

Facility Name: HERITAGE WOODS OF BATAVIA I

Report Period Beginning:

01/01/2014

Ending: 12/31/2014

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	316,961	176,115	1,401	494,477		494,477	1
2	Housekeeping, Laundry and Maintenance	102,008	20,629	33,513	156,150		156,150	2
3	Heat and Other Utilities			195,542	195,542	(24,447)	171,095	3
4	Other (specify):			30,918	30,918		30,918	4
5	TOTAL General Services	418,969	196,744	261,374	877,087	(24,447)	852,640	5
B. Health Care and Programs								
6	Health Care/ Personal Care	516,866	3,389		520,255		520,255	6
7	Activities and Social Services	43,735	5,559		49,294		49,294	7
8	Other (specify):							8
9	TOTAL Health Care and Programs	560,601	8,948		569,549		569,549	9
C. General Administration								
10	Administrative and Clerical	190,084	14,006	292,333	496,423	(28,837)	467,586	10
11	Marketing Materials, Promotions and Advertising	57,242	4,571	36,344	98,157		98,157	11
12	Employee Benefits and Payroll Taxes			332,871	332,871		332,871	12
13	Insurance-Property, Liability and Malpractice			38,631	38,631		38,631	13
14	Other (specify):			43,586	43,586		43,586	14
15	TOTAL General Administration	247,326	18,577	743,765	1,009,668	(28,837)	980,831	15
16	TOTAL Operating Expense (Sum of lines 5, 9 and 15)	1,226,896	224,269	1,005,139	2,456,304	(53,284)	2,403,020	16
Capital Expenses								
D. Ownership								
17	Depreciation			389,703	389,703		389,703	17
18	Interest			433,045	433,045		433,045	18
19	Real Estate Taxes			112,170	112,170		112,170	19
20	Rent -- Facility and Grounds							20
21	Rent -- Equipment							21
22	Other (specify):			549,622	549,622		549,622	22
23	TOTAL Ownership			1,484,540	1,484,540		1,484,540	23
24	GRAND TOTAL (Sum of lines 16 and 23)	1,226,896	224,269	2,489,679	3,940,844	(53,284)	3,887,560	24

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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	30.35	2
3	Certified Nurse Assistants	15	12.13	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	11	10.23	7
8	Dishwashers			8
9	Maintenance Workers	Inc line 12	Inc line 1	9
10	Housekeepers	3	9.66	10
11	Laundry			11
12	Managers	4	24.41	12
13	Other Administrative	5	22.19	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)	39	\$	17

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	BMA Management, LTD	\$ 188,948	1	
2			2	
		Total	\$ 188,948	3

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
HERITAGE WOODS OF BATAVIA II		BATAVIA	

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).

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VIII. OWNERSHIP COSTS

A. Purchase price of land 878,771 Year land was acquired 2001

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	93			2003	\$ 8,627,309	\$ 313,720	28	\$ 313,720	\$ 0	\$ 3,529,672	1
2											2
3											3
4											4
5											5
Improvement Type											
6	LAND IMPROVEMENTS				292,138	19,476	15	19,476	(0)	223,994	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)				\$ 8,919,447	\$ 333,196		\$ 333,196	\$ 0	\$ 3,753,666	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	\$ 796,200	\$ 56,507	\$ 159,239.94	102,733	5	\$ 711,648	18
19	Vehicles	52,160		10,432.04	10,432	5	52,160	19
20	TOTAL (lines 18 and 19)	\$ 848,360	\$ 56,507	\$ 169,671.98	113,165		\$ 763,808	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	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	IHDA		X	FIRST MORTGAGE	05/01/02	\$ 7,335,000	\$ 6,138,057	02/01/44	.0688	\$ 427,967.78	1
2	IHDA		X	SECOND MORTGAGE	05/01/02	\$ 750,000	\$ 494,727	06/01/32	.0100	\$ 5,076.76	2
3					/ /	\$	\$	/ /		\$	3
	Working Capital										
4					/ /	\$	\$	/ /		\$	4
5					/ /	\$	\$	/ /		\$	5
6					/ /	\$	\$	/ /		\$	6
7	TOTAL Facility Related					\$ 8,085,000	\$ 6,632,783			\$ 433,045	7
	B. Non-Facility Related										
8					/ /	\$	\$	/ /		\$	8
9					/ /	\$	\$	/ /		\$	9
10	TOTALS (lines 7, 8 and 9)					\$ 8,085,000	\$ 6,632,783			\$ 433,045	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 12/31/2014

