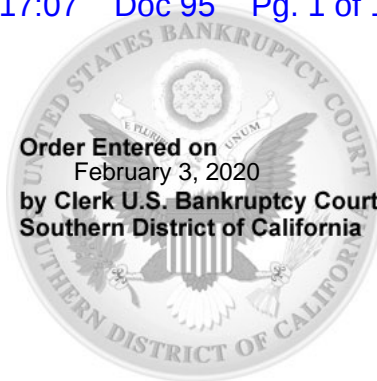


CSD 1001A [07/01/18]

Name, Address, Telephone No. & I.D. No.

SULLIVAN HILL REZ & ENGEL, APLC
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Attorneys for Debtor and Debtor In Possession,
Vestavia Hills, Ltd. dba Mount Royal Towers



UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF CALIFORNIA
325 West F Street, San Diego, California 92101-6991

In Re
VESTAVIA HILLS, LTD. dba Mount Royal Towers,

BANKRUPTCY NO. 20-00018-LA11

Date of Hearing: January 30, 2019
Time of Hearing: 2:00p.m.
Name of Judge: Hon. Louise DeCarl Adler

Debtor.

**ORDER ON
MOTION FOR ENTRY OF INTERIM ORDER AUTHORIZING USE OF CASH COLLATERAL PURSUANT TO 11
U.S.C. § 363**

The court orders as set forth on the continuation pages attached and numbered 2 through 10 with exhibits, if any, for a total of 10 pages. Motion/Application Docket Entry No. 5.

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February 3, 2020

DATED:

Louise DeCarl Adler

Judge, United States Bankruptcy Court

ORDER ON FIRST DAY MOTION FOR ENTRY OF INTERIM ORDER AUTHORIZING USE OF CASH COLLATERAL PURSUANT TO 11 U.S.C. § 363 AND SETTING FINAL HEARING
DEBTOR: VESTAVIA HILLS, LTD. CASE NO: 20-00018-LA11

The Court having considered the First Day Motion for Entry of Interim Order Authorizing Use of Cash Collateral Pursuant to 11 U.S.C. § 363 ("Motion") filed on January 3, 2020 by Vestavia Hills, Ltd. ("Debtor"), the Debtor and debtor in possession herein, the files and records in this case, and the arguments presented at the hearing before the Court at hearings held January 9, 2020 and January 30, 2020; the Court having previously entered an interim order on the Motion (ECF 35); Wells Fargo having filed a conditional consent to use of cash collateral (ECF 41); the Court having found that good and sufficient cause exists for granting the Motion; it appearing that the relief requested is in the best interest of the Debtor's estate, its creditors, and other parties in interest; and it appearing that notice of the Motion was adequate and proper under the circumstances of the case and that no further or other notice need be given;

IT IS HEREBY ORDERED that:

1. The Motion is granted on a final basis as set forth herein. Capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Motion.
2. The Debtor is authorized to use Cash Collateral in accordance with the terms of the Motion and as set forth in the Budget attached as Exhibit "A" hereto, subject to a variance of no more than 20 percent on a single line item, and no more than 10 percent in the aggregate.
3. Wells Fargo is hereby granted replacement liens ("Replacement Liens") in postpetition assets of the same type in which it held liens prepetition ("Pre-Petition Collateral"), to the extent of the Debtor's use and diminution in the value of Wells Fargo's interest in Cash Collateral occurring from and after the Petition Date resulting from the Debtor's use of Cash Collateral, pursuant to 11 U.S.C. § 361(2).
4. The Debtor shall make monthly adequate protection payments of \$65,000 to Wells Fargo as set forth in the Budget (due to be paid by the Debtor to wells Fargo on the 15th day of each month). The Court makes no finding that Wells Fargo is adequately protected by these payments or otherwise as Wells Fargo has consented to the Debtor's use of its cash collateral.
5. On Wednesday of each week, commencing on the first Wednesday after an order approving this Motion (whether on an interim or final basis) is first entered, the Debtor shall provide Wells Fargo with an updated rolling 13-week cash flow statement which shall include (i) a variance report comparing actual cash flow results for all applicable prior periods to the forecasted cash flow results for such periods, (ii) a statement of any weekly or cumulative variances in any line item for receipts or disbursements and (iii) any necessary changes, amendments or supplements to the Budget. The Debtor shall also continue to provide Wells Fargo timely financial reports required to be provided under the Prepetition Credit Agreement (as defined below). Following execution of any asset purchase agreement for the Debtor's assets, the Debtor shall also provide Wells Fargo biweekly confirmation signed by both the Debtor and the buyer that the due diligence process is progressing to their mutual satisfaction and that all parties still intend to proceed with the sale. If the purchaser under an executed asset purchase agreement provides the Debtor with notice that it has exercised any right to terminate the buyer's obligations under that agreement, the Debtor will provide Wells Fargo with notice thereof within twenty-four (24) hours of the Debtor's receipt.
6. Wells Fargo's consent to the Debtor's use of its cash collateral may be withdrawn at any time by Wells Fargo filing a notice of withdrawal of consent to use cash collateral ("Notice of Withdrawal"). The Debtor shall have the right to continue using cash collateral consistent with the terms of this order until the expiration of the thirty (30) day period discussed below. Following the filing of the Notice of Withdrawal, the Debtor shall have seven (7) days to file a motion to authorize the use of Wells Fargo's cash collateral absent its consent. Wells Fargo's opposition to any such motion shall be due three (3) days thereafter and the hearing on any such motion shall occur no later than fourteen (14) days after the filing of the Notice of Withdrawal. Absent an order from the Court granting the Debtor's motion, the Debtor's right to use cash collateral shall terminate at the end of the thirtieth (30th) day following the filing of the Notice of Withdrawal.
7. The Debtor and its owners have waived any right they may have to challenge Wells Fargo's pre-petition liens. No later than sixty (60) days following the later of entry of this order or the appointment of a committee of unsecured creditors (the "Challenge Period"), any other party in interest with standing to appear in this proceeding may file and serve upon Wells Fargo any objection regarding the Debtor's pre-petition obligations to Wells Fargo and/or to Wells

Fargo's lien on and security interest in the Pre-Petition Collateral. If no objections are timely filed by a party with standing and served within the Challenge Period, Debtor's pre-petition obligations shall be deemed valid, enforceable, allowable and unavoidable, and not subject to subordination or recharacterization, and Wells Fargo's lien on and security interest in the Pre-Petition Collateral shall be deemed valid, enforceable, unavoidable, perfected and first in priority.

