

		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: 1000118

Facility Name: HERITAGE WOODS OF SO ELGIN

Address: 700 N MCLEAN BLVD SOUTH ELGIN 60177

Number City Zip Code

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:

☐ 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 EXT. 229

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 SOUTH ELGIN LLC

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	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	47,256	16,932		64,188	5
6	Double Unit					6
7	Other					7
8	TOTALS	47,256	16,932		64,188	8

C. Percent Occupancy. (Column 5, line 8 divided by total certified bed days on line 4, column 4.) 96.63%

D. Indicate the number of paid bed-hold days the SLF had during this year 922 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: 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? 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 SOUTH ELGIN LLC

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	416,296	344,898	2,251	763,445		763,445	1
2	Housekeeping, Laundry and Maintenance	200,256	46,537	104,148	350,941		350,941	2
3	Heat and Other Utilities			252,389	252,389	(46,239)	206,150	3
4	Other (specify): See Attachment			31,302	31,302		31,302	4
5	TOTAL General Services	616,552	391,435	390,090	1,398,077	(46,239)	1,351,838	5
	B. Health Care and Programs							
6	Health Care/ Personal Care	1,428,219	21,164		1,449,383		1,449,383	6
7	Activities and Social Services	105,938	14,055		119,993		119,993	7
8	Other (specify): See Attachment							8
9	TOTAL Health Care and Programs	1,534,157	35,219		1,569,376		1,569,376	9
	C. General Administration							
10	Administrative and Clerical	227,865	64,423	502,481	794,769	(65,028)	729,742	10
11	Marketing Materials, Promotions and Advertising	102,403	9,718	68,653	180,774		180,774	11
12	Employee Benefits and Payroll Taxes			554,838	554,838		554,838	12
13	Insurance-Property, Liability and Malpractice			80,080	80,080		80,080	13
14	Other (specify): See Attachment			107,947	107,947		107,947	14
15	TOTAL General Administration	330,268	74,141	1,313,999	1,718,408	(65,028)	1,653,380	15
16	TOTAL Operating Expense (Sum of lines 5, 9 and 15)	2,480,977	500,795	1,704,089	4,685,861	(111,267)	4,574,594	16
	Capital Expenses							
	D. Ownership							
17	Depreciation			1,081,740	1,081,740		1,081,740	17
18	Interest			573,242	573,242		573,242	18
19	Real Estate Taxes			306,414	306,414		306,414	19
20	Rent -- Facility and Grounds							20
21	Rent -- Equipment							21
22	Other (specify): See Attachment			128,487	128,487		128,487	22
23	TOTAL Ownership			2,089,883	2,089,883		2,089,883	23
24	GRAND TOTAL (Sum of lines 16 and 23)	2,480,977	500,795	3,793,972	6,775,744	(111,267)	6,664,477	24

Facility Name: HERITAGE WOODS OF SOUTH ELGIN LLC

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	8	22.61	2
3	Certified Nurse Assistants	40	11.09	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	17	9.55	7
8	Dishwashers			8
9	Maintenance Workers	Inc line 12	Inc line 12	9
10	Housekeepers	6	9.14	10
11	Laundry			11
12	Managers	9	25.55	12
13	Other Administrative	8	20.66	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)	88	\$	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? \$

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	\$ 387,924	1
2			2
Total		\$ 387,924	3

OTHER RELATED BUSINESS ENTITIES

Name	3	City	4	Type of Business	5

Facility Name: HERITAGE WOODS OF SOUTH ELGIN LLC

Report Period Beginning:

01/01/2015

Ending:

12/31/2015

VIII. OWNERSHIP COSTSA. 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	28	\$ 501,385	\$ (0)	\$ 1,545,938	1
2											2
3											3
4											4
5											5
	Improvement Type										
6	LAND IMPROVEMENTS				1,021,134	68,076	15	68,076	(0)	209,900	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)	\$ 1,755,838	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	\$ 512,279	\$ 512,279	\$ 0	5	\$ 1,562,918	18
19	Vehicles				\$			19
20	TOTAL (lines 18 and 19)	\$ 2,561,396	\$ 512,279	\$ 512,279	0		\$ 1,562,918	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 SOUTH ELGIN LLC

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	LANCASTER POLLARD		X	FIRST MORTGAGE	12/01/12	\$ 23,713,700	\$ 22,426,065	01/01/48	.0248	\$ 561,327	1
2					/ /			/ /	.0000	\$	2
3					/ /			/ /	.0000	\$	3
4					/ /			/ /	.0000	\$	4
5					/ /			/ /	.0000	\$	5
	Working Capital										
6	PEOPLES NATIONAL BANK		X	LINE OF CREDIT	11/18/15	2,150,000		1/18/2016	VARIABLE	\$ 11,914	6
7	TOTAL Facility Related					\$ 25,863,700	\$ 22,426,065			\$ 573,242	7
	B. Non-Facility Related										
8					/ /			/ /			8
9					/ /			/ /			9
10	TOTALS (lines 7, 8 and 9)					\$ 25,863,700	\$ 22,426,065			\$ 573,242	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 SOUTH ELGIN LLC**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	\$ 197,280	\$	1
2	Cash-Patient Deposits			2
3	Accounts & Short-Term Notes Receivable- Patients (less allowance (223,693))	968,981		3
4	Supply Inventory (priced at)			4
5	Short-Term Investments			5
6	Prepaid Insurance	62,706		6
7	Other Prepaid Expenses	29,513		7
8	Accounts Receivable (owners or related parties)			8
9	Other(specify):	138,442		9
10	TOTAL Current Assets (sum of lines 1 thru 9)	\$ 1,396,922	\$	10
	B. Long-Term Assets			
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)	(3,318,756)		17
18	Deferred Charges			18
19	Organization & Pre-Operating Costs	518,642		19
20	Accumulated Amortization - Organization & Pre-Operating Costs	(45,689)		20
21	Restricted Funds	556,047		21
22	Other Long-Term Assets (specify):			22
23	Other(specify):			23
24	TOTAL Long-Term Assets (sum of lines 11 thru 23)	\$ 17,366,398	\$	24
25	TOTAL ASSETS (sum of lines 10 and 24)	\$ 18,763,320	\$	25

