

		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: 1000015

Facility Name: Heritage Woods of Chicago

Address: 2800 West Fulton Chicago 60612

Number City Zip Code

County: Cook

Telephone Number: 773-722-2900 Fax # 773-772-7662

Federal Employer ID Number: _____

Date Current Owners were Certified: 08/14/02

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 01/01/13 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) 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: Selena Edgington Telephone Number: 815-935-1992 EXT 232

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 Chicago 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 / /

	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>110</u>	Single Unit Apartment	<u>110</u>	<u>40,150</u>	1
2		Double Unit Apartment			2
3		Other			3
4	<u>110</u>	TOTALS	<u>110</u>	<u>40,150</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>32,135</u>	<u>756</u>		<u>32,891</u>	5
6	Double Unit					6
7	Other					7
8	TOTALS	<u>32,135</u>	<u>756</u>		<u>32,891</u>	8

C. Percent Occupancy. (Column 5, line 8 divided by total certified
bed days on line 4, column 4.) 81.92%

D. Indicate the number of paid bed-hold days the SLF had during this year
787 Also, indicate the number of unpaid bed-hold days the SLF
had during this year. 12 (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: 2013 Fiscal Year: 2013

* 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 Chicago

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							
1	Dietary and Food Purchase	223,084	180,559	2,209	405,852		405,852	1
2	Housekeeping, Laundry and Maintenance	92,587	41,533	148,634	282,754		282,754	2
3	Heat and Other Utilities			179,497	179,497		179,497	3
4	Other (specify):			48,191	48,191		48,191	4
5	TOTAL General Services	315,671	222,092	378,531	916,294		916,294	5
	B. Health Care and Programs							
6	Health Care/ Personal Care	367,528	4,334		371,862		371,862	6
7	Activities and Social Services	36,279	6,133		42,412		42,412	7
8	Other (specify):							8
9	TOTAL Health Care and Programs	403,807	10,467		414,274		414,274	9
	C. General Administration							
10	Administrative and Clerical	225,051	20,246	292,124	537,421		537,421	10
11	Marketing Materials, Promotions and Advertising	54,158	6,983	40,942	102,083		102,083	11
12	Employee Benefits and Payroll Taxes			229,940	229,940		229,940	12
13	Insurance-Property, Liability and Malpractice			59,027	59,027		59,027	13
14	Other (specify):			139,513	139,513		139,513	14
15	TOTAL General Administration	279,209	27,229	761,546	1,067,984		1,067,984	15
16	TOTAL Operating Expense (Sum of lines 5, 9 and 15)	998,687	259,788	1,140,077	2,398,552		2,398,552	16
	Capital Expenses							
	D. Ownership							
17	Depreciation			301,739	301,739		301,739	17
18	Interest			12,615	12,615		12,615	18
19	Real Estate Taxes			103,483	103,483		103,483	19
20	Rent -- Facility and Grounds							20
21	Rent -- Equipment							21
22	Other (specify):			276,453	276,453		276,453	22
23	TOTAL Ownership			694,290	694,290		694,290	23
24	GRAND TOTAL (Sum of lines 16 and 23)	998,687	259,788	1,834,367	3,092,842		3,092,842	24

Facility Name: Heritage Woods of Chicago

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	0	\$ 53.32	1
2	Licensed Practical Nurses	1	20.99	2
3	Certified Nurse Assistants	14	9.80	3
4	Activity Director & Assistants			4
5	Social Service Workers	1	16.16	5
6	Head Cook	1	27.32	6
7	Cook Helpers/Assistants	10	9.49	7
8	Dishwashers			8
9	Maintenance Workers	1	20.93	9
10	Housekeepers	3	8.67	10
11	Laundry			11
12	Managers	1	45.08	12
13	Other Administrative	4	17.16	13
14	Clerical			14
15	Marketing	1	24.55	15
16	Other			16
17	Total (lines 1 thru 16)	37	\$	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

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	\$ 189,969	1
2			2
Total		\$ 189,969	3

VIII. OWNERSHIP COSTS

A. Purchase price of land 108,947 Year land was acquired 1999

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	110			2000	\$ 11,004,297	\$ 274,169	40	\$ 275,107	\$ 939	\$ 3,073,515	1
2											2
3											3
4											4
5											5
	Improvement Type										
6	LAND IMPROVEMENTS										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)				\$ 11,004,297	\$ 274,169		\$ 275,107	\$ 939	\$ 3,073,515	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	\$ 482,732	\$ 19,506	\$ 96546.5	77,040	5	\$ 448,922	18
19	Vehicles	25,200	8,064	5040	(3,024)	5	13,105	19
20	TOTAL (lines 18 and 19)	\$ 507,932	\$ 27,570	\$ 101,586	74,016		\$ 462,027	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 Chicago

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	HARRIS TRUST & SAVINGS BAN	X		FIRST MORTGAGE	12/1/99	\$ 3,050,000	\$ 2,380,000	10/1/31	VARIABLE	\$ 5,018	1
2	CITY OF CHICAGO		X	SECOND MORTGAGE	12/1/99	2,011,977	2,011,977	12/1/34	NONE		2
3	CITY OF CHICAGO		X	THIRD MORTGAGE	12/1/99	1,300,000	1,300,000	1/1/34	NONE		3
4	RENAISSANCE SOCIAL SERVICE	X		FOURTH MORTGAGE	12/1/99	300,000	300,000	12/31/29	NONE		4
5	IDHA		X	FIFTH MORTGAGE	11/1/01	875,000	738,403	10/1/31	0.0100	7,724	5
	Working Capital										
4					/ /			/ /			4
5					/ /			/ /			5
6					/ /			/ /			6
7	TOTAL Facility Related					\$ 7,536,977	\$ 6,730,380			\$ 12,742	7
	B. Non-Facility Related										
8					/ /			/ /			8
9					/ /			/ /			9
10	TOTALS (lines 7, 8 and 9)					\$ 7,536,977	\$ 6,730,380			\$ 12,742	10

