

State of South Carolina



Office of the State Auditor

1401 MAIN STREET, SUITE 1200
COLUMBIA, S.C. 29201

RICHARD H. GILBERT, JR., CPA
DEPUTY STATE AUDITOR

(803) 253-4160
FAX (803) 343-0723

October 30, 2013

Ms. Autumn Grove, Senior Reimbursement Manager
Fundamental Administrative Services
920 Ridgebrook Road
Sparks, Maryland 21152

Re: AC# 3-MPG-J9 – THI of South Carolina at Magnolia Place at Greenville, LLC d/b/a
Magnolia Place - Greenville

Dear Ms. Grove:

The accompanying report has been prepared by our office based on your Medicaid Financial and Statistical Report submitted to the Department of Health and Human Services for the cost report period October 1, 2008 through September 30, 2009. That report was used to set the rate covering the contract periods beginning October 1, 2010.

We are recommending that the Department of Health and Human Services certify an accounts receivable to recover amounts due as a result of the rate change shown on Exhibit A. You will be notified of repayment terms by that Agency.

Yours very truly,

A handwritten signature in black ink, appearing to read "Richard H. Gilbert Jr.", written in a cursive style.

Richard H. Gilbert, Jr., CPA
Deputy State Auditor

RHGjr/sag

cc: Ms. Brenda L. Hyleman
Mr. Jeff Saxon
Ms. Kathleen C. Snider
Ms. Nicole Mitchell Threat
Ms. Melissa Simmons

**THI OF SOUTH CAROLINA AT MAGNOLIA PLACE AT GREENVILLE, LLC D/B/A
MAGNOLIA PLACE - GREENVILLE
GREENVILLE, SOUTH CAROLINA**

**CONTRACT PERIODS
BEGINNING OCTOBER 1, 2010
AC# 3-MPG-J9**

**AGREED-UPON PROCEDURES REPORT
ON CONTRACT
FOR
PURCHASE OF NURSING CARE SERVICES
WITH
STATE OF SOUTH CAROLINA
DEPARTMENT OF HEALTH AND HUMAN SERVICES**

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INDEPENDENT ACCOUNTANT'S REPORT ON APPLYING AGREED-UPON PROCEDURES

September 3, 2013

Department of Health and Human Services
State of South Carolina
Columbia, South Carolina

We have performed the procedures enumerated below, which were agreed to by the South Carolina Department of Health and Human Services, solely to compute the rate change and related adjusted reimbursement rate to be used by the Department in determining the reimbursement settlement with THI of South Carolina at Magnolia Place at Greenville, LLC d/b/a Magnolia Place - Greenville, for the contract periods beginning October 1, 2010, and for the twelve month cost report period ended September 30, 2009, as set forth in the accompanying schedules. The management of THI of South Carolina at Magnolia Place at Greenville, LLC d/b/a Magnolia Place - Greenville is responsible for the Financial and Statistical Report for Nursing Homes and supporting accounting and statistical records. This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of the procedures is solely the responsibility of the South Carolina Department of Health and Human Services. Consequently, we make no representation regarding the sufficiency of the procedures described below either for the purpose for which this report has been requested or for any other purpose.

The procedures and the associated findings are as follows:

1. We selected costs or areas based on our analytical procedures applied to the reimbursable Medicaid program costs as shown on the Financial and Statistical Report for Nursing Homes, as filed by THI of South Carolina at Magnolia Place at Greenville, LLC d/b/a Magnolia Place - Greenville, to determine if these costs were allowable as defined by the State Plan for Medicaid reimbursement purposes and supported by accounting and statistical records maintained by the Provider. Our findings as a result of these procedures are presented in the Summary of Costs and Total Patient Days, Adjustment Report, and Cost of Capital Reimbursement Analysis sections of this report.
2. We recomputed the Computation of Reimbursement Rate using the adjusted costs and calculated the rate change in accordance with the provisions of the contracts between the South Carolina Department of Health and Human Services and THI of South Carolina at Magnolia Place at Greenville, LLC d/b/a Magnolia Place - Greenville dated as of October 1, 2006 and October 1, 2011, as amended. Our findings as a result of these procedures are presented in the Computation of Rate Change and Computations of Adjusted Reimbursement Rate sections of this report.

Department of Health and Human Services
State of South Carolina
September 3, 2013

We were not engaged to and did not conduct an examination, the objective of which would be the expression of an opinion on the financial statements or a part thereof. Accordingly, we do not express such an opinion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

This report is intended solely for the information and use of the South Carolina Department of Health and Human Services and is not intended to be and should not be used by anyone other than the specified party.

A handwritten signature in black ink, appearing to read "Richard H. Gilbert, Jr.", with a stylized flourish at the end.

