

		FOR BHF USE			

LL2

Supportive Living Facility

2011

STATE OF ILLINOIS

DEPARTMENT OF HEALTHCARE & FAMILY SERVICES

COST REPORT FOR

SUPPORTIVE LIVING FACILITIES

(FISCAL YEAR 2011)

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: 1000025

Facility Name: Asbury Gardens SLF LLC

Address: 210 Aiport Rd North Aurora 60542

County: Kane

Telephone Number: (630) 896-7778 Fax # (630) 896-6759

Federal Employer ID Number:

Date Current Owners were Certified: 5/5/03

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.	
	☐ Trust	
	☐ Other	

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

Name: Michael Zahtz Telephone Number: (847) 676-1700

Email Address:

II. CERTIFICATION BY AUTHORIZED FACILITY OFFICER

I have examined the contents of the accompanying report to the State of Illinois, for the period from 1/1/11 to 12/31/11 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)	Michael Zahtz	
	(Title)	Corporate Officer	
Paid Preparer	(Signed)		(Date)
	(Print Name and Title)		
	(Firm Name & Address)		
	(Telephone)	()	Fax # ()
	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		

Facility Name Asbury Gardens SLF LLC Report Period Beginning: 1/1/11 Ending: 12/31/11

III. STATISTICAL DATA

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

Date of change in certified units 9/11/11

	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	117	Single Unit Apartment	117	40,165	1
2	53	Double Unit Apartment	53	16,805	2
3		Other		5,257	3
4	170	TOTALS	170	62,227	4

B. Census-For the entire report period.

	1	2	3	4	5	
	Type of Unit	Resident Days by Unit and Primary Source of Payment				
		Medicaid Recipient	Private Pay	Other	Total	
5	Single Unit	24,056	9,308		33,364	5
6	Double Unit	15,546	4,395		19,941	6
7	Other					7
8	TOTALS	39,602	13,703		53,305	8

C. Percent Occupancy. (Column 5, line 8 divided by total certified bed days on line 4, column 4.) 85.66%

D. Indicate the number of paid bed-hold days the SLF had during this year 144 Also, indicate the number of unpaid bed-hold days the SLF had during this year. 13 (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)

H. ACCOUNTING BASIS

ACCRUAL ☒ MODIFIED CASH* ☐ CASH* ☐

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

Tax Year: 12/31/11 Fiscal Year:

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

J. Does the facility have any Illinois Housing Development Authority Loans outstanding? No If yes, did the facility make all of the required payments of interest and principle?
If no, explain.

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?
If no, explain.

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?
If no, explain.

Facility Name: Asbury Gardens SLF LLC

Report Period Beginning:

1/1/11

Ending:

12/31/11

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							
1	Dietary and Food Purchase	50,026	324,295	206,367	580,688		580,688	1
2	Housekeeping, Laundry and Maintenance	269,098	122,258	372,144	763,500	66,300	829,800	2
3	Heat and Other Utilities			166,109	166,109		166,109	3
4	Other (specify): Scavenger			23,213	23,213		23,213	4
5	TOTAL General Services	319,124	446,553	767,833	1,533,510	66,300	1,599,810	5
	B. Health Care and Programs							
6	Health Care/ Personal Care	539,786	7,730	1,928	549,444		549,444	6
7	Activities and Social Services	59,290	26,040	5,249	90,579		90,579	7
8	Other (specify):							8
9	TOTAL Health Care and Programs	599,076	33,770	7,177	640,023		640,023	9
	C. General Administration							
10	Administrative and Clerical	264,553	80,941	476,670	822,164	2,794	824,958	10
11	Marketing Materials, Promotions and Advertising	106,300	18,370	96,246	220,916		220,916	11
12	Employee Benefits and Payroll Taxes	173,689			173,689		173,689	12
13	Insurance-Property, Liability and Malpractice	45,979			45,979	19,968	65,947	13
14	Other (specify):							14
15	TOTAL General Administration	590,521	99,311	572,916	1,262,748	22,762	1,285,510	15
16	TOTAL Operating Expense (Sum of lines 5, 9 and 15)	1,508,721	579,634	1,347,926	3,436,281	89,062	3,525,343	16
	Capital Expenses							
	D. Ownership							
17	Depreciation			39,549	39,549	569,529	609,078	17
18	Interest			7,147	7,147	516,760	523,907	18
19	Real Estate Taxes					56,923	56,923	19
20	Rent -- Facility and Grounds			949,582	949,582	(949,582)		20
21	Rent -- Equipment			10,857	10,857		10,857	21
22	Other (specify):							22
23	TOTAL Ownership			1,007,135	1,007,135	193,630	1,200,765	23
24	GRAND TOTAL (Sum of lines 16 and 23)	1,508,721	579,634	2,355,061	4,443,416	282,692	4,726,108	24

