

		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.

<p>I. Facility ID Number: <u>1000105</u></p> <p>Facility Name: <u>Evergreen Place Streator</u></p> <hr/> <p>Address: <u>1529 East Main St</u> <u>Streator</u> <u>61364</u></p> <p align="center">Number City Zip Code</p> <p>County: <u>LaSalle</u></p> <p>Telephone Number: (<u>815</u>) <u>672-0903</u> Fax # ()</p> <p>Federal Employer ID Number: _____</p> <p>Date Current Owners were Certified: <u>2008</u></p> <p>Type of Ownership:</p> <table style="width:100%; border: none;"> <tr> <td style="width:33%; border: none;"><input type="checkbox"/> VOLUNTARY, NON-PROFIT Charitable Corp. <input type="checkbox"/> Trust IRS Exemption Code _____</td> <td style="width:33%; border: none;"><input checked="" type="checkbox"/> PROPRIETARY <input type="checkbox"/> Individual <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> "Sub-S" Corp. <input type="checkbox"/> Limited Liability Co. <input type="checkbox"/> Trust <input type="checkbox"/> Other _____</td> <td style="width:33%; border: none;"><input type="checkbox"/> GOVERNMENTAL <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Other _____</td> </tr> </table>	<input type="checkbox"/> VOLUNTARY, NON-PROFIT Charitable Corp. <input type="checkbox"/> Trust IRS Exemption Code _____	<input checked="" type="checkbox"/> PROPRIETARY <input type="checkbox"/> Individual <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> "Sub-S" Corp. <input type="checkbox"/> Limited Liability Co. <input type="checkbox"/> Trust <input type="checkbox"/> Other _____	<input type="checkbox"/> GOVERNMENTAL <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Other _____	<p>II. CERTIFICATION BY AUTHORIZED FACILITY OFFICER</p> <p>I have examined the contents of the accompanying report to the State of Illinois, for the period from <u>1/1/2020</u> to <u>12/31/2020</u> 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.</p> <p align="center">Intentional misrepresentation or falsification of any information in this cost report may be punishable by fine and/or imprisonment.</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:20%; padding: 5px;">Officer or Administrator of Provider</td> <td style="padding: 5px;">(Signed) _____ (Date) _____</td> </tr> <tr> <td style="padding: 5px;">(Type or Print Name) <u>David M. Underwood</u></td> <td style="padding: 5px;">(Title) <u>EVP & CFO</u></td> </tr> <tr> <td style="padding: 5px;">Paid Preparer</td> <td style="padding: 5px;">(Signed) _____ (Date) _____</td> </tr> <tr> <td style="padding: 5px;">(Print Name and Title)</td> <td style="padding: 5px;">_____</td> </tr> <tr> <td style="padding: 5px;">(Firm Name & Address)</td> <td style="padding: 5px;">_____</td> </tr> <tr> <td style="padding: 5px;">(Telephone) () _____ Fax # () _____</td> <td style="padding: 5px;">_____</td> </tr> </table>	Officer or Administrator of Provider	(Signed) _____ (Date) _____	(Type or Print Name) <u>David M. Underwood</u>	(Title) <u>EVP & CFO</u>	Paid Preparer	(Signed) _____ (Date) _____	(Print Name and Title)	_____	(Firm Name & Address)	_____	(Telephone) () _____ Fax # () _____	_____
<input type="checkbox"/> VOLUNTARY, NON-PROFIT Charitable Corp. <input type="checkbox"/> Trust IRS Exemption Code _____	<input checked="" type="checkbox"/> PROPRIETARY <input type="checkbox"/> Individual <input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> "Sub-S" Corp. <input type="checkbox"/> Limited Liability Co. <input type="checkbox"/> Trust <input type="checkbox"/> Other _____	<input type="checkbox"/> GOVERNMENTAL <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Other _____														
Officer or Administrator of Provider	(Signed) _____ (Date) _____															
(Type or Print Name) <u>David M. Underwood</u>	(Title) <u>EVP & CFO</u>															
Paid Preparer	(Signed) _____ (Date) _____															
(Print Name and Title)	_____															
(Firm Name & Address)	_____															
(Telephone) () _____ Fax # () _____	_____															
<p>In the event there are further questions about this report, please contact:</p> <p>Name: <u>David M Underwood</u> Telephone Number: <u>309 823-7135</u></p> <p>Email Address: _____</p>	<p align="center">MAIL TO: BUREAU OF HEALTH FINANCE IL DEPT OF HEALTHCARE AND FAMILY SERVICES 201 S. Grand Avenue East Springfield, IL 62763-0001</p> <p align="right">Phone # (217) 782-1630</p>															

