

		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: 1000114

Facility Name: HERITAGE WOODS OF STERLING

Address: 2205 OAK GROVE AVE STERLING 61081

Number City Zip Code

County: WHITESIDE

Telephone Number: (815) 625-7045 Fax # 815 625-7054

Federal Employer ID Number:

Date Current Owners were Certified: 03/16/2009

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 checked="" 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 type="checkbox"/> Limited Liability Co.	
	<input type="checkbox"/> Trust	
	<input type="checkbox"/> 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 PARKVIEW PLACE OF STERLING, LP

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	76	Single Unit Apartment	76	27,740	1
2		Double Unit Apartment			2
3		Other			3
4	76	TOTALS	76	27,740	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	20,211	7,310		27,521	5
6	Double Unit					6
7	Other					7
8	TOTALS	20,211	7,310		27,521	8

C. Percent Occupancy. (Column 5, line 8 divided by total certified bed days on line 4, column 4.) 99.21%

D. Indicate the number of paid bed-hold days the SLF had during this year 258 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: 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.

Facility Name: **PARKVIEW PLACE OF STERLING, LP**

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	198,675	134,362	2,104	335,141		335,141	1
2	Housekeeping, Laundry and Maintenance	71,422	23,138	31,869	126,429		126,429	2
3	Heat and Other Utilities			107,222	107,222	(24,453)	82,769	3
4	Other (specify): See Attachment			17,782	17,782		17,782	4
5	TOTAL General Services	270,097	157,500	158,977	586,574	(24,453)	562,121	5
	B. Health Care and Programs							
6	Health Care/ Personal Care	365,007	5,441		370,448		370,448	6
7	Activities and Social Services	26,282	7,050		33,332		33,332	7
8	Other (specify): See Attachment							8
9	TOTAL Health Care and Programs	391,289	12,491		403,780		403,780	9
	C. General Administration							
10	Administrative and Clerical	103,012	33,853	223,707	360,572	(20,440)	340,133	10
11	Marketing Materials, Promotions and Advertising	34,287	3,756	34,666	72,709		72,709	11
12	Employee Benefits and Payroll Taxes			195,861	195,861		195,861	12
13	Insurance-Property, Liability and Malpractice			31,924	31,924		31,924	13
14	Other (specify): See Attachment			41,874	41,874		41,874	14
15	TOTAL General Administration	137,299	37,609	528,032	702,940	(20,440)	682,501	15
16	TOTAL Operating Expense (Sum of lines 5, 9 and 15)	798,685	207,600	687,009	1,693,294	(44,892)	1,648,402	16
	Capital Expenses							
	D. Ownership							
17	Depreciation			331,402	331,402		331,402	17
18	Interest			186,182	186,182		186,182	18
19	Real Estate Taxes			63,719	63,719		63,719	19
20	Rent -- Facility and Grounds							20
21	Rent -- Equipment							21
22	Other (specify): See Attachment			720,568	720,568		720,568	22
23	TOTAL Ownership			1,301,871	1,301,871		1,301,871	23
24	GRAND TOTAL (Sum of lines 16 and 23)	798,685	207,600	1,988,881	2,995,166	(44,892)	2,950,273	24

Facility Name: **PARKVIEW PLACE OF STERLING, LP**

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	20.47	2
3	Certified Nurse Assistants	14	10.60	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	8	9.14	7
8	Dishwashers			8
9	Maintenance Workers	Inc line 12	Inc line 12	9
10	Housekeepers	2	9.56	10
11	Laundry			11
12	Managers	4	16.92	12
13	Other Administrative	2	21.70	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)	31	\$	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	\$ 140,661	1
2			2
Total		\$ 140,661	3

OTHER RELATED BUSINESS ENTITIES

Name	3	City	4	Type of Business	5

Facility Name: PARKVIEW PLACE OF STERLING, LP

Report Period Beginning:

01/01/2015

Ending:

12/31/2015

VIII. OWNERSHIP COSTSA. Purchase price of land 140,336 Year land was acquired 2006

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	76			2009	\$ 7,604,546	\$ 276,529	28	\$ 276,529	\$ (0)	\$ 1,889,613	1
2											2
3											3
4											4
5											5
	Improvement Type										
6	Leasehold Improvements				803,857	53,590	15	53,590	0	362,553	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)				\$ 8,408,403	\$ 330,119		\$ 330,119	\$ 0	\$ 2,252,166	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	\$ 638,940	\$ 1,283	\$ 127,788	126,505	5	\$ 631,248	18
19	Vehicles				\$			19
20	TOTAL (lines 18 and 19)	\$ 638,940	\$ 1,283	\$ 127,788	126,505		\$ 631,248	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: PARKVIEW PLACE OF STERLING, LP

