

**Heritage on the Marina
Monthly Snapshot January 2019**

Monthly Financial January 2019					Year To Date Financial					
Operating Revenue	Budget	Actual	Variance	Jan-18	Operating Revenue	Budget	Actual	Variance	2018	
Life Care Fees (Incl. Type C)	\$ 349,998	\$ 287,494	\$ (62,504)	\$ 283,865	Life Care Fees (Incl. Type C)	\$ 349,998	\$ 287,494	\$ (62,504)	\$ 283,865	
SNF Private Pay Fees	133,429	128,770	(4,659)	126,250	SNF Private Pay Fees	\$ 133,429	\$ 128,770	(4,659)	126,250	
AL Private Pay Fees	34,129	43,580	9,451	37,575	AL Private Pay Fees	\$ 34,129	\$ 43,580	9,451	37,575	
Medicare Type A and B	172,675	162,034	(10,641)	153,906	Medicare Type A and B	\$ 172,675	\$ 162,034	(10,641)	153,906	
Other	84,493	80,172	(4,321)	77,564	Other	\$ 84,493	\$ 80,172	(4,321)	77,564	
Total Op Revenue	774,724	702,050	(72,674)	679,160	Total Op Revenue	774,724	702,050	(72,674)	679,160	
Less Total Op Expense	(1,026,738)	(988,996)	37,742	(989,807)	Less Total Op Expense	\$ (1,026,738)	\$ (988,996)	37,742	(989,807)	
Operating Gain/Loss	(252,014)	(286,946)	(34,932)	(310,647)	Operating Gain/Loss	(252,014)	(286,946)	(34,932)	(310,647)	
Other Income/Exp	4,584	7,127	2,543	12,956	Other Income/Exp	\$ 4,584	\$ 7,127	2,543	12,956	
Pre Investment Net Inc./Loss	(247,430)	(279,819)	(32,389)	(297,691)	Pre Investment Net Inc./Loss	(247,430)	(279,819)	(32,389)	(297,691)	
Net Investment Income	269,675	3,685,333	3,415,658	2,415,506	Net Investment Income	269,675	3,685,333	3,415,658	2,415,506	
Net Income <Loss>	\$ 22,245	\$ 3,405,514	\$ 3,383,269	\$ 2,117,815	Net Income <Loss>	\$ 22,245	\$ 3,405,514	\$ 3,383,269	\$ 2,117,815	
End of Month Unit Census/Occupancy %					Capital Project Update					
		Units							Cumulative	
	Life Care ¹	Type C	PP/Insurance	Medicare	Capacity	% Occupied	Approved/In Progress	Est. Project Cost	Month Cost	Project Cost*
Studios (incl. Deluxe)	42	9	5		59	94.9%	Octavia Street Project	1,500,000	80,709	663,317
1 BRs (incl. Cottage)	15.5	8.5			26	92.3%	Friendship Hall	275,000	0	3,661
2 BRs	1	2			3	100.0%	Cottage	275,000	77,168	139,310
Subtot. - Res'l Units	58.5	19.5	5		88	94.3%	Apt. 319	94,573	0	114,742
							Apt. 108	98,011	8,375	107,076
SNF (Incl. Medicare)	5		10	8	32	71.9%	Apt. 225	144,000	25,261	140,778
							Apt. 409	101,336	20,348	20,348
Total	63.5	19.5	15	8	120	88.3%	Apt. 322	30,778	13,850	13,850
<small>1 SNF includes short-term stay life care residents. Source count is PCC census report.</small>					Total In Progress					
Nursing Hours per patient day:	Total	Avg per Day		Previous Month						
SNF Days	726.00	23.42		21.94						
Nursing Hours	3439.30	110.95		111.64						
NHPPD		4.74		5.09						
Medicare Days	205.00	6.61		4.13						
Add'l Monthly Revenue at full unit IL Life Care census (Laguna)				\$ 40,300						
					Care Fee Subsidies					
					Year to Date					
					Budget	Actual	Variance	Actual 2018		
					(20,833)	(15,319)	5,514	(21,999)		