

Facility Name & ID Number Seminary Manor

0047233 Report Period Beginning: 10/1/2017 Ending: 9/30/2018

III. STATISTICAL DATA

A. Licensure/certification level(s) of care; enter number of beds/bed days, (must agree with license). Date of change in licensed beds N/A

	1	2	3	4	
	Beds at Beginning of Report Period	Licensure Level of Care	Beds at End of Report Period	Licensed Bed Days During Report Period	
1	121	Skilled (SNF)	121	44,165	1
2		Skilled Pediatric (SNF/PED)			2
3		Intermediate (ICF)			3
4		Intermediate/DD			4
5		Sheltered Care (SC)			5
6		ICF/DD 16 or Less			6
7	121	TOTALS	121	44,165	7

B. Census-For the entire report period.

	1 Level of Care	2 3 4 5 Patient Days by Level of Care and Primary Source of Payment				
		2 Medicaid Recipient	3 Private Pay	4 Other	5 Total	
8	SNF	10,130	12,432	15,146	37,708	8
9	SNF/PED					9
10	ICF					10
11	ICF/DD					11
12	SC					12
13	DD 16 OR LESS					13
14	TOTALS	10,130	12,432	15,146	37,708	14

C. Percent Occupancy. (Column 5, line 14 divided by total licensed bed days on line 7, column 4.) 85.38%

D. How many bed reserve days during this year were paid by the Department?
0 (Do not include bed reserve days in Section B.)

E. List all services provided by your facility for non-patients.
(E.g., day care, "meals on wheels", outpatient therapy)
None

F. Does the facility maintain a daily midnight census? Yes

G. Do pages 3 & 4 include expenses for services or investments not directly related to patient care?
YES NO Non-allowable costs have been eliminated in Schedule V, Column 7

H. Does the BALANCE SHEET (page 17) reflect any non-care assets?
YES NO

I. On what date did you start providing long term care at this location?
Date started 8/01/05

J. Was the facility purchased or leased after January 1, 1978?
YES Date 7/28/05 NO

K. Was the facility certified for Medicare during the reporting year?
YES NO If YES, enter number of beds certified 121 and days of care provided 10,119

Medicare Intermediary National Government Services

IV. ACCOUNTING BASIS

ACCRUAL MODIFIED CASH* CASH*

Is your fiscal year identical to your tax year? YES NO

Tax Year: 9/30/18 Fiscal Year: 9/30/18

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

SEE ACCOUNTANTS' PREPARATION REPORT

V. COST CENTER EXPENSES (throughout the report, please round to the nearest dollar)

	Operating Expenses	Costs Per General Ledger				Reclass-ification 5	Reclassified Total 6	Adjust-ments 7	Adjusted Total 8	FOR BHF USE ONLY	
		Salary/Wage 1	Supplies 2	Other 3	Total 4					9	10
	A. General Services										
1	Dietary	397,498	28,062	14,257	439,817		439,817		439,817		1
2	Food Purchase		398,187		398,187		398,187	(6,800)	391,387		2
3	Housekeeping	190,450	55,313		245,763		245,763		245,763		3
4	Laundry	57,879	21,125		79,004		79,004		79,004		4
5	Heat and Other Utilities			128,192	128,192		128,192		128,192		5
6	Maintenance	72,890	59,613	75,409	207,912		207,912	(3,790)	204,122		6
7	Other (specify):*										7
8	TOTAL General Services	718,717	562,300	217,858	1,498,875		1,498,875	(10,590)	1,488,285		8
	B. Health Care and Programs										
9	Medical Director			31,500	31,500		31,500		31,500		9
10	Nursing and Medical Records	2,733,252	251,103	11,471	2,995,826		2,995,826		2,995,826		10
10a	Therapy										10a
11	Activities	106,675	5,313		111,988		111,988		111,988		11
12	Social Services	54,211			54,211		54,211		54,211		12
13	CNA Training										13
14	Program Transportation			2,863	2,863		2,863		2,863		14
15	Other (specify):*										15
16	TOTAL Health Care and Programs	2,894,138	256,416	45,834	3,196,388		3,196,388		3,196,388		16
	C. General Administration										
17	Administrative	130,986			130,986		130,986		130,986		17
18	Directors Fees							2,621	2,621		18
19	Professional Services			377,868	377,868		377,868	3,238	381,106		19
20	Dues, Fees, Subscriptions & Promotions			31,463	31,463		31,463	(2,405)	29,058		20
21	Clerical & General Office Expenses	125,487	53,725	54,641	233,853		233,853	75	233,928		21
22	Employee Benefits & Payroll Taxes			566,841	566,841		566,841	26	566,867		22
23	Inservice Training & Education			5,364	5,364		5,364		5,364		23
24	Travel and Seminar			789	789		789		789		24
25	Other Admin. Staff Transportation			2,866	2,866		2,866		2,866		25
26	Insurance-Prop.Liab.Malpractice			77,176	77,176		77,176	17,635	94,811		26
27	Other (specify):*										27
28	TOTAL General Administration	256,473	53,725	1,117,008	1,427,206		1,427,206	21,190	1,448,396		28
29	TOTAL Operating Expense (sum of lines 8, 16 & 28)	3,869,328	872,441	1,380,700	6,122,469		6,122,469	10,600	6,133,069		29

*Attach a schedule if more than one type of cost is included on this line, or if the total exceeds \$1000.

SEE ACCOUNTANTS' PREPARATION REPORT

NOTE: Include a separate schedule detailing the reclassifications made in column 5. Be sure to include a detailed explanation of each reclassification.

Facility Name & ID Number

Seminary Manor

#0047233

Report Period Beginning:

10/1/2017

Ending:

9/30/2018

V. COST CENTER EXPENSES (continued)

	Capital Expense	Cost Per General Ledger				Reclass-ification 5	Reclassified Total 6	Adjust-ments 7	Adjusted Total 8	FOR BHF USE ONLY		
		Salary/Wage 1	Supplies 2	Other 3	Total 4					9	10	
	D. Ownership											
30	Depreciation			135,185	135,185		135,185	259,076	394,261			30
31	Amortization of Pre-Op. & Org.											31
32	Interest							309,616	309,616			32
33	Real Estate Taxes							173,100	173,100			33
34	Rent-Facility & Grounds			844,620	844,620		844,620	(844,620)				34
35	Rent-Equipment & Vehicles			6,791	6,791		6,791		6,791			35
36	Other (specify):* Mortg Insurance							40,865	40,865			36
37	TOTAL Ownership			986,596	986,596		986,596	(61,963)	924,633			37
	Ancillary Expense											
	E. Special Cost Centers											
38	Medically Necessary Transportation			2,106	2,106		2,106		2,106			38
39	Ancillary Service Centers		448,207	1,402,700	1,850,907		1,850,907		1,850,907			39
40	Barber and Beauty Shops											40
41	Coffee and Gift Shops			2,805	2,805		2,805	(2,805)				41
42	Provider Participation Fee			221,499	221,499		221,499		221,499			42
43	Other (specify):* See Att Sch 4A	42,481		418,527	461,008		461,008	(375,574)	85,434			43
44	TOTAL Special Cost Centers	42,481	448,207	2,047,637	2,538,325		2,538,325	(378,379)	2,159,946			44
45	GRAND TOTAL COST (sum of lines 29, 37 & 44)	3,911,809	1,320,648	4,414,933	9,647,390		9,647,390	(429,742)	9,217,648			45

*Attach a schedule if more than one type of cost is included on this line, or if the total exceeds \$1000.

SEE ACCOUNTANTS' PREPARATION REPORT

Seminary Manor

Period Beginning 10/1/2017

Period End 9/30/2018

Schedule 4A

V. Cost Center Expenses

		Cost Per General Ledger				Reclass- ification	Reclassified Total	Adjust- ments	Adjusted Total	FOR BHF USE ONLY	
		Salary/Wage	Supplies	Other	Total					5	6
		1	2	3	4						
	Ancillary Expense										
	E. Special Cost Centers										
43	Other (specify):*				0		0		0		
	Laboratory/Expenses			48,466	48,466		48,466		48,466		
	Radiology Expenses			36,968	36,968		36,968		36,968		
	Non-Allowable Expenses	42,481		333,093	375,574		375,574	(375,574)	0		
					0		0		0		
					0		0		0		
	TOTAL Other Special C	42,481	0	418,527	461,008	0	461,008	(375,574)	85,434		

VI. ADJUSTMENT DETAIL

A. The expenses indicated below are non-allowable and should be adjusted out of Schedule V, pages 3 or 4 via column 7. In column 2 below, reference the line on which the particular cost was included. (See instructions.)

