

Heritage on the Marina
Monthly Snapshot September 2020

Monthly Financial					Year To Date Financial					
September				September	Year To Date Financial				YTD Sept. 2019	
Operating Revenue	Budget	2020 Actual	Variance	2019	Operating Revenue	Budget	Actual	Variance	YTD Sept. 2019	
Life Care Fees (Incl. Type C)	\$ 390,504	\$ 318,885	\$ (71,619)	\$ 312,803	Life Care Fees (Incl. Type C)	\$ 3,216,264	\$ 2,759,223	\$ (457,041)	\$ 2,717,850	
SNF Private Pay Fees	121,992	157,150	35,158	100,900	SNF Private Pay Fees	\$ 1,058,304	1,247,980	189,676	1,004,115	
AL Private Pay Fees	27,258	38,475	11,217	38,090	AL Private Pay Fees	\$ 239,034	378,156	139,122	365,068	
Medicare Type A and B	137,201	47,364	(89,837)	108,437	Medicare Type A and B	\$ 1,221,381	874,855	(346,526)	1,339,970	
Other	88,863	90,689	1,826	87,766	Other	\$ 799,767	1,299,426	499,659	767,837	
Total Op Revenue	765,818	652,563	(113,255)	647,996	Total Op Revenue	6,534,750	6,559,640	24,890	6,194,840	
Less Total Op Expense	(1,044,398)	(1,081,741)	(37,343)	(1,008,431)	Less Total Op Expense	\$ (9,399,582)	(10,197,607)	(798,025)	(9,171,548)	
Operating Gain/Loss	(278,580)	(429,178)	(150,598)	(360,435)	Operating Gain/Loss	(2,864,832)	(3,637,967)	(773,135)	(2,976,708)	
Other Income/Exp	(17,844)	(15,572)	2,272	1,488	Other Income/Exp	\$ (160,596)	(105,742)	54,854	56,129	
Pre Investment Net Inc./Loss	(296,424)	(444,750)	(148,326)	(358,947)	Pre Investment Net Inc./Loss	(3,025,428)	(3,743,709)	(718,281)	(2,920,579)	
Net Investment Income	265,512	(1,778,725)	(2,044,237)	1,219,117	Net Investment Income	2,389,608	(602,259)	(2,991,867)	7,643,666	
Net Income <Loss>	\$ (30,912)	\$ (2,223,475)	\$ (2,192,563)	\$ 860,170	Net Income <Loss>	\$ (635,820)	\$ (4,345,968)	\$ (3,710,148)	\$ 4,723,087	
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)	36	5	4		59	76.3%	163,060	71,533	189,376	
1 BRs	16	10			26	100.0%	164,525	44,778	125,954	
2 BRs	2	2			4	100.0%	98,130	39,707	115,850	
Subtot. - Res'l Units	54	17	4		89	84.3%				
SNF (Incl. Medicare)	7	1	10	1	32	59.4%				
Total	61	18	14	1	121	77.7%				
<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	573.00	19.10		18.52						
Nursing Hours	3686.40	122.88		115.61						
NHPPD		6.43		6.24						
Medicare Days	65.00	2.17		1.39						
Add'l Monthly Revenue at full unit IL Life Care census (Laguna)				\$ 73,855						
							Care Fee Subsidies			
							Budget	Actual	Variance	Actual 2019
							(187,497)	(141,469)	46,028	(144,277)
							Year to Date			