

		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: 1000055

Facility Name: Franciscan Court

Address: 1966 Franciscan Crt West Chicago 60185

County: DuPage

Telephone Number: (603) 562-4242 Fax # 630 562-3593

Federal Employer ID Number:

Date Current Owners were Certified: 12/21/2005

Type of Ownership:

VOLUNTARY, NON-PROFIT

Charitable Corp.

Trust

IRS Exemption Code

PROPRIETARY

Individual

Partnership

Corporation

"Sub-S" Corp.

X Limited Liability Co.

Trust

Other

GOVERNMENTAL

State

County

Other

II. CERTIFICATION BY AUTHORIZED FACILITY OFFICER

I have examined the contents of the accompanying report to the State of Illinois, for the period from 1/1/2020 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)

(Type or Print Name) Zachary Caulkins

(Title) President

Paid Preparer

(Signed)

(Print Name and Title) Andrew D. Thomas Partner

(Firm Name & Address) MCK CPAs and Advisors 1353 E. Mound Rd., Suite 300

(Telephone) 217 875-2655 Fax (217) 875-1660

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

Name: Andrew D. Thomas, CPA

Telephone Number: (217 875-2655

Email Address:

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

HFS 3745C (N-4-05)

No assurance is provided on these financial statements.

IL478-2471

Facility Name Franciscan Court

Report Period Beginning: 1/1/2020 Ending: 12/31/2020

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	46	Single Unit Apartment	46	16,790	1
2	24	Double Unit Apartment	24	8,760	2
3		Other			3
4	70	TOTALS	70	25,550	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	2,041	13,007		15,048	5
6	Double Unit	1,635	5,700		7,335	6
7	Other					7
8	TOTALS	3,676	18,707		22,383	8

C. Percent Occupancy. (Column 5, line 8 divided by total certified
bed days on line 4, column 4.) 87.60%

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

24 Also, indicate the number of unpaid bed-hold days the SLF
had during this year. 0 (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: 12/31/20 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: Franciscan Court

Report Period Beginning:

1/1/2020

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	128,357	111,749	432	240,538		240,538	1
2	Housekeeping, Laundry and Maintenance	43,749	126,654		170,403		170,403	2
3	Heat and Other Utilities			92,205	92,205		92,205	3
4	Other (specify):			26,675	26,675		26,675	4
5	TOTAL General Services	172,106	238,403	119,312	529,821		529,821	5
	B. Health Care and Programs							
6	Health Care/ Personal Care	581,101	6,450		587,551		587,551	6
7	Activities and Social Services	20,472	3,091		23,563		23,563	7
8	Other (specify):							8
9	TOTAL Health Care and Programs	601,573	9,541		611,114		611,114	9
	C. General Administration							
10	Administrative and Clerical	232,914	4,342	99,591	336,847	(9,813)	327,034	10
11	Marketing Materials, Promotions and Advertising			80,762	80,762		80,762	11
12	Employee Benefits and Payroll Taxes			189,468	189,468		189,468	12
13	Insurance-Property, Liability and Malpractice			72,722	72,722		72,722	13
14	Other (specify):			3,576	3,576	(3,576)		14
15	TOTAL General Administration	232,914	4,342	446,119	683,375	(13,389)	669,986	15
16	TOTAL Operating Expense (Sum of lines 5, 9 and 15)	1,006,593	252,286	565,431	1,824,310	(13,389)	1,810,921	16
	Capital Expenses							
	D. Ownership							
17	Depreciation			216,925	216,925	4,955	221,880	17
18	Interest			221,098	221,098		221,098	18
19	Real Estate Taxes			180,738	180,738		180,738	19
20	Rent -- Facility and Grounds							20
21	Rent -- Equipment							21
22	Other (specify):							22
23	TOTAL Ownership			618,761	618,761	4,955	623,716	23
24	GRAND TOTAL (Sum of lines 16 and 23)	1,006,593	252,286	1,184,192	2,443,071	(8,434)	2,434,637	24

Report Period Beginning; 1/1/2020
Ending: 12/31/2020

Sch. IV Line
Reference

Detail of General Service - Other

1	Trash removal	26,531	4
2	Security expense	144	4
	Total	26,675	

Sch. IV Line
Reference

Detail of General Administration - Other

1	Illinois replacement tax	3,576	14
	Total	3,576	

Sch. IV Line
Reference

Non-allowable expenses:

1	TV system - resident rooms	(9,813)	10
2	Depreciation difference	4,955	17
3	Illinois replacement tax	(3,576)	14
	Total	(8,434)	

Facility Name: Franciscan Court

Report Period Beginning 1/1/2020 Ending: 12/31/2020

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

	Personnel	Number of FTE	Average Hourly Wage	
1	Registered Nurses	2.08	\$ 38.73	1
2	Licensed Practical Nurses			2
3	Certified Nurse Assistants	12.69	16.76	3
4	Activity Director & Assistants	0.82	13.02	4
5	Social Service Workers			5
6	Head Cook	1.05	20.06	6
7	Cook Helpers/Assistants	3.05	13.76	7
8	Dishwashers			8
9	Maintenance Workers			9
10	Housekeepers	0.91	14.19	10
11	Laundry			11
12	Managers			12
13	Other Administrative			13
14	Clerical	1.07	14.71	14
15	Marketing			15
16	Other			16
17	Total (lines 1 thru 16)	21.68	\$ 131.23	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

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	Zachary Caulkins	75%	40	\$ none	1
2	Rene Caulkins	none	40	128,083	2
3	Andrew Gill	none	40	79,128	3
4					4
5					5
Total				\$ 207,211	6

VI. (B) Management fees paid to unrelated parties

	Amount of Fee	
1	N/A	\$ 1
2		2
Total		\$ 3

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? \$

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).

