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: 1000143

Facility Name: Prairie Green Dixie Crossing

Address: 1040 Dixie Highway (Number) | Chicago Heights (City) | 60411 (Zip Code)

County: Cook

Telephone Number: (708) 754-5700 **Fax #** 708 754-5734

Federal Employer ID Number:

Date Current Owners were Certified: 5/30/2013

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: Anna Kobrzak **Telephone Number:** (312 673-4360
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 1/1/17 to 12/31/17 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) Steve Hippel
(Title) Chief Financial Officer

Paid Preparer
(Signed)
(Date)
(Print Name and Title) Chris Joos, Partner
(Firm Name & Address) Plante & Moran, PLLC, 250 South High Street, Suite 100
(Telephone) (614) 222-9040 Fax (614) 221-3535

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 Green Dixie Crossing Report Period Beginning: 1/1/17 Ending: 12/31/17

III. STATISTICAL DATA

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

	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	144	Single Unit Apartment	144	52,560	1
2		Double Unit Apartment			2
3		Other			3
4	144	TOTALS	144	52,560	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	47,450	2,555		50,005	5
6	Double Unit					6
7	Other					7
8	TOTALS	47,450	2,555		50,005	8

C. Percent Occupancy. (Column 5, line 8 divided by total certified bed days on line 4, column 4.) 95.14%

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 [X]

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	MODIFIED CASH*	CASH*
[X]	[ ]	[ ]

I. Is your fiscal year identical to your tax year? [X] YES [ ] NO
Tax Year: 12/31/17 **Fiscal Year:** 12/31/17
*** All facilities other than governmental must report on the accrual basis.**

J. Does the facility have any Illinois Housing Development Authority Loans outstanding? YES **If yes, did the facility make all of the required payments of interest and principle?** YES
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 principle?** N/A
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 principle?** N/A
If no, explain.

Facility Name: Prairie Green Dixie Crossing **Report Period Beginning: 1/1/17 Ending: 12/31/17**

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	340,477	274,605	1,380	616,462		616,462	1
2	Housekeeping, Laundry and Maintenance	154,405	107,887	100	262,392		262,392	2
3	Heat and Other Utilities			130,830	130,830		130,830	3
4	Other (specify):			32,278	32,278		32,278	4
5	**TOTAL General Services**	494,882	382,492	164,588	1,041,962		1,041,962	5
	B. Health Care and Programs							
6	Health Care/ Personal Care	774,608	5,876	1,281	781,765		781,765	6
7	Activities and Social Services	64,993	4,625	1,944	71,562	(1,525)	70,037	7
8	Other (specify):							8
9	**TOTAL Health Care and Programs**	839,601	10,501	3,225	853,327	(1,525)	851,802	9
	C. General Administration							
10	Administrative and Clerical	186,859	14,178	409,447	610,484		610,484	10
11	Marketing Materials, Promotions and Advertising	62,655	8,205	73,093	143,953		143,953	11
12	Employee Benefits and Payroll Taxes			232,506	232,506		232,506	12
13	Insurance-Property, Liability and Malpractice			120,289	120,289		120,289	13
14	Other (specify):			2,731,150	2,731,150	(2,731,150)		14
15	**TOTAL General Administration**	249,514	22,383	3,566,485	3,838,382	(2,731,150)	1,107,232	15
16	**TOTAL Operating Expense (Sum of lines 5, 9 and 15)**	1,583,997	415,376	3,734,298	5,733,671	(2,732,675)	3,000,996	16
	Capital Expenses							
	D. Ownership							
17	Depreciation			745,123	745,123		745,123	17
18	Interest			856,899	856,899		856,899	18
19	Real Estate Taxes			318,829	318,829		318,829	19
20	Rent -- Facility and Grounds							20
21	Rent -- Equipment			6,067	6,067		6,067	21
22	Other (specify):							22
23	**TOTAL Ownership**			1,926,918	1,926,918		1,926,918	23
24	**GRAND TOTAL (Sum of lines 16 and 23)**	1,583,997	415,376	5,661,216	7,660,589	(2,732,675)	4,927,914	24

Facility Name: Prairie Green Dixie Crossing **Report Period Beginning: 1/1/17 Ending: 12/31/17**

