

		FOR BHF USE			

LL2

Supportive Living Facility

2020

STATE OF ILLINOIS

DEPARTMENT OF HEALTHCARE & FAMILY SERVICES

COST REPORT FOR

SUPPORTIVE LIVING FACILITIES

(FISCAL YEAR 2020)

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: 1000146

Facility Name: Eden Supportive Living

Address: 940 W Gordon Terrace Chicago 60613

Number City Zip Code

County: Cook

Telephone Number: (773) 472-1020 Fax # (773) 572-4698

Federal Employer ID Number:

Date Current Owners were Certified: 05/10/05 (Incorporated)

Type of Ownership:

☐	VOLUNTARY, NON-PROFIT	☒	PROPRIETARY	☐	GOVERNMENTAL
☐	Charitable Corp.	☐	Individual	☐	State
☐	Trust	☐	Partnership	☐	County
IRS Exemption Code		☐	Corporation	☐	Other
		☒	"Sub-S" Corp.		
		☐	Limited Liability Co.		
		☐	Trust		
		☐	Other		

In the event there are further questions about this report, please contact:

Name: Mitch Hamblet Telephone Number: (630) 929-3333

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 01/01/2020 to 12/31/2020 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 J. Hamblet, Jr.	
Paid Preparer	(Title)	Managing Member	
	(Signed)		(Date)
	(Print Name and Title)	Paul H. Wieland President	
	(Firm Name & Address)	Wieland & Company, Inc. 232 S. Batavia Ave., Batavia, IL 60510	
	(Telephone)	(630) 406-4490 Fax # (630) 406-4491	
	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 **Eden Supportive Living**

Report Period Beginning: 01/01/2020 Ending: 12/31/2020

III. STATISTICAL DATA

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

Date of change in certified units 12/31/2020

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	34	Single Unit Apartment	34	12,410	1		
2	50	Double Unit Apartment	100	36,500	2		
3		Other			3		
4	84	TOTALS	134	48,910	4		

B. Census-For the entire report period.

	1 Type of Unit	2 Medicaid Recipient	3 Private Pay	4 Other	5 Total	
Resident Days by Unit and Primary Source of Payment						
5	Single Unit	11,828	59		11,887	5
6	Double Unit	33,823	365		34,188	6
7	Other					7
8	TOTALS	45,651	424		46,075	8

C. Percent Occupancy. (Column 5, line 8 divided by total certified bed days on line 4, column 4.) 94.20%

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

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

ACCUAL		MODIFIED		CASH*	
	X				

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

Tax Year: 12/31/20 **Fiscal Year:** 12/31/20

*** 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 the 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 the facility make all of the required payments of interest and principal? _____
If no, explain.

STATE OF ILLINOIS

Page 3

Facility Name: Eden Supportive Living

Report Period Beginning:

01/01/2020

Ending:

12/31/2020

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	258,407	288,115		546,522		546,522	1
2	Housekeeping, Laundry and Maintenance	232,664	43,295	105,923	381,882		381,882	2
3	Heat and Other Utilities			146,042	146,042		146,042	3
4	Other (specify):							4
5	TOTAL General Services	491,071	331,410	251,965	1,074,446		1,074,446	5
	B. Health Care and Programs							
6	Health Care/ Personal Care	467,201	7,986		475,187		475,187	6
7	Activities and Social Services			16,933	16,933		16,933	7
8	Other (specify):							8
9	TOTAL Health Care and Programs	467,201	7,986	16,933	492,120		492,120	9
	C. General Administration							
10	Administrative and Clerical	411,967	36,778	22,101	470,846		470,846	10
11	Marketing Materials, Promotions and Advertising			3,123	3,123		3,123	11
12	Employee Benefits and Payroll Taxes			159,714	159,714		159,714	12
13	Insurance-Property, Liability and Malpractice			89,216	89,216		89,216	13
14	Other (specify): See Statement 1			924,972	924,972		924,972	14
15	TOTAL General Administration	411,967	36,778	1,199,126	1,647,871		1,647,871	15
16	TOTAL Operating Expense (Sum of lines 5, 9 and 15)	1,370,239	376,174	1,468,024	3,214,437		3,214,437	16
	Capital Expenses							
	D. Ownership							
17	Depreciation			257,737	257,737		257,737	17
18	Interest			314,062	314,062		314,062	18
19	Real Estate Taxes			86,281	86,281		86,281	19
20	Rent -- Facility and Grounds							20
21	Rent -- Equipment							21
22	Other (specify):			174,411	174,411		174,411	22
23	TOTAL Ownership			832,491	832,491		832,491	23
24	GRAND TOTAL (Sum of lines 16 and 23)	1,370,239	376,174	2,300,515	4,046,928		4,046,928	24