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 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	#####	\$ 4,750,000	\$ 4,647,790	#####	4%	\$ 186,182	1
2									.0000	\$	2
3									.0000	\$	3
4									.0000	\$	4
5					/ /			/ /	.0000	\$	5
	Working Capital										
6					/ /				.0000	\$	6
7	TOTAL Facility Related					\$ 5,340,000	\$ 4,647,790			\$ 186,182	7
	B. Non-Facility Related										
8					/ /			/ /			8
9					/ /			/ /			9
10	TOTALS (lines 7, 8 and 9)					\$ 5,340,000	\$ 4,647,790			\$ 186,182	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: **PARKVIEW PLACE OF STERLING, LP**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	\$ 903,119	\$	1
2	Cash-Patient Deposits			2
3	Accounts & Short-Term Notes Receivable- Patients (less allowance (18,930))	322,018		3
4	Supply Inventory (priced at)			4
5	Short-Term Investments			5
6	Prepaid Insurance	19,914		6
7	Other Prepaid Expenses	1,164		7
8	Accounts Receivable (owners or related parties)	12,316		8
9	Other(specify):	2,942		9
10	TOTAL Current Assets (sum of lines 1 thru 9)	\$ 1,261,472	\$	10
	B. Long-Term Assets			
11	Long-Term Notes Receivable			11
12	Long-Term Investments			12
13	Land	140,336		13
14	Buildings, at Historical Cost	7,604,546		14
15	Leasehold Improvements, at Historical Cost	803,857		15
16	Equipment, at Historical Cost	638,940		16
17	Accumulated Depreciation (book methods)	(2,883,414)		17
18	Deferred Charges			18
19	Organization & Pre-Operating Costs	197,910		19
20	Accumulated Amortization - Organization & Pre-Operating Costs	(34,248)		20
21	Restricted Funds	736,732		21
22	Other Long-Term Assets (specify):			22
23	Other(specify):			23
24	TOTAL Long-Term Assets (sum of lines 11 thru 23)	\$ 7,204,658	\$	24
25	TOTAL ASSETS (sum of lines 10 and 24)	\$ 8,466,130	\$	25

		1 Operating	2 After Consolidation*	
	C. Current Liabilities			
26	Accounts Payable	\$ 32,656	\$	26
27	Officer's Accounts Payable			27
28	Accounts Payable-Patient Deposits			28
29	Short-Term Notes Payable			29
30	Accrued Salaries Payable			30
31	Accrued Taxes Payable	65,557		31
32	Accrued Interest Payable	15,415		32
33	Deferred Compensation			33
34	Federal and State Income Taxes			34
	Other Current Liabilities(specify):			
35	See Attachment	733,016		35
36				36
37	TOTAL Current Liabilities (sum of lines 26 thru 36)	\$ 846,644	\$	37
	D. Long-Term Liabilities			
38	Long-Term Notes Payable			38
39	Mortgage Payable	4,647,790		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)	\$ 4,647,790	\$	44
45	TOTAL LIABILITIES (sum of lines 37 and 44)	\$ 5,494,434	\$	45
46	TOTAL EQUITY	\$ 2,971,696	\$	46
47	TOTAL LIABILITIES AND EQUITY (sum of lines 45 and 46)	\$ 8,466,130	\$	47

*(See instructions.)

Facility Name: **PARKVIEW PLACE OF STERLING, LP**

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	\$ 2,736,280	1
2	Discounts and Allowances	(6,718)	2
3	SUBTOTAL Resident Care (line 1 minus line 2)	\$ 2,729,562	3
	B. Other Operating Revenue		
4	Special Services	103,620	4
5	Other Health Care Services		5
6	Special Grants		6
7	Gift and Coffee Shop		7
8	Barber and Beauty Care	7,810	8
9	Non-Resident Meals	5,438	9
10	Laundry		10
11	SUBTOTAL OTHER OPERATING REVENUE (sum of lines 4 thru 10)	\$ 116,868	11
	C. Non-Operating Revenue		
12	Contributions		12
13	Interest and Other Investment Income	1,448	13
14	SUBTOTAL Non-Operating Revenue (sum of lines 12 and 13)	\$ 1,448	14
	D. Other Revenue (specify):		
15	See Attachment	8,642	15
16			16
17	SUBTOTAL Other Revenue (sum of lines 15 and 16)	\$ 8,642	17
18	TOTAL REVENUE (sum of lines 3, 11, 14 and 17)	\$ 2,856,520	18