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

	Personnel	Number of FTE	Average Hourly Wage	
1	Registered Nurses	2	$ 36.27	1
2	Licensed Practical Nurses	4	24.00	2
3	Certified Nurse Assistants	10	10.00	3
4	Activity Director & Assistants	2	18.30	4
5	Social Service Workers			5
6	Head Cook	1	37.38	6
7	Cook Helpers/Assistants	3	13.00	7
8	Dishwashers	2	20.96	8
9	Maintenance Workers	2	10.00	9
10	Housekeepers	1	10.00	10
11	Laundry	3	10.00	11
12	Managers			12
13	Other Administrative			13
14	Clerical	1	28.94	14
15	Marketing	1	23.52	15
16	Other	1	20.50	16
17	Total (lines 1 thru 16)	33	$	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		$	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				OTHER RELATED BUSINESS ENTITIES				
Name	1	City	2	Name	3	City	4	Type of Business 5
Available upon request								

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).

Facility Name: Prairie Green Dixie Crossing Report Period Beginning: 1/1/17 Ending: 12/31/17

VIII. OWNERSHIP COSTS

A. Purchase price of land 1 Year land was acquired 2013

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	144		2013	2013	$ 15,976,939	$	27	$	$	$	1
2											2
3											3
4											4
5											5
	Improvement Type										
6	Land Improvements			2013	1,006,884		15				6
7	Land Improvements			2016	20,120		20				7
8	Bldg Improvements			2014	5,280		27				8
9	Bldg Improvements			2015	86,180		27				9
10	Bldg Improvements			2016	32,282		27				10
11	Land Improvements			2017	1,295		20				11
12	Bldg Improvements			2017	16,073		27				12
13											13
14											14
15											15
16						655,166		655,166		2,984,956	16
17	TOTAL (lines 1 thru 16)				$ 17,145,053	$ 655,166		$ 655,166	$	$ 2,984,956	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	$ 772,276	$ 89,958	$ 89,958	$	5-7	$ 705,794	18
19	Vehicles							19
20	TOTAL (lines 18 and 19)	$ 772,276	$ 89,958	$ 89,958	$		$ 705,794	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: Prairie Green Dixie Crossing **Report Period Beginning:** 1/1/17 **Ending:** 12/31/17

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 [x] 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			/ /	$			3
4	Additions			/ /				4
5				/ /				5
6				/ /				6
7	TOTAL				$			7

8. **Is movable equipment rental included in building rental?** [ ] YES [x] NO

9. **Rental amount for movable equipment $** 6,067

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	IHDA		X	Build Property	5/31/12	$ 18,500,000	$ 16,998,033	6/1/43	4.3000	$ 856,899	1
2					/ /			/ /			2
3					/ /			/ /			3
	Working Capital										
4					/ /			/ /			4
5					/ /			/ /			5
6					/ /			/ /			6
7	TOTAL Facility Related					$ 18,500,000	$ 16,998,033			$ 856,899	7
	B. Non-Facility Related										
8					/ /			/ /			8
9					/ /			/ /			9
10	TOTALS (lines 7, 8 and 9)					$ 18,500,000	$ 16,998,033			$ 856,899	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 Green Dixie Crossing **Report Period Beginning:** 1/1/17 **Ending:** 12/31/17

XI. BALANCE SHEET - Unrestricted Operating Fund.

As of 12/31/17 **(last day of reporting year)**

		1 Operating	2 After Consolidation*	
	A. Current Assets			
1	Cash on Hand and in Banks	$ 598,197	$	1
2	Cash-Patient Deposits			2
3	Accounts & Short-Term Notes Receivable-Patients (less allowance)	2,971,485 (696,798)		3
4	Supply Inventory (priced at)			4
5	Short-Term Investments			5
6	Prepaid Insurance	100,430		6
7	Other Prepaid Expenses	5,335		7
8	Accounts Receivable (owners or related parties)			8
9	Other(specify):			9
10	**TOTAL Current Assets (sum of lines 1 thru 9)**	$ 2,978,649	$	10
	B. Long-Term Assets			
11	Long-Term Notes Receivable			11
12	Long-Term Investments			12
13	Land	1		13
14	Buildings, at Historical Cost	16,116,756		14
15	Leasehold Improvements, at Historical Cost	1,028,298		15
16	Equipment, at Historical Cost	772,276		16
17	Accumulated Depreciation (book methods)	(3,690,750)		17
18	Deferred Charges			18
19	Organization & Pre-Operating Costs			19
20	Accumulated Amortization - Organization & Pre-Operating Costs			20
21	Restricted Funds	2,162,941		21
22	Other Long-Term Assets (specify):	89,889		22
23	Other(specify):			23
24	**TOTAL Long-Term Assets (sum of lines 11 thru 23)**	$ 16,479,411	$	24
25	**TOTAL ASSETS (sum of lines 10 and 24)**	$ 19,458,060	$	25

