

Heritage on the Marina
Monthly Snapshot January 2021

Monthly Financial January 2021					Year To Date Financial						
Operating Revenue	Budget	Actual	Variance	January 2020	Operating Revenue	Budget	Actual	Variance	YTD Jan. 2020		
Life Care Fees (Incl. Type C)	\$ 340,598	\$ 313,389	\$ (27,209)	\$ 306,167	Life Care Fees (Incl. Type C)	\$ 340,598	\$ 313,389	\$ (27,209)	\$ 306,167		
SNF Private Pay Fees	147,548	140,650	(6,898)	124,475	SNF Private Pay Fees	\$ 147,548	140,650	(6,898)	124,475		
AL Private Pay Fees	38,827	46,745	7,918	40,390	AL Private Pay Fees	\$ 38,827	46,745	7,918	40,390		
Medicare Type A and B	111,480	56,380	(55,100)	192,128	Medicare Type A and B	\$ 111,480	56,380	(55,100)	192,128		
Other	178,800	464,657	285,857	142,722	Other	\$ 178,800	464,657	285,857	142,722		
Total Op Revenue	817,253	1,021,821	204,568	805,882	Total Op Revenue	817,253	1,021,821	204,568	805,882		
Less Total Op Expense	(1,130,389)	(1,036,053)	94,336	(1,123,042)	Less Total Op Expense	\$ (1,130,389)	(1,036,053)	94,336	(1,123,042)		
Operating Gain/Loss	(313,136)	(14,232)	298,904	(317,160)	Operating Gain/Loss	(313,136)	(14,232)	298,904	(317,160)		
Other Income/Exp	(7,750)	(36,110)	(28,360)	24,578	Other Income/Exp	\$ (7,750)	(36,110)	(28,360)	24,578		
Pre Investment Net Inc./Loss	(320,886)	(50,342)	270,544	(292,582)	Pre Investment Net Inc./Loss	(320,886)	(50,342)	270,544	(292,582)		
Net Investment Income	284,902	71,979	(212,923)	(377,913)	Net Investment Income	284,902	71,979	(212,923)	(377,913)		
Net Income <Loss>	\$ (35,984)	\$ 21,637	\$ 57,621	\$ (670,495)	Net Income <Loss>	\$ (35,984)	\$ 21,637	\$ 57,621	\$ (670,495)		
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	5		59	78.0%	Apt. 224	120,000	0	3,357	
1 BRs	14	9			26	88.5%	UC				
2 BRs	2	2			4	100.0%					
Subtot. - Res'l Units	52	16	5		89	82.0%					
SNF (Incl. Medicare)	7	1	8	0	32	50.0%					
Total	59	17	13	0	121	73.6%					
<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		20.37							
Nursing Hours	3762.90	121.38		125.56							
NHPPD		7.05		6.16							
Medicare Days	31.00	1.00		2.67							
Add'l Monthly Revenue at full apartment occupancy					\$ 101,975						
							Approved/In Progress				
							Total In Progress	120,000	0	3,357	
							<small>*Includes all costs.</small>				
							Care Fee Subsidies				
							Budget	Actual	Variance	Actual 2020	
							Year to Date	(20,833)	(15,388)	5,445	(16,890)