

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

Monthly Financial October 2020					Year To Date Financial					
Operating Revenue	Budget	Actual	Variance	October 2019	Operating Revenue	Budget	Actual	Variance	YTD Oct. 2019	
Life Care Fees (Incl. Type C)	\$ 390,504	\$ 325,274	\$ (65,230)	\$ 313,879	Life Care Fees (Incl. Type C)	\$ 3,606,768	\$ 3,084,497	\$ (522,271)	\$ 3,031,729	
SNF Private Pay Fees	121,992	149,205	27,213	86,475	SNF Private Pay Fees	\$ 1,180,296	1,397,185	216,889	1,090,590	
AL Private Pay Fees	27,258	38,475	11,217	38,090	AL Private Pay Fees	\$ 266,292	416,631	150,339	403,158	
Medicare Type A and B	137,201	68,742	(68,459)	39,178	Medicare Type A and B	\$ 1,358,582	943,597	(414,985)	1,379,148	
Other	88,863	189,198	100,335	147,563	Other	\$ 888,630	1,488,624	599,994	915,400	
Total Op Revenue	765,818	770,894	5,076	625,185	Total Op Revenue	7,300,568	7,330,534	29,966	6,820,025	
Less Total Op Expense	(1,044,398)	(1,138,233)	(93,835)	(1,058,597)	Less Total Op Expense	\$ (10,443,980)	(11,335,839)	(891,859)	(10,230,377)	
Operating Gain/Loss	(278,580)	(367,339)	(88,759)	(433,412)	Operating Gain/Loss	(3,143,412)	(4,005,305)	(861,893)	(3,410,352)	
Other Income/Exp	(17,844)	(28,439)	(10,595)	(16,283)	Other Income/Exp	\$ (178,440)	(134,181)	44,259	39,846	
Pre Investment Net Inc./Loss	(296,424)	(395,778)	(99,354)	(449,695)	Pre Investment Net Inc./Loss	(3,321,852)	(4,139,486)	(817,634)	(3,370,506)	
Net Investment Income	265,512	(1,449,623)	(1,715,135)	1,242,976	Net Investment Income	2,655,120	(2,051,882)	(4,707,002)	9,091,642	
Net Income <Loss>	\$ (30,912)	\$ (1,845,401)	\$ (1,814,489)	\$ 793,281	Net Income <Loss>	\$ (666,732)	\$ (6,191,368)	\$ (5,524,636)	\$ 5,721,136	
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	56,489	245,865	
1 BRs	14	10			26	92.3%	164,525	869	126,823	
2 BRs	2	2			4	100.0%	98,130	14,911	130,761	
Subtot. - Res'l Units	52	17	4		89	82.0%				
SNF (Incl. Medicare)	7	1	10	1	32	59.4%				
Total	59	18	14	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	600.00	19.35		19.10						
Nursing Hours	3715.00	119.84		122.88						
NHPPD		6.19		6.43						
Medicare Days	58.00	1.87		2.17						
Add'l Monthly Revenue at full unit IL Life Care census (Laguna)				\$ 89,265						
							Care Fee Subsidies			
							Budget	Actual	Variance	Actual 2019
							(208,330)	(157,497)	50,833	(161,328)
							Year to Date			