

		FOR BHF USE			

LL2

Supportive Living Facility

2010

STATE OF ILLINOIS

DEPARTMENT OF HEALTHCARE & FAMILY SERVICES

COST REPORT FOR

SUPPORTIVE LIVING FACILITIES

(FISCAL YEAR 2010)

IMPORTANT NOTICE

THIS AGENCY IS REQUESTING DISCLOSURE OF INFORMATION THAT IS NECESSARY TO ACCOMPLISH THE STATUTORY PURPOSE AS OUTLINED IN SECTION 146.265 OF THE 89 IL ADMIN CODE. DISCLOSURE OF THIS INFORMATION IS MANDATORY. FAILURE TO PROVIDE ANY INFORMATION ON OR BEFORE THE DUE DATE WILL RESULT IN CESSATION OF PROGRAM PAYMENTS.

I. Facility ID Number: 1000002

Facility Name: Victory Senior Centre

Address: 31 North Broadway Joliet 60435

Number City Zip Code

County: Cook

Telephone Number: (815) 724-0308 Fax #

Federal Employer ID Number: 36-4192159

Date Current Owners were Certified: 1/17/2000

Type of Ownership:

☐	VOLUNTARY, NON-PROFIT	☒	PROPRIETARY	☐	GOVERNMENTAL
☐	Charitable Corp.	☐	Individual	☐	State
☐	Trust	☐	Partnership	☐	County
IRS Exemption Code		☐	Corporation	☐	Other
		☐	"Sub-S" Corp.		
		☐	Limited Liability Co.		
		☒	Other		Limited Partnership

In the event there are further questions about this report, please contact:

Name: Steve Lavenda Telephone Number: (847) 236 - 1111

Email Address: slavenda@frronline.com

II. CERTIFICATION BY AUTHORIZED FACILITY OFFICER

I have examined the contents of the accompanying report to the State of Illinois, for the period from 1/1/2010 to 12/31/2010 and certify to the best of my knowledge and belief that the said contents are true, accurate and complete statements in accordance with applicable instructions. Declaration of preparer (other than provider) is based on all information of which preparer has any knowledge.

Intentional misrepresentation or falsification of any information in this cost report may be punishable by fine and/or imprisonment.

Officer or Administrator of Provider

(Signed) (Date)

(Type or Print Name)

(Title)

Paid Preparer

(Signed) (Date)

(Print Name and Title) Steven N. Lavenda, C.P.A.

(Firm Name & Address) Frost, Ruttenberg & Rothblatt, P.C.
111 Pfingsten Road, Suite 300 Deerfield, IL 60015

(Telephone) (847) 236-1111 Fax (847) 236-1155

MAIL TO: BUREAU OF HEALTH FINANCE
IL DEPT OF HEALTHCARE AND FAMILY SERVICES
201 S. Grand Avenue East
Springfield, IL 62763-0001 Phone # (217) 782-1630

III. STATISTICAL DATA

A. Certified units; enter number of units and unit days

Date of change in certified units N/A

	1	2	3	4	
	Units at Beginning of Report Period	Type of Apartment	Units at End of Report Period	Unit Days During Report Period	
1	28	Single Unit Apartment	28	10,220	1
2	2	Double Unit Apartment	2	730	2
3		Other			3
4	30	TOTALS	30	10,950	4

B. Census-For the entire report period.

	1 Type of Unit	2 3 4 5 Resident Days by Unit and Primary Source of Payment				
		Medicaid Recipient	Private Pay	Other	Total	
5	Single Unit	7,788	1,483		9,271	5
6	Double Unit	131	25		156	6
7	Other					7
8	TOTALS	7,919	1,508		9,427	8

C. Percent Occupancy. (Column 5, line 8 divided by total certified bed days on line 4, column 4.) 86.09%

D. Indicate the number of paid bed-hold days the SLF had during this year

36 Also, indicate the number of unpaid bed-hold days the SLF had during this year. (Do not include bed-hold days in Section B.)