8. The Debtor shall provide notice of entry of this Order to (i) the Office of the United States Trustee; (ii) counsel to Wells Fargo; (iii) counsel to Commonwealth Assisted Living, LLC, Series E; (iv) the Debtor's 20 largest unsecured creditors; and (v) those other parties listed on the Proof of Service relating to the Motion.

9. The Debtor is authorized and directed to take all actions necessary to implement the relief granted in this Order.

10. Any stay provided by the Federal Rules of Bankruptcy Procedure or otherwise does not apply here and this Order is effective immediately.

APPROVED AS TO FORM:

/s/ Aaron Malo

Aaron Malo
SHEPPARD, MULLIN, RICHTER & HAMPTON LLP
Counsel for Wells Fargo Bank, N.A.

EXHIBIT A

**Exhibit A
Page 3**

**MOUNT ROYAL TOWERS - TOTAL FACILITY
2020 CALENDAR BUDGET
UPDATED: 1/9/2020**

NO. OF DAYS IN MONTH
NO. OF PAYROLL DAYS

2020					
JAN	FEB	MAR	APR	MAY	JUN
31	29	31	30	31	30
31	29	31	30	31	30

CENSUS:	Total Units	% Occupied	(Full Op) Units	2020							
				JAN	FEB	MAR	APR	MAY	JUN		
UNITS:											
SKILLED :											
SKILLED - MEDICARE - Private Room - 3rd Floor East	13	100.00%	13	5	5	5	5	5	5	5	5
SKILLED - MEDICARE - Private Room - 2nd Floor East	2	100.00%	2	0	0	0	0	0	0	0	0
SKILLED - MEDICARE - Semi Priv. Room 1st FL East	0	0.00%	0	0	0	0	0	0	0	0	0
SKILLED - MEDICARE - Semi Priv. Room 1st FL North	0	0.00%	0	0	0	0	0	0	0	0	0
SKILLED - MEDICARE - Semi Priv. Room 1st-West	0	0.00%	0	0	0	0	0	0	0	0	0
SKILLED - MEDICAID - Semi Private 1st Floor East	42	92.86%	39	39	39	39	39	39	39	39	39
SKILLED - MEDICAID - Semi Private Room - 1st Floor North	16	93.75%	15	16	16	16	16	16	16	16	16
SKILLED - MEDICAID - Semi Private - 1st Floor West	44	93.18%	41	42	42	42	42	42	42	42	42
SKILLED - PRIVATE PAY - Private Room - 1st Floor	3	100.00%	3	2	2	2	2	2	2	2	2
SKILLED - PRIVATE PAY - Private Room - 2nd Floor East	12	83.33%	10	12	12	12	12	12	12	12	12
SKILLED - PRIVATE - Private Room - 3rd Floor East	11	90.91%	10	9	9	9	9	9	9	9	9
TOTAL SKILLED UNITS	143	93.01%	133	125	125	125	125	125	125	125	125
INDEPENDENT/INDEP PLUS UNITS	62	80.65%	50	25	25	25	25	25	25	25	25
TOTAL FACILITY UNITS	205	89.27%	183.0	150.0	150.0	150.0	150.0	150.0	150.0	150.0	150.0

RESIDENTS:	TOTAL Residents:	(Full Op) Residents:	2020								
			JAN	FEB	MAR	APR	MAY	JUN			
SKILLED:											
SKILLED - MEDICARE - Private Room - 3rd Floor East	13	100.00%	13	5	5	5	5	5	5	5	5
SKILLED - MEDICARE - Private Room - 2nd Floor East	2	100.00%	2	0	0	0	0	0	0	0	0
SKILLED - MEDICARE - Semi Priv. Room 1st FL East	0	0.00%	0	0	0	0	0	0	0	0	0
SKILLED - MEDICARE - Semi Priv. Room 1st FL North	0	0.00%	0	0	0	0	0	0	0	0	0
SKILLED - MEDICARE - Semi Priv. Room 1st-West	0	0.00%	0	0	0	0	0	0	0	0	0
SKILLED - MEDICAID - Semi Private 1st Floor East	42	92.86%	39	39	39	39	39	39	39	39	39
SKILLED - MEDICAID - Semi Private Room - 1st Floor North	16	93.75%	15	16	16	16	16	16	16	16	16
SKILLED - MEDICAID - Semi Private - 1st Floor West	44	93.18%	41	42	42	42	42	42	42	42	42
SKILLED - PRIVATE PAY - Private Room - 1st Floor	3	100.00%	3	2	2	2	2	2	2	2	2
SKILLED - PRIVATE PAY - Private Room - 2nd Floor East	12	83.33%	10	12	12	12	12	12	12	12	12
SKILLED - PRIVATE - Private Room - 3rd Floor East	11	90.91%	10	9	9	9	9	9	9	9	9
TOTAL SKILLED RESIDENTS	143	93.01%	133	125	125	125	125	125	125	125	125
INDEPENDENT/INDEP PLUS RESIDENTS	68		50	25	25	25	25	25	25	25	25
TOTAL FACILITY RESIDENTS	211		183	150	150	150	150	150	150	150	150