		1	2	3	
	NON-ALLOWABLE EXPENSES	Amount	Refer- ence	BHF USE ONLY	
1	Day Care	\$		\$	1
2	Other Care for Outpatients				2
3	Governmental Sponsored Special Programs				3
4	Non-Patient Meals	(6,800)	2		4
5	Telephone, TV & Radio in Resident Rooms	(16,989)	43		5
6	Rented Facility Space				6
7	Sale of Supplies to Non-Patients				7
8	Laundry for Non-Patients				8
9	Non-Straightline Depreciation	668	30		9
10	Interest and Other Investment Income	(11,038)	32		10
11	Discounts, Allowances, Rebates & Refunds				11
12	Non-Working Officer's or Owner's Salary				12
13	Sales Tax				13
14	Non-Care Related Interest				14
15	Non-Care Related Owner's Transactions				15
16	Personal Expenses (Including Transportation)				16
17	Non-Care Related Fees	(2,493)	20		17
18	Fines and Penalties				18
19	Entertainment				19
20	Contributions				20
21	Owner or Key-Man Insurance				21
22	Special Legal Fees & Legal Retainers	(96)	19		22
23	Malpractice Insurance for Individuals				23
24	Bad Debt	(263,758)	43		24
25	Fund Raising, Advertising and Promotional	(52,346)	43		25
26	Income Taxes and Illinois Personal Property Replacement Tax				26
27	CNA Training for Non-Employees				27
28	Yellow Page Advertising				28
29	Other-Attach Schedule See Page 5A	(75,157)			29
30	SUBTOTAL (A): (Sum of lines 1-29)	\$ (428,009)		\$	30

B. If there are expenses experienced by the facility which do not appear in the general ledger, they should be entered below.(See instructions.)

		1	2	
		Amount	Reference	
31	Non-Paid Workers-Attach Schedule*	\$		31
32	Donated Goods-Attach Schedule*			32
33	Amortization of Organization & Pre-Operating Expense			33
34	Adjustments for Related Organization Costs (Schedule VII)	(1,733)		34
35	Other- Attach Schedule			35
36	SUBTOTAL (B): (sum of lines 31-35)	\$ (1,733)		36
	(sum of SUBTOTALS			
37	TOTAL ADJUSTMENTS (A) and (B))	\$ (429,742)		37

*These costs are only allowable if they are necessary to meet minimum licensing standards. Attach a schedule detailing the items included on these lines.

C. Are the following expenses included in Sections A to D of pages 3 and 4? If so, they should be reclassified into Section E. Please reference the line on which they appear before reclassification. (See instructions.)

		1	2	3	4	
		Yes	No	Amount	Reference	
38	Medically Necessary Transport.		X	\$		38
39						39
40	Gift and Coffee Shops		X			40
41	Barber and Beauty Shops		X			41
42	Laboratory and Radiology		X			42
43	Prescription Drugs		X			43
44						44
45	Other-Attach Schedule		X			45
46	Other-Attach Schedule		X			46
47	TOTAL (C): (sum of lines 38-46)			\$		47

BHF USE ONLY							
48		49		50		51	52

SEE ACCOUNTANTS' PREPARATION REPORT

Seminary Manor

ID# 0047233

Report Period Beginning: 10/1/2017

Ending: 9/30/2018

NON-ALLOWABLE EXPENSES		Amount	Sch. V Line Reference	Sch. V Line
1	Offset Vending Expenses Against Income	\$ (2,805)	41	1
2	Disallow Marketing Wages	(42,481)	43	2
3	Disallow R/E Entity HUD Audit	(26,060)	19	3
4	Capitalize PTAC Units over \$2,500	(3,811)	6	4
5				5
6				6
7				7
8				8
9				9
10				10
11				11
12				12
13				13
14				14
15				15
16				16
17				17
18				18
19				19
20				20
21				21
22				22
23				23
24				24
25				25
26				26
27				27
28				28
29				29
30				30
31				31
32				32
33				33
34				34
35				35
36				36
37				37
38				38
39				39
40				40
41				41
42				42
43				43
44				44
45				45
46				46
47				47
48				48
49	Total	(75,157)		49

Facility Name & ID Number

Seminary Manor

0047233

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10/1/2017

Ending:

9/30/2018

VII. RELATED PARTIES

A. Enter below the names of ALL owners and related organizations (parties) as defined in the instructions. Use Page 6-Supplemental as necessary.

1 OWNERS		2 RELATED NURSING HOMES		3 OTHER RELATED BUSINESS ENTITIES		
Name	Ownership %	Name	City	Name	City	Type of Business
None	N/A	Unlimited Development, Inc (UDI)		See Page 6 Supplemental		
		Community Living Options, Inc. (CLO)				
		See Page 6 Supplemental for specific homes				

B. Are any costs included in this report which are a result of transactions with related organizations? This includes rent, management fees, purchase of supplies, and so forth. YES NO

If yes, costs incurred as a result of transactions with related organizations must be fully itemized in accordance with the instructions for determining costs as specified for this form.

1	2	3 Cost Per General Ledger	4	5 Cost to Related Organization	6	7	8 Difference: Adjustments for Related Organization Costs (7 minus 4)		
Schedule V	Line	Item	Amount	Name of Related Organization	Percent of Ownership	Operating Cost of Related Organization			
1	V	6 Maintenance	\$	Unlimited Development, Inc.	100.00%	\$ 21	\$ 21	1	
2	V	18 Director Fees		Unlimited Development, Inc.	100.00%	2,621	2,621	2	
3	V	19 Professional Fees		Unlimited Development, Inc.	100.00%	3,334	3,334	3	
4	V	20 Dues, Licenses and Subs		Unlimited Development, Inc.	100.00%	13	13	4	
5	V	21 General Admin Expense		Unlimited Development, Inc.	100.00%	75	75	5	
6	V	22 Employee Benefits		Unlimited Development, Inc.	100.00%	26	26	6	
7	V	26 Property Insurance		Unlimited Development, Inc.	100.00%	50	50	7	
8	V							8	
9	V							9	
10	V							10	
11	V							11	
12	V							12	
13	V							13	
14	Total		\$			\$ 6,140	\$ *	6,140	14

* Total must agree with the amount recorded on line 34 of Schedule VI.

SEE ACCOUNTANTS' PREPARATION REPORT

VII. RELATED PARTIES (continued)

B. Are any costs included in this report which are a result of transactions with related organizations? This includes rent, management fees, purchase of supplies, and so forth. YES NO

If yes, costs incurred as a result of transactions with related organizations must be fully itemized in accordance with the instructions for determining costs as specified for this form.

1	2	3 Cost Per General Ledger	4	5 Cost to Related Organization	6	7	8 Difference:
Schedule V	Line	Item	Amount	Name of Related Organization	Percent of Ownership	Operating Cost of Related Organization	Adjustments for Related Organization Costs (7 minus 4)
15	V	19 Professional Fees	\$	Galesburg North Seminary, LLC	N/A	\$ 26,060	\$ 26,060
16	V	20 Dues, Fees, Subs & Prom		Galesburg North Seminary, LLC	N/A	75	75
17	V	26 Property Insurance		Galesburg North Seminary, LLC	N/A	17,585	17,585
18	V	30 Depreciation		Galesburg North Seminary, LLC	N/A	258,408	258,408
19	V	32 Interest Expense	339	Galesburg North Seminary, LLC	N/A	300,234	299,895
20	V	32 Loan Fee Amortization		Galesburg North Seminary, LLC	N/A	20,759	20,759
21	V	33 Property Taxes		Galesburg North Seminary, LLC	N/A	173,100	173,100
22	V	34 Facility Rent	844,620	Galesburg North Seminary, LLC	N/A		(844,620)
23	V	36 Mortgage Insurance		Galesburg North Seminary, LLC	N/A	40,865	40,865
24	V						
25	V						
26	V						
27	V						
28	V						
29	V						
30	V						
31	V						
32	V						
33	V						
34	V						
35	V						
36	V						
37	V						
38	V						
39	Total		\$ 844,959			\$ 837,086	\$ * (7,873)

* Total must agree with the amount recorded on line 34 of Schedule VI.