E. Does page 3 include expenses for services or investments not directly related to SLF services?

YES ☐ NO ☒

F. Does the BALANCE SHEET reflect any non-SLF assets?

YES ☐ NO ☒

G. List all services provided by your facility for non-residents.

(E.g., day care, "meals on wheels", outpatient therapy)

None

H. ACCOUNTING BASIS

ACCRUAL ☒ MODIFIED CASH* ☐ CASH* ☐

I. Is your fiscal year identical to your tax year? ☒ YES ☐ NO

Tax Year: 12/31/2010 Fiscal Year: 12/31/2010

* All facilities other than governmental must report on the accrual basis.

J. Does the facility have any Illinois Housing Development Authority Loans outstanding?

Yes If yes, did the facility make all of the required payments of interest and principle? Yes
If no, explain. N/A

K. Does the facility have any loans from the Federal Home Loan Bank outstanding?

No If yes, did the facility make all of the required payments of interest and principle? Yes
If no, explain. N/A

L. Does the facility have any loans from the IL Dept of Commerce and Economic Opportunity outstanding?

No If yes, did the facility make all of the required payments of interest and principle? N/A
If no, explain. N/A

Facility Name: Victory Senior Centre

Report Period Beginning:

1/1/2010

Ending: 12/31/2010

IV. COST CENTER EXPENSES (please round to the nearest dollar)

Operating Expenses		Costs Per General Ledger				Reclassifications and Adjustments	Adjusted Total	
		Salary/Wage 1	Supplies 2	Other 3	Total 4			
	A. General Services					5	6	
1	Dietary and Food Purchase	13,027	35,394	80,209	128,630	(1,397)	127,233	1
2	Housekeeping, Laundry and Maintenance	24,830	21,116	60,124	106,070	52	106,122	2
3	Heat and Other Utilities			37,373	37,373	147	37,520	3
4	Other (specify):							4
5	TOTAL General Services	37,857	56,510	177,706	272,073	(1,198)	270,875	5
	B. Health Care and Programs							
6	Health Care/ Personal Care	278,664	69	1,619	280,352		280,352	6
7	Activities and Social Services	14,577	1,266	1,485	17,328	53	17,381	7
8	Other (specify):							8
9	TOTAL Health Care and Programs	293,241	1,335	3,104	297,680	53	297,733	9
	C. General Administration							
10	Administrative and Clerical	66,169	11,389	188,872	266,430	(66,056)	200,374	10
11	Marketing Materials, Promotions and Advertising	1,200	60	10,900	12,160	10,705	22,865	11
12	Employee Benefits and Payroll Taxes			85,073	85,073	6,358	91,431	12
13	Insurance-Property, Liability and Malpractice			10,405	10,405	345	10,750	13
14	Other (specify):							14
15	TOTAL General Administration	67,369	11,449	295,250	374,068	(48,648)	325,420	15
16	TOTAL Operating Expense (Sum of lines 5, 9 and 15)	398,467	69,294	476,060	943,821	(49,793)	894,028	16
	Capital Expenses							
	D. Ownership							
17	Depreciation			144,704	144,704	(8,242)	136,462	17
18	Interest			7,792	7,792	(2,244)	5,548	18
19	Real Estate Taxes			19,279	19,279		19,279	19
20	Rent -- Facility and Grounds			36	36	3,356	3,392	20
21	Rent -- Equipment			1,326	1,326	20	1,346	21
22	Other (specify):			2,686	2,686		2,686	22
23	TOTAL Ownership			175,823	175,823	(7,110)	168,713	23
24	GRAND TOTAL (Sum of lines 16 and 23)	398,467	69,294	651,883	1,119,644	(56,903)	1,062,741	24

