

**Heritage on the Marina
Monthly Snapshot March 2020**

Monthly Financial March 2020					Year To Date Financial					
Operating Revenue	Budget	Actual	Variance	Mar. 2019	Operating Revenue	Budget	Actual	Variance	YTD Mar. 2019	
Life Care Fees (Incl. Type C)	\$ 340,792	\$ 298,855	\$ (41,937)	\$ 289,534	Life Care Fees (Incl. Type C)	\$ 1,022,376	\$ 915,271	\$ (107,105)	\$ 869,137	
SNF Private Pay Fees	115,388	140,000	24,612	120,830	SNF Private Pay Fees	\$ 346,164	399,415	53,251	365,270	
AL Private Pay Fees	26,210	43,556	17,346	43,580	AL Private Pay Fees	\$ 78,630	124,336	45,706	130,740	
Medicare Type A and B	134,963	110,472	(24,491)	241,419	Medicare Type A and B	\$ 404,889	456,593	51,704	560,744	
Other	88,863	85,290	(3,573)	72,410	Other	\$ 266,589	506,130	239,541	225,521	
Total Op Revenue	706,216	678,173	(28,043)	767,773	Total Op Revenue	2,118,648	2,401,745	283,097	2,151,412	
Less Total Op Expense	(1,044,398)	(1,080,584)	(36,186)	(1,077,001)	Less Total Op Expense	\$ (3,133,194)	(3,295,954)	(162,760)	(2,997,608)	
Operating Gain/Loss	(338,182)	(402,411)	(64,229)	(309,228)	Operating Gain/Loss	(1,014,546)	(894,209)	120,337	(846,196)	
Other Income/Exp	(17,844)	4,470	22,314	5,921	Other Income/Exp	\$ (53,532)	34,036	87,568	18,496	
Pre Investment Net Inc./Loss	(356,026)	(397,941)	(41,915)	(303,307)	Pre Investment Net Inc./Loss	(1,068,078)	(860,173)	207,905	(827,700)	
Net Investment Income	265,512	(7,694,825)	(7,960,337)	492,288	Net Investment Income	796,536	(12,005,624)	(12,802,160)	5,268,479	
Net Income <Loss>	\$ (90,514)	\$ (8,092,766)	\$ (8,002,252)	\$ 188,981	Net Income <Loss>	\$ (271,542)	\$ (12,865,797)	\$ (12,594,255)	\$ 4,440,779	
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)	36	7	4		59	79.7%	150,000	0	155,132	
1 BRs	15.5	8.5			26	92.3%	163,060	0	6,570	
2 BRs	2	2			4	100.0%	176,329	0	6,717	
Subtot. - Res'l Units	53.5	17.5	4		89	84.3%	98,130	0	4,515	
SNF (Incl. Medicare)	7		9	3	32	59.4%	140,711	0	54,808	
Total	60.5	17.5	13	3	121	77.7%				
<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	508.00	16.39		22.93						
Nursing Hours	3587.10	115.71		118.09						
NHPPD		7.06		5.15						
Medicare Days	95.00	3.06		6.07						
Add'l Monthly Revenue at full unit IL Life Care census (Laguna)				\$ 78,312						
							Care Fee Subsidies			
							Budget	Actual	Variance	Actual 2019
							(62,499)	(51,457)	11,042	(45,957)
							Year to Date			