% Capital(1):	4,309,366	10.5680
Indexed Asset Value	5,386,707	<60% of Base:	False	20% ROE(2):	1,077,341	0.3985
FRVS Base Asset:	1,810,440	Interest Rate:	7.5000%	Insurance Cost(3):	39,457	1.0122
Occup Adj Factor	0.9000	Chase Rate:	8.5000%	Taxes Cost(3):	75,661	1.9409
ROE Factor	0.014580	Amortization Rate:	7.5000%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	448,590	0.0000
		Yearly Payment:	416,592	Total FRVS PD:		13.9196

- (1) 80% Capital (\$4,309,366) amortized at 7.5000 % for 20 years Principal & Interest of \$416,592 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$10.5680
- (2) 20% ROE (\$1,077,341) times the ROE factor (0.014580) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.3985
- (3) Pass-throughs: 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:	51,883
Comparison Bed	60	Effective PBS Limitation	1,810,440

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	49.7653	49.7653	0.8836	48.8817
Direct Care	79.1686	79.1686	1.4056	77.7630
Indirect Care	60.1169	60.1169	1.0674	59.0495
Property	13.6500	13.9196	0.2471	13.6725
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	202.7008	202.9704	3.6037	209.2692

Medicaid Trend Adjustment



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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	2,678,000	0.00	0.5899	0.5899		60	28.88	1,810,440	1,810,440	1
1991/01		0.10	0.5899	0.5899		60	28.88	1,811,001	1,831,800	
1991/07		0.10	1.4932	1.4932		60	28.88	1,812,421	1,859,160	
1992/01		0.20	2.0117	2.0117		60	28.88	1,816,250	1,896,540	
1992/07		0.20	1.8152	1.8152		60	28.88	1,819,712	1,930,980	
1993/01		0.30	1.7710	1.7710		60	28.88	1,824,789	1,965,180	
1993/07		0.30	1.5329	1.5329		60	32.35	1,829,725	1,995,300	
1994/01		0.40	1.6983	1.6983		60	32.35	1,837,036	2,029,200	
1994/07		0.40	1.5991	1.5991		60	30.00	1,843,445	2,061,660	
1995/01		0.50	1.5812	1.5812		60	30.00	1,851,395	2,094,240	
1995/07		0.50	1.5250	1.5250		60	36.32	1,860,717	2,126,160	
1996/01		0.60	1.7228	1.7228		60	36.32	1,873,419	2,162,820	
1996/07		0.60	1.3294	1.3294		60	33.35	1,882,480	2,191,560	
1997/01		0.70	1.4109	1.4109		60	33.35	1,893,753	2,222,460	
1997/07		0.70	1.0917	1.0917		60	32.99	1,902,434	2,246,700	
1998/01		0.80	1.1663	1.1663		60	32.99	1,913,081	2,272,920	
1998/07		0.80	1.0794	1.0794		60	31.63	1,922,581	2,297,460	
1999/01		0.90	1.4499	1.4499		60	31.63	1,937,009	2,330,760	
1999/07		0.90	1.2299	1.2299		60	31.63	1,949,339	2,359,440	
2000/01		1.00	1.3356	1.3356		60	31.63	1,964,312	2,390,940	
2000/07	2,246,700	1.00	1.1129	1.1129		120	19.42	4,211,012	4,835,040	
2001/01		1.00	1.2976	1.2976		120	19.42	4,211,012	4,897,800	
2001/07		1.00	0.9615	0.9615		120	37.24	4,238,427	4,944,840	
2002/01		1.00	1.0301	1.0301		120	37.24	4,267,989	4,995,720	
2002/07		1.00	0.8337	0.8337		120	46.64	4,298,163	5,037,360	
2003/01		1.00	1.3271	1.3271		120	46.64	4,346,534	5,104,200	
2003/07	162,787	1.00	1.1664	1.1664		120	42.59	4,548,580	5,163,720	
2004/01		1.00	1.1103	1.1103		120	42.59	4,587,688	5,221,080	
2004/07		1.00	0.8378	0.8378		120	45.61	4,619,562	5,264,880	
2005/01		1.00	0.8595	0.8595		120	45.61	4,652,488	5,310,120	



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0 228966-00 - 2014/07

209.27

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2005/07		1.00	0.7364	0.7364		120	50.29	4,683,815	5,349,240	
2006/01		1.00	0.9068	0.9068		120	50.29	4,722,651	5,397,720	
2006/07		1.00	0.8133	0.8133		120	50.29	4,757,771	5,441,640	
2007/01		1.00	1.0133	1.0133		120	47.36	4,799,285	5,496,720	
2007/07		1.00	1.1050	1.1050		120	47.36	4,844,950	5,557,440	
2008/01		1.00	0.8556	0.8556		120	42.08	4,876,666	5,604,960	
2008/07		1.00	0.6104	0.6104		120	42.08	4,899,441	5,639,160	
2009/01	58,833	1.00	1.3268	1.3268		120	43.94	5,010,208	5,714,040	
2009/07	27,339	1.00	0.6841	0.6841		120	42.80	5,064,219	5,753,160	
2010/01		1.00	0.8643	0.8643		120	42.80	5,098,280	5,802,840	
2010/07		1.00	0.7107	0.7107		120	42.80	5,126,476	5,844,120	
2011/01		0.95	0.9198	0.9198		120	39.12	5,158,338	5,897,880	
2011/07		0.95	0.9028	0.9028		120	39.80	5,190,354	5,951,160	
2012/01		0.90	0.3865	0.3865		120	39.80	5,203,421	5,974,200	
2012/07	51,239	0.90	0.9417	0.9417		120	40.79	5,287,365	6,030,480	
2013/01		0.85	0.4901	0.4901		120	40.79	5,303,701	6,060,000	
2013/07		0.85	0.6196	0.6196		120	40.79	5,324,418	6,097,560	
2014/01		0.80	0.8564	0.8564		120	38.29	5,349,813	6,149,760	
2014/07		0.80	1.2383	1.2383		120	38.29	5,386,707	6,225,960	

Message Code:

1 Per Bed Standard Limitation



Florida Agency for Health Care Administration
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 Rate Semester 07/01/2014 through 12/31/2014

0 229164-00 - 2014/07

227.61

Sylvan 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
2770 REGENCY OAKS BLVD	1/1/2013-12/31/2013	Number of Beds: 60	Superior: 0
CLEARWATER , FL 33759	Days in CR 365	Maximum: 21,900	Standard: 184
County: Pinellas [52]	First Used : 2014/07	Max Annualized: 21,900	Conditional: 0
Region: Central Area: 5	Last Used: 2014/07	Total Patient: 20,555	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 7,212	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 3,899	FY Index: 1.31456505
Class at 1/94: North Small	Medical Utilization	18.96862%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	93.85845%	Cost: 1.02471376
Open Date: 08/30/1991	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 08/30/1991	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21500000
Entered Medicaid 10/07/1991	Low Occupancy Adjustment Factor:	119.48712%	DC Sem Index: 1.24200000
Med # Active Date: 09/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02222222
Previous Med # 203971			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	212,268	333,090	260,455	54,313		860,126	
1a	Audit Adjustments							
2	Cost Per Diem	54.4417	85.4296	66.8005	13.9300		220.6018	
3	Cost Per Diem Inflated	55.7872	87.3280	68.4514				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	55.7872	87.3280	68.4514	13.9300		225.4966	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	55.2086		62.0530				
7	Provider Target Rate	56.3589		63.3459				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	58.1332	99.7893	75.5421	13.6500			
9	Prior Semester: Class Ceiling Target Base	60.4813		71.4442				
10	Target Rate Class Ceiling	61.3634		72.4862				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	55.7872	87.3280	63.3459	13.6500		220.1111	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	55.7872	87.3280	63.3459	13.6500		220.1111	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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0 229164-00 - 2014/07

227.61

Rate Semester 07/01/2014 through 12/31/2014

Sylvan Health Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/07/1991	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,798,444.00		Total Amount	Per Diem
RS to Start Calcs:	1991/07	Type:	Fixed	80% Capital(1):	1,910,829	10.6549
Indexed Asset Value	2,388,536	<60% of Base:	False	20% ROE(2):	477,707	0.4544
FRVS Base Asset:	1,831,800	Interest Rate:	9.2500%	Insurance Cost(3):	37,694	1.8338
Occup Adj Factor	0.9000	Chase Rate:	10.0000%	Taxes Cost(3):	46,104	2.2430
ROE Factor	0.018750	Amortization Rate:	9.2500%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	487,567	0.0000
		Yearly Payment:	210,008	Total FRVS PD:		15.1861

- (1) 80% Capital (\$1,910,829) amortized at 9.2500 % for 20 years Principal & Interest of \$210,008 divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$10.6549
 (2) 20% ROE (\$477,707) times the ROE factor (0.018750) divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$0.4544
 (3) Pass-throughs: 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:	51,883
Comparison Bed	60	Effective PBS Limitation	1,831,800

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	55.7872	55.7872	0.9905	54.7967
Direct Care	87.3280	87.3280	1.5505	85.7775
Indirect Care	63.3459	63.3459	1.1247	62.2212
Property	13.6500	15.1861	0.2696	14.9165
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	220.1111	221.6472	3.9353	227.6144

Medicaid Trend Adjustment



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 Rate Semester 7/1/2014 through 12/31/2014 Based on Cost Report: 12/31/2013

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227.61

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



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227.61

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2006/07	9,229	1.00	0.8133	0.8133		60	41.73	2,326,844	2,720,820	
2007/01		1.00	1.0133	1.0133		60	41.73	2,344,733	2,748,360	
2007/07		1.00	1.1050	1.1050		60	41.73	2,364,391	2,778,720	
2008/01		1.00	0.8556	0.8556		60	34.93	2,377,239	2,802,480	
2008/07	11,297	1.00	0.6104	0.6104		60	24.42	2,388,536	2,819,580	
2009/01		1.00	1.3268	1.3268		60	24.42	2,388,536	2,857,020	
2009/07		1.00	0.6841	0.6841		60	20.18	2,388,536	2,876,580	
2010/01		1.00	0.8643	0.8643		60	20.18	2,388,536	2,901,420	
2010/07		1.00	0.7107	0.7107		60	20.18	2,388,536	2,922,060	
2011/01		1.00	0.9198	0.9198		60	19.66	2,388,536	2,948,940	
2011/07		1.00	0.9028	0.9028		60	19.66	2,388,536	2,975,580	
2012/01		0.95	0.3865	0.3865		60	20.97	2,388,536	2,987,100	
2012/07		0.95	0.9417	0.9417		60	20.83	2,388,536	3,015,240	
2013/01		0.90	0.4901	0.4901		60	20.83	2,388,536	3,030,000	
2013/07		0.90	0.6196	0.6196		60	20.83	2,388,536	3,048,780	
2014/01		0.85	0.8564	0.8564		60	20.74	2,388,536	3,074,880	
2014/07		0.85	1.2383	1.2383		60	18.97	2,388,536	3,112,980	

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 07/01/2014 through 12/31/2014

0 229202-00 - 2014/07

221.00

Shell Point Pavilion

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

Provider Information	Cost Report	Patient Days	Ratings Days
15071 SHELL POINT BLVD	7/1/2012-6/30/2013	Number of Beds: 219	Superior: 0
FORT MYERS, FL 33908	Days in CR 365	Maximum: 79,935	Standard: 184
County: Lee [36]	First Used : 2014/07	Max Annualized: 79,935	Conditional: 0
Region: South Area: 8	Last Used: 2014/07	Total Patient: 66,262	Total: 184
Control: Nonprofit : Church	Unaudited	Medicare: 11,789	Inflation
Current Class South Large	Initial CR? False	Medicaid: 7,868	FY Index: 1.29878490
Class at 1/94: South Large	Medical Utilization	11.87408%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	82.89485%	Cost: 1.03716397
Open Date: 12/01/1971	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 12/01/1971	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20850000
Entered Medicaid 03/28/2001	Low Occupancy Adjustment Factor:	105.52984%	DC Sem Index: 1.24200000
Med # Active Date: 03/28/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02772031
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	326,499	754,408	545,045	307,324		1,933,276	
1a	Audit Adjustments							
2	Cost Per Diem	41.4971	95.8831	69.2736	39.0600		245.7138	
3	Cost Per Diem Inflated	43.0393	98.5410	71.8481				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	43.0393	98.5410	71.8481	39.0600		252.4884	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	54.2709		84.2469				
7	Provider Target Rate	55.4017		86.0023				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	43.0393	98.4475	63.9416	13.6500		219.0784	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	43.0393	98.4475	63.9416	13.6500		219.0784	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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221.00

Rate Semester 07/01/2014 through 12/31/2014

Shell Point Pavilion

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	03/28/2001	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	7,441,914.00	Total Amount	Per Diem
RS to Start Calcs:	1971/07	Type:	Fixed	80% Capital(1):	4,620,872 5.3457
Indexed Asset Value	5,776,090	<60% of Base:	False	20% ROE(2):	1,155,218 0.2309
FRVS Base Asset:	0	Interest Rate:	5.6000%	Insurance Cost(3):	259,000 3.9087
Occup Adj Factor	0.9000	Chase Rate:	4.7500%	Taxes Cost(3):	0 0.0000
ROE Factor	0.014380	Amortization Rate:	5.6000%	Home Office(3):	0 0.0000
		Interest Only:	False	Replacement(3&4):	127,983 0.0000
		Yearly Payment:	384,575	Total FRVS PD:	9.4853

- (1) 80% Capital (\$4,620,872) amortized at 5.6000 % for 20 years Principal & Interest of \$384,575 divided by annual available days (79935) divided by Occup. Adj. (0.900) = \$5.3457
 (2) 20% ROE (\$1,155,218) times the ROE factor (0.014380) divided by annual available days (79935) divided by Occup. Adj. (0.900) = \$0.2309
 (3) Pass-throughs: Cost divided by Total Patient Days
 (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	10,261
Comparison Date:	07/01/1971	Current RS PBS:	51,883
Comparison Bed	180	Effective PBS Limitation	1,846,980

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	43.0393	43.0393	0.7642	42.2751
Direct Care	98.4475	98.4475	1.7479	96.6996
Indirect Care	63.9416	63.9416	1.1353	62.8063
Property	13.6500	9.4853	0.1684	9.3169
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	219.0784	214.9137	3.8158	221.0004

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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 Rate Semester 7/1/2014 through 12/31/2014 Based on Cost Report: 6/30/2013

0 229202-00 - 2014/07

221.00

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/01	4,000,000	0.00	1.2976	1.2976		180	0.08	1,846,980	1,846,980	1
2001/07		0.10	0.9615	0.9615		180	0.08	1,846,980	7,417,260	
2002/01		0.10	1.0301	1.0301		180	0.08	1,846,980	7,493,580	
2002/07		0.20	0.8337	0.8337		180	0.08	1,846,980	7,556,040	
2003/01		0.20	1.3271	1.3271		180	0.08	1,846,980	7,656,300	5
2003/07		0.30	1.1664	1.1664		180	0.08	1,846,980	7,745,580	
2004/01	1,623,609	0.30	1.1103	1.1103		219	4.59	3,470,589	9,528,471	
2004/07		0.40	0.8378	0.8378		219	5.81	3,470,589	9,608,406	
2005/01		0.40	0.8595	0.8595		219	5.81	3,470,589	9,690,969	5
2005/07		0.50	0.7364	0.7364		219	8.25	3,470,589	9,762,363	
2006/01	51,561	0.50	0.9068	0.9068		219	8.43	3,522,150	9,850,839	
2006/07		0.60	0.8133	0.8133		219	8.43	3,522,150	9,930,993	
2007/01		0.60	1.0133	1.0133		219	8.43	3,522,150	10,031,514	
2007/07		0.70	1.1050	1.1050		219	8.66	3,522,150	10,142,328	
2008/01		0.70	0.8556	0.8556		219	8.66	3,522,150	10,229,052	
2008/07	111,102	0.80	0.6104	0.6104		219	9.01	3,633,252	10,291,467	
2009/01		0.80	1.3268	1.3268		219	9.01	3,633,252	10,428,123	
2009/07	33,086	0.90	0.6841	0.6841		219	8.39	3,666,338	10,499,517	
2010/01		0.90	0.8643	0.8643		219	8.39	3,666,338	10,590,183	
2010/07		1.00	0.7107	0.7107		219	9.28	3,666,338	10,665,519	
2011/01		1.00	0.9198	0.9198		219	9.28	3,666,338	10,763,631	
2011/07		1.00	0.9028	0.9028		219	6.36	3,666,338	10,860,867	
2012/01	2,073,250	1.00	0.3865	0.3865		219	2.95	5,739,588	10,902,915	
2012/07		1.00	0.9417	0.9417		219	2.95	5,739,588	11,005,626	
2013/01		1.00	0.4901	0.4901		219	9.47	5,739,588	11,059,500	
2013/07		1.00	0.6196	0.6196		219	9.47	5,739,588	11,128,047	
2014/01		1.00	0.8564	0.8564		219	9.47	5,739,588	11,223,312	
2014/07	36,502	1.00	1.2383	1.2383		219	11.87	5,776,090	11,362,377	

Message Code:

- | |
|---|
| 1 Per Bed Standard Limitation
5 Uncorrected Licensure Deficiency |
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Gainesville Health Care Center

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

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

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
1311 SW 16TH STREET	9/1/2012-8/31/2013	Number of Beds: 180	Superior: 0
GAINESVILLE, FL 32608	Days in CR 365	Maximum: 65,700	Standard: 164
County: Alachua [1]	First Used : 2014/07	Max Annualized: 65,700	Conditional: 20
Region: North Area: 3	Last Used: 2014/07	Total Patient: 62,525	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 8,814	Inflation
Current Class North Large	Initial CR? False	Medicaid: 43,231	FY Index: 1.30580299
Class at 1/94: North Large	Medical Utilization	69.14194%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	95.16743%	Cost: 1.03158969
Open Date: 07/01/1983	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 07/01/1983	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21049917
Entered Medicaid 07/01/1983	Low Occupancy Adjustment Factor:	121.15353%	DC Sem Index: 1.24200000
Med # Active Date: 03/07/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02602301
Previous Med # 212776			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,799,298	3,405,540	2,056,874	1,007,715		8,269,427	
1a	Audit Adjustments							
2	Cost Per Diem	41.6206	78.7754	47.5787	23.3100		191.2847	
3	Cost Per Diem Inflated	42.9354	80.8254	49.0817				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	42.9354	80.8254	49.0817	23.3100		196.1525	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	51.8213		51.2053				
7	Provider Target Rate	52.9010		52.2722				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	42.9354	80.8254	49.0817	13.6500		186.4925	
12/13	Medical Adjustment Rate		1.5514	0.9421				
14	Prospective Per Diem 11	42.9354	82.3768	50.0238	13.6500		188.9860	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Gainesville Health Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	07/01/1989	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	7,400,000.00	Total Amount	Per Diem	
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	7,060,842	18.8689
RS to Start Calcs:	1983/07	<60% of Base:	False	20% ROE(2):	1,765,210	0.4696
Indexed Asset Value	8,826,052	Interest Rate:	15.1230%	Insurance Cost(3):	61,943	0.9907
FRVS Base Asset:	5,130,000	Chase Rate:	13.0000%	Taxes Cost(3):	2,054	0.0329
Occup Adj Factor	0.9000	Amortization Rate:	15.0000%	Home Office(3):	1,269	0.0203
ROE Factor	0.015730	Interest Only:	False	Replacement(3&4):	23,012	0.0000
		Yearly Payment:	1,115,717	Total FRVS PD:		20.3824

- (1) 80% Capital (\$7,060,842) amortized at 15.0000 % for 20 years Principal & Interest of \$1,115,717 divided by annual available days (65700) divided by Occup. Adj. (0.900) = \$18.8689
- (2) 20% ROE (\$1,765,210) times the ROE factor (0.015730) divided by annual available days (65700) divided by Occup. Adj. (0.900) = \$0.4696
- (3) Pass-throughs: Cost divided by Total Patient Days
- (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	28,500
Comparison Date:	07/01/1985	Current RS PBS:	51,883
Comparison Bed	180	Effective PBS Limitation	5,130,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	42.9354	42.9354	0.7623	42.1731
Direct Care	82.3768	82.3768	1.4626	80.9142
Indirect Care	50.0238	50.0238	0.8882	49.1356
Property	13.6500	20.3824	0.3619	20.0205
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				23.2733
Supplemental Rate Add-on				9.9025
Totals	188.9860	195.7184	3.4750	225.4192

