

		FOR BHF USE			

LL2

Supportive Living Facility

2014

STATE OF ILLINOIS

DEPARTMENT OF HEALTHCARE & FAMILY SERVICES

COST REPORT FOR

SUPPORTIVE LIVING FACILITIES

(FISCAL YEAR 2014)

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: 1000118

Facility Name: HERITAGE WOODS OF S ELGIN

Address: 700 N MCLEAN BLVD SOUTH ELGIN 60117

County: KANE

Telephone Number: ( 847 ) 531-8360 Fax # 847 531-8362

Federal Employer ID Number:

Date Current Owners were Certified: 06/17/2009

Type of Ownership:

<input type="checkbox"/> VOLUNTARY, NON-PROFIT	<input type="checkbox"/> PROPRIETARY	<input type="checkbox"/> GOVERNMENTAL
<input type="checkbox"/> Charitable Corp.	<input type="checkbox"/> Individual	<input type="checkbox"/> State
<input type="checkbox"/> Trust	<input type="checkbox"/> Partnership	<input type="checkbox"/> County
IRS Exemption Code	<input type="checkbox"/> Corporation	<input type="checkbox"/> Other
	<input checked="" type="checkbox"/> "Sub-S" Corp.	
	<input checked="" type="checkbox"/> Limited Liability Co.	
	<input type="checkbox"/> Trust	
	<input type="checkbox"/> 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 01/01/2014 to 12/31/2014 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

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

Name: SHANE ALLEE Telephone Number: 815-935-1992 EXT. 246

Email Address:

Facility Name HERITAGE WOODS OF S ELGIN

Report Period Beginning: 01/01/2014 Ending: 12/31/2014

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	182	Single Unit Apartment	182	66,430	1
2		Double Unit Apartment			2
3		Other			3
4	182	TOTALS	182	66,430	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	47,869	16,557		64,426	5
6	Double Unit					6
7	Other					7
8	TOTALS	47,869	16,557		64,426	8

C. Percent Occupancy. (Column 5, line 8 divided by total certified bed days on line 4, column 4.) 96.98%

D. Indicate the number of paid bed-hold days the SLF had during this year 1,194 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 X

F. Does the BALANCE SHEET reflect any non-SLF assets?

YES NO X

G. List all services provided by your facility for non-residents. (E.g., day care, "meals on wheels", outpatient therapy)

H. ACCOUNTING BASIS

ACCRUAL X MODIFIED CASH\* CASH\*

I. Is your fiscal year identical to your tax year? X YES NO

Tax Year: 2014 Fiscal Year: 2014

\* 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

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Facility Name: HERITAGE WOODS OF S ELGIN

Report Period Beginning:

01/01/2014

Ending:

12/31/2014

## 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			
	<b>A. General Services</b>							
1	Dietary and Food Purchase	387,855	340,537	2,287	730,679		730,679	1
2	Housekeeping, Laundry and Maintenance	189,550	47,655	72,248	309,453		309,453	2
3	Heat and Other Utilities			271,442	271,442	(45,499)	225,943	3
4	Other (specify):			35,129	35,129		35,129	4
5	<b>TOTAL General Services</b>	577,405	388,192	381,106	1,346,703	(45,499)	1,301,204	5
	<b>B. Health Care and Programs</b>							
6	Health Care/ Personal Care	1,384,713	6,657		1,391,370		1,391,370	6
7	Activities and Social Services	92,575	17,086		109,661		109,661	7
8	Other (specify):							8
9	<b>TOTAL Health Care and Programs</b>	1,477,288	23,743		1,501,031		1,501,031	9
	<b>C. General Administration</b>							
10	Administrative and Clerical	225,391	24,623	523,574	773,588	(63,921)	709,667	10
11	Marketing Materials, Promotions and Advertising	97,346	11,525	49,328	158,199		158,199	11
12	Employee Benefits and Payroll Taxes			548,531	548,531		548,531	12
13	Insurance-Property, Liability and Malpractice			77,214	77,214		77,214	13
14	Other (specify):			181,457	181,457		181,457	14
15	<b>TOTAL General Administration</b>	322,737	36,148	1,380,104	1,738,989	(63,921)	1,675,068	15
16	<b>TOTAL Operating Expense (Sum of lines 5, 9 and 15)</b>	2,377,430	448,083	1,761,210	4,586,723	(109,420)	4,477,303	16
	<b>Capital Expenses</b>							
	<b>D. Ownership</b>							
17	Depreciation			1,079,298	1,079,298		1,079,298	17
18	Interest			581,376	581,376		581,376	18
19	Real Estate Taxes			272,803	272,803		272,803	19
20	Rent -- Facility and Grounds							20
21	Rent -- Equipment							21
22	Other (specify):			140,505	140,505		140,505	22
23	<b>TOTAL Ownership</b>			2,073,982	2,073,982		2,073,982	23
24	<b>GRAND TOTAL (Sum of lines 16 and 23)</b>	2,377,430	448,083	3,835,192	6,660,705	(109,420)	6,551,285	24