Facility Name Evergreen Place Streator

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	53	Single Unit Apartment	53	19,398	1
2		Double Unit Apartment			2
3		Other			3
4	53	TOTALS	53	19,398	4

B. Census-For the entire report period.

	1 Type of Unit	2 3 4 Resident Days by Unit and Primary Source of Payment			5	
		Medicaid Recipient	Private Pay	Other		
5	Single Unit	9,821	8,244		18,065	5
6	Double Unit					6
7	Other					7
8	TOTALS	9,821	8,244		18,065	8

C. Percent Occupancy. (Column 5, line 8 divided by total certified bed days on line 4, column 4.) 93.13%

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

 None Also, indicate the number of unpaid bed-hold days the SLF had during this year. None (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)

 None

H. ACCOUNTING BASIS

ACCRUAL MODIFIED CASH* CASH*

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

Tax Year: _____ Fiscal Year: _____

* 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 principal? 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 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. _____

Facility Name: Evergreen Place Streator

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		156,748	121,539	278,287		278,287	1
2	Housekeeping, Laundry and Maintenance	86,555	40,693		127,248		127,248	2
3	Heat and Other Utilities			119,487	119,487		119,487	3
4	Other (specify):							4
5	TOTAL General Services	86,555	197,441	241,026	525,022		525,022	5
B. Health Care and Programs								
6	Health Care/ Personal Care	357,968	14,062	2,252	374,282		374,282	6
7	Activities and Social Services	26,660	4,020		30,680		30,680	7
8	Other (specify):							8
9	TOTAL Health Care and Programs	384,628	18,082	2,252	404,962		404,962	9
C. General Administration								
10	Administrative and Clerical	198,166	14,052	169,507	381,725	(7,383)	374,342	10
11	Marketing Materials, Promotions and Advertising			31,928	31,928	(23,887)	8,041	11
12	Employee Benefits and Payroll Taxes			150,276	150,276		150,276	12
13	Insurance-Property, Liability and Malpractice			43,295	43,295		43,295	13
14	Other (specify):							14
15	TOTAL General Administration	198,166	14,052	395,006	607,224	(31,270)	575,954	15
16	TOTAL Operating Expense (Sum of lines 5, 9 and 15)	669,349	229,575	638,284	1,537,208	(31,270)	1,505,938	16
Capital Expenses								
D. Ownership								
17	Depreciation			200,482	200,482		200,482	17
18	Interest			337,715	337,715	(11,264)	326,451	18
19	Real Estate Taxes			39,298	39,298		39,298	19
20	Rent -- Facility and Grounds							20
21	Rent -- Equipment			15,067	15,067		15,067	21
22	Other (specify): State Income Tax			1,868	1,868	(1,868)		22
23	TOTAL Ownership			594,430	594,430	(13,132)	581,298	23
24	GRAND TOTAL (Sum of lines 16 and 23)	669,349	229,575	1,232,714	2,131,638	(44,402)	2,087,236	24

Facility Name: Evergreen Place Streator

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	2.11	\$ 27.45	1
2	Licensed Practical Nurses			2
3	Certified Nurse Assistants	7.57	14.98	3
4	Activity Director & Assistants	0.81	15.70	4
5	Social Service Workers			5
6	Head Cook			6
7	Cook Helpers/Assistants			7
8	Dishwashers			8
9	Maintenance Workers	0.73	30.62	9
10	Housekeepers	1.97	9.78	10
11	Laundry			11
12	Managers			12
13	Other Administrative			13
14	Clerical	3.56	26.65	14
15	Marketing			15
16	Other			16
17	Total (lines 1 thru 16)	16.75	\$ 19.13	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	Heritage Enterprises	0.10%		\$ 50,357	1
2	Cinnaire	99.90%		5,000	2
3					3
4					4
5					5
Total				\$ 55,357	6

VI. (B) Management fees paid to unrelated parties

		Amount of Fee	
1	Heritage Operations Group LLC	\$ 142,068	1
2			2
Total		\$ 142,068	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
Evergreen Litchfield LP		Litchfield	

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).

