

		FOR BHF USE			

LL2

Supportive Living Facility

2013

STATE OF ILLINOIS

DEPARTMENT OF HEALTHCARE & FAMILY SERVICES

COST REPORT FOR

SUPPORTIVE LIVING FACILITIES

(FISCAL YEAR 2013)

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

Address: 210 Airport Road North Aurora 60542

Number City Zip Code

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 01/01/13 to 12/31/13 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) CFO

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

Report Period Beginning: 01/01/13 Ending: 12/31/13

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	42,705	1
2	53	Double Unit Apartment	53	19,345	2
3		Other		13,216	3
4	170	TOTALS	170	75,266	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	23,103	15,082		38,185	5
6	Double Unit	20,723	5,709		26,432	6
7	Other					7
8	TOTALS	43,826	20,791		64,617	8

C. Percent Occupancy. (Column 5, line 8 divided by total certified
bed days on line 4, column 4.) 85.85%

D. Indicate the number of paid bed-hold days the SLF had during this year
727 Also, indicate the number of unpaid bed-hold days the SLF
had during this year. 16 (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: _____ 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. _____

STATE OF ILLINOIS

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Facility Name: Asbury Gardens

Report Period Beginning:

01/01/13

Ending:

12/31/13

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	144,945	432,647	123,107	700,699		700,699	1
2	Housekeeping, Laundry and Maintenance	173,476	136,089	313,936	623,501		623,501	2
3	Heat and Other Utilities			235,277	235,277		235,277	3
4	Other (specify): Waste Removal			19,255	19,255		19,255	4
5	TOTAL General Services	318,421	568,736	691,575	1,578,732		1,578,732	5
	B. Health Care and Programs							
6	Health Care/ Personal Care	1,107,748	15,778	105,117	1,228,643		1,228,643	6
7	Activities and Social Services	86,648	31,715	14,719	133,082		133,082	7
8	Other (specify):							8
9	TOTAL Health Care and Programs	1,194,396	47,493	119,836	1,361,725		1,361,725	9
	C. General Administration							
10	Administrative and Clerical	215,301	64,712	1,709,367	1,989,380	39,766	2,029,146	10
11	Marketing Materials, Promotions and Advertising	67,946	901	110,282	179,129		179,129	11
12	Employee Benefits and Payroll Taxes	297,616			297,616		297,616	12
13	Insurance-Property, Liability and Malpractice	63,487			63,487	30,326	93,813	13
14	Other (specify):							14
15	TOTAL General Administration	644,350	65,613	1,819,649	2,529,612	70,092	2,599,704	15
16	TOTAL Operating Expense (Sum of lines 5, 9 and 15)	2,157,167	681,842	2,631,060	5,470,069	70,092	5,540,161	16
	Capital Expenses							
	D. Ownership							
17	Depreciation					574,783	574,783	17
18	Interest					770,078	770,078	18
19	Real Estate Taxes					67,909	67,909	19
20	Rent -- Facility and Grounds			1,674,419	1,674,419	(1,674,419)		20
21	Rent -- Equipment			5,318	5,318		5,318	21
22	Other (specify):							22
23	TOTAL Ownership			1,679,737	1,679,737	(261,649)	1,418,088	23
24	GRAND TOTAL (Sum of lines 16 and 23)	2,157,167	681,842	4,310,797	7,149,806	(191,557)	6,958,249	24

Facility Name: Asbury Gardens

Report Period Beginning 01/01/13 Ending: 12/31/13

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

	Personnel	Number of FTE	Average Hourly Wage	
1	Registered Nurses	3	\$ 35.76	1
2	Licensed Practical Nurses	4	25.73	2
3	Certified Nurse Assistants	28	11.54	3
4	Activity Director & Assistants	2	17.05	4
5	Social Service Workers			5
6	Head Cook			6
7	Cook Helpers/Assistants	5	11.87	7
8	Dishwashers	1	9.25	8
9	Maintenance Workers	3	21.94	9
10	Housekeepers	2	9.89	10
11	Laundry			11
12	Managers	1	36.06	12
13	Other Administrative	3	16.97	13
14	Clerical	1	24.69	14
15	Marketing	1	29.51	15
16	Other			16
17	Total (lines 1 thru 16)	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
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: _____ 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		\$	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											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

