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: 1000132

Facility Name: Jerseyville Estates

Address: 1210 E Fairgrounds (Number) Jerseyville (City) 62052 (Zip Code)

County: Jersey

Telephone Number: (618) 639-9700 **Fax #** (618) 639-9701

Federal Employer ID Number:

Date Current Owners were Certified: 08/01/2011

Type of Ownership:

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

In the event there are further questions about this report, please contact:
Name: Deborah J. Edwards **Telephone Number:** (618) 233-1001
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 01/01/20 to 12/31/20 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) J. Michael Greer
(Title) Partner

Paid Preparer

(Signed) (Date)
(Print Name and Title) Deborah J. Edwards, CPA
(Firm Name & Address) Creason-Edwards & Cimarolli, PC, 2810 Frank Scott Pkwy Ste 704, Belleville, IL 62223
(Telephone) (618) 233-1001 Fax (618) 233-6009

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 Jerseyville Estates Report Period Beginning: 01/01/20 Ending: 12/31/20

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	30	Single Unit Apartment	30	10,980	1
2	44	Double Unit Apartment	44	16,104	2
3		Other			3
4	74	TOTALS	74	27,084	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	4,715	2,320		7,035	5
6	Double Unit	5,683	7,684		13,367	6
7	Other					7
8	TOTALS	10,398	10,004		20,402	8

C. Percent Occupancy. (Column 5, line 8 divided by total certified bed days on line 4, column 4.) 75.33%

D. Indicate the number of paid bed-hold days the SLF had during this year 270 Also, indicate the number of unpaid bed-hold days the SLF had during this year. 19 (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)

H. ACCOUNTING BASIS

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

I. Is your fiscal year identical to your tax year? [X] YES [ ] NO
Tax Year: 2020 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: Jerseyville Estates **Report Period Beginning: 01/01/20 Ending: 12/31/20**

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	195,184	143,504	493	339,181	(55,968)	283,213	1
2	Housekeeping, Laundry and Maintenance	112,855	23,303	22,439	158,597	(31,766)	126,831	2
3	Heat and Other Utilities			102,833	102,833	(2,780)	100,053	3
4	Other (specify):			5,413	5,413		5,413	4
5	**TOTAL General Services**	308,039	166,807	131,178	606,024	(90,514)	515,510	5
	B. Health Care and Programs							
6	Health Care/ Personal Care	373,596	1,252	8,461	383,309	(100,184)	283,125	6
7	Activities and Social Services	56,537	3,411	145	60,093	(14,806)	45,287	7
8	Other (specify):							8
9	**TOTAL Health Care and Programs**	430,133	4,663	8,606	443,402	(114,990)	328,412	9
	C. General Administration							
10	Administrative and Clerical	162,481	10,618	236,491	409,590	(43,983)	365,607	10
11	Marketing Materials, Promotions and Advertising		26,717	7,466	34,183		34,183	11
12	Employee Benefits and Payroll Taxes			113,434	113,434		113,434	12
13	Insurance-Property, Liability and Malpractice			36,287	36,287		36,287	13
14	Other (specify) : COVID-19 Expenses				35,203		35,203	14
15	**TOTAL General Administration**	162,481	37,335	393,678	628,697	(43,983)	584,714	15
16	**TOTAL Operating Expense (Sum of lines 5, 9 and 15)**	900,653	208,805	533,462	1,678,123	(249,487)	1,428,636	16
	Capital Expenses							
	D. Ownership							
17	Depreciation			434,871	434,871	16,968	451,839	17
18	Interest			285,060	285,060		285,060	18
19	Real Estate Taxes			78,964	78,964		78,964	19
20	Rent -- Facility and Grounds							20
21	Rent -- Equipment			1,189	1,189		1,189	21
22	Other (specify) : See Attachment 1			160,211	160,211	(158,745)	1,466	22
23	**TOTAL Ownership**			960,295	960,295	(141,777)	818,518	23
24	**GRAND TOTAL (Sum of lines 16 and 23)**	900,653	208,805	1,493,757	2,638,418	(391,264)	2,247,154	24

Facility Name: Jerseyville Estates Report Period Beginning: 01/01/20 Ending: 12/31/20

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

	Personnel	Number of FTE	Average Hourly Wage	
1	Registered Nurses	1	$ 25.00	1
2	Licensed Practical Nurses	2	23.66	2
3	Certified Nurse Assistants	9	13.33	3
4	Activity Director & Assistants	1	17.64	4
5	Social Service Workers			5
6	Head Cook	1	19.67	6
7	Cook Helpers/Assistants	3	12.23	7
8	Dishwashers	4	10.68	8
9	Maintenance Workers	2	15.26	9
10	Housekeepers	2	11.33	10
11	Laundry	1	10.08	11
12	Managers	2	29.88	12
13	Other Administrative			13
14	Clerical	1	18.71	14
15	Marketing			15
16	Other	1	11.50	16
17	Total (lines 1 thru 16)	30	$	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
Clinton Manor Nursing Home	New Baden	Greer Management Services	Carlyle	Management Co
Manor at Craig Farms	Chester			
Manor at Mason Woods	Pinckneyville			
Manor at Salem Woods	Salem			