Facility Name: HERITAGE WOODS OF S ELGIN

Report Period Beginning 01/01/2014 Ending: 12/31/2014

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

	Personnel	Number of FTE	Average Hourly Wage	
1	Registered Nurses	Inc line 12	\$ Inc line 1	1
2	Licensed Practical Nurses	8	22.28	2
3	Certified Nurse Assistants	37	10.99	3
4	Activity Director & Assistants	Inc line 12	Inc line 1	4
5	Social Service Workers			5
6	Head Cook			6
7	Cook Helpers/Assistants	16	9.44	7
8	Dishwashers			8
9	Maintenance Workers	Inc line 12	Inc line 1	9
10	Housekeepers	5	8.90	10
11	Laundry			11
12	Managers	10	22.66	12
13	Other Administrative	6	22.59	13
14	Clerical	Inc line 13	Inc line 1	14
15	Marketing	Inc line 12	Inc line 1	15
16	Other			16
17	Total (lines 1 thru 16)	82	\$	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	\$	371,580	1
2				2
Total		\$	371,580	3

Facility Name: HERITAGE WOODS OF S ELGIN

Report Period Beginning:

01/01/2014

Ending:

12/31/2014

VIII. OWNERSHIP COSTS

A. Purchase price of land 2,285,525 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	182			2009	\$ 13,788,099	\$ 501,385	27.5	\$ 501,385	\$ 0	\$ 1,044,553	1
2											2
3											3
4											4
5											5
	Improvement Type										
6	LAND IMPROVEMENTS				1,021,134	68,076	15.0	68,076	(0)	141,824	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)				\$ 14,809,233	\$ 569,461		\$ 569,461	\$ 0	\$ 1,186,377	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	\$ 2,561,396	\$ 509,837	\$ 512,279.294	2,442	5	\$ 1,050,639	18
19	Vehicles							19
20	TOTAL (lines 18 and 19)	\$ 2,561,396	\$ 509,837	\$ 512,279	2,442		\$ 1,050,639	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 S ELGIN

Report Period Beginning: 01/01/2014 Ending: 12/31/2014

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	LANCASTER POLLARD		x	FIRST MORTGAGE	12/1/12	\$ 23,713,700	\$ 22,878,060	1/1/48	2%	\$ 572,410.27	1
2					/ /	\$	\$	/ /		\$	2
3					/ /	\$	\$	/ /		\$	3
	Working Capital										
4	PEOPLES NATIONAL BAN		X	LINE OF CREDIT	11/24/13	\$ 2,150,000	\$ 639,722	11/22/14	VARIABLE	\$ 8,965	4
5					/ /	\$	\$	/ /		\$	5
6					/ /	\$	\$	/ /		\$	6
7	TOTAL Facility Related					\$ 25,863,700	\$ 23,517,782			\$ 581,375	7
	B. Non-Facility Related										
8					/ /	\$	\$	/ /		\$	8
9					/ /	\$	\$	/ /		\$	9
10	TOTALS (lines 7, 8 and 9)					\$ 25,863,700	\$ 23,517,782			\$ 581,375	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 S ELGIN**Report Period Beginning: **01/01/2014**Ending: **12/31/2014****XI. BALANCE SHEET - Unrestricted Operating Fund.**As of **12/31/2014**

(last day of reporting year)

		1 Operating	2 After Consolidation*	
	<b>A. Current Assets</b>			
1	Cash on Hand and in Banks	\$ 183,771	\$	1
2	Cash-Patient Deposits			2
3	Accounts & Short-Term Notes Receivable- Patients (less allowance )	1,850,802 (174,560)		3
4	Supply Inventory (priced at )			4
5	Short-Term Investments			5
6	Prepaid Insurance	55,834		6
7	Other Prepaid Expenses	30,839		7
8	Accounts Receivable (owners or related parties)			8
9	Other(specify):	49,374		9
10	<b>TOTAL Current Assets</b> (sum of lines 1 thru 9)	\$ 1,996,061	\$	10
	<b>B. Long-Term Assets</b>			
11	Long-Term Notes Receivable			11
12	Long-Term Investments			12
13	Land	2,285,525		13
14	Buildings, at Historical Cost	13,788,099		14
15	Leasehold Improvements, at Historical Cost	1,021,134		15
16	Equipment, at Historical Cost	2,561,396		16
17	Accumulated Depreciation (book methods)	(2,237,016)		17
18	Deferred Charges			18
19	Organization & Pre-Operating Costs	518,642		19
20	Accumulated Amortization - Organization & Pre-Operating Costs	(30,871)		20
21	Restricted Funds	519,513		21
22	Other Long-Term Assets (specify):			22
23	Other(specify):			23
24	<b>TOTAL Long-Term Assets</b> (sum of lines 11 thru 23)	\$ 18,426,422	\$	24
25	<b>TOTAL ASSETS</b> (sum of lines 10 and 24)	\$ 20,422,483	\$	25

