

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

Monthly Financial July 2020					Year To Date Financial					
Operating Revenue	Budget	Actual	Variance	July. 2019	Operating Revenue	Budget	Actual	Variance	YTD July. 2019	
Life Care Fees (Incl. Type C)	\$ 390,504	\$ 313,990	\$ (76,514)	\$ 312,950	Life Care Fees (Incl. Type C)	\$ 2,435,256	\$ 2,123,718	\$ (311,538)	\$ 2,076,911	
SNF Private Pay Fees	121,992	138,585	16,593	111,495	SNF Private Pay Fees	\$ 814,320	939,925	125,605	818,615	
AL Private Pay Fees	27,258	45,346	18,088	42,695	AL Private Pay Fees	\$ 184,518	301,206	116,688	294,323	
Medicare Type A and B	137,201	32,324	(104,877)	89,732	Medicare Type A and B	\$ 946,979	781,990	(164,989)	1,131,006	
Other	88,863	82,866	(5,997)	88,727	Other	\$ 622,041	840,508	218,467	574,744	
Total Op Revenue	765,818	613,111	(152,707)	645,599	Total Op Revenue	5,003,114	4,987,347	(15,767)	4,895,599	
Less Total Op Expense	(1,044,398)	(1,126,717)	(82,319)	(1,036,901)	Less Total Op Expense	\$ (7,310,786)	(8,017,955)	(707,169)	(7,143,700)	
Operating Gain/Loss	(278,580)	(513,606)	(235,026)	(391,302)	Operating Gain/Loss	(2,307,672)	(3,030,608)	(722,936)	(2,248,101)	
Other Income/Exp	(17,844)	(21,860)	(4,016)	(16,330)	Other Income/Exp	\$ (124,908)	173,431	298,339	59,631	
Pre Investment Net Inc./Loss	(296,424)	(535,466)	(239,042)	(407,632)	Pre Investment Net Inc./Loss	(2,432,580)	(2,857,177)	(424,597)	(2,188,470)	
Net Investment Income	265,512	2,376,259	2,110,747	326,855	Net Investment Income	1,858,584	(1,355,911)	(3,214,495)	6,913,329	
Net Income <Loss>	\$ (30,912)	\$ 1,840,793	\$ 1,871,705	\$ (80,777)	Net Income <Loss>	\$ (573,996)	\$ (4,213,088)	\$ (3,639,092)	\$ 4,724,859	
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	6	4		59	76.3%	150,000	0	159,637	
1 BRs	16	9			26	96.2%	163,060	61,839	69,329	
2 BRs	2	2			4	100.0%	164,525	172	66,725	
Subtot. - Res'l Units	53	17	4		89	83.1%	98,130	27,569	50,552	
SNF (Incl. Medicare)	7	1	9	1	32	56.3%	140,711	14,422	139,538	
Total	60	18	13	1	121	76.0%				
<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	534.00	17.23		16.37						
Nursing Hours	1583.80	51.09		105.94						
NHPPD		2.97		6.47						
Medicare Days	30.00	0.97		0.27						
Add'l Monthly Revenue at full unit IL Life Care census (Laguna)				\$ 81,560						
							Care Fee Subsidies			
							Budget	Actual	Variance	Actual 2019
							(145,831)	(110,693)	35,138	(107,877)
							Year to Date			