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1983/07	6,478,802	0.00	3.9578	3.0000	0.9578	180	55.00	6,478,802	4,871,160	
1984/01	12,381	0.10	2.2530	2.2530		180	82.03	6,505,780	4,934,340	
1984/07		0.10	1.9179	1.9179		180	82.03	6,518,258	5,029,020	
1985/01	75,005	0.20	1.1471	1.1471		180	87.19	6,608,216	5,086,620	
1985/10		0.20	0.8522	0.8522		180	87.19	5,130,000	5,130,000	1
1986/01		0.30	0.8299	0.8299		180	87.19	5,142,774	5,172,660	
1986/07		0.30	0.2974	0.2974		180	87.19	5,147,361	5,162,760	
1987/01		0.40	1.0091	1.0091		180	87.19	5,168,136	5,255,100	
1987/07		0.40	0.9007	0.9007		180	93.44	5,186,757	5,296,140	
1988/01		0.50	0.9007	0.9007		180	93.44	5,210,118	5,339,160	
1988/07		0.50	0.5899	0.5899		180	93.44	5,225,488	5,336,280	
1989/01		0.60	0.5899	0.5899		180	91.63	5,243,981	5,367,780	
1989/07		0.60	0.5899	0.5899		180	91.63	5,262,539	5,404,140	
1990/01	20,864	0.70	0.5899	0.5899		180	91.63	5,283,403	5,431,320	5
1990/07		0.70	0.5899	0.5899		180	88.71	5,305,132	5,463,360	5
1991/01		0.80	0.5899	0.5899		180	84.17	5,352,175	5,495,400	
1991/07		0.80	1.4932	1.4932		180	90.49	5,416,112	5,577,480	
1992/01		0.90	2.0117	2.0117		180	90.49	5,514,171	5,689,620	
1992/07		0.90	1.8152	1.8152		180	87.82	5,604,256	5,792,940	
1993/01		1.00	1.7710	1.7710		180	87.82	5,703,507	5,895,540	
1993/07		1.00	1.5329	1.5329		180	85.58	5,790,936	5,985,900	
1994/01		1.00	1.6983	1.6983		180	85.58	5,889,283	6,087,600	
1994/07		1.00	1.5991	1.5991		180	85.58	5,983,459	6,184,980	
1995/01		1.00	1.5812	1.5812		180	85.50	6,078,069	6,282,720	
1995/07		1.00	1.5250	1.5250		180	85.50	6,170,760	6,378,480	
1996/01		1.00	1.7228	1.7228		180	86.72	6,277,070	6,488,460	
1996/07		1.00	1.3294	1.3294		180	87.51	6,360,517	6,574,680	
1997/01		1.00	1.4109	1.4109		180	87.51	6,450,258	6,667,380	
1997/07		1.00	1.0917	1.0917		180	87.51	6,450,258	6,740,100	5
1998/01		1.00	1.1663	1.1663		180	87.51	6,520,675	6,818,760	5



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/07		1.00	1.0794	1.0794		180	87.51	6,667,931	6,892,380	
1999/01		1.00	1.4499	1.4499		180	87.51	6,764,609	6,992,280	
1999/07		1.00	1.2299	1.2299		180	87.51	6,847,807	7,078,320	
2000/01		1.00	1.3356	1.3356		180	87.51	6,939,266	7,172,820	
2000/07	93,695	1.00	1.1129	1.1129		180	85.98	7,110,188	7,252,560	
2001/01	47,580	1.00	1.2976	1.2976		180	79.71	7,250,030	7,346,700	
2001/07	5,688	1.00	0.9615	0.9615		180	79.71	7,325,427	7,417,260	
2002/01	7,955	1.00	1.0301	1.0301		180	79.71	7,408,841	7,493,580	
2002/07	10,654	1.00	0.8337	0.8337		180	79.71	7,481,263	7,556,040	
2003/01		1.00	1.3271	1.3271		180	79.71	7,580,547	7,656,300	
2003/07		1.00	1.1664	1.1664		180	79.71	7,668,967	7,745,580	
2004/01		0.95	1.1103	1.1103		180	79.71	7,749,859	7,831,620	
2004/07		0.95	0.8378	0.8378		180	73.87	7,811,540	7,897,320	
2005/01	27,526	0.90	0.8595	0.8595		180	73.30	7,899,496	7,965,180	
2005/07		0.90	0.7364	0.7364		180	73.30	7,951,854	8,023,860	
2006/01		0.85	0.9068	0.9068		180	73.30	8,013,147	8,096,580	
2006/07		0.85	0.8133	0.8133		180	73.13	8,068,542	8,162,460	
2007/01		0.80	1.0133	1.0133		180	73.13	8,133,946	8,245,080	
2007/07		0.80	1.1050	1.1050		180	73.36	8,205,850	8,336,160	
2008/01		0.75	0.8556	0.8556		180	73.36	8,258,507	8,407,440	
2008/07		0.75	0.6104	0.6104		180	72.17	8,296,314	8,458,740	
2009/01		0.70	1.3268	1.3268		180	72.17	8,373,370	8,571,060	
2009/07		0.70	0.6841	0.6841		180	74.49	8,413,470	8,629,740	
2010/01		0.65	0.8643	0.8643		180	71.28	8,460,737	8,704,260	
2010/07		0.65	0.7107	0.7107		180	71.28	8,499,826	8,766,180	
2011/01		0.60	0.9198	0.9198		180	71.28	8,546,737	8,846,820	
2011/07	38,946	0.60	0.9028	0.9028		180	69.86	8,631,981	8,926,740	
2012/01		0.55	0.3865	0.3865		180	69.86	8,650,333	8,961,300	
2012/07		0.55	0.9417	0.9417		180	69.86	8,695,133	9,045,720	
2013/01		0.50	0.4901	0.4901		180	68.65	8,716,445	9,090,000	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/07		0.50	0.6196	0.6196		180	68.65	8,743,449	9,146,340	
2014/01		0.45	0.8564	0.8564		180	68.65	8,777,146	9,224,640	
2014/07		0.45	1.2383	1.2383		180	69.14	8,826,052	9,338,940	

Message Code:

- 1 Per Bed Standard Limitation
- 5 Uncorrected Licensure Deficiency

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 229288083120130901201204282014154838



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Lake View Care Center at Delray
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Type of Cost Report: Prospective		Type of Cost: Actual	Type of Rate: Prospective
Type of Ownership: Proprietary : Corporation		CHOW Status based on this Cost Report: No Change	
Provider Information	Cost Report	Patient Days	Ratings Days
5430 LINTON BLVD	1/1/2012-12/31/2012	Number of Beds: 120	Superior: 0
DELRAY BEACH, FL 33484	Days in CR 366	Maximum: 43,920	Standard: 154
County: Palm Beach [50]	First Used : 2013/07	Max Annualized: 43,800	Conditional: 30
Region: South Area: 9	Last Used: 2014/07	Total Patient: 40,307	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 16,578	Inflation
Current Class South Large	Initial CR? False	Medicaid: 18,318	FY Index: 1.28335532
Class at 1/94: South Large	Medical Utilization	45.44620%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	91.77368%	Cost: 1.04963363
Open Date: 09/01/1984	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 09/01/1984	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20250000
Entered Medicaid 09/01/1984	Low Occupancy Adjustment Factor:	116.83309%	DC Sem Index: 1.24200000
Med # Active Date: 09/20/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03284823
Previous Med # 208124			PS Target: 1.02083595

Rate Calculations							
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Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	830,084	1,574,784	1,232,894	479,748		4,117,508	
1a	Audit Adjustments							
2	Cost Per Diem	45.3152	85.9692	67.3051	26.1900		224.7795	
3	Cost Per Diem Inflated	47.5644	88.7931	70.6457				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	47.5644	88.7931	70.6457	26.1900		233.1932	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	47.2724		56.0753				
7	Provider Target Rate	48.2574		57.2437				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	47.5644	88.7931	57.2437	13.6500		207.2512	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	47.5644	88.7931	57.2437	13.6500		207.2512	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Lake View Care Center at Delray

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	09/01/2000	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,596,000.00		Total Amount	Per Diem
RS to Start Calcs:	1984/07	Type:	Fixed	80% Capital(1):	4,603,994	16.1709
Indexed Asset Value	5,754,992	<60% of Base:	False	20% ROE(2):	1,150,998	0.4257
FRVS Base Asset:	3,420,000	Interest Rate:	12.7500%	Insurance Cost(3):	66,014	1.6378
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	103,435	2.5662
ROE Factor	0.014580	Amortization Rate:	12.7500%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	70,484	0.0000
		Yearly Payment:	637,457	Total FRVS PD:		20.8006

- (1) 80% Capital (\$4,603,994) amortized at 12.7500 % for 20 years Principal & Interest of \$637,457 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$16.1709
- (2) 20% ROE (\$1,150,998) times the ROE factor (0.014580) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.4257
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	47.5644	47.5644	0.8445	46.7199
Direct Care	88.7931	88.7931	1.5765	87.2166
Indirect Care	57.2437	57.2437	1.0164	56.2273
Property	13.6500	20.8006	0.3693	20.4313
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				16.3871
Supplemental Rate Add-on				9.9025
Totals	207.2512	214.4018	3.8067	236.8847

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1984/07	4,156,280	0.00	1.9179	1.9179		120	7.30	4,156,280	3,352,680	
1985/01	888,255	0.10	1.1471	1.1471		120	7.30	5,044,535	3,391,080	
1985/10		0.10	0.8522	0.8522		120	7.30	3,420,000	3,420,000	1
1986/01		0.20	0.8299	0.8299		120	7.30	3,420,000	3,448,440	
1986/07		0.20	0.2974	0.2974		120	7.30	3,420,000	3,441,840	
1987/01		0.30	1.0091	1.0091		120	58.80	3,430,352	3,503,400	
1987/07		0.30	0.9007	0.9007		120	58.80	3,439,621	3,530,760	
1988/01		0.40	0.9007	0.9007		120	71.16	3,452,014	3,559,440	
1988/07		0.40	0.5899	0.5899		120	71.16	3,460,161	3,557,520	
1989/01	53,029	0.50	0.5899	0.5899		120	75.74	3,523,397	3,578,520	
1989/07		0.50	0.5899	0.5899		120	75.74	3,533,791	3,602,760	
1990/01		0.60	0.5899	0.5899		120	70.15	3,546,297	3,620,880	
1990/07		0.60	0.5899	0.5899		120	70.15	3,558,847	3,642,240	
1991/01		0.70	0.5899	0.5899		120	66.79	3,573,541	3,663,600	
1991/07		0.70	1.4932	1.4932		120	66.79	3,573,541	3,718,320	5
1992/01		0.80	2.0117	2.0117		120	67.76	3,669,006	3,793,080	
1992/07		0.80	1.8152	1.8152		120	67.76	3,722,287	3,861,960	
1993/01		0.90	1.7710	1.7710		120	66.71	3,781,617	3,930,360	
1993/07		0.90	1.5329	1.5329		120	66.71	3,833,788	3,990,600	
1994/01		1.00	1.6983	1.6983		120	63.94	3,898,897	4,058,400	
1994/07		1.00	1.5991	1.5991		120	63.94	3,961,244	4,123,320	
1995/01		1.00	1.5812	1.5812		120	62.05	4,023,879	4,188,480	
1995/07		1.00	1.5250	1.5250		120	62.05	4,085,243	4,252,320	
1996/01		1.00	1.7228	1.7228		120	58.38	4,155,624	4,325,640	
1996/07		1.00	1.3294	1.3294		120	58.38	4,210,869	4,383,120	
1997/01		1.00	1.4109	1.4109		120	51.17	4,210,869	4,444,920	5
1997/07		1.00	1.0917	1.0917		120	51.17	4,309,473	4,493,400	
1998/01		1.00	1.1663	1.1663		120	49.14	4,354,379	4,545,840	
1998/07		1.00	1.0794	1.0794		120	49.14	4,396,372	4,594,920	
1999/01		1.00	1.4499	1.4499		120	46.35	4,450,090	4,661,520	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1999/07		1.00	1.2299	1.2299		120	46.35	4,496,214	4,718,880	
2000/01		1.00	1.3356	1.3356		120	53.29	4,496,214	4,781,880	5
2000/07		1.00	1.1129	1.1129		120	53.29	4,603,508	4,835,040	
2001/01		1.00	1.2976	1.2976		120	57.33	4,603,508	4,897,800	5
2001/07		1.00	0.9615	0.9615		120	51.56	4,705,276	4,944,840	
2002/01		1.00	1.0301	1.0301		120	51.56	4,705,276	4,995,720	5
2002/07		1.00	0.8337	0.8337		120	51.56	4,787,843	5,037,360	
2003/01		1.00	1.3271	1.3271		120	51.56	4,847,408	5,104,200	
2003/07		1.00	1.1664	1.1664		120	51.56	4,900,412	5,163,720	
2004/01		1.00	1.1103	1.1103		120	53.31	4,953,149	5,221,080	
2004/07		1.00	0.8378	0.8378		120	53.31	4,993,371	5,264,880	
2005/01		0.95	0.8595	0.8595		120	62.36	5,034,142	5,310,120	
2005/07		0.95	0.7364	0.7364		120	62.36	5,069,361	5,349,240	
2006/01		0.90	0.9068	0.9068		120	59.11	5,110,732	5,397,720	
2006/07		0.90	0.8133	0.8133		120	59.11	5,148,143	5,441,640	
2007/01		0.85	1.0133	1.0133		120	57.51	5,192,484	5,496,720	
2007/07		0.85	1.1050	1.1050		120	57.51	5,192,484	5,557,440	5
2008/01		0.80	0.8556	0.8556		120	48.53	5,272,913	5,604,960	
2008/07		0.80	0.6104	0.6104		120	43.62	5,293,333	5,639,160	
2009/01		0.75	1.3268	1.3268		120	43.62	5,335,108	5,714,040	
2009/07	100,226	0.75	0.6841	0.6841		120	44.18	5,457,323	5,753,160	
2010/01		0.70	0.8643	0.8643		120	44.18	5,483,844	5,802,840	
2010/07		0.70	0.7107	0.7107		120	44.18	5,505,759	5,844,120	
2011/01		0.65	0.9198	0.9198		120	42.47	5,531,178	5,897,880	
2011/07	52,604	0.65	0.9028	0.9028		120	43.55	5,609,482	5,951,160	
2012/01		0.60	0.3865	0.3865		120	43.55	5,619,782	5,974,200	
2012/07	16,679	0.60	0.9417	0.9417		120	41.27	5,660,286	6,030,480	
2013/01		0.55	0.4901	0.4901		120	41.27	5,671,737	6,060,000	
2013/07	17,796	0.55	0.6196	0.6196		120	45.45	5,705,506	6,097,560	
2014/01		0.50	0.8564	0.8564		120	45.45	5,725,695	6,149,760	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2014/07		0.50	1.2383	1.2383		120	45.45	5,754,992	6,225,960	

Message Code:

- 1 Per Bed Standard Limitation
- 5 Uncorrected Licensure Deficiency

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 229610123120120101201204242013133825



Florida Agency for Health Care Administration
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 Computation of Nursing Home Medicaid Reimbursement Rate
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Menorah House

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
9945 CENTRAL PARK BLVD NORTH BOCA RATON, FL 33428	1/1/2012-12/31/2012	Number of Beds: 120	Superior: 0
County: Palm Beach [50]	Days in CR 366	Maximum: 43,920	Standard: 184
Region: South Area: 9	First Used : 2014/01	Max Annualized: 43,800	Conditional: 0
Control: Proprietary : Corporation	Last Used: 2014/07	Total Patient: 40,109	Total: 184
Current Class South Large	Unaudited	Medicare: 6,156	Inflation
Class at 1/94: South Large	Initial CR? False	Medicaid: 26,167	FY Index: 1.28335532
Operating Ex > 18 months	Medical Utilization	65.23972%	Semester Index: 1.34705290
Open Date: 12/14/1989	Occupancy:	91.32286%	Cost: 1.04963363
Acquired Date: 12/14/1989	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Entered Medicaid 10/01/1990	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20250000
Med # Active Date: 09/20/2001	Low Occupancy Adjustment Factor:	116.25917%	DC Sem Index: 1.24200000
Previous Med # 201413	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03284823
	Interim Component Effective Date:	01/01/2014	PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,175,740	2,069,838	1,454,557	467,866		5,168,001	
1a	Audit Adjustments							
2	Cost Per Diem	44.9322	79.1011	55.5875	17.8800		197.5008	
3	Cost Per Diem Inflated	47.1623	81.6994	58.3465				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	47.1623	81.6994	58.3465	17.8800		205.0882	
5a	Interim Adjustment	0.0600	0.0161	0.0640				
5b	Interim Adjusted Per Diem	47.2223	81.7155	58.4105				
6	Prior Semester: Provider Target Base	47.0292		58.4794				
7	Provider Target Rate	48.0091		59.6979				
7a	Interim Adjustment	0.0600		0.0640				
7b	Interim Adjustment Provider Target Rate	48.0691		59.7619				
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	47.2223	81.7155	58.4105	13.6500		200.9983	
12/13	Medical Adjustment Rate		1.4010	1.0014				
14	Prospective Per Diem 11	47.2223	83.1165	59.4119	13.6500		203.4007	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Menorah House

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1990	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	3,900,000.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	4,886,577 13.8659
RS to Start Calcs:	1989/07	<60% of Base:	False	20% ROE(2):	1,221,644 0.4518
Indexed Asset Value	6,108,221	Interest Rate:	15.0000%	Insurance Cost(3):	64,895 1.6180
FRVS Base Asset:	3,578,520	Chase Rate:	6.5000%	Taxes Cost(3):	84,154 2.0981
Occup Adj Factor	0.9000	Amortization Rate:	9.5000%	Home Office(3):	0 0.0000
ROE Factor	0.014580	Interest Only:	False	Replacement(3&4):	80,419 0.0000
		Yearly Payment:	546,592	Total FRVS PD:	18.0338

- (1) 80% Capital (\$4,886,577) amortized at 9.5000 % for 20 years Principal & Interest of \$546,592 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$13.8659
- (2) 20% ROE (\$1,221,644) times the ROE factor (0.014580) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.4518
- (3) Pass-throughs: 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:	51,883
Comparison Bed 120	Effective PBS Limitation	3,578,520

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	47.2223	47.2223	0.8384	46.3839
Direct Care	83.1165	83.1165	1.4757	81.6408
Indirect Care	59.4119	59.4119	1.0549	58.3570
Property	13.6500	18.0338	0.3202	17.7136
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				22.7481
Supplemental Rate Add-on				9.9025
Totals	203.4007	207.7845	3.6892	236.7459

