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: 1000114

Facility Name: Heritage Woods of Sterling

Address: 2205 Oak Grove Avenue (Number) Sterling (City) 61081 (Zip Code)

County: Whiteside

Telephone Number: 815-625-7045 **Fax #** 815-625-7054

Federal Employer ID Number:

Date Current Owners were Certified: 03/16/09

Type of Ownership:

[ ] VOLUNTARY, NON-PROFIT	[ ] PROPRIETARY	[ ] GOVERNMENTAL
[ ] Charitable Corp.	[ ] Individual	[ ] State
[ ] Trust	[X] 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: Selena Edgington **Telephone Number:** 815-935-1992 EXT 232
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 01/01/12 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) (Date) 4/29/2013
(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 # ( )

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 Sterling 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 Units at Beginning of Report Period	2 Type of Apartment	3 Units at End of Report Period	4 Unit Days During Report Period	
1	76	Single Unit Apartment	76	27,816	1
2		Double Unit Apartment			2
3		Other			3
4	76	TOTALS	76	27,816	4

B. Census-For the entire report period.

	1 Type of Unit	2 Resident Days by Unit and Primary Source of Payment: Medicaid Recipient	3 Private Pay	4 Other	5 Total	
5	Single Unit	17,721	9,968		27,689	5
6	Double Unit					6
7	Other					7
8	TOTALS	17,721	9,968		27,689	8

C. Percent Occupancy. (Column 5, line 8 divided by total certified bed days on line 4, column 4.) 99.54%

D. Indicate the number of paid bed-hold days the SLF had during this year 269 **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? [X] 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.

Facility Name: Heritage Woods of Sterling **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	Supplies	Other	Total			
	A. General Services	1	2	3	4	5	6	
1	Dietary and Food Purchase		128,737	2,197	130,934		130,934	1
2	Housekeeping, Laundry and Maintenance		16,513	34,353	50,866		50,866	2
3	Heat and Other Utilities			97,206	97,206	(21,662)	75,544	3
4	Other (specify):			10,330	10,330		10,330	4
5	**TOTAL General Services**		145,250	144,086	289,336	(21,662)	267,674	5
	B. Health Care and Programs							
6	Health Care/ Personal Care		1,269		1,269		1,269	6
7	Activities and Social Services		3,074		3,074		3,074	7
8	Other (specify):							8
9	**TOTAL Health Care and Programs**		4,343		4,343		4,343	9
	C. General Administration							
10	Administrative and Clerical		9,364	202,127	211,491	(15,876)	195,615	10
11	Marketing Materials, Promotions and Advertising		3,447	27,698	31,145		31,145	11
12	Employee Benefits and Payroll Taxes							12
13	Insurance-Property, Liability and Malpractice			11,678	11,678		11,678	13
14	Other (specify):			1,053,098	1,053,098		1,053,098	14
15	**TOTAL General Administration**		12,811	1,294,601	1,307,412	(15,876)	1,291,536	15
16	**TOTAL Operating Expense (Sum of lines 5, 9 and 15)**		162,404	1,438,687	1,601,091	(37,538)	1,563,553	16
	Capital Expenses							
	D. Ownership							
17	Depreciation			404,682	404,682		404,682	17
18	Interest			197,909	197,909		197,909	18
19	Real Estate Taxes			11,089	11,089		11,089	19
20	Rent -- Facility and Grounds							20
21	Rent -- Equipment							21
22	Other (specify):			603,830	603,830		603,830	22
23	**TOTAL Ownership**			1,217,510	1,217,510		1,217,510	23
24	**GRAND TOTAL (Sum of lines 16 and 23)**		162,404	2,656,197	2,818,601	(37,538)	2,781,063	24

Facility Name: Heritage Woods of Sterling **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

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**	$ 132,082	1
2			2
	Total	$ 132,082	3

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

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** [X]

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** [X]

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

VIII. OWNERSHIP COSTS

A. Purchase price of land 140,336 Year land was acquired 2006

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	76			2009	$ 7,604,546	$ 276,531	28	$ 271,591	$ (4,940)	$ 1,060,028	1
2											2
3											3
4											4
5											5
	Improvement Type										
6	LAND IMPROVEMENTS				803,857	55,582	15	53,590	(1,992)	201,783	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)				$ 8,408,403	$ 332,113		$ 325,181	$ (6,932)	$ 1,261,811	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	$ 629,965	$ 72,569	$ 14513.8	(58,055)	5	$ 521,107	18
19	Vehicles							19
20	TOTAL (lines 18 and 19)	$ 629,965	$ 72,569	$ 14,514	(58,055)		$ 521,107	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 Sterling Report Period Beginning: 01/01/12 Ending: 12/31/12

