

		FOR BHF USE			

LL2

Supportive Living Facility

2019

STATE OF ILLINOIS

DEPARTMENT OF HEALTHCARE & FAMILY SERVICES

COST REPORT FOR

SUPPORTIVE LIVING FACILITIES

(FISCAL YEAR 2019)

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: 1000138

Facility Name: Evergreen Place of Decatur

Address: 4825 E. Evergreen Ct. Decatur 62521

County: Macon

Telephone Number: (217) 864-4300 Fax # ()

Federal Employer ID Number:

Date Current Owners were Certified: 2012

Type of Ownership:

VOLUNTARY, NON-PROFIT
Charitable Corp.
Trust
IRS Exemption Code

xx PROPRIETARY
Individual
Partnership
Corporation
"Sub-S" Corp.
xx Limited Liability Co.
Trust
Other

GOVERNMENTAL
State
County
Other

In the event there are further questions about this report, please contact:
Name: David M Underwood Telephone Number: (309) 823-7135
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 1/1/2019 to 12/31/2019 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 M Underwood
(Title) EVP & CFO

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 **Evergreen Place of Decatur**

Report Period Beginning: 1/1/2019 Ending: 12/31/2019

III. STATISTICAL DATA

A. Certified units; enter number of units and unit days

Date of change in certified units

1 / 1

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	113	Single Unit Apartment	113	41,245	1		
2		Double Unit Apartment			2		
3		Other			3		
4	113	TOTALS	113	41,245	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	25,177	14,598		39,775	5
6	Double Unit					6
7	Other					7
8	TOTALS	25,177	14,598		39775	8

C. Percent Occupancy. (Column 5, line 8 divided by total certified bed days on line 4, column 4.) 96.44%

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

None 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)

None

H. ACCOUNTING BASIS

ACCUAL	xx	MODIFIED		
		CASH*		CASH*

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

Tax Year: _____ **Fiscal Year:** _____

* 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 principal?

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 t

required payments of interest and principal?

If no, explain.

L. Does the facility have any loans from the IL Dept of Commerce and Economic Opportunity outstanding?	No	If yes, did
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make all of the required payments of interest and principal?

If no, explain.

STATE OF ILLINOIS

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Facility Name: Evergreen Place of Decatur

Report Period Beginning:

1/1/2019

Ending: 12/31/2019

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	224,058	322,919	1,697	548,674		548,674	1
2	Housekeeping, Laundry and Maintenance	101,865	65,577		167,442		167,442	2
3	Heat and Other Utilities			252,079	252,079		252,079	3
4	Other (specify):							4
5	TOTAL General Services	325,923	388,496	253,776	968,195		968,195	5
	B. Health Care and Programs							
6	Health Care/ Personal Care	805,907	7,145	9,266	822,318		822,318	6
7	Activities and Social Services	58,948	6,925		65,873		65,873	7
8	Other (specify):							8
9	TOTAL Health Care and Programs	864,855	14,070	9,266	888,191		888,191	9
	C. General Administration							
10	Administrative and Clerical	257,887	22,822	286,197	566,906	(24,236)	542,670	10
11	Marketing Materials, Promotions and Advertising			54,350	54,350	(41,438)	12,912	11
12	Employee Benefits and Payroll Taxes			283,994	283,994		283,994	12
13	Insurance-Property, Liability and Malpractice			35,144	35,144		35,144	13
14	Other (specify):							14
15	TOTAL General Administration	257,887	22,822	659,685	940,394	(65,674)	874,720	15
16	TOTAL Operating Expense (Sum of lines 5, 9 and 15)	1,448,665	425,388	922,727	2,796,780	(65,674)	2,731,106	16
	Capital Expenses							
	D. Ownership							
17	Depreciation			425,673	425,673		425,673	17
18	Interest			495,012	495,012	(19,060)	475,952	18
19	Real Estate Taxes			310,265	310,265		310,265	19
20	Rent -- Facility and Grounds							20
21	Rent -- Equipment			18,835	18,835		18,835	21
22	Other (specify):							22
23	TOTAL Ownership			1,249,785	1,249,785	(19,060)	1,230,725	23
24	GRAND TOTAL (Sum of lines 16 and 23)	1,448,665	425,388	2,172,512	4,046,565	(84,734)	3,961,831	24