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1989/07	4,272,092	0.00	0.5899	0.5899		120		3,578,520	3,578,520	1
1990/01		0.10	0.5899	0.5899		120		3,578,520	3,620,880	
1990/07		0.10	0.5899	0.5899		120	25.37	3,579,494	3,642,240	
1991/01		0.20	0.5899	0.5899		120	25.37	3,581,442	3,663,600	
1991/07		0.20	1.4932	1.4932		120	25.37	3,586,375	3,718,320	
1992/01		0.30	2.0117	2.0117		120	25.37	3,596,359	3,793,080	
1992/07		0.30	1.8152	1.8152		120	25.37	3,605,393	3,861,960	
1993/01		0.40	1.7710	1.7710		120	39.22	3,623,606	3,930,360	
1993/07		0.40	1.5329	1.5329		120	39.22	3,639,451	3,990,600	
1994/01		0.50	1.6983	1.6983		120	47.90	3,666,368	4,058,400	
1994/07		0.50	1.5991	1.5991		120	47.90	3,691,900	4,123,320	
1995/01		0.60	1.5812	1.5812		120	57.92	3,726,925	4,188,480	
1995/07		0.60	1.5250	1.5250		120	57.92	3,761,026	4,252,320	
1996/01		0.70	1.7228	1.7228		120	64.39	3,806,384	4,325,640	
1996/07		0.70	1.3294	1.3294		120	64.39	3,841,806	4,383,120	
1997/01		0.80	1.4109	1.4109		120	61.74	3,885,168	4,444,920	
1997/07		0.80	1.0917	1.0917		120	61.74	3,919,101	4,493,400	
1998/01		0.90	1.1663	1.1663		120	66.17	3,919,101	4,545,840	5
1998/07		0.90	1.0794	1.0794		120	66.17	3,998,714	4,594,920	
1999/01		1.00	1.4499	1.4499		120	65.91	4,056,691	4,661,520	
1999/07		1.00	1.2299	1.2299		120	65.91	4,106,584	4,718,880	
2000/01		1.00	1.3356	1.3356		120	72.40	4,161,432	4,781,880	
2000/07		1.00	1.1129	1.1129		120	72.40	4,207,745	4,835,040	
2001/01		1.00	1.2976	1.2976		120	73.05	4,262,345	4,897,800	
2001/07		1.00	0.9615	0.9615		120	66.47	4,303,327	4,944,840	
2002/01	595,058	1.00	1.0301	1.0301		120	66.47	4,942,714	4,995,720	
2002/07		1.00	0.8337	0.8337		120	66.47	4,983,921	5,037,360	
2003/01		1.00	1.3271	1.3271		120	66.47	5,050,063	5,104,200	
2003/07		1.00	1.1664	1.1664		120	66.47	5,108,967	5,163,720	
2004/01		1.00	1.1103	1.1103		120	66.32	5,165,692	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	66.32	5,208,970	5,264,880	
2005/01		1.00	0.8595	0.8595		120	70.85	5,253,741	5,310,120	
2005/07		1.00	0.7364	0.7364		120	68.05	5,292,430	5,349,240	
2006/01		1.00	0.9068	0.9068		120	68.05	5,340,422	5,397,720	
2006/07		1.00	0.8133	0.8133		120	68.05	5,383,856	5,441,640	
2007/01		1.00	1.0133	1.0133		120	59.95	5,438,411	5,496,720	
2007/07		1.00	1.1050	1.1050		120	59.95	5,498,505	5,557,440	
2008/01		1.00	0.8556	0.8556		120	63.15	5,545,550	5,604,960	
2008/07		1.00	0.6104	0.6104		120	68.35	5,579,400	5,639,160	
2009/01		1.00	1.3268	1.3268		120	68.35	5,653,427	5,714,040	
2009/07		1.00	0.6841	0.6841		120	68.35	5,692,102	5,753,160	
2010/01		0.95	0.8643	0.8643		120	66.52	5,738,840	5,802,840	
2010/07		0.95	0.7107	0.7107		120	66.32	5,777,589	5,844,120	
2011/01		0.90	0.9198	0.9198		120	66.32	5,825,416	5,897,880	
2011/07		0.90	0.9028	0.9028		120	66.32	5,872,748	5,951,160	
2012/01		0.85	0.3865	0.3865		120	69.59	5,892,040	5,974,200	
2012/07	21,160	0.85	0.9417	0.9417		120	65.91	5,960,360	6,030,480	
2013/01		0.80	0.4901	0.4901		120	65.91	5,983,731	6,060,000	
2013/07		0.80	0.6196	0.6196		120	65.91	6,013,392	6,097,560	
2014/01		0.75	0.8564	0.8564		120	65.24	6,052,016	6,149,760	
2014/07		0.75	1.2383	1.2383		120	65.24	6,108,221	6,225,960	

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 07/01/2014 through 12/31/2014

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Alexander Nininger State Veterans' Nursing Home

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
8401 W CYPRESS DR	7/1/2012-6/30/2013	Number of Beds: 120	Superior: 0
PEMBROKE PINES, FL 33025	Days in CR 365	Maximum: 43,800	Standard: 184
County: Broward [6]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: South Area: 10	Last Used: 2014/07	Total Patient: 43,259	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 1,641	Inflation
Current Class South Large	Initial CR? False	Medicaid: 14,434	FY Index: 1.29878490
Class at 1/94: South Large	Medical Utilization	33.36647%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	98.76484%	Cost: 1.03716397
Open Date: 06/18/2001	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 06/18/2001	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20850000
Entered Medicaid 09/06/2001	Low Occupancy Adjustment Factor:	125.73324%	DC Sem Index: 1.24200000
Med # Active Date: 09/06/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02772031
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	681,236	1,721,428	712,793	244,801		3,360,258	
1a	Audit Adjustments							
2	Cost Per Diem	47.1966	119.2620	49.3829	16.9600		232.8015	
3	Cost Per Diem Inflated	48.9506	122.5680	51.2182				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	48.9506	122.5680	51.2182	16.9600		239.6968	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	63.1573		63.9337				
7	Provider Target Rate	64.4732		65.2658				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	48.9506	98.4475	51.2182	13.6500		212.2663	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	48.9506	98.4475	51.2182	13.6500		212.2663	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Alexander Nininger State Veterans' Nursing Home

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	09/06/2001	Mortgage Information		Calculation of FRVS Per Diem	
Year of Phase-In/Full:		Amount:	0.00	Total Amount	Per Diem
RS to Start Calcs:	2001/01	Type:	None	80% Capital(1):	4,385,910 7.1494
Indexed Asset Value	5,482,388	<60% of Base:	True	20% ROE(2):	1,096,478 0.4000
FRVS Base Asset:	0	Interest Rate:	6.5000%	Insurance Cost(3):	8,842 0.2044
Occup Adj Factor	0.9000	Chase Rate:	6.5000%	Taxes Cost(3):	0 0.0000
ROE Factor	0.014380	Amortization Rate:	6.5000%	Home Office(3):	46,652 1.0784
		Interest Only:	True	Replacement(3&4):	39,971 0.0000
		Yearly Payment:	281,829	Total FRVS PD:	8.8322

- (1) 80% Capital (\$4,385,910) amortized at 6.5000 % for 20 years Interest of \$281,829 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$7.1494
- (2) 20% ROE (\$1,096,478) times the ROE factor (0.014380) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.4000
- (3) Pass-throughs: Cost divided by Total Patient Days
- (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	40,292
Comparison Date:	07/01/2000	Current RS PBS:	51,883
Comparison Bed	120	Effective PBS Limitation	4,835,040

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	48.9506	48.9506	0.8691	48.0815
Direct Care	98.4475	98.4475	1.7479	96.6996
Indirect Care	51.2182	51.2182	0.9094	50.3088
Property	13.6500	8.8322	0.1568	8.6754
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				26.4279
Supplemental Rate Add-on				9.9025
Totals	212.2663	207.4485	3.6832	240.0957

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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 Rate Semester 7/1/2014 through 12/31/2014 Based on Cost Report: 6/30/2013

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240.10

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2001/07	23,016,141	0.00	0.9615	0.9615		120	27.94	4,835,040	4,835,040	1
2002/01		0.10	1.0301	1.0301		120	27.94	4,837,570	4,995,720	
2002/07		0.10	0.8337	0.8337		120	27.94	4,839,620	5,037,360	
2003/01		0.20	1.3271	1.3271		120	27.94	4,839,620	5,104,200	5
2003/07		0.20	1.1664	1.1664		120	27.94	4,851,888	5,163,720	
2004/01	26,798	0.30	1.1103	1.1103		120	47.91	4,892,764	5,221,080	
2004/07		0.30	0.8378	0.8378		120	47.91	4,903,475	5,264,880	
2005/01		0.40	0.8595	0.8595		120	61.16	4,920,333	5,310,120	
2005/07		0.40	0.7364	0.7364		120	61.16	4,934,828	5,349,240	
2006/01		0.50	0.9068	0.9068		120	61.16	4,957,203	5,397,720	
2006/07		0.50	0.8133	0.8133		120	62.63	4,977,364	5,441,640	
2007/01		0.60	1.0133	1.0133		120	62.63	5,007,626	5,496,720	
2007/07		0.60	1.1050	1.1050		120	58.06	5,040,827	5,557,440	
2008/01		0.70	0.8556	0.8556		120	48.89	5,067,663	5,604,960	
2008/07		0.70	0.6104	0.6104		120	48.89	5,086,912	5,639,160	
2009/01		0.80	1.3268	1.3268		120	48.89	5,134,906	5,714,040	
2009/07		0.80	0.6841	0.6841		120	48.62	5,159,749	5,753,160	
2010/01		0.90	0.8643	0.8643		120	48.62	5,195,231	5,802,840	
2010/07		0.90	0.7107	0.7107		120	43.67	5,221,615	5,844,120	
2011/01		1.00	0.9198	0.9198		120	43.67	5,259,750	5,897,880	
2011/07		1.00	0.9028	0.9028		120	40.48	5,294,699	5,951,160	
2012/01		1.00	0.3865	0.3865		120	40.48	5,309,761	5,974,200	
2012/07	27,695	1.00	0.9417	0.9417		120	37.68	5,371,712	6,030,480	
2013/01		1.00	0.4901	0.4901		120	37.68	5,389,748	6,060,000	
2013/07		1.00	0.6196	0.6196		120	35.70	5,411,424	6,097,560	
2014/01		1.00	0.8564	0.8564		120	35.70	5,441,505	6,149,760	
2014/07		1.00	1.2383	1.2383		120	33.37	5,482,388	6,225,960	

Message Code:

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



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HIALEAH SHORES NURSING AND REHAB CENTER

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

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
8785 NW 32ND AVENUE	9/1/2012-8/31/2013	Number of Beds: 120	Superior: 0
MIAMI , FL 33147	Days in CR 365	Maximum: 43,800	Standard: 184
County: Dade [13]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: South Area: 11	Last Used: 2014/07	Total Patient: 36,586	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 10,680	Inflation
Current Class South Large	Initial CR? False	Medicaid: 23,844	FY Index: 1.30580299
Class at 1/94: South Large	Medical Utilization	65.17247%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	83.52968%	Cost: 1.03158969
Open Date: 03/20/1985	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 03/20/1985	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21049917
Entered Medicaid 03/20/1985	Low Occupancy Adjustment Factor:	106.33801%	DC Sem Index: 1.24200000
Med # Active Date: 02/25/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02602301
Previous Med # 210722			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,175,690	2,322,226	1,451,718	359,329		5,308,963	
1a	Audit Adjustments							
2	Cost Per Diem	49.3076	97.3925	60.8840	15.0700		222.6541	
3	Cost Per Diem Inflated	50.8652	99.9269	62.8073				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	50.8652	99.9269	62.8073	15.0700		228.6694	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	62.0568		67.8724				
7	Provider Target Rate	63.3498		69.2866				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	50.8652	98.4475	62.8073	13.6500		225.7700	
12/13	Medical Adjustment Rate		1.6804	1.0721				
14	Prospective Per Diem 11	50.8652	100.1279	63.8794	13.6500		228.5225	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

HIALEAH SHORES NURSING AND REHAB CENTER

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	02/01/1993	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	2,375,000.00		Total Amount	Per Diem
RS to Start Calcs:	1985/01	Type:	Fixed	80% Capital(1):	2,512,819	8.6908
Indexed Asset Value	3,141,024	<60% of Base:	False	20% ROE(2):	628,205	0.2507
FRVS Base Asset:	1,751,491	Interest Rate:	15.0000%	Insurance Cost(3):	56,152	1.5348
Occup Adj Factor	0.9000	Chase Rate:	9.5000%	Taxes Cost(3):	26,768	0.7316
ROE Factor	0.015730	Amortization Rate:	12.5000%	Home Office(3):	15,948	0.4359
		Interest Only:	False	Replacement(3&4):	17,317	0.0000
		Yearly Payment:	342,590	Total FRVS PD:		11.6438

- (1) 80% Capital (\$2,512,819) amortized at 12.5000 % for 20 years Principal & Interest of \$342,590 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$8.6908
- (2) 20% ROE (\$628,205) times the ROE factor (0.015730) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.2507
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	50.8652	50.8652	0.9031	49.9621
Direct Care	100.1279	100.1279	1.7778	98.3501
Indirect Care	63.8794	63.8794	1.1342	62.7452
Property	13.6500	11.6438	0.2067	11.4371
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Quality Assess-Medicaid Share				20.4165
Totals	228.5225	226.5163	4.0218	252.8135

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1985/01	1,750,000	0.00	1.1471	1.1471		120	97.66	1,750,000	3,391,080	
1985/10		0.10	0.8522	0.8522		120	97.66	1,751,491	3,420,000	
1986/01		0.10	0.8299	0.8299		120	97.66	1,752,945	3,448,440	
1986/07		0.20	0.2974	0.2974		120	97.66	1,753,988	3,441,840	
1987/01		0.20	1.0091	1.0091		120	97.66	1,757,528	3,503,400	
1987/07		0.30	0.9007	0.9007		120	97.02	1,762,277	3,530,760	
1988/01		0.30	0.9007	0.9007		120	97.02	1,767,039	3,559,440	
1988/07		0.40	0.5899	0.5899		120	96.96	1,771,209	3,557,520	
1989/01		0.40	0.5899	0.5899		120	96.96	1,775,389	3,578,520	
1989/07		0.50	0.5899	0.5899		120	97.11	1,780,626	3,602,760	
1990/01		0.50	0.5899	0.5899		120	97.11	1,785,879	3,620,880	
1990/07		0.60	0.5899	0.5899		120	92.40	1,785,879	3,642,240	5
1991/01		0.60	0.5899	0.5899		120	92.40	1,792,199	3,663,600	5
1991/07		0.70	1.4932	1.4932		120	92.40	1,798,542	3,718,320	5
1992/01		0.70	2.0117	2.0117		120	98.67	1,817,340	3,793,080	5
1992/07		0.80	1.8152	1.8152		120	96.37	1,842,932	3,861,960	5
1993/01	900	0.80	1.7710	1.7710		120	99.89	1,897,085	3,930,360	
1993/07	18,190	0.90	1.5329	1.5329		120	99.89	1,915,275	3,990,600	5
1994/01	3,785	0.90	1.6983	1.6983		120	99.89	1,945,232	4,058,400	5
1994/07		1.00	1.5991	1.5991		120	99.89	1,974,907	4,123,320	5
1995/01		1.00	1.5812	1.5812		120	99.89	2,038,215	4,188,480	
1995/07		1.00	1.5250	1.5250		120	99.89	2,069,298	4,252,320	
1996/01		1.00	1.7228	1.7228		120	99.89	2,104,948	4,325,640	
1996/07		1.00	1.3294	1.3294		120	99.89	2,132,931	4,383,120	
1997/01		1.00	1.4109	1.4109		120	99.89	2,163,025	4,444,920	
1997/07		1.00	1.0917	1.0917		120	99.89	2,186,639	4,493,400	
1998/01		1.00	1.1663	1.1663		120	99.89	2,212,142	4,545,840	
1998/07		1.00	1.0794	1.0794		120	93.35	2,236,020	4,594,920	
1999/01		1.00	1.4499	1.4499		120	93.35	2,236,020	4,661,520	5
1999/07		1.00	1.2299	1.2299		120	93.35	2,268,440	4,718,880	5



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2000/01		1.00	1.3356	1.3356		120	77.21	2,296,340	4,781,880	5
2000/07		1.00	1.1129	1.1129		120	77.21	2,352,907	4,835,040	
2001/01		1.00	1.2976	1.2976		120	77.21	2,383,438	4,897,800	
2001/07		1.00	0.9615	0.9615		120	77.21	2,406,355	4,944,840	
2002/01		1.00	1.0301	1.0301		120	80.12	2,431,143	4,995,720	
2002/07		1.00	0.8337	0.8337		120	80.12	2,451,411	5,037,360	
2003/01		1.00	1.3271	1.3271		120	87.65	2,483,944	5,104,200	
2003/07		1.00	1.1664	1.1664		120	87.65	2,512,917	5,163,720	
2004/01		1.00	1.1103	1.1103		120	87.65	2,540,818	5,221,080	
2004/07		1.00	0.8378	0.8378		120	87.09	2,562,105	5,264,880	
2005/01		1.00	0.8595	0.8595		120	81.44	2,584,126	5,310,120	
2005/07		0.95	0.7364	0.7364		120	81.44	2,602,205	5,349,240	
2006/01		0.95	0.9068	0.9068		120	81.11	2,624,623	5,397,720	
2006/07		0.90	0.8133	0.8133		120	81.11	2,643,835	5,441,640	
2007/01		0.90	1.0133	1.0133		120	81.51	2,667,947	5,496,720	
2007/07		0.85	1.1050	1.1050		120	81.51	2,693,007	5,557,440	
2008/01		0.85	0.8556	0.8556		120	81.51	2,712,593	5,604,960	
2008/07		0.80	0.6104	0.6104		120	78.35	2,725,839	5,639,160	
2009/01	33,984	0.80	1.3268	1.3268		120	70.46	2,788,755	5,714,040	
2009/07		0.75	0.6841	0.6841		120	70.46	2,803,064	5,753,160	
2010/01	113,706	0.75	0.8643	0.8643		120	72.50	2,934,939	5,802,840	
2010/07		0.70	0.7107	0.7107		120	72.50	2,949,540	5,844,120	
2011/01		0.70	0.9198	0.9198		120	72.50	2,968,532	5,897,880	
2011/07		0.65	0.9028	0.9028		120	62.86	2,985,951	5,951,160	
2012/01	76,629	0.65	0.3865	0.3865		120	64.49	3,070,081	5,974,200	
2012/07		0.60	0.9417	0.9417		120	64.49	3,087,427	6,030,480	
2013/01		0.60	0.4901	0.4901		120	64.49	3,096,507	6,060,000	
2013/07		0.55	0.6196	0.6196		120	67.90	3,107,060	6,097,560	
2014/01		0.55	0.8564	0.8564		120	67.90	3,121,694	6,149,760	
2014/07		0.50	1.2383	1.2383		120	65.17	3,141,024	6,225,960	

Message Code:



Florida Agency for Health Care Administration
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Brandywyne Health Care Center

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

Provider Information	Cost Report	Patient Days	Ratings Days
1801 N LAKE MARIAM DR	8/1/2012-7/31/2013	Number of Beds: 120	Superior: 0
WINTER HAVEN, FL 33884	Days in CR 365	Maximum: 43,800	Standard: 184
County: Polk [53]	First Used : 2014/01	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 6	Last Used: 2014/07	Total Patient: 39,937	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 3,428	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 34,869	FY Index: 1.30228922
Class at 1/94: South Large	Medical Utilization	87.31001%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	91.18037%	Cost: 1.03437307
Open Date: 04/01/1983	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 04/01/1983	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20949917
Entered Medicaid 04/01/1983	Low Occupancy Adjustment Factor:	116.07778%	DC Sem Index: 1.24200000
Med # Active Date: 08/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02687131
Previous Med # 219509			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,247,710	2,636,878	1,540,564	607,069		6,032,224	
1a	Audit Adjustments							
2	Cost Per Diem	35.7828	75.6224	44.1815	17.4100		172.9967	
3	Cost Per Diem Inflated	37.0128	77.6545	45.7002				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	37.0128	77.6545	45.7002	17.4100		177.7775	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	49.9452		53.3361				
7	Provider Target Rate	50.9859		54.4474				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	37.0128	77.6545	45.7002	13.6500		174.0175	
12/13	Medical Adjustment Rate		3.2595	1.9182				
14	Prospective Per Diem 11	37.0128	80.9140	47.6184	13.6500		179.1952	
15	Inflated Usual & Customary Charge	Usual and Customary Limitations not applied after 7/1/2002.						0.00



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Rate Semester 07/01/2014 through 12/31/2014

Brandywyne Health Care Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	11/01/1999	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	0.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	None	80% Capital(1):	2,946,041 7.7923
RS to Start Calcs:	1983/04	<60% of Base:	True	20% ROE(2):	736,510 0.2803
Indexed Asset Value	3,682,551	Interest Rate:	10.5000%	Insurance Cost(3):	47,509 1.1896
FRVS Base Asset:	2,117,770	Chase Rate:	10.5000%	Taxes Cost(3):	37,331 0.9347
Occup Adj Factor	0.9000	Amortization Rate:	10.5000%	Home Office(3):	0 0.0000
ROE Factor	0.015000	Interest Only:	True	Replacement(3&4):	27,255 0.0000
		Yearly Payment:	307,173	Total FRVS PD:	10.1969

