

		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: 1000085

Facility Name: Heritage Woods of Rockford

Address: 202 N Showplace Dr Rockford 61107

Number City Zip Code

County: Winnebago

Telephone Number: 815-332-5777 Fax # 815-332-3407

Federal Employer ID Number:

Date Current Owners were Certified: 09/03/08

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: 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 01/01/13 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	
Paid Preparer	(Title)	CFO, BMA Management, LTD	
	(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 Rockford 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	99	Single Unit Apartment	99	36,135	1
2		Double Unit Apartment			2
3		Other			3
4	99	TOTALS	99	36,135	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	29,390	6,531		35,921	5
6	Double Unit					6
7	Other					7
8	TOTALS	29,390	6,531		35,921	8

C. Percent Occupancy. (Column 5, line 8 divided by total certified bed days on line 4, column 4.) 99.41%

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

877 Also, indicate the number of unpaid bed-hold days the SLF had during this year. 10 (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

ACCRAUAL ☒ 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

Page 3

Facility Name: Heritage Woods of Rockford

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		174,491	1,731	176,222		176,222	1
2	Housekeeping, Laundry and Maintenance		18,156	44,729	62,885		62,885	2
3	Heat and Other Utilities			133,749	133,749	(27,867)	105,882	3
4	Other (specify):			19,006	19,006		19,006	4
5	TOTAL General Services		192,647	199,215	391,862	(27,867)	363,995	5
	B. Health Care and Programs							
6	Health Care/ Personal Care		4,026		4,026		4,026	6
7	Activities and Social Services		8,509		8,509		8,509	7
8	Other (specify):							8
9	TOTAL Health Care and Programs		12,535		12,535		12,535	9
	C. General Administration							
10	Administrative and Clerical		16,352	227,288	243,640	(19,221)	224,419	10
11	Marketing Materials, Promotions and Advertising		13,796	21,117	34,913		34,913	11
12	Employee Benefits and Payroll Taxes							12
13	Insurance-Property, Liability and Malpractice			15,557	15,557		15,557	13
14	Other (specify):			1,804,108	1,804,108		1,804,108	14
15	TOTAL General Administration		30,148	2,068,070	2,098,218	(19,221)	2,078,997	15
16	TOTAL Operating Expense (Sum of lines 5, 9 and 15)		235,330	2,267,285	2,502,615	(47,088)	2,455,527	16
	Capital Expenses							
	D. Ownership							
17	Depreciation			399,318	399,318		399,318	17
18	Interest			408,365	408,365		408,365	18
19	Real Estate Taxes			99,681	99,681		99,681	19
20	Rent -- Facility and Grounds							20
21	Rent -- Equipment							21
22	Other (specify):			489,849	489,849		489,849	22
23	TOTAL Ownership			1,397,213	1,397,213		1,397,213	23
24	GRAND TOTAL (Sum of lines 16 and 23)		235,330	3,664,498	3,899,828	(47,088)	3,852,740	24

Facility Name: Heritage Woods of Rockford

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	2	\$ 20.98	1
2	Licensed Practical Nurses	1	21.78	2
3	Certified Nurse Assistants	14	9.50	3
4	Activity Director & Assistants			4
5	Social Service Workers	1	15.45	5
6	Head Cook	1	13.45	6
7	Cook Helpers/Assistants	9	8.98	7
8	Dishwashers			8
9	Maintenance Workers	1	19.76	9
10	Housekeepers	3	8.82	10
11	Laundry			11
12	Managers	1	36.04	12
13	Other Administrative	3	15.05	13
14	Clerical			14
15	Marketing	1	30.60	15
16	Other			16
17	Total (lines 1 thru 16)	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

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	\$ 138,116	1
2			2
Total		\$ 138,116	3

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? \$

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).

Facility Name: Heritage Woods of Rockford Report Period Beginning: 01/01/13 Ending: 12/31/13

VIII. OWNERSHIP COSTS

A. Purchase price of land 416,192 Year land was acquired 2007

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	99			2007	\$ 9,896,859	\$ 359,886	28	\$ 359,886	\$ (0)	\$ 2,231,590	1
2											2
3											3
4											4
5											5
	Improvement Type										
6	LAND IMPROVEMENTS				662,486	39,086	15	44,166	5,080	315,343	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)				\$ 10,559,345	\$ 398,972		\$ 404,051	\$ 5,079	\$ 2,546,933	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	\$ 620,675	\$ 346	\$ 41378.3	41,033	15	\$ 620,244	18
19	Vehicles							19
20	TOTAL (lines 18 and 19)	\$ 620,675	\$ 346	\$ 41,378	41,033		\$ 620,244	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 Rockford

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	IHDA		X	FIRST MORTGAGE	8/24/06	\$ 7,850,000	\$ 7,131,509	3/1/38	0.0540	\$ 389,222	1
2	IHDA		X	SECOND MORTGAGE	8/24/06	1,914,283	1,914,283	3/1/38	0.0100	19,143	2
3					/ /			/ /			3
	Working Capital										
4					/ /			/ /			4
5					/ /			/ /			5
6					/ /			/ /			6
7	TOTAL Facility Related					\$ 9,764,283	\$ 9,045,792			\$ 408,365	7
	B. Non-Facility Related										
8					/ /			/ /			8
9					/ /			/ /			9
10	TOTALS (lines 7, 8 and 9)					\$ 9,764,283	\$ 9,045,792			\$ 408,365	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 Rockford