		1 Operating	2 After Consolidation*	
	<b>C. Current Liabilities</b>			
26	Accounts Payable	\$ 69,575	\$	26
27	Officer's Accounts Payable			27
28	Accounts Payable-Patient Deposits			28
29	Short-Term Notes Payable			29
30	Accrued Salaries Payable	40,666		30
31	Accrued Taxes Payable	219,693		31
32	Accrued Interest Payable	48,737		32
33	Deferred Compensation			33
34	Federal and State Income Taxes			34
	<b>Other Current Liabilities(specify):</b>			
35	See Attachment	794,287		35
36				36
37	<b>TOTAL Current Liabilities</b> (sum of lines 26 thru 36)	\$ 1,172,957	\$	37
	<b>D. Long-Term Liabilities</b>			
38	Long-Term Notes Payable			38
39	Mortgage Payable	22,878,060		39
40	Bonds Payable			40
41	Deferred Compensation			41
	<b>Other Long-Term Liabilities(specify):</b>			
42				42
43				43
44	<b>TOTAL Long-Term Liabilities</b> (sum of lines 38 thru 43)	\$ 22,878,060	\$	44
45	<b>TOTAL LIABILITIES</b> (sum of lines 37 and 44)	\$ 24,051,017	\$	45
46	<b>TOTAL EQUITY</b>	\$ (3,628,534)	\$	46
47	<b>TOTAL LIABILITIES AND EQUITY</b> (sum of lines 45 and 46)	\$ 20,422,483	\$	47

\*(See instructions.)

Facility Name: HERITAGE WOODS OF S ELGIN

Report Period Beginning: 01/01/2014 Ending: 12/31/2014

**XII. INCOME STATEMENT (attach any explanatory footnotes necessary to reconcile this Schedule to Schedule IV.)**

	Revenue	Amount	
	<b>A. SLF Resident Care</b>		
1	Gross SLF Resident Revenue	\$ 7,256,541	1
2	Discounts and Allowances	(53,769)	2
3	<b>SUBTOTAL Resident Care (line 1 minus line 2)</b>	\$ 7,202,772	3
	<b>B. Other Operating Revenue</b>		
4	Special Services	206,683	4
5	Other Health Care Services		5
6	Special Grants		6
7	Gift and Coffee Shop		7
8	Barber and Beauty Care	36,225	8
9	Non-Resident Meals	5,006	9
10	Laundry		10
11	<b>SUBTOTAL OTHER OPERATING REVENUE (sum of lines 4 thru 10)</b>	\$ 247,914	11
	<b>C. Non-Operating Revenue</b>		
12	Contributions		12
13	Interest and Other Investment Income	14,400	13
14	<b>SUBTOTAL Non-Operating Revenue (sum of lines 12 and 13)</b>	\$ 14,400	14
	<b>D. Other Revenue (specify):</b>		
15			15
16	Insurance Adjustments	11,135	16
17	<b>SUBTOTAL Other Revenue (sum of lines 15 and 16)</b>	\$ 11,135	17
18	<b>TOTAL REVENUE (sum of lines 3, 11, 14 and 17)</b>	\$ 7,476,221	18

	Expenses	Amount	
	<b>A. Operating Expenses</b>		
19	General Services	1,346,703	19
20	Health Care/ Personal Care	1,501,031	20
21	General Administration	1,738,989	21
	<b>B. Capital Expense</b>		
22	Ownership	2,073,982	22
	<b>C. Other Expenses</b>		
23	Special Cost Centers		23
24	Non-Operating Expenses		24
25	Other (specify):		25
26			26
27			27
28	<b>TOTAL EXPENSES (sum of lines 19 thru 27)</b>	\$ 6,660,705	28
29	<b>Income Before Income Taxes (line 18 minus line 28)</b>	\$ 815,516	29
30	<b>Income Taxes</b>	\$	30
31	<b>NET INCOME OR LOSS FOR THE YEAR (line 29 minus line 30)</b>	\$ 815,516	31



