

		FOR BHF USE			

LL2

Supportive Living Facility

2012

STATE OF ILLINOIS

DEPARTMENT OF HEALTHCARE & FAMILY SERVICES

COST REPORT FOR

SUPPORTIVE LIVING FACILITIES

(FISCAL YEAR 2012)

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: 1000029

Facility Name: Heritage Woods of Batavia

Address: 1079 East Wilson Street Batavia 60510

Number City Zip Code

County: Kane

Telephone Number: (630) 406-9440 Fax # (630) 406-9451

Federal Employer ID Number: _____

Date Current Owners were Certified: 02/27/2008

Type of Ownership:

☐ VOLUNTARY, NON-PROFIT

☐ Charitable Corp.

☐ Trust

IRS Exemption Code _____

☐ PROPRIETARY

☐ Individual

☒ Partnership

☐ Corporation

☐ "Sub-S" Corp.

☐ Limited Liability Co.

☐ Trust

☐ Other _____

☐ GOVERNMENTAL

☐ State

☐ County

☐ Other _____

II. CERTIFICATION BY AUTHORIZED FACILITY OFFICER

I have examined the contents of the accompanying report to the State of Illinois, for the period from 01/01/12 to 12/31/12 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) _____ 4/29/2013
(Date)

(Type or Print Name) David J. Mitchell

(Title) CFO, BMA Management, LTD.

Paid
Preparer

(Signed) _____
(Date)

(Print Name and Title) _____

(Firm Name & Address) _____

(Telephone) () Fax # ()

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

Name: Grenshinka Osborne Telephone Number: 815-935-1992 EXT 257

Email Address: _____

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 Heritage Woods of Batavia Report Period Beginning: 01/01/12 Ending: 12/31/12

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	<u>93</u>	Single Unit Apartment	<u>93</u>	<u>34,038</u>	1
2		Double Unit Apartment			2
3		Other			3
4	<u>93</u>	TOTALS	<u>93</u>	<u>34,038</u>	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	<u>22,800</u>	<u>10,729</u>		<u>33,529</u>	5
6	Double Unit					6
7	Other					7
8	TOTALS	<u>22,800</u>	<u>10,729</u>		<u>33,529</u>	8

C. Percent Occupancy. (Column 5, line 8 divided by total certified bed days on line 4, column 4.) 98.50%

D. Indicate the number of paid bed-hold days the SLF had during this year 352 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)

H. ACCOUNTING BASIS

ACCRUAL ☒ MODIFIED CASH* ☐ CASH* ☐

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

Tax Year: 2012 Fiscal Year: 2012

* 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. _____

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: Heritage Woods of Batavia

Report Period Beginning:

01/01/12

Ending:

12/31/12

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		171,929	1,126	173,055		173,055	1
2	Housekeeping, Laundry and Maintenance		19,266	40,023	59,289		59,289	2
3	Heat and Other Utilities			140,014	140,014	(20,997)	119,017	3
4	Other (specify):			12,265	12,265		12,265	4
5	TOTAL General Services		191,195	193,428	384,623	(20,997)	363,626	5
	B. Health Care and Programs							
6	Health Care/ Personal Care		2,242		2,242		2,242	6
7	Activities and Social Services		5,017		5,017		5,017	7
8	Other (specify):							8
9	TOTAL Health Care and Programs		7,259		7,259		7,259	9
	C. General Administration							
10	Administrative and Clerical		12,334	252,114	264,448	(15,363)	249,085	10
11	Marketing Materials, Promotions and Advertising		5,539	37,149	42,688		42,688	11
12	Employee Benefits and Payroll Taxes							12
13	Insurance-Property, Liability and Malpractice			18,977	18,977		18,977	13
14	Other (specify):			1,531,347	1,531,347		1,531,347	14
15	TOTAL General Administration		17,873	1,839,587	1,857,460	(15,363)	1,842,097	15
16	TOTAL Operating Expense (Sum of lines 5, 9 and 15)		216,327	2,033,015	2,249,342	(36,360)	2,212,982	16
	Capital Expenses							
	D. Ownership							
17	Depreciation			341,179	341,179		341,179	17
18	Interest			452,820	452,820		452,820	18
19	Real Estate Taxes			84,159	84,159		84,159	19
20	Rent -- Facility and Grounds							20
21	Rent -- Equipment							21
22	Other (specify):			566,010	566,010		566,010	22
23	TOTAL Ownership			1,444,168	1,444,168		1,444,168	23
24	GRAND TOTAL (Sum of lines 16 and 23)		216,327	3,477,183	3,693,510	(36,360)	3,657,150	24

