

		FOR BHF USE			

LL2

Supportive Living Facility

2015

STATE OF ILLINOIS

DEPARTMENT OF HEALTHCARE & FAMILY SERVICES

COST REPORT FOR

SUPPORTIVE LIVING FACILITIES

(FISCAL YEAR 2015)

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: 1000111

Facility Name: HERITAGE WOODS OF MCLEANSBOR

Address: 605 SOUTH MARSHALL MCLEANSBORO 62859

Number City Zip Code

County: HAMILTON

Telephone Number: (618) 643-2908 Fax # 618 643-2941

Federal Employer ID Number:

Date Current Owners were Certified: 12/22/2008

Type of Ownership:

☐ VOLUNTARY, NON-PROFIT

☐ Charitable Corp.

☐ Trust

IRS Exemption Code

☐ PROPRIETARY

☐ Individual

☒ Partnership

☐ Corporation

☐ "Sub-S" Corp.

☐ Limited Liability Co.

☐ Trust

☐ Other

☐ GOVERNMENTAL

☐ State

☐ County

☐ Other

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

Name: VICKY GRAY Telephone Number: (815) 935-1992

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 01/01/2015 to 12/31/2015 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

(Title) CFO, Gardant Management Solutions

Paid
Preparer

(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 MCLEANSBORO

Report Period Beginning: 01/01/2015 Ending: 12/31/2015

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	41	Single Unit Apartment	41	14,965	1
2		Double Unit Apartment			2
3		Other			3
4	41	TOTALS	41	14,965	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	9,484	5,166		14,650	5
6	Double Unit					6
7	Other					7
8	TOTALS	9,484	5,166		14,650	8

C. Percent Occupancy. (Column 5, line 8 divided by total certified bed days on line 4, column 4.) 97.90%

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

114 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

MODIFIED ACCRUAL X CASH* CASH*

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

Tax Year: 2015 Fiscal Year: 2015

* 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

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Facility Name: HERITAGE WOODS OF MCLEANSBORO

Report Period Beginning:

01/01/2015

Ending:

12/31/2015

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	122,274	72,508	1,749	196,531		196,531	1
2	Housekeeping, Laundry and Maintenance	40,182	14,861	13,312	68,355		68,355	2
3	Heat and Other Utilities			79,190	79,190	(10,585)	68,605	3
4	Other (specify): See Attachment			18,935	18,935		18,935	4
5	TOTAL General Services	162,456	87,369	113,186	363,011	(10,585)	352,426	5
	B. Health Care and Programs							
6	Health Care/ Personal Care	154,583	3,428		158,011		158,011	6
7	Activities and Social Services		995		995		995	7
8	Other (specify): See Attachment							8
9	TOTAL Health Care and Programs	154,583	4,423		159,006		159,006	9
	C. General Administration							
10	Administrative and Clerical	81,044	19,340	88,174	188,558	(18,352)	170,206	10
11	Marketing Materials, Promotions and Advertising	27,656	2,576	14,621	44,853		44,853	11
12	Employee Benefits and Payroll Taxes			158,353	158,353		158,353	12
13	Insurance-Property, Liability and Malpractice			17,021	17,021		17,021	13
14	Other (specify): See Attachment			26,799	26,799		26,799	14
15	TOTAL General Administration	108,700	21,916	304,968	435,584	(18,352)	417,232	15
16	TOTAL Operating Expense (Sum of lines 5, 9 and 15)	425,739	113,708	418,154	957,601	(28,936)	928,665	16
	Capital Expenses							
	D. Ownership							
17	Depreciation			132,453	132,453		132,453	17
18	Interest			173,102	173,102		173,102	18
19	Real Estate Taxes			30,371	30,371		30,371	19
20	Rent -- Facility and Grounds							20
21	Rent -- Equipment							21
22	Other (specify): See Attachment			107,340	107,340		107,340	22
23	TOTAL Ownership			443,266	443,266		443,266	23
24	GRAND TOTAL (Sum of lines 16 and 23)	425,739	113,708	861,420	1,400,867	(28,936)	1,371,931	24

