

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

<b>Monthly Financial May 2020</b>					<b>Year To Date Financial</b>					
<b>Operating Revenue</b>	Budget	Actual	Variance	May. 2019	<b>Operating Revenue</b>	Budget	Actual	Variance	YTD May. 2019	
Life Care Fees (Incl. Type C)	\$ 340,792	\$ 297,973	\$ (42,819)	\$ 296,603	Life Care Fees (Incl. Type C)	\$ 1,703,960	\$ 1,509,985	\$ (193,975)	\$ 1,467,358	
SNF Private Pay Fees	115,388	143,375	27,987	100,620	SNF Private Pay Fees	\$ 576,940	673,290	96,350	581,990	
AL Private Pay Fees	26,210	45,205	18,995	40,393	AL Private Pay Fees	\$ 131,050	214,746	83,696	214,713	
Medicare Type A and B	134,963	106,960	(28,003)	231,949	Medicare Type A and B	\$ 674,815	663,403	(11,412)	962,991	
Other	88,863	84,256	(4,607)	87,591	Other	\$ 444,315	672,042	227,727	404,422	
<b>Total Op Revenue</b>	<b>706,216</b>	<b>677,769</b>	<b>(28,447)</b>	<b>757,156</b>	<b>Total Op Revenue</b>	<b>3,531,080</b>	<b>3,733,466</b>	<b>202,386</b>	<b>3,631,474</b>	
Less Total Op Expense	(1,044,398)	(1,232,995)	(188,597)	(1,085,771)	Less Total Op Expense	\$ (5,221,990)	(5,705,783)	(483,793)	(5,097,881)	
<b>Operating Gain/Loss</b>	<b>(338,182)</b>	<b>(555,226)</b>	<b>(217,044)</b>	<b>(328,615)</b>	<b>Operating Gain/Loss</b>	<b>(1,690,910)</b>	<b>(1,972,317)</b>	<b>(281,407)</b>	<b>(1,466,407)</b>	
<b>Other Income/Exp</b>	<b>(17,844)</b>	<b>102,116</b>	<b>119,960</b>	<b>53,451</b>	<b>Other Income/Exp</b>	<b>\$ (89,220)</b>	<b>214,592</b>	<b>303,812</b>	<b>73,672</b>	
<b>Pre Investment Net Inc./Loss</b>	<b>(356,026)</b>	<b>(453,110)</b>	<b>(97,084)</b>	<b>(275,164)</b>	<b>Pre Investment Net Inc./Loss</b>	<b>(1,780,130)</b>	<b>(1,757,725)</b>	<b>22,405</b>	<b>(1,392,735)</b>	
Net Investment Income	265,512	2,191,825	1,926,313	(2,940,032)	Net Investment Income	1,327,560	(5,013,296)	(6,340,856)	3,735,002	
Net Income <Loss>	\$ (90,514)	\$ 1,738,715	\$ 1,829,229	\$ (3,215,196)	Net Income <Loss>	\$ (452,570)	\$ (6,771,021)	\$ (6,318,451)	\$ 2,342,267	
<b>End of Month Unit Census/Occupancy %</b>					<b>Capital Project Update</b>					
		Units							Cumulative	
	Life Care <sup>1</sup>	Type C	PP/Insurance	Medicare	Capacity	% Occupied	Est. Project Cost	Month Cost	Project Cost*	
Studios (incl. Deluxe)	35	7	4		59	78.0%	150,000	4,505	159,637	
1 BRs	15.5	8.5			26	92.3%	163,060	0	6,570	
2 BRs	2	2			4	100.0%	164,525	21,668	36,319	
Subtot. - Res'l Units	52.5	17.5	4		89	83.1%	98,130	0	4,515	
SNF (Incl. Medicare)	7		9	3	32	59.4%	140,711	55,700	110,508	
<b>Total</b>	<b>59.5</b>	<b>17.5</b>	<b>13</b>	<b>3</b>	<b>121</b>	<b>76.9%</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	533.00	17.19		18.10						
Nursing Hours	3390.90	109.38		107.12						
NHPPD		6.36		5.92						
Medicare Days	6.00	0.19		1.87						
Add'l Monthly Revenue at full unit IL Life Care census (Laguna)				\$	74,256					
							<b>Care Fee Subsidies</b>			
							Budget	Actual	Variance	Actual 2019
							(104,165)	(80,689)	23,476	(76,595)
							<b>Year to Date</b>			