SEE ACCOUNTANTS' PREPARATION REPORT

Facility Name & ID Number

Seminary Manor

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Ending:

9/30/2018

VII. RELATED PARTIES

A. (Continued) Enter below the names of ALL owners and related organizations (parties) as defined in the instructions

	1 OWNERS		2 RELATED NURSING HOMES		3 OTHER RELATED BUSINESS ENTITIES			
	Name	Ownership %	Name	City	Name	City	Type of Business	
1	Community Living Options, Inc.	100%			Allen Court	Clinton	CILA	1
2	Community Living Options, Inc.	100%	Beardstown Terrace	Beardstown				2
3	Community Living Options, Inc.	100%	Bellefontaine Place	Waterloo				3
4	Community Living Options, Inc.	100%	Braun's Terrace	Greenville				4
5	Community Living Options, Inc.	100%	Carthage Terrace	Carthage				5
6	Community Living Options, Inc.	100%	Curtiss Court	Springfield				6
7	Community Living Options, Inc.	100%	Davies Square	Pekin				7
8	Community Living Options, Inc.	100%	Douglas Terrace	Jacksonville				8
9	Community Living Options, Inc.	100%	Edwardsville Terrace	Edwardsville				9
10	Community Living Options, Inc.	100%	Effingham Terrace	Effingham				10
11	Community Living Options, Inc.	100%			Eisenhower Terrace	Jacksonville	CILA	11
12	Community Living Options, Inc.	100%	Freeburg Terrace	Freeburg				12
13	Community Living Options, Inc.	100%	Froehlich House	Galesburg				13
14	Community Living Options, Inc.	100%	Gaines Mill Place	Springfield				14
15	Community Living Options, Inc.	100%	Glenwood Terrace	Springfield				15
16	Community Living Options, Inc.	100%			Hawthorne Terrace	Galesburg	CILA	16
17	Community Living Options, Inc.	100%	Highview Terrace	Paris				17
18	Community Living Options, Inc.	100%	Jacksonville Group Homes:					18
19	Community Living Options, Inc.	100%	Anna Terrace	Jacksonville				19
20	Community Living Options, Inc.	100%	Campbell Court	Jacksonville				20
21	Community Living Options, Inc.	100%	LaFayette Terrace	Jacksonville				21
22	Community Living Options, Inc.	100%	Kepley House	Pittsfield				22
23	Community Living Options, Inc.	100%	Lawrence Place	Lincoln				23
24	Community Living Options, Inc.	100%	Lincoln Terrace	Lincoln				24
25	Community Living Options, Inc.	100%	Maple Terrace	Quincy				25
26	Community Living Options, Inc.	100%	Plonka Terrace	Galesburg				26
27	Community Living Options, Inc.	100%	Quincy Terrace	Quincy				27
28	Community Living Options, Inc.	100%	Schultz House	Danville				28
29	Community Living Options, Inc.	100%	Stevens House	Galesburg				29
30								30

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VII. RELATED PARTIES

A. (Continued) Enter below the names of ALL owners and related organizations (parties) as defined in the instructions

	1 OWNERS		2 RELATED NURSING HOMES		3 OTHER RELATED BUSINESS ENTITIES			
	Name	Ownership %	Name	City	Name	City	Type of Business	
1	Community Living Options, Inc.	100%	Tanner Place	Paris				1
2	Community Living Options, Inc.	100%	Taylor House	Springfield				2
3	Community Living Options, Inc.	100%	Thelma Terrace	Wood River				3
4	Community Living Options, Inc.	100%	Trulson House	Galesburg				4
5	Community Living Options, Inc.	100%	Vahle Terrace	Jerseyville				5
6	Community Living Options, Inc.	100%	Walsh Terrace	Galesburg				6
7	Community Living Options, Inc.	100%	Wetherell Place	Effingham				7
8	Community Living Options, Inc.	100%	Woodriver Group Homes:					8
9	Community Living Options, Inc.	100%	Aberdeen Terrace	Alton				9
10	Community Living Options, Inc.	100%	Linton Terrace	Wood River				10
11	Community Living Options, Inc.	100%	Madison Terrace	Wood River				11
12	Community Living Options, Inc.	100%	Pershing Terrace	Wood River				12
13	Community Living Options, Inc.	100%			Audrey Court	Clinton	CILA	13
14	Unlimited Development, Inc. (UDI)	100%	Parkway Manor	Marion				14
15	Unlimited Development, Inc. (UDI)	100%			Parkway Estates	Marion	Retirement living ce	15
16	Unlimited Development, Inc. (UDI)	100%	Maryville Manor	Maryville				16
17	Unlimited Development, Inc. (UDI)	100%	Shelbyville Manor	Shelbyville				17
18	Unlimited Development, Inc. (UDI)	100%	Leroy Manor	Leroy				18
19	Unlimited Development, Inc. (UDI)	100%			Liberty Estates of Car	Carbondale	Retirement living ce	19
20	Unlimited Development, Inc. (UDI)	100%	Care Center of Abingdon	Abingdon				20
21	Unlimited Development, Inc. (UDI)	100%	Seminary Manor	Galesburg				21
22	Unlimited Development, Inc. (UDI)	100%			Seminary Estates	Galesburg	Retirement living ce	22
23	Unlimited Development, Inc. (UDI)	100%			Hawthorne Inn of Gal	Galesburg	Assisted Living Faci	23
24	Unlimited Development, Inc. (UDI)	100%	Centralia Manor	Centralia				24
25	Unlimited Development, Inc. (UDI)	100%			Centralia Estates	Centralia Estates	Retirement living ce	25
26	Unlimited Development, Inc. (UDI)	100%	Pittsfield Manor	Pittsfield				26
27	Unlimited Development, Inc. (UDI)	100%	Pekin Manor	Pekin				27
28	Unlimited Development, Inc. (UDI)	100%			Pekin Estates	Pekin	Retirement living ce	28
29	Unlimited Development, Inc. (UDI)	100%	Jerseyville Manor	Jerseyville				29
30								30

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VII. RELATED PARTIES

A. (Continued) Enter below the names of ALL owners and related organizations (parties) as defined in the instructions

	1 OWNERS		2 RELATED NURSING HOMES		3 OTHER RELATED BUSINESS ENTITIES			
	Name	Ownership %	Name	City	Name	City	Type of Business	
1	Unlimited Development, Inc. (UDI)	100%	River Hills Manor	Keokuk, IA				1
2	Unlimited Development, Inc. (UDI)	100%			River Hills Estates	Keokuk, IA	Retirement living ce	2
3	Unlimited Development, Inc. (UDI)	100%			River Hills Inn	Keokuk, IA	Assisted living facili	3
4	Unlimited Development, Inc. (UDI)	100%			Centralia East McCora	Galesburg	Lessor	4
5	Unlimited Development, Inc. (UDI)	100%			Galesburg North Semi	Galesburg	Lessor	5
6	Unlimited Development, Inc. (UDI)	100%			Jerseyville North State	Galesburg	Lessor	6
7	Unlimited Development, Inc. (UDI)	100%			Shelbyville Route 128,	Galesburg	Lessor	7
8	Unlimited Development, Inc. (UDI)	100%			Marion Willimason Co	Galesburg	Lessor	8
9	Unlimited Development, Inc. (UDI)	100%			Leroy South Buck, LL	Galesburg	Lessor	9
10	Unlimited Development, Inc. (UDI)	100%			2245 Seminary Street,	Galesburg	Lessor	10
11	Unlimited Development, Inc. (UDI)	100%			Pittsfield Lowry, LLC	Galesburg	Lessor	11
12	Unlimited Development, Inc. (UDI)	100%			Pekin El Camino, LLC	Galesburg	Lessor	12
13	Unlimited Development, Inc. (UDI)	100%			Abingdon West Marti	Galesburg	Lessor	13
14	Unlimited Development, Inc. (UDI)	100%			Keokuk Village Circle	Galesburg	Lessor	14
15	Unlimited Development, Inc. (UDI)	100%			The Kensington	Galesburg	Supportive Living	15
16								16
17								17
18								18
19								19
20								20
21								21
22								22
23								23
24								24
25								25
26								26
27								27
28								28
29								29
30								30

SEE ACCOUNTANTS' PREPARATION REPORT

VII. RELATED PARTIES (continued)

C. Statement of Compensation and Other Payments to Owners, Relatives and Members of Board of Directors.

NOTE: ALL owners (even those with less than 5% ownership) and their relatives who receive any type of compensation from this home must be listed on this schedule.

	1 Name	2 Title	3 Function	4 Ownership Interest	5 Compensation Received From Other Nursing Homes*	6 Average Hours Per Work Week Devoted to this Facility and % of Total Work Week		7 Compensation Included in Costs for this Reporting Period**		8 Schedule V. Line & Column Reference	
						Hours	Percent	Description	Amount		
1	See Attached Schedule 7A								\$ 2,621	L18, C7	1
2											2
3											3
4											4
5											5
6											6
7											7
8											8
9											9
10											10
11											11
12											12
13								TOTAL	\$ 2,621		13

* If the owner(s) of this facility or any other related parties listed above have received compensation from other nursing homes, attach a schedule detailing the name(s) of the home(s) as well as the amount paid. THIS AMOUNT MUST AGREE TO THE AMOUNTS CLAIMED ON THE THE OTHER NURSING HOMES' COST REPORTS.