Facility Name: Asbury Gardens SLF LLC

Report Period Beginning 1/1/11 Ending: 12/31/11

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

	Personnel	Number of FTE	Average Hourly Wage	
1	Registered Nurses	1	\$ 41.35	1
2	Licensed Practical Nurses	4	24.83	2
3	Certified Nurse Assistants	20	10.94	3
4	Activity Director & Assistants	2	17.24	4
5	Social Service Workers			5
6	Head Cook	1	24.04	6
7	Cook Helpers/Assistants	6	12.18	7
8	Dishwashers	2	11.90	8
9	Maintenance Workers	5	21.37	9
10	Housekeepers	4	11.57	10
11	Laundry			11
12	Managers	1	36.06	12
13	Other Administrative	4	16.12	13
14	Clerical	1	22.88	14
15	Marketing	2	29.00	15
16	Other			16
17	Total (lines 1 thru 16)	52	\$	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
Asbury Court	Des Plaines

OTHER RELATED BUSINESS ENTITIES

Name 3	City 4	Type of Business 5
Ashley Management	Skokie	Management
EJR Enterprises	North Aurora	Property

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: Ashley Management and Development Corp. If yes, what is the value of those services? \$ 75,000
(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).

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				\$	1
2					2
3					3
4					4
5					5
Total				\$	6

VI. (B) Management fees paid to unrelated parties Amount of Fee

1		\$	1
2			2
Total		\$	3

VIII. OWNERSHIP COSTS

A. Purchase price of land _____ Year land was acquired _____

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					\$	\$		\$	\$	\$	1
2											2
3											3
4											4
5											5
	Improvement Type										
6	See Attached										6
7											7
8											8
9											9
10											10
11											11
12											12
13											13
14											14
15											15
16											16
17	TOTAL (lines 1 thru 16)				\$	\$		\$	\$	\$	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	\$	\$	\$	\$		\$	18
19	Vehicles							19
20	TOTAL (lines 18 and 19)	\$	\$	\$	\$		\$	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

Facility Name:Asbury Gardens SLF LLC

Report Period Beginning:1/1/11

Ending: 12/31/11

IX. RENTAL COSTS

A. Building and Fixed Equipment

1. Name of Party Holding Lease:

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*		8. Is movable equipment rental included in building rental?
									☐ YES ☐ NO
3	Original Building			/ /	\$			3	9. Rental amount for movable equipment \$
4	Additions			/ /				4	
5				/ /				5	
6				/ /				6	
7	TOTAL				\$			7	
									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				/ /	\$	\$	/ /		\$	1	
2				/ /			/ /			2	
3				/ /			/ /			3	
	Working Capital										
4				/ /			/ /			4	
5				/ /			/ /			5	
6				/ /			/ /			6	
7	TOTAL Facility Related					\$	\$			\$	7
	B. Non-Facility Related										
8				/ /			/ /			8	
9				/ /			/ /			9	
10	TOTALS (lines 7, 8 and 9)					\$	\$			\$	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: Asbury Gardens SLF LLC

Report Period Beginning: 1/1/11

Ending: 12/31/11

XI. BALANCE SHEET - Unrestricted Operating Fund.

As of 12/31/11

(last day of reporting year)

		1 Operating	2 After Consolidation*	
	A. Current Assets			
1	Cash on Hand and in Banks	\$ 342,241	\$	1
2	Cash-Patient Deposits			2
3	Accounts & Short-Term Notes Receivable- Patients (less allowance 41,500)	1,267,083		3
4	Supply Inventory (priced at)			4
5	Short-Term Investments			5
6	Prepaid Insurance			6
7	Other Prepaid Expenses	32,911		7
8	Accounts Receivable (owners or related parties)	351,937		8
9	Other(specify):			9
10	TOTAL Current Assets (sum of lines 1 thru 9)	\$ 1,994,172	\$	10
	B. Long-Term Assets			
11	Long-Term Notes Receivable			11
12	Long-Term Investments			12
13	Land			13
14	Buildings, at Historical Cost			14
15	Leasehold Improvements, at Historical Cost	797,255		15
16	Equipment, at Historical Cost	25,602		16
17	Accumulated Depreciation (book methods)	(58,381)		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):			23
24	TOTAL Long-Term Assets (sum of lines 11 thru 23)	\$ 764,476	\$	24
25	TOTAL ASSETS (sum of lines 10 and 24)	\$ 2,758,648	\$	25

