THE ESTATES AT EXCELSIOR LLC 333130000/27015
NPI: 1053859520

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.

Resident Days and Standardized Days

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	0	2.22	0.00	0	0.00
RAE	67	1.65	110.55	0	0.00
RAD	544	1.58	859.52	155	244.90
RAC	1,251	1.36	1,701.36	283	384.88
RAB	282	1.10	310.20	65	71.50
RAA	21	0.82	17.22	5	4.10
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	292	1.33	388.36	228	303.24
HC2	0	1.57	0.00	0	0.00
HC1	110	1.23	135.30	0	0.00
HB2	0	1.55	0.00	0	0.00
HB1	0	1.22	0.00	0	0.00
LE2	0	1.61	0.00	0	0.00
LE1	156	1.26	196.56	11	13.86
LD2	0	1.54	0.00	0	0.00
LD1	583	1.21	705.43	353	427.13
LC2	159	1.30	206.70	72	93.60
LC1	108	1.02	110.16	0	0.00
LB2	0	1.21	0.00	0	0.00
LB1	47	0.95	44.65	0	0.00
CE2	0	1.39	0.00	0	0.00
CE1	145	1.25	181.25	112	140.00
CD2	90	1.29	116.10	0	0.00
CD1	249	1.15	286.35	217	249.55
CC2	100	1.08	108.00	0	0.00
CC1	169	0.96	162.24	88	84.48
CB2	0	0.95	0.00	0	0.00
CB1	35	0.85	29.75	35	29.75
CA2	0	0.73	0.00	0	0.00
CA1	0	0.65	0.00	0	0.00
BB2	0	0.81	0.00	0	0.00
BB1	444	0.75	333.00	329	246.75
BA2	0	0.58	0.00	0	0.00
BA1	351	0.53	186.03	351	186.03
PE2	0	1.25	0.00	0	0.00
PE1	805	1.17	941.85	176	205.92
PD2	0	1.15	0.00	0	0.00
PD1	1,355	1.06	1,436.30	851	902.06
PC2	0	0.91	0.00	0	0.00
PC1	1,991	0.85	1,692.35	1,336	1,135.60
PB2	0	0.70	0.00	0	0.00
PB1	154	0.65	100.10	148	96.20
PA2	0	0.49	0.00	0	0.00
PA1	616	0.45	277.20	485	218.25
AAA	0	0.45	0.00	0	0.00
DDF	669	1.00	669.00	67	67.00
	10,793		11,305.53	5,367	5,104.80

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	13	2.77	36.01	0	0.00
HDE2	25	2.27	56.75	0	0.00
HDE1	374	1.88	703.12	231	434.28
HBC2	0	2.12	0.00	0	0.00
HBC1	204	1.76	359.04	0	0.00
LDE2	92	1.97	181.24	92	181.24
LDE1	830	1.64	1,361.20	394	646.16
LBC2	250	1.63	407.50	0	0.00
LBC1	221	1.35	298.35	102	137.70
CDE2	19	1.77	33.63	0	0.00
CDE1	530	1.53	810.90	387	592.11
CBC2	117	1.47	171.99	0	0.00
CA2	6	1.03	6.18	0	0.00
CBC1	816	1.27	1,036.32	145	184.15
CA1	192	0.89	170.88	41	36.49
BAB2	0	0.98	0.00	0	0.00
BAB1	1,940	0.94	1,823.60	1,057	993.58
PDE2	0	1.48	0.00	0	0.00
PDE1	1,561	1.39	2,169.79	515	715.85
PBC2	0	1.15	0.00	0	0.00
PA2	0	0.67	0.00	0	0.00
PBC1	2,824	1.07	3,021.68	1,788	1,913.16
PA1	779	0.62	482.98	615	381.30
AAA	0	0.62	0.00	0	0.00
DDF	0	1.00	0.00	0	0.00
	10,793		13,131.16	5,367	6,216.02

Care-Related per diem				
Allowed Direct Care costs	2,071,824		Your 1/1/2025 Direct Care Rate	175.40
Standardized Days	11,305.53		Lesser of CPI-U or 4%	3.22%
Direct Care cost per diem		183.26	Direct Care Rate Limit	181.05
Allowed Other Care Related costs	258,874		Your 1/1/2025 Other Care Related Rate	20.37
Resident Days	10,793		Lesser of CPI-U or 4%	3.22%
Other Care Related cost per diem		23.99	Direct Care CPI-U Rate Limit	21.03
Care-Related cost per diem		207.25		