Report Period Beginning: 01/01/13

Ending: 12/31/13

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 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 ☐ 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					/ /	\$	\$	/ /		\$	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

Report Period Beginning: 01/01/13

Ending:

12/31/13

XI. BALANCE SHEET - Unrestricted Operating Fund.

As of 12/31/13

(last day of reporting year)

		1 Operating	2 After Consolidation*	
	A. Current Assets			
1	Cash on Hand and in Banks	\$ 1,347,050	\$	1
2	Cash-Patient Deposits	117,601		2
3	Accounts & Short-Term Notes Receivable- Patients (less allowance \$41,500)	1,111,221		3
4	Supply Inventory (priced at)			4
5	Short-Term Investments			5
6	Prepaid Insurance	29,579		6
7	Other Prepaid Expenses	2,030		7
8	Accounts Receivable (owners or related parties)	175,909		8
9	Other(specify): Clearing Account	4,549		9
10	TOTAL Current Assets (sum of lines 1 thru 9)	\$ 2,787,939	\$	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			15
16	Equipment, at Historical Cost			16
17	Accumulated Depreciation (book methods)			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)	\$	\$	24
25	TOTAL ASSETS (sum of lines 10 and 24)	\$ 2,787,939	\$	25

		1 Operating	2 After Consolidation*	
	C. Current Liabilities			
26	Accounts Payable	\$ 331,663	\$	26
27	Officer's Accounts Payable			27
28	Accounts Payable-Patient Deposits	171,268		28
29	Short-Term Notes Payable			29
30	Accrued Salaries Payable	55,215		30
31	Accrued Taxes Payable	12,273		31
32	Accrued Interest Payable			32
33	Deferred Compensation			33
34	Federal and State Income Taxes	6,000		34
	Other Current Liabilities(specify):			
35	Accrued Dividends Payable	1,200		35
36				36
37	TOTAL Current Liabilities (sum of lines 26 thru 36)	\$ 577,619	\$	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)	\$ 577,619	\$	45
46	TOTAL EQUITY	\$ 2,210,320	\$	46
47	TOTAL LIABILITIES AND EQUITY (sum of lines 45 and 46)	\$ 2,787,939	\$	47

*(See instructions.)

Facility Name: Asbury Gardens

Report Period Beginning: 01/01/13

Ending:

12/31/13

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	\$ 7,952,815	1
2	Discounts and Allowances		2
3	SUBTOTAL Resident Care (line 1 minus line 2)	\$ 7,952,815	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)	\$ 7,952,815	18

	Expenses	Amount	
	A. Operating Expenses		
19	General Services	1,578,732	19
20	Health Care/ Personal Care	1,361,725	20
21	General Administration	2,529,612	21
	B. Capital Expense		
22	Ownership	1,679,737	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)	\$ 7,149,806	28
29	Income Before Income Taxes (line 18 minus line 28)	\$ 803,009	29
30	Income Taxes	\$ 6,000	30
31	NET INCOME OR LOSS FOR THE YEAR (line 29 minus line 30)	\$ 797,009	31

Expense Adjustments:

Interest	770,078	pg. 3 IV. 18
Depreciation	574,783	pg. 3 IV. 17
Real Estate Taxes	67,909	pg. 3 IV. 19
Insurance	30,326	pg. 3 IV. 13
Rent	(1,674,419)	pg. 3 IV. 20
Professional Fees	11,201	pg. 3 IV. 10
Bank Fees	28,565	pg. 3 IV. 10
Total Expense Adj.	(191,557)	

Related Party Expenses:

Interest	770,078	pg. 3 IV. 18
Depreciation	574,783	pg. 3 IV. 17
Real Estate Taxes	67,909	pg. 3 IV. 19
Insurance	30,326	pg. 3 IV. 13
Professional Fees	11,201	pg. 3 IV. 10
Bank Fees	28,565	pg. 3 IV. 10
Total Related Party Expenses	1,482,862	