- (1) 80% Capital (\$2,946,041) amortized at 10.5000 % for 20 years Interest of \$307,173 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$7.7923
- (2) 20% ROE (\$736,510) times the ROE factor (0.015000) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.2803
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	37.0128	37.0128	0.6572	36.3556
Direct Care	80.9140	80.9140	1.4366	79.4774
Indirect Care	47.6184	47.6184	0.8455	46.7729
Property	13.6500	10.1969	0.1810	10.0159
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				24.8737
Supplemental Rate Add-on				9.9025
Totals	179.1952	175.7421	3.1203	207.3980

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
1983/04	2,067,081	0.00	2.6288	2.6288		120	24.06	2,067,081	3,123,840	
1983/07		0.10	3.9578	3.0000	0.9578	120	24.06	2,067,081	3,247,440	
1984/01	34,196	0.10	2.2530	2.2530		120	39.48	2,104,620	3,289,560	
1984/07		0.20	1.9179	1.9179		120	39.48	2,110,415	3,352,680	
1985/01		0.20	1.1471	1.1471		120	39.48	2,113,890	3,391,080	
1985/10		0.30	0.8522	0.8522		120	39.48	2,117,770	3,420,000	
1986/01		0.30	0.8299	0.8299		120	39.48	2,121,555	3,448,440	
1986/07		0.40	0.2974	0.2974		120	39.48	2,123,367	3,441,840	
1987/01		0.40	1.0091	1.0091		120	43.00	2,130,067	3,503,400	
1987/07		0.50	0.9007	0.9007		120	53.59	2,139,415	3,530,760	
1988/01		0.50	0.9007	0.9007		120	62.61	2,149,051	3,559,440	
1988/07		0.60	0.5899	0.5899		120	62.61	2,156,656	3,557,520	
1989/01		0.60	0.5899	0.5899		120	67.71	2,164,288	3,578,520	
1989/07	20,692	0.70	0.5899	0.5899		120	62.32	2,193,916	3,602,760	
1990/01		0.70	0.5899	0.5899		120	62.32	2,202,975	3,620,880	
1990/07		0.80	0.5899	0.5899		120	62.32	2,213,371	3,642,240	
1991/01		0.80	0.5899	0.5899		120	62.32	2,223,816	3,663,600	
1991/07		0.90	1.4932	1.4932		120	62.32	2,253,702	3,718,320	
1992/01		0.90	2.0117	2.0117		120	62.32	2,294,505	3,793,080	
1992/07		1.00	1.8152	1.8152		120	66.25	2,336,155	3,861,960	
1993/01		1.00	1.7710	1.7710		120	66.25	2,377,528	3,930,360	
1993/07		1.00	1.5329	1.5329		120	71.83	2,413,973	3,990,600	
1994/01		1.00	1.6983	1.6983		120	71.83	2,454,970	4,058,400	
1994/07		1.00	1.5991	1.5991		120	78.93	2,454,970	4,123,320	5
1995/01		1.00	1.5812	1.5812		120	78.93	2,533,666	4,188,480	
1995/07		1.00	1.5250	1.5250		120	75.58	2,572,304	4,252,320	
1996/01		1.00	1.7228	1.7228		120	75.58	2,616,620	4,325,640	
1996/07	20,171	1.00	1.3294	1.3294		120	81.20	2,671,576	4,383,120	
1997/01		1.00	1.4109	1.4109		120	81.20	2,709,269	4,444,920	
1997/07		1.00	1.0917	1.0917		120	81.54	2,738,846	4,493,400	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1998/01		1.00	1.1663	1.1663		120	81.54	2,770,789	4,545,840	
1998/07		1.00	1.0794	1.0794		120	76.11	2,800,697	4,594,920	
1999/01		1.00	1.4499	1.4499		120	76.11	2,841,304	4,661,520	
1999/07	29,037	1.00	1.2299	1.2299		120	82.57	2,905,286	4,718,880	
2000/01		1.00	1.3356	1.3356		120	82.57	2,944,089	4,781,880	
2000/07	24,781	1.00	1.1129	1.1129		120	77.17	3,001,635	4,835,040	
2001/01		1.00	1.2976	1.2976		120	77.17	3,040,584	4,897,800	
2001/07		1.00	0.9615	0.9615		120	77.17	3,069,819	4,944,840	
2002/01		1.00	1.0301	1.0301		120	77.17	3,101,441	4,995,720	
2002/07		1.00	0.8337	0.8337		120	77.17	3,127,298	5,037,360	
2003/01		1.00	1.3271	1.3271		120	78.61	3,168,800	5,104,200	
2003/07		0.95	1.1664	1.1664		120	78.61	3,203,913	5,163,720	
2004/01		0.95	1.1103	1.1103		120	82.27	3,237,708	5,221,080	
2004/07		0.90	0.8378	0.8378		120	82.27	3,262,120	5,264,880	
2005/01		0.90	0.8595	0.8595		120	82.27	3,287,356	5,310,120	
2005/07		0.85	0.7364	0.7364		120	82.65	3,307,932	5,349,240	
2006/01		0.85	0.9068	0.9068		120	82.65	3,333,430	5,397,720	
2006/07		0.80	0.8133	0.8133		120	81.62	3,355,117	5,441,640	
2007/01		0.80	1.0133	1.0133		120	81.62	3,382,314	5,496,720	
2007/07		0.75	1.1050	1.1050		120	83.09	3,410,347	5,557,440	
2008/01		0.75	0.8556	0.8556		120	83.09	3,432,231	5,604,960	
2008/07		0.70	0.6104	0.6104		120	83.51	3,446,897	5,639,160	
2009/01		0.70	1.3268	1.3268		120	83.51	3,478,912	5,714,040	
2009/07		0.65	0.6841	0.6841		120	84.34	3,494,383	5,753,160	
2010/01		0.65	0.8643	0.8643		120	87.39	3,514,014	5,802,840	
2010/07		0.60	0.7107	0.7107		120	87.39	3,528,998	5,844,120	
2011/01		0.60	0.9198	0.9198		120	87.39	3,548,475	5,897,880	
2011/07		0.55	0.9028	0.9028		120	83.45	3,566,093	5,951,160	
2012/01		0.55	0.3865	0.3865		120	83.45	3,573,675	5,974,200	
2012/07	40,781	0.50	0.9417	0.9417		120	79.98	3,614,456	6,030,480	5



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2013/01		0.50	0.4901	0.4901		120	79.98	3,640,184	6,060,000	
2013/07		0.45	0.6196	0.6196		120	81.03	3,650,333	6,097,560	
2014/01		0.45	0.8564	0.8564		120	87.31	3,664,401	6,149,760	
2014/07		0.40	1.2383	1.2383		120	87.31	3,682,551	6,225,960	

Message Code:

5 Uncorrected Licensure Deficiency

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 251399073120130801201210302013093753



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Concordia Manor

Type of Cost Report: Prospective Type of Cost: Actual Type of Rate: Prospective		CHOW Status based on this Cost Report: No Change																			
Type of Ownership: Nonprofit : 501(c)(3) Organization																					
Provider Information	Cost Report	Patient Days	Ratings Days																		
321 13TH AVE N SAINT PETERSBURG, FL 33701 County: Pinellas [52] Region: Central Area: 5 Control: Nonprofit : 501(c)(3) Organization Current Class Central Small Class at 1/94: North Small Operating Ex > 18 months Open Date: 06/01/1985 Acquired Date: 06/01/1985 Entered Medicaid 06/01/1985 Med # Active Date: 01/01/2001 Previous Med # 220833	7/1/2012-6/30/2013 Days in CR 365 First Used : 2014/01 Last Used: 2014/07 Unaudited Initial CR? False Medical Utilization Occupancy: Statewide Low Occupancy Threshold: Medicaid Low Occupancy Threshold: Low Occupancy Adjustment Factor: Weighted Low Occ Adjustment Factor:	Number of Beds: 39 Maximum: 14,235 Max Annualized: 14,235 Total Patient: 11,281 Medicare: 1,137 Medicaid: 9,710	Superior: 0 Standard: 184 Conditional: 0 Total: 184 <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">Inflation</th> </tr> <tr> <td>FY Index:</td> <td style="text-align: right;">1.29878490</td> </tr> <tr> <td>Semester Index:</td> <td style="text-align: right;">1.34705290</td> </tr> <tr> <td>Cost:</td> <td style="text-align: right;">1.03716397</td> </tr> <tr> <td>Target:</td> <td style="text-align: right;">1.01458517</td> </tr> <tr> <td>DC FY Index:</td> <td style="text-align: right;">1.20850000</td> </tr> <tr> <td>DC Sem Index:</td> <td style="text-align: right;">1.24200000</td> </tr> <tr> <td>DC Inflation:</td> <td style="text-align: right;">1.02772031</td> </tr> <tr> <td>PS Target:</td> <td style="text-align: right;">1.02083595</td> </tr> </table>	Inflation		FY Index:	1.29878490	Semester Index:	1.34705290	Cost:	1.03716397	Target:	1.01458517	DC FY Index:	1.20850000	DC Sem Index:	1.24200000	DC Inflation:	1.02772031	PS Target:	1.02083595
	Inflation																				
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	DC Inflation:	1.02772031																			
	PS Target:	1.02083595																			
Rate Calculations																					
Item	Description	Operating	Direct	InDirect	Property	ROE	Totals														
1	Total Cost	553,016	701,670	579,858	219,349		2,053,892														
1a	Audit Adjustments																				
2	Cost Per Diem	56.9532	72.2626	59.7176	22.5900		211.5234														
3	Cost Per Diem Inflated	59.0698	74.2657	61.9369																	
4	Low Occupancy Adjustment																				
5	Occupancy Adjusted/Inflated Per Diem	59.0698	74.2657	61.9369	22.5900		217.8624														
5a	Interim Adjustment																				
5b	Interim Adjusted Per Diem																				
6	Prior Semester: Provider Target Base	63.4285		62.0530																	
7	Provider Target Rate	64.7501		63.3459																	
7a	Interim Adjustment																				
7b	Interim Adjustment Provider Target Rate																				
8	Cost Based Class Ceilings	58.1332	99.7893	75.5421	13.6500																
9	Prior Semester: Class Ceiling Target Base	60.4813		71.4442																	
10	Target Rate Class Ceiling	61.3634		72.4862																	
10a	New Provider Target Limitation																				
10b	Base for line 10a																				
11	Lesser of 5,7,8,10, 10a	58.1332	74.2657	61.9369	13.6500		207.9858														
12/13	Medical Adjustment Rate		3.0139	2.5136																	
14	Prospective Per Diem 11	58.1332	77.2796	64.4505	13.6500		213.5133														
15	Inflated Usual & Customary Charge	Usual and Customary Limitations not applied after 7/1/2002.						0.00													



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Rate Semester 07/01/2014 through 12/31/2014

Concordia Manor

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/01/2001	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	0.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	None	80% Capital(1):	578,003 5.6092
RS to Start Calcs:	1985/01	<60% of Base:	True	20% ROE(2):	144,501 0.1622
Indexed Asset Value	722,504	Interest Rate:	12.5000%	Insurance Cost(3):	50,218 4.4516
FRVS Base Asset:	288,882	Chase Rate:	12.5000%	Taxes Cost(3):	7,967 0.7062
Occup Adj Factor	0.9000	Amortization Rate:	12.5000%	Home Office(3):	0 0.0000
ROE Factor	0.014380	Interest Only:	True	Replacement(3&4):	27,423 0.0000
		Yearly Payment:	71,862	Total FRVS PD:	10.9292

- (1) 80% Capital (\$578,003) amortized at 12.5000 % for 20 years Interest of \$71,862 divided by annual available days (14235) divided by Occup. Adj. (0.900) = \$5.6092
- (2) 20% ROE (\$144,501) times the ROE factor (0.014380) divided by annual available days (14235) divided by Occup. Adj. (0.900) = \$0.1622
- (3) Pass-throughs: 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:	51,883
Comparison Bed	39	Effective PBS Limitation	1,111,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	58.1332	58.1332	1.0322	57.1010
Direct Care	77.2796	77.2796	1.3721	75.9075
Indirect Care	64.4505	64.4505	1.1443	63.3062
Property	13.6500	10.9292	0.1940	10.7352
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Totals	213.5133	210.7925	3.7426	216.9524

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1985/01	288,636	0.00	1.1471	1.1471		39	59.63	288,636	1,102,101	
1985/10		0.10	0.8522	0.8522		39	59.63	288,882	1,111,500	
1986/01		0.10	0.8299	0.8299		39	59.63	289,122	1,120,743	
1986/07		0.20	0.2974	0.2974		39	59.63	289,294	1,118,598	
1987/01		0.20	1.0091	1.0091		39	59.63	289,878	1,138,605	
1987/07		0.30	0.9007	0.9007		39	64.74	290,661	1,147,497	
1988/01		0.30	0.9007	0.9007		39	64.74	291,446	1,156,818	
1988/07		0.40	0.5899	0.5899		39	58.14	292,134	1,156,194	
1989/01		0.40	0.5899	0.5899		39	58.14	292,823	1,163,019	
1989/07		0.50	0.5899	0.5899		39	62.64	293,687	1,170,897	
1990/01		0.50	0.5899	0.5899		39	62.64	294,553	1,176,786	
1990/07		0.60	0.5899	0.5899		39	61.58	295,595	1,183,728	
1991/01		0.60	0.5899	0.5899		39	61.58	296,641	1,190,670	
1991/07		0.70	1.4932	1.4932		39	61.12	299,741	1,208,454	
1992/01		0.70	2.0117	2.0117		39	61.12	303,962	1,232,751	
1992/07		0.80	1.8152	1.8152		39	55.39	308,376	1,255,137	
1993/01		0.80	1.7710	1.7710		39	55.39	312,745	1,277,367	
1993/07		0.90	1.5329	1.5329		39	64.39	317,060	1,296,945	
1994/01		0.90	1.6983	1.6983		39	64.39	321,906	1,318,980	
1994/07	15,920	1.00	1.5991	1.5991		39	65.65	342,974	1,340,079	
1995/01		1.00	1.5812	1.5812		39	65.65	348,397	1,361,256	
1995/07	30,848	1.00	1.5250	1.5250		39	68.67	384,558	1,382,004	
1996/01		1.00	1.7228	1.7228		39	68.67	391,183	1,405,833	
1996/07	13,027	1.00	1.3294	1.3294		39	71.52	409,410	1,424,514	
1997/01		1.00	1.4109	1.4109		39	71.52	415,186	1,444,599	
1997/07		1.00	1.0917	1.0917		39	72.82	419,719	1,460,355	
1998/01		1.00	1.1663	1.1663		39	72.82	424,614	1,477,398	
1998/07	12,837	1.00	1.0794	1.0794		39	59.73	442,034	1,493,349	
1999/01		1.00	1.4499	1.4499		39	59.73	448,443	1,514,994	
1999/07	10,419	1.00	1.2299	1.2299		39	59.21	464,377	1,533,636	



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2000/01		1.00	1.3356	1.3356		39	59.21	470,579	1,554,111	
2000/07		1.00	1.1129	1.1129		39	63.91	475,816	1,571,388	
2001/01		1.00	1.2976	1.2976		39	71.59	481,990	1,591,785	
2001/07		1.00	0.9615	0.9615		39	71.59	486,624	1,607,073	
2002/01		1.00	1.0301	1.0301		39	71.59	491,637	1,623,609	
2002/07		1.00	0.8337	0.8337		39	71.59	495,736	1,637,142	
2003/01		1.00	1.3271	1.3271		39	71.59	502,315	1,658,865	
2003/07		1.00	1.1664	1.1664		39	72.43	508,174	1,678,209	
2004/01		1.00	1.1103	1.1103		39	72.43	513,816	1,696,851	
2004/07		1.00	0.8378	0.8378		39	69.45	518,121	1,711,086	
2005/01		1.00	0.8595	0.8595		39	69.45	522,574	1,725,789	
2005/07		0.95	0.7364	0.7364		39	69.45	526,230	1,738,503	
2006/01		0.95	0.9068	0.9068		39	72.68	530,763	1,754,259	
2006/07		0.90	0.8133	0.8133		39	72.68	534,648	1,768,533	
2007/01		0.90	1.0133	1.0133		39	78.87	539,524	1,786,434	
2007/07		0.85	1.1050	1.1050		39	78.87	544,592	1,806,168	
2008/01		0.85	0.8556	0.8556		39	78.87	548,553	1,821,612	
2008/07		0.80	0.6104	0.6104		39	77.59	551,232	1,832,727	
2009/01		0.80	1.3268	1.3268		39	77.59	557,083	1,857,063	
2009/07	31,340	0.75	0.6841	0.6841		39	79.19	591,281	1,869,777	
2010/01		0.75	0.8643	0.8643		39	79.19	595,114	1,885,923	
2010/07		0.70	0.7107	0.7107		39	86.85	598,075	1,899,339	
2011/01	10,122	0.70	0.9198	0.9198		39	83.01	612,048	1,916,811	
2011/07		0.65	0.9028	0.9028		39	83.01	615,639	1,934,127	
2012/01		0.65	0.3865	0.3865		39	83.01	617,185	1,941,615	
2012/07		0.60	0.9417	0.9417		39	82.91	620,672	1,959,906	
2013/01	65,222	0.60	0.4901	0.4901		39	81.70	687,719	1,969,500	
2013/07		0.55	0.6196	0.6196		39	81.70	690,063	1,981,707	
2014/01	24,745	0.55	0.8564	0.8564		39	86.07	718,058	1,998,672	
2014/07		0.50	1.2383	1.2383		39	86.07	722,504	2,023,437	

Message Code:



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210.28

Oakhurst 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
1501 SE 24TH RD	8/1/2012-7/31/2013	Number of Beds: 180	Superior: 0
OCALA, FL 34471-6005	Days in CR 365	Maximum: 65,700	Standard: 184
County: Marion [42]	First Used : 2014/07	Max Annualized: 65,700	Conditional: 0
Region: North Area: 3	Last Used: 2014/07	Total Patient: 59,683	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 18,459	Inflation
Current Class North Large	Initial CR? False	Medicaid: 36,709	FY Index: 1.30228922
Class at 1/94: North Large	Medical Utilization	61.50663%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	90.84170%	Cost: 1.03437307
Open Date: 05/01/1984	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 05/01/1984	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20949917
Entered Medicaid 05/01/1984	Low Occupancy Adjustment Factor:	115.64663%	DC Sem Index: 1.24200000
Med # Active Date: 10/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02687131
Previous Med # 201707			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,383,252	2,980,928	1,630,995	494,470	61,843	6,551,488	
1a	Audit Adjustments							
2	Cost Per Diem	37.6815	81.2043	44.4304	13.4700	1.6847	178.4709	
3	Cost Per Diem Inflated	38.9767	83.3864	45.9576				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	38.9767	83.3864	45.9576	13.4700	1.6847	183.4754	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	42.4712		55.7020				
7	Provider Target Rate	43.3561		56.8626				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	38.9767	83.3864	45.9576	13.4700	1.6847	183.4754	
12/13	Medical Adjustment Rate		1.0794	0.5949				
14	Prospective Per Diem 11	38.9767	84.4658	46.5525	13.4700	1.6847	185.1497	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Oakhurst Care & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On Payback FRV

Began FRVS: Year of Phase-In/Full: RS to Start Calcs: Indexed Asset Value FRVS Base Asset: Occup Adj Factor ROE Factor	Mortgage Information		Calculation of FRVS Per Diem		
	Amount:		Total Amount	Per Diem	
	4,400,000.00	Fixed	80% Capital(1):	6,107,242	12.7932
	Type:	Fixed	20% ROE(2):	1,526,810	0.3873
	<60% of Base:	False	Insurance Cost(3):	16,765	0.2809
	Interest Rate:	11.0000%	Taxes Cost(3):	84,225	1.4112
	Chase Rate:	8.5000%	Home Office(3):	50,780	0.8508
	Amortization Rate:	11.0000%	Replacement(3&4):	57,826	0.0000
	Interest Only:	False	Total FRVS PD:		15.7234
	Yearly Payment:	756,459			