Care-Related per diem Quality Based limit			
Median	219.08	Quality Based DC Rate Limit	247.04
Quality Score	67.82	Quality Based OCR Rate Limit	32.34
Care Related Limit	279.38		279.38

Care-Related payment rates		Care-Related per diem limits	
Direct Care per diem	181.05	Direct Care per diem limit	181.05
Other Care-Related per diem	21.03	Other Care-Related per diem Limit	21.03
Care-Related per diem	202.08	Care-Related per diem limit	202.07

Care-Related per diem

Allowed Direct Care costs	2,071,824	
Standardized Days	13,131.16	
Direct Care cost per diem		157.78
Allowed Other Care Related costs	258,874	
Resident Days	10,793	
Other Care Related cost per diem		23.99
Care-Related cost per diem		181.77

Your 10/1/2025 Direct Care Rate	148.00
Lesser of CPI-U or 4%	3.22%
Direct Care Rate Limit	152.77
Your 10/1/2025 Other Care Rate	20.41
Lesser of CPI-U or 4%	3.22%
Other Care Related Rate Limit	21.07

Care-Related per diem limit

Median	178.65
Quality Score	67.82
Care Related Limit	227.82

Quality Based DC Rate Limit	197.75
Quality Based OCR Rate Limit	30.07
	227.82

Care-Related payment rates

Direct Care per diem	152.77
Other Care-Related per diem	21.07
Care-Related per diem	173.84

Care-Related per diem limit

Direct Care per diem	152.77
Related per diem	21.07
Care-Related per diem	173.83

Other Operating Price

Allowed Other Operating costs	1,556,688	
Resident Days	10,793	
Other Operating per diem		144.23
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	173.84
Other Operating per diem	111.35
Operating per diem (at 1.00)	285.19

	Direct Care	Weight	Weighted Direct Care	Other Care Related	Other Operating	1/1/26 Operating Rates
ES3	152.77	3.84	586.64	21.07	111.35	719.06
ES2	152.77	2.90	443.03	21.07	111.35	575.45
ES1	152.77	2.77	423.17	21.07	111.35	555.59
HDE2	152.77	2.27	346.79	21.07	111.35	479.21
HDE1	152.77	1.88	287.21	21.07	111.35	419.63
HBC2	152.77	2.12	323.87	21.07	111.35	456.29
HBC1	152.77	1.76	268.88	21.07	111.35	401.30
LDE2	152.77	1.97	300.96	21.07	111.35	433.38
LDE1	152.77	1.64	250.54	21.07	111.35	382.96
LBC2	152.77	1.63	249.02	21.07	111.35	381.44
LBC1	152.77	1.35	206.24	21.07	111.35	338.66
CDE2	152.77	1.77	270.40	21.07	111.35	402.82
CDE1	152.77	1.53	233.74	21.07	111.35	366.16
CBC2	152.77	1.47	224.57	21.07	111.35	356.99
CA2	152.77	1.03	157.35	21.07	111.35	289.77
CBC1	152.77	1.27	194.02	21.07	111.35	326.44
CA1	152.77	0.89	135.97	21.07	111.35	268.39
BAB2	152.77	0.98	149.71	21.07	111.35	282.13
BAB1	152.77	0.94	143.60	21.07	111.35	276.02
PDE2	152.77	1.48	226.10	21.07	111.35	358.52
PDE1	152.77	1.39	212.35	21.07	111.35	344.77
PBC2	152.77	1.15	175.69	21.07	111.35	308.11
PA2	152.77	0.67	102.36	21.07	111.35	234.78
PBC1	152.77	1.07	163.46	21.07	111.35	295.88
PA1	152.77	0.62	94.72	21.07	111.35	227.14
AAA	152.77	0.62	94.72	21.07	111.35	227.14
DDF	152.77	1.00	152.77	21.07	111.35	285.19