** This must include all forms of compensation paid by related entities and allocated to Schedule V of this report (i.e., management fees). FAILURE TO PROPERLY COMPLETE THIS SCHEDULE INDICATING ALL FORMS OF COMPENSATION RECEIVED FROM THIS HOME, ALL OTHER NURSING HOMES AND MANAGEMENT COMPANIES MAY RESULT IN THE DISALLOWANCE OF SUCH COMPENSATION

SEE ACCOUNTANTS' PREPARATION REPORT

Facility Name & ID Number Seminary Manor

0047233

Report Period Beginning:

10/1/2017

Ending: 1/30/2018

VIII. ALLOCATION OF INDIRECT COSTS

A. Are there any costs included in this report which were derived from allocations of central office or parent organization costs? (See instructions.) YES NO

B. Show the allocation of costs below. If necessary, please attach worksheets.

Name of Related Organization Unlimited Development, Inc.
 Street Address 285 S Farnham
 City / State / Zip Code Galesburg, IL 61401
 Phone Number (309) 343-1550
 Fax Number (309) 343-2857

1	2	3	4	5	6	7	8	9	
Schedule V Line Reference	Item	Unit of Allocation (i.e., Days, Direct Cost, Square Feet)	Total Units	Number of Subunits Being Allocated Among	Total Indirect Cost Being Allocated	Amount of Salary Cost Contained in Column 6	Facility Units	Allocation (col.8/col.4)x col.6	
1	6	Maintenance	Weighted Avail Bed Days	505,933	21	\$ 240	\$ 44,165	\$ 21	1
2	18	Director Fees	Weighted Avail Bed Days	505,933	21	\$ 30,020	44,165	2,621	2
3	19	Professional Fees	Weighted Avail Bed Days	505,933	21	38,188	44,165	3,334	3
4	20	Dues, Licenses and Subs	Weighted Avail Bed Days	505,933	21	144	44,165	13	4
5	21	General Admin Expense	Weighted Avail Bed Days	505,933	21	873	44,165	75	5
6	22	Employee Benefits	Weighted Avail Bed Days	505,933	21	300	44,165	26	6
7	26	Property Insurance	Weighted Avail Bed Days	505,933	21	568	44,165	50	7
8									8
9									9
10									10
11									11
12									12
13									13
14									14
15									15
16									16
17									17
18									18
19									19
20									20
21									21
22									22
23									23
24									24
25	TOTALS					\$ 70,333	\$	\$ 6,140	25

SEE ACCOUNTANTS' PREPARATION REPORT

Facility Name & ID Number

Seminary Manor

0047233

Report Period Beginning:

10/1/2017

Ending:

9/30/2018

IX. INTEREST EXPENSE AND REAL ESTATE TAX EXPENSE

A. Interest: (Complete details must be provided for each loan - attach a separate schedule if necessary.)

1	Name of Lender	2		3	4	5	6		7	8	9	10						
		Related**					Purpose of Loan	Monthly Payment Required					Date of Note	Amount of Note		Maturity Date	Interest Rate (4 Digits)	Reporting Period Interest Expense
		YES	NO											Original	Balance			
A. Directly Facility Related																		
Long-Term																		
1	Cambridge Realty Capital						\$	\$			\$	1						
2	LTD. of Illinois		X	Facility purchase	\$40,951.77	7/1/2011	9,063,800	8,104,137	8/1/2046	4.1500	300,234	2						
3												3						
4												4						
5												5						
Working Capital																		
6												6						
7												7						
8												8						
9	TOTAL Facility Related				\$40,951.77		\$ 9,063,800	\$ 8,104,137			\$ 300,234	9						
B. Non-Facility Related*																		
10										Amortization Exp	20,759	10						
11										Int Income Offset	(11,377)	11						
12												12						
13												13						
14	TOTAL Non-Facility Related						\$	\$			\$ 9,382	14						
15	TOTALS (line 9+line14)						\$ 9,063,800	\$ 8,104,137			\$ 309,616	15						

16) Please indicate the total amount of mortgage insurance expense and the location of this expense on Sch. V. \$ 40,865 Line # 36

* Any interest expense reported in this section should be adjusted out on page 5, line 14 and, consequently, page 4, col. 7.

(See instructions.)

SEE ACCOUNTANTS' PREPARATION REPORT

** If there is ANY overlap in ownership between the facility and the lender, this must be indicated in column 2.

(See instructions.)

2017 LONG TERM CARE REAL ESTATE TAX STATEMENT

FACILITY NAME Seminary Manor COUNTY Knox

FACILITY IDPH LICENSE NUMBER 0047233

CONTACT PERSON REGARDING THIS REPORT Ron Wilson

TELEPHONE (309) 343-1550 FAX #: (309) 343-2857

A. Summary of Real Estate Tax Cost

Enter the tax index number and real estate tax assessed for 2017 on the lines provided below. Enter only the portion of the cost that applies to the operation of the nursing home in Column D. Real estate tax applicable to any portion of the nursing home property which is vacant, rented to other organizations, or used for purposes other than long term care must not be entered in Column D. Do not include cost for any period other than calendar year 2017.

(A)	(B)	(C)	(D) <u>Tax</u> <u>Applicable to</u> <u>Nursing Home</u>
<u>Tax Index Number</u>	<u>Property Description</u>	<u>Total Tax</u>	
1. <u>99-02-101-045</u>	<u>HAWTHORNE CENTRE SUB</u>	\$ <u>170,997.76</u>	\$ <u>170,997.76</u>
2. _____	<u>LOT 1 (EX E50 FT) BLK 1 &</u>	\$ _____	\$ _____
3. _____	<u>HAWTHORNE CENTRE RESUB</u>	\$ _____	\$ _____
4. _____	<u>NO - 5 PT LOT 6 - BEG NW</u>	\$ _____	\$ _____
5. _____	_____	\$ _____	\$ _____
6. _____	_____	\$ _____	\$ _____
7. _____	_____	\$ _____	\$ _____
8. _____	_____	\$ _____	\$ _____
9. _____	_____	\$ _____	\$ _____
10. _____	_____	\$ _____	\$ _____
TOTALS		\$ <u><u>170,997.76</u></u>	\$ <u><u>170,997.76</u></u>

B. Real Estate Tax Cost Allocations

Does any portion of the tax bill apply to more than one nursing home, vacant property, or property which is not directly used for nursing home services? YES X NO

If YES, attach an explanation and a schedule which shows the calculation of the cost allocated to the nursing home. (Generally the real estate tax cost must be allocated to the nursing home based upon sq. ft. of space used.)

C. Tax Bills

Attach a copy of the original 2017 tax bills which were listed in Section A to this statement. Be sure to use the 2017 tax bill which is normally paid during 2018.

PLEASE NOTE: *Payment information from the Internet* or otherwise is *not considered acceptable tax bill documentation* . Facilities located in Cook County are required to provide copies of their original **second installment tax bill.**

Facility Name & ID Number Seminary Manor

0047233

Report Period Beginning:

10/1/2017 Ending:

9/30/2018

X. BUILDING AND GENERAL INFORMATION:

A. Square Feet: 42,680 B. General Construction Type: Exterior Brick Frame Wood Number of Stories 1

C. Does the Operating Entity? (a) Own the Facility (b) Rent from a Related Organization. (c) Rent from Completely Unrelated Organization.

(Facilities checking (a) or (b) must complete Schedule XI. Those checking (c) may complete Schedule XI or Schedule XII-A. See instructions.)

D. Does the Operating Entity? (a) Own the Equipment (b) Rent equipment from a Related Organization. (c) Rent equipment from Completely Unrelated Organization.

(Facilities checking (a) or (b) must complete Schedule XI-C. Those checking (c) may complete Schedule XI-C or Schedule XII-B. See instructions.)

E. List all other business entities owned by this operating entity or related to the operating entity that are located on or adjacent to this nursing home's grounds (such as, but not limited to, apartments, assisted living facilities, day training facilities, day care, independent living facilities, CNA training facilities, etc.)

List entity name, type of business, square footage, and number of beds/units available (where applicable).

None

F. Does this cost report reflect any organization or pre-operating costs which are being amortized? YES NO

If so, please complete the following:

1. Total Amount Incurred: 2. Number of Years Over Which it is Being Amortized: 3. Current Period Amortization: 4. Dates Incurred:

Nature of Costs: (Attach a complete schedule detailing the total amount of organization and pre-operating costs.)

XI. OWNERSHIP COSTS:

A. Land.

Table with 5 columns: 1 Use, 2 Square Feet, 3 Year Acquired, 4 Cost, and a final column for counts. Row 1: Facility, 4.33 Acres, 2005, \$ 287,000, 1. Row 2: (blank), (blank), (blank), (blank), 2. Row 3: TOTALS, #VALUE!, (blank), \$ 287,000, 3.

