

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

Monthly Financial March 2019					Year To Date Financial				
Operating Revenue	Budget	Actual	Variance	Mar-18	Operating Revenue	Budget	Actual	Variance	2018
Life Care Fees (Incl. Type C)	\$ 349,998	\$ 289,534	\$ (60,464)	\$ 278,056	Life Care Fees (Incl. Type C)	\$ 1,049,994	\$ 869,137	\$ (180,857)	\$ 842,058
SNF Private Pay Fees	133,429	120,830	(12,599)	132,060	SNF Private Pay Fees	\$ 400,287	\$ 365,270	(35,017)	370,950
AL Private Pay Fees	34,129	43,580	9,451	37,575	AL Private Pay Fees	\$ 102,387	\$ 130,740	28,353	112,725
Medicare Type A and B	172,675	241,419	68,744	177,520	Medicare Type A and B	\$ 518,025	\$ 560,744	42,719	466,328
Other	84,493	72,410	(12,083)	69,606	Other	\$ 253,479	\$ 225,521	(27,958)	214,039
Total Op Revenue	774,724	767,773	(6,951)	694,817	Total Op Revenue	2,324,172	2,151,412	(172,760)	2,006,100
Less Total Op Expense	(1,026,738)	(1,077,001)	(50,263)	(965,596)	Less Total Op Expense	\$ (3,080,214)	\$ (2,997,608)	82,606	(2,892,903)
Operating Gain/Loss	(252,014)	(309,228)	(57,214)	(270,779)	Operating Gain/Loss	(756,042)	(846,196)	(90,154)	(886,803)
Other Income/Exp	4,584	5,921	1,337	199	Other Income/Exp	\$ 13,752	\$ 18,496	4,744	18,732
Pre Investment Net Inc./Loss	(247,430)	(303,307)	(55,877)	(270,580)	Pre Investment Net Inc./Loss	(742,290)	(827,700)	(85,410)	(868,071)
Net Investment Income	269,675	492,288	222,613	(1,410,991)	Net Investment Income	809,025	5,268,479	4,459,454	(1,177,958)
Net Income <Loss>	\$ 22,245	\$ 188,981	\$ 166,736	\$ (1,681,571)	Net Income <Loss>	\$ 66,735	\$ 4,440,779	\$ 4,374,044	\$ (2,046,029)
End of Month Unit Census/Occupancy %					Capital Project Update				
		Units							Cumulative
	Life Care ¹	Type C	PP/Insurance	Medicare	Capacity	% Occupied	Est. Project Cost	Month Cost	Project Cost*
Studios (incl. Deluxe)	42	9	5		59	94.9%	1,500,000	148,144	858,035
1 BRs (incl. Cottage)	15.5	8.5			26	92.3%	275,000	2,689	6,349
2 BRs	2	2			4	100.0%	275,000	85,723	228,451
Subtot. - Res'l Units	59.5	19.5	5		89	94.4%	Apt. 319	94,573	0
							Apt. 108	98,011	0
SNF (Incl. Medicare)	5		9	8	32	68.8%	Apt. 225	144,000	15,169
							Apt. 409	101,336	30,030
Total	64.5	19.5	14	8	121	87.6%	Apt. 322	30,778	8,310
<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	784.00	25.29		24.25					
Nursing Hours	3411.80	110.06		110.28					
NHPPD		4.35		4.55					
Medicare Days	288.00	9.29		7.61					
Add'l Monthly Revenue at full unit IL Life Care census (Laguna)				\$ 36,200					
					Care Fee Subsidies				
					Year to Date				
					Budget Actual Variance Actual 2018				
					(62,499) (45,957) 16,542 (64,597)				