

		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: 1000038

Facility Name: HERITAGE WOODS OF WATSEKA

Address: 577 EAST MARTIN AVE WATSEKA 60970

County: IROQUOIS

Telephone Number: (815) 432-4560 Fax # 815 432-4562

Federal Employer ID Number:

Date Current Owners were Certified: 10/25/2007

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 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: FAITH STEWART Telephone Number: 815-935-1992 EXT. 257

Email Address:

Facility Name HERITAGE WOODS OF WATSEKA

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	65	Single Unit Apartment	65	23,725	1
2		Double Unit Apartment			2
3		Other			3
4	65	TOTALS	65	23,725	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	10,628	10,714		21,342	5
6	Double Unit					6
7	Other					7
8	TOTALS	10,628	10,714		21,342	8

C. Percent Occupancy. (Column 5, line 8 divided by total certified bed days on line 4, column 4.) 89.96%

D. Indicate the number of paid bed-hold days the SLF had during this year 99 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

Page 3

Facility Name: HERITAGE WOODS OF WATSEKA

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			
	A. General Services							
1	Dietary and Food Purchase	161,826	123,469	1,794	287,089		287,089	1
2	Housekeeping, Laundry and Maintenance	58,796	14,617	29,786	103,199		103,199	2
3	Heat and Other Utilities			88,787	88,787	(14,595)	74,192	3
4	Other (specify):			12,094	12,094		12,094	4
5	TOTAL General Services	220,622	138,086	132,461	491,169	(14,595)	476,574	5
	B. Health Care and Programs							
6	Health Care/ Personal Care	290,056	1,102		291,158		291,158	6
7	Activities and Social Services	27,486	2,877		30,363		30,363	7
8	Other (specify):							8
9	TOTAL Health Care and Programs	317,542	3,979		321,521		321,521	9
	C. General Administration							
10	Administrative and Clerical	81,015	9,967	161,891	252,873	(20,087)	232,786	10
11	Marketing Materials, Promotions and Advertising	26,754	9,169	26,219	62,142		62,142	11
12	Employee Benefits and Payroll Taxes			264,413	264,413		264,413	12
13	Insurance-Property, Liability and Malpractice			30,236	30,236		30,236	13
14	Other (specify):			40,752	40,752		40,752	14
15	TOTAL General Administration	107,769	19,136	523,511	650,416	(20,087)	630,329	15
16	TOTAL Operating Expense (Sum of lines 5, 9 and 15)	645,933	161,201	655,972	1,463,106	(34,682)	1,428,424	16
	Capital Expenses							
	D. Ownership							
17	Depreciation			191,984	191,984		191,984	17
18	Interest			162,676	162,676		162,676	18
19	Real Estate Taxes			55,128	55,128		55,128	19
20	Rent -- Facility and Grounds							20
21	Rent -- Equipment							21
22	Other (specify):			61,842	61,842		61,842	22
23	TOTAL Ownership			471,630	471,630		471,630	23
24	GRAND TOTAL (Sum of lines 16 and 23)	645,933	161,201	1,127,602	1,934,736	(34,682)	1,900,054	24

Facility Name: HERITAGE WOODS OF WATSEKA

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	1	17.51	2
3	Certified Nurse Assistants	10	9.96	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	7	9.09	7
8	Dishwashers			8
9	Maintenance Workers	Inc line 12	Inc line 1	9
10	Housekeepers	2	9.21	10
11	Laundry			11
12	Managers	4	16.11	12
13	Other Administrative	2	19.81	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)	26	\$	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
DSI FLORA OPERATOR & OWNER		FLORA	
DSI OTTAWA OPERATOR & OWNER		OTTAWA	
DSI MANTENO OPERATOR & OWNER		MANTENO	

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	\$	92,508	1
2				2
Total		\$	92,508	3

OTHER RELATED BUSINESS ENTITIES

Name	3	City	4	Type of Business	5

Facility Name: HERITAGE WOODS OF WATSEKA Report Period Beginning: 01/01/2014 Ending: 12/31/2014