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: Jerseyville Estates Report Period Beginning: 01/01/20 Ending: 12/31/20

VIII. OWNERSHIP COSTS

A. Purchase price of land 363,352 Year land was acquired 2011 & 2016

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	50		2011	2011	$ 5,775,516	$ 210,019	28	$ 210,019	$	$ 1,977,677	1
2	24		2016	2016	4,131,310	150,229	28	150,229		726,109	2
3											3
4											4
5											5
	Improvement Type										
6	Land Improvements		2016	2016	413,860	28,662	15	27,592	(1,070)	133,355	6
7	Land Improvements		2019	2019	24,975	1,665	15	1,665		1,943	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)				$ 10,345,661	$ 390,575		$ 389,505	$ (1,070)	$ 2,839,084	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	$ 529,497	$ 37,847	$ 55,885	18,038	5	$ 455,220	18
19	Vehicles	41,747	6,449	6,449		5	20,961	19
20	TOTAL (lines 18 and 19)	$ 571,244	$ 44,296	$ 62,334	18,038		$ 476,181	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: Jerseyville Estates Report Period Beginning: 01/01/20 Ending: 12/31/20

IX. RENTAL COSTS

A. Building and Fixed Equipment

1. Name of Party Holding Lease: Greer Management Services, Inc. (Vehicle Lease)

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 $

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	IL Hsg Development Auth		X	Mortgage	4/1/12	$ 1,000,000	$ 1,000,000	4/1/32	0.0100	$ 10,000	1
2	TCAP Tranche One		X	Mortgage	7/1/12	2,700,000	1,924,923	3/1/32	0.0600	119,199	2
3	See Attachment 3 Sch				/ /	6,451,505	5,534,885	/ /		155,861	3
	Working Capital										
4					/ /			/ /			4
5					/ /			/ /			5
6					/ /			/ /			6
7	TOTAL Facility Related					$ 10,151,505	$ 8,459,808			$ 285,060	7
	B. Non-Facility Related										
8					/ /			/ /			8
9					/ /			/ /			9
10	TOTALS (lines 7, 8 and 9)					$ 10,151,505	$ 8,459,808			$ 285,060	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: Jerseyville Estates **Report Period Beginning:** 01/01/20 **Ending:** 12/31/20

XI. BALANCE SHEET - Unrestricted Operating Fund.

As of 12/31/20 **(last day of reporting year)**

		1 Operating	2 After Consolidation*	
	A. Current Assets			
1	Cash on Hand and in Banks	$ 1,119,328	$	1
2	Cash-Patient Deposits			2
3	Accounts & Short-Term Notes Receivable-Patients (less allowance 20,000)	779,208		3
4	Supply Inventory (priced at)			4
5	Short-Term Investments			5
6	Prepaid Insurance	36,415		6
7	Other Prepaid Expenses	18,910		7
8	Accounts Receivable (owners or related parties)	72,700		8
9	Other(specify):			9
10	**TOTAL Current Assets (sum of lines 1 thru 9)**	$ 2,026,561	$	10
	B. Long-Term Assets			
11	Long-Term Notes Receivable			11
12	Long-Term Investments			12
13	Land	363,352		13
14	Buildings, at Historical Cost	10,345,661		14
15	Leasehold Improvements, at Historical Cost			15
16	Equipment, at Historical Cost	571,244		16
17	Accumulated Depreciation (book methods)	(3,321,788)		17
18	Deferred Charges			18
19	Organization & Pre-Operating Costs	21,993		19
20	Accumulated Amortization - Organization & Pre-Operating Costs	(13,807)		20
21	Restricted Funds			21
22	Other Long-Term Assets (specify):			22
23	Other(specify):			23
24	**TOTAL Long-Term Assets (sum of lines 11 thru 23)**	$ 7,966,655	$	24
25	**TOTAL ASSETS (sum of lines 10 and 24)**	$ 9,993,216	$	25

		1 Operating	2 After Consolidation*	
	C. Current Liabilities			
26	Accounts Payable	$ 7,277	$	26
27	Officer's Accounts Payable			27
28	Accounts Payable-Patient Deposits			28
29	Short-Term Notes Payable			29
30	Accrued Salaries Payable	52,332		30
31	Accrued Taxes Payable	78,661		31
32	Accrued Interest Payable	5,639		32
33	Deferred Compensation			33
34	Federal and State Income Taxes			34
	Other Current Liabilities(specify):			
35	Other Accrued Liabilities	42,244		35
36	PPP Loan	244,350		36
37	**TOTAL Current Liabilities (sum of lines 26 thru 36)**	$ 430,503	$	37
	D. Long-Term Liabilities			
38	Long-Term Notes Payable			38
39	Mortgage Payable	8,459,808		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)**	$ 8,459,808	$	44
45	**TOTAL LIABILITIES (sum of lines 37 and 44)**	$ 8,890,311	$	45
46	**TOTAL EQUITY**	$ 1,102,905	$	46
47	**TOTAL LIABILITIES AND EQUITY (sum of lines 45 and 46)**	$ 9,993,216	$	47