Facility Name: Evergreen Place of Decatur

Report Period Beginning 1/1/2019 Ending: 12/31/2019

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

	Personnel	Number of FTE	Average Hourly Wage	
1	Registered Nurses	1.66	\$ 29.94	1
2	Licensed Practical Nurses	2.58	21.82	2
3	Certified Nurse Assistants	22.26	12.95	3
4	Activity Director & Assistants	2.17	13.39	4
5	Social Service Workers	0.80	15.40	5
6	Head Cook			6
7	Cook Helpers/Assistants	11.05	9.92	7
8	Dishwashers			8
9	Maintenance Workers	1.02	22.81	9
10	Housekeepers	3.12	8.45	10
11	Laundry			11
12	Managers			12
13	Other Administrative			13
14	Clerical	4.60	18.56	14
15	Marketing			15
16	Other			16
17	Total (lines 1 thru 16)	49.26	\$ 13.78	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
None			

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	Heritage Enterprises Inc	50.0%		\$ 800,000	1
2	Grand Oaks Estates LLC	50.0%		800,000	2
3					3
4					4
5					5
Total				\$ 1600000	6

VI. (B) Management fees paid to unrelated parties Amount of Fee

1	Heritage Operations Group LLC	\$ 234,238	1
2			2
Total		\$ 234,238	3

Facility Name: Evergreen Place of Decatur

Report Period Beginning:

1/1/2019

Ending:

12/31/2019

VIII. OWNERSHIP COSTSA. Purchase price of land 528,746 Year land was acquired 2012

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	113				\$ 10,601,024	\$ 311,127		\$ 311,127		\$ 2,301,096	1
2											2
3											3
4											4
5											5
Improvement Type											
6	Five (5) Eyewash Station Construction			2013	3,392						6
7	Cable TV Installation-first installment			2013	22,394						7
8	Cable TV Installation-second installment			2014	28,210						8
9	Vertical PTAC cooler			2016	4,705						9
10	Split system installation			2017	5,957						10
11	Install flooring - common areas			2017	18,113						11
12	Install smoke and CO2 detectors			2017	12,937						12
13	Upgrade phone and fire panel			2017	23,591						13
14	Split system installation			2018	4,383						14
15	Carpet rolls for resident rooms			2019	5,013						15
16	Ductless split system installation - elevator room			2019	3,770						16
17	TOTAL (lines 1 thru 16)				\$ 10,733,489	\$ 311,127		\$ 311,127		\$ 2,301,096	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	\$ 1,492,520	\$ 110,175	\$ 110,175			\$ 1,464,641	18
19	Vehicles	61,196	4,371	4,371			61,196	19
20	TOTAL (lines 18 and 19)	\$ 1,553,716	\$ 114,546	\$ 114,546			\$ 1,525,837	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: None

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		xx	Mortgage	/ /	\$	11,015,394	/ /		\$ 495,012	1
2					/ /			/ /			2
3					/ /			/ /			3
	Working Capital										
4					/ /			/ /			4
5					/ /			/ /			5
6					/ /			/ /			6
7	TOTAL Facility Related					\$	11,015,394			\$ 495,012	7
	B. Non-Facility Related										
8	Interest Income				/ /			/ /		-19,060	8
9					/ /			/ /			9
10	TOTALS (lines 7, 8 and 9)					\$	11,015,394			\$ 475,952	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: Evergreen Place of Decatur

Report Period Beginning: 1/1/2019

Ending: 12/31/2019

XI. BALANCE SHEET - Unrestricted Operating Fund.

As of 12/31/2019

(last day of reporting year)