VIII. OWNERSHIP COSTS

A. Purchase price of land 195,956 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	65				\$ 4,972,949	\$ 180,835	28	\$ 180,835	\$ 0	\$ 1,295,397	1
2											2
3											3
4											4
5											5
	Improvement Type										
6	LAND IMPROVEMENTS						28				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)				\$ 4,972,949	\$ 180,835		\$ 180,835	\$ 0	\$ 1,295,397	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	\$ 211,044	\$ 11,149	\$ 42208.8	31,060	5	\$ 163,248	18
19	Vehicles	20,000				-	20,000	19
20	TOTAL (lines 18 and 19)	\$ 231,044	\$ 11,149	\$ 42,209	31,060		\$ 183,248	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 WATSEKA

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	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	Heartland Bank		X	Mortgage	9/1/2013	\$ 5,758,700	\$ 5,533,763	8/1/47	0.0300	\$ 160,551.62	1
2					/ /	\$	\$	/ /		\$	2
3					/ /	\$	\$	/ /		\$	3
	Working Capital										
4	PEOPLES BANK		X	LINE OF CREDIT	11/26/13	\$ 400,000	\$ 112,408	11/24/14	VARIABLE	\$	4
5					/ /	\$	\$	/ /		\$	5
6					/ /	\$	\$	/ /		\$	6
7	TOTAL Facility Related					\$ 400,000	\$ 5,533,763			\$ 160,552	7
	B. Non-Facility Related										
8					/ /	\$	\$	/ /		\$	8
9					/ /	\$	\$	/ /		\$	9
10	TOTALS (lines 7, 8 and 9)					\$ 400,000	\$ 5,533,763			\$ 160,552	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 WATSEKA**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*	
	A. Current Assets			
1	Cash on Hand and in Banks	\$ 131,202	\$	1
2	Cash-Patient Deposits			2
3	Accounts & Short-Term Notes Receivable- Patients (less allowance)	229,492 (17,839)		3
4	Supply Inventory (priced at)			4
5	Short-Term Investments			5
6	Prepaid Insurance	19,048		6
7	Other Prepaid Expenses	25,424		7
8	Accounts Receivable (owners or related parties)			8
9	Other(specify):	62,767		9
10	TOTAL Current Assets (sum of lines 1 thru 9)	\$ 450,095	\$	10
	B. Long-Term Assets			
11	Long-Term Notes Receivable			11
12	Long-Term Investments			12
13	Land	195,956		13
14	Buildings, at Historical Cost	4,972,949		14
15	Leasehold Improvements, at Historical Cost			15
16	Equipment, at Historical Cost	231,044		16
17	Accumulated Depreciation (book methods)	(1,478,645)		17
18	Deferred Charges			18
19	Organization & Pre-Operating Costs	1,399,275		19
20	Accumulated Amortization - Organization & Pre-Operating Costs	(211,648)		20
21	Restricted Funds	259,735		21
22	Other Long-Term Assets (specify):			22
23	Other(specify):			23
24	TOTAL Long-Term Assets (sum of lines 11 thru 23)	\$ 5,368,666	\$	24
25	TOTAL ASSETS (sum of lines 10 and 24)	\$ 5,818,761	\$	25

		1 Operating	2 After Consolidation*	
	C. Current Liabilities			
26	Accounts Payable	\$ 28,939	\$	26
27	Officer's Accounts Payable			27
28	Accounts Payable-Patient Deposits	8,305		28
29	Short-Term Notes Payable			29
30	Accrued Salaries Payable	9,784		30
31	Accrued Taxes Payable	123,614		31
32	Accrued Interest Payable	13,834		32
33	Deferred Compensation			33
34	Federal and State Income Taxes			34
	Other Current Liabilities(specify):			
35	See Attachment	165,003		35
36				36
37	TOTAL Current Liabilities (sum of lines 26 thru 36)	\$ 349,480	\$	37
	D. Long-Term Liabilities			
38	Long-Term Notes Payable			38
39	Mortgage Payable	5,690,602		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)	\$ 5,690,602	\$	44
45	TOTAL LIABILITIES (sum of lines 37 and 44)	\$ 6,040,082	\$	45
46	TOTAL EQUITY	\$ (221,321)	\$	46
47	TOTAL LIABILITIES AND EQUITY (sum of lines 45 and 46)	\$ 5,818,761	\$	47

*(See instructions.)

