Havenwood Care Center
NPI: 1295836237

255822000/04004

NOTICE OF FINAL PAYMENT RATES EFFECTIVE January 1, 2026

The Minnesota Department of Human Services has reviewed the Cost Report, required documentation, and other supporting information supplied on behalf of the facility in determining the total payment rate. Specific sections of the rate notice are accompanied by a narrative.

A P P E A L S

An Appeal must meet the following requirement

1. A written Notice of Appeal from the Provider must be received by the Commissioner of Human Services or postmarked within 60 days of the publication date printed on the rate notice.
2. The Notice Of Appeal must identify each disputed item and specify for each item:
- The reason for the dispute
- The total dollar amount in dispute for each separate disallowance, allocation, or adjustment of a cost item or part of a cost item
- The computation the Provider believes is correct, and
- The authority in Statute or Rule upon which the Provider relies.
3. The Notice Of Appeal must include the name and address of the person or firm with whom contacts may be made regarding the Appeal.

Appeals should include the Provider Identification Number. Each separate dispute should be numbered. Each appealed adjustment should be identified by cost report line number.

Appeals should be addressed to:

Minnesota Department of Human Services Appeals Division
Attn: Provider Nursing Facility Rate Appeal
P.O. Box 64941
St. Paul, MN 55164-0941

If you have any policy questions please contact the Policy Center at 651-431-2282. To speak with an auditor or to request copies of work papers call 651-431-4339.
For TDD, contact Minnesota Relay Service at 1-800-627-3529.

RUGS IV Class	9/30/2024 Resident Days	RUGS IV Weight	RUGS IV Standardized Days	Medicaid Days	RUGS IV Medicaid Standardized Days
ES3	0	3.00	0.00	0	0.00
ES2	0	2.23	0.00	0	0.00
ES1	27	2.22	59.94	27	59.94
RAE	78	1.65	128.70	0	0.00
RAD	641	1.58	1,012.78	25	39.50
RAC	1,007	1.36	1,369.52	151	205.36
RAB	378	1.10	415.80	34	37.40
RAA	193	0.82	158.26	0	0.00
HE2	0	1.88	0.00	0	0.00
HE1	0	1.47	0.00	0	0.00
HD2	0	1.69	0.00	0	0.00
HD1	0	1.33	0.00	0	0.00
HC2	0	1.57	0.00	0	0.00
HC1	0	1.23	0.00	0	0.00
HB2	14	1.55	21.70	0	0.00
HB1	26	1.22	31.72	0	0.00
LE2	0	1.61	0.00	0	0.00
LE1	0	1.26	0.00	0	0.00
LD2	0	1.54	0.00	0	0.00
LD1	817	1.21	988.57	669	809.49
LC2	91	1.30	118.30	91	118.30
LC1	960	1.02	979.20	781	796.62
LB2	0	1.21	0.00	0	0.00
LB1	240	0.95	228.00	240	228.00
CE2	0	1.39	0.00	0	0.00
CE1	92	1.25	115.00	92	115.00
CD2	88	1.29	113.52	0	0.00
CD1	1,069	1.15	1,229.35	870	1,000.50
CC2	0	1.08	0.00	0	0.00
CC1	1,655	0.96	1,588.80	1,262	1,211.52
CB2	0	0.95	0.00	0	0.00
CB1	89	0.85	75.65	0	0.00
CA2	0	0.73	0.00	0	0.00
CA1	104	0.65	67.60	73	47.45
BB2	0	0.81	0.00	0	0.00
BB1	910	0.75	682.50	393	294.75
BA2	0	0.58	0.00	0	0.00
BA1	669	0.53	354.57	455	241.15
PE2	0	1.25	0.00	0	0.00
PE1	120	1.17	140.40	90	105.30
PD2	0	1.15	0.00	0	0.00
PD1	2,785	1.06	2,952.10	1,127	1,194.62
PC2	0	0.91	0.00	0	0.00
PC1	5,233	0.85	4,448.05	4,060	3,451.00
PB2	0	0.70	0.00	0	0.00
PB1	1,754	0.65	1,140.10	1,174	763.10
PA2	0	0.49	0.00	0	0.00
PA1	1,785	0.45	803.25	990	445.50
AAA	0	0.45	0.00	0	0.00
DDF	0	1.00	0.00	0	0.00
	20,825		19,223.38	12,604	11,164.50