Report Period Beginning; 1/1/2020
Ending: 12/31/2020

Sch. VI No compensation was paid to Zachary Caulkins during 2020

VIII. OWNERSHIP COSTS

A. Purchase price of land 916,502 Year land was acquired 2005

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	70		2005	2005	\$ 5,075,288	\$ 130,017	39	\$ 130,136	\$ 118	\$ 1,957,339	1
2			2006	2006	9,000	231	39	231		3,453	2
3											3
4											4
5											5
	Improvement Type										
6	See attachment - page 5A				1,092,370	76,364		81,201	4,837		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)				\$ 6,176,658	\$ 206,613		\$ 211,568	\$ 4,955	\$ 1,960,791	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	\$ 933,842	\$ 2,483	\$ 2,483	\$		\$ 925,710	18
19	Vehicles	132,017	8,342	8,342			109,771	19
20	TOTAL (lines 18 and 19)	\$ 1,065,859	\$ 10,825	\$ 10,825	\$		\$ 1,035,481	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: Franciscan Court

Report Period Beginning: 1/1/2020

Ending: 12/31/2020

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

	Improvement Type	Year Acquired	Year Constructed	Cost	Current Book Depreciation	Life In Years	Straight Line Depreciation	Adjustments	Accumulated Depreciation	
1	Land improvements	2005	2005	622,852	40,273	15	41,523	1,250	626,310	1
2	Landscaping - sign	2006	2006	2,730	182	15	182	-	2,609	2
3	Landscaping	2006	2006	4,714	314	15	314	0	4,505	3
4	Carpeting	2006	2006	1,791	-	5		-	1,791	4
5	Sign	2006	2006	7,610	195	39	195	0	2,838	5
6	Electric for sign	2006	2006	700	18	39	18	(0)	259	6
7	Electric for sign	2006	2006	320	8	39	8	0	117	7
8	Flooring	2006	2006	1,642	-	10		-	1,642	8
9	Land improvements	2006	2006	4,675	312	15	312	(0)	4,675	9
10	Walls & flooring installation	2007	2007	2,856	73	39	73	0	967	10
11	Basement flooring	2007	2007	1,279	33	39	33	(0)	434	11
12	Basement flooring	2007	2007	5,000	128	39	128	0	1,693	12
13	Lay flooring & marble	2007	2007	3,761	96	39	96	0	1,274	13
14	Basement flooring	2007	2007	954	24	39	24	0	319	14
15	Basement flooring	2007	2007	343	9	39	9	(0)	115	15
16	Parking lot repavement	2007	2007	2,838	-	10	-	-	2,838	16
17	New compressor	2008	2008	3,190	-	5	-	-	3,190	17
18	Fire monitoring system	2008	2008	1,668	43	39	43	(0)	527	18
19	D. Olqui-Building wall & door	2008	2008	3,800	97	39	97	0	1,202	19
20	Albright Rest-Basement	2008	2008	4,000	103	39	103	(0)	1,282	20
21	Albright Rest-Basement	2008	2008	1,800	46	39	46	0	583	21
22	Generator	2009	2009	137,520	3,438	20	6,876	3,438	76,925	22
23	Generator	2010	2010	6,000	150	20	300	150	3,300	23
24	Improvements - equipment	2015	2015	4,708	471	5	471	-	4,708	24
25	Building improvements	2016	2016	130,615	3,349	39	3,349	0	16,745	25
26	Carpeting	2016	2016	45,128	9,026	5	9,024	(2)	45,128	26
27	Bathroom flooring	2016	2016	12,975	2,595	5	2,595	-	12,975	27
28	Carpeting 301,323,109	2016	2016	4,195	839	5	839	-	4,195	28
29	Carpeting 208,104,113,207	2016	2016	5,390	1,078	5	1,078	-	5,390	29
30	Carpeting 303,112	2016	2016	3,775	755	5	755	-	3,775	30
31	Carpeting	2017	2017	3,345	669	5	669	-	2,676	31
32	Carpeting	2017	2017	15,600	3,120	5	3,120	-	12,480	32
33	Carpeting	2017	2017	5,623	1,125	5	1,125	(0)	4,500	33
34	Tile	2018	2018	19,648	3,930	5	3,930	(0)	9,489	34
35	Carpeting	2018	2018	19,325	3,865	5	3,865	-	8,374	35
	Total (lines 1 through 31)			\$ 1,092,370	\$ 76,364		\$ 81,201	\$ 4,837	\$ 869,829	