SEE ACCOUNTANTS' PREPARATION REPORT

XI. OWNERSHIP COSTS (continued)

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

1	2	3	4	5	6	7	8	9		
Beds*	FOR BHF USE ONLY	Year Acquired	Year Constructed	Cost	Current Book Depreciation	Life in Years	Straight Line Depreciation	Adjustments	Accumulated Depreciation	
4	121	2005		\$ 9,633,067	\$	40	\$ 240,827	\$ 240,827	\$ 3,170,887	4
5		2014	2014	501,672		40	12,542	12,542	51,213	5
6										6
7										7
8										8
Improvement Type**										
9	Fire Door Closers	2005		3,059	204	15	204		2,617	9
10	A/C, Sign, Concrete, Asphalt, Door, Dining rm addn, Alarm	2006		74,961	971	8-15 yrs	971		72,305	10
11	AC, Vinyl, Cabinetry, Sidewalk, Roof/deck repair, Window treatments	2007		123,842	439	5-15 yrs	439		122,466	11
12	Roof,Fire dampers,Condensor, Sidewalks, Sprinklers	2008		61,632	3,545	10-25 yrs	3,545		58,009	12
13	Prime Walls/Paint, Condensing Units/Refridgeration piping, A/C	2008		14,320	423	5-15 yrs	423		12,554	13
14	Handrail, Double door w/ side lights, Roof repair, Roof repair - Garage	2008		44,415	1,980	10-15 yrs	1,980		43,643	14
15	Lighting ple, Rplc wall/ceil, Roof Repl, Rbbr Flr, Lgt post concrete	2009		73,343	6,561	10-15 yrs	6,561		64,599	15
16	Prking lot poles, Prking lot (asphalt), Tile, Wtrheater, Shwr rm.	2009		89,588	3,420	8-20 yrs	3,420		73,402	16
17	PT addtn, Garden crt addtn, Concrete prking lot & sidewalk	2009		296,914	12,220	15-25 yrs	12,220		119,731	17
18	Waterheater, Waterheater	2010		7,500	750	10	750		6,031	18
19	Carpet - Bounce Back	2011		25,627		5			25,627	19
20	Seminary Manor Public BR - Floor/Wallpaper/Vanity/Faucets/Mirrors	2011		15,530	1,294	12	1,294		9,166	20
21	New Fan for kitchen exhaust hood	2012		2,650	265	10	265		1,700	21
22	Bedroom - Drywall/Tile/Covebase/Countertop/Cabinets/Paint	2012		7,925	660	12	660		4,125	22
23	Water heater	2012		4,888	489	10	489		2,852	23
24	Walk in cooler remodel- Drywall/paint/prime/tile/insulation	2012		23,065	1,922	12	1,922		11,532	24
25	Furnace	2013		2,600	173	15	173		937	25
26	AC Condensor	2013		2,850	190	15	190		1,029	26
27	Water Heater	2013		4,600	460	10	460		2,338	27
28	Roof	2013		12,447	1,245	10	1,245		6,225	28
29	Training Cntr Remodel-Kawneer Dr, 2 ADA Rmps, Deck Rmv]	2013		23,582	1,965	12	1,965		9,498	29
30	Water Heater	2014		3,794	379	10	379		1,642	30
31	Fence-Metal	2014		7,193	1,439	5	1,439		5,876	31
32	Foyer Remodel-Drywll/Pnt/Rmv/Rnstll Fire Alarms/Handrails/Wllpapr/F	2014		16,400	1,367	12	1,367		5,696	32
33	Generator Transfer Switches	2014		10,872	1,087	10	1,087		4,439	33
34	PT Completion-Equipment/Supplies/Cabinets	2014		83,319	6,943	12	6,943		28,351	34
35	Parking Lot addition	2014		29,100		8	3,636	3,636	14,853	35
36										36

*Total beds on this schedule must agree with page 2.

**Improvement type must be detailed in order for the cost report to be considered complete

See Page 12A, Line 70 for total

SEE ACCOUNTANTS' PREPARATION REPORT

XI. OWNERSHIP COSTS (continued)

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

1	2	3	4	5	6	7	8	9	
	Improvement Type**	Year Constructed	Cost	Current Book Depreciation	Life in Years	Straight Line Depreciation	Adjustments	Accumulated Depreciation	
37	Wall Sconces	2014	5,278	754	7	754		2,953	37
38	Landscaping	2014	\$ 5,797	\$ 580	10	\$ 580		2,368	38
39	Landscaping	2014	3,448	345	10	345		1,322	39
40	Cabinets-Conference Room/Kitchen	2015	2,596	173	15	173		649	40
41	Decorative Fencing	2015	7,678	307	25	307		1,075	41
42	Water Softener	2015	6,993	699	10	699		2,388	42
43	Interior Doors/Automatic Doors	2015	8,700	870	10	870		2,755	43
44	Fiber Optic Cables-Phone and Internet	2015	3,710	742	5	742		2,350	44
45	Fencing	2015	6,173	1,234	5	1,234		4,525	45
46	PTAC Units	2015	3,678	735	5	735		1,655	46
47	Water Heater	2016	3,516	352	10	352		821	47
48	Gazebo-Garden Court	2016	3,988	399	10	399		931	48
49	Nurse Station Remodel-Tile/Cabinets	2016	84,138	7,012	12	7,012		14,608	49
50	Shower Room A Remodel-Tub/Plumbing/Tile/Electrical	2016	124,926	10,411	12	10,411		21,690	50
51	Replaced Burglar Alarm System-Back Service Entrance Door	2016	5,490	549	10	549		1,052	51
52	LSI Vinyl Flooring-Nurse Station	2016	8,666	867	10	867		1,734	52
53	Condenser/Air Handler-Front Office/Lobby A/C	2016	5,725	382	15	382		446	53
54	Installed New Heating Element for Furnace	2017	2,870		10	287	287	431	54
55	PTAC Units	2017	3,600	720	5	720		1,020	55
56	Training Center Roof	2018	13,876	578	10	578		578	56
57	Blinds/Window Treatments-Dining Room/Front Lounge	2018	16,265	2,440	5	2,440		2,440	57
58	PTAC Units	2018	3,811		5	381	381	381	58
59									59
60									60
61									61
62									62
63									63
64									64
65									65
66									66
67									67
68									68
69									69
70	TOTAL (lines 4 thru 69)		\$ 11,531,677	\$ 80,540		\$ 338,213	\$ 257,673	\$ 4,001,515	70

SEE ACCOUNTANTS' PREPARATION REPORT

**Improvement type must be detailed in order for the cost report to be considered complete.

XI. OWNERSHIP COSTS (continued)

C. Equipment Costs-Excluding Transportation. (See instructions.)

	Category of Equipment	1 Cost	Current Book Depreciation 2	Straight Line Depreciation 3	4 Adjustments	Component Life 5	Accumulated Depreciation 6	
71	Purchased in Prior Years	\$ 1,077,438	\$ 52,273	\$ 53,676	\$ 1,403	3-15 yrs	\$ 873,781	71
72	Current Year Purchases	16,939	1,481	1,481		5-7 yrs	1,481	72
73	Fully Depreciated Assets							73
74								74
75	TOTALS	\$ 1,094,377	\$ 53,754	\$ 55,157	\$ 1,403		\$ 875,262	75

D. Vehicle Costs. (See instructions.)*

	1 Use	Model, Make and Year 2	Year Acquired 3	4 Cost	Current Book Depreciation 5	Straight Line Depreciation 6	7 Adjustments	Life in Years 8	Accumulated Depreciation 9	
76	Patient Care	2008 Ford E450 Universal	2008	\$ 50,950	\$	\$	\$	4	\$ 50,950	76
77	Facility	2011 Ford F250	2018	21,386	891	891		4	891	77
78										78
79										79
80	TOTALS			\$ 72,336	\$ 891	\$ 891	\$		\$ 51,841	80

E. Summary of Care-Related Assets

		1 Reference	2 Amount	
81	Total Historical Cost	(line 3, col.4 + line 70, col.4 + line 75, col.1 + line 80, col.4) + (Pages 12B thru 12I, if applicable)	\$ 12,985,390	81
82	Current Book Depreciation	(line 70, col.5 + line 75, col.2 + line 80, col.5) + (Pages 12B thru 12I, if applicable)	\$ 135,185	82
83	Straight Line Depreciation	(line 70, col.7 + line 75, col.3 + line 80, col.6) + (Pages 12B thru 12I, if applicable)	\$ 394,261	83 **
84	Adjustments	(line 70, col.8 + line 75, col.4 + line 80, col.7) + (Pages 12B thru 12I, if applicable)	\$ 259,076	84
85	Accumulated Depreciation	(line 70, col.9 + line 75, col.6 + line 80, col.9) + (Pages 12B thru 12I, if applicable)	\$ 4,928,618	85

F. Depreciable Non-Care Assets Included in General Ledger. (See instructions.)

	1 Description & Year Acquired	2 Cost	Current Book Depreciation 3	Accumulated Depreciation 4	
86	2006 Toyota Corolla - 2006	\$ 14,900	\$	\$ 14,900	86
87					87
88					88
89					89
90					90
91	TOTALS	\$ 14,900	\$	\$ 14,900	91

G. Construction-in-Progress

	Description	Cost	
92		\$	92
93			93
94			94
95		\$	95

* Vehicles used to transport residents to & from day training must be recorded in XI-F, not XI-D.