RESIDENT DAYS:			2020					
SKILLED - MEDICARE	3110020	456	155	145	155	150	155	150
SKILLED - MEDICAID	3120020	2,890	3,007	2,813	3,007	2,910	3,007	2,910
SKILLED - PRIVATE PAY	3130020	700	713	667	713	690	713	690
TOTAL SKILLED RESIDENTS		4,045	3,875	3,625	3,875	3,750	3,875	3,750
INDEPENDENT/INDEPENDENT PLUS	9132100	1,521	775	725	775	750	775	750
TOTAL FACILITY RESIDENT DAYS		5,566	4,650	4,350	4,650	4,500	4,650	4,500

****REVENUE ASSUMPTIONS****

SKILLED NURSING:	Total Units	% Occ.	Full Op	2020							
NO. OF UNITS/BEDS:											
After 2nd Floor Conversion to Skilled:											
1st Floor - East:											
SKILLED BEDS - MEDICAID - Semi Priv. Room	42	92.86%	39	39	39	39	39	39	39	39	39
SKILLED BEDS - PRIVATE PAY- Private Room	3	100.00%	3	2	2	2	2	2	2	2	2
SKILLED BEDS - MEDICARE - Semi Priv. Room	0		0	0	0	0	0	0	0	0	0
1st Floor - North (Women's Behavioral Unit):											
SKILLED BEDS - MEDICAID - Semi -Private Room	16	93.75%	15	16	16	16	16	16	16	16	16
SKILLED BEDS - PRIVATE PAY- Private Room	0		0	0	0	0	0	0	0	0	0
SKILLED BEDS - MEDICARE - Semi Priv. Room	0		0	0	0	0	0	0	0	0	0
1st Floor - West (Men's Behavioral Unit):											
SKILLED BEDS - MEDICAID - Semi Private	44	93.18%	41	42	42	42	42	42	42	42	42
SKILLED BEDS - PRIVATE PAY- Secured Private Room	0		0	0	0	0	0	0	0	0	0
SKILLED BEDS - MEDICARE - Semi Priv. Room	0		0	0	0	0	0	0	0	0	0
2nd Floor - East:											
SKILLED BEDS - MEDICARE - Private Room	2		2	0	0	0	0	0	0	0	0
SKILLED BEDS - PRIVATE - Private Room	12	83.33%	10	12	12	12	12	12	12	12	12
3rd Floor - East:											
SKILLED BEDS - PRIVATE - Private Room	11	90.91%	10	9	9	9	9	9	9	9	9
SKILLED BEDS - MEDICARE - Private Room	13	100.00%	13	5	5	5	5	5	5	5	5
TOTAL SKILLED - After 2nd Floor Conversion	143	93.01%	133	125	125	125	125	125	125	125	125

RATES:		2020					
SKILLED BEDS - MEDICARE	425.00	425.00	425.00	425.00	425.00	425.00	425.00
Medicare Net to Routine	330.00	330.00	330.00	330.00	330.00	330.00	330.00
SKILLED BEDS - MEDICAID - Semi Private	200.00	200.00	200.00	200.00	200.00	200.00	200.00
SKILLED BEDS - PRIVATE - Priv Room 1st Flr	200.00	200.00	200.00	200.00	200.00	200.00	200.00
SKILLED BEDS - PRIVATE - Priv Room 2nd Flr East Wing	230.00	230.00	230.00	230.00	230.00	230.00	230.00

**MOUNT ROYAL TOWERS - TOTAL FACILITY
2020 CALENDAR BUDGET
UPDATED: 1/9/2020**

NO. OF DAYS IN MONTH
NO. OF PAYROLL DAYS

2020					
JAN	FEB	MAR	APR	MAY	JUN
31	29	31	30	31	30
31	29	31	30	31	30

SKILLED ANCILLARY BILLING RATE:						
MEDICARE PART B (net of contractual adjustment)*	/PRD =	5.50	5.50	5.50	5.50	5.50
PRIVATE	/PRD =	13.00	13.00	13.00	13.00	13.00
ANCILLARY EXPENSE RATES:						
MEDICARE ANCILLARY EXP. (Excluding Therapy):						
PATIENT SUPPLIES		1.00	1.00	1.00	1.00	1.00
PHARMACY		27.50	27.50	27.50	27.50	27.50
LABORATORY		1.00	1.00	1.00	1.00	1.00
EQUIPMENT RENTAL (DME)		2.50	2.50	2.50	2.50	2.50
X-RAY		3.00	3.00	3.00	3.00	3.00
INCONTINENT SUPPLIES		1.50	1.50	1.50	1.50	1.50
PHYSICIAN ORDERED FOOD		3.50	3.50	3.50	3.50	3.50
TRANSPORTATION		2.00	2.00	2.00	2.00	2.00
TUBE FEEDING		1.50	1.50	1.50	1.50	1.50
OXYGEN		1.50	1.50	1.50	1.50	1.50
TOTAL MEDICARE ANCILLARY EXPENSE (Not including therapy)		45.00	45.00	45.00	45.00	45.00
MEDICARE THERAPY EXPENSE		50.00	50.00	50.00	50.00	50.00
ALL THERAPY EXPENSE		8.65	8.65	8.65	8.65	8.65
MEDICAID PRIVATE & SECURED ANCILLARY EXPENSE						
PRIVATE ANCILLARY EXPENSE		-111%	-111%	-111%	-111%	-111%
MISC ANCILLARY REVENUE:						
Beauty Shop (Net)		0.00	0.00	0.00	0.00	0.00
Personal Laundry (Private Pay only)	/PRD =	0.10	0.10	0.10	0.10	0.10
Other Skilled Income (Private Pay only)	/PRD =	0.00	0.00	0.00	0.00	0.00
Bedhold Revenue (Private Pay only)	/PRD =	0.00	0.00	0.00	0.00	0.00

INDEPENDENT/INDEPENDENT PLUS:

