

		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: 1000033

Facility Name: THE POINTE AT KILPATRICK, LP

Address: 14230 S. KILPATRICK CRESTWOOD 60445

Number City Zip Code

County: COOK

Telephone Number: (708) 293-0010 Fax # (708) 293-0020

Federal Employer ID Number:

Date Current Owners were Certified: 12/1/03

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 C. BRAUN Telephone Number: (847) 583-0100 X 126

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 01/01/11 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 C. BRAUN

(Title) CONTROLLER

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 THE POINTE AT KILPATRICK, LP

Report Period Beginning: 01/01/11 Ending: 12/31/11

III. STATISTICAL DATA

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

Date of change in certified units / /

	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	44	Single Unit Apartment	44	16,060	1
2	78	Double Unit Apartment	78	28,470	2
3		Other			3
4	122	TOTALS	122	44,530	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	8,433	4,182	349	12,964	5
6	Double Unit	19,364	5,825	1,149	26,338	6
7	Other	365	605	122	1,092	7
8	TOTALS	28,162	10,612	1,620	40,394	8

C. Percent Occupancy. (Column 5, line 8 divided by total certified bed days on line 4, column 4.) 90.71%

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

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

YES NO X

G. List all services provided by your facility for non-residents. (E.g., day care, "meals on wheels", outpatient therapy)

H. ACCOUNTING BASIS

ACCRUAL X MODIFIED CASH* CASH*

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

Tax Year: 01/11-12/11 Fiscal Year: 01/11-12/11

* 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.

STATE OF ILLINOIS

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Facility Name: THE POINTE AT KILPATRICK, LP

Report Period Beginning:

01/01/11

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	240,946	239,576	3,396	483,918	(32,311)	451,607	1
2	Housekeeping, Laundry and Maintenance	96,580	27,519	23,209	147,308		147,308	2
3	Heat and Other Utilities			122,077	122,077	(3,264)	118,813	3
4	Other (specify):			17,389	17,389		17,389	4
5	TOTAL General Services	337,526	267,095	166,071	770,692	(35,575)	735,117	5
	B. Health Care and Programs							
6	Health Care/ Personal Care	441,528	3,770		445,298		445,298	6
7	Activities and Social Services	50,979	7,446		58,425		58,425	7
8	Other (specify): RN CONSULTANT			1,896	1,896		1,896	8
9	TOTAL Health Care and Programs	492,507	11,216	1,896	505,619		505,619	9
	C. General Administration							
10	Administrative and Clerical	196,518	17,183	337,436	551,137	(9,202)	541,935	10
11	Marketing Materials, Promotions and Advertising	86,497		65,002	151,499		151,499	11
12	Employee Benefits and Payroll Taxes			243,912	243,912		243,912	12
13	Insurance-Property, Liability and Malpractice			68,188	68,188		68,188	13
14	Other (specify):			135,773	135,773	(1,750)	134,023	14
15	TOTAL General Administration	283,015	17,183	850,311	1,150,509	(10,952)	1,139,557	15
16	TOTAL Operating Expense (Sum of lines 5, 9 and 15)	1,113,048	295,494	1,018,278	2,426,820	(46,527)	2,380,293	16
	Capital Expenses							
	D. Ownership							
17	Depreciation			518,260	518,260		518,260	17
18	Interest			591,552	591,552	(1,507)	590,045	18
19	Real Estate Taxes			(33,441)	(33,441)		(33,441)	19
20	Rent -- Facility and Grounds							20
21	Rent -- Equipment			10,520	10,520		10,520	21
22	Other (specify): MORTGAGE INSURANCE			47,300	47,300		47,300	22
23	TOTAL Ownership			1,134,191	1,134,191	(1,507)	1,132,684	23
24	GRAND TOTAL (Sum of lines 16 and 23)	1,113,048	295,494	2,152,469	3,561,011	(48,034)	3,512,977	24

Facility Name: THE POINTE AT KILPATRICK, LP

Report Period Beginning 01/01/11 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	\$ 42.95	1
2	Licensed Practical Nurses	1	24.50	2
3	Certified Nurse Assistants	11	10.85	3
4	Activity Director & Assistants	2	12.23	4
5	Social Service Workers			5
6	Head Cook	3	13.06	6
7	Cook Helpers/Assistants	8	9.42	7
8	Dishwashers			8
9	Maintenance Workers	1	21.96	9
10	Housekeepers	2	12.05	10
11	Laundry			11
12	Managers	1	23.25	12
13	Other Administrative	1	38.42	13
14	Clerical	3	9.79	14
15	Marketing	2	22.18	15
16	Other			16
17	Total (lines 1 thru 16)	36	\$ 14.19	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 LIST OF RELATED ENTITIES			

OTHER RELATED BUSINESS ENTITIES

Name	3	City	4	Type of Business	5

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: _____ If yes, what is the value of those services? \$ _____
(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	SHAEL BELLOWS GENERAL PARTNER	0.01%		\$	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	122			2003	\$ 12,408,081	\$ 451,203		\$	(451,203)	\$	1
2				2003	438,754	25,931			(25,931)		2
3				2003	300,000	10,909			(10,909)		3
4											4
5											5
	Improvement Type										
6											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)				\$ 13,146,835	\$ 488,043		\$	(488,043)	\$	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	\$ 812,042	\$ 30,217	\$	(30,217)		\$	18
19	Vehicles							19
20	TOTAL (lines 18 and 19)	\$ 812,042	\$ 30,217	\$	(30,217)		\$	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: THE POINTE AT KILPATRICK, LP