Richard H. Gilbert, Jr., CPA
Deputy State Auditor

MAGNOLIA PLACE - GREENVILLE
 Computation of Rate Change
 For the Contract Periods
 Beginning October 1, 2010
 AC# 3-MPG-J9

	10/01/10- <u>04/07/11</u>	04/08/11- <u>10/31/11</u>
Interim Reimbursement Rate (1)	\$146.30	\$141.91
Adjusted Reimbursement Rate	<u>144.37</u>	<u>140.04</u>
Decrease in Reimbursement Rate	\$ <u>1.93</u>	\$ <u>1.87</u>

(1) Interim reimbursement rate from the South Carolina Medicaid Management Information System (MMIS) Provider Rate Listing dated April 10, 2012.

MAGNOLIA PLACE - GREENVILLE
 Computation of Adjusted Reimbursement Rate
 For the Contract Period October 1, 2010 Through April 7, 2011
 AC# 3-MPG-J9

	<u>Incentives</u>	<u>Allowable Cost</u>	<u>Cost Standard</u>	<u>Computed Rate</u>
<u>Costs Subject to Standards:</u>				
General Services		\$ 74.70	\$ 86.60	
Dietary		13.85	15.58	
Laundry/Housekeeping/Maintenance		<u>10.72</u>	<u>14.87</u>	
Subtotal	<u>\$8.19</u>	99.27	117.05	\$ 99.27
Administration & Medical Records	<u>\$1.24</u>	<u>18.91</u>	<u>20.15</u>	<u>18.91</u>
Subtotal		118.18	<u>\$137.20</u>	118.18
<u>Costs Not Subject to Standards:</u>				
Utilities		3.53		3.53
Special Services		.05		.05
Medical Supplies & Oxygen		6.81		6.81
Taxes and Insurance		2.99		2.99
Legal Fees		<u>.38</u>		<u>.38</u>
TOTAL		<u>\$131.94</u>		131.94
Inflation Factor (2.00%)				2.64
Cost of Capital				8.04
Cost of Capital Limitation				-
Profit Incentive (Maximum 3.5% of Allowable Cost)				1.24
Cost Incentive				8.19
Effect of \$1.75 Cap on Cost/Profit Incentives				<u>(7.68)</u>
ADJUSTED REIMBURSEMENT RATE				<u>\$144.37</u>

MAGNOLIA PLACE - GREENVILLE
 Computation of Adjusted Reimbursement Rate
 For the Contract Period April 8, 2011 Through October 31, 2011
 AC# 3-MPG-J9

	<u>Incentives</u>	<u>Allowable Cost</u>	<u>Cost Standard</u>	<u>Computed Rate</u>
<u>Costs Subject to Standards:</u>				
General Services		\$ 74.70	\$ 86.60	
Dietary		13.85	15.58	
Laundry/Housekeeping/Maintenance		<u>10.72</u>	<u>14.87</u>	
Subtotal	<u>\$8.19</u>	99.27	117.05	\$ 99.27
Administration & Medical Records	<u>\$1.24</u>	<u>18.91</u>	<u>20.15</u>	<u>18.91</u>
Subtotal		118.18	<u>\$137.20</u>	118.18
<u>Costs Not Subject to Standards:</u>				
Utilities		3.53		3.53
Special Services		.05		.05
Medical Supplies & Oxygen		6.81		6.81
Taxes and Insurance		2.99		2.99
Legal Fees		<u>.38</u>		<u>.38</u>
TOTAL		<u>\$131.94</u>		131.94
Inflation Factor (2.00%)				2.64
Cost of Capital				8.04
Cost of Capital Limitation				-
Profit Incentive (Maximum 3.5% of Allowable Cost)				1.24
Cost Incentive				8.19
Effect of \$1.75 Cap on Cost/Profit Incentives				(7.68)
Effect of 3% Rate Reduction				<u>(4.33)</u>
ADJUSTED REIMBURSEMENT RATE				<u>\$140.04</u>

MAGNOLIA PLACE - GREENVILLE
Summary of Costs and Total Patient Days
For the Cost Report Period Ended September 30, 2009
AC# 3-MPG-J9

<u>Expenses</u>	Totals (From Schedule SC 13) as <u>Adjusted by DH&HS</u>	Adjustments		<u>Adjusted Totals</u>
		<u>Debit</u>	<u>Credit</u>	
General Services	\$3,168,711	\$ -	\$19,406 (5) 1,198 (5) 6,913 (6)	\$3,141,194
Dietary	584,318	-	1,979 (5)	582,339
Laundry	110,961	-	-	110,961
Housekeeping	180,169	-	8,887 (4)	171,282
Maintenance	167,774	1,100 (1)	509 (5)	168,365
Administration & Medical Records	838,102	-	5,962 (5) 315 (5) 36,530 (6)	795,295
Utilities	148,510	-	-	148,510
Special Services	2,096	25 (6) 1 (7)	-	2,122
Medical Supplies & Oxygen	276,939	9,573 (7)	190 (5)	286,322
Taxes and Insurance	125,651	-	-	125,651
Legal Fees	15,891	-	-	15,891