Facility Name: Heritage Woods of Chicago

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	\$ 561,289	\$	1
2	Cash-Patient Deposits			2
3	Accounts & Short-Term Notes Receivable- Patients (less allowance)	834,308 (87,607)		3
4	Supply Inventory (priced at)			4
5	Short-Term Investments			5
6	Prepaid Insurance	15,130		6
7	Other Prepaid Expenses	9,740		7
8	Accounts Receivable (owners or related parties)			8
9	Other(specify):			9
10	TOTAL Current Assets (sum of lines 1 thru 9)	\$ 1,332,860	\$	10
	B. Long-Term Assets			
11	Long-Term Notes Receivable			11
12	Long-Term Investments			12
13	Land	108,947		13
14	Buildings, at Historical Cost	11,004,297		14
15	Leasehold Improvements, at Historical Cost			15
16	Equipment, at Historical Cost	507,933		16
17	Accumulated Depreciation (book methods)	(3,535,542)		17
18	Deferred Charges			18
19	Organization & Pre-Operating Costs	384,081		19
20	Accumulated Amortization - Organization & Pre-Operating Costs	(162,884)		20
21	Restricted Funds	1,206,406		21
22	Other Long-Term Assets (specify):			22
23	Other(specify):			23
24	TOTAL Long-Term Assets (sum of lines 11 thru 23)	\$ 9,513,238	\$	24
25	TOTAL ASSETS (sum of lines 10 and 24)	\$ 10,846,098	\$	25

		1 Operating	2 After Consolidation*	
	C. Current Liabilities			
26	Accounts Payable	\$ 108,288	\$	26
27	Officer's Accounts Payable			27
28	Accounts Payable-Patient Deposits			28
29	Short-Term Notes Payable			29
30	Accrued Salaries Payable	115,196		30
31	Accrued Taxes Payable	92,406		31
32	Accrued Interest Payable	5,623		32
33	Deferred Compensation			33
34	Federal and State Income Taxes			34
	Other Current Liabilities(specify):			
35	See Page 7 Attachment	247,224		35
36				36
37	TOTAL Current Liabilities (sum of lines 26 thru 36)	\$ 568,737	\$	37
	D. Long-Term Liabilities			
38	Long-Term Notes Payable	2,170,252		38
39	Mortgage Payable	6,730,380		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)	\$ 8,900,632	\$	44
45	TOTAL LIABILITIES (sum of lines 37 and 44)	\$ 9,469,369	\$	45
46	TOTAL EQUITY	\$ 1,376,729	\$	46
47	TOTAL LIABILITIES AND EQUITY (sum of lines 45 and 46)	\$ 10,846,098	\$	47

*(See instructions.)

Facility Name: Heritage Woods of Chicago

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	\$ 3,153,697	1
2	Discounts and Allowances	(71,875)	2
3	SUBTOTAL Resident Care (line 1 minus line 2)	\$ 3,081,822	3
	B. Other Operating Revenue		
4	Special Services	134,210	4
5	Other Health Care Services		5
6	Special Grants		6
7	Gift and Coffee Shop		7
8	Barber and Beauty Care	778	8
9	Non-Resident Meals	3,742	9
10	Laundry		10
11	SUBTOTAL OTHER OPERATING REVENUE (sum of lines 4 thru 10)	\$ 138,730	11
	C. Non-Operating Revenue		
12	Contributions		12
13	Interest and Other Investment Income	2,685	13
14	SUBTOTAL Non-Operating Revenue (sum of lines 12 and 13)	\$ 2,685	14
	D. Other Revenue (specify):		
15	Property Tax Adjustments	29,453	15
16	Ins Adjustments/Bank fees/Misc	5,848	16
17	SUBTOTAL Other Revenue (sum of lines 15 and 16)	\$ 35,301	17
18	TOTAL REVENUE (sum of lines 3, 11, 14 and 17)	\$ 3,258,538	18

	Expenses	Amount	
	A. Operating Expenses		
19	General Services	916,294	19
20	Health Care/ Personal Care	414,274	20
21	General Administration	1,067,984	21
	B. Capital Expense		
22	Ownership	694,290	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)	\$ 3,092,842	28
29	Income Before Income Taxes (line 18 minus line 28)	\$ 165,696	29
30	Income Taxes	\$	30
31	NET INCOME OR LOSS FOR THE YEAR (line 29 minus line 30)	\$ 165,696	31

COST CENTER EXPENSES

A. General Services - Other

Exterminating	27,034
Rubbish Removal	13,195
Vehicle Expense	5,202
Transportation Service	2,760
Water Softener	
Misc Operating	
Total	48,191

C. General Administration - Other

Consulting	14,621
Legal	44,923
Accounting	
Audit	13,050
Contract labor-Serv Prov	1,200
Bad Debt	65,719
Contract labor	
Total	139,513

D. Ownership

Letter of Credit	41,018
Mortgage Insurance Premium	
Organizational Expense	524
Partnership Management Fee	10,000
Asset Management Fee	34,909
Incentive Manangement Fee	160,169
Tax Credit Fee & Incentive Fee	2,750

BALANCE SHEET

C. Current Liabilities

Accrued Liabilities	33,690
Accrued Asset Mgmt Fee	34,909
Accrued Partnership Fee	10,000
Accrued Incentive Mgmt Fee	160,169
Unclaimed Property	1,713
Unearned Revenue	6,743
Accrued MIP	
Reservation Deposit	

Total Other Current Liabilities 247,224