

		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: 1000090

Facility Name: Heritage Woods of Yorkville

Address: 242 Green Briar Road Yorkville 60560

Number City Zip Code

County: Kendall

Telephone Number: (630) 882-6502 Fax # (630) 882-6504

Federal Employer ID Number:

Date Current Owners were Certified: 12/07/2007

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 Yorkville**

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	87	Single Unit Apartment	87	31,755	1		
2		Double Unit Apartment			2		
3		Other			3		
4	87	TOTALS	87	31,755	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	24,293	7,361		31,654	5
6	Double Unit					6
7	Other					7
8	TOTALS	24,293	7,361		31,654	8

C. Percent Occupancy. (Column 5, line 8 divided by total certified bed days on line 4, column 4.) 99.68%

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

377 Also, indicate the number of unpaid bed-hold days the SLF
had during this year. 13 (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

ACCUAL	X	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? 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

Facility Name: Heritage Woods of Yorkville

Report Period Beginning:

01/01/13

Ending:

Page 3

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	241,541	168,288	1,943	411,772		411,772	1
2	Housekeeping, Laundry and Maintenance	83,102	19,265	36,691	139,058		139,058	2
3	Heat and Other Utilities			171,638	171,638	(22,729)	148,909	3
4	Other (specify):			15,694	15,694		15,694	4
5	TOTAL General Services	324,643	187,553	225,966	738,162	(22,729)	715,433	5
	B. Health Care and Programs							
6	Health Care/ Personal Care	411,251	2,291		413,542		413,542	6
7	Activities and Social Services	31,573	6,181		37,754		37,754	7
8	Other (specify):							8
9	TOTAL Health Care and Programs	442,824	8,472		451,296		451,296	9
	C. General Administration							
10	Administrative and Clerical	114,700	10,214	234,215	359,129	(18,137)	340,992	10
11	Marketing Materials, Promotions and Advertising	57,231	7,044	23,671	87,946		87,946	11
12	Employee Benefits and Payroll Taxes			205,459	205,459		205,459	12
13	Insurance-Property, Liability and Malpractice			36,128	36,128		36,128	13
14	Other (specify):			16,673	16,673		16,673	14
15	TOTAL General Administration	171,931	17,258	516,146	705,335	(18,137)	687,198	15
16	TOTAL Operating Expense (Sum of lines 5, 9 and 15)	939,398	213,283	742,112	1,894,793	(40,866)	1,853,927	16
	Capital Expenses							
	D. Ownership							
17	Depreciation			250,731	250,731		250,731	17
18	Interest			289,848	289,848		289,848	18
19	Real Estate Taxes			101,629	101,629		101,629	19
20	Rent -- Facility and Grounds							20
21	Rent -- Equipment							21
22	Other (specify):			87,716	87,716		87,716	22
23	TOTAL Ownership			729,924	729,924		729,924	23
24	GRAND TOTAL (Sum of lines 16 and 23)	939,398	213,283	1,472,036	2,624,717	(40,866)	2,583,851	24

Facility Name: Heritage Woods of Yorkville

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	1	\$ 29.22	1
2	Licensed Practical Nurses	1	20.47	2
3	Certified Nurse Assistants	13	10.80	3
4	Activity Director & Assistants			4
5	Social Service Workers	1	15.27	5
6	Head Cook	1	21.30	6
7	Cook Helpers/Assistants	10	9.98	7
8	Dishwashers			8
9	Maintenance Workers	1	19.90	9
10	Housekeepers	2	8.47	10
11	Laundry			11
12	Managers	1	35.51	12
13	Other Administrative	1	14.36	13
14	Clerical			14
15	Marketing	1	27.26	15
16	Other			16
17	Total (lines 1 thru 16)	34	\$	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	\$ 162,508	1
2			2
Total		\$ 162,508	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 Yorkville Report Period Beginning: 01/01/13 Ending: 12/31/13

VIII. OWNERSHIP COSTS

A. Purchase price of land 374,340 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	87			2007	\$ 6,574,165	\$ 168,568	28	\$ 239,061	\$ 70,493	\$ 1,025,457	1
2											2
3											3
4											4
5											5
	Improvement Type										
6	LAND IMPROVEMENTS				978,860	64,836	15	65,257	421	393,348	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)				\$ 7,553,025	\$ 233,404		\$ 304,318	\$ 70,914	\$ 1,418,805	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	\$ 794,091	\$ 17,327	\$ 158818	141,491	5	\$ 778,207	18
19	Vehicles	56,274		11254.8	11,255	5	56,274	19
20	TOTAL (lines 18 and 19)	\$ 850,365	\$ 17,327	\$ 170,073	152,746		\$ 834,481	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 Yorkville

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	2	3	4	5	6	
		Year Constructed	Number of Units	Date of Lease	Rental Amount	Total Yrs. of Lease	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	LANCASTER POLLARD		X	FIRST MORTGAGE	2/22/12	\$ 8,696,000	\$ 8,451,217	3/1/47	0.0340	\$ 289,848	1
2					/ /			/ /			2
3					/ /			/ /			3
	Working Capital										
4					/ /			/ /			4
5					/ /			/ /			5
6					/ /			/ /			6
7	TOTAL Facility Related					\$ 8,696,000	\$ 8,451,217			\$ 289,848	7
	B. Non-Facility Related										
8					/ /			/ /			8
9					/ /			/ /			9
10	TOTALS (lines 7, 8 and 9)					\$ 8,696,000	\$ 8,451,217			\$ 289,848	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 Yorkville