Facility Name: Eden Supportive Living

Report Period Beginning: 01/01/2020 Ending: 12/31/2020

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

	Personnel	Number of FTE	Average Hourly Wage	
1	Registered Nurses	1	\$ 35.39	1
2	Licensed Practical Nurses			2
3	Certified Nurse Assistants	12	15.51	3
4	Activity Director & Assistants	2	16.08	4
5	Social Service Workers			5
6	Head Cook			6
7	Cook Helpers/Assistants	5	15.03	7
8	Dishwashers	1	15.00	8
9	Maintenance Workers	2	15.64	9
10	Housekeepers	3	15.64	10
11	Laundry	1	17.10	11
12	Managers	6	27.52	12
13	Other Administrative			13
14	Clerical	4	14.80	14
15	Marketing	1	24.02	15
16	Other			16
17	Total (lines 1 thru 16)	38	\$ 19.25	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
Eden Fox Valley	North Aurora, IL
Eden Supportive Living Champaign	Champaign, IL
Eve Assisted Living	Hinsdale, IL
Eden Supportive Living South Shore	Chicago, IL

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	Affiliate Asset management fees		40	\$ 131,227	1
2					2
3					3
4					4
5					5
Total				\$ 131227	6

VI. (B) Management fees paid to unrelated parties

Amount of Fee

1		\$	1
2			2
Total		\$	3

Facility Name: Eden Supportive Living

Report Period Beginning:

01/01/2020

Ending:

12/31/2020

VIII. OWNERSHIP COSTS

A. Purchase price of land 189,617 Year land was acquired 1999

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	84		1999	2005	\$ 8,039,285	\$ 214,119	40	\$ 214,119	\$	\$ 3,574,651	1
2											2
3											3
4											4
5											5
Improvement Type											
6	Cardio room mirrors		2008		1,850		7			1,850	6
7	Office buildout		2008		4,600	167	28	167		2,158	7
8	Hot water boiler		2009		5,818		7			5,818	8
9	Granite		2009		6,400	233	28	233		2,678	9
10	Hot water boiler		2009		5,818		7			5,818	10
11	Buildout/remodel		2010		7,407	269	28	269		2,803	11
12	Renovations		2011		47,372	1,723	28	1,723		15,650	12
13	Renovations		2012		191,471	6,963	28	6,963		59,184	13
14	Outdoor improvements		2013		8,550	789	7	789		8,550	14
15	Renovations		2013		2,609	95	28	95		712	15
16	Flagpole		2014		1,922	275	7	275		1,855	16
17	TOTAL (lines 1 thru 16)				\$ 8,323,102	\$ 224,633		\$ 224,633	\$	\$ 3,681,727	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	\$ 357,366	\$ 9,599	\$ 9,599	\$	5 to 7	\$ 333,628	18
19	Vehicles	16,567				5	16,567	19
20	TOTAL (lines 18 and 19)		\$ 373,933	\$ 9,599	\$ 9,599		\$ 350,195	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

