FOR BHF USE

LL2

Supportive Living Facility

2017
STATE OF ILLINOIS
DEPARTMENT OF HEALTHCARE & FAMILY SERVICES
COST REPORT FOR
SUPPORTIVE LIVING FACILITIES
(FISCAL YEAR 2017)

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: 1000060

Facility Name: Prairie Crossing

Address: 407 W Comanche Ave (Number) Shabbona (City) 60550 (Zip Code)

County: DeKalb

Telephone Number: (815) 824-8480 **Fax #** (815) 824-2412

Federal Employer ID Number:

Date Current Owners were Certified: 3/30/06

Type of Ownership:

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

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

Name: Amanda Springborn **Telephone Number:** (314) 925-3838

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 01/01/2017 to 12/31/2017 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)

(Title)

Paid Preparer

(Signed) (Date)

(Print Name and Title)

(Firm Name & Address) RSM US LLP, 20 N. Martingale Road, Ste. 500, Schaumburg, IL 6017

(Telephone) (847) 517-7070 Fax (847) 517-7067

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 Prairie Crossing Report Period Beginning: 01/01/2017 Ending: 12/31/2017

III. STATISTICAL DATA

A. Certified units; enter number of units and unit days
Date of change in certified units N/A

	1 Units at Beginning of Report Period	2 Type of Apartment	3 Units at End of Report Period	4 Unit Days During Report Period	
1	29	Single Unit Apartment	29	10,585	1
2	7	Double Unit Apartment	7	2,555	2
3		Other			3
4	36	TOTALS	36	13,140	4

B. Census-For the entire report period.

	1 Type of Unit	2 Resident Days by Unit and Primary Source of Payment: Medicaid Recipient	3 Private Pay	4 Other	5 Total	
5	Single Unit	7,128	1,567	514	9,209	5
6	Double Unit		2,799		2,799	6
7	Other					7
8	TOTALS	7,128	4,366	514	12,008	8

C. Percent Occupancy. (Column 5, line 8 divided by total certified bed days on line 4, column 4.) 91.39%

D. Indicate the number of paid bed-hold days the SLF had during this year 67 **Also, indicate the number of unpaid bed-hold days the SLF had during this year.** N/A **(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 [X] NO [ ]

F. Does the BALANCE SHEET reflect any non-SLF assets?
YES [ ] NO [X]

G. List all services provided by your facility for non-residents. (E.g., day care, "meals on wheels", outpatient therapy)
None

H. ACCOUNTING BASIS
ACCRUAL [X] MODIFIED CASH* [ ] CASH* [ ]

I. Is your fiscal year identical to your tax year? [X] YES [ ] NO
Tax Year: 12/31/2017 Fiscal Year: 12/31/2017
* 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?** N/A
If no, explain. N/A

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?** N/A
If no, explain. N/A

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?** N/A
If no, explain. N/A

Facility Name: Prairie Crossing **Report Period Beginning: 01/01/2017 Ending: 12/31/2017**

IV. COST CENTER EXPENSES (please round to the nearest dollar)

	Operating Expenses	Costs Per General Ledger				Reclassifications and Adjustments	Adjusted Total	
		Salary/Wage	Supplies	Other	Total			
	A. General Services	1	2	3	4	5	6	
1	Dietary and Food Purchase	113,460	72,360	1,622	187,442		187,442	1
2	Housekeeping, Laundry and Maintenance	33,899	30,639	3,285	67,823	2,019	69,842	2
3	Heat and Other Utilities			40,203	40,203		40,203	3
4	Other (specify):							4
5	**TOTAL General Services**	147,359	102,999	45,110	295,468	2,019	297,487	5
	B. Health Care and Programs							
6	Health Care/ Personal Care	256,217	1,448	1,000	258,665		258,665	6
7	Activities and Social Services	24,368	10,869		35,237		35,237	7
8	Other (specify):							8
9	**TOTAL Health Care and Programs**	280,585	12,317	1,000	293,902		293,902	9
	C. General Administration							
10	Administrative and Clerical	56,986		31,266	88,252	(549)	87,703	10
11	Marketing Materials, Promotions and Advertising			3,991	3,991	(3,991)		11
12	Employee Benefits and Payroll Taxes			79,235	79,235		79,235	12
13	Insurance-Property, Liability and Malpractice			2,640	2,640	36,968	39,608	13
14	Other (specify):							14
15	**TOTAL General Administration**	56,986		117,132	174,118	32,428	206,546	15
16	**TOTAL Operating Expense (Sum of lines 5, 9 and 15)**	484,930	115,316	163,242	763,488	34,447	797,935	16
	Capital Expenses							
	D. Ownership							
17	Depreciation			1,332	1,332	101,837	103,169	17
18	Interest			35	35	74,001	74,036	18
19	Real Estate Taxes					24,863	24,863	19
20	Rent -- Facility and Grounds			214,576	214,576	(214,576)		20
21	Rent -- Equipment			7	7		7	21
22	Other (specify):							22
23	**TOTAL Ownership**			215,950	215,950	(13,875)	202,075	23
24	**GRAND TOTAL (Sum of lines 16 and 23)**	484,930	115,316	379,192	979,438	20,572	1,000,010	24