	Expenses	Amount	
	A. Operating Expenses		
19	General Services	586,574	19
20	Health Care/ Personal Care	403,780	20
21	General Administration	702,940	21
	B. Capital Expense		
22	Ownership	1,301,871	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)	\$ 2,995,166	28
29	Income Before Income Taxes (line 18 minus line 28)	\$ (138,645)	29
30	Income Taxes	\$	30
31	NET INCOME OR LOSS FOR THE YEAR (line 29 minus line 30)	\$ (138,645)	31

	General Services Other		Health Care & Programs
5200-5000-0-0	Operating Allocation	-	
5200-5124-0-0	Exterminating	1,457	
5200-5127-0-0	Rubbish Removal	2,366	
5200-5130-0-0	Vehicle Expense	3,456	
5200-5131-0-0	Transportation Service	10	
5300-5140-0-0	Security & Monitoring	10,493	

17,782

-

penses PG 3 Other

General Administration Other			Ownership Other		
		Amt			Amt
5160-5060-0-0	Consulting	20,063	9100-9101-0-0	Interest & Dividend Income	-
5160-5063-0-0	Legal	863	9100-9102-0-0	Assessment Income	-
5160-5064-0-0	Accounting	110	9100-9103-0-0	Assessment Expense	-
5160-5066-0-0	Audit	14,580	9200-9202-0-0	Financing Fees	-
5160-5067-0-0	Contract Labor-Serv Prov	-	9200-9204-0-0	Mortgage Service Fee	-
5160-5068-0-0	Contract Labor	1,261	9200-9205-0-0	Mortgage Insurance Prem	29,314
5190-5000-0-0	Other Admin Allocation	0	9200-9206-0-0	Participation Fee	-
5180-5079-0-0	Bad Debt - Resident	3,655	9200-9207-0-0	Letter of Credit Fee	-
5180-5079-1-0	Bad Debt - Resident - Recovery	-	9200-9208-0-0	Bond & Draw Fee	-
5180-5080-0-0	Bad Debt - Resident Prior Period	-	9200-9209-0-0	Remarketing and Trustee Fee	-
5180-5081-0-0	Bad Debt - Medicaid Pending Deni	1,343	9200-9210-0-0	Interest Expense-Note	-
5180-5081-1-0	Bad Debt - Medicaid Pending - Rec	-	9200-9211-0-0	Interest Expense-LP	-
5180-5082-0-0	Bad Debt - Medicaid Denial Prior F	-	9200-9212-0-0	Debt Write-Off	-
			9300-9301-0-0	Partnership Management Fee	15,000
			9300-9302-0-0	Asset Management Fee	20,000
			9300-9303-0-0	Incentive Management	611,492
			9300-9303-1-0	Incentive Asset Mgmt Fee	35,936
			9300-9304-0-0	Tax Credit Fees & Incentive Fee	450
			9300-9305-0-0	Organizational Expense	-
			9300-9306-0-0	Developer Fees	-
			9300-9307-0-0	Closing Costs	-
			9700-9702-0-0	Amortization Expense	8,376
			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	-

41,874

720,568

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	20,000	
1102-9972-0-0	A/R-Gardant Mgmt Solutions	-		2112-0101-0-0	Accrued Partnership Mgmt Fee	15,000	
1102-9973-0-0	A/R-Insurance Reimbursement	-		2112-0102-0-0	Accrued Incentive Mgmt Fee	611,492	
1102-9974-0-0	A/R-Subscription Receivable	-		2112-0102-1-0	Accrued Incentive Asset Mgmt Fee	35,936	
1102-9975-0-0	A/R-CIP	-		2112-0105-0-0	Accrued Liabilities	17,821	
1102-9976-0-0	A/R-Other	2,614		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	327		2112-0130-0-0	Accrued MIP	-	
1105-0009-0-0	Transfer Account	-		2112-0146-0-0	Payroll Benefits	-	
1105-0012-0-0	Undeposited Funds	-		2112-0154-0-0	Unclaimed Property	325	
				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	32,442	
				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	
				2112-0144-0-0	Payroll Union Dues	0	
			2,942			733,016	
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	7,238
3300-3391-0-0	Property Tax Adjustments	-
3300-3392-0-0	Property Lease Income	-
3300-3393-0-0	Insurance Adjustments	1,404
3300-3395-0-0	Developer Fee Income	-
3300-3396-0-0	Home Office Rent Income	-
		8,642

