

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

Monthly Financial July 2019					Year To Date Financial					
Operating Revenue	Budget	Actual	Variance	Jul-18	Operating Revenue	Budget	Actual	Variance	2018	
Life Care Fees (Incl. Type C)	\$ 349,998	\$ 312,950	\$ (37,048)	\$ 302,630	Life Care Fees (Incl. Type C)	\$ 2,449,986	\$ 2,076,911	\$ (373,075)	\$ 1,999,017	
SNF Private Pay Fees	133,429	111,495	(21,934)	139,540	SNF Private Pay Fees	\$ 934,003	\$ 818,615	(115,388)	901,478	
AL Private Pay Fees	34,129	42,695	8,566	50,395	AL Private Pay Fees	\$ 238,903	\$ 294,323	55,420	293,726	
Medicare Type A and B	172,675	89,732	(82,943)	188,463	Medicare Type A and B	\$ 1,208,725	\$ 1,131,006	(77,719)	1,147,072	
Other	84,493	88,727	4,234	76,354	Other	\$ 591,451	\$ 574,744	(16,707)	549,423	
Total Op Revenue	774,724	645,599	(129,125)	757,382	Total Op Revenue	5,423,068	4,895,599	(527,469)	4,890,716	
Less Total Op Expense	(1,032,442)	(1,036,901)	(4,459)	(1,042,459)	Less Total Op Expense	\$ (7,158,646)	\$ (7,143,700)	14,946	(7,027,720)	
Operating Gain/Loss	(257,718)	(391,302)	(133,584)	(285,077)	Operating Gain/Loss	(1,735,578)	(2,248,101)	(512,523)	(2,137,004)	
Other Income/Exp	4,584	(16,330)	(20,914)	(1,900)	Other Income/Exp	\$ 32,088	\$ 59,631	27,543	19,890	
Pre Investment Net Inc./Loss	(253,134)	(407,632)	(154,498)	(286,977)	Pre Investment Net Inc./Loss	(1,703,490)	(2,188,470)	(484,980)	(2,117,114)	
Net Investment Income	269,675	326,855	57,180	1,341,055	Net Investment Income	1,887,725	7,240,184	5,352,459	688,780	
Net Income <Loss>	\$ 16,541	\$ (80,777)	\$ (97,318)	\$ 1,054,078	Net Income <Loss>	\$ 184,235	\$ 5,051,714	\$ 4,867,479	\$ (1,428,334)	
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)	41	9	4		59	91.5%	1,500,000	238,997	1,649,847	
1 BRs (incl. Cottage)	15.5	8.5			26	92.3%	275,000	102,999	196,583	
2 BRs	2	2			4	100.0%	110,000	1,573	1,573	
Subtot. - Res'l Units	58.5	19.5	4		89	92.1%	110,000	1,152	1,152	
SNF (Incl. Medicare)	7		7	4	32	56.3%				
Total	65.5	19.5	11	4	121	82.6%				
<small>¹ SNF includes short-term stay life care residents. Source count is PCC census report.</small>										
Nursing Hours per patient day:	Total	Avg per Day		Previous Month						
SNF Days	533.00	17.19		20.97						
Nursing Hours	3464.10	111.75		118.13						
NHPPD		6.50		5.63						
Medicare Days	67.00	2.16		3.30						
Add'l Monthly Revenue at full unit IL Life Care census (Laguna)				\$ 41,550						
							Care Fee Subsidies			
							Budget	Actual	Variance	Actual 2018
							(145,831)	(107,877)	37,954	(140,196)
							Year to Date			