Facility Name: Evergreen Place Streator

Report Period Beginning:

1/1/2020

Ending:

12/31/2020

VIII. OWNERSHIP COSTS

A. Purchase price of land 60,980 Year land was acquired 2008

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	53				\$ 7,249,339	\$ 189,120		\$ 189,120	\$	\$ 2,284,296	1
2											2
3											3
4											4
5											5
Improvement Type											
6		Landscaping		2009	1,570						6
7		Dishwasher		2009	5,026						7
8		Parking Lot Asphalt		2011	7,424						8
9		Patio		2011	3,562						9
10		Parking Lot Sealing		2014	8,192						10
11		Install single CPU and power supply board		2016	2,658						11
12		Install vinyl flooring - 2nd floor family area		2018	5,950						12
13											13
14		Carpet roll purchase - resident room		2019	3,300						14
15											15
16											16
17	TOTAL (lines 1 thru 16)				\$ 7,287,021	\$ 189,120		\$ 189,120	\$	\$ 2,284,296	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	\$ 716,749	\$ 11,362	\$ 11,362	\$		\$ 641,418	18
19	Vehicles						-	19
20	TOTAL (lines 18 and 19)	\$ 716,749	\$ 11,362	\$ 11,362	\$		\$ 641,418	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 & ID Number Evergreen Place Streator

#

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.

1	2	3	4	5	6	7	8	9	10
Improvement Type**		Year Constructed	Cost	Current Book Depreciation	Life in Years	Straight Line Depreciation	Adjustments	Accumulated Depreciation	
1	Totals from Page 5, Carried Forward		\$ 7,287,021	\$ 189,120		\$ 189,120	\$	\$ 2,284,296	1
2									2
3	Purchased carpet rolls - resident rooms	2020	3,750						3
4	Replaced flooring - 2nd Floor offices	2020	6,425						4
5									5
6									6
7									7
8									8
9									9
10									10
11									11
12									12
13									13
14									14
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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)		\$ 7,297,196	\$ 189,120		\$ 189,120	\$	\$ 2,284,296	34

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

Facility Name: Evergreen Place Streator

Report Period Beginning: 1/1/2020

Ending: 2/31/2020

IX. RENTAL COSTS

A. Building and Fixed Equipment

1. Name of Party Holding Lease: None

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	
		Related**				Amount of Note					
	Name of Lender	YES	NO	Purpose of Loan	Date of Note	Original	Balance	Maturity Date	Interest Rate (4 Digits)	Reporting Period Int. Expense	
A. Directly Facility Related											
Long-Term											
1	IHDA		xx	Mortgage	/ /	\$	5,585,303	/ /		\$ 337,715	1
2					/ /			/ /			2
3					/ /			/ /			3
Working Capital											
4					/ /			/ /			4
5					/ /			/ /			5
6					/ /			/ /			6
7	TOTAL Facility Related					\$	5,585,303			\$ 337,715	7
B. Non-Facility Related											
8	Interest Income				/ /			/ /		-11,264	8
9					/ /			/ /			9
10	TOTALS (lines 7, 8 and 9)					\$	5,585,303			\$ 326,451	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: Evergreen Place Streator

