

		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: 1000120

Facility Name: Greenview Place

Address: 1501 West Melrose Chicago 60657

County: Cook

Telephone Number: (773) 525-1501 Fax # (773) 269-6665

Federal Employer ID Number:

Date Current Owners were Certified: 7/13/10

Type of Ownership:

☐

VOLUNTARY, NON-PROFIT

☐

Charitable Corp.

☐

Trust

IRS Exemption Code

☒

PROPRIETARY

☐

Individual

☐

Partnership

☐

Corporation

☐

"Sub-S" Corp.

☐

Limited Liability Co.

☐

Trust

☒

Other

Limited Partnership

☐

GOVERNMENTAL

☐

State

☐

County

☐

Other

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

Name: Amanda Springborn Telephone Number: (314) 925-3838

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 01/01/2013 to 12/31/2013 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)

(Title)

Paid Preparer

(Signed)

(Date)

(Print Name and Title)

(Firm Name & Address)

(Telephone)

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 Greenview Place

Report Period Beginning: 01/01/2013 Ending: 12/31/2013

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>105</u>	Single Unit Apartment	<u>105</u>	<u>38,325</u>	1
2		Double Unit Apartment			2
3		Other		<u>2,190</u>	3
4	<u>105</u>	TOTALS	<u>105</u>	<u>40,515</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>30,403</u>	<u>2,411</u>		<u>32,814</u>	5
6	Double Unit					6
7	Other	<u>1,297</u>	<u>658</u>		<u>1,955</u>	7
8	TOTALS	<u>31,700</u>	<u>3,069</u>		<u>34,769</u>	8

C. Percent Occupancy. (Column 5, line 8 divided by total certified bed days on line 4, column 4.) 85.82%

D. Indicate the number of paid bed-hold days the SLF had during this year 686 Also, indicate the number of unpaid bed-hold days the SLF had during this year. 193 (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 ☐ Note : Non-allowable costs have been eliminated in Schedule IV, Column 5.

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)
None

H. ACCOUNTING BASIS

ACCRUAL ☒ MODIFIED CASH* ☐ CASH* ☐

I. Is your fiscal year identical to your tax year? ☒ YES ☐ NO
Tax Year: 12/31/13 Fiscal Year: 12/31/13

* 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. N/A

K. Does the facility have any loans from the Federal Home Loan Bank outstanding? Yes If yes, did the facility make all of the required payments of interest and principle? Yes
If no, explain. N/A

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? N/A
If no, explain. N/A

Facility Name: Greenview Place

Report Period Beginning:

01/01/2013

Ending:

12/31/2013

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	258,263	249,034	2,277	509,574	61,040	570,614	1
2	Housekeeping, Laundry and Maintenance	117,314	29,086	86,863	233,263		233,263	2
3	Heat and Other Utilities			139,795	139,795		139,795	3
4	Other (specify):			2,516	2,516	(2,516)	(0)	4
5	TOTAL General Services	375,577	278,120	231,450	885,147	58,524	943,671	5
	B. Health Care and Programs							
6	Health Care/ Personal Care	322,308	4,922	306,235	633,465	(61,988)	571,477	6
7	Activities and Social Services	31,305	1,350		32,655		32,655	7
8	Other (specify):			60,000	60,000		60,000	8
9	TOTAL Health Care and Programs	353,613	6,272	366,235	726,120	(61,988)	664,132	9
	C. General Administration							
10	Administrative and Clerical	308,867	19,352	229,385	557,604	(14,442)	543,162	10
11	Marketing Materials, Promotions and Advertising	61,270		18,336	79,606	(79,606)	(0)	11
12	Employee Benefits and Payroll Taxes			271,730	271,730		271,730	12
13	Insurance-Property, Liability and Malpractice			51,847	51,847		51,847	13
14	Other (specify):							14
15	TOTAL General Administration	370,137	19,352	571,298	960,787	(94,048)	866,739	15
16	TOTAL Operating Expense (Sum of lines 5, 9 and 15)	1,099,327	303,744	1,168,983	2,572,054	(97,512)	2,474,542	16
	Capital Expenses							
	D. Ownership							
17	Depreciation			611,700	611,700		611,700	17
18	Interest			543,555	543,555	(42,986)	500,569	18
19	Real Estate Taxes			53,351	53,351		53,351	19
20	Rent -- Facility and Grounds							20
21	Rent -- Equipment			3,543	3,543		3,543	21
22	Other (specify):			(839,921)	(839,921)	839,921	(0)	22
23	TOTAL Ownership			372,227	372,227	796,936	1,169,163	23
24	GRAND TOTAL (Sum of lines 16 and 23)	1,099,327	303,744	1,541,210	2,944,281	699,424	3,643,705	24