- (1) 80% Capital (\$6,107,242) amortized at 11.0000 % for 20 years Principal & Interest of \$756,459 divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$12.7932
- (2) 20% ROE (\$1,526,810) times the ROE factor (0.015000) divided by annual available days (65700) divided by Occup. Adj. (0.90) = \$0.3873
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	38.9767	38.9767	0.6920	38.2847
Direct Care	84.4658	84.4658	1.4997	82.9661
Indirect Care	46.5525	46.5525	0.8265	45.7260
Property	13.4700	15.7234	0.2392	13.2308
ROE	1.6847	0.1656	0.0299	1.6548
ROE Adjustment	-0.1656	-0.1656	-0.0029	-0.1627
Supplemental Rate Add-on				9.9025
Quality Assess-Medicaid Share				18.6792
Totals	184.9841	185.7184	3.2844	210.2814

Medicaid Trend Adjustment



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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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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		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	

Message Code:

5 Uncorrected Licensure Deficiency

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 251721073120130801201204022014120129



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Bradford Terrace, LLC

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
808 S COLLEY RD	1/1/2012-12/31/2012	Number of Beds: 120	Superior: 0
STARKE, FL 32091	Days in CR 366	Maximum: 43,920	Standard: 184
County: Bradford [4]	First Used : 2013/07	Max Annualized: 43,800	Conditional: 0
Region: North Area: 3	Last Used: 2014/07	Total Patient: 42,984	Total: 184
Control: Proprietary : Partnership	Unaudited	Medicare: 2,706	Inflation
Current Class North Large	Initial CR? False	Medicaid: 33,298	FY Index: 1.28335532
Class at 1/94: North Large	Medical Utilization	77.46603%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	97.86885%	Cost: 1.04963363
Open Date: 02/01/1981	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 02/01/1981	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20250000
Entered Medicaid 05/01/1983	Low Occupancy Adjustment Factor:	124.59259%	DC Sem Index: 1.24200000
Med # Active Date: 09/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03284823
Previous Med # 251691			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	920,137	2,028,218	1,019,430	538,096		4,505,881	
1a	Audit Adjustments							
2	Cost Per Diem	27.6334	60.9111	30.6154	16.1600		135.3199	
3	Cost Per Diem Inflated	29.0049	62.9119	32.1350				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	29.0049	62.9119	32.1350	16.1600		140.2118	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	41.8258		51.2053				
7	Provider Target Rate	42.6973		52.2722				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	29.0049	62.9119	32.1350	13.6500		137.7018	
12/13	Medical Adjustment Rate		1.9439	0.9929				
14	Prospective Per Diem 11	29.0049	64.8558	33.1279	13.6500		140.6386	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Bradford Terrace, LLC

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	06/30/1992	Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	3,500,000.00		Total Amount	Per Diem
RS to Start Calcs:	1981/01	Type:	Fixed	80% Capital(1):	4,379,878	15.7728
Indexed Asset Value	5,474,848	<60% of Base:	False	20% ROE(2):	1,094,970	0.4050
FRVS Base Asset:	3,086,185	Interest Rate:	13.1600%	Insurance Cost(3):	31,301	0.7282
Occup Adj Factor	0.9000	Chase Rate:	13.0000%	Taxes Cost(3):	30,955	0.7202
ROE Factor	0.014580	Amortization Rate:	13.1600%	Home Office(3):	10,350	0.2408
		Interest Only:	False	Replacement(3&4):	24,919	0.0000
		Yearly Payment:	621,764	Total FRVS PD:		17.8670

- (1) 80% Capital (\$4,379,878) amortized at 13.1600 % for 20 years Principal & Interest of \$621,764 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$15.7728
- (2) 20% ROE (\$1,094,970) times the ROE factor (0.014580) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.4050
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	29.0049	29.0049	0.5150	28.4899
Direct Care	64.8558	64.8558	1.1515	63.7043
Indirect Care	33.1279	33.1279	0.5882	32.5397
Property	13.6500	17.8670	0.3172	17.5498
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				24.6911
Supplemental Rate Add-on				9.9025
Totals	140.6386	144.8556	2.5719	176.8773

Medicaid Trend Adjustment



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



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



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176.88

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2011/01		0.50	0.9198	0.9198		120	73.03	5,339,226	5,897,880	
2011/07		0.45	0.9028	0.9028		120	73.03	5,360,919	5,951,160	
2012/01		0.45	0.3865	0.3865		120	78.84	5,370,242	5,974,200	
2012/07		0.40	0.9417	0.9417		120	78.84	5,390,472	6,030,480	
2013/01		0.40	0.4901	0.4901		120	79.56	5,401,037	6,060,000	
2013/07	25,533	0.35	0.6196	0.6196		120	77.47	5,438,285	6,097,560	
2014/01		0.35	0.8564	0.8564		120	77.47	5,454,584	6,149,760	
2014/07		0.30	1.2383	1.2383		120	77.47	5,474,848	6,225,960	

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 07/01/2014 through 12/31/2014

0 252018-00 - 2014/07

244.53

Avante at Melbourne

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

Provider Information	Cost Report	Patient Days	Ratings Days
1420 SOUTH OAK STREET	6/1/2012-5/31/2013	Number of Beds: 110	Superior: 0
MELBOURNE, FL 32901	Days in CR 365	Maximum: 40,150	Standard: 184
County: Brevard [5]	First Used : 2014/01	Max Annualized: 40,150	Conditional: 0
Region: Central Area: 7	Last Used: 2014/07	Total Patient: 30,567	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 3,836	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 22,633	FY Index: 1.29575017
Class at 1/94: North Large	Medical Utilization	74.04390%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	76.13200%	Cost: 1.03959307
Open Date: 09/01/1968	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 10/01/2000	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20749917
Entered Medicaid 10/01/1980	Low Occupancy Adjustment Factor:	96.92035%	DC Sem Index: 1.24200000
Med # Active Date: 10/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02857214
Previous Med # 206024			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,122,230	1,945,746	1,442,356	141,456		4,651,785	
1a	Audit Adjustments							
2	Cost Per Diem	49.5838	85.9694	63.7280	6.2500		205.5312	
3	Cost Per Diem Inflated	51.5470	88.4257	66.2512				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	51.5470	88.4257	66.2512	6.2500		212.4739	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	52.9392		64.8617				
7	Provider Target Rate	54.0422		66.2132				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	51.5470	88.4257	61.9692	6.2500		208.1919	
12/13	Medical Adjustment Rate		2.3919	1.6762				
14	Prospective Per Diem 11	51.5470	90.8176	63.6454	6.2500		212.2600	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Avante at Melbourne

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	04/01/1992	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	0.00	Total Amount	Per Diem	
Year of Phase-In/Full:		Type:	None	80% Capital(1):	2,537,644	8.7311
RS to Start Calcs:	2000/07	<60% of Base:	True	20% ROE(2):	634,411	0.2468
Indexed Asset Value	3,172,055	Interest Rate:	12.5000%	Insurance Cost(3):	35,204	1.1517
FRVS Base Asset:	2,937,694	Chase Rate:	12.5000%	Taxes Cost(3):	39,708	1.2990
Occup Adj Factor	0.9000	Amortization Rate:	12.5000%	Home Office(3):	26,042	0.8520
ROE Factor	0.014060	Interest Only:	True	Replacement(3&4):	5,492	0.0000
		Yearly Payment:	315,499	Total FRVS PD:		12.2806

- (1) 80% Capital (\$2,537,644) amortized at 12.5000 % for 20 years Interest of \$315,499 divided by annual available days (40150) divided by Occup. Adj. (0.900) = \$8.7311
- (2) 20% ROE (\$634,411) times the ROE factor (0.014060) divided by annual available days (40150) divided by Occup. Adj. (0.900) = \$0.2468
- (3) Pass-throughs: 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:	51,883
Comparison Bed	110	Effective PBS Limitation	3,135,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	51.5470	51.5470	0.9152	50.6318
Direct Care	90.8176	90.8176	1.6125	89.2051
Indirect Care	63.6454	63.6454	1.1300	62.5154
Property	6.2500	12.2806	0.2180	12.0626
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.2077
Supplemental Rate Add-on				9.9025
Totals	212.2600	218.2906	3.8757	244.5251

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/01		0.00				110	100.00		1,128,710	
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	



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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		1.00	21.1376	3.0000	18.1376	110	42.04	1,725,066	3,161,070	
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	



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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		0.50	1.2976	1.2976		110	69.48	2,956,754	4,489,650	
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	74.82	3,119,793	5,476,350	
2012/07		0.00	0.9417	0.9417		110	74.82	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	

Message Code:



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 Rate Semester 07/01/2014 through 12/31/2014

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238.07

Avante at Ormond 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
170 N KINGS ROAD	6/1/2012-5/31/2013	Number of Beds: 133	Superior: 0
ORMOND BEACH, FL 32174	Days in CR 365	Maximum: 48,545	Standard: 184
County: Volusia [64]	First Used : 2014/01	Max Annualized: 48,545	Conditional: 0
Region: North Area: 4	Last Used: 2014/07	Total Patient: 37,219	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 7,031	Inflation
Current Class North Large	Initial CR? False	Medicaid: 24,432	FY Index: 1.29575017
Class at 1/94: North Large	Medical Utilization	65.64389%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	76.66907%	Cost: 1.03959307
Open Date: 09/01/1968	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 09/01/1968	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20749917
Entered Medicaid 10/01/1980	Low Occupancy Adjustment Factor:	97.60407%	DC Sem Index: 1.24200000
Med # Active Date: 10/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02857214
Previous Med # 214175			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,081,601	2,186,423	1,634,394	119,717		5,022,137	
1a	Audit Adjustments							
2	Cost Per Diem	44.2699	89.4902	66.8956	4.9000		205.5557	
3	Cost Per Diem Inflated	46.0227	92.0471	69.5442				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	46.0227	92.0471	69.5442	4.9000		212.5140	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	45.0364		62.5560				
7	Provider Target Rate	45.9748		63.8594				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	45.9748	92.0471	60.1169	4.9000		203.0388	
12/13	Medical Adjustment Rate		1.6200	1.0580				
14	Prospective Per Diem 11	45.9748	93.6671	61.1749	4.9000		205.7168	
15	Inflated Usual & Customary Charge	Usual and Customary Limitations not applied after 7/1/2002.						0.00



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Rate Semester 07/01/2014 through 12/31/2014

Avante at Ormond Beach

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	0.2294
FRVS Base Asset:	1,879,268	Interest Rate:	9.7500%	Insurance Cost(3):	39,590	1.0637
Occup Adj Factor	0.9000	Chase Rate:	12.5000%	Taxes Cost(3):	26,022	0.6992
ROE Factor	0.014060	Amortization Rate:	12.5000%	Home Office(3):	34,983	0.9399
		Interest Only:	True	Replacement(3&4):	18,961	0.0000
		Yearly Payment:	354,556	Total FRVS PD:		11.0474

- (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. (0.900) = \$8.1152
- (2) 20% ROE (\$712,949) times the ROE factor (0.014060) divided by annual available days (48545) divided by Occup. Adj. (0.900) = \$0.2294
- (3) Pass-throughs: 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:	51,883
Comparison Bed	133	Effective PBS Limitation	3,790,500

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	45.9748	45.9748	0.8163	45.1585
Direct Care	93.6671	93.6671	1.6631	92.0040
Indirect Care	61.1749	61.1749	1.0862	60.0887
Property	4.9000	11.0474	0.1961	10.8513
ROE				
ROE Adjustment				
Supplemental Rate Add-on				9.9025
Quality Assess-Medicaid Share				20.0672
Totals	205.7168	211.8642	3.7617	238.0722

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/01		0.00				133	100.00		1,364,713	
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	



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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		1.00	21.1376	3.0000	18.1376	133	72.82	1,935,646	3,822,021	
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	



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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	33,763	0.50	1.2976	1.2976		133	64.97	3,259,752	5,428,395	
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	

Message Code:



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Avante at Mt. Dora

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	6/1/2012-5/31/2013	Number of Beds: 116	Superior: 184
MOUNT DORA, FL 32757	Days in CR 365	Maximum: 42,340	Standard: 0
County: Lake [35]	First Used : 2014/01	Max Annualized: 42,340	Conditional: 0
Region: North Area: 3	Last Used: 2014/07	Total Patient: 38,192	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 9,417	Inflation
Current Class North Large	Initial CR? False	Medicaid: 24,755	FY Index: 1.29575017
Class at 1/94: North Large	Medical Utilization	64.81724%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	90.20312%	Cost: 1.03959307
Open Date: 06/01/1963	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 06/01/1963	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20749917
Entered Medicaid 10/01/1980	Low Occupancy Adjustment Factor:	114.83368%	DC Sem Index: 1.24200000
Med # Active Date: 10/01/2000	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02857214
Previous Med # 206032			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	981,288	2,118,054	1,418,697	110,407		4,628,447	
1a	Audit Adjustments							
2	Cost Per Diem	39.6400	85.5607	57.3095	4.4600		186.9702	
3	Cost Per Diem Inflated	41.2095	88.0054	59.5786				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	41.2095	88.0054	59.5786	4.4600		193.2535	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	50.1987		63.1144				
7	Provider Target Rate	51.2446		64.4294				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	41.2095	88.0054	59.5786	4.4600		193.2535	
12/13	Medical Adjustment Rate		1.4670	0.9931				
14	Prospective Per Diem 11	41.2095	89.4724	60.5717	4.4600		195.7136	
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

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	04/01/1992	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	0.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	None	80% Capital(1):	2,374,538 7.7473
RS to Start Calcs:	1971/07	<60% of Base:	True	20% ROE(2):	593,634 0.2190
Indexed Asset Value	2,968,172	Interest Rate:	12.5000%	Insurance Cost(3):	36,196 0.9477
FRVS Base Asset:	1,561,653	Chase Rate:	12.5000%	Taxes Cost(3):	28,741 0.7525
Occup Adj Factor	0.9000	Amortization Rate:	12.5000%	Home Office(3):	32,781 0.8583
ROE Factor	0.014060	Interest Only:	True	Replacement(3&4):	44,506 0.0000
		Yearly Payment:	295,220	Total FRVS PD:	10.5248

- (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. (0.900) = \$7.7473
- (2) 20% ROE (\$593,634) times the ROE factor (0.014060) divided by annual available days (42340) divided by Occup. Adj. (0.900) = \$0.2190
- (3) Pass-throughs: 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:	51,883
Comparison Bed	116	Effective PBS Limitation	3,306,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	41.2095	41.2095	0.7317	40.4778
Direct Care	89.4724	89.4724	1.5886	87.8838
Indirect Care	60.5717	60.5717	1.0755	59.4962
Property	4.4600	10.5248	0.1869	10.3379
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				18.4000
Supplemental Rate Add-on				9.9025
Totals	195.7136	201.7784	3.5827	226.4982

Medicaid Trend Adjustment



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Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
1971/01		0.00				116	100.00		1,190,276	
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	



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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		1.00	21.1376	3.0000	18.1376	116	78.22	1,608,503	3,333,492	
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	



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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		0.50	1.2976	1.2976		116	69.87	2,683,846	4,734,540	
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	

Message Code:



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Pinebrook 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
1240 PINEBROOK ROAD	8/1/2012-7/31/2013	Number of Beds: 120	Superior: 0
VENICE, FL 34292	Days in CR 365	Maximum: 43,800	Standard: 184
County: Sarasota [58]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: South Area: 8	Last Used: 2014/07	Total Patient: 40,017	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 11,162	Inflation
Current Class South Large	Initial CR? False	Medicaid: 20,016	FY Index: 1.30228922
Class at 1/94: South Large	Medical Utilization	50.01874%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	91.36301%	Cost: 1.03437307
Open Date: 03/01/1985	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 03/01/1985	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20949917
Entered Medicaid 03/01/1985	Low Occupancy Adjustment Factor:	116.31029%	DC Sem Index: 1.24200000
Med # Active Date: 11/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02687131
Previous Med # 212202			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	801,695	1,792,235	997,699	374,099		3,965,728	
1a	Audit Adjustments							
2	Cost Per Diem	40.0527	89.5401	49.8451	18.6900		198.1279	
3	Cost Per Diem Inflated	41.4294	91.9462	51.5584				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	41.4294	91.9462	51.5584	18.6900		203.6240	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	46.4166		57.3589				
7	Provider Target Rate	47.3837		58.5540				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	41.4294	91.9462	51.5584	13.6500		198.5840	
12/13	Medical Adjustment Rate		0.0019	0.0011				
14	Prospective Per Diem 11	41.4294	91.9481	51.5595	13.6500		198.5870	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Pinebrook Care & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/01/2005	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	0.00		Total Amount	Per Diem
Year of Phase-In/Full:		Type:	None	80% Capital(1):	4,030,552	11.6861
RS to Start Calcs:	1985/01	<60% of Base:	True	20% ROE(2):	1,007,638	0.3834
Indexed Asset Value	5,038,190	Interest Rate:	11.5000%	Insurance Cost(3):	8,742	0.2185
FRVS Base Asset:	3,158,217	Chase Rate:	11.5000%	Taxes Cost(3):	77,409	1.9344
Occup Adj Factor	0.9000	Amortization Rate:	11.5000%	Home Office(3):	31,685	0.7918
ROE Factor	0.015000	Interest Only:	True	Replacement(3&4):	71,147	0.0000
		Yearly Payment:	460,668	Total FRVS PD:		15.0142

- (1) 80% Capital (\$4,030,552) amortized at 11.5000 % for 20 years Interest of \$460,668 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$11.6861
- (2) 20% ROE (\$1,007,638) times the ROE factor (0.015000) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.3834
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	41.4294	41.4294	0.7356	40.6938
Direct Care	91.9481	91.9481	1.6325	90.3156
Indirect Care	51.5595	51.5595	0.9154	50.6441
Property	13.6500	15.0142	0.2666	14.7476
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.3032
Supplemental Rate Add-on				9.9025
Totals	198.5870	199.9512	3.5501	226.6068

Medicaid Trend Adjustment



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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	

Message Code:



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207.12

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	1/1/2013-12/31/2013	Number of Beds: 120	Superior: 0
SEBRING, FL 33870	Days in CR 365	Maximum: 43,800	Standard: 156
County: Highlands [28]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 28
Region: Central Area: 6	Last Used: 2014/07	Total Patient: 37,105	Total: 184
Control: Proprietary : Partnership	Unaudited	Medicare: 14,568	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 16,744	FY Index: 1.31456505
Class at 1/94: South Large	Medical Utilization	45.12599%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	84.71461%	Cost: 1.02471376
Open Date: 12/01/1970	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 12/01/1970	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21500000
Entered Medicaid 12/01/1970	Low Occupancy Adjustment Factor:	107.84650%	DC Sem Index: 1.24200000
Med # Active Date: 07/26/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02222222
Previous Med # 200972			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	666,242	1,383,156	771,119	283,811		3,104,328	
1a	Audit Adjustments							
2	Cost Per Diem	39.7899	82.6061	46.0535	16.9500		185.3995	
3	Cost Per Diem Inflated	40.7733	84.4418	47.1917				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	40.7733	84.4418	47.1917	16.9500		189.3568	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	55.0414		68.7811				
7	Provider Target Rate	56.1882		70.2142				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	40.7733	84.4418	47.1917	13.6500		186.0568	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	40.7733	84.4418	47.1917	13.6500		186.0568	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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207.12

Rate Semester 07/01/2014 through 12/31/2014

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):	3,218,798	8.6590
Indexed Asset Value	4,023,497	<60% of Base:	False	20% ROE(2):	804,699	0.3828
FRVS Base Asset:	958,753	Interest Rate:	11.0000%	Insurance Cost(3):	19,766	0.5327
Occup Adj Factor	0.9000	Chase Rate:	6.7500%	Taxes Cost(3):	51,138	1.3782
ROE Factor	0.018750	Amortization Rate:	8.7500%	Home Office(3):	23,782	0.6409
		Interest Only:	False	Replacement(3&4):	33,073	0.0000
		Yearly Payment:	341,338	Total FRVS PD:		11.5936

- (1) 80% Capital (\$3,218,798) amortized at 8.7500 % for 20 years Principal & Interest of \$341,338 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$8.6590
- (2) 20% ROE (\$804,699) times the ROE factor (0.018750) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.3828
- (3) Pass-throughs: 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:	51,883
Comparison Bed	54	Effective PBS Limitation	1,539,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	40.7733	40.7733	0.7239	40.0494
Direct Care	84.4418	84.4418	1.4993	82.9425
Indirect Care	47.1917	47.1917	0.8379	46.3538
Property	13.6500	11.5936	0.2058	11.3878
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				16.4876
Supplemental Rate Add-on				9.9025
Totals	186.0568	184.0004	3.2669	207.1236

