

		FOR BHF USE					

LL2

Supportive Living Facility
2016
STATE OF ILLINOIS
DEPARTMENT OF HEALTHCARE & FAMILY SERVICES
COST REPORT FOR
SUPPORTIVE LIVING FACILITIES
(FISCAL YEAR 2016)

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: 1000142 Facility Name: <u>HERITAGE WOODS OF FREEPORT</u> Address: <u>1500 SOUTH FOREST RD</u> <u>FREEPORT</u> <u>61032</u> Number City Zip Code County: <u>STEPHENSON</u> Telephone Number: (<u>815</u>) <u>801-3900</u> Fax # <u>815 801-3901</u> Federal Employer ID Number: _____ Date Current Owners were Certified: <u>06/26/2013</u> 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 _____				
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Facility Name **HERITAGE WOODS OF FREEPORT LIMITED PARTNERSHIP**

Report Period Beginning: 01/01/2016 Ending: 12/31/2016

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		27,816	1	
2		Double Unit Apartment				2	
3		Other				3	
4	76	TOTALS	76		27,816	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	18,001	8,463		26,464	5
6	Double Unit					6
7	Other					7
8	TOTALS	18,001	8,463		26,464	8

C. Percent Occupancy. (Column 5, line 8 divided by total certified bed days on line 4, column 4.) 95.14%

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

760 Also, indicate the number of unpaid bed-hold days the SLF
had during this year. **11** (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

ACCUAL	☒	MODIFIED	
CASH*	☐	CASH*	☐

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

Tax Year: 2016 **Fiscal Year:** 2016

* 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 FREEPORT LIMITED PARTNE

Report Period Beginning:

01/01/2016

Ending: 12/31/2016

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	207,267	135,985	1,834	345,086		345,086	1
2	Housekeeping, Laundry and Maintenance	74,783	34,848	42,361	151,992		151,992	2
3	Heat and Other Utilities			93,009	93,009	(22,060)	70,949	3
4	Other (specify): See Page 3 Attachment			18,553	18,553		18,553	4
5	TOTAL General Services	282,050	170,833	155,757	608,640	(22,060)	586,580	5
	B. Health Care and Programs							
6	Health Care/ Personal Care	377,947	12,997		390,944		390,944	6
7	Activities and Social Services	26,797	4,398		31,195		31,195	7
8	Other (specify):							8
9	TOTAL Health Care and Programs	404,744	17,395		422,139		422,139	9
	C. General Administration							
10	Administrative and Clerical	120,262	25,921	228,204	374,387	(33,405)	340,982	10
11	Marketing Materials, Promotions and Advertising	42,977	9,378	29,895	82,250		82,250	11
12	Employee Benefits and Payroll Taxes			240,140	240,140		240,140	12
13	Insurance-Property, Liability and Malpractice			34,610	34,610		34,610	13
14	Other (specify): See Page 3 Attachment			54,237	54,237	(10,139)	44,098	14
15	TOTAL General Administration	163,239	35,299	587,086	785,624	(43,544)	742,080	15
16	TOTAL Operating Expense (Sum of lines 5, 9 and 15)	850,033	223,527	742,843	1,816,403	(65,604)	1,750,799	16
	Capital Expenses							
	D. Ownership							
17	Depreciation			562,214	562,214		562,214	17
18	Interest			193,087	193,087	(2,059)	191,028	18
19	Real Estate Taxes			11,091	11,091		11,091	19
20	Rent -- Facility and Grounds							20
21	Rent -- Equipment			6,872	6,872		6,872	21
22	Other (specify): See Page 3 Attachment			534,091	534,091		534,091	22
23	TOTAL Ownership			1,307,355	1,307,355	(2,059)	1,305,296	23
24	GRAND TOTAL (Sum of lines 16 and 23)	850,033	223,527	2,050,198	3,123,758	(67,663)	3,056,095	24

Facility Name: HERITAGE WOODS OF FREEPORT LIMITED PARTNERSHIP

Report Period Beginning: 01/01/2016 Ending: 12/31/2016

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	24.79	2
3	Certified Nurse Assistants	12	10.19	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	8	9.96	7
8	Dishwashers			8
9	Maintenance Workers	Inc line 12	Inc line 1	9
10	Housekeepers	2	9.42	10
11	Laundry			11
12	Managers	4	20.10	12
13	Other Administrative	4	17.87	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)	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

OTHER RELATED BUSINESS ENTITIES

Name	3	City	4	Type of Business	5

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	\$ 138,169	1
2			2
Total		\$ 138,169	3

