

		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: 1000109

Facility Name: PARK POINT SUPPORTIVE LIVING

Address: 1221 S EDGEWATER MORRIS 60450

Number City Zip Code

County: GRUNDY

Telephone Number: (815) 416-6200 Fax # (815) 416-6201

Federal Employer ID Number: _____

Date Current Owners were Certified: 06/27/13

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: SANFORD BOKOR Telephone Number: (847) 675-3585

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 5/29/2013 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) MICHAEL STEIN

(Title) MANAGER

Paid
Preparer

(Signed) (SEE ATTACHED ACCOUNTANT'S REPORT) _____ (Date) _____

(Print Name and Title) SANFORD BOKOR
PRESIDENT

(Firm Name & Address) KBKB, LTD.
8140 RIVER DRIVE MORTON GROVE, IL 60053

(Telephone) (847) 675-3585 Fax (847)675-5777

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 PARK POINT SUPPORTIVE LIVING

Report Period Beginning: 5/29/2013 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>40</u>	Single Unit Apartment	<u>40</u>	<u>8,680</u>	1
2	<u>18</u>	Double Unit Apartment	<u>18</u>	<u>3,906</u>	2
3		Other			3
4	<u>58</u>	TOTALS	<u>58</u>	<u>12,586</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>4,544</u>	<u>6,667</u>		<u>11,211</u>	5
6	Double Unit	<u>428</u>	<u>420</u>		<u>848</u>	6
7	Other					7
8	TOTALS	<u>4,972</u>	<u>7,087</u>		<u>12,059</u>	8

C. Percent Occupancy. (Column 5, line 8 divided by total certified bed days on line 4, column 4.) 95.81%

D. Indicate the number of paid bed-hold days the SLF had during this year 19 Also, indicate the number of unpaid bed-hold days the SLF had during this year. (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: 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? 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. _____

Facility Name: PARK POINT SUPPORTIVE LIVING

Report Period Beginning:

5/29/2013

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	80,085	102,444	4,889	187,418	(19,867)	167,551	1
2	Housekeeping, Laundry and Maintenance	71,958	31,511	26,815	130,284		130,284	2
3	Heat and Other Utilities			34,158	34,158		34,158	3
4	Other (specify):							4
5	TOTAL General Services	152,043	133,955	65,862	351,860	(19,867)	331,993	5
	B. Health Care and Programs							
6	Health Care/ Personal Care	142,297	2,227		144,524		144,524	6
7	Activities and Social Services	12,219	6,433		18,652		18,652	7
8	Other (specify): PATIENT TRANSPORTATION			42	42		42	8
9	TOTAL Health Care and Programs	154,516	8,660	42	163,218		163,218	9
	C. General Administration							
10	Administrative and Clerical	58,464	6,549	63,580	128,593	(1,945)	126,648	10
11	Marketing Materials, Promotions and Advertising	49,000	454	13,499	62,953		62,953	11
12	Employee Benefits and Payroll Taxes			45,812	45,812		45,812	12
13	Insurance-Property, Liability and Malpractice			35,420	35,420		35,420	13
14	Other (specify):							14
15	TOTAL General Administration	107,464	7,003	158,311	272,778	(1,945)	270,833	15
16	TOTAL Operating Expense (Sum of lines 5, 9 and 15)	414,023	149,618	224,215	787,856	(21,812)	766,044	16
	Capital Expenses							
	D. Ownership							
17	Depreciation					86,836	86,836	17
18	Interest			365	365	171,562	171,927	18
19	Real Estate Taxes			39,830	39,830		39,830	19
20	Rent -- Facility and Grounds			350,000	350,000	(350,000)		20
21	Rent -- Equipment							21
22	Other (specify):							22
23	TOTAL Ownership			390,195	390,195	(91,602)	298,593	23
24	GRAND TOTAL (Sum of lines 16 and 23)	414,023	149,618	614,410	1,178,051	(113,414)	1,064,637	24

Facility Name: PARK POINT SUPPORTIVE LIVING

Report Period Beginning 5/29/2013 Ending: 12/31/2013

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

	Personnel	Number of FTE	Average Hourly Wage	
1	Registered Nurses	2	\$ 23.71	1
2	Licensed Practical Nurses			2
3	Certified Nurse Assistants	8	9.62	3
4	Activity Director & Assistants	1	11.93	4
5	Social Service Workers			5
6	Head Cook			6
7	Cook Helpers/Assistants	7	10.53	7
8	Dishwashers			8
9	Maintenance Workers	1	8.66	9
10	Housekeepers	2	8.66	10
11	Laundry			11
12	Managers	1	23.17	12
13	Other Administrative			13
14	Clerical	6	8.64	14
15	Marketing	1	23.55	15
16	Other			16
17	Total (lines 1 thru 16)	29	\$	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
CRYSTAL CREEK SUPPORTIVE LIVING		CANTON, MI	

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: _____ 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	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: PARK POINT SUPPORTIVE LIVING

Report Period Beginning:

5/29/2013

Ending:

12/31/2013

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	58		2013	2009	\$ 2,674,498	\$ 40,003	39	\$ 40,003	\$	\$ 40,003	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)				\$ 2,674,498	\$ 40,003		\$ 40,003	\$	\$ 40,003	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	\$ 327,802	\$ 46,829	\$ 32,780	(14,049)	10	\$ 32,780	18
19	Vehicles							19
20	TOTAL (lines 18 and 19)	\$ 327,802	\$ 46,829	\$ 32,780	(14,049)		\$ 32,780	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: PARK POINT SUPPORTIVE LIVING

Report Period Beginning: 5/29/2013

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	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	FIRST BANK		x	MORTGAGE	5/29/13	\$ 5,752,000	\$ 5,752,000	5/27/16	L+3.5%	\$ 167,015	1
2					/ /			/ /			2
3					/ /			/ /			3
	Working Capital										
4	FIRST BANK		x	WORKING CAPITAL	5/29/13	550,000	550,000	5/27/16	1.6000	4,547	4
5					/ /			/ /			5
6					/ /			/ /			6
7	TOTAL Facility Related					\$ 6,302,000	\$ 6,302,000			\$ 171,562	7
	B. Non-Facility Related										
8					/ /			/ /			8
9					/ /			/ /			9
10	TOTALS (lines 7, 8 and 9)					\$ 6,302,000	\$ 6,302,000			\$ 171,562	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: **PARK POINT SUPPORTIVE LIVING**Report Period Beginning: **5/29/2013**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	\$ 38,305	\$ 156,898	1
2	Cash-Patient Deposits			2
3	Accounts & Short-Term Notes Receivable-Patients (less allowance)	196,048	196,048	3
4	Supply Inventory (priced at)			4
5	Short-Term Investments			5
6	Prepaid Insurance	25,294	25,294	6
7	Other Prepaid Expenses			7
8	Accounts Receivable (owners or related parties)	159,912	100,000	8
9	Other(specify):			9
10	TOTAL Current Assets (sum of lines 1 thru 9)	\$ 419,559	\$ 478,240	10
	B. Long-Term Assets			
11	Long-Term Notes Receivable			11
12	Long-Term Investments			12
13	Land		100,000	13
14	Buildings, at Historical Cost		2,674,498	14
15	Leasehold Improvements, at Historical Cost			15
16	Equipment, at Historical Cost		327,802	16
17	Accumulated Depreciation (book methods)		(86,836)	17
18	Deferred Charges			18
19	Organization & Pre-Operating Costs		4,304,220	19
20	Accumulated Amortization - Organization & Pre-Operating Costs		(196,463)	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)	\$	\$ 7,123,221	24
25	TOTAL ASSETS (sum of lines 10 and 24)	\$ 419,559	\$ 7,601,461	25

		1 Operating	2 After Consolidation*	
	C. Current Liabilities			
26	Accounts Payable	\$ 118,492	\$ 118,492	26
27	Officer's Accounts Payable			27
28	Accounts Payable-Patient Deposits	17,703	17,703	28
29	Short-Term Notes Payable	140,000	140,000	29
30	Accrued Salaries Payable			30
31	Accrued Taxes Payable			31
32	Accrued Interest Payable		25,852	32
33	Deferred Compensation			33
34	Federal and State Income Taxes			34
	Other Current Liabilities(specify):			
35				35
36				36
37	TOTAL Current Liabilities (sum of lines 26 thru 36)	\$ 276,195	\$ 302,047	37
	D. Long-Term Liabilities			
38	Long-Term Notes Payable		550,000	38
39	Mortgage Payable		5,752,000	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)	\$	\$ 6,302,000	44
45	TOTAL LIABILITIES (sum of lines 37 and 44)	\$ 276,195	\$ 6,604,047	45
46	TOTAL EQUITY	\$ 143,364	\$ 997,414	46
47	TOTAL LIABILITIES AND EQUITY (sum of lines 45 and 46)	\$ 419,559	\$ 7,601,461	47

*(See instructions.)

Facility Name: PARK POINT SUPPORTIVE LIVING

Report Period Beginning: 5/29/2013

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	\$ 1,287,271	1
2	Discounts and Allowances		2
3	SUBTOTAL Resident Care (line 1 minus line 2)	\$ 1,287,271	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	FOOD STAMPS	19,867	15
16	PHONE & CABLE TV	14,277	16
17	SUBTOTAL Other Revenue (sum of lines 15 and 16)	\$ 34,144	17
18	TOTAL REVENUE (sum of lines 3, 11, 14 and 17)	\$ 1,321,415	18

	Expenses	Amount	
	A. Operating Expenses		
19	General Services	351,860	19
20	Health Care/ Personal Care	163,218	20
21	General Administration	272,778	21
	B. Capital Expense		
22	Ownership	390,195	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)	\$ 1,178,051	28
29	Income Before Income Taxes (line 18 minus line 28)	\$ 143,364	29
30	Income Taxes	\$	30
31	NET INCOME OR LOSS FOR THE YEAR (line 29 minus line 30)	\$ 143,364	31

PARK POINT SUPPORTIVE LIVING LLC
PAGE 3 COLUMN 5 RECLASSIFICATIONS AND ADJUSTMENTS

LINE 1	FOOD STAMP INCOME	(19,867)
LINE 10	BANK CHARGES	(1,945)
LINE 17	DEPRECIATION	86,836
LINE 18	INTEREST	171,562
LINE 20	RENT	<u>(350,000)</u>
		<u><u>(113,414)</u></u>