CONTRACT LABOR

Facility Name: **Heritage Woods of Batavia**

STATE OF ILLINOIS

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

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

	Personnel	Number of FTE	Average Hourly Wage	
1	Registered Nurses		\$	1
2	Licensed Practical Nurses			2
3	Certified Nurse Assistants			3
4	Activity Director & Assistants			4
5	Social Service Workers			5
6	Head Cook			6
7	Cook Helpers/Assistants			7
8	Dishwashers			8
9	Maintenance Workers			9
10	Housekeepers			10
11	Laundry			11
12	Managers			12
13	Other Administrative			13
14	Clerical			14
15	Marketing			15
16	Other			16
17	Total (lines 1 thru 16)		\$	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
Heritage Woods of Batavia LP II		Batavia	

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

VI. (B) Management fees paid to unrelated parties

Amount of Fee

1	BMA MANAGEMENT, LTD	\$	179,189	1
2				2
Total		\$	179,189	3

Facility Name: Heritage Woods of Batavia Report Period Beginning: 01/01/12 Ending: 12/31/12

VIII. OWNERSHIP COSTS

A. Purchase price of land 878,771 Year land was acquired 2001

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	93			2003	\$ 8,627,309	\$ 313,308	28	\$ 308,118	\$ (5,190)	\$ 2,901,186	1
2											2
3											3
4											4
5											5
	Improvement Type										
6	Land Improvements				292,138	19,476	15	19,476	(0)	185,042	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)				\$ 8,919,447	\$ 332,784		\$ 327,594	\$ (5,190)	\$ 3,086,228	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	\$ 659,124	\$ 8,395	\$ 131,825	123,430	5	\$ 609,759	18
19	Vehicles	52,160		10,432	10,432	5	52,160	19
20	TOTAL (lines 18 and 19)	\$ 711,284	\$ 8,395	\$ 142,257	133,862		\$ 661,919	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: Heritage Woods of Batavia Report Period Beginning: 01/01/12 Ending: 12/31/12

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	IHDA		X	First Mortgage	5/1/02	\$ 7,335,000	\$ 6,429,184	6/1/32	0.0688	\$ 447,270	1
2	IHDA		X	Second Mortgage	5/1/02	750,000	542,232	6/1/32	0.0100	5,550	2
3					/ /			/ /			3
	Working Capital										
4					/ /			/ /			4
5					/ /			/ /			5
6					/ /			/ /			6
7	TOTAL Facility Related					\$ 8,085,000	\$ 6,971,416			\$ 452,820	7
	B. Non-Facility Related										
8					/ /			/ /			8
9					/ /			/ /			9
10	TOTALS (lines 7, 8 and 9)					\$ 8,085,000	\$ 6,971,416			\$ 452,820	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: Heritage Woods of Batavia

Report Period Beginning: 01/01/12

Ending:

12/31/12

XI. BALANCE SHEET - Unrestricted Operating Fund.

As of 12/31/12

(last day of reporting year)

		1 Operating	2 After Consolidation*	
	A. Current Assets			
1	Cash on Hand and in Banks	\$ 900,492	\$	1
2	Cash-Patient Deposits			2
3	Accounts & Short-Term Notes Receivable- Patients (less allowance 3,526)	615,207		3
4	Supply Inventory (priced at)			4
5	Short-Term Investments			5
6	Prepaid Insurance	22,775		6
7	Other Prepaid Expenses	8,246		7
8	Accounts Receivable (owners or related parties)	21,762		8
9	Other(specify): <u>PREPAID MIP</u>	27,452		9
10	TOTAL Current Assets (sum of lines 1 thru 9)	\$ 1,595,935	\$	10
	B. Long-Term Assets			
11	Long-Term Notes Receivable			11
12	Long-Term Investments			12
13	Land	1,170,909		13
14	Buildings, at Historical Cost	8,627,309		14
15	Leasehold Improvements, at Historical Cost			15
16	Equipment, at Historical Cost	711,284		16
17	Accumulated Depreciation (book methods)	(3,748,147)		17
18	Deferred Charges			18
19	Organization & Pre-Operating Costs	498,975		19
20	Accumulated Amortization - Organization & Pre-Operating Costs	(300,598)		20
21	Restricted Funds	983,396		21
22	Other Long-Term Assets (specify):			22
23	Other(specify):			23
24	TOTAL Long-Term Assets (sum of lines 11 thru 23)	\$ 7,943,128	\$	24
25	TOTAL ASSETS (sum of lines 10 and 24)	\$ 9,539,063	\$	25

