

		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: 1000104

Facility Name: Moraine Court

Address: 8080 S Harlem Avenue Bridgeview 60455

Number City Zip Code

County: Cook

Telephone Number: (708) Fax # ()

Federal Employer ID Number:

Date Current Owners were Certified: 11/12/08

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: Michael Zahtz Telephone Number: (847)

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 1/01/15 to 12/31/15 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) Michael Zahtz

(Title) Corporate Officer

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 Moraine Court Report Period Beginning: 1/01/15 Ending: 12/31/15

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	115	Single Unit Apartment	115	41,975	1
2	35	Double Unit Apartment	35	12,775	2
3		Other		3,394	3
4	150	TOTALS	150	58,144	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	35,440	10,154		45,594	5
6	Double Unit	5,953	835		6,788	6
7	Other					7
8	TOTALS	41,393	10,989		52,382	8

C. Percent Occupancy. (Column 5, line 8 divided by total certified
bed days on line 4, column 4.) 90.09%

D. Indicate the number of paid bed-hold days the SLF had during this year
888 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: 12/31/15 Fiscal Year: 12/31/15

* 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.

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Facility Name: Moraine Court

Report Period Beginning:

1/01/15

Ending:

12/31/15

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	270,642	367,652	2,663	640,957		640,957	1
2	Housekeeping, Laundry and Maintenance	181,713	56,876	89,079	327,668		327,668	2
3	Heat and Other Utilities			112,152	112,152		112,152	3
4	Other (specify): Scavenger			12,452	12,452		12,452	4
5	TOTAL General Services	452,355	424,528	216,346	1,093,229		1,093,229	5
	B. Health Care and Programs							
6	Health Care/ Personal Care	676,905	11,102		688,007		688,007	6
7	Activities and Social Services	43,869	25,014		68,883		68,883	7
8	Other (specify):							8
9	TOTAL Health Care and Programs	720,774	36,116		756,890		756,890	9
	C. General Administration							
10	Administrative and Clerical	253,299	20,759	479,103	753,161	18,743	771,904	10
11	Marketing Materials, Promotions and Advertising	118,318	55,323	59,102	232,743		232,743	11
12	Employee Benefits and Payroll Taxes	238,238			238,238		238,238	12
13	Insurance-Property, Liability and Malpractice	56,577			56,577	149,542	206,119	13
14	Other (specify):							14
15	TOTAL General Administration	666,432	76,082	538,205	1,280,719	168,285	1,449,004	15
16	TOTAL Operating Expense (Sum of lines 5, 9 and 15)	1,839,561	536,726	754,551	3,130,838	168,285	3,299,123	16
	Capital Expenses							
	D. Ownership							
17	Depreciation			83,959	83,959	(62,860)	21,099	17
18	Interest					836,756	836,756	18
19	Real Estate Taxes					135,373	135,373	19
20	Rent -- Facility and Grounds			1,715,925	1,715,925	(1,715,925)		20
21	Rent -- Equipment							21
22	Other (specify):							22
23	TOTAL Ownership			1,799,884	1,799,884	(806,656)	993,228	23
24	GRAND TOTAL (Sum of lines 16 and 23)	1,839,561	536,726	2,554,435	4,930,722	(638,371)	4,292,351	24

Facility Name: Moraine Court

Report Period Beginning 1/01/15 Ending: 12/31/15

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

	Personnel	Number of FTE	Average Hourly Wage	
1	Registered Nurses	1	\$ 41.35	1
2	Licensed Practical Nurses	3	24.72	2
3	Certified Nurse Assistants	15	12.52	3
4	Activity Director & Assistants	1	15.77	4
5	Social Service Workers			5
6	Head Cook	1	16.54	6
7	Cook Helpers/Assistants	8	10.11	7
8	Dishwashers	1	9.63	8
9	Maintenance Workers	3	18.28	9
10	Housekeepers	3	10.71	10
11	Laundry			11
12	Managers	1	46.27	12
13	Other Administrative	2	13.04	13
14	Clerical	1	27.10	14
15	Marketing	2	28.37	15
16	Other			16
17	Total (lines 1 thru 16)	43	\$	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
Moraine Court Property LLC		Bridgeview		Property	
AJM Management LLC		Bridgeview		Management	

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		\$	1
2			2
Total		\$	3

Facility Name: Moraine Court Report Period Beginning: 1/01/15 Ending: 12/31/15

VIII. OWNERSHIP COSTS

A. Purchase price of land Year land was acquired

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					\$	\$		\$	\$	\$	1
2											2
3											3
4											4
5											5
	Improvement Type										
6	SEE ATTACHMENT2										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)				\$	\$		\$	\$	\$	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	\$	\$	\$	\$		\$	18
19	Vehicles							19
20	TOTAL (lines 18 and 19)	\$	\$	\$	\$		\$	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

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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					/ /	\$		/ /		\$	1
2					/ /			/ /			2
3					/ /			/ /			3
	Working Capital										
4					/ /			/ /			4
5					/ /			/ /			5
6					/ /			/ /			6
7	TOTAL Facility Related					\$				\$	7
	B. Non-Facility Related										
8					/ /			/ /			8
9					/ /			/ /			9
10	TOTALS (lines 7, 8 and 9)					\$				\$	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.