Medicaid Trend Adjustment



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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	

Message Code:



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Orchard Ridge 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
4927 VOORHEES RD	8/1/2012-7/31/2013	Number of Beds: 120	Superior: 0
NEW PORT RICHEY, FL 34653	Days in CR 365	Maximum: 43,800	Standard: 184
County: Pasco [51]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 5	Last Used: 2014/07	Total Patient: 42,134	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 8,187	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 23,779	FY Index: 1.30228922
Class at 1/94: North Large	Medical Utilization	56.43661%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	96.19635%	Cost: 1.03437307
Open Date: 08/01/1983	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 08/01/1983	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20949917
Entered Medicaid 08/01/1983	Low Occupancy Adjustment Factor:	122.46340%	DC Sem Index: 1.24200000
Med # Active Date: 09/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02687131
Previous Med # 201669			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	848,557	1,964,683	1,022,181	411,377	47,484	4,294,282	
1a	Audit Adjustments							
2	Cost Per Diem	35.6851	82.6226	42.9867	17.3000	1.9969	180.5913	
3	Cost Per Diem Inflated	36.9117	84.8428	44.4643				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	36.9117	84.8428	44.4643	17.3000	1.9969	185.5157	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	46.2312		75.2288				
7	Provider Target Rate	47.1945		76.7963				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	36.9117	84.8428	44.4643	13.6500	1.9969	181.8657	
12/13	Medical Adjustment Rate		0.6144	0.3220				
14	Prospective Per Diem 11	36.9117	85.4572	44.7863	13.6500	1.9969	182.8021	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Orchard Ridge Care & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On Payback FRV

Began FRVS: Year of Phase-In/Full: RS to Start Calcs: Indexed Asset Value FRVS Base Asset: Occup Adj Factor ROE Factor		Mortgage Information		Calculation of FRVS Per Diem		
		Amount:		Total Amount	Per Diem	
		2,200,000.00				
	1983/07	Type:	Variable	80% Capital(1):	3,915,723	9.9704
	4,894,654	<60% of Base:	False	20% ROE(2):	978,931	0.3725
	2,095,491	Interest Rate:	8.0000%	Insurance Cost(3):	10,060	0.2388
	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	92,189	2.1880
	0.015000	Amortization Rate:	8.0000%	Home Office(3):	33,239	0.7889
		Interest Only:	False	Replacement(3&4):	39,031	0.0000
		Yearly Payment:	393,032	Total FRVS PD:		13.5586

- (1) 80% Capital (\$3,915,723) amortized at 8.0000 % for 20 years Principal & Interest of \$393,032 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$9.9704
- (2) 20% ROE (\$978,931) times the ROE factor (0.015000) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.3725
- (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	36.9117	36.9117	0.6554	36.2563
Direct Care	85.4572	85.4572	1.5173	83.9399
Indirect Care	44.7863	44.7863	0.7952	43.9911
Property	13.6500	13.5586	0.2424	13.4076
ROE	1.9969	0.2127	0.0355	1.9614
ROE Adjustment	-0.2127	-0.2127	-0.0038	-0.2089
Quality Assess-Medicaid Share				18.7286
Supplemental Rate Add-on				9.9025
Totals	182.5894	180.7138	3.2420	207.9785

Medicaid Trend Adjustment



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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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207.98

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
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	

Message Code:

5 Uncorrected Licensure Deficiency

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 252689073120130801201204022014132244



Florida Agency for Health Care Administration
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210.61

Springwood 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
4602 NORTHGATE COURT	8/1/2012-7/31/2013	Number of Beds: 120	Superior: 0
SARASOTA , FL 34234	Days in CR 365	Maximum: 43,800	Standard: 184
County: Sarasota [58]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: South Area: 8	Last Used: 2014/07	Total Patient: 41,767	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 2,866	Inflation
Current Class South Large	Initial CR? False	Medicaid: 33,654	FY Index: 1.30228922
Class at 1/94: South Large	Medical Utilization	80.57557%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	95.35845%	Cost: 1.03437307
Open Date: 05/01/1982	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 05/01/1982	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20949917
Entered Medicaid 05/01/1982	Low Occupancy Adjustment Factor:	121.39671%	DC Sem Index: 1.24200000
Med # Active Date: 11/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02687131
Previous Med # 212270			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,200,404	2,906,428	1,210,519	462,406		5,779,757	
1a	Audit Adjustments							
2	Cost Per Diem	35.6690	86.3620	35.9695	13.7400		171.7405	
3	Cost Per Diem Inflated	36.8951	88.6827	37.2059				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	36.8951	88.6827	37.2059	13.7400		176.5237	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	51.0201		55.5109				
7	Provider Target Rate	52.0832		56.6675				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	36.8951	88.6827	37.2059	13.6500		176.4337	
12/13	Medical Adjustment Rate		3.0505	1.2798				
14	Prospective Per Diem 11	36.8951	91.7332	38.4857	13.6500		180.7640	
15	Inflated Usual & Customary Charge		Usual and Customary Limitations not applied after 7/1/2002.					0.00



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Rate Semester 07/01/2014 through 12/31/2014

Springwood Care & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	01/01/2005	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	0.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	None	80% Capital(1):	3,496,994 8.8050
RS to Start Calcs:	1982/01	<60% of Base:	True	20% ROE(2):	874,248 0.3327
Indexed Asset Value	4,371,242	Interest Rate:	10.0000%	Insurance Cost(3):	8,009 0.1918
FRVS Base Asset:	2,100,178	Chase Rate:	10.0000%	Taxes Cost(3):	66,448 1.5909
Occup Adj Factor	0.9000	Amortization Rate:	10.0000%	Home Office(3):	26,302 0.6297
ROE Factor	0.015000	Interest Only:	True	Replacement(3&4):	19,353 0.0000
		Yearly Payment:	347,095	Total FRVS PD:	11.5501

- (1) 80% Capital (\$3,496,994) amortized at 10.0000 % for 20 years Interest of \$347,095 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$8.8050
- (2) 20% ROE (\$874,248) times the ROE factor (0.015000) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.3327
- (3) Pass-throughs: 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:	51,883
Comparison Bed 120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	36.8951	36.8951	0.6551	36.2400
Direct Care	91.7332	91.7332	1.6287	90.1045
Indirect Care	38.4857	38.4857	0.6833	37.8024
Property	13.6500	11.5501	0.2051	11.3450
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				25.2182
Supplemental Rate Add-on				9.9025
Totals	180.7640	178.6641	3.1722	210.6126

Medicaid Trend Adjustment



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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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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	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	

Message Code:

5 Uncorrected Licensure Deficiency

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 253014073120130801201204032014084941



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199.22

Sunset Point 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
1980 SUNSET POINT RD	8/1/2012-7/31/2013	Number of Beds: 120	Superior: 0
CLEARWATER, FL 33765	Days in CR 365	Maximum: 43,800	Standard: 184
County: Pinellas [52]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 5	Last Used: 2014/07	Total Patient: 42,019	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 7,910	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 23,066	FY Index: 1.30228922
Class at 1/94: North Large	Medical Utilization	54.89421%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	95.93379%	Cost: 1.03437307
Open Date: 06/01/1980	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 06/01/1980	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20949917
Entered Medicaid 05/01/1984	Low Occupancy Adjustment Factor:	122.12915%	DC Sem Index: 1.24200000
Med # Active Date: 11/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02687131
Previous Med # 201839			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	846,914	1,907,629	821,094	928,407		4,504,044	
1a	Audit Adjustments							
2	Cost Per Diem	36.7170	82.7031	35.5976	40.2500		195.2677	
3	Cost Per Diem Inflated	37.9791	84.9254	36.8212				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	37.9791	84.9254	36.8212	40.2500		199.9757	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	44.5923		53.3361				
7	Provider Target Rate	45.5214		54.4474				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	37.9791	84.9254	36.8212	13.6500		173.3757	
12/13	Medical Adjustment Rate		0.4676	0.2027				
14	Prospective Per Diem 11	37.9791	85.3930	37.0239	13.6500		174.0460	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Sunset Point Care & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS: 01/01/1988		Mortgage Information		Calculation of FRVS Per Diem		
Year of Phase-In/Full:		Amount:	1,365,000.00		Total Amount	Per Diem
RS to Start Calcs:	1980/01	Type:	Variable	80% Capital(1):	2,962,240	8.5532
Indexed Asset Value	3,702,800	<60% of Base:	False	20% ROE(2):	740,560	0.2818
FRVS Base Asset:	1,921,442	Interest Rate:	10.6500%	Insurance Cost(3):	9,309	0.2215
Occup Adj Factor	0.9000	Chase Rate:	7.7500%	Taxes Cost(3):	49,946	1.1887
ROE Factor	0.015000	Amortization Rate:	9.7500%	Home Office(3):	31,165	0.7417
		Interest Only:	False	Replacement(3&4):	19,225	0.0000
		Yearly Payment:	337,168	Total FRVS PD:		10.9869

- (1) 80% Capital (\$2,962,240) amortized at 9.7500 % for 20 years Principal & Interest of \$337,168 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$8.5532
- (2) 20% ROE (\$740,560) times the ROE factor (0.015000) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.2818
- (3) Pass-throughs: 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	51,883
			3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	37.9791	37.9791	0.6743	37.3048
Direct Care	85.3930	85.3930	1.5162	83.8768
Indirect Care	37.0239	37.0239	0.6574	36.3665
Property	13.6500	10.9869	0.1951	10.7918
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.9775
Supplemental Rate Add-on				9.9025
Totals	174.0460	171.3829	3.0430	199.2199

Medicaid Trend Adjustment



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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	

Message Code:

5 Uncorrected Licensure Deficiency

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Bay Tree 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
2600 HIGHLANDS BLVD N	8/1/2012-7/31/2013	Number of Beds: 120	Superior: 0
PALM HARBOR, FL 34684-2114	Days in CR 365	Maximum: 43,800	Standard: 184
County: Pinellas [52]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 5	Last Used: 2014/07	Total Patient: 40,258	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 3,511	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 23,172	FY Index: 1.30228922
Class at 1/94: North Large	Medical Utilization	57.55875%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	91.91324%	Cost: 1.03437307
Open Date: 09/01/1982	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 09/01/1982	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20949917
Entered Medicaid 09/01/1982	Low Occupancy Adjustment Factor:	117.01076%	DC Sem Index: 1.24200000
Med # Active Date: 11/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02687131
Previous Med # 201782			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	880,716	1,953,708	909,624	705,819		4,449,867	
1a	Audit Adjustments							
2	Cost Per Diem	38.0078	84.3133	39.2553	30.4600		192.0364	
3	Cost Per Diem Inflated	39.3142	86.5789	40.6046				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	39.3142	86.5789	40.6046	30.4600		196.9577	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	47.1954		54.4058				
7	Provider Target Rate	48.1788		55.5394				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	39.3142	86.5789	40.6046	13.6500		180.1477	
12/13	Medical Adjustment Rate		0.7362	0.3453				
14	Prospective Per Diem 11	39.3142	87.3151	40.9499	13.6500		181.2292	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Bay Tree Care & Rehabilitation 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):	3,184,920	8.1096
Indexed Asset Value	3,981,150	<60% of Base:	False	20% ROE(2):	796,230	0.3030
FRVS Base Asset:	1,845,021	Interest Rate:	8.0000%	Insurance Cost(3):	8,675	0.2155
Occup Adj Factor	0.9000	Chase Rate:	8.2500%	Taxes Cost(3):	52,217	1.2971
ROE Factor	0.015000	Amortization Rate:	8.0000%	Home Office(3):	27,763	0.6896
		Interest Only:	False	Replacement(3&4):	57,656	0.0000
		Yearly Payment:	319,679	Total FRVS PD:		10.6148

- (1) 80% Capital (\$3,184,920) amortized at 8.0000 % for 20 years Principal & Interest of \$319,679 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$8.1096
 (2) 20% ROE (\$796,230) times the ROE factor (0.015000) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.3030
 (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	39.3142	39.3142	0.6980	38.6162
Direct Care	87.3151	87.3151	1.5503	85.7648
Indirect Care	40.9499	40.9499	0.7271	40.2228
Property	13.6500	10.6148	0.1885	10.4263
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				23.3419
Supplemental Rate Add-on				9.9025
Totals	181.2292	178.1940	3.1639	208.2745

Medicaid Trend Adjustment



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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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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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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	

Message Code:

5 Uncorrected Licensure Deficiency

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 253448073120130801201204022014104305



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 07/01/2014 through 12/31/2014

0 253456-00 - 2014/07

211.28

Hawthorne Health & Rehab 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
4100 SW 33RD AVE	7/1/2012-6/30/2013	Number of Beds: 120	Superior: 0
OCALA, FL 34474	Days in CR 365	Maximum: 43,800	Standard: 184
County: Marion [42]	First Used : 2014/01	Max Annualized: 43,800	Conditional: 0
Region: North Area: 3	Last Used: 2014/07	Total Patient: 40,344	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 7,594	Inflation
Current Class North Large	Initial CR? False	Medicaid: 23,466	FY Index: 1.29878490
Class at 1/94: North Large	Medical Utilization		Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	58.16478%	Cost: 1.03716397
Open Date: 03/04/1988	Statewide Low Occupancy Threshold:	92.10959%	Target: 1.01458517
Acquired Date: 03/04/1988	Medicaid Low Occupancy Threshold:	78.55110%	DC FY Index: 1.20850000
Entered Medicaid 03/04/1988	Low Occupancy Adjustment Factor:	41.17760%	DC Sem Index: 1.24200000
Med # Active Date: 12/07/2001	Weighted Low Occ Adjustment Factor:	117.26073%	DC Inflation: 1.02772031
Previous Med # 204188		100.00000%	PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	947,557	1,822,535	1,005,221	518,129		4,293,442	
1a	Audit Adjustments							
2	Cost Per Diem	40.3800	77.6671	42.8373	22.0800		182.9644	
3	Cost Per Diem Inflated	41.8807	79.8201	44.4293				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	41.8807	79.8201	44.4293	22.0800		188.2101	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	45.6438		59.5408				
7	Provider Target Rate	46.5948		60.7814				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	41.8807	79.8201	44.4293	13.6500		179.7801	
12/13	Medical Adjustment Rate		0.7332	0.4081				
14	Prospective Per Diem 11	41.8807	80.5533	44.8374	13.6500		180.9214	
15	Inflated Usual & Customary Charge		Usual and Customary Limitations not applied after 7/1/2002.					0.00



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Rate Semester 07/01/2014 through 12/31/2014

Hawthorne Health & 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):	4,784,463	13.6375
Indexed Asset Value	5,980,579	<60% of Base:	False	20% ROE(2):	1,196,116	0.4363
FRVS Base Asset:	1,765,380	Interest Rate:	10.1800%	Insurance Cost(3):	72,484	1.7966
Occup Adj Factor	0.9000	Chase Rate:	7.5645%	Taxes Cost(3):	53,381	1.3231
ROE Factor	0.014380	Amortization Rate:	9.5645%	Home Office(3):	0	0.0000
		Interest Only:	False	Replacement(3&4):	315,802	0.0000
		Yearly Payment:	537,590	Total FRVS PD:		17.1935

- (1) 80% Capital (\$4,784,463) amortized at 9.5645 % for 20 years Principal & Interest of \$537,590 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$13.6375
 (2) 20% ROE (\$1,196,116) times the ROE factor (0.014380) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.4363
 (3) Pass-throughs: 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:	51,883
Comparison Bed	60	Effective PBS Limitation	1,765,380

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	41.8807	41.8807	0.7436	41.1371
Direct Care	80.5533	80.5533	1.4302	79.1231
Indirect Care	44.8374	44.8374	0.7961	44.0413
Property	13.6500	17.1935	0.3053	16.8882
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.1888
Supplemental Rate Add-on				9.9025
Totals	180.9214	184.4649	3.2752	211.2810

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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 Rate Semester 7/1/2014 through 12/31/2014 Based on Cost Report: 6/30/2013

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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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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	146,672	0.70	0.8564	0.8564		120	58.16	5,932,826	6,149,760	
2014/07		0.65	1.2383	1.2383		120	58.16	5,980,579	6,225,960	

Message Code:

1 Per Bed Standard Limitation



Florida Agency for Health Care Administration
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West Bay 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
3865 TAMPA RD	8/1/2012-7/31/2013	Number of Beds: 120	Superior: 0
OLDSMAR, FL 34677	Days in CR 365	Maximum: 43,800	Standard: 184
County: Pinellas [52]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: Central Area: 5	Last Used: 2014/07	Total Patient: 39,953	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 7,580	Inflation
Current Class Central Large	Initial CR? False	Medicaid: 25,787	FY Index: 1.30228922
Class at 1/94: North Large	Medical Utilization	64.54334%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	91.21689%	Cost: 1.03437307
Open Date: 09/01/1982	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 09/01/1982	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20949917
Entered Medicaid 09/01/1982	Low Occupancy Adjustment Factor:	116.12427%	DC Sem Index: 1.24200000
Med # Active Date: 11/01/2001	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02687131
Previous Med # 201693			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	969,626	2,218,049	1,033,273	841,430		5,062,378	
1a	Audit Adjustments							
2	Cost Per Diem	37.6013	86.0142	40.0695	32.6300		196.3150	
3	Cost Per Diem Inflated	38.8938	88.3255	41.4468				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	38.8938	88.3255	41.4468	32.6300		201.2961	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	44.1212		56.9932				
7	Provider Target Rate	45.0405		58.1807				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	52.0915	96.7737	65.0011	13.6500			
9	Prior Semester: Class Ceiling Target Base	52.9354		61.0784				
10	Target Rate Class Ceiling	53.7075		61.9692				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	38.8938	88.3255	41.4468	13.6500		182.3161	
12/13	Medical Adjustment Rate		1.4451	0.6781				
14	Prospective Per Diem 11	38.8938	89.7706	42.1249	13.6500		184.4393	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

West Bay Care & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1998	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	2,100,000.00	Total Amount	Per Diem	
Year of Phase-In/Full:		Type:	Variable	80% Capital(1):	3,768,193	10.8803
RS to Start Calcs:	1982/07	<60% of Base:	False	20% ROE(2):	942,048	0.3585
Indexed Asset Value	4,710,241	Interest Rate:	10.6500%	Insurance Cost(3):	8,967	0.2244
FRVS Base Asset:	2,238,197	Chase Rate:	7.7500%	Taxes Cost(3):	49,877	1.2484
Occup Adj Factor	0.9000	Amortization Rate:	9.7500%	Home Office(3):	30,109	0.7536
ROE Factor	0.015000	Interest Only:	False	Replacement(3&4):	53,451	0.0000
		Yearly Payment:	428,903	Total FRVS PD:		13.4652

- (1) 80% Capital (\$3,768,193) amortized at 9.7500 % for 20 years Principal & Interest of \$428,903 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$10.8803
 (2) 20% ROE (\$942,048) times the ROE factor (0.015000) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.3585
 (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	38.8938	38.8938	0.6906	38.2032
Direct Care	89.7706	89.7706	1.5939	88.1767
Indirect Care	42.1249	42.1249	0.7479	41.3770
Property	13.6500	13.4652	0.2391	13.2261
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.5190
Supplemental Rate Add-on				9.9025
Totals	184.4393	184.2545	3.2715	211.4045

Medicaid Trend Adjustment



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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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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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0 253464-00 - 2014/07

211.40

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	

Message Code:

5 Uncorrected Licensure Deficiency

NC68L Report Calculated: 6/27/2014 4:14:19 PM

Report Printed: 6/27/2014 ID: 253464073120130801201204022014145248



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
 Computation of Nursing Home Medicaid Reimbursement Rate
 Rate Semester 07/01/2014 through 12/31/2014