Facility Name: HERITAGE WOODS OF WATSEKA

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	
	A. SLF Resident Care		
1	Gross SLF Resident Revenue	\$ 1,975,348	1
2	Discounts and Allowances	(9,622)	2
3	SUBTOTAL Resident Care (line 1 minus line 2)	\$ 1,965,726	3
	B. Other Operating Revenue		
4	Special Services	67,343	4
5	Other Health Care Services		5
6	Special Grants		6
7	Gift and Coffee Shop		7
8	Barber and Beauty Care	9,572	8
9	Non-Resident Meals	7,925	9
10	Laundry		10
11	SUBTOTAL OTHER OPERATING REVENUE (sum of lines 4 thru 10)	\$ 84,840	11
	C. Non-Operating Revenue		
12	Contributions		12
13	Interest and Other Investment Income	5,179	13
14	SUBTOTAL Non-Operating Revenue (sum of lines 12 and 13)	\$ 5,179	14
	D. Other Revenue (specify):		
15			15
16	Insurance Adjustments	4,622	16
17	SUBTOTAL Other Revenue (sum of lines 15 and 16)	\$ 4,622	17
18	TOTAL REVENUE (sum of lines 3, 11, 14 and 17)	\$ 2,060,367	18

	Expenses	Amount	
	A. Operating Expenses		
19	General Services	491,169	19
20	Health Care/ Personal Care	321,521	20
21	General Administration	650,416	21
	B. Capital Expense		
22	Ownership	471,630	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)	\$ 1,934,736	28
29	Income Before Income Taxes (line 18 minus line 28)	\$ 125,631	29
30	Income Taxes	\$	30
31	NET INCOME OR LOSS FOR THE YEAR (line 29 minus line 30)	\$ 125,631	31

Expenses PG 3 Other

	General Services Detail	Amt
5200-5124-0-0	Exterminating	1,425
5200-5127-0-0	Rubbish Removal	4,232
5300-5140-0-0	Security & Monitoring	3,050
5200-5130-0-0	Vehicle Expense	2,604
5200-5131-0-0	Transportation Service	-
5200-5132-0-0	Water Softener	783
5200-5133-0-0	Window Washing	-
5200-5137-0-0	Miscellaneous Oper Expense	-

12,094

	General Administration Detail	Amt
5160-5060-0-0	Consulting	300
5160-5063-0-0	Legal	9,135
5160-5064-0-0	Accounting	105
5160-5066-0-0	Audit	16,111
5160-5067-0-0	Contract Labor-Serv Prov	-
5160-5068-0-0	Contract Labor	1,200
5180-9999-0-0	Total Bad Debt	13,901

40,752

	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	-
9200-9204-0-0	Mortgage Service Fee	-
9200-9205-0-0	Mortgage Insurance Prem	27,894
9200-9206-0-0	Participation Fee	-
9200-9207-0-0	Letter of Credit Fee	510
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	30,938
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	2,500
9900-9907-0-0	Abandonment Loss	-
9900-9908-0-0	Grant Income	-
9900-9909-0-0	Misc: Title, Recording, Transfer	-
		61,842

Balance Sheet

Other Current Assets Detail			Amt	Current Liabilities Detail			Amt
1102-9970-0-0	A/R-Medicaid Food Stamps		960	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		35,762
1102-9976-0-0	A/R-Other		-	2112-0110-0-0	Accrued Insurance		-
1102-9978-0-0	A/R-TIF/Abatement		61,807	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		6,184
				2112-0155-0-0	Reservation Deposit		3,800
				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		6,849
				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		112,408
				2112-0175-0-0	Loan - Vehicle		-
			62,767				165,003