PDPM Class	9/30/2024 Resident Days	PDPM Weight	PDPM Standardized Days	Medicaid Days	PDPM Medicaid Standardized Days
ES3	0	3.84	0.00	0	0.00
ES2	0	2.90	0.00	0	0.00
ES1	27	2.77	74.79	27	74.79
HDE2	0	2.27	0.00	0	0.00
HDE1	0	1.88	0.00	0	0.00
HBC2	14	2.12	29.68	0	0.00
HBC1	83	1.76	146.08	0	0.00
LDE2	91	1.97	179.27	91	179.27
LDE1	923	1.64	1,513.72	817	1,339.88
LBC2	39	1.63	63.57	0	0.00
LBC1	1,406	1.35	1,898.10	1,002	1,352.70
CDE2	208	1.77	368.16	36	63.72
CDE1	2,453	1.53	3,753.09	1,736	2,656.08
CBC2	72	1.47	105.84	72	105.84
CA2	0	1.03	0.00	0	0.00
CBC1	1,346	1.27	1,709.42	508	645.16
CA1	73	0.89	64.97	73	64.97
BAB2	0	0.98	0.00	0	0.00
BAB1	1,542	0.94	1,449.48	818	768.92
PDE2	0	1.48	0.00	0	0.00
PDE1	4,823	1.39	6,703.97	3,241	4,504.99
PBC2	0	1.15	0.00	0	0.00
PA2	0	0.67	0.00	0	0.00
PBC1	6,294	1.07	6,734.58	3,303	3,534.21
PA1	1,430	0.62	886.60	880	545.60
DDF	1	1.00	1.00	0	0.00
AAA	0	0.62	0.00	0	0.00
	20,825		25,682.32	12,604	15,836.13

Care-Related per diem				
Allowed Direct Care costs	3,586,469		Your 1/1/2025 Direct Care Rate	171.89
Standardized Days	19,223.38		Lesser of CPI-U or 4%	3.22%
Direct Care cost per diem		186.57	Direct Care Rate Limit	177.42
Allowed Other Care Related costs	575,364		Your 1/1/2025 Other Care Related Rate	27.24
Resident Days	20,825		Lesser of CPI-U or 4%	3.22%
Other Care Related cost per diem		27.63	Direct Care CPI-U Rate Limit	28.12
Care-Related cost per diem		214.20		
Care-Related per diem Quality Based limit				
Median	219.08		Quality Based DC Rate Limit	241.07
Quality Score	65.70		Quality Based OCR Rate Limit	35.70
Care Related Limit	276.77			276.77
Care-Related payment rates			Care-Related per diem limits	
Direct Care per diem	177.42		Direct Care per diem limit	177.42
Other Care-Related per diem	27.63		Other Care-Related per diem Limit	28.12
Care-Related per diem	205.05		Care-Related per diem limit	205.54

Care-Related per diem

Allowed Direct Care costs	3,586,469	
Standardized Days	25,682.32	
Direct Care cost per diem		139.65
Allowed Other Care Related costs	575,364	
Resident Days	20,825	
Other Care Related cost per diem		27.63
Care-Related cost per diem		167.28

Your 10/1/2025 Direct Care Rate	130.02
Lesser of CPI-U or 4%	3.22%
Direct Care Rate Limit	134.21
Your 10/1/2025 Other Care Rate	27.24
Lesser of CPI-U or 4%	3.22%
Other Care Related Rate Limit	28.12

Care-Related per diem limit

Median	178.65
Quality Score	65.70
Care Related Limit	225.69

Quality Based DC Rate Limit	188.42
Quality Based OCR Rate Limit	37.28
	225.70

Care-Related payment rates

Direct Care per diem	134.21
Other Care-Related per diem	27.63
Care-Related per diem	161.84

Care-Related per diem limit

Direct Care per diem	134.21
Related per diem	28.12
Care-Related per diem	162.32

Other Operating Price

Allowed Other Operating costs	2,558,669	
Resident Days	20,825	
Other Operating per diem		122.87
Median		107.68
105% of the median		105%
Other Oper price		113.06
01/01/25 Other Operating Payment rate		107.88
Lesser of CPI-U or 4%		3.22%
Limited Other Operating price		111.35
Other Operating price for all facilities		111.35

Operating Rate Summary

Care-Related per diem	161.84
Other Operating per diem	111.35
Operating per diem (at 1.00)	273.19

	Direct Care	Weight	Weighted Direct Care	Other Care Related	Other Operating	1/1/26 Operating Rates
ES3	134.21	3.84	515.37	27.63	111.35	654.35
ES2	134.21	2.90	389.21	27.63	111.35	528.19
ES1	134.21	2.77	371.76	27.63	111.35	510.74
HDE2	134.21	2.27	304.66	27.63	111.35	443.64
HDE1	134.21	1.88	252.31	27.63	111.35	391.29
HBC2	134.21	2.12	284.53	27.63	111.35	423.51
HBC1	134.21	1.76	236.21	27.63	111.35	375.19
LDE2	134.21	1.97	264.39	27.63	111.35	403.37
LDE1	134.21	1.64	220.10	27.63	111.35	359.08
LBC2	134.21	1.63	218.76	27.63	111.35	357.74
LBC1	134.21	1.35	181.18	27.63	111.35	320.16
CDE2	134.21	1.77	237.55	27.63	111.35	376.53
CDE1	134.21	1.53	205.34	27.63	111.35	344.32
CBC2	134.21	1.47	197.29	27.63	111.35	336.27
CA2	134.21	1.03	138.24	27.63	111.35	277.22
CBC1	134.21	1.27	170.45	27.63	111.35	309.43
CA1	134.21	0.89	119.45	27.63	111.35	258.43
BAB2	134.21	0.98	131.53	27.63	111.35	270.51
BAB1	134.21	0.94	126.16	27.63	111.35	265.14
PDE2	134.21	1.48	198.63	27.63	111.35	337.61
PDE1	134.21	1.39	186.55	27.63	111.35	325.53
PBC2	134.21	1.15	154.34	27.63	111.35	293.32
PA2	134.21	0.67	89.92	27.63	111.35	228.90
PBC1	134.21	1.07	143.60	27.63	111.35	282.58
PA1	134.21	0.62	83.21	27.63	111.35	222.19
DDF	134.21	1.00	134.21	27.63	111.35	273.19
AAA	134.21	0.62	83.21	27.63	111.35	222.19