0 253481-00 - 2014/07

269.73

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 CLUB	7/1/2012-6/30/2013	Number of Beds: 60	Superior: 0
DEERFIELD BEACH , FL 33442	Days in CR 365	Maximum: 21,900	Standard: 184
County: Broward [6]	First Used : 2014/01	Max Annualized: 21,900	Conditional: 0
Region: South Area: 10	Last Used: 2014/07	Total Patient: 18,360	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 7,689	Inflation
Current Class South Small	Initial CR? False	Medicaid: 8,548	FY Index: 1.29878490
Class at 1/94: South Small	Medical Utilization	46.55773%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	83.83562%	Cost: 1.03716397
Open Date: 03/30/1990	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 03/30/1990	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20850000
Entered Medicaid 06/04/1990	Low Occupancy Adjustment Factor:	106.72749%	DC Sem Index: 1.24200000
Med # Active Date: 01/11/2002	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02772031
Previous Med # 211460			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	449,885	777,504	800,421	428,511		2,456,320	
1a	Audit Adjustments							
2	Cost Per Diem	52.6304	90.9574	93.6384	50.1300		287.3562	
3	Cost Per Diem Inflated	54.5864	93.4788	97.1184				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	54.5864	93.4788	97.1184	50.1300		295.3136	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	98.9487		86.0896				
7	Provider Target Rate	101.0104		87.8834				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	62.8974	105.8360	81.6951	13.6500			
9	Prior Semester: Class Ceiling Target Base	67.3414		79.1810				
10	Target Rate Class Ceiling	68.3236		80.3359				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	54.5864	93.4788	80.3359	13.6500		242.0511	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	54.5864	93.4788	80.3359	13.6500		242.0511	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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269.73

Rate Semester 07/01/2014 through 12/31/2014

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		
		Amount:	1,731,844.00	Total Amount	Per Diem	
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	2,159,396	14.4760
RS to Start Calcs:	1990/01	<60% of Base:	False	20% ROE(2):	539,849	0.3939
Indexed Asset Value	2,699,245	Interest Rate:	12.0000%	Insurance Cost(3):	36,533	1.9898
FRVS Base Asset:	1,801,380	Chase Rate:	11.5000%	Taxes Cost(3):	52,078	2.8365
Occup Adj Factor	0.9000	Amortization Rate:	12.0000%	Home Office(3):	5,377	0.2929
ROE Factor	0.014380	Interest Only:	False	Replacement(3&4):	1,297,834	0.0000
		Yearly Payment:	285,322	Total FRVS PD:		19.9891

- (1) 80% Capital (\$2,159,396) amortized at 12.0000 % for 20 years Principal & Interest of \$285,322 divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$14.4760
- (2) 20% ROE (\$539,849) times the ROE factor (0.014380) divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$0.3939
- (3) Pass-throughs: 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:	51,883
Comparison Bed 60	Effective PBS Limitation	1,801,380

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	54.5864	54.5864	0.9692	53.6172
Direct Care	93.4788	93.4788	1.6597	91.8191
Indirect Care	80.3359	80.3359	1.4264	78.9095
Property	13.6500	19.9891	0.3549	19.6342
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				15.8472
Supplemental Rate Add-on				9.9025
Totals	242.0511	248.3902	4.4102	269.7297

Medicaid Trend Adjustment



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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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269.73

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
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	43.68	2,600,028	2,948,940	
2011/07		0.90	0.9028	0.9028		60	43.68	2,616,805	2,975,580	
2012/01		0.90	0.3865	0.3865		60	45.88	2,624,399	2,987,100	
2012/07		0.85	0.9417	0.9417		60	45.88	2,641,922	3,015,240	
2013/01		0.85	0.4901	0.4901		60	45.88	2,651,103	3,030,000	
2013/07		0.80	0.6196	0.6196		60	48.73	2,662,746	3,048,780	
2014/01		0.80	0.8564	0.8564		60	46.56	2,678,189	3,074,880	
2014/07		0.75	1.2383	1.2383		60	46.56	2,699,245	3,112,980	

Message Code:

- | |
|---|
| 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 07/01/2014 through 12/31/2014

0 253707-00 - 2014/07
231.54

EDEN SPRINGS 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
4679 CRAWFORDVILLE HWY	8/1/2012-7/31/2013	Number of Beds: 120	Superior: 0
CRAWFORDVILLE , FL	Days in CR 365	Maximum: 43,800	Standard: 184
32326	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
County: Wakulla [65]	Last Used: 2014/07	Total Patient: 38,265	Total: 184
Region: North Area: 2	Unaudited	Medicare: 5,738	Inflation
Control: Proprietary : Corporation	Initial CR? False	Medicaid: 25,044	FY Index: 1.30228922
Current Class North Large	Medical Utilization		Semester Index: 1.34705290
Class at 1/94: North Large	Occupancy:	65.44884%	Cost: 1.03437307
Operating Ex > 18 months	Statewide Low Occupancy Threshold:	87.36301%	Target: 1.01458517
Open Date: 06/01/1974	Medicaid Low Occupancy Threshold:	78.55110%	DC FY Index: 1.20949917
Acquired Date: 06/01/1974	Low Occupancy Adjustment Factor:	41.17760%	DC Sem Index: 1.24200000
Entered Medicaid 06/01/1974	Weighted Low Occ Adjustment Factor:	111.21806%	DC Inflation: 1.02687131
Med # Active Date: 08/01/2001		100.00000%	PS Target: 1.02083595
Previous Med # 221392			

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,069,606	2,407,854	1,178,339	406,965		5,062,764	
1a	Audit Adjustments							
2	Cost Per Diem	42.7091	96.1449	47.0508	16.2500		202.1548	
3	Cost Per Diem Inflated	44.1771	98.7284	48.6681				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	44.1771	98.7284	48.6681	16.2500		207.8236	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	46.8045		70.6173				
7	Provider Target Rate	47.7797		72.0887				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	44.1771	95.0998	48.6681	13.6500		201.5950	
12/13	Medical Adjustment Rate		1.6528	0.8458				
14	Prospective Per Diem 11	44.1771	96.7526	49.5139	13.6500		204.0936	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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0 253707-00 - 2014/07

231.54

Rate Semester 07/01/2014 through 12/31/2014

EDEN SPRINGS NURSING & REHABILITATION CENTER

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	10/01/1985	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	3,300,000.00	Total Amount	Per Diem	
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	3,179,186	9.1796
RS to Start Calcs:	1974/01	<60% of Base:	False	20% ROE(2):	794,797	0.3024
Indexed Asset Value	3,973,983	Interest Rate:	10.5000%	Insurance Cost(3):	42,336	1.1064
FRVS Base Asset:	1,939,160	Chase Rate:	6.7500%	Taxes Cost(3):	26,759	0.6993
Occup Adj Factor	0.9000	Amortization Rate:	9.7500%	Home Office(3):	15,478	0.4045
ROE Factor	0.015000	Interest Only:	False	Replacement(3&4):	23,955	0.0000
		Yearly Payment:	361,861	Total FRVS PD:		11.6922

- (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. (0.900) = \$9.1796
 (2) 20% ROE (\$794,797) times the ROE factor (0.015000) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.3024
 (3) Pass-throughs: 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:	51,883
Comparison Bed	120	Effective PBS Limitation	3,420,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	44.1771	44.1771	0.7844	43.3927
Direct Care	96.7526	96.7526	1.7179	95.0347
Indirect Care	49.5139	49.5139	0.8791	48.6348
Property	13.6500	11.6922	0.2076	11.4846
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				23.0882
Supplemental Rate Add-on				9.9025
Totals	204.0936	202.1358	3.5890	231.5375

Medicaid Trend Adjustment



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 Rate Semester 7/1/2014 through 12/31/2014 Based on Cost Report: 7/31/2013

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231.54

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
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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231.54

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
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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231.54

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
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	

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 07/01/2014 through 12/31/2014

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265.25

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	3/1/2013-2/28/2014	Number of Beds: 120	Superior: 0
MIAMI , FL 33136	Days in CR 365	Maximum: 43,800	Standard: 184
County: Dade [13]	First Used : 2014/07	Max Annualized: 43,800	Conditional: 0
Region: South Area: 11	Last Used: 2014/07	Total Patient: 40,519	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 8,990	Inflation
Current Class South Large	Initial CR? False	Medicaid: 29,010	FY Index: 1.31433985
Class at 1/94: South Large	Medical Utilization	71.59604%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	92.50913%	Cost: 1.02488934
Open Date: 12/07/2000	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 11/06/2000	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21766521
Entered Medicaid 12/07/2000	Low Occupancy Adjustment Factor:	117.76936%	DC Sem Index: 1.24200000
Med # Active Date: 01/01/2002	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.01998480
Previous Med # 228460			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,862,211	3,052,794	1,958,217	990,111		7,863,333	
1a	Audit Adjustments							
2	Cost Per Diem	64.1920	105.2325	67.5014	34.1300		271.0559	
3	Cost Per Diem Inflated	65.7897	107.3356	69.1815				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	65.7897	107.3356	69.1815	34.1300		276.4368	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	50.7940		66.1971				
7	Provider Target Rate	51.8523		67.5764				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	51.8523	98.4475	63.9416	13.6500		227.8914	
12/13	Medical Adjustment Rate		2.3918	1.5535				
14	Prospective Per Diem 11	51.8523	100.8393	65.4951	13.6500		231.8367	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

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):	4,577,138	14.1456
Indexed Asset Value	5,721,423	<60% of Base:	False	20% ROE(2):	1,144,285	0.5835
FRVS Base Asset:	0	Interest Rate:	11.0000%	Insurance Cost(3):	168,162	4.1502
Occup Adj Factor	0.9000	Chase Rate:	7.7500%	Taxes Cost(3):	0	0.0000
ROE Factor	0.020100	Amortization Rate:	10.7500%	Home Office(3):	29,052	0.7170
		Interest Only:	False	Replacement(3&4):	303,649	0.0000
		Yearly Payment:	557,621	Total FRVS PD:		19.5963

- (1) 80% Capital (\$4,577,138) amortized at 10.7500 % for 20 years Principal & Interest of \$557,621 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$14.1456
- (2) 20% ROE (\$1,144,285) times the ROE factor (0.020100) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.5835
- (3) Pass-throughs: Cost divided by Total Patient Days
- (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	39,849
Comparison Date:	01/01/2000	Current RS PBS:	51,883
Comparison Bed	120	Effective PBS Limitation	4,781,880

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	51.8523	51.8523	0.9206	50.9317
Direct Care	100.8393	100.8393	1.7904	99.0489
Indirect Care	65.4951	65.4951	1.1629	64.3322
Property	13.6500	19.5963	0.3479	19.2484
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.7908
Supplemental Rate Add-on				9.9025
Totals	231.8367	237.7830	4.2218	265.2545

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
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 Rate Semester 7/1/2014 through 12/31/2014 Based on Cost Report: 2/28/2014

0 253723-00 - 2014/07

265.25

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
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	

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 07/01/2014 through 12/31/2014

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221.80

Manor Pines Convalescent 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
1701 NE 26TH ST	7/1/2012-6/30/2013	Number of Beds: 206	Superior: 0
WILTON MANORS, FL 33305	Days in CR 365	Maximum: 75,190	Standard: 184
County: Broward [6]	First Used : 2014/01	Max Annualized: 75,190	Conditional: 0
Region: South Area: 10	Last Used: 2014/07	Total Patient: 46,878	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 10,340	Inflation
Current Class South Large	Initial CR? False	Medicaid: 20,026	FY Index: 1.29878490
Class at 1/94: South Large	Medical Utilization	42.71940%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	62.34606%	Cost: 1.03716397
Open Date: 07/01/1966	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 03/06/2002	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20850000
Entered Medicaid 03/06/2002	Low Occupancy Adjustment Factor:	79.37007%	DC Sem Index: 1.24200000
Med # Active Date: 03/06/2002	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02772031
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	970,998	1,632,933	1,003,637	310,804		3,918,371	
1a	Audit Adjustments							
2	Cost Per Diem	48.4869	81.5406	50.1167	15.5200		195.6642	
3	Cost Per Diem Inflated	50.2889	83.8009	51.9792				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	50.2889	83.8009	51.9792	15.5200		201.5890	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	58.1882		55.7880				
7	Provider Target Rate	59.4006		56.9504				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	54.4176	98.4475	67.4576	13.6500			
9	Prior Semester: Class Ceiling Target Base	55.7551		63.0224				
10	Target Rate Class Ceiling	56.5683		63.9416				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	50.2889	83.8009	51.9792	13.6500		199.7190	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	50.2889	83.8009	51.9792	13.6500		199.7190	
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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221.80

Rate Semester 07/01/2014 through 12/31/2014

Manor Pines Convalescent Center, LLC

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	03/06/2002	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	375,000.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Fixed	80% Capital(1):	2,074,712 2.5826
RS to Start Calcs:	2002/01	<60% of Base:	True	20% ROE(2):	518,678 0.1102
Indexed Asset Value	2,593,390	Interest Rate:	9.5700%	Insurance Cost(3):	141,875 3.0265
FRVS Base Asset:	2,113,766	Chase Rate:	8.5000%	Taxes Cost(3):	196,038 4.1819
Occup Adj Factor	0.9000	Amortization Rate:	8.5000%	Home Office(3):	69,702 1.4869
ROE Factor	0.014380	Interest Only:	True	Replacement(3&4):	104,363 0.0000
		Yearly Payment:	174,767	Total FRVS PD:	11.3881

- (1) 80% Capital (\$2,074,712) amortized at 8.5000 % for 20 years Interest of \$174,767 divided by annual available days (75190) divided by Occup. Adj. (0.900) = \$2.5826
- (2) 20% ROE (\$518,678) times the ROE factor (0.014380) divided by annual available days (75190) divided by Occup. Adj. (0.900) = \$0.1102
- (3) Pass-throughs: 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:	51,883
Comparison Bed 206	Effective PBS Limitation	2,113,766

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	50.2889	50.2889	0.8929	49.3960
Direct Care	83.8009	83.8009	1.4879	82.3130
Indirect Care	51.9792	51.9792	0.9229	51.0563
Property	13.6500	11.3881	0.2022	11.1859
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				17.9456
Supplemental Rate Add-on				9.9025
Totals	199.7190	197.4571	3.5059	221.7993

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
 Office of Medicaid Cost Reimbursement Planning and Finance
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 Rate Semester 7/1/2014 through 12/31/2014 Based on Cost Report: 6/30/2013

0 254177-00 - 2014/07

221.80

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
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	

Message Code:



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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 AVENUE	8/1/2012-7/31/2013	Number of Beds: 98	Superior: 0
NORTH MIAMI, FL 33161	Days in CR 365	Maximum: 35,770	Standard: 184
County: Dade [13]	First Used : 2014/01	Max Annualized: 35,770	Conditional: 0
Region: South Area: 11	Last Used: 2014/07	Total Patient: 31,132	Total: 184
Control: Nonprofit : 501(c)(3) Organization	Unaudited	Medicare: 4,456	Inflation
Current Class South Small	Initial CR? False	Medicaid: 25,357	FY Index: 1.30228922
Class at 1/94: South Small	Medical Utilization	81.44996%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	87.03383%	Cost: 1.03437307
Open Date: 11/23/1998	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 10/01/1978	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20949917
Entered Medicaid 05/01/1971	Low Occupancy Adjustment Factor:	110.79900%	DC Sem Index: 1.24200000
Med # Active Date: 01/01/2002	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02687131
Previous Med # 213845			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	1,498,199	2,280,478	1,784,981	589,804		6,153,462	
1a	Audit Adjustments							
2	Cost Per Diem	59.0842	89.9349	70.3940	23.2600		242.6731	
3	Cost Per Diem Inflated	61.1151	92.3516	72.8137				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	61.1151	92.3516	72.8137	23.2600		249.5404	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	57.8568		67.7484				
7	Provider Target Rate	59.0623		69.1600				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	62.8974	105.8360	81.6951	13.6500			
9	Prior Semester: Class Ceiling Target Base	67.3414		79.1810				
10	Target Rate Class Ceiling	68.3236		80.3359				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	59.0623	92.3516	69.1600	13.6500		234.2239	
12/13	Medical Adjustment Rate		3.2675	2.4470				
14	Prospective Per Diem 11	59.0623	95.6191	71.6070	13.6500		239.9384	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

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):	3,599,962	13.6233
Indexed Asset Value	4,499,952	<60% of Base:	False	20% ROE(2):	899,990	0.4193
FRVS Base Asset:	1,103,440	Interest Rate:	11.0000%	Insurance Cost(3):	31,154	1.0007
Occup Adj Factor	0.9000	Chase Rate:	7.7500%	Taxes Cost(3):	0	0.0000
ROE Factor	0.015000	Amortization Rate:	10.7500%	Home Office(3):	19,821	0.6367
		Interest Only:	False	Replacement(3&4):	426,992	0.0000
		Yearly Payment:	438,574	Total FRVS PD:		15.6800

- (1) 80% Capital (\$3,599,962) amortized at 10.7500 % for 20 years Principal & Interest of \$438,574 divided by annual available days (35770) divided by Occup. Adj. (0.900) = \$13.6233
- (2) 20% ROE (\$899,990) times the ROE factor (0.015000) divided by annual available days (35770) divided by Occup. Adj. (0.900) = \$0.4193
- (3) Pass-throughs: 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:	51,883
Comparison Bed	118	Effective PBS Limitation	3,363,000

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	59.0623	59.0623	1.0487	58.0136
Direct Care	95.6191	95.6191	1.6977	93.9214
Indirect Care	71.6070	71.6070	1.2714	70.3356
Property	13.6500	15.6800	0.2784	15.4016
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				24.0273
Supplemental Rate Add-on				9.9025
Totals	239.9384	241.9684	4.2962	271.6020

Medicaid Trend Adjustment



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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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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	

Message Code:

- | |
|--|
| 5 Uncorrected Licensure Deficiency |
| 8 Limited to Current RS Per Bed Standard |



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217.16

Wrights 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
11300 110TH AVE N	1/1/2012-12/31/2012	Number of Beds: 60	Superior: 0
SEMINOLE, FL 33778	Days in CR 366	Maximum: 21,960	Standard: 184
County: Pinellas [52]	First Used : 2014/01	Max Annualized: 21,900	Conditional: 0
Region: Central Area: 5	Last Used: 2014/07	Total Patient: 19,020	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 3,980	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 7,715	FY Index: 1.28335532
Class at 1/94: North Small	Medical Utilization	40.56257%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	86.61202%	Cost: 1.04963363
Open Date: 01/01/1962	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 04/01/2002	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20250000
Entered Medicaid 05/21/2002	Low Occupancy Adjustment Factor:	110.26201%	DC Sem Index: 1.24200000
Med # Active Date: 05/21/2002	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03284823
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	297,182	569,545	419,403	212,703		1,498,833	
1a	Audit Adjustments							
2	Cost Per Diem	38.5200	73.8231	54.3620	27.5701		194.2752	
3	Cost Per Diem Inflated	40.4319	76.2481	57.0602				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	40.4319	76.2481	57.0602	27.5701		201.3103	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	53.4827		62.0530				
7	Provider Target Rate	54.5971		63.3459				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	58.1332	99.7893	75.5421	13.6500			
9	Prior Semester: Class Ceiling Target Base	60.4813		71.4442				
10	Target Rate Class Ceiling	61.3634		72.4862				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	40.4319	76.2481	57.0602	13.6500		187.3902	
12/13	Medical Adjustment Rate							
14	Prospective Per Diem 11	40.4319	76.2481	57.0602	13.6500		187.3902	
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 07/01/2014 through 12/31/2014

Wrights Healthcare & 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):	2,118,369	10.5880
Indexed Asset Value	2,647,961	<60% of Base:	False	20% ROE(2):	529,592	0.3918
FRVS Base Asset:	2,472,420	Interest Rate:	9.5000%	Insurance Cost(3):	81,176	4.2679
Occup Adj Factor	0.9000	Chase Rate:	4.7500%	Taxes Cost(3):	18,509	0.9731
ROE Factor	0.014580	Amortization Rate:	7.7500%	Home Office(3):	7,630	0.4012
		Interest Only:	False	Replacement(3&4):	41,113	0.0000
		Yearly Payment:	208,689	Total FRVS PD:		16.6220

- (1) 80% Capital (\$2,118,369) amortized at 7.7500 % for 20 years Principal & Interest of \$208,689 divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$10.5880
- (2) 20% ROE (\$529,592) times the ROE factor (0.014580) divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$0.3918
- (3) Pass-throughs: Cost divided by Total Patient Days
- (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination		Used Per Bed Standard:	41,207
Comparison Date:	07/01/2001	Current RS PBS:	51,883
Comparison Bed	60	Effective PBS Limitation	2,472,420