NO. OF UNITS:	Total Units	% Occupied	(Full Op)	JAN	FEB	MAR	APR	MAY	JUN
<i>Rooms shaded in green indicate discounted rooms</i>									
STUDIO EFF	13	84.62%	11	5	5	5	5	5	5
STUDIO 450	8	75.00%	6	5	5	5	5	5	5
1 BEDROOM 600	29	82.76%	24	8	8	8	8	8	8
1 BEDROOM DELUXE (700)	3	66.67%	2	1	1	1	1	1	1
1 BEDROOM 900	2	100.00%	2	2	2	2	2	2	2
1 BEDROOM DELUXE 1050	0	0.00%	0	0	0	0	0	0	0
2 BEDROOM 900	3	66.67%	2	2	2	2	2	2	2
2 BEDROOM 1000	1	100.00%	1	1	1	1	1	1	1
2 BEDROOM 1050	1	100.00%	1	1	1	1	1	1	1
2 BEDROOM 1200	2	50.00%	1	0	0	0	0	0	0
2 BEDROOM 1400	0	0.00%	0	0	0	0	0	0	0
3 BEDROOM 1600	0	0.00%	0	0	0	0	0	0	0
TOTAL UNITS/BEDS	62	80.65%	50	25	25	25	25	25	25

NO. OF RESIDENTS:

INDEPENDENT/INDEPENDENT PLUS RESIDENTS:		50	25	25	25	25	25	25	25
Additional Residents	% of Primary Residents =	0	1	1	1	1	1	1	1
TOTAL INDEPENDENT/INDEPENDENT PLUS RESIDENTS		50	26	26	26	26	26	26	26

RATES:

STUDIO EFF		1,395	1,395	1,395	1,395	1,395	1,395	1,395	1,395
STUDIO 450		1,695	1,695	1,695	1,695	1,695	1,695	1,695	1,695
1 BEDROOM 600		1,880	1,880	1,880	1,880	1,880	1,880	1,880	1,880
1 BEDROOM DELUXE (700)		1,995	1,995	1,995	1,995	1,995	1,995	1,995	1,995
1 BEDROOM 900		2,150	2,150	2,150	2,150	2,150	2,150	2,150	2,150
1 BEDROOM DELUXE 1050		2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250
2 BEDROOM 900		2,150	2,150	2,150	2,150	2,150	2,150	2,150	2,150
2 BEDROOM 1000		2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250
2 BEDROOM 1050		2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250
2 BEDROOM 1200		2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450
2 BEDROOM 1400		3,245	3,245	3,245	3,245	3,245	3,245	3,245	3,245
3 BEDROOM 1600		4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250
INDEPENDENT/INDEPENDENT PLUS - AVG RATE/MONTH		1,823	1,823	1,823	1,823	1,823	1,823	1,823	1,823

ADDITIONAL RESIDENTS	/Add'l. Res. =	500	500	500	500	500	500	500	500
INDEPENDENT PLUS RATE		250	250	250	250	250	250	250	250
% of Total Residential Residents =	24%	# of Units based on % =	6	6	6	6	6	6	6

INDEPENDENT/INDEPENDENT PLUS ANCILLARY REVENUE:

TELEVISION RENTAL (CABLE TV)	/MO. =	385	385	385	385	385	385	385	385
PERSONAL LAUNDRY	/PRD =	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33
GUEST QUARTERS	/MO. =	0.00	0	0	0	0	0	0	0
OTHER REVENUE	/PRD =	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60
RENT INCOME	/MO. =	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900
INTEREST INCOME		0	0	0	0	0	0	0	0

