



October 2020 Financial Summary

Operating Result - Year to Date

- Regular monthly care fees and Medicare fees continue to perform significantly under budget through October with a negative impact of \$988K. However, private pay skilled nursing, private pay assisted living, and amortized entry fees combined are exceeding plan by \$707K, and coupled with stimulus payments of \$277K and \$51K in lower than budgeted resident subsidies, we are slightly exceeding our revenue budget by \$30K.

US HHS Stimulus Payments	
Apr.	\$ 90,581.48
May.	\$ 130,000.00
Jun.	\$ -
Jul.	\$ -
Aug.	\$ 56,400.00
Sep.	\$ -
Oct.	\$ -
YTD	\$ 276,981.48

Overall expenses are \$892K over budget with COVID -19 expense contributing to \$526K of this variance, regular operating expenses \$221K, and depreciation \$145K. As the table below indicates, our COVID expense spend rate has eased considerably since the initial onset of the virus.

COVID-19 Monthly Expense	
Mar.	\$ 4,674
Apr.	\$ 118,561
May.	\$ 158,452
Jun.	\$ 85,010
Jul.	\$ 48,761
Aug.	\$ 37,752
Sep.	\$ 41,354
Oct.	\$ 31,173
YTD	\$ 525,737

- Our combined revenue and expense result is an operating loss of \$4.0M vs. a budget of \$3.1M or \$862K worse than plan.

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- 2 residents passed away in the month leaving 2, 1 bedroom apartments vacant.

Revenue – Month

- Monthly revenue from all sources was \$771K and includes \$97K in amortized entrance fees from a resident who passed away in the month.

Expenses- Month

- Unemployment expense-we made a second quarterly payment to CA EDD for unemployment insurance in October in the amount of \$19K. Payments made in 2020 are exceeding prior year's historical levels.
- Household Equip. Replacement-over budget by \$12K driven by unplanned replacement of linens in the health center.
- Outside Services-over budget by \$20K in total, Dining Services \$8K over budget due to unbudgeted salary and benefits expense related to the full time Registered Dietician position and Administration \$6K over budget due to \$4K in unplanned temporary agency HR staff fees.

Capital Projects – Month

- Work continues on 3 different apartment combinations and we incurred \$72K in expense in the month. The 204/205/206 project is a combination of 3 studios to make 1, 2 bedroom apartment while the 307/308 and 403/404 projects are combining an existing 1 bedroom apartment with a studio in order to create 2, 2 bedroom apartments.

Bernstein Investment Portfolio – Cash Draws

- Bernstein regular monthly draws in the month were \$205K and stand at \$2.050M year to date. There was also an additional transfer of \$250K from the portfolio in the month. The total of all transfers through October stand at \$4.185M.

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Controller

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