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	40.4319	40.4319	0.7179	39.7140
Direct Care	76.2481	76.2481	1.3538	74.8943
Indirect Care	57.0602	57.0602	1.0131	56.0471
Property	13.6500	16.6220	0.2951	16.3269
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				20.2759
Supplemental Rate Add-on				9.9025
Totals	187.3902	190.3622	3.3799	217.1607

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 7/1/2014 through 12/31/2014 Based on Cost Report: 12/31/2012

0 254762-00 - 2014/07

217.16

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
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	

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 07/01/2014 through 12/31/2014

0 254878-00 - 2014/07

208.81

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	1/1/2013-12/31/2013	Number of Beds: 60	Superior: 0
JACKSONVILLE, FL 32208	Days in CR 365	Maximum: 21,900	Standard: 184
County: Duval [16]	First Used : 2014/07	Max Annualized: 21,900	Conditional: 0
Region: North Area: 4	Last Used: 2014/07	Total Patient: 20,954	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 2,295	Inflation
Current Class North Small	Initial CR? False	Medicaid: 17,140	FY Index: 1.31456505
Class at 1/94: North Small	Medical Utilization	81.79822%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	95.68037%	Cost: 1.02471376
Open Date: 01/01/1988	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 01/01/1988	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.21500000
Entered Medicaid 02/12/1988	Low Occupancy Adjustment Factor:	121.80653%	DC Sem Index: 1.24200000
Med # Active Date: 05/16/2002	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.02222222
Previous Med # 212521			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	731,816	1,152,173	749,927	334,573		2,968,489	
1a	Audit Adjustments							
2	Cost Per Diem	42.6964	67.2213	43.7530	19.5200		173.1907	
3	Cost Per Diem Inflated	43.7516	68.7151	44.8343				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	43.7516	68.7151	44.8343	19.5200		176.8210	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	47.4388		56.3577				
7	Provider Target Rate	48.4272		57.5320				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	53.3690	93.7426	69.3890	13.6500			
9	Prior Semester: Class Ceiling Target Base	53.6361		65.1932				
10	Target Rate Class Ceiling	54.4184		66.1441				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	43.7516	68.7151	44.8343	13.6500		170.9510	
12/13	Medical Adjustment Rate		2.4581	1.6039				
14	Prospective Per Diem 11	43.7516	71.1732	46.4382	13.6500		175.0130	
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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208.81

Rate Semester 07/01/2014 through 12/31/2014

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):	2,309,527	12.6511
Indexed Asset Value	2,886,909	<60% of Base:	False	20% ROE(2):	577,382	0.5493
FRVS Base Asset:	1,765,380	Interest Rate:	9.7500%	Insurance Cost(3):	13,014	0.6211
Occup Adj Factor	0.9000	Chase Rate:	6.0000%	Taxes Cost(3):	34,553	1.6490
ROE Factor	0.018750	Amortization Rate:	9.0000%	Home Office(3):	2,279	0.1088
		Interest Only:	False	Replacement(3&4):	0	0.0000
		Yearly Payment:	249,353	Total FRVS PD:		15.5793

- (1) 80% Capital (\$2,309,527) amortized at 9.0000 % for 20 years Principal & Interest of \$249,353 divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$12.6511
 (2) 20% ROE (\$577,382) times the ROE factor (0.018750) divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$0.5493
 (3) Pass-throughs: 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:	51,883
Comparison Bed	60	Effective PBS Limitation	1,765,380

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	43.7516	43.7516	0.7768	42.9748
Direct Care	71.1732	71.1732	1.2637	69.9095
Indirect Care	46.4382	46.4382	0.8245	45.6137
Property	13.6500	15.5793	0.2766	15.3027
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				25.1028
Supplemental Rate Add-on				9.9025
Totals	175.0130	176.9423	3.1416	208.8060

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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 Rate Semester 7/1/2014 through 12/31/2014 Based on Cost Report: 12/31/2013

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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	

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 07/01/2014 through 12/31/2014

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177.27

Woodlands Care Center of Alachua County

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

Type of Ownership: Proprietary : Corporation

CHOW Status based on this Cost Report: No Change

Provider Information	Cost Report	Patient Days	Ratings Days
7207 SW 24TH AVE	1/1/2012-12/31/2012	Number of Beds: 120	Superior: 0
GAINESVILLE, FL 32607	Days in CR 366	Maximum: 43,920	Standard: 184
County: Alachua [1]	First Used : 2013/07	Max Annualized: 43,800	Conditional: 0
Region: North Area: 3	Last Used: 2014/07	Total Patient: 43,153	Total: 184
Control: Proprietary : Corporation	Unaudited	Medicare: 9,733	Inflation
Current Class North Large	Initial CR? False	Medicaid: 24,152	FY Index: 1.28335532
Class at 1/94: North Large	Medical Utilization	55.96830%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	98.25364%	Cost: 1.04963363
Open Date: 05/06/2002	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 05/06/2002	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20250000
Entered Medicaid 06/27/2002	Low Occupancy Adjustment Factor:	125.08245%	DC Sem Index: 1.24200000
Med # Active Date: 06/27/2002	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03284823
Previous Med #			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals	
1	Total Cost	804,394	1,504,568	816,646	706,688		3,832,295	
1a	Audit Adjustments							
2	Cost Per Diem	33.3055	62.2958	33.8128	29.2600		158.6741	
3	Cost Per Diem Inflated	34.9586	64.3421	35.4911				
4	Low Occupancy Adjustment							
5	Occupancy Adjusted/Inflated Per Diem	34.9586	64.3421	35.4911	29.2600		164.0518	
5a	Interim Adjustment							
5b	Interim Adjusted Per Diem							
6	Prior Semester: Provider Target Base	41.8258		51.2053				
7	Provider Target Rate	42.6973		52.2722				
7a	Interim Adjustment							
7b	Interim Adjustment Provider Target Rate							
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500			
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527				
10	Target Rate Class Ceiling	50.8465		60.1169				
10a	New Provider Target Limitation							
10b	Base for line 10a							
11	Lesser of 5,7,8,10, 10a	34.9586	64.3421	35.4911	13.6500		148.4418	
12/13	Medical Adjustment Rate		0.4320	0.2383				
14	Prospective Per Diem 11	34.9586	64.7741	35.7294	13.6500		149.1121	
15	Inflated Usual & Customary Charge						0.00	
		Usual and Customary Limitations not applied after 7/1/2002.						



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Rate Semester 07/01/2014 through 12/31/2014

Woodlands Care Center of Alachua County

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	06/27/2002	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	6,800,000.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	Variable	80% Capital(1):	4,550,710 9.3270
RS to Start Calcs:	2002/01	<60% of Base:	False	20% ROE(2):	1,137,677 0.4208
Indexed Asset Value	5,688,387	Interest Rate:	5.2400%	Insurance Cost(3):	37,391 0.8665
FRVS Base Asset:	4,944,840	Chase Rate:	3.2500%	Taxes Cost(3):	104,239 2.4156
Occup Adj Factor	0.9000	Amortization Rate:	5.2400%	Home Office(3):	10,433 0.2418
ROE Factor	0.014580	Interest Only:	False	Replacement(3&4):	17,013 0.0000
		Yearly Payment:	367,671	Total FRVS PD:	13.2717

- (1) 80% Capital (\$4,550,710) amortized at 5.2400 % for 20 years Principal & Interest of \$367,671 divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$9.3270
- (2) 20% ROE (\$1,137,677) times the ROE factor (0.014580) divided by annual available days (43800) divided by Occup. Adj. (0.900) = \$0.4208
- (3) Pass-throughs: Cost divided by Total Patient Days
- (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	41,207
Comparison Date: 07/01/2001	Current RS PBS:	51,883
Comparison Bed 120	Effective PBS Limitation	4,944,840

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	34.9586	34.9586	0.6207	34.3379
Direct Care	64.7741	64.7741	1.1501	63.6240
Indirect Care	35.7294	35.7294	0.6344	35.0950
Property	13.6500	13.2717	0.2356	13.0361
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				21.2705
Supplemental Rate Add-on				9.9025
Totals	149.1121	148.7338	2.6408	177.2660

Medicaid Trend Adjustment



Florida Agency for Health Care Administration
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 Rate Semester 7/1/2014 through 12/31/2014 Based on Cost Report: 12/31/2012

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177.27

Rate Semester	New Asset	Index Factor	Actual Dodge	Limited Dodge	Credit Forward	Beds	Medicaid Utilization	Indexed Cost	Rate Semester Per Bed Standard	Message Code
2002/01	8,016,391	0.00	1.0301	1.0301		120	43.66	4,944,840	4,944,840	1
2002/07	18,159	0.10	0.8337	0.8337		120	43.66	4,966,273	5,037,360	
2003/01		0.10	1.3271	1.3271		120	43.66	4,971,504	5,104,200	
2003/07		0.20	1.1664	1.1664		120	43.66	4,980,711	5,163,720	
2004/01		0.20	1.1103	1.1103		120	43.66	4,989,492	5,221,080	
2004/07		0.30	0.8378	0.8378		120	43.66	4,999,445	5,264,880	
2005/01	23,619	0.30	0.8595	0.8595		120	51.54	5,035,146	5,310,120	
2005/07		0.40	0.7364	0.7364		120	51.54	5,049,046	5,349,240	
2006/01		0.40	0.9068	0.9068		120	62.38	5,067,359	5,397,720	
2006/07		0.50	0.8133	0.8133		120	62.38	5,087,968	5,441,640	
2007/01		0.50	1.0133	1.0133		120	57.30	5,113,749	5,496,720	
2007/07		0.60	1.1050	1.1050		120	57.30	5,147,653	5,557,440	
2008/01		0.60	0.8556	0.8556		120	55.28	5,174,081	5,604,960	
2008/07		0.70	0.6104	0.6104		120	58.26	5,196,190	5,639,160	
2009/01		0.70	1.3268	1.3268		120	58.26	5,244,452	5,714,040	
2009/07		0.80	0.6841	0.6841		120	58.26	5,273,155	5,753,160	
2010/01		0.80	0.8643	0.8643		120	56.57	5,309,614	5,802,840	
2010/07		0.90	0.7107	0.7107		120	56.57	5,343,574	5,844,120	
2011/01		0.90	0.9198	0.9198		120	47.54	5,381,808	5,897,880	
2011/07		1.00	0.9028	0.9028		120	47.54	5,423,805	5,951,160	
2012/01		1.00	0.3865	0.3865		120	46.26	5,441,437	5,974,200	
2012/07		1.00	0.9417	0.9417		120	46.26	5,484,536	6,030,480	
2013/01		1.00	0.4901	0.4901		120	55.37	5,511,416	6,060,000	
2013/07	25,533	1.00	0.6196	0.6196		120	55.97	5,571,098	6,097,560	
2014/01		1.00	0.8564	0.8564		120	55.97	5,618,809	6,149,760	
2014/07		1.00	1.2383	1.2383		120	55.97	5,688,387	6,225,960	

Message Code:

1 Per Bed Standard Limitation



Florida Agency for Health Care Administration
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 Rate Semester 07/01/2014 through 12/31/2014

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Diamond Ridge Health & 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	1/1/2012-12/31/2012	Number of Beds: 120	Superior: 184
LECANTO, FL 34461	Days in CR 366	Maximum: 43,920	Standard: 0
County: Citrus [9]	First Used : 2013/07	Max Annualized: 43,800	Conditional: 0
Region: North Area: 3	Last Used: 2014/07	Total Patient: 38,866	Total: 184
Control: Proprietary : Partnership	Unaudited	Medicare: 13,037	Inflation
Current Class North Large	Initial CR? False	Medicaid: 18,337	FY Index: 1.28335532
Class at 1/94: North Large	Medical Utilization	47.18005%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	88.49271%	Cost: 1.04963363
Open Date: 03/01/1989	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 03/01/1989	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20250000
Entered Medicaid 06/23/1989	Low Occupancy Adjustment Factor:	112.65623%	DC Sem Index: 1.24200000
Med # Active Date: 06/01/2002	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03284823
Previous Med # 211893			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	817,658	1,585,577	1,266,954	561,846		4,232,035
1a	Audit Adjustments						
2	Cost Per Diem	44.5906	86.4687	69.0928	30.6400		230.7921
3	Cost Per Diem Inflated	46.8038	89.3090	72.5221			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	46.8038	89.3090	72.5221	30.6400		239.2749
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	41.8258		59.4004			
7	Provider Target Rate	42.6973		60.6381			
7a	Interim Adjustment						
7b	Interim Adjustment Provider Target Rate						
8	Cost Based Class Ceilings	49.7653	95.0998	62.5446	13.6500		
9	Prior Semester: Class Ceiling Target Base	50.1156		59.2527			
10	Target Rate Class Ceiling	50.8465		60.1169			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	42.6973	89.3090	60.1169	13.6500		205.7732
12/13	Medical Adjustment Rate						
14	Prospective Per Diem 11	42.6973	89.3090	60.1169	13.6500		205.7732
15	Inflated Usual & Customary Charge						0.00
Usual and Customary Limitations not applied after 7/1/2002.							



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Rate Semester 07/01/2014 through 12/31/2014

Diamond Ridge Health & Rehabilitation Center

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	06/23/1989	Mortgage Information		Calculation of FRVS Per Diem		
		Amount:	0.00	Total Amount	Per Diem	
Year of Phase-In/Full:		Type:	None	80% Capital(1):	4,941,396	10.5593
RS to Start Calcs:	1989/01	<60% of Base:	True	20% ROE(2):	1,235,349	0.4569
Indexed Asset Value	6,176,745	Interest Rate:	8.5000%	Insurance Cost(3):	67,155	1.7279
FRVS Base Asset:	1,778,760	Chase Rate:	8.5000%	Taxes Cost(3):	79,971	2.0576
Occup Adj Factor	0.9000	Amortization Rate:	8.5000%	Home Office(3):	9,240	0.2377
ROE Factor	0.014580	Interest Only:	True	Replacement(3&4):	75,904	0.0000
		Yearly Payment:	416,246	Total FRVS PD:		15.0394

- (1) 80% Capital (\$4,941,396) amortized at 8.5000 % for 20 years Interest of \$416,246 divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$10.5593
- (2) 20% ROE (\$1,235,349) times the ROE factor (0.014580) divided by annual available days (43800) divided by Occup. Adj. (0.90) = \$0.4569
- (3) Pass-throughs: Cost divided by Total Patient Days
- (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	29,646
Comparison Date: 07/01/1988	Current RS PBS:	51,883
Comparison Bed 60	Effective PBS Limitation	1,778,760

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	42.6973	42.6973	0.7581	41.9392
Direct Care	89.3090	89.3090	1.5857	87.7233
Indirect Care	60.1169	60.1169	1.0674	59.0495
Property	13.6500	15.0394	0.2670	14.7724
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				16.4502
Supplemental Rate Add-on				9.9025
Totals	205.7732	207.1626	3.6782	229.8371

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
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	

Message Code:

- | |
|---|
| 1 Per Bed Standard Limitation
5 Uncorrected Licensure Deficiency
8 Limited to Current RS Per Bed Standard |
|---|



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Surrey Place Convalescent Center of Bradenton

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	1/1/2012-12/31/2012	Number of Beds: 60	Superior: 0
BRADENTON, FL 34209	Days in CR 366	Maximum: 21,960	Standard: 184
County: Manatee [41]	First Used : 2013/07	Max Annualized: 21,900	Conditional: 0
Region: Central Area: 6	Last Used: 2014/07	Total Patient: 18,908	Total: 184
Control: Proprietary : Partnership	Unaudited	Medicare: 9,234	Inflation
Current Class Central Small	Initial CR? False	Medicaid: 5,894	FY Index: 1.28335532
Class at 1/94: North Small	Medical Utilization	31.17199%	Semester Index: 1.34705290
Operating Ex > 18 months	Occupancy:	86.10200%	Cost: 1.04963363
Open Date: 02/08/1989	Statewide Low Occupancy Threshold:	78.55110%	Target: 1.01458517
Acquired Date: 02/08/1989	Medicaid Low Occupancy Threshold:	41.17760%	DC FY Index: 1.20250000
Entered Medicaid 02/08/1989	Low Occupancy Adjustment Factor:	109.61272%	DC Sem Index: 1.24200000
Med # Active Date: 06/01/2002	Weighted Low Occ Adjustment Factor:	100.00000%	DC Inflation: 1.03284823
Previous Med # 212938			PS Target: 1.02083595

Rate Calculations

Item	Description	Operating	Direct	InDirect	Property	ROE	Totals
1	Total Cost	306,178	699,917	534,634	229,277		1,770,006
1a	Audit Adjustments						
2	Cost Per Diem	51.9474	118.7508	90.7082	38.9001		300.3065
3	Cost Per Diem Inflated	54.5257	122.6516	95.2104			
4	Low Occupancy Adjustment						
5	Occupancy Adjusted/Inflated Per Diem	54.5257	122.6516	95.2104	38.9001		311.2878
5a	Interim Adjustment						
5b	Interim Adjusted Per Diem						
6	Prior Semester: Provider Target Base	52.6481		74.4095			
7	Provider Target Rate	53.7451		75.9599			
7a	Interim Adjustment						
7b	Interim Adjustment Provider Target Rate						
8	Cost Based Class Ceilings	58.1332	99.7893	75.5421	13.6500		
9	Prior Semester: Class Ceiling Target Base	60.4813		71.4442			
10	Target Rate Class Ceiling	61.3634		72.4862			
10a	New Provider Target Limitation						
10b	Base for line 10a						
11	Lesser of 5,7,8,10, 10a	53.7451	99.7893	72.4862	13.6500		239.6706
12/13	Medical Adjustment Rate						
14	Prospective Per Diem 11	53.7451	99.7893	72.4862	13.6500		239.6706
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 07/01/2014 through 12/31/2014

Surrey Place Convalescent Center of Bradenton

FRVS

FRVS Status as of this Semester

On FRVS

Began FRVS:	02/08/1989	Mortgage Information		Calculation of FRVS Per Diem	
		Amount:	0.00	Total Amount	Per Diem
Year of Phase-In/Full:		Type:	None	80% Capital(1):	2,459,927 10.5132
RS to Start Calcs:	1989/01	<60% of Base:	True	20% ROE(2):	614,982 0.4549
Indexed Asset Value	3,074,909	Interest Rate:	8.5000%	Insurance Cost(3):	45,411 2.4017
FRVS Base Asset:	1,778,760	Chase Rate:	8.5000%	Taxes Cost(3):	39,154 2.0708
Occup Adj Factor	0.9000	Amortization Rate:	8.5000%	Home Office(3):	4,543 0.2403
ROE Factor	0.014580	Interest Only:	True	Replacement(3&4):	43,873 0.0000
		Yearly Payment:	207,216	Total FRVS PD:	15.6809

- (1) 80% Capital (\$2,459,927) amortized at 8.5000 % for 20 years Interest of \$207,216 divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$10.5132
- (2) 20% ROE (\$614,982) times the ROE factor (0.014580) divided by annual available days (21900) divided by Occup. Adj. (0.900) = \$0.4549
- (3) Pass-throughs: Cost divided by Total Patient Days
- (4) Replacement effective for Providers on FRVS phase-in Only

Per Bed Standard Determination	Used Per Bed Standard:	29,646
Comparison Date: 07/01/1988	Current RS PBS:	51,883
Comparison Bed 60	Effective PBS Limitation	1,778,760

Comparison of Reimbursement under Cost vs. FRVS

Components	Cost	FRVS	Adjustment*	Final Component
Operating	53.7451	53.7451	0.9542	52.7909
Direct Care	99.7893	99.7893	1.7718	98.0175
Indirect Care	72.4862	72.4862	1.2870	71.1992
Property	13.6500	15.6809	0.2784	15.4025
ROE				
ROE Adjustment				
Quality Assess-Medicaid Share				11.7733
Supplemental Rate Add-on				9.9025
Totals	239.6706	241.7015	4.2914	259.0859

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
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	

Message Code:

1	Per Bed Standard Limitation
5	Uncorrected Licensure Deficiency
8	Limited to Current RS Per Bed Standard