

Heritage on the Marina
Monthly Snapshot September 2019

Monthly Financial September					Year To Date Financial					
Operating Revenue	Budget	2019 Actual	Variance	Sep-18	Operating Revenue	Budget	Actual	Variance	2018	
Life Care Fees (Incl. Type C)	\$ 349,998	\$ 312,803	\$ (37,195)	\$ 292,723	Life Care Fees (Incl. Type C)	\$ 3,149,982	\$ 2,717,850	\$ (432,132)	\$ 2,590,394	
SNF Private Pay Fees	133,429	100,900	(32,529)	132,600	SNF Private Pay Fees	\$ 1,200,861	\$ 1,004,115	(196,746)	1,171,198	
AL Private Pay Fees	34,129	38,090	3,961	46,218	AL Private Pay Fees	\$ 307,161	\$ 365,068	57,907	378,043	
Medicare Type A and B	172,675	108,437	(64,238)	134,634	Medicare Type A and B	\$ 1,554,075	\$ 1,339,970	(214,105)	1,450,475	
Other	84,493	87,766	3,273	82,182	Other	\$ 760,437	\$ 767,837	7,400	712,181	
Total Op Revenue	774,724	647,996	(126,728)	688,357	Total Op Revenue	6,972,516	6,194,840	(777,676)	6,302,291	
Less Total Op Expense	(1,032,442)	(1,008,431)	24,011	(1,052,513)	Less Total Op Expense	\$ (9,223,530)	\$ (9,171,548)	51,982	(9,054,317)	
Operating Gain/Loss	(257,718)	(360,435)	(102,717)	(364,156)	Operating Gain/Loss	(2,251,014)	(2,976,708)	(725,694)	(2,752,026)	
Other Income/Exp	4,584	1,488	(3,096)	18,402	Other Income/Exp	\$ 41,256	\$ 56,129	14,873	35,513	
Pre Investment Net Inc./Loss	(253,134)	(358,947)	(105,813)	(345,754)	Pre Investment Net Inc./Loss	(2,209,758)	(2,920,579)	(710,821)	(2,716,513)	
Net Investment Income	269,675	1,219,117	949,442	(128,899)	Net Investment Income	2,427,075	7,643,666	5,216,591	1,283,406	
Net Income <Loss>	\$ 16,541	\$ 860,170	\$ 843,629	\$ (474,653)	Net Income <Loss>	\$ 217,317	\$ 4,723,087	\$ 4,505,770	\$ (1,433,107)	
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)	40	8	4		59	88.1%	1,500,000	39,865	1,734,986	
1 BRs (incl. Cottage)	15.5	8.5			26	92.3%	375,000	95,690	362,896	
2 BRs	2	2			4	100.0%	110,000	37,812	104,921	
Subtot. - Res'l Units	57.5	18.5	4		89	89.9%	110,000	56,207	104,605	
SNF (Incl. Medicare)	7		7	4	32	56.3%				
Total	64.5	18.5	11	4	121	81.0%				
<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	539.00	17.97		16.84						
Nursing Hours	3585.20	119.51		115.07						
NHPPD		6.65		6.83						
Medicare Days	138.00	4.60		3.97						
Add'l Monthly Revenue at full unit IL Life Care census (Laguna)				\$ 47,268						
							Care Fee Subsidies			
							Budget	Actual	Variance	Actual 2018
							(187,497)	(144,277)	43,220	(174,785)
							Year to Date			