XI. OWNERSHIP COSTS (continued)

B. Building and Improvement Costs-Including Fixed Equipment. (See instructions.) Round all numbers to nearest dollar.

1		3	4	5	6	7	8	9	
Improvement Type**		Year Constructed	Cost	Current Book Depreciation	Life in Years	Straight Line Depreciation	Adjustments	Accumulated Depreciation	
1	Totals from Page 5, Carried Forward		\$ 8,323,102	\$ 224,633		\$ 224,633	\$	\$ 3,681,727	1
2	Tile	2017	2,400	343	7	343		1,286	2
3	Concrete renovation	2017	9,250	336	28	336		1,261	3
4	HVAC upgrade	2017	10,675	1,525	7	1,525		5,719	4
5	Sprinkler system update	2017	7,040	1,006	7	1,006		3,604	5
6	Exit signs	2017	11,508	1,644	7	1,644		5,480	6
7	Chimney renovation	2017	20,550	747	28	747		2,553	7
8	Exterior door	2017	3,250	464	7	464		1,432	8
9	Door	2017	1,990	284	7	284		1,066	9
10	Automatic door	2017	12,985	1,855	7	1,855		6,338	10
11	Water pumps	2018	13,870	1,981	7	1,981		4,954	11
12	Chiller	2018	17,650	2,521	7	2,521		6,094	12
13	Coils for dining room	2018	11,840	1,691	7	1,691		5,074	13
14	HVAC equipment	2018	12,100	1,729	7	1,729		3,745	14
15	Control panel	2019	47,604	6,802	7	6,802		8,497	15
16	Elevator modernization	2020	28,522	178	40	178		178	16
17	Control panel	2020	9,585	399	7	399		399	17
18									18
19									19
20									20
21									21
22									22
23									23
24									24
25									25
26									26
27									27
28									28
29									29
30									30
31									31
32									32
33									33
34	TOTAL (lines 1 thru 33)		\$ 8,543,921	\$ 248,138		\$ 248,138	\$	\$ 3,739,407	34

**Improvement type must be detailed in order for the cost report to be considered complete.

IX. RENTAL COSTS

A. Building and Fixed Equipment N/A

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	Oak Grove Capital		X	Rehab and SLF conversion (REFI)	8/31/11	\$ 9,400,000	\$ 7,870,905	2/21/45	3880.0000	\$ 314,062	1
2					/ /			/ /			2
3					/ /			/ /			3
	Working Capital										
4					/ /			/ /			4
5					/ /			/ /			5
6					/ /			/ /			6
7	TOTAL Facility Related					\$ 9,400,000	\$ 7,870,905			\$ 314,062	7
	B. Non-Facility Related										
8					/ /			/ /			8
9					/ /			/ /			9
10	TOTALS (lines 7, 8 and 9)					\$ 9,400,000	\$ 7,870,905			\$ 314,062	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: Eden Supportive Living

Report Period Beginning: 01/01/2020

Ending: 12/31/2020

XI. BALANCE SHEET - Unrestricted Operating Fund.

As of 12/31/2020

(last day of reporting year)

		1 Operating	2 After Consolidation*	
	A. Current Assets			
1	Cash on Hand and in Banks	\$ 6,199,379	\$	1
2	Cash-Patient Deposits	44,909		2
3	Accounts & Short-Term Notes Receivable-Patients (less allowance 863,000)	572,370		3
4	Supply Inventory (priced at)			4
5	Short-Term Investments			5
6	Prepaid Insurance	17,350		6
7	Other Prepaid Expenses	29,298		7
8	Accounts Receivable (owners or related parties)	80,938		8
9	Other(specify):			9
10	TOTAL Current Assets (sum of lines 1 thru 9)	\$ 6,944,244	\$	10
	B. Long-Term Assets			
11	Long-Term Notes Receivable			11
12	Long-Term Investments			12
13	Land	189,617		13
14	Buildings, at Historical Cost	8,543,921		14
15	Leasehold Improvements, at Historical Cost			15
16	Equipment, at Historical Cost	373,933		16
17	Accumulated Depreciation (book methods)	(4,089,602)		17
18	Deferred Charges			18
19	Organization & Pre-Operating Costs			19
20	Accumulated Amortization - Organization & Pre-Operating Costs			20
21	Restricted Funds	496,809		21
22	Other Long-Term Assets (specify):			22
23	Other(specify):			23
24	TOTAL Long-Term Assets (sum of lines 11 thru 23)	\$ 5,514,678	\$	24
25	TOTAL ASSETS (sum of lines 10 and 24)	\$ 12,458,922	\$	25