(last day of reporting year)

		1	2	
		Operating	After	
			Consolidation*	
	A. Current Assets			
1	Cash on Hand and in Banks	\$ 698,813	\$	1
2	Cash-Patient Deposits			2
3	Accounts & Short-Term Notes Receivable- Patients (less allowance)	543,980 (22,203)		3
4	Supply Inventory (priced at)			4
5	Short-Term Investments			5
6	Prepaid Insurance	12,364		6
7	Other Prepaid Expenses	5,425		7
8	Accounts Receivable (owners or related parties)	28,246		8
9	Other(specify):			9
10	TOTAL Current Assets (sum of lines 1 thru 9)	\$ 1,266,625	\$	10
	B. Long-Term Assets			
11	Long-Term Notes Receivable			11
12	Long-Term Investments			12
13	Land	878,771		13
14	Buildings, at Historical Cost	8,627,309		14
15	Leasehold Improvements, at Historical Cost	292,138		15
16	Equipment, at Historical Cost	848,360		16
17	Accumulated Depreciation (book methods)	(4,517,474)		17
18	Deferred Charges			18
19	Organization & Pre-Operating Costs	498,975		19
20	Accumulated Amortization - Organization & Pre-Operating Costs	(316,353)		20
21	Restricted Funds	944,177		21
22	Other Long-Term Assets (specify):			22
23	Other(specify):			23
24	TOTAL Long-Term Assets (sum of lines 11 thru 23)	\$ 7,255,902	\$	24
25	TOTAL ASSETS (sum of lines 10 and 24)	\$ 8,522,527	\$	25

		1	2	
		Operating	After	
			Consolidation*	
	C. Current Liabilities			
26	Accounts Payable	\$ 36,642	\$	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	111,320		31
32	Accrued Interest Payable			32
33	Deferred Compensation			33
34	Federal and State Income Taxes			34
	Other Current Liabilities(specify):			
35	See Attachment	518,579		35
36				36
37	TOTAL Current Liabilities (sum of lines 26 thru 36)	\$ 666,541	\$	37
	D. Long-Term Liabilities			
38	Long-Term Notes Payable			38
39	Mortgage Payable	6,632,783		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)	\$ 6,632,783	\$	44
45	TOTAL LIABILITIES (sum of lines 37 and 44)	\$ 7,299,325	\$	45
46	TOTAL EQUITY	\$ 1,223,203	\$	46
47	TOTAL LIABILITIES AND EQUITY (sum of lines 45 and 46)	\$ 8,522,527	\$	47

*(See instructions.)

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

		1	
Revenue		Amount	
A. SLF Resident Care			
1	Gross SLF Resident Revenue	\$ 3,641,550	1
2	Discounts and Allowances	(7,689)	2
3	SUBTOTAL Resident Care (line 1 minus line 2)	\$ 3,633,861	3
B. Other Operating Revenue			
4	Special Services	137,723	4
5	Other Health Care Services		5
6	Special Grants		6
7	Gift and Coffee Shop		7
8	Barber and Beauty Care	15,659	8
9	Non-Resident Meals	3,429	9
10	Laundry		10
11	SUBTOTAL OTHER OPERATING REVENUE (sum of lines 4 thru 10)	\$ 156,811	11
C. Non-Operating Revenue			
12	Contributions		12
13	Interest and Other Investment Income	11,152	13
14	SUBTOTAL Non-Operating Revenue (sum of lines 12 and 13)	\$ 11,152	14
D. Other Revenue (specify):			
15			15
16	Insurance Adjustments	11,581	16
17	SUBTOTAL Other Revenue (sum of lines 15 and 16)	\$ 11,581	17
18	TOTAL REVENUE (sum of lines 3, 11, 14 and 17)	\$ 3,813,405	18

		2	
Expenses		Amount	
A. Operating Expenses			
19	General Services	877,087	19
20	Health Care/ Personal Care	569,549	20
21	General Administration	1,009,668	21
B. Capital Expense			
22	Ownership	1,484,540	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)	\$ 3,940,844	28
29	Income Before Income Taxes (line 18 minus line 28)	\$ (127,439)	29
30	Income Taxes	\$	30
31	NET INCOME OR LOSS FOR THE YEAR (line 29 minus line 30)	\$ (127,439)	31