		1 Operating	2 After Consolidation*	
	C. Current Liabilities			
26	Accounts Payable	\$ 605,454	\$	26
27	Officer's Accounts Payable			27
28	Accounts Payable-Patient Deposits			28
29	Short-Term Notes Payable			29
30	Accrued Salaries Payable			30
31	Accrued Taxes Payable	96,000		31
32	Accrued Interest Payable			32
33	Deferred Compensation			33
34	Federal and State Income Taxes			34
	Other Current Liabilities(specify):			
35	<u>SEE PAGE 7 ATTACHMENT</u>	105,982		35
36				36
37	TOTAL Current Liabilities (sum of lines 26 thru 36)	\$ 807,436	\$	37
	D. Long-Term Liabilities			
38	Long-Term Notes Payable	6,971,416		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)	\$ 6,971,416	\$	44
45	TOTAL LIABILITIES (sum of lines 37 and 44)	\$ 7,778,852	\$	45
46	TOTAL EQUITY	\$ 1,760,214	\$	46
47	TOTAL LIABILITIES AND EQUITY (sum of lines 45 and 46)	\$ 9,539,066	\$	47

*(See instructions.)

Facility Name: Heritage Woods of Batavia

Report Period Beginning: 01/01/12

Ending:

12/31/12

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	\$ 3,423,118	1
2	Discounts and Allowances		2
3	SUBTOTAL Resident Care (line 1 minus line 2)	\$ 3,423,118	3
	B. Other Operating Revenue		
4	Special Services	149,424	4
5	Other Health Care Services		5
6	Special Grants		6
7	Gift and Coffee Shop		7
8	Barber and Beauty Care	17,580	8
9	Non-Resident Meals	3,960	9
10	Laundry		10
11	SUBTOTAL OTHER OPERATING REVENUE (sum of lines 4 thru 10)	\$ 170,964	11
	C. Non-Operating Revenue		
12	Contributions		12
13	Interest and Other Investment Income	20,121	13
14	SUBTOTAL Non-Operating Revenue (sum of lines 12 and 13)	\$ 20,121	14
	D. Other Revenue (specify):		
15	Postage and Call Pendant Income	1,309	15
16	Property Lease Income	5,140	16
17	SUBTOTAL Other Revenue (sum of lines 15 and 16)	\$ 6,449	17
18	TOTAL REVENUE (sum of lines 3, 11, 14 and 17)	\$ 3,620,652	18

	Expenses	Amount	
	A. Operating Expenses		
19	General Services	384,623	19
20	Health Care/ Personal Care	7,259	20
21	General Administration	1,857,460	21
	B. Capital Expense		
22	Ownership	1,444,168	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)	\$ 3,693,510	28
29	Income Before Income Taxes (line 18 minus line 28)	\$ (72,858)	29
30	Income Taxes	\$	30
31	NET INCOME OR LOSS FOR THE YEAR (line 29 minus line 30)	\$ (72,858)	31

COST CENTER EXPENSES

A. General Services - Other

Exterminating	747
Rubbish Removal	8,804
Vehicle Expense	
Window Washing	1,159
Water Softener	1,555
Misc Operating	
Total	12,265

C. General Administration - Other

Consulting	2,608
Legal	4,183
Accounting	90
Audit	12,560
Contract labor-Serv Prov	1,509,286
Bad Debt	1,864
Contract labor	756
Total	1,531,347

D. Ownership

Letter of Credit	
Mortgage Insurance Premium	32,723
Mortgage Service Fee	21,228
Partnership Management Fee	50,000
Asset Management Fee	23,250
Incentive Manangement Fee	426,726
Tax Credit Fee & Incentive Fee	1,775

Amortization Expense	10,308
Remarketing and Trustee Fee	
Property Damage Loss	
Gain on Sale	

Total	566,010
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Reclassifications and Adjustments

Heat & Other Utilities	(20,997) Cable
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Administrative and Clerical	(15,363) Telephone Revenue
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BALANCE SHEET

C. Current Liabilities

Accrued Liabilities	20,317
Accrued Asset Mgmt Fee	23,250
Accrued Partnership Fee	50,000
Accrued Incentive Mgmt Fee	
Unclaimed Property	3,521
Unearned Revenue	8,894
Accrued MIP	
Reservation Deposit	
Total Other Current Liabilities	105,982