Facility Name: HERITAGE WOODS OF MCLEANSBORO

Report Period Beginning 01/01/2015 Ending: 12/31/2015

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 12	1
2	Licensed Practical Nurses	1	18.98	2
3	Certified Nurse Assistants	7	9.75	3
4	Activity Director & Assistants	Inc line 12	Inc line 12	4
5	Social Service Workers			5
6	Head Cook			6
7	Cook Helpers/Assistants	5	9.34	7
8	Dishwashers			8
9	Maintenance Workers	Inc line 12	Inc line 12	9
10	Housekeepers	1	9.03	10
11	Laundry			11
12	Managers	3	13.12	12
13	Other Administrative	2	19.94	13
14	Clerical	Inc line 13	Inc line 13	14
15	Marketing	Inc line 12	Inc line 12	15
16	Other			16
17	Total (lines 1 thru 16)	19	\$	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

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	Gardant Management Solutions	\$ 40,021	1
2			2
Total		\$ 40,021	3

OTHER RELATED BUSINESS ENTITIES

Name	3	City	4	Type of Business	5

Facility Name: HERITAGE WOODS OF MCLEANSBORO

Report Period Beginning:

01/01/2015

Ending:

12/31/2015

VIII. OWNERSHIP COSTS

A. Purchase price of land 145,000 Year land was acquired 2005

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	20			2008	\$ 4,948,747	\$ 115,471	40	\$ 123,719	\$ 8,248	\$ 1,138,213	1
2											2
3											3
4											4
5											5
	Improvement Type										
6	Leasehold Improvements				352,520	15,602	20	17,626	2,024	149,690	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)				\$ 5,301,267	\$ 131,073		\$ 141,345	\$ 10,272	\$ 1,287,903	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	\$ 491,561	\$ 1,380	\$ 54617.9	53,238	9	\$ 480,941	18
19	Vehicles				\$			19
20	TOTAL (lines 18 and 19)	\$ 491,561	\$ 1,380	\$ 54,618	53,238		\$ 480,941	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 MCLEANSBORO

Report Period Beginning: 01/01/2015 Ending: 2/31/2015

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	IHDA		X	FIRST MORTGAGE	02/28/08	\$ 2,760,000	\$ 2,495,175	09/01/39	.0600	\$ 173,102	1
2	IHDA		X	SECOND MORTGAGE	02/28/08	2,000,000	2,000,000	09/01/29	.0100	\$	2
3					/ /			/ /	.0000	\$	3
4					/ /			/ /	.0000	\$	4
5									.0000	\$	5
	Working Capital										
6					/ /				.0000	\$	6
7	TOTAL Facility Related					\$ 4,760,000	\$ 4,495,175			\$ 173,102	7
	B. Non-Facility Related										
8					/ /			/ /			8
9					/ /			/ /			9
10	TOTALS (lines 7, 8 and 9)					\$ 4,760,000	\$ 4,495,175			\$ 173,102	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 MCLEANSBORO

Report Period Beginning: 01/01/2015

Ending: 12/31/2015

XI. BALANCE SHEET - Unrestricted Operating Fund.

As of 12/31/2015

(last day of reporting year)

		1 Operating	2 After Consolidation*	
	A. Current Assets			
1	Cash on Hand and in Banks	\$ 237,531	\$	1
2	Cash-Patient Deposits			2
3	Accounts & Short-Term Notes Receivable-Patients (less allowance (12,710))	141,220		3
4	Supply Inventory (priced at)			4
5	Short-Term Investments			5
6	Prepaid Insurance	12,293		6
7	Other Prepaid Expenses	11,057		7
8	Accounts Receivable (owners or related parties)			8
9	Other(specify): SEE ATTACHMENT	1,009		9
10	TOTAL Current Assets (sum of lines 1 thru 9)	\$ 403,109	\$	10
	B. Long-Term Assets			
11	Long-Term Notes Receivable			11
12	Long-Term Investments			12
13	Land	145,000		13
14	Buildings, at Historical Cost	4,948,747		14
15	Leasehold Improvements, at Historical Cost	352,520		15
16	Equipment, at Historical Cost	491,561		16
17	Accumulated Depreciation (book methods)	(1,768,844)		17
18	Deferred Charges			18
19	Organization & Pre-Operating Costs	162,892		19
20	Accumulated Amortization - Organization & Pre-Operating Costs	(61,397)		20
21	Restricted Funds	733,246		21
22	Other Long-Term Assets (specify):			22
23	Other(specify):			23
24	TOTAL Long-Term Assets (sum of lines 11 thru 23)	\$ 5,003,726	\$	24
25	TOTAL ASSETS (sum of lines 10 and 24)	\$ 5,406,835	\$	25