		1 Operating	2 After Consolidation*	
	C. Current Liabilities			
26	Accounts Payable	\$ 174,390	\$	26
27	Officer's Accounts Payable			27
28	Accounts Payable-Patient Deposits	282,508		28
29	Short-Term Notes Payable			29
30	Accrued Salaries Payable	31,603		30
31	Accrued Taxes Payable	17,079		31
32	Accrued Interest Payable			32
33	Deferred Compensation			33
34	Federal and State Income Taxes			34
	Other Current Liabilities(specify):			
35	Due to Affiliates	1,167,553		35
36				36
37	TOTAL Current Liabilities (sum of lines 26 thru 36)	\$ 1,673,133	\$	37
	D. Long-Term Liabilities			
38	Long-Term Notes Payable			38
39	Mortgage Payable			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)	\$	\$	44
45	TOTAL LIABILITIES (sum of lines 37 and 44)	\$ 1,673,133	\$	45
46	TOTAL EQUITY	\$ 1,085,515	\$	46
47	TOTAL LIABILITIES AND EQUITY (sum of lines 45 and 46)	\$ 2,758,648	\$	47

*(See instructions.)

Facility Name: Asbury Gardens SLF LLC

Report Period Beginning: 1/1/11

Ending: 12/31/11

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	\$ 5,390,383	1
2	Discounts and Allowances		2
3	SUBTOTAL Resident Care (line 1 minus line 2)	\$ 5,390,383	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		9
10	Laundry		10
11	SUBTOTAL OTHER OPERATING REVENUE (sum of lines 4 thru 10)	\$	11
	C. Non-Operating Revenue		
12	Contributions		12
13	Interest and Other Investment Income		13
14	SUBTOTAL Non-Operating Revenue (sum of lines 12 and 13)	\$	14
	D. Other Revenue (specify):		
15			15
16			16
17	SUBTOTAL Other Revenue (sum of lines 15 and 16)	\$	17
18	TOTAL REVENUE (sum of lines 3, 11, 14 and 17)	\$ 5,390,383	18

	Expenses	Amount	
	A. Operating Expenses		
19	General Services	1,599,810	19
20	Health Care/ Personal Care	640,023	20
21	General Administration	1,285,510	21
	B. Capital Expense		
22	Ownership	1,200,765	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)	\$ 4,726,108	28
29	Income Before Income Taxes (line 18 minus line 28)	\$ 664,276	29
30	Income Taxes	\$	30
31	NET INCOME OR LOSS FOR THE YEAR (line 29 minus line 30)	\$ 664,276	31

Expense Adjustments:

Interest	516,760.00	pg. 3 IV. 18
Depreciation	569,529	pg. 3 IV. 17
Real Estate Taxes	56,923	pg. 3 IV. 19
Insurance	19,968	pg. 3 IV. 13
Rent	(949,582.00)	pg. 3 IV. 20
Bank Service Charges	2,694	pg. 3 IV. 10
Dues and Subscriptions	100	pg. 3 IV. 10
Repairs and Maintenance	66,300	pg. 3 IV. 2
Total Expense Adj.	\$ 282,692.00	

Related Party Expenses:

Interest	516,760.00	pg. 3 IV. 18
Depreciation	569,529	pg. 3 IV. 17
Real Estate Taxes	56,923	pg. 3 IV. 19
Insurance	19,968	pg. 3 IV. 13
Bank Service Charges	2,694	pg. 3 IV. 10
Dues and Subscriptions	100	pg. 3 IV. 10
Repairs and Maintenance	66,300	pg. 3 IV. 2
	\$ 1,232,274.00	

Date	Memo	Class	Method	Years	Cost	Beg Acc Dep	Depreciation	Ending Acc Dep
Building Improvements								
02/23/2009	Bathroom Improvements	SLF	St Line	15	74,700.00	7,470.00	4,980.00	12,450.00
04/06/2009	Nursing Station Improvements	SLF	St Line	15	11,600.00	1,160.00	773.33	1,933.34
05/07/2009	Nursing Station Furniture	SLF	St Line	7	18,460.00	3,955.71	2,637.14	6,592.86
07/01/2010	Bathroom Improvements	SLF	St Line	15	117,950.00	3,931.67	7,863.33	11,795.00
10/01/2010	Parking Lot Resurface	SLF	St Line	15	52,500.00	1,750.00	3,500.00	5,250.00
08/11/2011	SLF Improvements	SLF	St Line	15	188,240.94		6,274.70	6,274.70
09/11/2011	Dementia Wing Improvements	Dementia	St Line	15	333,804.37		11,126.81	10,827.41
Total Building Improvements					797,255.31	18,267.38	37,155.32	55,123.30
Equipment								
4/28/2010	Phone System	SLF	St Line	7	3,930.00	280.71	561.43	842.14
5/4/2010	Phone System	SLF	St Line	7	3,975.80	283.99	567.97	851.96
9/11/2011	Dementia Equipment	Dementia	St Line	7	17,696.63		1,264.05	1,264.05
Total Equipment					25,602.43	564.70	2,393.45	2,958.15
Grand Total					822,857.74	18,832.08	39,548.76	58,081.45