** This must agree with Schedule V line 30, column 8.

SEE ACCOUNTANTS' PREPARATION REPORT

XII. RENTAL COSTS

A. Building and Fixed Equipment (See instructions.)

1. Name of Party Holding Lease: N/A

2. Does the facility also pay real estate taxes in addition to rental amount shown below on line 7, column 4?

If NO, see instructions. YES NO

		1 Year Constructed	2 Number of Beds	3 Original Lease Date	4 Rental Amount	5 Total Years of Lease	6 Total Years Renewal Option*	
3	Original Building:				\$			3
4	Additions							4
5								5
6								6
7	TOTAL				\$			7

10. Effective dates of current rental agreement:

Beginning _____

Ending _____

11. Rent to be paid in future years under the current rental agreement:

	Fiscal Year Ending	Annual Rent
--	--------------------	-------------

12.	_____ /2019	\$ _____
13.	_____ /2020	\$ _____
14.	_____ /2021	\$ _____

8. List separately any amortization of lease expense included on page 4, line 34.

This amount was calculated by dividing the total amount to be amortized by the length of the lease _____.

N/A

N/A

9. Option to Buy: YES NO Terms: N/A *

B. Equipment-Excluding Transportation and Fixed Equipment. (See instructions.)

15. Is Movable equipment rental included in building rental?

YES NO

16. Rental Amount for movable equipment: \$ 6,791 Description: See Attached Schedule 14A

(Attach a schedule detailing the breakdown of movable equipment)

C. Vehicle Rental (See instructions.)

	1 Use	2 Model Year and Make	3 Monthly Lease Payment	4 Rental Expense for this Period	
17	<u>N/A</u>		\$	\$	17
18					18
19					19
20					20
21	TOTAL		\$	\$	21

* If there is an option to buy the building, please provide complete details on attached schedule.

** This amount plus any amortization of lease expense must agree with page 4, line 34.

SEE ACCOUNTANTS' PREPARATION REPORT

Facility Name: Seminary Manor
IDPH License ID Number: 0047233
Fiscal Year End: 9/30/2018

Schedule 14A

XIV. Rental Costs

Line 16 Rental Amount for Moveable Equipment

Rental Description	Amount
Medical Equipment Rental	1,007
Office Equipment	
Other Equipment Rental	5,784
Total - Line 16	6,791

XIII. EXPENSES RELATING TO CERTIFIED NURSE AIDE (CNA) TRAINING PROGRAMS (See instructions.)

A. TYPE OF TRAINING PROGRAM (If CNAs are trained in another facility program, attach a schedule listing the facility name, address and cost per CNA trained in that facility.)

<p>1. HAVE YOU TRAINED CNAs DURING THIS REPORT PERIOD? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>If "yes", please complete the remainder of this schedule. If "no", provide an explanation as to why this training was not necessary.</p>	<p>2. <u>CLASSROOM PORTION:</u></p> <p>IN-HOUSE PROGRAM <input type="checkbox"/></p> <p>IN OTHER FACILITY <input type="checkbox"/></p> <p>COMMUNITY COLLEGE <input type="checkbox"/></p> <p>HOURS PER CNA _____</p>	<p>3. <u>CLINICAL PORTION:</u></p> <p>IN-HOUSE PROGRAM <input type="checkbox"/></p> <p>IN OTHER FACILITY <input type="checkbox"/></p> <p>HOURS PER CNA _____</p>
--	---	--

B. EXPENSES

ALLOCATION OF COSTS (d)

		Facility			
		1	2	3	4
		Drop-outs	Completed	Contract	Total
1	Community College Tuition	\$	\$	\$	\$
2	Books and Supplies				
3	Classroom Wages (a)				
4	Clinical Wages (b)				
5	In-House Trainer Wages (c)				
6	Transportation				
7	Contractual Payments				
8	CNA Competency Tests				
9	TOTALS	\$	\$	\$	\$
10	SUM OF line 9, col. 1 and 2 (e)	\$			

C. CONTRACTUAL INCOME

In the box below record the amount of income your facility received training CNAs from other facilities.

\$

D. NUMBER OF CNAs TRAINED

COMPLETED	
1. From this facility	
2. From other facilities (f)	
DROP-OUTS	
1. From this facility	
2. From other facilities (f)	
TOTAL TRAINED	

- (a) Include wages paid during the classroom portion of training. Do not include fringe benefits.
- (b) Include wages paid during the clinical portion of training. Do not include fringe benefits.
- (c) For in-house training programs only. Do not include fringe benefits.
- (d) Allocate based on if the CNA is from your facility or is being contracted to be trained in your facility. Drop-out costs can only be for costs incurred by your own CNAs.

- (e) The total amount of Drop-out and Completed Costs for your own CNAs must agree with Sch. V, line 13, col. 8.
 - (f) Attach a schedule of the facility names and addresses of those facilities for which you trained CNAs.
- SEE ACCOUNTANTS' PREPARATION REPORT

XIV. SPECIAL SERVICES (Direct Cost) (See instructions.)

	Service	Schedule V Line & Column Reference	Staff		Outside Practitioner (other than consultant)		Supplies (Actual or Allocated)	Total Units (Column 2 + 4)	Total Cost (Col. 3 + 5 + 6)	
			Units of Service	Cost	Units	Cost				
1	Licensed Occupational Therapist	39(3)	hrs	\$	8,460	\$ 470,395	\$	8,460	\$ 470,395	1
2	Licensed Speech and Language Development Therapist	39(3)	hrs		1,669	74,892		1,669	74,892	2
3	Licensed Recreational Therapist		hrs							3
4	Licensed Physical Therapist	39(3)	hrs		14,173	795,786		14,173	795,786	4
5	Physician Care		visits							5
6	Dental Care		visits							6
7	Work Related Program		hrs							7
8	Habilitation		hrs							8
9	Pharmacy	39(2)	# of prescripts				448,207		448,207	9
10	Psychological Services (Evaluation and Diagnosis/ Behavior Modification)		hrs							10
11	Academic Education		hrs							11
12	Other (specify): <u>Respiratory Therapy</u>	39(3)			5,407	61,627		5,407	61,627	12
13	Other (specify):									13
14	TOTAL			\$	29,709	\$ 1,402,700	\$ 448,207	29,709	\$ 1,850,907	14

NOTE: This schedule should include fees (other than consultant fees) paid to licensed practitioners. Consultant fees should be detailed on Schedule XVIII-B. Salaries of unlicensed practitioners, such as CNAs, who help with the above activities should not be listed on this schedule.

SEE ACCOUNTANTS' PREPARATION REPORT

Facility Name & ID Number Seminary Manor

0047233

Report Period Beginning: 10/1/2017

Ending: 9/30/2018

XV. BALANCE SHEET - Unrestricted Operating Fund.

As of 9/30/2018

(last day of reporting year)

This report must be completed even if financial statements are attached.

		1	2	
		Operating	After Consolidation*	
A. Current Assets				
1	Cash on Hand and in Banks	\$ 20,176	\$ 502,889	1
2	Cash-Patient Deposits	36,369	36,369	2
3	Accounts & Short-Term Notes Receivable-Patients (less allowance <u>266,000</u>)	2,757,836	2,757,836	3
4	Supply Inventory (priced at)			4
5	Short-Term Investments			5
6	Prepaid Insurance	102,689	136,209	6
7	Other Prepaid Expenses	1,490	13,738	7
8	Accounts Receivable (owners or related parties)			8
9	Other(specify): <u>Interdivision Receivable</u>	5,269,514	3,721,358	9
10	TOTAL Current Assets (sum of lines 1 thru 9)	\$ 8,188,074	\$ 7,168,399	10
B. Long-Term Assets				
11	Long-Term Notes Receivable			11
12	Long-Term Investments			12
13	Land		287,000	13
14	Buildings, at Historical Cost	1,303,675	11,531,677	14
15	Leasehold Improvements, at Historical Cost	5,797		15
16	Equipment, at Historical Cost	838,085	1,166,713	16
17	Accumulated Depreciation (book methods)	(1,318,837)	(4,928,618)	17
18	Deferred Charges			18
19	Organization & Pre-Operating Costs			19
20	Accumulated Amortization - Organization & Pre-Operating Costs			20
21	Restricted Funds			21
22	Other Long-Term Assets (spe CIP)		606,287	22
23	Other(specify): <u>See Sch 17A</u>		753,214	23
24	TOTAL Long-Term Assets (sum of lines 11 thru 23)	\$ 828,720	\$ 9,416,273	24
25	TOTAL ASSETS (sum of lines 10 and 24)	\$ 9,016,794	\$ 16,584,672	25