Facility Name: HERITAGE WOODS OF FREEPORT LIMITED PARTNERSHIP

Report Period Beginning:

01/01/2016

Ending:

12/31/2016

VIII. OWNERSHIP COSTS

A. Purchase price of land 327,202 Year land was acquired 2011

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			2011	\$ 9,667,014	\$ 351,493	27.5	\$ 351,528	\$ 35	\$ 1,274,210	1
2											2
3											3
4											4
5											5
	Improvement Type										
6	Leasehold Improvements				1,542,204	119,264	15	102,814	(16,450)	469,588	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)				\$ 11,209,219	\$ 470,757		\$ 454,341	\$ (16,416)	\$ 1,743,798	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	\$ 793,440	\$ 91,457	\$ 158,688	67,231	5	\$ 656,255	18
19	Vehicles				\$		-	19
20	TOTAL (lines 18 and 19)	\$ 793,440	\$ 91,457	\$ 158,688	67,231		\$ 656,255	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

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		8. Is movable equipment rental included in building rental?
		Year Constructed	Number of Units	Date of Lease	Rental Amount	Total Yrs. of Lease	Total Years Renewal Option*		☐ YES ☐ NO
3	Original Building			/ /	\$			3	9. Rental amount for movable equipment \$ _____
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	P/R MORTGAGE & INVEST		X	FIRST MORTGAGE	08/01/12	\$ 6,650,000	\$ 6,338,336	07/01/52	.0275	\$ 175,860	1
2					/ /	-		/ /	.0000		2
3					/ /	-		/ /	.0000		3
4					/ /	-		/ /	.0000		
5						-			.0000		
	Working Capital										
6					/ /	-		/ /	.0000		4
7	TOTAL Facility Related					\$ 6,650,000	\$ 6,338,336			\$ 175,860	7
	B. Non-Facility Related										
8					/ /			/ /			8
9					/ /			/ /			9
10	TOTALS (lines 7, 8 and 9)					\$ 6,650,000	\$ 6,338,336			\$ 175,860	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 FREEPORT LIMITED PARTNERSHIP

Report Period Beginning: 01/01/2016

Ending: 12/31/2016

XI. BALANCE SHEET - Unrestricted Operating Fund.

As of 12/31/2016

(last day of reporting year)

		1 Operating	2 After Consolidation*	
	A. Current Assets			
1	Cash on Hand and in Banks	\$ 410,835	\$	1
2	Cash-Patient Deposits			2
3	Accounts & Short-Term Notes Receivable- Patients (less allowance (38,618))	636,383		3
4	Supply Inventory (priced at)			4
5	Short-Term Investments			5
6	Prepaid Insurance	9,527		6
7	Other Prepaid Expenses	8,719		7
8	Accounts Receivable (owners or related parties)	15,711		8
9	Other(specify): See Page 7 Attachment	289		9
10	TOTAL Current Assets (sum of lines 1 thru 9)	\$ 1,081,463	\$	10
	B. Long-Term Assets			
11	Long-Term Notes Receivable			11
12	Long-Term Investments			12
13	Land	327,202		13
14	Buildings, at Historical Cost	9,667,014		14
15	Leasehold Improvements, at Historical Cost	1,542,204		15
16	Equipment, at Historical Cost	793,440		16
17	Accumulated Depreciation (book methods)	(2,400,053)		17
18	Deferred Charges			18
19	Organization & Pre-Operating Costs	176,053		19
20	Accumulated Amortization - Organization & Pre-Operating Costs	(63,085)		20
21	Restricted Funds	696,469		21
22	Other Long-Term Assets (specify):			22
23	Other(specify):			23
24	TOTAL Long-Term Assets (sum of lines 11 thru 23)	\$ 10,739,245	\$	24
25	TOTAL ASSETS (sum of lines 10 and 24)	\$ 11,820,708	\$	25

		1 Operating	2 After Consolidation*	
	C. Current Liabilities			
26	Accounts Payable	\$ 22,582	\$	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	12,726		31
32	Accrued Interest Payable			32
33	Deferred Compensation			33
34	Federal and State Income Taxes			34
	Other Current Liabilities(specify):			
35	See Page 7 Attachment	500,614		35
36				36
37	TOTAL Current Liabilities (sum of lines 26 thru 36)	\$ 535,922	\$	37
	D. Long-Term Liabilities			
38	Long-Term Notes Payable			38
39	Mortgage Payable	6,055,537		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)	\$ 6,055,537	\$	44
45	TOTAL LIABILITIES (sum of lines 37 and 44)	\$ 6,591,459	\$	45
46	TOTAL EQUITY	\$ 5,229,249	\$	46
47	TOTAL LIABILITIES AND EQUITY (sum of lines 45 and 46)	\$ 11,820,708	\$	47

*(See instructions.)