MAGNOLIA PLACE - GREENVILLE
Summary of Costs and Total Patient Days
For the Cost Report Period Ended September 30, 2009
AC# 3-MPG-J9

<u>Expenses</u>	Totals (From Schedule SC 13) as Adjusted by DH&HS	Adjustments Debit	Credit	Adjusted Totals
Cost of Capital	346,278	659 (2)	5,074 (1) 2,256 (3) 1,500 (6)	338,107
Subtotal	5,965,400	11,358	90,719	5,886,039
Ancillary	107,881	766 (7)	-	108,647
Nonallowable	1,199,524	5,074 (1) 2,256 (3) 8,887 (4) 29,559 (5) 44,918 (6)	659 (2) 10,340 (7)	1,279,219
CNA Training and Testing	<u>1,931</u>	<u>-</u>	<u>-</u>	<u>1,931</u>
Total Operating Expenses	<u>\$7,274,736</u>	<u>\$102,818</u>	<u>\$101,718</u>	<u>\$7,275,836</u>
Total Patient Days	<u>42,048</u>	<u>-</u>	<u>-</u>	<u>42,048</u>
Total Beds	<u>120</u>			

MAGNOLIA PLACE - GREENVILLE
Adjustment Report
Cost Report Period Ended September 30, 2009
AC# 3-MPG-J9

<u>ADJUSTMENT NUMBER</u>	<u>ACCOUNT TITLE</u>	<u>DEBIT</u>	<u>CREDIT</u>
1	Accumulated Depreciation	\$ 5,081	
	Other Equity	28,233	
	Maintenance	1,100	
	Nonallowable	5,074	
	Fixed Assets		\$33,314
	Accounts Payable		1,100
	Cost of Capital		5,074
	To adjust fixed assets and related depreciation, record expense to the current period, and properly charge expense applicable to the prior period HIM-15-1, Sections 2302.1 and 2304 State Plan, Attachment 4.19D		
2	Cost of Capital	659	
	Nonallowable		659
	To adjust depreciation expense to comply with capital cost policy State Plan, Attachment 4.19D		
3	Nonallowable	2,256	
	Cost of Capital		2,256
	To adjust capital return State Plan, Attachment 4.19D		
4	Nonallowable	8,887	
	Housekeeping		8,887
	To disallow unnecessary expense HIM-15-1, Sections 2102 and 2304		
5	Nonallowable	29,559	
	Nursing		19,406
	Restorative		1,198
	Dietary		1,979
	Maintenance		509
	Administration		5,962
	Medical Records		315
	Medical Supplies		190
	To adjust fringe benefits and related allocation HIM-15-1, Section 2304 State Plan, Attachment 4.19D		

MAGNOLIA PLACE - GREENVILLE
Adjustment Report
Cost Report Period Ended September 30, 2009
AC# 3-MPG-J9

<u>ADJUSTMENT NUMBER</u>	<u>ACCOUNT TITLE</u>	<u>DEBIT</u>	<u>CREDIT</u>
6	Special Services	25	
	Nonallowable	44,918	
	Nursing		6,913
	Administration		36,530
	Cost of Capital		1,500
	To adjust home office cost allocation HIM-15-1, Section 2304 State Plan, Attachment 4.19D		
7	Medical Supplies	9,573	
	Special Services	1	
	Ancillary	766	
	Nonallowable		10,340
	To remove special (ancillary) services reimbursed by Medicare and reclassify expense to the proper cost center State Plan, Attachment 4.19D DH&HS Expense Crosswalk		
		\$136,132	\$136,132
	TOTAL ADJUSTMENTS		

Due to the nature of compliance reporting, adjustment descriptions and references contained in the preceding Adjustment Report are provided for general guidance only and are not intended to be all-inclusive.

MAGNOLIA PLACE - GREENVILLE
 Cost of Capital Reimbursement Analysis
 For the Cost Report Period Ended September 30, 2009
 AC# 3-MPG-J9

Original Asset Cost (Per Bed)	\$ 15,618
Inflation Adjustment	<u>3.10948</u>
Deemed Asset Value (Per Bed)	48,564
Number of Beds	<u>120</u>
Deemed Asset Value	5,827,680
Improvements Since 1981	148,822
Accumulated Depreciation at 9/30/09	<u>(1,330,390)</u>
Deemed Depreciated Value	4,646,112
Market Rate of Return	<u>.0440</u>
Total Annual Return	204,429
Return Applicable to Non-Reimbursable Cost Centers	-
Allocation of Interest to Non-Reimbursable Cost Centers	<u>-</u>
Allowable Annual Return	204,429
Depreciation Expense	135,178
Amortization Expense	-
Capital Related Income Offsets	(1,500)
Allocation of Capital Expenses to Non-Reimbursable Cost Centers	<u>-</u>
Allowable Cost of Capital Expense	338,107
Total Patient Days (Minimum 96% Occupancy)	<u>42,048</u>
Cost of Capital Per Diem	\$ <u><u>8.04</u></u>

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