Facility Name: Prairie Crossing **Report Period Beginning: 01/01/2017 Ending: 12/31/2017**

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

	Personnel	Number of FTE	Average Hourly Wage	
1	Registered Nurses	1.02	$ 27.99	1
2	Licensed Practical Nurses			2
3	Certified Nurse Assistants	7.79	12.16	3
4	Activity Director & Assistants	1.00	11.72	4
5	Social Service Workers			5
6	Head Cook	0.90	10.08	6
7	Cook Helpers/Assistants	4.38	10.36	7
8	Dishwashers			8
9	Maintenance Workers			9
10	Housekeepers	1.60	10.18	10
11	Laundry			11
12	Managers			12
13	Other Administrative			13
14	Clerical	1.07	25.53	14
15	Marketing			15
16	Other			16
17	Total (lines 1 thru 16)	17.76	$	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	See Schedule 4A			$	1
2					2
3					3
4					4
5					5
			Total	$	6

VI. (B) Management fees paid to unrelated parties

		Amount of Fee	
1	N/A	$	1
2			2
		Total $	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
See Schedule 4A	

OTHER RELATED BUSINESS ENTITIES

Name 3	City 4	Type of Business 5
See Schedule 4A		

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 [X]

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 [X] 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).

Prairie Crossing Assisted Living, LLC
12/31/2017
Schedule 4A

VI.A
Owners:

Name	Ownership Interest	Avg. Hours per Work Week	Compensation
Moshe Herman	72.50%	10	N/A
Stuart Milstein	4.50%	N/A	N/A
Ari Milstein	4.50%	N/A	N/A
Elana Minkove	4.50%	N/A	N/A
Robin Krystal	4.00%	N/A	N/A
David Zuckerman	10.00%	N/A	N/A
TOTAL	**100.00%**		

VII. A

Related Organizations: Related SLF's & Health Care Businesses	City
In State	
Cahokia Nursing and Rehab, Inc.	Cahokia
Caseyville Nursing and Rehab, Inc.	Caseyville
Franklin Grove Living & Rehabilitation, LLC	Franklin Grove
Maple Crossing at Amboy, LLC	Amboy
Oregon Living & Rehabilitation, LLC	Oregon
Prairie Crossing Living & Rehab Center, LLC	Shabbona
Tower Hill Rehab LLC	South Elgin
Out of State	
Beauvais Manor Healthcare and Rehab	St. Louis, MO
Hillside Manor Healthcare and Rehab	St. Louis, MO
Rancho Manor Healthcare and Rehab	Florissant, MO
Rosewood Health & Rehab	Independence, MO
Seasons Care Center	Kansas City, MO
Carriage Square Living & Rehab	St. Joseph, MO
Linn Living & Rehabilitation Center	Linn, MO

Other Related Business Entities

Name	City	Type of Business
SW Financial Services Co.	Skokie	Bookkeeping/Management Company
S&E Medical Supply	Skokie	Medical Supplies
Groves Community Hospice	Independence, MO	Hospice
Forest View Senior Residences	Independence, MO	Independent Living
White Oak Living Center	Independence, MO	Residential Care
Seasons Day Services Program, LLC	Kansas City, MO	Adult Day Care
Cahokia Building LLC	Cahokia	Real Estate
Caseyville Property LLC	Caseyville	Real Estate
Green Acres Property	Amboy	Real Estate
FOM Property LLC	Franklin Grove	Real Estate
Oregon Property LLC	Oregon	Real Estate
Prairie Crossing Property LLC	Shabbona	Real Estate
Tower Hill Property, LLC	South Elgin	Real Estate
Beauvais Manor Property, LLC	St. Louis, MO	Real Estate
Hillside Manor Real Estate & Development	St. Louis, MO	Real Estate
Rancho Manor Property, LLC	Florissant, MO	Real Estate
The Groves & Rest Haven Property, LLC	Independence, MO	Real Estate
Seasons Property, LLC	Kansas City, MO	Real Estate
Carriage Square Property LLC	St. Joseph, MO	Real Estate
Linn Property LLC	Linn, MO	Real Estate