Report Period Beginning: 01/01/11

Ending: 12/31/11

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				/ /				5
6				/ /				6
7	TOTAL				\$			7

8. Is movable equipment rental included in building rental?

☐ YES ☐ NO

9. Rental amount for movable equipment \$

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	BERKADIA		X	MORTGAGE	12/1/02	\$ 10,000,000	\$ 9,426,404	1/1/44	0.0620	\$ 587,011	1
2	LOAN COSTS		X		12/5/03	181,630	145,181	1/1/44		4,541	2
3					/ /			/ /			3
	Working Capital										
4					/ /			/ /			4
5					/ /			/ /			5
6					/ /			/ /			6
7	TOTAL Facility Related					\$ 10,181,630	\$ 9,571,585			\$ 591,552	7
	B. Non-Facility Related										
8					/ /			/ /			8
9					/ /			/ /			9
10	TOTALS (lines 7, 8 and 9)					\$ 10,181,630	\$ 9,571,585			\$ 591,552	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: THE POINTE AT KILPATRICK, LP

Report Period Beginning: 01/01/11

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	\$ 1,454,199	\$	1
2	Cash-Patient Deposits			2
3	Accounts & Short-Term Notes Receivable- Patients (less allowance)	669,564		3
4	Supply Inventory (priced at)			4
5	Short-Term Investments			5
6	Prepaid Insurance	105,206		6
7	Other Prepaid Expenses	20,689		7
8	Accounts Receivable (owners or related parties)			8
9	Other(specify): <u>ESCROW DEPOSITS</u>	812,056		9
10	TOTAL Current Assets (sum of lines 1 thru 9)	\$ 3,061,714	\$	10
	B. Long-Term Assets			
11	Long-Term Notes Receivable			11
12	Long-Term Investments			12
13	Land	350,000		13
14	Buildings, at Historical Cost	12,846,835		14
15	Leasehold Improvements, at Historical Cost			15
16	Equipment, at Historical Cost	1,112,042		16
17	Accumulated Depreciation (book methods)	(4,714,942)		17
18	Deferred Charges	178,181		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)	\$ 9,772,116	\$	24
25	TOTAL ASSETS (sum of lines 10 and 24)	\$ 12,833,830	\$	25

		1 Operating	2 After Consolidation*	
	C. Current Liabilities			
26	Accounts Payable	\$ 233,182	\$	26
27	Officer's Accounts Payable			27
28	Accounts Payable-Patient Deposits	151,717		28
29	Short-Term Notes Payable			29
30	Accrued Salaries Payable	47,147		30
31	Accrued Taxes Payable	95,999		31
32	Accrued Interest Payable	48,703		32
33	Deferred Compensation			33
34	Federal and State Income Taxes			34
	Other Current Liabilities(specify):			
35	<u>MANAGEMENT FEES</u>	37,544		35
36				36
37	TOTAL Current Liabilities (sum of lines 26 thru 36)	\$ 614,292	\$	37
	D. Long-Term Liabilities			
38	Long-Term Notes Payable			38
39	Mortgage Payable	9,426,404		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)	\$ 9,426,404	\$	44
45	TOTAL LIABILITIES (sum of lines 37 and 44)	\$ 10,040,696	\$	45
46	TOTAL EQUITY	\$ 2,793,134	\$	46
47	TOTAL LIABILITIES AND EQUITY (sum of lines 45 and 46)	\$ 12,833,830	\$	47

*(See instructions.)

Facility Name: THE POINTE AT KILPATRICK, LP

Report Period Beginning: 01/01/11

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	\$ 4,365,278	1
2	Discounts and Allowances		2
3	SUBTOTAL Resident Care (line 1 minus line 2)	\$ 4,365,278	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	1,507	13
14	SUBTOTAL Non-Operating Revenue (sum of lines 12 and 13)	\$ 1,507	14
	D. Other Revenue (specify):		
15	NET VENDING COMMISSIONS	274	15
16			16
17	SUBTOTAL Other Revenue (sum of lines 15 and 16)	\$ 274	17
18	TOTAL REVENUE (sum of lines 3, 11, 14 and 17)	\$ 4,367,059	18

	Expenses	Amount	
	A. Operating Expenses		
19	General Services	770,692	19
20	Health Care/ Personal Care	505,619	20
21	General Administration	1,150,509	21
	B. Capital Expense		
22	Ownership	1,134,191	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)	\$ 3,561,011	28
29	Income Before Income Taxes (line 18 minus line 28)	\$ 806,048	29
30	Income Taxes	\$	30
31	NET INCOME OR LOSS FOR THE YEAR (line 29 minus line 30)	\$ 806,048	31

IV.COST CENTER EXPENSES PAGE 3 - COLUMN 5 (RECLASSIFICATIONS AND ADJUSTMENTS)

LINE		TOTAL
	GENERAL EXPENSES	
1	FOOD STAMP REVENUE	(30,410)
3	CABLE TV - RESIDENT ROOMS	(3,264)
1	SALES TAX ON FOOD	(1,901)
		(35,575)
	HEALTH CARE AND PROGRAMS	
		0
	GENERAL ADMINISTRATION	
10	BANK CHARGES	(5,442)
10	PENALTIES	(3,760)
14	POLITICAL CONTRIBUTIONS	(1,750)
14	BAD DEBTS	
		0
		(10,952)
	OWNERSHIP	
17	STRAIGHTLINE DEPRECIATION ADJ.	
18	INTEREST INCOME	(1,507)
		0
		(1,507)
	GRAND TOTAL - COLMN 5	(48,034)