Victory Senior Centre

Report Period Beginning:	1/1/2010
Ending:	12/31/2010

NON-ALLOWABLE EXPENSES		Amount	Sch. V Line Reference	
1	Non-Straight Line Depreciation	\$ (9,967)	17	1
2	Meal Program Income	(138)	01	2
3	Guest Meals	(96)	01	3
4	Unidine Adjustment	(1,163)	01	4
5	Other Income	(20)	10	5
6	Bank Service Charges	(3,090)	10	6
7	Charitable Contributions	(540)	10	7
8	Bad Debt	(17,487)	10	8
9	Partnership Management Fee	(10,000)	10	9
10	Interest Income	(2,244)	18	10
11				11
12				12
13	PATHWAY MANAGEMENT LLC			13
14	Maintenance	25	02	14
15	Utilities	122	03	15
16	Administrative	24,979	10	16
17	Marketing	9,471	11	17
18	Insurance	345	13	18
19	Employee Benefits	3,832	12	19
20	Rent - Building	2,598	20	20
21	Rent - Equipment	6	21	21
22				22
23	PATHWAY SENIOR LIVING LLC			23
24	Maintenance	27	02	24
25	Utilities	25	03	25
26	Activities	53	07	26
27	Administrative	935	10	27
28	Marketing	1,234	11	28
29	Employee Benefits	2,526	12	29
30	Depreciation	1,725	17	30
31	Rent - Building	758	20	31
32	Rent - Equipment	14	21	32
33	Management Fees	(60,833)	10	33
34				34
35				35
36				36
37				37
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40				40
41				41
42				42
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93			93
94			94
95			95
96			96
97			97
98			98
99			99
100			100
101	Total	(56,903)	101

Facility Name: Victory Senior Centre

Report Period Beginning 1/1/2010 Ending: 12/31/2010

V. STAFFING AND SALARY COSTS (Please report each line separately.)

	Personnel	Number of FTE	Average Hourly Wage	
1	Registered Nurses	1.00	\$ 22.81	1
2	Licensed Practical Nurses	0.74	24.57	2
3	Certified Nurse Assistants	9.39	9.89	3
4	Activity Director & Assistants	0.66	10.63	4
5	Social Service Workers			5
6	Head Cook			6
7	Cook Helpers/Assistants	0.56	11.23	7
8	Dishwashers			8
9	Maintenance Workers	0.68	17.62	9
10	Housekeepers	0.00	11.00	10
11	Laundry			11
12	Managers			12
13	Other Administrative	1.09	29.20	13
14	Clerical			14
15	Marketing	0.03	17.91	15
16	Other			16
17	Total (lines 1 thru 16)	14.15	\$ 13.53	17

VII. RELATED ORGANIZATIONS

A. Enter below the names of all related organizations. Attach an additional schedule if necessary.

RELATED SLF's & HEALTH CARE BUSINESSES	
Name 1	City 2
See Attached	

VI. (A) STATEMENT OF COMPENSATION AND OTHER PAYMENTS TO OWNERS, RELATIVES AND MEMBERS OF THE BOARD OF DIRECTORS.

	NAME and FUNCTION	Ownership Interest	Average Hours Per Work Week Devoted to this Business	Amount of Compensation for this Reporting Period	
1	Brian Cloch	29%		\$	1
2	Jerry Finis	29%			2
3	Robert Helle	13%			3
4	E. Keledjian	29%			4
5					5
Total				\$	6

VI. (B) Management fees paid to unrelated parties

	Amount of Fee	
1	N/A	\$ 1
2		2
Total		\$ 3

OTHER RELATED BUSINESS ENTITIES

Name 3	City 4	Type of Business 5
See Attached		

B. Does your facility receive services from a parent organization or home office; the costs for which were not included on page 3?

YES ☐ NO ☒

Name of related entity: N/A If yes, what is the value of those services? \$ N/A

(Please attach a separate schedule itemizing those services.)

C. Does page 3 include any costs derived from transactions (including rent) with related parties? YES ☒ NO ☐

If so, please attach a separate schedule detailing the nature of those services, their costs as they appear on your books and the underlying cost to the related party (i.e., not including markup).

Facility Name: Victory Senior Centre Report Period Beginning: 1/1/2010 Ending: 12/31/2010

VIII. OWNERSHIP COSTS

A. Purchase price of land 15,000 Year land was acquired 1999

B. Building Depreciation -- Including Fixed Equipment. Round all numbers to the nearest dollar. *Total units on this schedule must agree with page 2.