**MOUNT ROYAL TOWERS - TOTAL FACILITY
2020 CALENDAR BUDGET
UPDATED: 1/9/2020**

NO. OF DAYS IN MONTH
NO. OF PAYROLL DAYS

2020					
JAN	FEB	MAR	APR	MAY	JUN
31	29	31	30	31	30
31	29	31	30	31	30

		JAN	FEB	MAR	APR	MAY	JUN
OVERHEAD BURDEN:							
PAYROLL TAXES	0.0925	0.0925	0.0925	0.0925	0.0925	0.0925	0.0925
VAC./HOLIDAY/SICK:							
SKILLED NURSING	0.0325	0.0325	0.0325	0.0325	0.0325	0.0325	0.0325
SKILLED DIETARY	0.0325	0.0325	0.0325	0.0325	0.0325	0.0325	0.0325
SKILLED SOCIAL SERV.	0.0350	0.0350	0.0350	0.0350	0.0350	0.0350	0.0350
SKILLED ADMIN	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
SPECIAL SERVICES	0.0400	0.0400	0.0400	0.0400	0.0400	0.0400	0.0400
MAINTENANCE	0.0325	0.0325	0.0325	0.0325	0.0325	0.0325	0.0325
DIETARY	0.0450	0.0450	0.0450	0.0450	0.0450	0.0450	0.0450
SOCIAL SERVICES	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200
ADMINISTRATION	0.0125	0.0125	0.0125	0.0125	0.0125	0.0125	0.0125
MARKETING	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
WORKER'S COMP. RATES:							
HEALTH CARE EMPLOYEES (8824)	0.0304	0.0304	0.0304	0.0304	0.0304	0.0304	0.0304
FOOD SERVICE EMPLOYEES (8825)	0.0197	0.0197	0.0197	0.0197	0.0197	0.0197	0.0197
ALL OTHERS (Incl. Activities & Marketing) (8826)	0.0265	0.0265	0.0265	0.0265	0.0265	0.0265	0.0265
CLERICAL (8810)	0.0016	0.0016	0.0016	0.0016	0.0016	0.0016	0.0016
INCOME:							
SKILLED NURSING:							
MEDICARE REVENUE	3110020	65,875	61,625	65,875	63,750	65,875	63,750
MEDICAID/SEMI PRIVATE REVENUE	3120020	601,400	562,600	601,400	582,000	601,400	582,000
PRIVATE ROOM & BOARD REVENUE	3130020	162,130	151,670	162,130	156,900	162,130	156,900
TOTAL BED REVENUE		829,405	775,895	829,405	802,650	829,405	802,650
ANCILLARY REVENUE:							
MEDICARE PART B (Net)	4210030	20,460	19,140	20,460	19,800	20,460	19,800
PRIVATE ANCILLARY REVENUE	4130010	9,269	8,671	9,269	8,970	9,269	8,970
MISC SKILLED REVENUE							
BEAUTY SHOP (Private Pay only)	4573010	0	0	0	0	0	0
PERSONAL LAUNDRY (Private Pay only)	5702000	71	67	71	69	71	69
OTHER INCOME (Private Pay only)	5709900	0	0	0	0	0	0
BEDHOLD REVENUE (Private Pay only)	5709920	0	0	0	0	0	0
UHC OPTUM B REVENUE	5709030	6,250	6,250	6,250	6,250	6,250	6,250
UHC OPTUM A REVENUE	5709040	15,000	15,000	15,000	15,000	15,000	15,000
TOTAL SKILLED REVENUE		880,455	825,023	880,455	852,739	880,455	852,739
INDEPENDENT/INDEPENDENT PLUS/ASSISTED LIVING							
Independent - Room & Board		45,585	45,585	45,585	45,585	45,585	45,585
Add'l Indep. Plus Room & Board		1,500	1,500	1,500	1,500	1,500	1,500
Independent - Additional Resident		500	500	500	500	500	500
TOTAL INDEPENDENT	9132100	47,585	47,585	47,585	47,585	47,585	47,585
ANCILLARY REVENUE:							
TELEVISION RENTAL (CABLE TV)	9168060	385	385	385	385	385	385
PERSONAL LAUNDRY	9168110	256	239	256	248	256	248
GUEST QUARTERS	9168810	0	0	0	0	0	0
RENT INCOME	9168910	1,900	1,900	1,900	1,900	1,900	1,900
INTEREST INCOME	9168950	0.00	0.00	0.00	0.00	0.00	0.00
CATERED LIVING REV	9178090	4,000	4,000	4,000	4,000	4,000	4,000
TOTAL RESIDENTIAL REVENUE		6,541	6,524	6,541	6,533	6,541	6,533
TOTAL FACILITY REVENUE		934,581	879,132	934,581	906,857	934,581	906,857
EXPENSES:							
	ACCT. CODE						
SKILLED NURSING:							
WAGES - DIRECTOR OF NURSING *	6101110	6,933	6,933	6,933	6,933	6,933	6,933
WAGES - RN'S	6101120	23,439	22,022	23,439	22,730	23,439	22,730
WAGES - LPN'S	6101130	95,232	89,088	95,232	92,160	95,232	92,160
WAGES - LPN UNIT MANAGER*	6101130	0	0	0	0	0	0
WAGES - RN/LPN - Orientation	6101138	1,070	1,001	1,070	1,035	1,070	1,035
WAGES - CNA'S	6101140	105,788	98,963	105,788	102,375	105,788	102,375
WAGES - CNA'S - Orientation	6101148	986	922	986	954	986	954
WAGES - STAFF DEV.*	6101160	6,067	6,067	6,067	6,067	6,067	6,067
WAGES - RESTORATIVE AIDES	6101170	4,484	4,195	4,484	4,339	4,484	4,339
WAGES - CERT TRAINING	6101180	6,523	6,102	6,523	6,312	6,523	6,312
WAGES - MDS NURSE RN*	6101190	5,200	5,200	5,200	5,200	5,200	5,200
WAGES - MDS NURSE LVN*	6101199	4,940	4,940	4,940	4,940	4,940	4,940
SUBTOTAL - WAGES		260,660	245,431	260,660	253,046	260,660	253,046

