

Heritage on the Marina
Monthly Snapshot November 2019

Monthly Financial November					Year To Date Financial					
Operating Revenue	Budget	2019 Actual	Variance	Nov-18	Operating Revenue	Budget	Actual	Variance	2018	
Life Care Fees (Incl. Type C)	\$ 349,998	\$ 308,532	\$ (41,466)	\$ 291,599	Life Care Fees (Incl. Type C)	\$ 3,849,978	\$ 3,340,261	\$ (509,717)	\$ 3,178,119	
SNF Private Pay Fees	133,429	110,845	(22,584)	120,500	SNF Private Pay Fees	\$ 1,467,719	\$ 1,201,435	(266,284)	1,428,718	
AL Private Pay Fees	34,129	38,090	3,961	42,957	AL Private Pay Fees	\$ 375,419	\$ 441,248	65,829	463,350	
Medicare Type A and B	172,675	63,506	(109,169)	146,746	Medicare Type A and B	\$ 1,899,425	\$ 1,442,654	(456,771)	1,757,656	
Other	84,493	123,861	39,368	74,260	Other	\$ 929,423	\$ 1,038,721	109,298	924,008	
Total Op Revenue	774,724	644,834	(129,890)	676,062	Total Op Revenue	8,521,964	7,464,319	(1,057,645)	7,751,851	
Less Total Op Expense	(1,032,442)	(1,063,056)	(30,614)	(1,048,199)	Less Total Op Expense	\$ (11,288,414)	\$ (11,318,935)	(30,521)	(11,059,825)	
Operating Gain/Loss	(257,718)	(418,222)	(160,504)	(372,137)	Operating Gain/Loss	(2,766,450)	(3,854,616)	(1,088,166)	(3,307,974)	
Other Income/Exp	4,584	61,210	56,626	48,464	Other Income/Exp	\$ 50,424	\$ 101,057	50,633	86,576	
Pre Investment Net Inc./Loss	(253,134)	(357,012)	(103,878)	(323,673)	Pre Investment Net Inc./Loss	(2,716,026)	(3,753,559)	(1,037,533)	(3,221,398)	
Net Investment Income	269,675	1,308,508	1,038,833	283,146	Net Investment Income	2,966,425	10,400,150	7,433,725	(2,416,643)	
Net Income <Loss>	\$ 16,541	\$ 951,496	\$ 934,955	\$ (40,527)	Net Income <Loss>	\$ 250,399	\$ 6,646,591	\$ 6,396,192	\$ (5,638,041)	
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)	38	7	4		59	83.1%	1,500,000	0	1,847,371	
1 BRs	16.5	8.5			26	96.2%	375,000	9,306	447,468	
2 BRs	2	2			4	100.0%	150,000	4,876	17,292	
Subtot. - Res'l Units	56.5	17.5	4		89	87.6%				
SNF (Incl. Medicare)	5		8	10	32	71.9%				
Total	61.5	17.5	12	10	121	83.5%				
<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	608.00	20.27		17.29						
Nursing Hours	3319.20	110.64		111.53						
NHPPD		5.46		6.45						
Medicare Days	164.00	5.47		3.16						
Add'l Monthly Revenue at full unit IL Life Care census (Laguna)				\$ 62,790						
							Care Fee Subsidies			
							Budget	Actual	Variance	Actual 2018
							(229,163)	(178,218)	50,945	(204,423)
							Year to Date			