		1	2	
		Operating	After Consolidation*	
C. Current Liabilities				
26	Accounts Payable	\$ 318,781	\$ 937,068	26
27	Officer's Accounts Payable			27
28	Accounts Payable-Patient Deposits	36,369	36,369	28
29	Short-Term Notes Payable			29
30	Accrued Salaries Payable	116,701	116,701	30
31	Accrued Taxes Payable (excluding real estate taxes)	69,157	69,157	31
32	Accrued Real Estate Taxes(Sch.IX-B)		133,236	32
33	Accrued Interest Payable		24,785	33
34	Deferred Compensation			34
35	Federal and State Income Taxes			35
Other Current Liabilities(specify):				
36				36
37				37
38	TOTAL Current Liabilities (sum of lines 26 thru 37)	\$ 541,008	\$ 1,317,316	38
D. Long-Term Liabilities				
39	Long-Term Notes Payable			39
40	Mortgage Payable		8,104,137	40
41	Bonds Payable			41
42	Deferred Compensation			42
Other Long-Term Liabilities(specify):				
43	<u>Security Deposits</u>	45,607	45,607	43
44				44
45	TOTAL Long-Term Liabilities (sum of lines 39 thru 44)	\$ 45,607	\$ 8,149,744	45
46	TOTAL LIABILITIES (sum of lines 38 and 45)	\$ 586,615	\$ 9,467,060	46
47	TOTAL EQUITY(page 18, line 24)	\$ 8,430,179	\$ 7,117,612	47
48	TOTAL LIABILITIES AND EQUITY (sum of lines 46 and 47)	\$ 9,016,794	\$ 16,584,672	48

SEE ACCOUNTANTS' PREPARATION REPORT

*(See instructions.)

Seminary Manor

Period Beginning 10/1/2017

Period End 9/30/2018

Schedule 17A

XV. Balance Sheet

Line 23 Other

	Operating	After Consolidation
Replacement Reserve		<u>281,111</u>
Loan Fees, Net		432,748
Real Estate Tax Escrow		29,801
Insurance Escrow		2,000
MIP Escrow		7,554
TOTAL		<u><u>753,214</u></u>

XVI. STATEMENT OF CHANGES IN EQUITY

		1 Total	
1	Balance at Beginning of Year, as Previously Reported	\$ 7,533,527	1
2	Restatements (describe):		2
3	Prior Year Post Closing Adjustment	(7,009)	3
4			4
5			5
6	Balance at Beginning of Year, as Restated (sum of lines 1-5)	\$ 7,526,518	6
	A. Additions (deductions):		
7	NET Income (Loss) (from page 19, line 43)	903,661	7
8	Aquisitions of Pooled Companies		8
9	Proceeds from Sale of Stock		9
10	Stock Options Exercised		10
11	Contributions and Grants		11
12	Expenditures for Specific Purposes		12
13	Dividends Paid or Other Distributions to Owners	()	13
14	Donated Property, Plant, and Equipment		14
15	Other (describe)		15
16	Other (describe)		16
17	TOTAL Additions (deductions) (sum of lines 7-16)	\$ 903,661	17
	B. Transfers (Itemize):		
18			18
19			19
20			20
21			21
22			22
23	TOTAL Transfers (sum of lines 18-22)	\$	23
24	BALANCE AT END OF YEAR (sum of lines 6 + 17 + 23)	\$ 8,430,179	24 *

* This must agree with page 17, line 47.

SEE ACCOUNTANTS' PREPARATION REPORT

Facility Name & ID Number Seminary Manor

0047233

Report Period Beginning: 10/1/2017

Ending: 9/30/2018

XVII. INCOME STATEMENT (attach any explanatory footnotes necessary to reconcile this schedule to Schedules V and VI.) All required

classifications of revenue and expense must be provided on this form, even if financial statements are attached.

Note: This schedule should show gross revenue and expenses. Do not net revenue against expense

		1	
I. Revenue		Amount	
A. Inpatient Care			
1	Gross Revenue -- All Levels of Care	\$ 10,335,676	1
2	Discounts and Allowances for all Levels	(140,825)	2
3	SUBTOTAL Inpatient Care (line 1 minus line 2)	\$ 10,194,851	3
B. Ancillary Revenue			
4	Day Care		4
5	Other Care for Outpatients		5
6	Therapy	311,349	6
7	Oxygen	1,943	7
8	SUBTOTAL Ancillary Revenue (lines 4 thru 7)	\$ 313,292	8
C. Other Operating Revenue			
9	Payments for Education		9
10	Other Government Grants		10
11	CNA Training Reimbursements		11
12	Gift and Coffee Shop	6,217	12
13	Barber and Beauty Care	11,162	13
14	Non-Patient Meals	6,800	14
15	Telephone, Television and Radio		15
16	Rental of Facility Space		16
17	Sale of Drugs	181	17
18	Sale of Supplies to Non-Patients		18
19	Laboratory		19
20	Radiology and X-Ray		20
21	Other Medical Services	5,146	21
22	Laundry		22
23	SUBTOTAL Other Operating Revenue (lines 9 thru 22)	\$ 29,506	23
D. Non-Operating Revenue			
24	Contributions	1,264	24
25	Interest and Other Investment Income***	8,982	25
26	SUBTOTAL Non-Operating Revenue (lines 24 and 25)	\$ 10,246	26
E. Other Revenue (specify):****			
27	Settlement Income (Insurance, Legal, Etc.)		27
28	<u>See Schedule 19A</u>	2,156	28
28a	<u>Gain on sale of FA</u>	1,000	28a
29	SUBTOTAL Other Revenue (lines 27, 28 and 28a)	\$ 3,156	29
30	TOTAL REVENUE (sum of lines 3, 8, 23, 26 and 29)	\$ 10,551,051	30

		2	
II. Expenses		Amount	
A. Operating Expenses			
31	General Services	1,498,875	31
32	Health Care	3,196,388	32
33	General Administration	1,427,206	33
B. Capital Expense			
34	Ownership	986,596	34
C. Ancillary Expense			
35	Special Cost Centers	2,316,826	35
36	Provider Participation Fee	221,499	36
D. Other Expenses (specify):			
37			37
38			38
39			39
40	TOTAL EXPENSES (sum of lines 31 thru 39)*	\$ 9,647,390	40
41	Income before Income Taxes (line 30 minus line 40)**	903,661	41
42	Income Taxes		42
43	NET INCOME OR LOSS FOR THE YEAR (line 41 minus line 42)	\$ 903,661	43

III. Net Inpatient Revenue detailed by Payer Source			
44	Medicaid - Net Inpatient Revenue	\$ 1,457,076	44
45	Private Pay - Net Inpatient Revenue	2,443,328	45
46	Medicare - Net Inpatient Revenue	4,880,477	46
47	Other-(specify) <u>Medicare Replacement/Managed Care</u>	1,191,196	47
48	Other-(specify) <u>Hospice</u>	222,774	48
49	TOTAL Inpatient Care Revenue (This total must agree to Line 3)	\$ 10,194,851	49

* This must agree with page 4, line 45, column 4.

** Does this agree with taxable income (loss) per Federal Income Tax Return? Yes If not, please attach a reconciliation.

*** See the instructions. If this total amount has not been offset against interest expense on Schedule V, line 32, please include a detailed explanation.

****Provide a detailed breakdown of "Other Revenue" on an attached sheet.

SEE ACCOUNTANTS' PREPARATION REPORT

Facility Name: Seminary Manor
IDPH License ID Number: 0047233
Fiscal Year End: 9/30/2018

Schedule 19A

XVII. Income Statement
Line 28a Other Income

Rental Description	Amount
Late Fees	2,056
Transportation Income	100
Total - Line 16	2,156

Facility Name & ID Number Seminary Manor

0047233

Report Period Beginning: 10/1/2017

Ending: 9/30/2018

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

(This schedule must cover the entire reporting period.)

