



May 2020 Financial Summary

Operating Result - Year to Date

- Our year to date overall operating result was a loss of \$2.0M vs. a planned loss of \$1.7M or \$281K worse than planned. Year to date operating revenue was over plan by \$202K offset by an unfavorable expense variance of \$484K. (Note that \$282K of the expense variance was due to unplanned COVID-19 related expense.)

Revenue - Month

- Revenue in total was under budget by \$28K for the month. The principal driver of this unfavorable variance is occurring in our resident monthly care fees which were \$49K below plan and Medicare fees which were also \$28K below plan. See Medicare revenue detail below.

Medicare Revenue	
May 2020	
Medicare A Revenue from UB04s	\$ 4,491.17
Medicare A Additional Revenue in Excess of UB04 Medicare payments received in April 2020	31,085.64
Medicare A Additional Revenue for Supplemental Insurance/Patient Responsibility based on the Medicare Remittance Advice on payments received in April 2020	-
	47,861.00
Medicare B Revenue from UB04s	43,358.17
Medicare B Additional Revenue for Supplemental Insurance/Patient Responsibility based on the Medicare Remittance Advice on payments received in April 2020	-
Managed Care A (Brown and Toland) Revenue from UB04	-
Managed Care A Additional Revenue for Patient Responsibility	-
Total Revenue	126,795.98
Less: Medicare A Contractual Adjustment	(19,765.60)
Medicare B Contractual Adjustment	-
Medicare C Contractual Adjustment (From Managed Care A)	-
Medicare C Contractual Adjustment (From Managed Care B)	(70.25)
Net Total Revenue from Medicare A, Medicare B and Medicare C	\$106,960.13

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- We received another Dept. of Health and Human Services stimulus payment of \$130,000 on May 22 bringing the total of such payments to \$220,581. Barring any future legislative actions by the US government, no further payments are expected at this time. On our financial statements, these payments are classified under non-operating 'Other Income'.

Expenses - Month

- Salaries/Wages, in total were over budget by \$11K in the month principally because of health center costs (\$13K) and IL costs (\$4K) while all other departments were virtually on plan.
- Professional Fees, over budget by \$8K mainly because of the payment of 5 months of health center consulting fees (\$6.2K) for T Soule. We expect this actual vs. budget difference to even out over time.
- Outside Services, in total over budget by \$24K principally because of an unfavorable variance of \$14K for ONR Therapy for Medicare patients and \$12K over budget in Dining Services. For therapy services, we budgeted a lower amount in conjunction with a reduced Med. A patient census from what we planned in 2019. However, even though our Med. A census count has dropped significantly in 2020, the use of Medicare B therapy services by our existing patients has been much higher than we have historically incurred. Assuming this same usage trend continues, we expect this account to be over budget for the remainder of the year. In Dining Services, \$2K was related to overtime for Memorial Day, in addition \$7K was for 2 employees out on leave along with the 2 staff who covered their shifts.
- COVID-19 expense, we incurred \$158K of unbudgeted expense related to the virus divided between \$41K in wages and related and \$117K in other expense. See table below.

May 2020 COVID-19 Tracked Expenses			
COVID-Sick Pay PR#10 & PR#11			\$ 3,905
EE Premium Pay PR#10 & PR#11			\$ 36,775
Face Masks & Shields			\$ 59,105
Medline Medical Supplies			\$ 8,000
Morrison-Dining Services			\$ 20,714
Hanson Bridgett Legal Fees			\$ 19,096
Connex Conference Call Svcs.			\$ 2,429
Relief Nursing Service			\$ 2,844
Other supplies*			\$ 5,584
			\$ 158,452
*Sanitizer, wipes, gloves, etc.			

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Capital Projects Update

- Apartment renovation projects resumed in May resulting in \$82K in payments made to our construction contractors.

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