**Expenses PG 3 Other**

	General Services Detail	Amt
5200-5124-0-0	Exterminating	3,600
5200-5127-0-0	Rubbish Removal	8,209
5300-5140-0-0	Security & Monitoring	12,361
5200-5130-0-0	Vehicle Expense	1,601
5200-5131-0-0	Transportation Service	-
5200-5132-0-0	Water Softener	6,814
5200-5133-0-0	Window Washing	2,544
5200-5137-0-0	Miscellaneous Oper Expense	-

35,129

	General Administration Detail	Amt
5160-5060-0-0	Consulting	-
5160-5063-0-0	Legal	3,552
5160-5064-0-0	Accounting	105
5160-5066-0-0	Audit	9,050
5160-5067-0-0	Contract Labor-Serv Prov	-
5160-5068-0-0	Contract Labor	22,652
5180-9999-0-0	Total Bad Debt	146,098

181,457



	Ownership Other detail	Amt
9100-9101-0-0	Interest & Dividend Income	-
9100-9102-0-0	Assessment Income	-
9100-9103-0-0	Assessment Expense	-
9200-9202-0-0	Financing Fees	500
9200-9204-0-0	Mortgage Service Fee	-
9200-9205-0-0	Mortgage Insurance Prem	125,187
9200-9206-0-0	Participation Fee	-
9200-9207-0-0	Letter of Credit Fee	-
9200-9208-0-0	Bond & Draw Fee	-
9200-9209-0-0	Remarketing and Trustee Fee	-
9200-9212-0-0	Debt Write-Off	-
9300-9301-0-0	Partnership Management Fee	-
9300-9302-0-0	Asset Management Fee	-
9300-9303-0-0	Incentive Management	-
9300-9303-1-0	Incentive Asset Mgmt Fee	-
9300-9304-0-0	Tax Credit Fees & Incentive Fee	-
9300-9305-0-0	Organizational Expense	-
9300-9306-0-0	Developer Fees	-
9300-9307-0-0	Closing Costs	-
9700-9702-0-0	Amortization Expense	14,818
9900-9901-0-0	Prior Period Adjustments	-
9900-9902-0-0	Dissolution of Business	-
9900-9903-0-0	Loss (Gain) on Sale of Assets	-
9900-9904-0-0	Business Interruption	-
9900-9905-0-0	Settlement	-
9900-9906-0-0	Property Damage Loss	-
9900-9907-0-0	Abandonment Loss	-
9900-9908-0-0	Grant Income	-
9900-9909-0-0	Misc: Title, Recording, Transfer	-
		140,505



# Balance Sheet

Other Current Assets Detail			Amt	Current Liabilities Detail			Amt
1102-9970-0-0	A/R-Medicaid Food Stamps	-		2112-0100-0-0	Accrued Asset Management Fee	-	
1102-9971-0-0	A/R-Employee Advance	-		2112-0101-0-0	Accrued Partnership Mgmt Fee	-	
1102-9973-0-0	A/R-Insurance Reimbursement	-		2112-0102-0-0	Accrued Incentive Mgmt Fee	-	
1102-9974-0-0	A/R-Subscription Receivable	-		2112-0102-1-0	Accrued Incentive Asset Mgmt Fee	-	
1102-9975-0-0	A/R-CIP	-		2112-0105-0-0	Accrued Liabilities	31,156	
1102-9976-0-0	A/R-Other	49,374		2112-0110-0-0	Accrued Insurance	-	
1102-9978-0-0	A/R-TIF/Abatement	-		2112-0115-0-0	Accrued Developer Fee	-	
				2112-0130-0-0	Accrued MIP	-	
				2112-0146-0-0	Payroll Benefits	-	
				2112-0154-0-0	Unclaimed Property	983	
				2112-0155-0-0	Reservation Deposit	5,550	
				2112-0156-0-0	Buy Down Credit	-	
				2112-0157-0-0	Unapplied Last Month Rent	-	
				2112-0158-0-0	Deferred Gain on Sale	-	
				2112-0159-0-0	Unearned Revenue	116,876	
				2112-0159-1-0	Medicaid Prepayments	-	
				2112-0159-2-0	Prepaid Medicaid Clearing	-	
				2112-0159-3-0	Prepaid Rent	-	
				2112-0170-0-0	Line of Credit	639,722	
				2112-0175-0-0	Loan - Vehicle	-	
			49,374				794,287

