

**ALDEN ESTATES-COURTS OF HUNTLEY
4200 WEST PETERSON AVENUE, SUITE 140
CHICAGO, ILLINOIS 60646
(773) 286-3883**

RECEIVED

JUL 14 2015

**HEALTH FACILITIES &
SERVICES REVIEW BOARD**

VIA UPS OVERNIGHT DELIVERY

July 13, 2015

Ms. Courtney Avery
Administrator
Illinois Health Facilities and Services Review Board
525 W. Jefferson, Second Floor
Springfield, IL 62761

Re: Alden Estates-Courts of Huntley (the "Project")
Project No. 13-013
Annual Progress Report

Dear Ms. Avery:

This letter provides the Annual Progress Report for the Alden Estates-Courts of Huntley. Project referenced above in accordance with Section 1130.760 of the Review Board rules.

1) Current Status of the Project:

The Review Board approved the permit for our Alden Estates-Courts of Huntley Project on June 26, 2013 for construction of a new skilled facility in Huntley. Currently, all design work, including construction drawings, has been completed for this Project. We have submitted our drawings to IDPH for review and they have been approved. As a result of ongoing review of the facility plans, we will shortly be requesting a permit alteration to make a minor increase in square footage. This change appears to be an allowable permit alteration under the Board's rules and will not affect project costs. A Permit alteration request will be submitted under separate cover.

Our HUD financing has proceeded and is in the final process for this Project. The next step will be to close HUD financing on our Project which is expected at the end of 2015.

Design and final working drawings on this Project are complete. Although actual construction on the Project is zero percent complete and

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consequently all construction components remain to be finished. Project costs incurred through June 30, 2015 are \$812,468.00 as detailed on the attached chart. The Project was obligated on December 15, 2014 upon signing of the construction contract.

2) Project Costs:

The Project remains within approved requirements of the Permit with respect to Project cost. Attached with this letter is an itemized listing of Project costs in comparison to the approved Permit amounts.

3) Project Funding:

The method of financing the Project remains a combination of equity and debt. Upon closing of the HUD financing we anticipate that there will be sufficient financial resources to complete this Project. We confirm that nothing has been undertaken on this Project that would cause the Project to be out of compliance with what was approved by the Board. The Project will be constructed in compliance with the scope and cost of the Project as approved by the Board. Funding sources are summarized on the attached table.

4) Anticipated Date of Completion:

Under the existing permit Project completion is scheduled for June 30, 2016. We have experienced a delay in the Project in our HUD financing. The Project plans and specifications have been completed. We are in the final phase for our HUD financing. However, with this slight delay in our Project financing we may need to request an extension of the anticipated Project completion date and we will follow all necessary procedures to request a Permit renewal from the Board.

Please let me know of any questions on this material, or if additional information needs to be provided.

Sincerely,

By: 
Randi Schullo

cc: Mike Constantino

**Alden Estates-Courts of Huntley
Annual Progress Report 2015**

Use of Funds	Anticipated	Total Project Permit	Expended 06/30/15	Percentage Expended of Total
	Expenditures			
Preplanning		\$105,000	\$100,000	95%
Site Survey & Soil Investigation	\$14,500	\$28,800	\$27,815	97%
Site Preparation	\$399,300	\$500,000	\$0	
New Construction Contracts		\$22,966,695	\$0	
Contingencies		\$2,294,970	\$0	
Architectural / Engineering Fees		\$1,574,600	\$583,653	37%
Consulting and Other Fees		\$110,000	\$101,000	92%
Movable or Other Equipment		\$1,136,450	\$0	
Bond Issuance Expense		\$1,325,640	\$0	
Net Interest Expense During Const		\$889,910	\$0	
Other Costs to be Capitalized		\$913,263	\$0	
Total				
Sources of Funds		\$31,845,328	\$812,468	2.60%
Cash and Securities		\$6,418,632		
Mortgages		\$25,426,696		
Total		\$31,845,328		