		1 Operating	2 After Consolidation*	
	C. Current Liabilities			
26	Accounts Payable	\$ 17,227	\$	26
27	Officer's Accounts Payable			27
28	Accounts Payable-Patient Deposits			28
29	Short-Term Notes Payable			29
30	Accrued Salaries Payable	9,770		30
31	Accrued Taxes Payable	38,293		31
32	Accrued Interest Payable	14,558		32
33	Deferred Compensation			33
34	Federal and State Income Taxes			34
	Other Current Liabilities(specify):			
35	See Attachment	123,418		35
36				36
37	TOTAL Current Liabilities (sum of lines 26 thru 36)	\$ 203,267	\$	37
	D. Long-Term Liabilities			
38	Long-Term Notes Payable			38
39	Mortgage Payable	4,495,175		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)	\$ 4,495,175	\$	44
45	TOTAL LIABILITIES (sum of lines 37 and 44)	\$ 4,698,442	\$	45
46	TOTAL EQUITY	\$ 708,393	\$	46
47	TOTAL LIABILITIES AND EQUITY (sum of lines 45 and 46)	\$ 5,406,835	\$	47

*(See instructions.)

Facility Name: HERITAGE WOODS OF MCLEANSBORO

Report Period Beginning: 01/01/2015 Ending: 12/31/2015

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	\$ 1,267,207	1
2	Discounts and Allowances	(6,087)	2
	SUBTOTAL Resident Care		
3	(line 1 minus line 2)	\$ 1,261,120	3
	B. Other Operating Revenue		
4	Special Services	60,322	4
5	Other Health Care Services		5
6	Special Grants		6
7	Gift and Coffee Shop		7
8	Barber and Beauty Care	9,237	8
9	Non-Resident Meals	4,251	9
10	Laundry		10
	SUBTOTAL OTHER OPERATING REVENUE		
11	(sum of lines 4 thru 10)	\$ 73,810	11
	C. Non-Operating Revenue		
12	Contributions		12
13	Interest and Other Investment Income	755	13
	SUBTOTAL Non-Operating Revenue		
14	(sum of lines 12 and 13)	\$ 755	14
	D. Other Revenue (specify):		
15	See Attachment	444	15
16			16
	SUBTOTAL Other Revenue		
17	(sum of lines 15 and 16)	\$ 444	17
	TOTAL REVENUE		
18	(sum of lines 3, 11, 14 and 17)	\$ 1,336,129	18

	Expenses	Amount	
	A. Operating Expenses		
19	General Services	363,011	19
20	Health Care/ Personal Care	159,006	20
21	General Administration	435,584	21
	B. Capital Expense		
22	Ownership	443,266	22
	C. Other Expenses		
23	Special Cost Centers		23
24	Non-Operating Expenses		24
25	Other (specify):		25
26			26
27			27
	TOTAL EXPENSES		
28	(sum of lines 19 thru 27)	\$ 1,400,867	28
	Income Before Income Taxes		
29	(line 18 minus line 28)	\$ (64,738)	29
30	Income Taxes	\$	30
	NET INCOME OR LOSS FOR THE YEAR		
31	(line 29 minus line 30)	\$ (64,738)	31

Expenses PG

	General Services Other	
5200-5000-0-0	Operating Allocation	-
5200-5124-0-0	Exterminating	1,020
5200-5127-0-0	Rubbish Removal	4,428
5200-5130-0-0	Vehicle Expense	2,165
5200-5131-0-0	Transportation Service	-
5300-5140-0-0	Security & Monitoring	11,322

Health Care & Programs

- 5160-5060-0-0
- 5160-5063-0-0
- 5160-5064-0-0
- 5160-5066-0-0
- 5160-5067-0-0
- 5160-5068-0-0
- 5190-5000-0-0
- 5180-5079-0-0
- 5180-5079-1-0
- 5180-5080-0-0
- 5180-5081-0-0
- 5180-5081-1-0
- 5180-5082-0-0