	1 Units*	FOR BHF USE ONLY	2 Year Acquired	3 Year Constructed	4 Cost	5 Current Book Depreciation	6 Life in Years	7 Straight Line Depreciation	8 Adjustments	9 Accumulated Depreciation	
1	30		1999	1999	\$ 3,172,274	\$ 144,704	35	\$ 115,359	\$ (29,345)	\$ 1,182,565	1
2											2
3	Allocated from Pathway Senior Living, LLC					1,725			(1,725)		3
4											4
5											5
	Improvement Type										
6	Total From Supplemental Page 5's				28,467			1,424	1,424	2,957	6
7	Building Acquisition Costs			1999	135,000		20	6,750	6,750	81,000	7
8	Window Treatments			1999	2,479		20	124	124	1,488	8
9	Carpeting			1999	39,050		20	1,953	1,953	23,436	9
10											10
11											11
12											12
13											13
14											14
15											15
16											16
17	TOTAL (lines 1 thru 16)				\$ 3,377,270	\$ 146,429		\$ 125,610	\$ (20,819)	\$ 1,291,446	17

C. Equipment Depreciation -- Including Transportation.

	Type	1 Cost	2 Current Book Depreciation	3 Straight Line Depreciation	4 Adjustments	5 Life in Years	6 Accumulated Depreciation	
18	Movable Equipment	\$ 250,164	\$	\$ 10,853	10,853	10	\$ 181,054	18
19	Vehicles					5	-	19
20	TOTAL (lines 18 and 19)	\$ 250,164	\$	\$ 10,853	10,853		\$ 181,054	20

D. Depreciable Non-Care Assets Included in General Ledger.

	1 Description and Year Acquired	2 Cost	3 Current Book Depreciation	4 Accumulated Depreciation	
21		\$	\$	\$	21
22					22
23					23
24	TOTALS (lines 21, 22 and 23)	\$	\$	\$	24

XI. OWNERSHIP COSTS (continued)

B. Building Depreciation-Including Fixed Equipment. (See instructions.) Round all numbers to nearest dollar.

1		3	4	5	6	7	8	9	
Improvement Type**		Year Constructed	Cost	Current Book Depreciation	Life in Years	Straight Line Depreciation	Adjustments	Accumulated Depreciation	
1									1
2	Air Conditioners	2005	1,405		20	70	70	421	2
3	Roofing	2008	5,113		20	256	256	639	3
4	Repipe Floor Drains	2009	8,975		20	449	449	898	4
5	Landscaping	2009	7,000		20	350	350	700	5
6	Water Heater Repairs	2009	5,974		20	299	299	299	6
7									7
8									8
9									9
10									10
11									11
12									12
13									13
14									14
15									15
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17									17
18									18
19									19
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21									21
22									22
23									23
24									24
25									25
26									26
27									27
28									28
29									29
30									30
31									31
32									32
33	Total Book Depreciation								33
34	TOTAL (lines 1 thru 33)		\$ 28,467	\$		\$ 1,424	\$ 1,424	\$ 2,957	34

**Improvement type must be detailed in order for the cost report to be considered complete.

XI. OWNERSHIP COSTS (continued)
B. Building Depreciation-Including Fixed Equipment. (See instructions.) Round all numbers to nearest dollar.

1		3	4	5	6	7	8	9	
Improvement Type**		Year Constructed	Cost	Current Book Depreciation	Life in Years	Straight Line Depreciation	Adjustments	Accumulated Depreciation	
1									1
2									2
3									3
4									4
5									5
6									6
7									7
8									8
9									9
10									10
11									11
12									12
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26									26
27									27
28									28
29									29
30									30
31									31
32									32
33									33
34	TOTAL (lines 1 thru 33)		\$	\$		\$	\$	\$	34