Facility Name: Franciscan Court

Report Period Beginning: 1/1/2020

Ending: 2/31/2020

IX. RENTAL COSTS

A. Building and Fixed Equipment

1. Name of Party Holding Lease: N/A

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			X	Mortgage	4/1/16	\$ 5,200,000	\$ 4,237,392	4/1/21	Variable	\$ 220,756	1
2					/ /			/ /			2
3					/ /			/ /			3
	Working Capital										
4					/ /			/ /			4
5					/ /			/ /			5
6					/ /			/ /			6
7	TOTAL Facility Related					\$ 5,200,000	\$ 4,237,392			\$ 220,756	7
	B. Non-Facility Related										
8					/ /			/ /			8
9					/ /			/ /			9
10	TOTALS (lines 7, 8 and 9)					\$ 5,200,000	\$ 4,237,392			\$ 220,756	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: Franciscan Court

Report Period Beginning: 1/1/2020

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	\$ 982,887	\$	1
2	Cash-Patient Deposits			2
3	Accounts & Short-Term Notes Receivable-Patients (less allowance)	1,307		3
4	Supply Inventory (priced at)			4
5	Short-Term Investments			5
6	Prepaid Insurance	71,982		6
7	Other Prepaid Expenses	5,300		7
8	Accounts Receivable (owners or related parties)			8
9	Other(specify): Due from Others/Employees	300		9
10	TOTAL Current Assets (sum of lines 1 thru 9)	\$ 1,061,776	\$	10
	B. Long-Term Assets			
11	Long-Term Notes Receivable			11
12	Long-Term Investments			12
13	Land	916,502		13
14	Buildings, at Historical Cost	5,079,679		14
15	Leasehold Improvements, at Historical Cost	1,064,695		15
16	Equipment, at Historical Cost	1,070,694		16
17	Accumulated Depreciation (book methods)	(3,798,659)		17
18	Deferred Charges			18
19	Organization & Pre-Operating Costs	178,709		19
20	Accumulated Amortization - Organization & Pre-Operating Costs	(178,709)		20
21	Restricted Funds			21
22	Other Long-Term Assets (specify):			22
23	Other(specify): Security Deposit	538		23
24	TOTAL Long-Term Assets (sum of lines 11 thru 23)	\$ 4,333,449	\$	24
25	TOTAL ASSETS (sum of lines 10 and 24)	\$ 5,395,225	\$	25

		1 Operating	2 After Consolidation*	
	C. Current Liabilities			
26	Accounts Payable	\$ 49,046	\$	26
27	Officer's Accounts Payable	10,414		27
28	Accounts Payable-Patient Deposits			28
29	Short-Term Notes Payable	406,067		29
30	Accrued Salaries Payable	15,282		30
31	Accrued Taxes Payable	197,316		31
32	Accrued Interest Payable	19,890		32
33	Deferred Compensation			33
34	Federal and State Income Taxes	3,600		34
	Other Current Liabilities(specify):			
35	Cash drawn in excess of fund available	1,082		35
36				36
37	TOTAL Current Liabilities (sum of lines 26 thru 36)	\$ 702,697	\$	37
	D. Long-Term Liabilities			
38	Long-Term Notes Payable	4,032,392		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)	\$ 4,032,392	\$	44
45	TOTAL LIABILITIES (sum of lines 37 and 44)	\$ 4,735,089	\$	45
46	TOTAL EQUITY	\$ 660,136	\$	46
47	TOTAL LIABILITIES AND EQUITY (sum of lines 45 and 46)	\$ 5,395,225	\$	47

*(See instructions.)

Facility Name: Franciscan Court

Report Period Beginning: 1/1/2020

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	\$ 3,595,611	1
2	Discounts and Allowances		2
3	SUBTOTAL Resident Care (line 1 minus line 2)	\$ 3,595,611	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		13
14	SUBTOTAL Non-Operating Revenue (sum of lines 12 and 13)	\$	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)	\$ 3,595,611	18

2			
	II. Expenses	Amount	
	A. Operating Expenses		
19	General Services	529,821	19
20	Health Care/ Personal Care	611,114	20
21	General Administration	683,374	21
	B. Capital Expense		
22	Ownership	618,762	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)	\$ 2,443,071	28
29	Income Before Income Taxes (line 18 minus line 28)	\$ 1,152,540	29
30	Income Taxes	\$	30
31	NET INCOME OR LOSS FOR THE YEAR (line 29 minus line 30)	\$ 1,152,540	31
	III. Net Resident Care Revenue detailed by Payer Source		
32	Medicaid - Net Inpatient Revenue	\$ 165,899	32
33	Private Pay - Net Inpatient Revenue	3,402,926	33
34	Medicare - Net Inpatient Revenue		34
35	Other-(specify) <u>Fee Income</u>	7,653	35
36	Other-(specify) <u>COVID Wages</u>	19,133	36
37	TOTAL (This total must agree to Line 3)	\$ 3,595,611	37