		1 Operating	2 After Consolidation*	
	C. Current Liabilities			
26	Accounts Payable	$ 225,871	$	26
27	Officer's Accounts Payable			27
28	Accounts Payable-Patient Deposits	470		28
29	Short-Term Notes Payable			29
30	Accrued Salaries Payable	71,937		30
31	Accrued Taxes Payable	2,307,955		31
32	Accrued Interest Payable	135,272		32
33	Deferred Compensation			33
34	Federal and State Income Taxes			34
	Other Current Liabilities(specify):			
35	Accrued Other	35,133		35
36				36
37	**TOTAL Current Liabilities (sum of lines 26 thru 36)**	$ 2,776,638	$	37
	D. Long-Term Liabilities			
38	Long-Term Notes Payable	16,998,033		38
39	Mortgage Payable			39
40	Bonds Payable			40
41	Deferred Compensation			41
	Other Long-Term Liabilities(specify):			
42	**Intercompany**	4,497,975		42
43	**Deferred Revenues**	27,208		43
44	**TOTAL Long-Term Liabilities (sum of lines 38 thru 43)**	$ 21,523,216	$	44
45	**TOTAL LIABILITIES (sum of lines 37 and 44)**	$ 24,299,854	$	45
46	**TOTAL EQUITY**	$ (4,841,794)	$	46
47	**TOTAL LIABILITIES AND EQUITY (sum of lines 45 and 46)**	$ 19,458,060	$	47

***(See instructions.)**

Facility Name: Prairie Green Dixie Crossing **Report Period Beginning: 1/1/17 Ending: 12/31/17**

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	$ 4,645,607	1
2	Discounts and Allowances	(18,803)	2
3	**SUBTOTAL Resident Care (line 1 minus line 2)**	$ 4,626,804	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)**	$ 4,626,804	18

	II. Expenses	2 Amount	
	A. Operating Expenses		
19	General Services	1,041,962	19
20	Health Care/ Personal Care	853,327	20
21	General Administration	3,159,287	21
	B. Capital Expense		
22	Ownership	2,606,013	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)**	$ 7,660,589	28
29	**Income Before Income Taxes (line 18 minus line 28)**	$ (3,033,785)	29
30	**Income Taxes**	$	30
31	**NET INCOME OR LOSS FOR THE YEAR (line 29 minus line 30)**	$ (3,033,785)	31
	III. Net Resident Care Revenue detailed by Payer Source		
32	Medicaid - Net Inpatient Revenue	$ 3,813,065	32
33	Private Pay - Net Inpatient Revenue	813,739	33
34	Medicare - Net Inpatient Revenue		34
35	Other-(specify)		35
36	Other-(specify)		36
37	TOTAL (This total must agree to Line 3)	$ 4,626,804	37

Chicago Heights SLF LLC
Automobile Schedule
2017

Year	Make	Model	Lease Costs
2013	Ford	E350 Cutaway	$ 11,025.78

Chicago Heights SLF LLC
Adjustments
12/31/2017

CLIENT_ACT	DESC	DEBIT	TB Acct	IL Acct
5565350000	Charitable Contributions	1,500.00	9760.00	IS 14.3
5790350000	Bad Debt Expense	63,968.70	9765.00	IS 14.3
5551330000	Entertainment Expense	1,525.00	7125.00	IS 7.2
5890350000	Miscellaneous Expense	2,864.53	9729.20	IS 14.3
5915346000	Special Events (Off-Site)	1,000.00	9729.20	IS 14.3
6880350000	Transaction Costs	1,982,722.15	9729.20	IS 14.3
	PY RE Tax	679,094.64	9729.20	IS 14.3
		2,732,675.02		

Chicago Heights SLF LLC
Related Part Cost
2017

Description	Amount on pg 3	Cost to Related Party	Adjustment
Management Fees	235,713.00	235,713.00	-
Company Management Fee	20,319.96	20,319.96	-
Asset Management Fee	20,319.96	20,319.96	-