

**Heritage on the Marina
Monthly Snapshot February 2021**

Monthly Financial February 2021					Year To Date Financial					
Operating Revenue	Budget	Actual	Variance	February 2020	Operating Revenue	Budget	Actual	Variance	YTD Feb. 2020	
Life Care Fees (Incl. Type C)	\$ 340,598	\$ 307,581	\$ (33,017)	\$ 310,249	Life Care Fees (Incl. Type C)	\$ 681,196	\$ 620,970	\$ (60,226)	\$ 616,416	
SNF Private Pay Fees	147,548	131,535	(16,013)	134,940	SNF Private Pay Fees	\$ 295,096	\$ 272,185	(22,911)	259,415	
AL Private Pay Fees	38,827	44,705	5,878	40,390	AL Private Pay Fees	\$ 77,654	\$ 91,450	13,796	80,780	
Medicare Type A and B	111,480	75,970	(35,510)	153,993	Medicare Type A and B	\$ 222,960	\$ 139,409	(83,551)	346,122	
Other	178,800	107,127	(71,673)	278,118	Other	\$ 357,600	\$ 571,784	214,184	420,840	
Total Op Revenue	817,253	666,918	(150,335)	917,690	Total Op Revenue	1,634,506	1,695,798	61,292	1,723,573	
Less Total Op Expense	(1,130,389)	(1,123,028)	7,361	(1,092,328)	Less Total Op Expense	\$ (2,260,778)	(2,158,778)	102,000	(2,215,370)	
Operating Gain/Loss	(313,136)	(456,110)	(142,974)	(174,638)	Operating Gain/Loss	(626,272)	(462,980)	163,292	(491,797)	
Other Income/Exp	(7,750)	(27,012)	(19,262)	4,988	Other Income/Exp	\$ (15,500)	(49,917)	(34,417)	29,566	
Pre Investment Net Inc./Loss	(320,886)	(483,122)	(162,236)	(169,650)	Pre Investment Net Inc./Loss	(641,772)	(512,897)	128,875	(462,231)	
Net Investment Income	284,902	1,341,513	1,056,611	(3,932,887)	Net Investment Income	569,804	1,413,492	843,688	(4,310,799)	
Net Income <Loss>	\$ (35,984)	\$ 858,391	\$ 894,375	\$ (4,102,537)	Net Income <Loss>	\$ (71,968)	\$ 900,595	\$ 972,563	\$ (4,773,030)	
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	4	5		59	76.3%	120,000	55,244	58,601	
1 BRs	14	9			26	88.5%	126,893	28,279	28,279	
2 BRs	2	2			4	100.0%	50,019	37,789	37,789	
Subtot. - Res'l Units	52	15	5		89	80.9%	127,195	55,037	55,037	
SNF (Incl. Medicare)	6	1	8	0	32	46.9%				
Total	58	16	13	0	121	71.9%				
<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	506.00	18.07		17.23						
Nursing Hours	3340.20	119.29		121.38						
NHPPD		6.60		7.05						
Medicare Days	64.00	2.29		1.00						
Add'l Monthly Revenue at full unit IL Life Care census (Laguna)				\$ 100,455						
							Care Fee Subsidies			
							Budget	Actual	Variance	Actual 2020
							(41,666)	(30,776)	10,890	(33,780)
							Year to Date			