Facility Name: Greenview Place

Report Period Beginning 01/01/2013 Ending: 12/31/2013

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	14.77	10.19	3
4	Activity Director & Assistants	1.00	19.50	4
5	Social Service Workers			5
6	Head Cook	2.69	12.73	6
7	Cook Helpers/Assistants			7
8	Dishwashers	9.16	9.22	8
9	Maintenance Workers	3.04	17.05	9
10	Housekeepers			10
11	Laundry			11
12	Managers	3.00	28.62	12
13	Other Administrative			13
14	Clerical	2.34	12.19	14
15	Marketing	1.00	29.52	15
16	Other			16
17	Total (lines 1 thru 16)	37.00	\$ 17.38	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 Schedule 1 (A)	

OTHER RELATED BUSINESS ENTITIES

Name 3	City 4	Type of Business 5
N/A		

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: N/A If yes, what is the value of those services? \$ N/A
(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	N/A			\$	1
2					2
3					3
4					4
5					5
Total				\$	6

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

1	N/A	\$	1
2			2
Total		\$	3

Facility Name: Greenview Place

Report Period Beginning:

01/01/2013

Ending:

12/31/2013

VIII. OWNERSHIP COSTS

A. Purchase price of land 545,000 Year land was acquired 2009

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	105			2009	\$ 21,440,300	\$ 541,290	40	\$ 541,290	\$	2,220,513	1
2				2009	520,000	26,000	20	26,000		117,000	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)				\$ 21,960,300	\$ 567,290		\$ 567,290	\$	2,337,513	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	\$ 461,103	\$ 44,410	\$ 44,410	\$	10	\$ 187,351	18
19	Vehicles							19
20	TOTAL (lines 18 and 19)		\$ 461,103	\$ 44,410	\$ 44,410	\$	187,351	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	N/A	\$	\$	\$	21
22					22
23					23
24	TOTALS (lines 21, 22 and 23)		\$	\$	24

Facility Name: Greenview Place

Report Period Beginning: 01/01/2013 Ending: 2/31/2013

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 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			/ /	\$ N/A			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 \$ 3,543

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	DOH: Home Mortgage		X	Mortgage	4/1/08	\$ 2,800,000	\$ 2,800,000	6/1/48	0.0300	\$ 94,000	1
2	FHLB Mortgage		X	Mortgage	4/1/08	500,000	500,000	6/1/40			2
3	Total from Attachment 2 (line 14)				/ /	14,900,000	9,930,000	/ /		341,998	3
	Working Capital										
4					/ /			/ /			4
5					/ /			/ /			5
6					/ /			/ /			6
7	TOTAL Facility Related					\$ 18,200,000	\$ 13,230,000			\$ 435,998	7
	B. Non-Facility Related										
8					/ /	Amortization loan fees		/ /		15,000	8
9					/ /	Total from attachment 2 (line 19)		/ /		49,572	9
10	TOTALS (lines 7, 8 and 9)					\$ 18,200,000	\$ 13,230,000			\$ 500,570	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: **Greenview Place**Report Period Beginning: **01/01/2013**

Ending:

12/31/2013**XI. BALANCE SHEET - Unrestricted Operating Fund.**As of **12/31/2013**

(last day of reporting year)

		1 Operating	2 After Consolidation*	
	A. Current Assets			
1	Cash on Hand and in Banks	\$ 186,942	\$ 186,942	1
2	Cash-Patient Deposits			2
3	Accounts & Short-Term Notes Receivable-Patients (less allowance <u>-0-</u>)	865,772	865,772	3
4	Supply Inventory (priced at)			4
5	Short-Term Investments	1,205,904	1,205,904	5
6	Prepaid Insurance	46,304	46,304	6
7	Other Prepaid Expenses			7
8	Accounts Receivable (owners or related parties)			8
9	Other(specify):			9
10	TOTAL Current Assets (sum of lines 1 thru 9)	\$ 2,304,922	\$ 2,304,922	10
	B. Long-Term Assets			
11	Long-Term Notes Receivable			11
12	Long-Term Investments			12
13	Land	545,000	545,000	13
14	Buildings, at Historical Cost	21,440,300	21,440,300	14
15	Leasehold Improvements, at Historical Cost	520,000	520,000	15
16	Equipment, at Historical Cost	461,103	461,103	16
17	Accumulated Depreciation (book methods)	(2,524,864)	(2,524,864)	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): Bond Costs	207,373	207,373	22
23	Other(specify): Legal Fees & Leasing	138,840	138,840	23
24	TOTAL Long-Term Assets (sum of lines 11 thru 23)	\$ 20,787,752	\$ 20,787,752	24
25	TOTAL ASSETS (sum of lines 10 and 24)	\$ 23,092,675	\$ 23,092,675	25