Facility Name: Prairie Crossing **Report Period Beginning: 01/01/2017** **Ending: 12/31/2017**

VIII. OWNERSHIP COSTS

A. Purchase price of land 33,632 **Year land was acquired** 2000

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	36		2006	2006	$ 2,605,419	$	28	$ 95,156	$ 95,156	$ 1,018,326	1
2											2
3											3
4											4
5											5
	Improvement Type										
6	Laundry Room			2007	12,716		27.5	462	462	4,948	6
7	Carpet			2007	4,998		27.5	182	182	1,843	7
8	Check valve			2008	5,435		27.5	198	198	1,807	8
9	Fence			2008	2,434		15	162	162	1,247	9
10	Elevator Motor			2009	8,133		27.5	296	296	2,504	10
11	Carpet			2009	2,798		27.5	102	102	905	11
12	Build Office Space in Lower Level			2014	12,380	450	27.5	450		1,444	12
13	Install handrails in cooridors			2015	11,787	429	27.5	429		1,072	13
14	Replace Flooring in Dining Room			2015	4,654		5	931	931	2,327	14
15	Replace Governor in Elevator			2016	12,457	453	27.5	453		679	15
16											16
17	TOTAL (lines 1 thru 16)				$ 2,683,211	$ 1,332		$ 98,821	$ 97,489	$ 1,037,102	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	$ 136,298	$	$ 4,348	4,348	5	$ 114,678	18
19	Vehicles							19
20	TOTAL (lines 18 and 19)	$ 136,298	$	$ 4,348	4,348		$ 114,678	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	N/A	$	$	$	21
22					22
23					23
24	TOTALS (lines 21, 22 and 23)	$	$	$	24

Facility Name: Prairie Crossing **Report Period Beginning:** 01/01/2017 **Ending:** 2/31/2017

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 Year Constructed	2 Number of Units	3 Date of Lease	4 Rental Amount	5 Total Yrs. of Lease	6 Total Years Renewal Option*	
3	Original Building	N/A		/ /	$ N/A			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 $** 7

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 Name of Lender	2 Related** YES	2 Related** NO	3 Purpose of Loan	4 Date of Note	6 Amount of Note Original	6 Amount of Note Balance	7 Maturity Date	8 Interest Rate (4 Digits)	9 Reporting Period Int. Expense	
	A. Directly Facility Related Long-Term										
1	Capital One		X	Mortgage	1/1/16	$ 2,706,120	$ 2,634,536	2/1/51	0.0371	$ 97,768	1
2					/ /			/ /			2
3					/ /			/ /			3
	Working Capital										
4					/ /			/ /			4
5					/ /			/ /			5
6	Security Deposit Interest				/ /			/ /		35	6
7	TOTAL Facility Related					$ 2,706,120	$ 2,634,536			$ 97,803	7
	B. Non-Facility Related										
8					/ /	Nonallowable Interest Expense		/ /		(25,630)	8
9					/ /	Amortization of Loan Costs		/ /		1,863	9
10	TOTALS (lines 7, 8 and 9)					$ 2,706,120	$ 2,634,536			$ 74,036	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: Prairie Crossing **Report Period Beginning:** 01/01/2017 **Ending:** 12/31/2017

XI. BALANCE SHEET - Unrestricted Operating Fund.

As of 12/31/2017 **(last day of reporting year)**

		1 Operating	2 After Consolidation*	
	A. Current Assets			
1	Cash on Hand and in Banks	$ 323,188	$ 336,195	1
2	Cash-Patient Deposits			2
3	Accounts & Short-Term Notes Receivable-Patients (less allowance 0)	138,048	138,048	3
4	Supply Inventory (priced at)			4
5	Short-Term Investments			5
6	Prepaid Insurance	5,744	15,647	6
7	Other Prepaid Expenses			7
8	Accounts Receivable (owners or related parties)		13,591	8
9	Other(specify): See Schedule 7A		163,636	9
10	**TOTAL Current Assets (sum of lines 1 thru 9)**	$ 466,980	$ 667,117	10
	B. Long-Term Assets			
11	Long-Term Notes Receivable			11
12	Long-Term Investments			12
13	Land		33,632	13
14	Buildings, at Historical Cost		2,605,419	14
15	Leasehold Improvements, at Historical Cost	41,278	77,792	15
16	Equipment, at Historical Cost	10,926	136,298	16
17	Accumulated Depreciation (book methods)	(18,522)	(1,151,780)	17
18	Deferred Charges			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): See Sch 7A	459,384	1,055,622	22
23	Other(specify): Mortgage Costs		65,229	23
24	**TOTAL Long-Term Assets (sum of lines 11 thru 23)**	$ 493,066	$ 2,822,212	24
25	**TOTAL ASSETS (sum of lines 10 and 24)**	$ 960,046	$ 3,489,329	25