		1 Operating	2 After Consolidation*	
	A. Current Assets			
1	Cash on Hand and in Banks	\$ 1,180,274	\$	1
2	Cash-Patient Deposits			2
3	Accounts & Short-Term Notes Receivable-Patients (less allowance)	443,245		3
4	Supply Inventory (priced <u>FIFO</u>)	15,661		4
5	Short-Term Investments			5
6	Prepaid Insurance	53,911		6
7	Other Prepaid Expenses			7
8	Accounts Receivable (owners or related parties)			8
9	Other(specify):			9
10	TOTAL Current Assets (sum of lines 1 thru 9)	\$ 1,693,091	\$	10
	B. Long-Term Assets			
11	Long-Term Notes Receivable			11
12	Long-Term Investments			12
13	Land	1,985,992		13
14	Buildings, at Historical Cost	10,733,490		14
15	Leasehold Improvements, at Historical Cost			15
16	Equipment, at Historical Cost	1,553,716		16
17	Accumulated Depreciation (book methods)	(3,826,933)		17
18	Deferred Charges	203,200		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): <u>Resident Funds</u>	10,536		23
24	TOTAL Long-Term Assets (sum of lines 11 thru 23)	\$ 10,660,001	\$	24
25	TOTAL ASSETS (sum of lines 10 and 24)	\$ 12,353,092	\$	25

		1 Operating	2 After Consolidation*	
	C. Current Liabilities			
26	Accounts Payable	\$ 119,683	\$	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	357,683		31
32	Accrued Interest Payable			32
33	Deferred Compensation			33
34	Federal and State Income Taxes			34
	Other Current Liabilities(specify):			
35	<u>Resident Trust</u>	10,536		35
36				36
37	TOTAL Current Liabilities (sum of lines 26 thru 36)	\$ 487,902	\$	37
	D. Long-Term Liabilities			
38	Long-Term Notes Payable			38
39	Mortgage Payable	11,015,394		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)	\$ 11,015,394	\$	44
45	TOTAL LIABILITIES (sum of lines 37 and 44)	\$ 11,503,296	\$	45
46	TOTAL EQUITY	\$ 849,796	\$	46
47	TOTAL LIABILITIES AND EQUITY (sum of lines 45 and 46)	\$ 12,353,092	\$	47

*(See instructions.)

Facility Name: Evergreen Place of Decatur

Report Period Beginning: 1/1/2019

Ending:

12/31/2019

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	\$ 4,673,404	1
2	Discounts and Allowances		2
3	SUBTOTAL Resident Care (line 1 minus line 2)	\$ 4,673,404	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	11,280	8
9	Non-Resident Meals		9
10	Laundry		10
11	SUBTOTAL OTHER OPERATING REVENUE (sum of lines 4 thru 10)	\$ 11,280	11
	C. Non-Operating Revenue		
12	Contributions		12
13	Interest and Other Investment Income	19,060	13
14	SUBTOTAL Non-Operating Revenue (sum of lines 12 and 13)	\$ 19,060	14
	D. Other Revenue (specify):		
15	Miscellaneous	(767)	15
16			16
17	SUBTOTAL Other Revenue (sum of lines 15 and 16)	\$ (767)	17
18	TOTAL REVENUE (sum of lines 3, 11, 14 and 17)	\$ 4,702,977	18

2			
	II. Expenses	Amount	
	A. Operating Expenses		
19	General Services	968,195	19
20	Health Care/ Personal Care	888,191	20
21	General Administration	940,394	21
	B. Capital Expense		
22	Ownership	1,249,785	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)	\$ 4,046,565	28
29	Income Before Income Taxes (line 18 minus line 28)	\$ 656,412	29
30	Income Taxes	\$	30
31	NET INCOME OR LOSS FOR THE YEAR (line 29 minus line 30)	\$ 656,412	31
	III. Net Resident Care Revenue detailed by Payer Source		
32	Medicaid - Net Inpatient Revenue	\$	32
33	Private Pay - Net Inpatient Revenue		33
34	Medicare - Net Inpatient Revenue		34
35	Other-(specify)		35
36	Other-(specify)		36
37	TOTAL (This total must agree to Line 3)	\$	37