Expenses PG 3 Other

General Services Detail		Amt
5200-5124-0-0	Exterminating	1,076
5200-5127-0-0	Rubbish Removal	11,742
5300-5140-0-0	Security & Monitoring	10,017
5200-5130-0-0	Vehicle Expense	5,045
5200-5131-0-0	Transportation Service	-
5200-5132-0-0	Water Softener	3,038
5200-5133-0-0	Window Washing	-
5200-5137-0-0	Miscellaneous Oper Expense	-

General Administration Detail		Amt
5160-5060-0-0	Consulting	3,060
5160-5063-0-0	Legal	3,880
5160-5064-0-0	Accounting	173
5160-5066-0-0	Audit	14,380
5160-5067-0-0	Contract Labor-Serv Prov	-
5160-5068-0-0	Contract Labor	4,052
5180-9999-0-0	Total Bad Debt	18,041

30,918

43,586

	Ownership Other detail	Amt
9100-9101-0-0	Interest & Dividend Income	-
9100-9102-0-0	Assessment Income	-
9100-9103-0-0	Assessment Expense	-
9200-9202-0-0	Financing Fees	-
9200-9204-0-0	Mortgage Service Fee	18,051
9200-9205-0-0	Mortgage Insurance Prem	58,555
9200-9206-0-0	Participation Fee	-
9200-9207-0-0	Letter of Credit Fee	-
9200-9208-0-0	Bond & Draw Fee	-
9200-9209-0-0	Remarketing and Trustee Fee	-
9200-9212-0-0	Debt Write-Off	-
9300-9301-0-0	Partnership Management Fee	50,000
9300-9302-0-0	Asset Management Fee	23,250
9300-9303-0-0	Incentive Management	391,318
9300-9303-1-0	Incentive Asset Mgmt Fee	-
9300-9304-0-0	Tax Credit Fees & Incentive Fee	1,800
9300-9305-0-0	Organizational Expense	-
9300-9306-0-0	Developer Fees	-
9300-9307-0-0	Closing Costs	-
9700-9702-0-0	Amortization Expense	6,648
9900-9901-0-0	Prior Period Adjustments	-
9900-9902-0-0	Dissolution of Business	-
9900-9903-0-0	Loss (Gain) on Sale of Assets	-
9900-9904-0-0	Business Interruption	-
9900-9905-0-0	Settlement	-
9900-9906-0-0	Property Damage Loss	-
9900-9907-0-0	Abandonment Loss	-
9900-9908-0-0	Grant Income	-
9900-9909-0-0	Misc: Title, Recording, Transfer	-
		549,622

Balance Sheet

Other Current Assets Detail		Amt	Current Liabilities Detail		Amt
1102-9970-0-0	A/R-Medicaid Food Stamps	-	2112-0100-0-0	Accrued Asset Management Fee	23,250
1102-9971-0-0	A/R-Employee Advance	-	2112-0101-0-0	Accrued Partnership Mgmt Fee	50,000
1102-9973-0-0	A/R-Insurance Reimbursement	-	2112-0102-0-0	Accrued Incentive Mgmt Fee	391,318
1102-9974-0-0	A/R-Subscription Receivable	-	2112-0102-1-0	Accrued Incentive Asset Mgmt Fee	-
1102-9975-0-0	A/R-CIP	-	2112-0105-0-0	Accrued Liabilities	29,932
1102-9976-0-0	A/R-Other	-	2112-0110-0-0	Accrued Insurance	-
1102-9978-0-0	A/R-TIF/Abatement	-	2112-0115-0-0	Accrued Developer Fee	-
			2112-0130-0-0	Accrued MIP	-
			2112-0146-0-0	Payroll Benefits	-
			2112-0154-0-0	Unclaimed Property	3,521
			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	20,558
			2112-0159-1-0	Medicaid Prepayments	-
			2112-0159-2-0	Prepaid Medicaid Clearing	-
			2112-0159-3-0	Prepaid Rent	-
			2112-0170-0-0	Line of Credit	-
			2112-0175-0-0	Loan - Vehicle	-
		-			518,579