**MOUNT ROYAL TOWERS - TOTAL FACILITY
2020 CALENDAR BUDGET
UPDATED: 1/9/2020**

				2020					
				JAN	FEB	MAR	APR	MAY	JUN
NO. OF DAYS IN MONTH				31	29	31	30	31	30
NO. OF PAYROLL DAYS				31	29	31	30	31	30
PAYROLL TAXES	6101210			24,825	23,371	24,825	24,098	24,825	24,098
VACATION, HOLIDAY & SICK	6101230			7,719	7,224	7,719	7,472	7,719	7,472
WORKERS COMP.	6101270			8,156	7,678	8,156	7,917	8,156	7,917
MEDICAL DIRECTOR	6101340	/MO. =	6,250	6,250	6,250	6,250	6,250	6,250	6,250
MENTAL HEALTH MEDICAL DIRECTOR	6101350	/MO. =	4,000	4,000	4,000	4,000	4,000	4,000	4,000
PHARM. CONSULTANT	6101430	/Occupied bed=	9.10	1,138	1,138	1,138	1,138	1,138	1,138
MEDICAL SUPPLIES	6101440	/PPD =	0.15	581	544	581	563	581	563
NON MEDICAL SUPPLIES	6101480	/PPD =	0.08	310	290	310	300	310	300
MINOR EQUIPMENT	6101510	/MO. =	200	200	200	200	200	200	200
TOTAL SKILLED NURSING				313,839	296,126	313,839	304,983	313,839	304,983
SKILLED HOUSEKEEPING									
PURCHASED SERVICES	6300650	/MO. =	34,804	34,804	34,804	34,804	34,804	34,804	34,804
TOTAL HOUSEKEEPING				34,804	34,804	34,804	34,804	34,804	34,804
SKILLED DIETARY:									
WAGES - FOOD SERVICE DIRECTOR *	6500110			8,330	8,330	8,330	8,330	8,330	8,330
WAGES - ASSISTANT DIETARY SUPERVISORS *	6500130			6,015	6,015	6,015	6,015	6,015	6,015
WAGES - CLINICAL CDM *	6500150			3,498	3,498	3,498	3,498	3,498	3,498
WAGES - DIETARY AIDES	6500160			13,671	12,789	13,671	13,230	13,671	13,230
SUBTOTAL - WAGES				31,514	30,632	31,514	31,073	31,514	31,073
PAYROLL TAXES	6500210			2,956	2,872	2,956	2,914	2,956	2,914
VACATION, HOLIDAY & SICK	6500230			444	416	444	430	444	430
WORKERS COMP.	6500270			630	612	630	621	630	621
RD CONSULTANT	6500390	/MO. =	1,900	1,900	1,900	1,900	1,900	1,900	1,900
RAW FOOD	6500450	/RD =	6.00	23,250	21,750	23,250	22,500	23,250	22,500
PAPER SUPPLIES	6500460	/RD =	0.23	891	834	891	863	891	863
CLEANING SUPPLIES	6500470	/RD =	0.22	853	798	853	825	853	825
TOTAL SKILLED DIETARY				62,438	59,813	62,438	61,126	62,438	61,126
SKILLED SOCIAL SERVICES:									
WAGES - ACTIVITIES DIRECTOR*	6600110			2,427	2,427	2,427	2,427	2,427	2,427
WAGES - SOCIAL SVS. COORDINATOR	6600120			7,084	6,627	7,084	6,855	7,084	6,855
WAGES - SOCIAL SVS. DESIGNEE	6600130			7,121	6,662	7,121	6,891	7,121	6,891
WAGES - ACTIVITIES ASSISTANT	6600160			4,074	3,811	4,074	3,943	4,074	3,943
SUBTOTAL - WAGES				20,706	19,527	20,706	20,116	20,706	20,116
PAYROLL TAXES	6600210			1,974	1,862	1,974	1,918	1,974	1,918
VACATION, HOLIDAY & SICK	6600230			640	599	640	619	640	619
WORKERS COMP.	6600270			565	532	565	549	565	549
SUPPLIES & ENTERTAINMENT	6600520	/MO. =	475	475	475	475	475	475	475
TOTAL SKILLED ACTIVITIES & SOCIAL SVS.				24,360	22,994	24,360	23,677	24,360	23,677
SKILLED GENERAL ADMINISTRATION:									
WAGES - ADMINISTRATOR*	6901110			12,501	12,501	12,501	12,501	12,501	12,501
WAGES - AR BOOKKEEPER *	6902110			6,247	6,247	6,247	6,247	6,247	6,247
WAGES - ADMISSIONS COORDINATOR*	6902150			4,999	4,999	4,999	4,999	4,999	4,999
WAGES - QA NURSE*	6902160			2,499	2,499	2,499	2,499	2,499	2,499
WAGES - MEDICAL RECORDS (C.N.A)	6904110			2,126	1,989	2,126	2,057	2,126	2,057
WAGES - MEDICAL RECORDS (LVN)*	6904119			4,680	4,680	4,680	4,680	4,680	4,680
SUBTOTAL - WAGES				33,052	32,915	33,052	32,983	33,052	32,983
PAYROLL TAXES	6908210			3,057	3,045	3,057	3,051	3,057	3,051
WORKERS COMP.	6908270			653	650	653	652	653	652
SUPPLIES (paper, toner - Medical Records)	6908480	/MO. =	900	900	900	900	900	900	900
LEASED EQUIPMENT (TV's and copy machines)	6908590	/MO. =	1,500	1,500	1,500	1,500	1,500	1,500	1,500
AUTO & TRAVEL	6908710	/MO. =	500	500	500	500	500	500	500
DATA PROCESSING FEES	6908840	/MO. =	5,200	5,200	5,200	5,200	5,200	5,200	5,200
SEMINARS & EDUCATION	6908990	/MO. =	100	100	100	100	100	100	100
MEDICARE BILLING CONSULTANT	6908390	/MO. =	0.9%	747	699	747	723	747	723
TOTAL SKILLED ADMINISTRATION				45,709	45,508	45,709	45,609	45,709	45,609