		1 Operating	2 After Consolidation*	
	C. Current Liabilities			
26	Accounts Payable	\$ 93,647	\$	26
27	Officer's Accounts Payable			27
28	Accounts Payable-Patient Deposits	97,786		28
29	Short-Term Notes Payable			29
30	Accrued Salaries Payable	4,314		30
31	Accrued Taxes Payable	93,500		31
32	Accrued Interest Payable	58,449		32
33	Deferred Compensation	5,422		33
34	Federal and State Income Taxes			34
	Other Current Liabilities(specify):			
35	Current portion of mortgage note	200,548		35
36				36
37	TOTAL Current Liabilities (sum of lines 26 thru 36)	\$ 553,666	\$	37
	D. Long-Term Liabilities			
38	Long-Term Notes Payable	476,536		38
39	Mortgage Payable	7,670,357		39
40	Bonds Payable			40
41	Deferred Compensation			41
	Other Long-Term Liabilities(specify):			
42	Due to owners from surplus cash	383,000		42
43	Unamortized financing costs	(81,296)		43
44	TOTAL Long-Term Liabilities (sum of lines 38 thru 43)	\$ 8,448,597	\$	44
45	TOTAL LIABILITIES (sum of lines 37 and 44)	\$ 9,002,263	\$	45
46	TOTAL EQUITY	\$ 3,456,659	\$	46
47	TOTAL LIABILITIES AND EQUITY (sum of lines 45 and 46)	\$ 12,458,922	\$	47

*(See instructions.)

Facility Name: Eden Supportive Living

Report Period Beginning: 01/01/2020

Ending:

12/31/2020

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	\$ 5,898,085	1
2	Discounts and Allowances		2
3	SUBTOTAL Resident Care (line 1 minus line 2)	\$ 5,898,085	3
	B. Other Operating Revenue		
4	Special Services	7,381	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)	\$ 7,381	11
	C. Non-Operating Revenue		
12	Contributions		12
13	Interest and Other Investment Income	600	13
14	SUBTOTAL Non-Operating Revenue (sum of lines 12 and 13)	\$ 600	14
	D. Other Revenue (specify):		
15	Commercial rent	13,800	15
16			16
17	SUBTOTAL Other Revenue (sum of lines 15 and 16)	\$ 13,800	17
18	TOTAL REVENUE (sum of lines 3, 11, 14 and 17)	\$ 5,919,866	18

		2	
	II. Expenses	Amount	
	A. Operating Expenses		
19	General Services	1,074,446	19
20	Health Care/ Personal Care	492,120	20
21	General Administration	1,647,871	21
	B. Capital Expense		
22	Ownership	832,491	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)	\$ 4,046,928	28
29	Income Before Income Taxes (line 18 minus line 28)	\$ 1,872,938	29
30	Income Taxes	\$	30
31	NET INCOME OR LOSS FOR THE YEAR (line 29 minus line 30)	\$ 1,872,938	31
	III. Net Resident Care Revenue detailed by Payer Source		
32	Medicaid - Net Inpatient Revenue	\$ 4,813,075	32
33	Private Pay - Net Inpatient Revenue	1,085,010	33
34	Medicare - Net Inpatient Revenue		34
35	Other-(specify)		35
36	Other-(specify)		36
37	TOTAL (This total must agree to Line 3)	\$ 5,898,085	37

ENT 1 PART IV, LINE 14, COLUMN 3 - OTHER GENERAL ADMINISTRATION

xpenses	\$ 4,122
	\$ 42,586
. accounting fees	13,368
eous taxes and licenses	1,896
	<u>863,000</u>
	<u><u>\$ 924,972</u></u>

ENT 2 PART IV, LINE 22, COLUMN 3 - OTHER OWNERSHIP

insurance premium	\$ 39,796
agement fees	131,227
ion expense	<u>3,388</u>
	<u><u>\$ 174,411</u></u>