Report Period Beginning: 01/01/13

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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	\$ 275,682	\$	1
2	Cash-Patient Deposits			2
3	Accounts & Short-Term Notes Receivable-Patients (less allowance)	854,393 (169,972)		3
4	Supply Inventory (priced at)			4
5	Short-Term Investments			5
6	Prepaid Insurance			6
7	Other Prepaid Expenses	30,212		7
8	Accounts Receivable (owners or related parties)			8
9	Other(specify):			9
10	TOTAL Current Assets (sum of lines 1 thru 9)	\$ 990,315	\$	10
	B. Long-Term Assets			
11	Long-Term Notes Receivable			11
12	Long-Term Investments			12
13	Land	416,192		13
14	Buildings, at Historical Cost	9,896,859		14
15	Leasehold Improvements, at Historical Cost	662,486		15
16	Equipment, at Historical Cost	620,675		16
17	Accumulated Depreciation (book methods)	(3,167,177)		17
18	Deferred Charges			18
19	Organization & Pre-Operating Costs	367,185		19
20	Accumulated Amortization - Organization & Pre-Operating Costs	(85,959)		20
21	Restricted Funds	2,272,520		21
22	Other Long-Term Assets (specify):			22
23	Other(specify):			23
24	TOTAL Long-Term Assets (sum of lines 11 thru 23)	\$ 10,982,781	\$	24
25	TOTAL ASSETS (sum of lines 10 and 24)	\$ 11,973,096	\$	25

		1 Operating	2 After Consolidation*	
	C. Current Liabilities			
26	Accounts Payable	\$ 121,593	\$	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	100,459		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	1,465,708		35
36				36
37	TOTAL Current Liabilities (sum of lines 26 thru 36)	\$ 1,687,760	\$	37
	D. Long-Term Liabilities			
38	Long-Term Notes Payable			38
39	Mortgage Payable	9,045,792		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)	\$ 9,045,792	\$	44
45	TOTAL LIABILITIES (sum of lines 37 and 44)	\$ 10,733,552	\$	45
46	TOTAL EQUITY	\$ 1,239,544	\$	46
47	TOTAL LIABILITIES AND EQUITY (sum of lines 45 and 46)	\$ 11,973,096	\$	47

*(See instructions.)

Facility Name: Heritage Woods of Rockford

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	\$ 3,375,679	1
2	Discounts and Allowances	(127,727)	2
3	SUBTOTAL Resident Care (line 1 minus line 2)	\$ 3,247,953	3
	B. Other Operating Revenue		
4	Special Services	184,323	4
5	Other Health Care Services		5
6	Special Grants		6
7	Gift and Coffee Shop		7
8	Barber and Beauty Care	31,618	8
9	Non-Resident Meals	9,817	9
10	Laundry		10
11	SUBTOTAL OTHER OPERATING REVENUE (sum of lines 4 thru 10)	\$ 225,758	11
	C. Non-Operating Revenue		
12	Contributions		12
13	Interest and Other Investment Income	38,387	13
14	SUBTOTAL Non-Operating Revenue (sum of lines 12 and 13)	\$ 38,387	14
	D. Other Revenue (specify):		
15	Insurance Adjustments	5,848	15
16	Bank Fees/Expense Refunds	2,544	16
17	SUBTOTAL Other Revenue (sum of lines 15 and 16)	\$ 8,392	17
18	TOTAL REVENUE (sum of lines 3, 11, 14 and 17)	\$ 3,520,490	18

	Expenses	Amount	
	A. Operating Expenses		
19	General Services	391,862	19
20	Health Care/ Personal Care	12,535	20
21	General Administration	2,098,218	21
	B. Capital Expense		
22	Ownership	1,397,213	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)	\$ 3,899,828	28
29	Income Before Income Taxes (line 18 minus line 28)	\$ (379,338)	29
30	Income Taxes	\$	30
31	NET INCOME OR LOSS FOR THE YEAR (line 29 minus line 30)	\$ (379,338)	31

COST CENTER EXPENSES

A. General Services - Other

Exterminating	2,036
Rubbish Removal	8,542
Vehicle Expense	
Transportation Service	
Water Softener	8,428
Misc Operating	
Total	19,006

C. General Administration - Other

Consulting	87,567
Legal	8,499
Accounting	145
Audit	13,560
Contract labor-Serv Prov	1,587,494
Bad Debt	106,843
Contract labor	
Total	1,804,108

D. Ownership

Letter of Credit	
Mortgage Insurance Premium	36,039
Mortgage Service Fee	
Partnership Management Fee	
Asset Management Fee	31,827
Incentive Manangement Fee	406,256

Tax Credit Fee & Incentive Fee	1,975
Amortization Expense	13,752
Remarketing and Trustee Fee	
Property Damage Loss	
Gain on Sale	
Total	489,849

Reclassifications and Adjustments

Heat & Other Utilities (27,867) Cable

Administrative and Clerical (19,221) Telephone Revenue

BALANCE SHEET

C. Current Liabilities

Accrued Liabilities	148,173
Accrued Asset Mgmt Fee	31,827
Accrued Partnership Fee	
Accrued Incentive Mgmt Fee	1,188,208
Unclaimed Property	24,271
Unearned Revenue	73,229
Accrued MIP	
Reservation Deposit	

Total Other Current Liabilities 1,465,708