Report Period Beginning: 01/01/13

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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	\$ 724,824	\$	1
2	Cash-Patient Deposits			2
3	Accounts & Short-Term Notes Receivable-Patients (less allowance)	595,561 (26,950)		3
4	Supply Inventory (priced at)			4
5	Short-Term Investments			5
6	Prepaid Insurance	23,722		6
7	Other Prepaid Expenses	30,991		7
8	Accounts Receivable (owners or related parties)			8
9	Other(specify):			9
10	TOTAL Current Assets (sum of lines 1 thru 9)	\$ 1,348,148	\$	10
	B. Long-Term Assets			
11	Long-Term Notes Receivable			11
12	Long-Term Investments			12
13	Land	374,340		13
14	Buildings, at Historical Cost	6,574,164		14
15	Leasehold Improvements, at Historical Cost	978,860		15
16	Equipment, at Historical Cost	850,365		16
17	Accumulated Depreciation (book methods)	(2,253,286)		17
18	Deferred Charges			18
19	Organization & Pre-Operating Costs	180,174		19
20	Accumulated Amortization - Organization & Pre-Operating Costs	(9,438)		20
21	Restricted Funds	263,260		21
22	Other Long-Term Assets (specify):			22
23	Other(specify):			23
24	TOTAL Long-Term Assets (sum of lines 11 thru 23)	\$ 6,958,439	\$	24
25	TOTAL ASSETS (sum of lines 10 and 24)	\$ 8,306,587	\$	25

		1 Operating	2 After Consolidation*	
	C. Current Liabilities			
26	Accounts Payable	\$ 46,724	\$	26
27	Officer's Accounts Payable			27
28	Accounts Payable-Patient Deposits			28
29	Short-Term Notes Payable			29
30	Accrued Salaries Payable	54,741		30
31	Accrued Taxes Payable	100,413		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	70,202		35
36				36
37	TOTAL Current Liabilities (sum of lines 26 thru 36)	\$ 272,080	\$	37
	D. Long-Term Liabilities			
38	Long-Term Notes Payable			38
39	Mortgage Payable	8,451,216		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)	\$ 8,451,216	\$	44
45	TOTAL LIABILITIES (sum of lines 37 and 44)	\$ 8,723,296	\$	45
46	TOTAL EQUITY	\$ (416,709)	\$	46
47	TOTAL LIABILITIES AND EQUITY (sum of lines 45 and 46)	\$ 8,306,587	\$	47

*(See instructions.)

Facility Name: Heritage Woods of Yorkville

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	\$ 3,095,314	1
2	Discounts and Allowances	(14,183)	2
3	SUBTOTAL Resident Care (line 1 minus line 2)	\$ 3,081,132	3
	B. Other Operating Revenue		
4	Special Services	113,427	4
5	Other Health Care Services		5
6	Special Grants		6
7	Gift and Coffee Shop		7
8	Barber and Beauty Care	21,598	8
9	Non-Resident Meals	4,774	9
10	Laundry		10
11	SUBTOTAL OTHER OPERATING REVENUE (sum of lines 4 thru 10)	\$ 139,799	11
	C. Non-Operating Revenue		
12	Contributions		12
13	Interest and Other Investment Income	29,760	13
14	SUBTOTAL Non-Operating Revenue (sum of lines 12 and 13)	\$ 29,760	14
	D. Other Revenue (specify):		
15	Insurance Adjustments	7,371	15
16	Bank Fees/Donations/Reimbursements	218	16
17	SUBTOTAL Other Revenue (sum of lines 15 and 16)	\$ 7,589	17
18	TOTAL REVENUE (sum of lines 3, 11, 14 and 17)	\$ 3,258,280	18

	Expenses	Amount	
	A. Operating Expenses		
19	General Services	738,162	19
20	Health Care/ Personal Care	451,296	20
21	General Administration	705,335	21
	B. Capital Expense		
22	Ownership	729,924	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)	\$ 2,624,717	28
29	Income Before Income Taxes (line 18 minus line 28)	\$ 633,563	29
30	Income Taxes	\$	30
31	NET INCOME OR LOSS FOR THE YEAR (line 29 minus line 30)	\$ 633,563	31

COST CENTER EXPENSES

A. General Services - Other

Exterminating	1,440
Rubbish Removal	7,015
Vehicle Expense	2,306
Transportation Service	
Water Softener	4,933
Misc Operating	
Total	15,694

C. General Administration - Other

Consulting	72
Legal	726
Accounting	3,812
Audit	8,552
Contract labor-Serv Prov	1,200
Bad Debt	2,311
Contract labor	
Total	16,673

D. Ownership

Letter of Credit	
Mortgage Insurance Premium	82,568
Mortgage Service Fee	
Partnership Management Fee	
Asset Management Fee	
Incentive Manangement Fee	

Tax Credit Fee & Incentive Fee	
Amortization Expense	5,148
Remarketing and Trustee Fee	
Property Damage Loss	
Gain on Sale	
Total	87,716

Reclassifications and Adjustments

Heat & Other Utilities (22,729) Cable

Administrative and Clerical (18,137) Telephone Revenue

BALANCE SHEET

C. Current Liabilities

Accrued Liabilities	12,428
Accrued Vacation	21,902
Accrued Asset Mgmt Fee	
Accrued Partnership Fee	
Accrued Incentive Mgmt Fee	
Unclaimed Property	1,044
Unearned Revenue	21,428
Accrued MIP	
Reservation Deposit	13,400
Total Other Current Liabilities	70,202