Phase in Adjustment Calculation	RUGS IV	PDPM	
Medicaid Days			
Resident Days (Annual)	12604	12604	
Standardized Days (Annual)	11164.5	15836.13	
Medicaid Case mix Index	0.89	1.26	
Direct Care Rate	177.42	134.21	
Medicaid Casemix index	0.89	1.26	
Medicaid Casemix adjusted Direct Care	157.16	168.63	
Phase - in percentage	0.75	0.25	
Phase - in amounts	117.87	42.16	
Blended Medicaid Casemix adjusted Direct Care Rate			160.02
Less PDPM Medicaid Casemix adjusted Direct Care Rate			-168.63
PDPM Phase-in Adjustment			-8.60

Surcharge		
Percent of beds licensed as NF	100%	
Base surcharge rate	8.86	
Allowed surcharge rate		8.86
Other Fees		
Allowed MDH license fees	7,883	
Allowed scholarship costs	32,308	
Allowed health insurance	354,059	
Allowed real estate taxes or payments in lieu of	80,988	
Allowed special assessments	0	
Allowed PERA costs	0	
Subtotal	475,238	
Resident days	20,825	
Per diem amount		22.82
Quality Improvement Incentive Payment (QIIP)		3.50
Previous planned closure rate adjustments		2.85
Previous equity incentives		0.09
Previous single-bed incentives		2.49
Family and resident advisory council costs		0.01
External fixed rate		40.62
Property Rate		
Property rate from prior year	34.85	
Prior bed layaway adjustments	2.38	
Subtotal		37.23
Property inflation rate		.000%
01/01/2026 property rate		37.23

	1/1/26 Operating Rate	Property Rate	External Fixed Rate	PDPM Phase-In Adj	255822000 1/1/26 Total Rate	255822000 01/01/26 Total Rate*	255822000 10/01/26 Total Rate*
ES3	654.35	37.23	40.62	-8.60	733.76	733.76	723.60
ES2	528.19	37.23	40.62	-8.60	607.60	607.60	597.44
ES1	510.74	37.23	40.62	-8.60	590.15	590.15	579.99
HDE2	443.64	37.23	40.62	-8.60	523.05	523.05	512.89
HDE1	391.29	37.23	40.62	-8.60	470.70	470.70	460.54
HBC2	423.51	37.23	40.62	-8.60	502.92	502.92	492.76
HBC1	375.19	37.23	40.62	-8.60	454.60	454.60	444.44
LDE2	403.37	37.23	40.62	-8.60	482.78	482.78	472.62
LDE1	359.08	37.23	40.62	-8.60	438.49	438.49	428.33
LBC2	357.74	37.23	40.62	-8.60	437.15	437.15	426.99
LBC1	320.16	37.23	40.62	-8.60	399.57	399.57	389.41
CDE2	376.53	37.23	40.62	-8.60	455.94	455.94	445.78
CDE1	344.32	37.23	40.62	-8.60	423.73	423.73	413.57
CBC2	336.27	37.23	40.62	-8.60	415.68	415.68	405.52
CA2	277.22	37.23	40.62	-8.60	356.63	356.63	346.47
CBC1	309.43	37.23	40.62	-8.60	388.84	388.84	378.68
CA1	258.43	37.23	40.62	-8.60	337.84	337.84	327.68
BAB2	270.51	37.23	40.62	-8.60	349.92	349.92	339.76
BAB1	265.14	37.23	40.62	-8.60	344.55	344.55	334.39
PDE2	337.61	37.23	40.62	-8.60	417.02	417.02	406.86
PDE1	325.53	37.23	40.62	-8.60	404.94	404.94	394.78
PBC2	293.32	37.23	40.62	-8.60	372.73	372.73	362.57
PA2	228.90	37.23	40.62	-8.60	308.31	308.31	298.15
PBC1	282.58	37.23	40.62	-8.60	361.99	361.99	351.83
PA1	222.19	37.23	40.62	-8.60	301.60	301.60	291.44
DDF	273.19	37.23	40.62	-8.60	352.60	352.60	342.44
AAA	222.19	37.23	40.62	-8.60	301.60	301.60	291.44
Max additional charge for private pay in single rooms					38.39	38.39	37.37

Adjustments To Rate

* 01/01/2026 256R.495 WSB adjustment $0.00
* 01/01/2026 Temp Surcharge Increase $10.16
* 10/01/2026 End Surcharge Increase -10.16