18,935

37,870.16

-

3 Other

General Administration Other			Ownership Other		
	Amt			Amt	
Consulting	62	9100-9101-0-0	Interest & Dividend Income	-	
Legal	7,163	9100-9102-0-0	Assessment Income	-	
Accounting	-	9100-9103-0-0	Assessment Expense	-	
Audit	11,145	9200-9202-0-0	Financing Fees	-	
Contract Labor-Serv Prov	-	9200-9204-0-0	Mortgage Service Fee	-	
Contract Labor	1,261	9200-9205-0-0	Mortgage Insurance Prem	-	
Other Admin Allocation	0	9200-9206-0-0	Participation Fee	-	
Bad Debt - Resident	8,662	9200-9207-0-0	Letter of Credit Fee	-	
Bad Debt - Resident - Recovery	-	9200-9208-0-0	Bond & Draw Fee	-	
Bad Debt - Resident Prior Period	-	9200-9209-0-0	Remarketing and Trustee Fee	-	
Bad Debt - Medicaid Pending Deni	(1,494)	9200-9210-0-0	Interest Expense-Note	-	
Bad Debt - Medicaid Pending - Rec	-	9200-9211-0-0	Interest Expense-LP	-	
Bad Debt - Medicaid Denial Prior I	-	9200-9212-0-0	Debt Write-Off	-	
		9300-9301-0-0	Partnership Management Fee	-	
		9300-9302-0-0	Asset Management Fee	3,000	
		9300-9303-0-0	Incentive Management	95,322	
		9300-9303-1-0	Incentive Asset Mgmt Fee	-	
		9300-9304-0-0	Tax Credit Fees & Incentive Fee	248	
		9300-9305-0-0	Organizational Expense	-	
		9300-9306-0-0	Developer Fees	-	
		9300-9307-0-0	Closing Costs	-	
		9700-9702-0-0	Amortization Expense	8,771	
		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	-	
	26,799	9900-9908-0-0	Grant Income	-	
		9900-9909-0-0	Misc: Title, Recording, Transfer	-	

53597.94

107,340

Balance Sheet PG 7 Other, See Attachment

Other Current Assets Detail		Amt	Current Liabilities Detail		Amt
1102-9971-0-0	A/R-Employee Advance	-	2112-0100-0-0	Accrued Asset Management Fee	3,000
1102-9972-0-0	A/R-Gardant Mgmt Solutions	-	2112-0101-0-0	Accrued Partnership Mgmt Fee	-
1102-9973-0-0	A/R-Insurance Reimbursement	-	2112-0102-0-0	Accrued Incentive Mgmt Fee	95,322
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	12,614
1102-9976-0-0	A/R-Other	-	2112-0110-0-0	Accrued Insurance	-
1102-9978-0-0	A/R-TIF/Abatement	-	2112-0115-0-0	Accrued Developer Fee	-
1105-0006-0-0	Security Deposit-Equip & Util	1,009	2112-0130-0-0	Accrued MIP	-
1105-0009-0-0	Transfer Account	-	2112-0140-0-0	Accrued Vacation	-
1105-0012-0-0	Undeposited Funds	-	2112-0146-0-0	Payroll Benefits	-
			2112-0154-0-0	Unclaimed Property	-
			2112-0155-0-0	Reservation Deposit	-
			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	12,482
			2112-0159-1-0	Medicaid Prepayments	-
			2112-0159-2-0	Prepaid Medicaid Clearing	-
			2112-0159-3-0	Prepaid Rent	-
			2111-0040-0-0	Construction Account Payable	-
			2112-0140-0-0	Accrued Vacation	0
		1,009	2112-0144-0-0	Payroll Union Dues	0
					123,418
Other Long Term Assets Detail					
1201-0020-0-0	CIP	-			
1201-0021-0-0	CIP- Land Option Addition	-			
1201-0022-0-0	CIP- Other Addition	-			

-

Income Statement PG 8 Other, See Attachment

Other Revenue		Amt
3300-3388-0-0	Contract Service-Serv Prov	-
3300-3390-0-0	Other	444
3300-3391-0-0	Property Tax Adjustments	-
3300-3392-0-0	Property Lease Income	-
3300-3393-0-0	Insurance Adjustments	-
3300-3395-0-0	Developer Fee Income	-
3300-3396-0-0	Home Office Rent Income	-
		444