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	2	
		Operating	After	
			Consolidation*	
	A. Current Assets			
1	Cash on Hand and in Banks	\$ 2,165,547	\$	1
2	Cash-Patient Deposits			2
3	Accounts & Short-Term Notes Receivable-Patients (less allowance)	58,661		3
4	Supply Inventory (priced <u>FIFO</u>)	5,576		4
5	Short-Term Investments			5
6	Prepaid Insurance	52,654		6
7	Other Prepaid Expenses			7
8	Accounts Receivable (owners or related parties)	(3,905)		8
9	Other(specify):			9
10	TOTAL Current Assets (sum of lines 1 thru 9)	\$ 2,278,533	\$	10
	B. Long-Term Assets			
11	Long-Term Notes Receivable			11
12	Long-Term Investments			12
13	Land	456,374		13
14	Buildings, at Historical Cost	6,711,155		14
15	Leasehold Improvements, at Historical Cost			15
16	Equipment, at Historical Cost	716,749		16
17	Accumulated Depreciation (book methods)	(2,925,714)		17
18	Deferred Charges	139,641		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):			22
23	Other(specify): <u>Resident Funds</u>	1,936		23
24	TOTAL Long-Term Assets (sum of lines 11 thru 23)	\$ 5,100,141	\$	24
25	TOTAL ASSETS (sum of lines 10 and 24)	\$ 7,378,674	\$	25

		1	2	
		Operating	After	
			Consolidation*	
	C. Current Liabilities			
26	Accounts Payable	\$ 81,129	\$	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	44,005		31
32	Accrued Interest Payable	25,462		32
33	Deferred Compensation			33
34	Federal and State Income Taxes			34
	Other Current Liabilities(specify):			
35	<u>Resident Trust</u>	1,936		35
36	<u>Management Fees</u>	796,760		36
37	TOTAL Current Liabilities (sum of lines 26 thru 36)	\$ 949,292	\$	37
	D. Long-Term Liabilities			
38	Long-Term Notes Payable			38
39	Mortgage Payable	5,585,303		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)	\$ 5,585,303	\$	44
45	TOTAL LIABILITIES (sum of lines 37 and 44)	\$ 6,534,595	\$	45
46	TOTAL EQUITY	\$ 844,079	\$	46
47	TOTAL LIABILITIES AND EQUITY (sum of lines 45 and 46)	\$ 7,378,674	\$	47

*(See instructions.)

Facility Name: Evergreen Place Streator

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	\$ 2,165,711	1
2	Discounts and Allowances		2
3	SUBTOTAL Resident Care (line 1 minus line 2)	\$ 2,165,711	3
B. Other Operating Revenue			
4	Special Services		4
5	Other Health Care Services		5
6	Special Grants	44,751	6
7	Gift and Coffee Shop		7
8	Barber and Beauty Care	2,532	8
9	Non-Resident Meals		9
10	Laundry		10
11	SUBTOTAL OTHER OPERATING REVENUE (sum of lines 4 thru 10)	\$ 47,283	11
C. Non-Operating Revenue			
12	Contributions		12
13	Interest and Other Investment Income	11,264	13
14	SUBTOTAL Non-Operating Revenue (sum of lines 12 and 13)	\$ 11,264	14
D. Other Revenue (specify):			
15	Miscellaneous	(458)	15
16			16
17	SUBTOTAL Other Revenue (sum of lines 15 and 16)	\$ (458)	17
18	TOTAL REVENUE (sum of lines 3, 11, 14 and 17)	\$ 2,223,800	18

		2	
II. Expenses		Amount	
A. Operating Expenses			
19	General Services	525,022	19
20	Health Care/ Personal Care	404,962	20
21	General Administration	607,224	21
B. Capital Expense			
22	Ownership	594,430	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)	\$ 2,131,638	28
29	Income Before Income Taxes (line 18 minus line 28)	\$ 92,162	29
30	Income Taxes	\$	30
31	NET INCOME OR LOSS FOR THE YEAR (line 29 minus line 30)	\$ 92,162	31
III. Net Resident Care Revenue detailed by Payer Source			
32	Medicaid - Net Inpatient Revenue	\$	32
33	Private Pay - Net Inpatient Revenue		33
34	Medicare - Net Inpatient Revenue		34
35	Other-(specify)		35
36	Other-(specify)		36
37	TOTAL (This total must agree to Line 3)	\$	37