		1 Operating	2 After Consolidation*	
	C. Current Liabilities			
26	Accounts Payable	\$ 339,965	\$	26
27	Officer's Accounts Payable			27
28	Accounts Payable-Patient Deposits			28
29	Short-Term Notes Payable			29
30	Accrued Salaries Payable	55,667		30
31	Accrued Taxes Payable	266,941		31
32	Accrued Interest Payable	46,347		32
33	Deferred Compensation			33
34	Federal and State Income Taxes			34
	Other Current Liabilities(specify):			
35	See Attachment	122,568		35
36				36
37	TOTAL Current Liabilities (sum of lines 26 thru 36)	\$ 831,489	\$	37
	D. Long-Term Liabilities			
38	Long-Term Notes Payable			38
39	Mortgage Payable	22,426,065		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)	\$ 22,426,065	\$	44
45	TOTAL LIABILITIES (sum of lines 37 and 44)	\$ 23,257,554	\$	45
46	TOTAL EQUITY	\$ (4,494,234)	\$	46
47	TOTAL LIABILITIES AND EQUITY (sum of lines 45 and 46)	\$ 18,763,320	\$	47

*(See instructions.)

Facility Name: HERITAGE WOODS OF SOUTH ELGIN LLC

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	\$ 7,485,492	1
2	Discounts and Allowances	(3,407)	2
3	SUBTOTAL Resident Care (line 1 minus line 2)	\$ 7,482,085	3
	B. Other Operating Revenue		
4	Special Services	231,463	4
5	Other Health Care Services		5
6	Special Grants		6
7	Gift and Coffee Shop		7
8	Barber and Beauty Care	36,560	8
9	Non-Resident Meals	5,630	9
10	Laundry		10
11	SUBTOTAL OTHER OPERATING REVENUE (sum of lines 4 thru 10)	\$ 273,653	11
	C. Non-Operating Revenue		
12	Contributions		12
13	Interest and Other Investment Income	4,996	13
14	SUBTOTAL Non-Operating Revenue (sum of lines 12 and 13)	\$ 4,996	14
	D. Other Revenue (specify):		
15	See Attachment	31,308	15
16			16
17	SUBTOTAL Other Revenue (sum of lines 15 and 16)	\$ 31,308	17
18	TOTAL REVENUE (sum of lines 3, 11, 14 and 17)	\$ 7,792,042	18

	Expenses	Amount	
	A. Operating Expenses		
19	General Services	1,398,077	19
20	Health Care/ Personal Care	1,569,376	20
21	General Administration	1,718,408	21
	B. Capital Expense		
22	Ownership	2,089,883	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)	\$ 6,775,744	28
29	Income Before Income Taxes (line 18 minus line 28)	\$ 1,016,298	29
30	Income Taxes	\$	30
31	NET INCOME OR LOSS FOR THE YEAR (line 29 minus line 30)	\$ 1,016,298	31

Expenses PG

	General Services Other	
5200-5000-0-0	Operating Allocation	-
5200-5124-0-0	Exterminating	8,300
5200-5127-0-0	Rubbish Removal	8,690
5200-5130-0-0	Vehicle Expense	1,667
5200-5131-0-0	Transportation Service	-
5300-5140-0-0	Security & Monitoring	12,646

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

31,302

-

3 Other

General Administration Other			Ownership Other		
	Amt			Amt	
Consulting	455	9100-9101-0-0	Interest & Dividend Income	-	
Legal	10,507	9100-9102-0-0	Assessment Income	-	
Accounting	150	9100-9103-0-0	Assessment Expense	-	
Audit	9,205	9200-9202-0-0	Financing Fees	500	
Contract Labor-Serv Prov	-	9200-9204-0-0	Mortgage Service Fee	-	
Contract Labor	22,942	9200-9205-0-0	Mortgage Insurance Prem	113,169	
Other Admin Allocation	0	9200-9206-0-0	Participation Fee	-	
Bad Debt - Resident	76,103	9200-9207-0-0	Letter of Credit Fee	-	
Bad Debt - Resident - Recovery	(18,642)	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	7,227	9200-9210-0-0	Interest Expense-Note	-	
Bad Debt - Medicaid Pending - Rec	-	9200-9211-0-0	Interest Expense-LP	-	
Bad Debt - Medicaid Denial Prior F	-	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	-	

107,947

128,487

Balance Sheet

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	-
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	-
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	22,595
1102-9976-0-0	A/R-Other	135,646	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	2,797	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	510
			2112-0155-0-0	Reservation Deposit	5,350
			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	94,113
			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
		138,442	2112-0144-0-0	Payroll Union Dues	0
					122,568
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

Other Revenue		Amt
3300-3388-0-0	Contract Service-Serv Prov	-
3300-3390-0-0	Other	2,461
3300-3391-0-0	Property Tax Adjustments	-
3300-3392-0-0	Property Lease Income	-
3300-3393-0-0	Insurance Adjustments	28,847
3300-3395-0-0	Developer Fee Income	-
3300-3396-0-0	Home Office Rent Income	-
		31,308