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 [X] NO

		1 Year Constructed	2 Number of Units	3 Date of Lease	4 Rental Amount	5 Total Yrs. of Lease	6 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 [X] 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 Name of Lender	2 Related** YES	2 Related** NO	3 Purpose of Loan	4 Date of Note	6 Amount of Note Original	6 Amount of Note Balance	7 Maturity Date	8 Interest Rate (4 Digits)	9 Reporting Period Int. Expense	
	A. Directly Facility Related Long-Term										
1	IHDA		X	Home Loan Mortgage	5/1/08	2,000,000	2,145,485	8/1/29	0.0200	$ 35,184	1
2	IHDA		X	Trust Fund Loan Mortgage	5/1/08	1,100,000	1,712,366	8/1/29	0.0200	19,353	2
3	Midland States Bank		X	3rd Mortgage	5/5/08	2,240,000	941,801	7/1/29	6.5000	143,372	3
	Working Capital										
4					/ /			/ /			4
5					/ /			/ /			5
6					/ /			/ /			6
7	TOTAL Facility Related					$ 5,340,000	$ 4,799,652			$ 197,909	7
	B. Non-Facility Related										
8					/ /			/ /			8
9					/ /			/ /			9
10	TOTALS (lines 7, 8 and 9)					$ 5,340,000	$ 4,799,652			$ 197,909	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 Sterling **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	$ 574,414	$	1
2	Cash-Patient Deposits			2
3	Accounts & Short-Term Notes Receivable-Patients (less allowance)	487,695		3
4	Supply Inventory (priced at)			4
5	Short-Term Investments			5
6	Prepaid Insurance	1,913		6
7	Other Prepaid Expenses	4,721		7
8	Accounts Receivable (owners or related parties)			8
9	Other(specify):			9
10	**TOTAL Current Assets (sum of lines 1 thru 9)**	$ 1,068,743	$	10
	B. Long-Term Assets			
11	Long-Term Notes Receivable			11
12	Long-Term Investments			12
13	Land	140,336		13
14	Buildings, at Historical Cost	7,604,546		14
15	Leasehold Improvements, at Historical Cost	803,857		15
16	Equipment, at Historical Cost	629,965		16
17	Accumulated Depreciation (book methods)	(1,782,918)		17
18	Deferred Charges			18
19	Organization & Pre-Operating Costs	88,438		19
20	Accumulated Amortization - Organization & Pre-Operating Costs	(21,936)		20
21	Restricted Funds	614,119		21
22	Other Long-Term Assets (specify):			22
23	Other(specify):			23
24	**TOTAL Long-Term Assets (sum of lines 11 thru 23)**	$ 8,076,407	$	24
25	**TOTAL ASSETS (sum of lines 10 and 24)**	$ 9,145,150	$	25

		1 Operating	2 After Consolidation*	
	C. Current Liabilities			
26	Accounts Payable	$ 17,040	$	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	11,876		31
32	Accrued Interest Payable			32
33	Deferred Compensation			33
34	Federal and State Income Taxes			34
	Other Current Liabilities(specify):			
35	See Page 7 Attachment	620,116		35
36				36
37	**TOTAL Current Liabilities (sum of lines 26 thru 36)**	$ 649,032	$	37
	D. Long-Term Liabilities			
38	Long-Term Notes Payable			38
39	Mortgage Payable	4,799,652		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)**	$ 4,799,652	$	44
45	**TOTAL LIABILITIES (sum of lines 37 and 44)**	$ 5,448,684	$	45
46	**TOTAL EQUITY**	$ 3,696,466	$	46
47	**TOTAL LIABILITIES AND EQUITY (sum of lines 45 and 46)**	$ 9,145,150	$	47

***(See instructions.)**

Facility Name: Heritage Woods of Sterling **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	1 Amount	
	A. SLF Resident Care		
1	Gross SLF Resident Revenue	$ 2,572,154	1
2	Discounts and Allowances	(1,634)	2
3	**SUBTOTAL Resident Care (line 1 minus line 2)**	$ 2,570,520	3
	B. Other Operating Revenue		
4	Special Services	110,773	4
5	Other Health Care Services		5
6	Special Grants		6
7	Gift and Coffee Shop		7
8	Barber and Beauty Care	11,848	8
9	Non-Resident Meals	5,953	9
10	Laundry		10
11	**SUBTOTAL OTHER OPERATING REVENUE (sum of lines 4 thru 10)**	$ 128,574	11
	C. Non-Operating Revenue		
12	Contributions		12
13	Interest and Other Investment Income	10,790	13
14	**SUBTOTAL Non-Operating Revenue (sum of lines 12 and 13)**	$ 10,790	14
	D. Other Revenue (specify):		
15	**Contract services**	375	15
16	**Misc other**	374	16
17	**SUBTOTAL Other Revenue (sum of lines 15 and 16)**	$ 749	17
18	**TOTAL REVENUE (sum of lines 3, 11, 14 and 17)**	$ 2,710,633	18

	Expenses	2 Amount	
	A. Operating Expenses		
19	General Services	289,336	19
20	Health Care/ Personal Care	4,343	20
21	General Administration	1,307,412	21
	B. Capital Expense		
22	Ownership	1,217,510	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)**	$ 2,818,601	28
29	**Income Before Income Taxes (line 18 minus line 28)**	$ (107,968)	29
30	**Income Taxes**	$	30
31	**NET INCOME OR LOSS FOR THE YEAR (line 29 minus line 30)**	$ (107,968)	31

COST CENTER EXPENSES

A. General Services - Other

Exterminating	1,525
Rubbish Removal	2,560
Vehicle Expense	
Window washing	396
Water Softener	4,949
Misc Operating	900
Total	**10,330**

C. General Administration - Other

Consulting	15,575
Legal	360
Accounting	
Audit	12,560
Contract labor - Serv Prov	993,464
Bad Debt	29,939
Contract labor	1,200
Total	**1,053,098**

D. Ownership

Letter of Credit	
Mortgage Insurance Premium	
Mortgage Service Fee	
Partnership Management Fee	15,000
Asset Management Fee	20,000
Incentive Manangement Fee	560,846
Tax Credit Fee & Incentive Fee	

Amortization Expense	5,484
Remarketing and Trustee Fee	
Property Damage Loss	2,500
Interest Income	
Total	**603,830**

Reclassifications and Adjustments

Heat & Other Utilities	(21,662)	Cable
Administrative and Clerical	(15,876)	Telephone Revenue

BALANCE SHEET

C. Current Liabilities

Accrued Liabilities	14,283
Accrued Asset Mgmt Fee	20,000
Accrued Partnership Fee	15,000
Accrued Incentive Mgmt Fee	560,846
Unclaimed Property	
Unearned Revenue	9,987
Accrued MIP	
Reservation Deposit	
Total Other Current Liabilities	**620,116**