**MOUNT ROYAL TOWERS - TOTAL FACILITY
2020 CALENDAR BUDGET
UPDATED: 1/9/2020**

NO. OF DAYS IN MONTH
NO. OF PAYROLL DAYS

2020					
JAN	FEB	MAR	APR	MAY	JUN
31	29	31	30	31	30
31	29	31	30	31	30

SKILLED ANCILLARY EXPENSE:									
WAGES - CENTRAL SUPPLY CLERK	8100160			2,657	2,486	2,657	2,571	2,657	2,571
SUB TOTAL - WAGES				2,657	2,486	2,657	2,571	2,657	2,571
PAYROLL TAXES	8100210			254	237	254	246	254	246
VACATION, HOLIDAY & SICK	8100230			86	81	86	84	86	84
WORKERS COMP.	8100270			83	78	83	81	83	81
PRIVATE ANCILLARY EXPENSE	8100440			10,289	9,625	10,289	9,957	10,289	9,957
MEDICAID/SEMI PRIVATE ANCILLARY EXPENSE				24,883	23,278	24,883	24,080	24,883	24,080
TOTAL MEDICAID ANCILLARY EXPENSE	8110510			24,883	23,278	24,883	24,080	24,883	24,080
MEDICARE ANCILLARIES									
PATIENT SUPPLIES	8110440			155	145	155	150	155	150
PHARMACY	8300450			4,263	3,988	4,263	4,125	4,263	4,125
LABORATORY	8400650			155	145	155	150	155	150
EQUIPMENT RENTAL (DME)	8501550			7,518	7,033	7,518	7,275	7,518	7,275
X-RAY	8502650			465	435	465	450	465	450
INCONTINENT SUPPLIES	8110450			233	218	233	225	233	225
PHYSICIAN ORDERED FOOD	8110800			543	508	543	525	543	525
TRANSPORTATION	8500650			310	290	310	300	310	300
TUBE FEEDING	8300650			233	218	233	225	233	225
OXYGEN	8506650			233	218	233	225	233	225
THERAPY EXPENSE	8200350			33,519	31,356	33,519	32,438	33,519	32,438
TOTAL ANCILLARY EXPENSE:				85,876	80,336	85,876	83,106	85,876	83,106
PLANT MAINTENANCE:									
UTIL. - ELECTRICITY	9172720	/MO. =	29,600	29,600	29,600	29,600	29,600	29,600	29,600
- GAS	9172730	/MO. =	7,800	7,800	7,800	7,800	7,800	7,800	7,800
- WATER & SEWER	9172740	/MO. =	35,000	35,000	35,000	35,000	35,000	35,000	35,000
- TRASH REMOVAL	9172750	/MO. =	9,995	9,995	9,995	9,995	9,995	9,995	9,995
- CABLE TV	9172900	/MO. =	5,516	5,516	5,516	5,516	5,516	5,516	5,516
SUBTOTAL - UTILITIES				87,911	87,911	87,911	87,911	87,911	87,911
WAGES - DIRECTOR ENVIRONMENT SERVICES *	9172100			5,831	5,831	5,831	5,831	5,831	5,831
WAGES - MAINT. SUPERVISOR *	9172110			8,411	8,411	8,411	8,411	8,411	8,411
WAGES - SECURITY GUARDS	9172120			3,348	3,132	3,348	3,240	3,348	3,240
WAGES - PAINTER	9172130			2,655	2,484	2,655	2,570	2,655	2,570
WAGES - MAINTENANCE TECHS.	9172160			5,981	5,595	5,981	5,788	5,981	5,788
SUBTOTAL - WAGES				26,227	25,453	26,227	25,840	26,227	25,840
PAYROLL TAXES	9172210			2,462	2,388	2,462	2,425	2,462	2,425
VACATION, HOLIDAY & SICK	9172230			389	364	389	377	389	377
WORKERS COMP.	9172270			704	683	704	694	704	694
MINOR EQUIPMENT	9172510	/MO. =	100	100	100	100	100	100	100
SUPPLIES	9172520	/MO. =	1800	1,800	1,800	1,800	1,800	1,800	1,800
PURCH. SVS. REPAIR & MAINT.	9172620	/MO. =	1500	1,500	1,500	1,500	1,500	1,500	1,500
PURCHASED SERVICES - HVAC	9172630	/MO. =	1000	1,000	1,000	1,000	1,000	1,000	1,000
CONTRACTED SERVICES (INCL. PEST)	9172660	/MO. =	6600	6,600	6,600	6,600	6,600	6,600	6,600
AUTO & TRAVEL	9172710	/MO. =	1500	1,500	1,500	1,500	1,500	1,500	1,500
GARDENER	9172800	/MO. =	0	0	0	0	0	0	0
GARDENING SUPPLIES	9172810	/MO. =	500	500	500	500	500	500	
TOTAL PLANT & MAINTENANCE				130,693	129,800	130,693	130,247	130,693	130,247
HOUSEKEEPING:									
PURCHASED SERVICES	9173650	/MO. =	2441	2,441	2,441	2,441	2,441	2,441	2,441
TOTAL HOUSEKEEPING				2,441	2,441	2,441	2,441	2,441	2,441

**MOUNT ROYAL TOWERS - TOTAL FACILITY
2020 CALENDAR BUDGET
UPDATED: 1/9/2020**

NO. OF DAYS IN MONTH
NO. OF PAYROLL DAYS

2020					
JAN	FEB	MAR	APR	MAY	JUN
31	29	31	30	31	30
31	29	31	30	31	30

RESIDENTIAL DIETARY:								
WAGES - COOKS	9175120		5,798	5,424	5,798	5,611	5,798	5,611
WAGES - SALAD PREP.	9175150		5,952	5,568	5,952	5,760	5,952	5,760
WAGES - DISHWASHERS/CLEANUP	9175170		9,170	8,578	9,170	8,874	9,170	8,874
WAGES - WAIT STAFF	9175190		9,080	8,494	9,080	8,787	9,080	8,787
SUBTOTAL - WAGES			30,000	28,064	30,000	29,032	30,000	29,032
PAYROLL TAXES								
VACATION, HOLIDAY & SICK	9175230		2,900	2,713	2,900	2,806	2,900	2,806
WORKERS COMP.	9175270		1,350	1,263	1,350	1,306	1,350	1,306
RAW FOOD	9175450	/RD = 6.00	618	578	618	598	618	598
PAPER SUPPLIES	9175460	/RD = 0.23	4,650	4,350	4,650	4,500	4,650	4,500
CLEANING SUPPLIES	9175470	/RD = 0.15	178	167	178	173	178	173
MINOR EQUIPMENT - DISHES, ETC.	9175510	/MO. = 1,500	116	109	116	113	116	113
LEASED EQUIPMENT	9175620	/MO. = 378	1,500	1,500	1,500	1,500	1,500	1,500
PURCH. SVS./REPAIR & MAINT.	9175650	/MO. = 100	378	378	378	378	378	378
LINENS	9175710	/DAY = 69	100	100	100	100	100	100
FRESH FLOWERS	9175840	/MO. = 50	2,139	2,001	2,139	2,070	2,139	2,070
TOTAL RESIDENTIAL DIETARY			50	50	50	50	50	50
TOTAL RESIDENTIAL DIETARY			43,979	41,273	43,979	42,626	43,979	42,626
INDEPENDENT SOCIAL SERVICES:								
WAGES - ACTIVITIES DIRECTOR*	9176110		4,583	4,583	4,583	4,583	4,583	4,583
WAGES - DRIVERS	9176140		2,657	2,486	2,657	2,571	2,657	2,571
SUBTOTAL - WAGES			7,240	7,069	7,240	7,154	7,240	7,154
PAYROLL TAXES								
VACATION, HOLIDAY & SICK	9176210		675	658	675	667	675	667
WORKERS COMP.	9176230		53	50	53	51	53	51
CATERED LIVING EXPENSE	9176270	/MO. = 6000	193	188	193	191	193	191
OTHER PROFESSIONAL SERVICES (Chaplin Services)	9170660	/MO. = 989	6,000	6,000	6,000	6,000	6,000	6,000
SUPPLIES & ENTERTAINMENT	9176390	/MO. = 1,000	989	989	989	989	989	989
TOTAL INDEPENDENT SOCIAL SERVICES			1,000	1,000	1,000	1,000	1,000	1,000
TOTAL INDEPENDENT SOCIAL SERVICES			16,150	15,954	16,150	16,052	16,150	16,052
SALES & MARKETING:								
WAGES - MARKETING DIRECTOR*	9178050		6,247	6,247	6,247	6,247	6,247	6,247
WAGES - EXTERNAL MARKETING *	9178090		5,893	5,893	5,893	5,893	5,893	5,893
SUBTOTAL - WAGES			12,140	12,140	12,140	12,140	12,140	12,140
PAYROLL TAXES								
WORKER'S COMP.	9178210		1,123	1,123	1,123	1,123	1,123	1,123
ADVERTISING	9178270	/MO. = 3,000	321	321	321	321	321	321
AD PRODUCTION COSTS	9178300	/MO. = 0	3,000	3,000	3,000	3,000	3,000	3,000
SPECIAL EVENTS - PROMOTIONAL	9178320	/MO. = 0	0	0	0	0	0	0
AUTO & TRAVEL	9178380	/MO. = 125	125	125	125	125	125	125
COMPUTER - LEAD TRACKING SYSTEM	9178620	/MO. = 500	500	500	500	500	500	500
REFERRALS	9178800	/MO. = 150	150	150	150	150	150	150
TOTAL SALES & MARKETING			3,000	3,000	3,000	3,000	3,000	3,000
TOTAL SALES & MARKETING			20,359	20,359	20,359	20,359	20,359	20,359