**Improvement type must be detailed in order for the cost report to be considered complete.

XI. OWNERSHIP COSTS (continued)

B. Building Depreciation-Including Fixed Equipment. (See instructions.) Round all numbers to nearest dollar.

1		3	4	5	6	7	8	9	
Improvement Type**		Year Constructed	Cost	Current Book Depreciation	Life in Years	Straight Line Depreciation	Adjustments	Accumulated Depreciation	
1									1
2									2
3									3
4									4
5									5
6									6
7									7
8									8
9									9
10									10
11									11
12									12
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22									22
23									23
24									24
25									25
26									26
27									27
28									28
29									29
30									30
31									31
32									32
33									33
34	TOTAL (lines 1 thru 33)		\$	\$		\$	\$	\$	34

**Improvement type must be detailed in order for the cost report to be considered complete.

Facility Name: Victory Senior Centre Report Period Beginning: 1/1/2010 Ending: 2/31/2010

IX. RENTAL COSTS

A. Building and Fixed Equipment

1. Name of Party Holding Lease: N/A

2. Does the facility also pay real estate taxes in addition to rental amount shown below on line 7, column 4? YES NO

		1	2	3	4	5	6	
		Year Constructed	Number of Units	Date of Lease	Rental Amount	Total Yrs. of Lease	Total Years Renewal Option*	
3	Original Building			/ /	\$			3
4	Additions			/ /				4
5	Storage Rental			/ /	36			5
6	Pathway SL & Pathway Mgmt Alloc.			/ /	3,356			6
7	TOTAL				\$ 3,392			7

8. Is movable equipment rental included in building rental?

YES NO

9. Rental amount for movable equipment \$ 1,346

10. If the facility rents any vehicles which are used for care-related purposes, please attach a schedule detailing the model year and make, the rental expense for this period and the use of the vehicle.

X. INTEREST EXPENSE

1		2		3	4	6		7	8	9	
	Name of Lender	Related**		Purpose of Loan	Date of Note	Amount of Note		Maturity Date	Interest Rate (4 Digits)	Reporting Period Int. Expense	
		YES	NO			Original	Balance				
	A. Directly Facility Related Long-Term										
1	IHDA		X	1st Mortgage	6/1/00	\$ 995,000	\$ 768,963	5/1/39	1.0000	\$ 7,792	1
2					/ /			/ /			2
3					/ /			/ /			3
	Working Capital										
4					/ /			/ /			4
5					/ /			/ /			5
6					/ /			/ /			6
7	TOTAL Facility Related					\$ 995,000	\$ 768,963			\$ 7,792	7
	B. Non-Facility Related										
8	Interest Income		X		/ /			/ /		-2,244	8
9					/ /			/ /			9
10	TOTALS (lines 7, 8 and 9)					\$ 995,000	\$ 768,963			\$ 5,548	10

* If there is an option to buy the building, please provide complete details on an attached schedule.
** If there is any overlap in ownership between the facility and the lender, this must be indicated in column 2.

Facility Name: **Victory Senior Centre**Report Period Beginning: **1/1/2010**Ending: **12/31/2010****XI. BALANCE SHEET - Unrestricted Operating Fund.**As of **12/31/2010**

(last day of reporting year)

		1 Operating	2 After Consolidation*	
	A. Current Assets			
1	Cash on Hand and in Banks	\$ 21,857	\$	1
2	Cash-Patient Deposits			2
3	Accounts & Short-Term Notes Receivable- Patients (less allowance)	32,208		3
4	Supply Inventory (priced at)	2,356		4
5	Short-Term Investments			5
6	Prepaid Insurance	9,845		6
7	Other Prepaid Expenses	7,287		7
8	Accounts Receivable (owners or related parties)			8
9	Other(specify): See Attached	311,328		9
10	TOTAL Current Assets (sum of lines 1 thru 9)	\$ 384,881	\$	10
	B. Long-Term Assets			
11	Long-Term Notes Receivable			11
12	Long-Term Investments			12
13	Land	15,000		13
14	Buildings, at Historical Cost	3,307,274		14
15	Leasehold Improvements, at Historical Cost	15,975		15
16	Equipment, at Historical Cost	293,692		16
17	Accumulated Depreciation (book methods)	(1,600,305)		17
18	Deferred Charges			18
19	Organization & Pre-Operating Costs			19
20	Accumulated Amortization - Organization & Pre-Operating Costs			20
21	Restricted Funds			21
22	Other Long-Term Assets (specify):			22
23	Other(specify): See Attached	3,746		23
24	TOTAL Long-Term Assets (sum of lines 11 thru 23)	\$ 2,035,382	\$	24
25	TOTAL ASSETS (sum of lines 10 and 24)	\$ 2,420,263	\$	25

*(See instructions.)

