

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

<b>Monthly Financial</b> April 2020					<b>Year To Date Financial</b>					
<b>Operating Revenue</b>	Budget	Actual	Variance	Apr. 2019	<b>Operating Revenue</b>	Budget	Actual	Variance	YTD Apr. 2019	
Life Care Fees (Incl. Type C)	\$ 340,792	\$ 296,741	\$ (44,051)	\$ 301,618	Life Care Fees (Incl. Type C)	\$ 1,363,168	\$ 1,212,012	\$ (151,156)	\$ 1,170,755	
SNF Private Pay Fees	115,388	130,500	15,112	116,100	SNF Private Pay Fees	\$ 461,552	529,915	68,363	481,370	
AL Private Pay Fees	26,210	45,205	18,995	43,580	AL Private Pay Fees	\$ 104,840	169,541	64,701	174,320	
Medicare Type A and B	134,963	99,849	(35,114)	170,298	Medicare Type A and B	\$ 539,852	556,443	16,591	731,042	
Other	88,863	81,655	(7,208)	82,827	Other	\$ 355,452	587,786	232,334	316,830	
Total Op Revenue	706,216	653,950	(52,266)	714,423	Total Op Revenue	2,824,864	3,055,697	230,833	2,874,317	
Less Total Op Expense	(1,044,398)	(1,176,834)	(132,436)	(1,015,027)	Less Total Op Expense	\$ (4,177,592)	(4,472,788)	(295,196)	(4,012,110)	
<b>Operating Gain/Loss</b>	<b>(338,182)</b>	<b>(522,884)</b>	<b>(184,702)</b>	<b>(300,604)</b>	<b>Operating Gain/Loss</b>	<b>(1,352,728)</b>	<b>(1,417,091)</b>	<b>(64,363)</b>	<b>(1,137,793)</b>	
<b>Other Income/Exp</b>	(17,844)	78,556	96,400	2,519	<b>Other Income/Exp</b>	\$ (71,376)	112,477	183,853	20,220	
<b>Pre Investment Net Inc./Loss</b>	(356,026)	(444,328)	(88,302)	(298,085)	<b>Pre Investment Net Inc./Loss</b>	(1,424,104)	(1,304,614)	119,490	(1,117,573)	
Net Investment Income	265,512	4,800,503	4,534,991	1,406,555	Net Investment Income	1,062,048	(7,205,121)	(8,267,169)	6,675,034	
Net Income <Loss>	\$ (90,514)	\$ 4,356,175	\$ 4,446,689	\$ 1,108,470	Net Income <Loss>	\$ (362,056)	\$ (8,509,735)	\$ (8,147,679)	\$ 5,557,461	
<b>End of Month Unit Census/Occupancy %</b>					<b>Capital Project Update</b>					
		Units				<b>Approved/In Progress</b>	Est. Project Cost	Month Cost	Cumulative Project Cost*	
	Life Care <sup>1</sup>	Type C	PP/Insurance	Medicare	Capacity	% Occupied				
Studios (incl. Deluxe)	36	7	4		59	79.7%	Apt. 245M	150,000	0	155,132
1 BRs	15.5	8.5			26	92.3%	Apt. 204/205/206	163,060	0	6,570
2 BRs	2	2			4	100.0%	Apt. 403/404	164,525	7,935	14,651
Subtot. - Res'l Units	53.5	17.5	4		89	84.3%	Apt. 307/308	98,130	0	4,515
							Apt. 230	140,711	0	54,808
SNF (Incl. Medicare)	7		9	3	32	59.4%				
<b>Total</b>	<b>60.5</b>	<b>17.5</b>	<b>13</b>	<b>3</b>	<b>121</b>	<b>77.7%</b>	<b>Total In Progress</b>	<b>716,426</b>	<b>7,935</b>	<b>235,675</b>
<small><sup>1</sup> 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	543.00	18.10		16.39						
Nursing Hours	3213.60	107.12		115.71						
NHPPD		5.92		7.06						
Medicare Days	56.00	1.87		3.06						
Add'l Monthly Revenue at full unit IL Life Care census (Laguna)				\$	78,312					
					<b>Care Fee Subsidies</b>					
					<b>Year to Date</b>					
					Budget					
					Actual					
					Variance					
					Actual 2019					
					(83,332)					
					(66,073)					
					17,259					
					(61,276)					