	1	2**	3	4		
	# of Hrs. Actually Worked	# of Hrs. Paid and Accrued	Reporting Period Total Salaries, Wages	Average Hourly Wage		
1	Director of Nursing	1,905	2,157	83,512	\$ 38.72	1
2	Assistant Director of Nursing	1,994	2,098	66,725	31.81	2
3	Registered Nurses	15,762	16,782	454,956	27.11	3
4	Licensed Practical Nurses	26,209	27,752	637,153	22.96	4
5	CNAs & Orderlies	107,082	113,552	1,454,287	12.81	5
6	CNA Trainees					6
7	Licensed Therapist					7
8	Rehab/Therapy Aides					8
9	Activity Director					9
10	Activity Assistants	9,098	9,771	106,675	10.92	10
11	Social Service Workers	3,739	4,023	54,211	13.48	11
12	Dietician					12
13	Food Service Supervisor					13
14	Head Cook					14
15	Cook Helpers/Assistants	33,945	36,011	397,498	11.04	15
16	Dishwashers					16
17	Maintenance Workers	4,523	4,868	72,890	14.97	17
18	Housekeepers	15,930	16,986	190,450	11.21	18
19	Laundry	5,217	5,693	57,879	10.17	19
20	Administrator	1,848	2,080	130,986	62.97	20
21	Assistant Administrator					21
22	Other Administrative					22
23	Office Manager					23
24	Clerical	9,323	9,840	125,487	12.75	24
25	Vocational Instruction					25
26	Academic Instruction					26
27	Medical Director					27
28	Qualified MR Prof. (QMRP)					28
29	Resident Services Coordinator					29
30	Habilitation Aides (DD Homes)					30
31	Medical Records	3,130	3,422	36,619	10.70	31
32	Other Health Care(specify)					32
33	Other(specify) <u>Marketing</u>	2,008	2,162	42,481	19.65	33
34	TOTAL (lines 1 - 33)	241,713	257,194	\$ 3,911,809 *	\$ 15.21	34

* This total must agree with page 4, column 1, line 45.

** See instructions.

B. CONSULTANT SERVICES

	1	2	3		
	Number of Hrs. Paid & Accrued	Total Consultant Cost for Reporting Period	Schedule V Line & Column Reference		
35	Dietary Consultant	Monthly	\$ 14,257	L1, C3	35
36	Medical Director	Monthly	31,500	L9, C3	36
37	Medical Records Consultant	Monthly	1,500	L10, C3	37
38	Nurse Consultant				38
39	Pharmacist Consultant	Monthly	9,882	L10, C3	39
40	Physical Therapy Consultant				40
41	Occupational Therapy Consultant				41
42	Respiratory Therapy Consultant				42
43	Speech Therapy Consultant				43
44	Activity Consultant				44
45	Social Service Consultant				45
46	Other(specify)				46
47					47
48					48
49	TOTAL (lines 35 - 48)		\$ 57,139		49

C. CONTRACT NURSES

	1	2	3		
	Number of Hrs. Paid & Accrued	Total Contract Wages	Schedule V Line & Column Reference		
50	Registered Nurses		\$		50
51	Licensed Practical Nurses	N/A			51
52	Certified Nurse Assistants/Aides				52
53	TOTAL (lines 50 - 52)		\$		53

SEE ACCOUNTANTS' PREPARATION REPORT

XIX. SUPPORT SCHEDULES

A. Administrative Salaries				D. Employee Benefits and Payroll Taxes			F. Dues, Fees, Subscriptions and Promotions	
Name	Function	Ownership %	Amount	Description	Amount	Description	Amount	
Tracy Owens	Administrator	None	\$ 130,986	Workers' Compensation Insurance	\$ 24,502	IDPH License Fee	\$ 1,992	
				Unemployment Compensation Insurance	7,192	Advertising: Employee Recruitment	6,484	
				FICA Taxes	288,653	Health Care Worker Background Check (Indicate # of checks performed 16)	406	
				Employee Health Insurance	205,826	Patient Background Checks	9,752	
				Employee Meals				
				Illinois Municipal Retirement Fund (IMRF)*				
				401k	27,749	Subscriptions	2,232	
				Other Employee Benefits	12,919	IHCA Dues	7,587	
						Other Licenses & Fees	3,010	
TOTAL (agree to Schedule V, line 17, col. 1) (List each licensed administrator separately.)			\$ 130,986			Indirect costs	13	
B. Administrative - Other				Indirect costs	26	Less: Public Relations Expense	(2,418)	
Description			Amount			Non-allowable advertising	()	
N/A			\$			Yellow page advertising	()	
TOTAL (agree to Schedule V, line 17, col. 3) (Attach a copy of any management service agreement)			\$	TOTAL (agree to Schedule V, line 22, col.8)	\$ 566,867	TOTAL (agree to Sch. V, line 20, col. 8)	\$ 29,058	
C. Professional Services				E. Schedule of Non-Cash Compensation Paid to Owners or Employees			G. Schedule of Travel and Seminar**	
Vendor/Payee	Type		Amount	Description	Line #	Amount	Description	Amount
LTC Support Services, LLC	Support Services		\$ 175,320	N/A			Out-of-State Travel	\$
RFMS, Inc.	Administrative Services		171,600					
Templin Healthcare Accounting	Accounting Services		3,226					
RSM US LLP	Accounting Services		19,903				In-State Travel	
The Law Offices of Brandon C. Mayh	Legal Services		96					
Davis & Campbell LLC	Legal Services		7,027					
McDonald Woodland & Carlson	Legal Services		696				Seminar Expense	789
TOTAL (agree to Schedule V, line 19, column 3) (For legal fee disclosure, see page 39 of instructions)			\$ 377,868	TOTAL		\$	Entertainment Expense (agree to Sch. V, line 24, col. 8)	()
							TOTAL	\$ 789

* Attach copy of IMRF notifications
SEE ACCOUNTANTS' PREPARATION REPORT

**See instructions.

Facility Name & ID Number Seminary Manor# 0047233Report Period Beginning: 10/1/2017Ending: 9/30/2018**XX. GENERAL INFORMATION:**

- (1) Are nursing employees (RN,LPN,NA) represented by a union? No
- (2) Are there any dues to nursing home associations included on the cost report? Yes
If YES, give association name and amount. 7,587 IHCA
- (3) Did the nursing home make political contributions or payments to a political action organization? No If YES, have these costs been properly adjusted out of the cost report? N/A
- (4) Does the bed capacity of the building differ from the number of beds licensed at the end of the fiscal year? No If YES, what is the capacity? N/A
- (5) Have you properly capitalized all major repairs and equipment purchases? Yes
What was the average life used for new equipment added during this period? 5-7 yrs
- (6) Indicate the total amount of both disposable and non-disposable diaper expense and the location of this expense on Sch. V. \$ 66,066 Line 10
- (7) Have all costs reported on this form been determined using accounting procedures consistent with prior reports? Yes If NO, attach a complete explanation.
- (8) Are you presently operating under a sale and leaseback arrangement? No
If YES, give effective date of lease. N/A
- (9) Are you presently operating under a sublease agreement? YES X NO
- (10) Was this home previously operated by a related party (as is defined in the instructions for Schedule VII)? YES NO X If YES, please indicate name of the facility, IDPH license number of this related party and the date the present owners took over.

- (11) Indicate the amount of the Provider Participation Fees paid and accrued to the Department during this cost report period. \$ 221,499
This amount is to be recorded on line 42 of Schedule V.
- (12) Are there any salary costs which have been allocated to more than one line on Schedule V for an individual employee? No If YES, attach an explanation of the allocation.
- (13) Have costs for all supplies and services which are of the type that can be billed to the Department, in addition to the daily rate, been properly classified in the Ancillary Section of Schedule V? Yes
- (14) Is a portion of the building used for any function other than long term care services for the patient census listed on page 2, Section B? No For example, is a portion of the building used for rental, a pharmacy, day care, etc.) If YES, attach a schedule which explains how all related costs were allocated to these functions.
- (15) Indicate the cost of employee meals that has been reclassified to employee benefits on Schedule V. \$ 0 Has any meal income been offset against related costs? Yes Indicate the amount. \$ 6,800
- (16) Travel and Transportation
a. Are there costs included for out-of-state travel? No
If YES, attach a complete explanation.
b. Do you have a separate contract with the Department to provide medical transportation for residents? No If YES, please indicate the amount of income earned from such a program during this reporting period. \$ N/A
c. What percent of all travel expense relates to transportation of nurses and patients? 100% line 14
d. Have vehicle usage logs been maintained? Yes
e. Are all vehicles stored at the nursing home during the night and all other times when not in use? Yes
f. Has the cost for commuting or other personal use of autos been adjusted out of the cost report? N/A
g. Does the facility transport residents to and from day training? No
Indicate the amount of income earned from providing such transportation during this reporting period. \$ N/A
- (17) Has an audit been performed by an independent certified public accounting firm? Yes
Firm Name: RSM US LLP
- (18) Have all costs which do not relate to the provision of long term care been adjusted out of Schedule V? Yes
- (19) Has a schedule for the legal fees reported on the cost report been provided by the facility? See page 39 of the instructions for details. Yes
Attach invoices and a summary of services for all architect and appraisal fees

SEE ACCOUNTANTS' PREPARATION REPORT