

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

Monthly Financial June 2020					Year To Date Financial					
Operating Revenue	Budget	Actual	Variance	June. 2019	Operating Revenue	Budget	Actual	Variance	YTD June. 2019	
Life Care Fees (Incl. Type C)	\$ 340,792	\$ 299,743	\$ (41,049)	\$ 296,603	Life Care Fees (Incl. Type C)	\$ 2,044,752	\$ 1,809,728	\$ (235,024)	\$ 1,763,961	
SNF Private Pay Fees	115,388	128,050	12,662	125,130	SNF Private Pay Fees	\$ 692,328	801,340	109,012	707,120	
AL Private Pay Fees	26,210	41,113	14,903	36,915	AL Private Pay Fees	\$ 157,260	255,860	98,600	251,628	
Medicare Type A and B	134,963	86,264	(48,699)	78,283	Medicare Type A and B	\$ 809,778	749,667	(60,111)	1,041,274	
Other	88,863	85,601	(3,262)	81,595	Other	\$ 533,178	757,643	224,465	486,017	
Total Op Revenue	706,216	640,771	(65,445)	618,526	Total Op Revenue	4,237,296	4,374,238	136,942	4,250,000	
Less Total Op Expense	(1,044,398)	(1,185,455)	(141,057)	(1,007,502)	Less Total Op Expense	\$ (6,266,388)	(6,891,238)	(624,850)	(6,105,375)	
Operating Gain/Loss	(338,182)	(544,684)	(206,502)	(388,976)	Operating Gain/Loss	(2,029,092)	(2,517,000)	(487,908)	(1,855,375)	
Other Income/Exp	(17,844)	(19,301)	(1,457)	2,289	Other Income/Exp	\$ (107,064)	195,291	302,355	75,961	
Pre Investment Net Inc./Loss	(356,026)	(563,985)	(207,959)	(386,687)	Pre Investment Net Inc./Loss	(2,136,156)	(2,321,709)	(185,553)	(1,779,414)	
Net Investment Income	265,512	1,281,126	1,015,614	3,178,327	Net Investment Income	1,593,072	(3,732,170)	(5,325,242)	6,913,329	
Net Income <Loss>	\$ (90,514)	\$ 717,141	\$ 807,655	\$ 2,791,640	Net Income <Loss>	\$ (543,084)	\$ (6,053,879)	\$ (5,510,795)	\$ 5,133,915	
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)	35	7	4		59	78.0%	Apt. 245M	150,000	0	159,637
1 BRs	16	9			26	96.2%	Apt. 204/205/206	163,060	920	7,490
2 BRs	2	2			4	100.0%	Apt. 403/404	164,525	30,234	66,553
Subtot. - Res'l Units	53	18	4		89	84.3%	Apt. 307/308	98,130	18,468	22,983
							Apt. 230	140,711	14,608	125,116
SNF (Incl. Medicare)	7		9	3	32	59.4%				
Total	60	18	13	3	121	77.7%	Total In Progress	716,426	64,230	381,778
<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	491.00	16.37		17.19						
Nursing Hours	3178.20	105.94		109.38						
NHPPD		6.47		6.36						
Medicare Days	8.00	0.27		0.19						
Add'l Monthly Revenue at full unit IL Life Care census (Laguna)				\$	74,362					
					Care Fee Subsidies					
					Year to Date	Budget	Actual	Variance	Actual 2019	
						(124,998)	(95,305)	29,693	(91,914)	