Phase in Adjustment Calculation	RUGS IV	PDPM	
Medicaid Days			
Resident Days (Annual)	5367	5367	
Standardized Days (Annual)	5104.8	6216.02	
Medicaid Case mix Index	0.95	1.16	
Direct Care Rate	181.05	152.77	
Medicaid Casemix index	0.95	1.16	
Medicaid Casemix adjusted Direct Care	172.20	176.94	
Phase - in percentage	0.75	0.25	
Phase - in amounts	129.15	44.23	
Blended Medicaid Casemix adjusted Direct Care Rate			173.39
Less PDPM Medicaid Casemix adjusted Direct Care Rate			-176.94
PDPM Phase-in Adjustment			-3.55

Surcharge		
Percent of beds licensed as NF	100%	
Base surcharge rate	8.86	
Allowed surcharge rate		8.86
Other Fees		
Allowed MDH license fees	5,133	
Allowed scholarship costs	14,245	
Allowed health insurance	65,510	
Allowed real estate taxes or payments in lieu of	19,058	
Allowed special assessments	0	
Allowed PERA costs	0	
Subtotal	103,946	
Resident days	10,793	
Per diem amount		9.63
Performance Incentive Payment Program (PIPP)		13.51
Quality Improvement Incentive Payment (QIIP)		0.00
Previous single-bed incentives		0.00
Family and resident advisory council costs		0.01
External fixed rate		32.01
Property Rate		
Property rate from prior year	15.31	
Subtotal		15.31
Property inflation rate		.000%
01/01/2026 property rate		15.31

	1/1/26 Operating Rate	Property Rate	External Fixed Rate	PDPM Phase-In Adj	333130000 1/1/26 Total Rate	333130000 01/01/26 Total Rate*	333130000 10/01/26 Total Rate*
ES3	719.06	15.31	32.01	-3.55	774.29	774.29	764.13
ES2	575.45	15.31	32.01	-3.55	630.68	630.68	620.52
ES1	555.59	15.31	32.01	-3.55	610.82	610.82	600.66
HDE2	479.21	15.31	32.01	-3.55	534.44	534.44	524.28
HDE1	419.63	15.31	32.01	-3.55	474.86	474.86	464.70
HBC2	456.29	15.31	32.01	-3.55	511.52	511.52	501.36
HBC1	401.30	15.31	32.01	-3.55	456.53	456.53	446.37
LDE2	433.38	15.31	32.01	-3.55	488.61	488.61	478.45
LDE1	382.96	15.31	32.01	-3.55	438.19	438.19	428.03
LBC2	381.44	15.31	32.01	-3.55	436.67	436.67	426.51
LBC1	338.66	15.31	32.01	-3.55	393.89	393.89	383.73
CDE2	402.82	15.31	32.01	-3.55	458.05	458.05	447.89
CDE1	366.16	15.31	32.01	-3.55	421.39	421.39	411.23
CBC2	356.99	15.31	32.01	-3.55	412.22	412.22	402.06
CA2	289.77	15.31	32.01	-3.55	345.00	345.00	334.84
CBC1	326.44	15.31	32.01	-3.55	381.67	381.67	371.51
CA1	268.39	15.31	32.01	-3.55	323.62	323.62	313.46
BAB2	282.13	15.31	32.01	-3.55	337.36	337.36	327.20
BAB1	276.02	15.31	32.01	-3.55	331.25	331.25	321.09
PDE2	358.52	15.31	32.01	-3.55	413.75	413.75	403.59
PDE1	344.77	15.31	32.01	-3.55	400.00	400.00	389.84
PBC2	308.11	15.31	32.01	-3.55	363.34	363.34	353.18
PA2	234.78	15.31	32.01	-3.55	290.01	290.01	279.85
PBC1	295.88	15.31	32.01	-3.55	351.11	351.11	340.95
PA1	227.14	15.31	32.01	-3.55	282.37	282.37	272.21
AAA	227.14	15.31	32.01	-3.55	282.37	282.37	272.21
DDF	285.19	15.31	32.01	-3.55	340.42	340.42	330.26
Max additional charge for private pay in single rooms					37.35	37.35	36.34

Adjustments To Rate

* 01/01/2026 256R.495 WSB adjustment $1.30
* 01/01/2026 Temp Surcharge Increase $10.16
* 10/01/2026 End Surcharge Increase -10.16