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XI. BALANCE SHEET - Unrestricted Operating Fund.

As of 12/31/15

(last day of reporting year)

		1 Operating	2 After Consolidation*	
	A. Current Assets			
1	Cash on Hand and in Banks	\$ 1,053,169	\$	1
2	Cash-Patient Deposits			2
3	Accounts & Short-Term Notes Receivable- Patients (less allowance)	751,756		3
4	Supply Inventory (priced at)			4
5	Short-Term Investments			5
6	Prepaid Insurance	31,840		6
7	Other Prepaid Expenses			7
8	Accounts Receivable (owners or related parties)	(6,522)		8
9	Other(specify): Clearing Acct	1,713		9
10	TOTAL Current Assets (sum of lines 1 thru 9)	\$ 1,831,956	\$	10
	B. Long-Term Assets			
11	Long-Term Notes Receivable			11
12	Long-Term Investments			12
13	Land			13
14	Buildings, at Historical Cost			14
15	Leasehold Improvements, at Historical Cost	1,648,653		15
16	Equipment, at Historical Cost	29,171		16
17	Accumulated Depreciation (book methods)	(1,007,113)		17
18	Deferred Charges			18
19	Organization & Pre-Operating Costs			19
20	Accumulated Amortization - Organization & Pre-Operating Costs			20
21	Restricted Funds			21
22	Other Long-Term Assets (specify):			22
23	Other(specify):			23
24	TOTAL Long-Term Assets (sum of lines 11 thru 23)	\$ 670,711	\$	24
25	TOTAL ASSETS (sum of lines 10 and 24)	\$ 2,502,667	\$	25

		1 Operating	2 After Consolidation*	
	C. Current Liabilities			
26	Accounts Payable	\$ 123,484	\$	26
27	Officer's Accounts Payable			27
28	Accounts Payable-Patient Deposits	100,501		28
29	Short-Term Notes Payable			29
30	Accrued Salaries Payable	57,691		30
31	Accrued Taxes Payable			31
32	Accrued Interest Payable			32
33	Deferred Compensation			33
34	Federal and State Income Taxes			34
	Other Current Liabilities(specify):			
35	Accrued Expenses	5,257		35
36	Management Fee Payble	60,595		36
37	TOTAL Current Liabilities (sum of lines 26 thru 36)	\$ 347,528	\$	37
	D. Long-Term Liabilities			
38	Long-Term Notes Payable			38
39	Mortgage Payable			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)	\$	\$	44
45	TOTAL LIABILITIES (sum of lines 37 and 44)	\$ 347,528	\$	45
46	TOTAL EQUITY	\$ 2,155,139	\$	46
47	TOTAL LIABILITIES AND EQUITY (sum of lines 45 and 46)	\$ 2,502,667	\$	47

*(See instructions.)

Facility Name: Moraine Court

Report Period Beginning: 1/01/15

Ending:

12/31/15

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	\$ 5,841,224	1
2	Discounts and Allowances		2
3	SUBTOTAL Resident Care (line 1 minus line 2)	\$ 5,841,224	3
	B. Other Operating Revenue		
4	Special Services		4
5	Other Health Care Services		5
6	Special Grants		6
7	Gift and Coffee Shop		7
8	Barber and Beauty Care		8
9	Non-Resident Meals		9
10	Laundry		10
11	SUBTOTAL OTHER OPERATING REVENUE (sum of lines 4 thru 10)	\$	11
	C. Non-Operating Revenue		
12	Contributions		12
13	Interest and Other Investment Income	2,709	13
14	SUBTOTAL Non-Operating Revenue (sum of lines 12 and 13)	\$ 2,709	14
	D. Other Revenue (specify):		
15			15
16			16
17	SUBTOTAL Other Revenue (sum of lines 15 and 16)	\$	17
18	TOTAL REVENUE (sum of lines 3, 11, 14 and 17)	\$ 5,843,933	18

	Expenses	Amount	
	A. Operating Expenses		
19	General Services	1,093,229	19
20	Health Care/ Personal Care	756,890	20
21	General Administration	1,280,719	21
	B. Capital Expense		
22	Ownership	1,799,884	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)	\$ 4,930,722	28
29	Income Before Income Taxes (line 18 minus line 28)	\$ 913,211	29
30	Income Taxes	\$ 14,947	30
31	NET INCOME OR LOSS FOR THE YEAR (line 29 minus line 30)	\$ 898,264	31

Expense Reclassifications and Adjustments:

Interest	836,756.35	Pg3 D18,5
Property Taxes	135,373.01	Pg3 D19,5
Professional Fees	12,500.00	Pg3 C10,5
Insurance	149,541.89	Pg3 C13,5
Depreciation Adj	(62,859.97)	Pg3 D17,5
Rent	(1,715,925)	Pg3 D20,5
Commission and Fees	6,243.00	Pg3 C10,5
	<u>(638,370.57)</u>	

Related Party Costs:

Interest	836,756.35	Pg3 D18,5
Professional Fees	12,500.00	Pg3 C10,5
Depreciation	21,099.03	Pg3 D17,5
Commission and Fees	6,243.00	Pg3 C10,5
Property Taxes	135,373.01	Pg3 D19,5
Insurance	149,541.89	Pg3 C13,5
	<u>1,161,513.28</u>	