		1 Operating	2 After Consolidation*	
	C. Current Liabilities			
26	Accounts Payable	$ 8,531	$ 8,531	26
27	Officer's Accounts Payable			27
28	Accounts Payable-Patient Deposits			28
29	Short-Term Notes Payable			29
30	Accrued Salaries Payable	20,848	20,848	30
31	Accrued Taxes Payable	38,702	64,012	31
32	Accrued Interest Payable		8,145	32
33	Deferred Compensation			33
34	Federal and State Income Taxes			34
	Other Current Liabilities(specify):			
35	See Schedule 7A	45,855	233,677	35
36				36
37	**TOTAL Current Liabilities (sum of lines 26 thru 36)**	$ 113,936	$ 335,213	37
	D. Long-Term Liabilities			
38	Long-Term Notes Payable			38
39	Mortgage Payable		2,634,536	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)**	$	$ 2,634,536	44
45	**TOTAL LIABILITIES (sum of lines 37 and 44)**	$ 113,936	$ 2,969,749	45
46	**TOTAL EQUITY**	$ 846,110	$ 519,580	46
47	**TOTAL LIABILITIES AND EQUITY (sum of lines 45 and 46)**	$ 960,046	$ 3,489,329	47

***(See instructions.)**

Prairie Crossing
12/31/2017

Schedule 7A

XI. Balance Sheet

B. Long-Term Assets

Line 9: Other current assets

	Description	Operating	After Consolidation
1500	ESCROW - REPLACEMENT RESERVE	-	57,911
1501	ESCROW - INSURANCE	-	16,134
1502	ESCROW - MIP	-	14,334
1503	ESCROW - REAL ESTATE TAXES	-	10,099
1504	ESCROW - NON-CRITICAL REPAIR	-	-
1505	ESCROW - DEBT SERVICE	-	65,156
1506	ESCROW - PENDING LITIGATION	-	2
		-	163,636

XI. Balance Sheet

B. Long-Term Assets

Line 22: Other long-term assets

	Description	Operating	After Consolidation
8811	DUE/FROM SLF BUILDING PARTNSHP	459,384	459,384
6040.02	GOODWILL-PCA	-	600,000
6055.02	ACCUM AMORT - MORTGAGE COSTS	-	(3,762)
		459,384	1,055,622

XI. Balance Sheet

C. Current Liabilities

Line 35: Other current Liabilities

	Description	Operating	After Consolidation
7055	INSURANCE PREMIUMS PAYABLE	4,544	4,544
7111	FICA WITHHOLDING	1,477	1,477
7310	ACCRUED EXPENSES	7,625	7,625
7610	SHORT TERM LOAN EXCHANGE	32,209	32,209
8812	DUE TO/FROM PCA	-	187,822
		45,855	233,677

Facility Name: Prairie Crossing **Report Period Beginning: 01/01/2017 Ending: 12/31/2017**

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

	I. Revenue	1 Amount	
	A. SLF Resident Care		
1	Gross SLF Resident Revenue	$ 1,221,805	1
2	Discounts and Allowances		2
3	**SUBTOTAL Resident Care (line 1 minus line 2)**	$ 1,221,805	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	25,413	13
14	**SUBTOTAL Non-Operating Revenue (sum of lines 12 and 13)**	$ 25,413	14
	D. Other Revenue (specify):		
15	**Other Revenue**	262	15
16			16
17	**SUBTOTAL Other Revenue (sum of lines 15 and 16)**	$ 262	17
18	**TOTAL REVENUE (sum of lines 3, 11, 14 and 17)**	$ 1,247,480	18

	II. Expenses	2 Amount	
	A. Operating Expenses		
19	General Services	295,468	19
20	Health Care/ Personal Care	293,902	20
21	General Administration	174,118	21
	B. Capital Expense		
22	Ownership	215,950	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)**	$ 979,438	28
29	**Income Before Income Taxes (line 18 minus line 28)**	$ 268,042	29
30	**Income Taxes**	$	30
31	**NET INCOME OR LOSS FOR THE YEAR (line 29 minus line 30)**	$ 268,042	31
	III. Net Resident Care Revenue detailed by Payer Source		
32	Medicaid - Net Inpatient Revenue	$ 757,051	32
33	Private Pay - Net Inpatient Revenue	452,736	33
34	Medicare - Net Inpatient Revenue		34
35	Other-(specify) **Pending**	12,018	35
36	Other-(specify)		36
37	TOTAL (This total must agree to Line 3)	$ 1,221,805	37