***(See instructions.)**

Facility Name: Jerseyville Estates **Report Period Beginning: 01/01/20 Ending: 12/31/20**

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	$ 2,449,983	1
2	Discounts and Allowances		2
3	**SUBTOTAL Resident Care (line 1 minus line 2)**	$ 2,449,983	3
	B. Other Operating Revenue		
4	Special Services		4
5	Other Health Care Services		5
6	Special Grants	118,893	6
7	Gift and Coffee Shop	69	7
8	Barber and Beauty Care		8
9	Non-Resident Meals	2,212	9
10	Laundry		10
11	**SUBTOTAL OTHER OPERATING REVENUE (sum of lines 4 thru 10)**	$ 121,174	11
	C. Non-Operating Revenue		
12	Contributions		12
13	Interest and Other Investment Income	6,769	13
14	**SUBTOTAL Non-Operating Revenue (sum of lines 12 and 13)**	$ 6,769	14
	D. Other Revenue (specify):		
15	**Cable TV Income**	2,780	15
16	**Other Income: See Attachment 1**	597,500	16
17	**SUBTOTAL Other Revenue (sum of lines 15 and 16)**	$ 600,280	17
18	**TOTAL REVENUE (sum of lines 3, 11, 14 and 17)**	$ 3,178,206	18

	II. Expenses	2 Amount	
	A. Operating Expenses		
19	General Services	606,024	19
20	Health Care/ Personal Care	443,402	20
21	General Administration	628,697	21
	B. Capital Expense		
22	Ownership	960,295	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)**	$ 2,638,418	28
29	**Income Before Income Taxes (line 18 minus line 28)**	$ 539,788	29
30	**Income Taxes**	$	30
31	**NET INCOME OR LOSS FOR THE YEAR (line 29 minus line 30)**	$ 539,788	31
	III. Net Resident Care Revenue detailed by Payer Source		
32	Medicaid - Net Inpatient Revenue	$ 1,142,947	32
33	Private Pay - Net Inpatient Revenue	1,307,036	33
34	Medicare - Net Inpatient Revenue		34
35	Other-(specify)		35
36	Other-(specify)		36
37	TOTAL (This total must agree to Line 3)	$ 2,449,983	37

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Page 3, Schedule IV, Section D - Column 3 Other Ownership Expenses

Line	Amount	Description
	-	Replacement Tax
	1,466	Tax Credit Amortization
	158,745	Bad Debt Expense
22	160,211	

Page 3, Schedule IV - Column 5 Adjustments

Line	Amount	Description
	(2,212)	Non-allowable meals not directly related to SLF resident care
	(53,756)	*PPP- Payroll Costs
1	(55,968)	
2	(31,766)	*PPP - Payroll Costs
3	(2,780)	Non-allowable Cable TV expense
6	(100,184)	*PPP - Payroll Costs
	(145)	Entertainment
	(14,661)	*PPP - Payroll Costs
7	(14,806)	
10	(43,983)	*PPP - Payroll Costs
17	16,968	Depreciation adjustment
22	(158,745)	Bad Debt Expense
	(391,264)	

*PPP Loan of $244,350 Forgiven on 02/05/2021

Page 8, Schedule XII, Section I - Other income:

Line	Amount	Description
	47,769	Sundry Income
	480,123	Cares Act Grant
	69,608	Provider Relief Fund
16	597,500	

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VII: RELATED ORGANIZATIONS

A.	RELATED SLF's & HEALTH CARE BUSINESSES			
	Name 1	City 2		
	Cottages at Salem, Inc	Salem		
	Cottages at Carlinville, Inc	Carlinville		

C.	Related Organization	Nature of Expenditure	Facility Book Value	Actual Cost
	Greer Management Services, Inc.	Mgmt Svc/Payroll Svc/Vehicle Lse	$ 226,409	$210,549

Facility Name: Jerseyville Estates **Report Period Beginning** 1/1/2020 **Ending:** 12/31/2020

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	TCAP Tranche Two		X	Mortgage	7/1/12	1,580,705	1,580,705	3/1/32	0.0000	0	1
2	The Bank of Edwardsville		X	Mortgage	7/3/16	4,870,800	3,954,180	11/3/24	0.0325	155,861	2
3											3
4	Page Total					6,451,505	5,534,885			155,861	

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Page 6, Schedule IX - Item 10

Vehicle 1

Model	Grand Caravan
Year	2010
Make	Dodge
Vehicle Use	Resident Transportation

Vehicle 2

Model	Explorer
Year	2004
Make	Ford
Vehicle Use	Resident Transportation

Total Rental Expense **No Payments made**