**MOUNT ROYAL TOWERS - TOTAL FACILITY
2020 CALENDAR BUDGET
UPDATED: 1/9/2020**

NO. OF DAYS IN MONTH
NO. OF PAYROLL DAYS

2020						
JAN	FEB	MAR	APR	MAY	JUN	
31	29	31	30	31	30	
31	29	31	30	31	30	
GENERAL ADMINISTRATION:						
WAGES - EXECUTIVE DIRECTOR*	9179110		12,496	12,496	12,496	12,496
WAGES - HUMAN RESOURCES COORD.*	9179130		4,165	4,165	4,165	4,165
WAGES - STAFF COORDINATOR	9179150		2,657	2,486	2,657	2,571
WAGES - RECEPTIONISTS	9179160		7,244	6,777	7,244	7,010
WAGES - EXECUTIVE SECRETARY	9179180		2,303	2,154	2,303	2,229
SUBTOTAL - WAGES			28,865	28,078	28,865	28,471
PAYROLL TAXES						
VACATION, HOLIDAY & SICK	9179210		2,684	2,610	2,684	2,647
GROUP INSURANCE	9179230		153	143	153	148
WORKERS COMP.	9179240	/FTE = 178.00	25,492	25,492	25,492	25,492
PROFESSIONAL FEES - LEGAL	9179270	/MO. = 4,000	817	796	817	806
PROFESSIONAL FEES - ACCTG.	9179380	/MO. = 1,290	4,000	4,000	4,000	4,000
PROFESSIONAL FEES - OTHER	9179390	/MO. = 1,000	1,290	1,290	1,290	1,290
PROFESSIONAL FEES - ADMINISTRATOR	9179399	/MO. = 0	1,000	1,000	1,000	1,000
PAYROLL PROCESSING FEES	9179400	/MO. = 4,250	0	0	0	0
SUPPLIES	9179480	/MO. = 1,000	4,250	4,250	4,250	4,250
LEASED EQUIPMENT	9179590	/MO. = 1,575	1,000	1,000	1,000	1,000
TELEPHONE	9179760	/MO. = 5,500	1,575	1,575	1,575	1,575
DUES & SUBSCRIPTIONS	9179770	/MO. = 800	5,500	5,500	5,500	5,500
LICENSES & FEES	9179820	/MO. = 2,500	800	800	800	800
BANK CHARGES	9179830	/MO. = 600	2,500	2,500	2,500	2,500
DATA PROCESSING FEES	9179840	/MO. = 1,050	600	600	600	600
AUTO & TRAVEL - EXECUTIVE DIRECTOR	9179853	/MO. = 8,765	1,050	1,050	1,050	1,050
EMPLOYEE SUPPLIES	9179880	/MO. = 125	8,765	8,765	8,765	8,765
EMPLOYEE BENEFITS	9179900	/FTE = 4.17	125	125	125	125
EMPLOYEE UNIFORMS	9179910	/MO. = 400.00	597	597	597	597
EMP. PHYSICALS & FINGERPRINTS	9179920	/MO. = 500.00	400	400	400	400
POSTAGE	9179940	/MO. = 650.00	500	500	500	500
TOTAL ADMINISTRATION			650	650	650	650
REAL PROPERTY TAX			92,613	91,721	92,613	92,167
PERSONAL PROPERTY TAX	917C800	/MO. = 36,270	92,613	91,721	92,613	92,167
LIABILITY INSURANCE	918D800	/MO. = 28,527	36,270	36,270	36,270	36,270
BAD DEBTS	917G030	/MO. = 3,000	2,055	2,055	2,055	2,055
TAXES	9203000	/MO. = 30	28,527	28,527	28,527	28,527
STATE BED TAX (Per Licensed Bed) (1)	7809900	/Lic SNF Bed = 369.11	3,000	3,000	3,000	3,000
TOTAL OPERATING EXPENSE			52,783	52,783	52,783	52,783
EBITDAM			995,927	963,793	995,927	979,860
WELLS FARGO			(61,346)	(84,661)	(61,346)	(73,004)
US TRUSTEE FEES			(65,000)	(65,000)	(65,000)	(65,000)
CASH REQUIREMENT			(10,000)	(10,000)	(10,000)	(10,000)
			(136,346)	(159,661)	(136,346)	(148,004)
			Total - Jan. thru June:			(864,708)
			Use:			(865,000)

Notice Recipients

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User: Admin.

Date Created: 2/3/2020

Case: 20-00018-LA11

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TOTAL: 3

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db	Vestavia Hills, Ltd.	9619 Chesapeake Drive	Suite 103	San Diego, CA 92123
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TOTAL: 1