Facility Name: HERITAGE WOODS OF FREEPORT LIMITED PART

Report Period Beginning: 01/01/2016

Ending:

12/31/2016

XII. INCOME STATEMENT (attach any explanatory footnotes necessary to reconcile this Schedule to Schedule IV.)

		1	
	I. Revenue	Amount	
	A. SLF Resident Care		
1	Gross SLF Resident Revenue	\$ 2,684,579	1
2	Discounts and Allowances	(39,055)	2
3	SUBTOTAL Resident Care (line 1 minus line 2)	\$ 2,645,524	3
	B. Other Operating Revenue		
4	Special Services	111,189	4
5	Other Health Care Services		5
6	Special Grants		6
7	Gift and Coffee Shop		7
8	Barber and Beauty Care	15,586	8
9	Non-Resident Meals	6,224	9
10	Laundry		10
11	SUBTOTAL OTHER OPERATING REVENUE (sum of lines 4 thru 10)	\$ 132,999	11
	C. Non-Operating Revenue		
12	Contributions		12
13	Interest and Other Investment Income	2,059	13
14	SUBTOTAL Non-Operating Revenue (sum of lines 12 and 13)	\$ 2,059	14
	D. Other Revenue (specify):		
15	See Page 8 Attachment	493	15
16			16
17	SUBTOTAL Other Revenue (sum of lines 15 and 16)	\$ 493	17
18	TOTAL REVENUE (sum of lines 3, 11, 14 and 17)	\$ 2,781,075	18

		2	
	II. Expenses	Amount	
	A. Operating Expenses		
19	General Services	608,640	19
20	Health Care/ Personal Care	422,139	20
21	General Administration	785,624	21
	B. Capital Expense		
22	Ownership	1,307,355	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)	\$ 3,123,758	28
29	Income Before Income Taxes (line 18 minus line 28)	\$ (342,683)	29
30	Income Taxes	\$	30
31	NET INCOME OR LOSS FOR THE YEAR (line 29 minus line 30)	\$ (342,683)	31
	III. Net Resident Care Revenue detailed by Payer Source		
32	Medicaid - Net Inpatient Revenue	\$ 1,018,329	32
33	Private Pay - Net Inpatient Revenue	1,627,195	33
34	Medicare - Net Inpatient Revenue		34
35	Other-(specify)		35
36	Other-(specify)		36
37	TOTAL (This total must agree to Line 3)	\$ 2,645,524	37

Expenses PG 3 Other

[illegible]

Balance Sheet PG 7 Other, See Attachment
Balance Sheet

Other Current Assets Detail		Amt	Current Liabilities Detail		Amt
1102-9971-0-0	A/R-Employee Advance	-	2111-0040-0-0	Construction Account Payable	-
1102-9972-0-0	A/R-Gardant Mgmt Solutions	-	2112-0100-0-0	Accrued Asset Management Fee	-
1102-9973-0-0	A/R-Insurance Reimbursemen	-	2112-0101-0-0	Accrued Partnership Mgmt Fee	81,955
1102-9974-0-0	A/R-Subscription Receivable	-	2112-0102-0-0	Accrued Incentive Mgmt Fee	383,829
1102-9975-0-0	A/R-CIP	-	2112-0102-1-0	Accrued Incentive Asset Mgmt Fee	-
1102-9976-0-0	A/R-Other	-	2112-0105-0-0	Accrued Liabilities	17,041
1102-9978-0-0	A/R-TIF/Abatement	-	2112-0110-0-0	Accrued Insurance	-
1105-0006-0-0	Security Deposit-Equip & Util	289	2112-0115-0-0	Accrued Developer Fee	-
1105-0009-0-0	Transfer Account	-	2112-0130-0-0	Accrued MIP	-
1105-0012-0-0	Undeposited Funds	-	2112-0140-0-0	Accrued Vacation	-
			2112-0144-0-0	Payroll Union Dues	-
			2112-0146-0-0	Payroll Benefits	-
			2112-0150-0-0	Security Deposits	-
			2112-0154-0-0	Unclaimed Property	1,677
			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	16,112
			2112-0159-1-0	Medicaid Prepayments	-
			2112-0159-2-0	Prepaid Medicaid Clearing	-
			2112-0159-3-0	Prepaid Rent	-
		289			500,614
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

Income Statement

Other Revenue		Amt
3300-3388-0-0	Contract Service-Serv Prov	-
3300-3390-0-0	Other	493
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	-
		493