

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

VIA UPS OVERNIGHT DELIVERY

RECEIVED

JUL 03 2017

**HEALTH FACILITIES &
SERVICES REVIEW BOARD**

June 30, 2017

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")
Alden Huntley Investments
Annual Progress Report
Project # 13-013

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:

Construction began earlier in 2016. Actual construction on the Project is approximately 40% complete and we intend to meet the Project completion date of June 30, 2018. Costs incurred through June 1, 2017 are \$11,572,365 as detailed on the attached chart.

Construction completion for both buildings is scheduled for February 2018. At that time, we will start the licensure process and IDPH survey process. We intend to meet the completion date, but understand these two time frames are rather close. We will notify and comply with Boards rules if a permit renewal is required.

Our HUD financing closed in November of 2016 and construction commenced immediately.

The Project was timely obligated by December 26, 2014 with the signing of the construction contract.

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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. With the closing of the HUD financing we are assured that there are 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 the Project completion date is scheduled for June 30, 2018 and we anticipate completing the Project by that date.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Randi Schullo", written in a cursive style.

Randi Schullo

cc: Mike Constantino

PROJECT COSTS AND SOURCES OF FUNDS

Use of Funds	COST	Expended as of June 1, 2017	% Expended
Preplanning Costs	\$ 105,000	\$ 103,000	98%
Site Survey and Soil Investigation	\$ 28,800	\$ 27,815	97%
Site Preparation	\$ 500,000	\$ 450,000	90%
Off Site Work		\$ -	
New Construction Contracts	\$ 22,966,695	\$ 8,909,055	39%
Modernization Contracts		\$ -	
Contingencies	\$ 2,294,970	\$ -	0%
Architectural/Engineering Fees	\$ 1,574,600	\$ 1,016,462	65%
Consulting and Other Fees	\$ 110,000	\$ 109,205	99%
Movable or Other Equipment	\$ 1,136,450	\$ -	0%
Bond Issuance Expense	\$ 1,325,640	\$ 528,325	40%
Net Interest Expense During Construction	\$ 889,910	\$ 68,024	8%
Fair Market Value of Leased Space or Equipment		\$ -	
Other Costs to be Capitalized	\$ 913,263	\$ 360,480	39%
Acquisition of Building or Other Property		\$ -	
Total Uses of Funds	\$ 31,845,328	\$ 11,572,365	36%
Source of Funds			
Cash and Securities	\$ 6,418,632		
Mortgages	\$ 25,426,696		
Total Sources of Funds	\$ 31,845,328		