		1 Operating	2 After Consolidation*	
	C. Current Liabilities			
26	Accounts Payable	\$ 37,909	\$ 37,909	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	105,000	105,000	31
32	Accrued Interest Payable	542,102	542,102	32
33	Deferred Compensation			33
34	Federal and State Income Taxes			34
	Other Current Liabilities(specify):			
35	See Attachment 1B	74,275	74,275	35
36				36
37	TOTAL Current Liabilities (sum of lines 26 thru 36)	\$ 759,286	\$ 759,286	37
	D. Long-Term Liabilities			
38	Long-Term Notes Payable			38
39	Mortgage Payable	4,300,000	4,300,000	39
40	Bonds Payable	8,930,000	8,930,000	40
41	Deferred Compensation			41
	Other Long-Term Liabilities(specify):			
42	See Attachment 1C	1,246,379	1,246,379	42
43				43
44	TOTAL Long-Term Liabilities (sum of lines 38 thru 43)	\$ 14,476,379	\$ 14,476,379	44
45	TOTAL LIABILITIES (sum of lines 37 and 44)	\$ 15,235,665	\$ 15,235,665	45
46	TOTAL EQUITY	\$ 7,857,010	\$ 7,857,010	46
47	TOTAL LIABILITIES AND EQUITY (sum of lines 45 and 46)	\$ 23,092,675	\$ 23,092,675	47

*(See instructions.)

Facility Name: Greenview Place

Report Period Beginning: 01/01/2013

Ending:

12/31/2013

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	\$ 3,671,378	1
2	Discounts and Allowances		2
3	SUBTOTAL Resident Care (line 1 minus line 2)	\$ 3,671,378	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	948	9
10	Laundry		10
11	SUBTOTAL OTHER OPERATING REVENUE (sum of lines 4 thru 10)	\$ 948	11
	C. Non-Operating Revenue		
12	Contributions		12
13	Interest and Other Investment Income	42,985	13
14	SUBTOTAL Non-Operating Revenue (sum of lines 12 and 13)	\$ 42,985	14
	D. Other Revenue (specify):		
15	See Attachment #1D	54,173	15
16			16
17	SUBTOTAL Other Revenue (sum of lines 15 and 16)	\$ 54,173	17
18	TOTAL REVENUE (sum of lines 3, 11, 14 and 17)	\$ 3,769,485	18

	Expenses	Amount	
	A. Operating Expenses		
19	General Services	885,147	19
20	Health Care/ Personal Care	726,120	20
21	General Administration	960,787	21
	B. Capital Expense		
22	Ownership	372,227	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)	\$ 2,944,281	28
29	Income Before Income Taxes (line 18 minus line 28)	\$ 825,204	29
30	Income Taxes	\$	30
31	NET INCOME OR LOSS FOR THE YEAR (line 29 minus line 30)	\$ 825,204	31

Renaissance Saint Luke SLF, LP (D/B/A Greenview Place)
04-3848145

Supplementary Information - Attachment 1
12/31/2013

(A)	<u>Sch. VII-Related Parties-Related Nursing Homes</u>		
	<u>Name</u>	<u>City</u>	
	Renaissance Realty	Chicago, IL	
	RRG Development	Chicago, IL	
	St Luke Church	Chicago, IL	
	Lutheran Community Services For The Aged, Inc	Chicago, IL	
	National Equity Fund	Chicago, IL	
	St. Luke Housing Ministries	Chicago, IL	
(B)	<u>Sch. XI-Balance Sheet-Line 35: Other Current Liabilities</u>	<u>Operating</u>	<u>After Consolidation</u>
	Accrued Asset Management fee	62,755	62,755
	Security Deposit	4,869	4,869
	Pet Deposit	1,377	1,377
	Tenant Prepaid Rent	506	506
	Tenant Deposits - Clearing	4,768	4,768
		<u>74,275</u>	<u>74,275</u>
(C)	<u>Sch. XI-Balance Sheet-Line 42: Other Long-Term Liabilities</u>	<u>Operating</u>	<u>After Consolidation</u>
	Accrued Developers Fee	371,645	371,645
	Accrued Unrealized Loss on Swap	874,734	874,734
		<u>1,246,379</u>	<u>1,246,379</u>
(D)	<u>Sch. XII. Income Statement-Line 15: Other Revenue</u>	<u>Amount</u>	

Late Fees	761
NSF Fee	385
Parking	39,042
Key & Lock Charges	60
Miscellaneous Income	13,875
Pet Usage Fee	50
	<u>54,173</u>

Renaissance Saint Luke SLF, LP (D/B/A Greenview Place)
Interest Expense (continued)
12/31/2013 Attachment 2

	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												
3	IHDA Trust Fund Mortgage		X	Mortgage	4/1/08	\$ 1,000,000	\$ 1,000,000		6/1/40	0.0100	\$ 10,000		3
4	Series A Bond		X	Mortgage	4/1/08	13,900,000	8,930,000		6/1/40	0.0363	331,998		4
5	Total (Attachment 2) to Schedule X - Line 3				/ /	14,900,000	9,930,000		/ /		341,998		5
	B. Non-Facility Related												
8					/ /	Interest Income			/ /		(42,986)		8
9					/ /	Letter of Credit Expense			/ /		92,557		9
	Total (Attachment 2) to Schedule X - Line 9										49,572		