		1 Operating	2 After Consolidation*	
	C. Current Liabilities			
26	Accounts Payable	\$ 84,587	\$	26
27	Officer's Accounts Payable			27
28	Accounts Payable-Patient Deposits			28
29	Short-Term Notes Payable	22,605		29
30	Accrued Salaries Payable	37,006		30
31	Accrued Taxes Payable	19,515		31
32	Accrued Interest Payable	641		32
33	Deferred Compensation			33
34	Federal and State Income Taxes			34
	Other Current Liabilities(specify):			
35				35
36	See Attached	53,793		36
37	TOTAL Current Liabilities (sum of lines 26 thru 36)	\$ 218,147	\$	37
	D. Long-Term Liabilities			
38	Long-Term Notes Payable			38
39	Mortgage Payable	746,358		39
40	Bonds Payable			40
41	Deferred Compensation			41
	Other Long-Term Liabilities(specify):			
42				42
43				43
44	TOTAL Long-Term Liabilities (sum of lines 38 thru 43)	\$ 746,358	\$	44
45	TOTAL LIABILITIES (sum of lines 37 and 44)	\$ 964,505	\$	45
46	TOTAL EQUITY	\$ 1,455,758	\$	46
47	TOTAL LIABILITIES AND EQUITY (sum of lines 45 and 46)	\$ 2,420,263	\$	47

Facility Name: Victory Senior Centre

Report Period Beginning: 1/1/2010

Ending:

12/31/2010

XII. INCOME STATEMENT (attach any explanatory footnotes necessary to reconcile this Schedule to Schedule IV.)

	Revenue	Amount	
	A. SLF Resident Care		
1	Gross SLF Resident Revenue	\$ 943,931	1
2	Discounts and Allowances		2
3	SUBTOTAL Resident Care (line 1 minus line 2)	\$ 943,931	3
	B. Other Operating Revenue		
4	Special Services		4
5	Other Health Care Services		5
6	Special Grants		6
7	Gift and Coffee Shop		7
8	Barber and Beauty Care		8
9	Non-Resident Meals	1,397	9
10	Laundry		10
11	SUBTOTAL OTHER OPERATING REVENUE (sum of lines 4 thru 10)	\$ 1,397	11
	C. Non-Operating Revenue		
12	Contributions		12
13	Interest and Other Investment Income	2,244	13
14	SUBTOTAL Non-Operating Revenue (sum of lines 12 and 13)	\$ 2,244	14
	D. Other Revenue (specify):		
15	See Attached	2,898	15
16			16
17	SUBTOTAL Other Revenue (sum of lines 15 and 16)	\$ 2,898	17
18	TOTAL REVENUE (sum of lines 3, 11, 14 and 17)	\$ 950,470	18

	Expenses	Amount	
	A. Operating Expenses		
19	General Services	272,073	19
20	Health Care/ Personal Care	297,680	20
21	General Administration	374,068	21
	B. Capital Expense		
22	Ownership	175,823	22
	C. Other Expenses		
23	Special Cost Centers		23
24	Non-Operating Expenses		24
25	Other (specify):		25
26			26
27			27
28	TOTAL EXPENSES (sum of lines 19 thru 27)	\$ 1,119,644	28
29	Income Before Income Taxes (line 18 minus line 28)	\$ (169,174)	29
30	Income Taxes	\$	30
31	NET INCOME OR LOSS FOR THE YEAR (line 29 minus line 30)	\$ (169,174)	31