

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

Monthly Financial April 2019					Year To Date Financial					
Operating Revenue	Budget	Actual	Variance	Apr-18	Operating Revenue	Budget	Actual	Variance	2018	
Life Care Fees (Incl. Type C)	\$ 349,998	\$ 301,618	\$ (48,380)	\$ 283,475	Life Care Fees (Incl. Type C)	\$ 1,399,992	\$ 1,170,755	\$ (229,237)	\$ 1,125,533	
SNF Private Pay Fees	133,429	116,100	(17,329)	126,378	SNF Private Pay Fees	\$ 533,716	\$ 481,370	(52,346)	497,328	
AL Private Pay Fees	34,129	43,580	9,451	38,954	AL Private Pay Fees	\$ 136,516	\$ 174,320	37,804	151,679	
Medicare Type A and B	172,675	170,298	(2,377)	131,079	Medicare Type A and B	\$ 690,700	\$ 731,042	40,342	597,407	
Other	84,493	82,827	(1,666)	101,864	Other	\$ 337,972	\$ 316,830	(21,142)	315,903	
Total Op Revenue	774,724	714,423	(60,301)	681,750	Total Op Revenue	3,098,896	2,874,317	(224,579)	2,687,850	
Less Total Op Expense	(1,026,738)	(1,015,027)	11,711	(1,043,901)	Less Total Op Expense	\$ (4,106,952)	\$ (4,012,110)	94,842	(3,936,804)	
Operating Gain/Loss	(252,014)	(300,604)	(48,590)	(362,151)	Operating Gain/Loss	(1,008,056)	(1,137,793)	(129,737)	(1,248,954)	
Other Income/Exp	4,584	2,519	(2,065)	1,436	Other Income/Exp	\$ 18,336	\$ 20,220	1,884	20,311	
Pre Investment Net Inc./Loss	(247,430)	(298,085)	(50,655)	(360,715)	Pre Investment Net Inc./Loss	(989,720)	(1,117,573)	(127,853)	(1,228,643)	
Net Investment Income	269,675	1,406,555	1,136,880	205,173	Net Investment Income	1,078,700	6,675,034	5,596,334	(972,785)	
Net Income <Loss>	\$ 22,245	\$ 1,108,470	\$ 1,086,225	\$ (155,542)	Net Income <Loss>	\$ 88,980	\$ 5,557,461	\$ 5,468,481	\$ (2,201,428)	
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	4		59	93.2%	Octavia Street Project	1,500,000	113,408	971,442
1 BRs (incl. Cottage)	15.5	8.5			26	92.3%	Friendship Hall	275,000	0	6,349
2 BRs	2	2			4	100.0%	Cottage	375,000	113,892	342,344
Subtot. - Res'l Units	59.5	19.5	4		89	93.3%	Apt. 319/320	94,573	27,592	145,643
							Apt. 108	98,011	0	107,076
SNF (Incl. Medicare)	6		8	5	32	59.4%	Apt. 225	144,000	0	155,947
							Apt. 409	101,336	54,915	105,293
Total	65.5	19.5	12	5	121	84.3%	Apt. 420	99,000	55,271	55,271
							Apt. 322	30,778	5,540	27,700
Nursing Hours per patient day:							Total In Progress	2,717,698	370,619	1,917,067
	Total	Avg per Day		Previous Month			*Includes all costs.			
SNF Days	651.00	21.70		25.29			Care Fee Subsidies			
Nursing Hours	3462.00	115.40		110.06			Budget	Actual	Variance	Actual 2018
NHPPD		5.32		4.35			(83,332)	(61,276)	22,056	(82,740)
Medicare Days	237.00	7.90		9.29			Year to Date			
Add'l Monthly Revenue at full unit IL Life Care census (Laguna)				\$ 39,950						