

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

Monthly Financial March 2021					Year To Date Financial					
Operating Revenue	Budget	Actual	Variance	March 2020	Operating Revenue	Budget	Actual	Variance	YTD Mar. 2020	
Life Care Fees (Incl. Type C)	\$ 340,598	\$ 304,365	\$ (36,233)	\$ 298,855	Life Care Fees (Incl. Type C)	\$ 1,021,794	\$ 925,335	\$ (96,459)	\$ 915,271	
SNF Private Pay Fees	147,548	129,475	(18,073)	140,000	SNF Private Pay Fees	\$ 442,644	\$ 401,660	(40,984)	399,415	
AL Private Pay Fees	38,827	40,540	1,713	43,556	AL Private Pay Fees	\$ 116,481	\$ 131,990	15,509	124,336	
Medicare Type A and B	111,480	59,731	(51,749)	110,472	Medicare Type A and B	\$ 334,440	\$ 202,773	(131,667)	456,593	
Other	178,800	82,256	(96,544)	85,290	Other	\$ 536,400	654,040	117,640	506,130	
Total Op Revenue	817,253	616,367	(200,886)	678,173	Total Op Revenue	2,451,759	2,315,798	(135,961)	2,401,745	
Less Total Op Expense	(1,130,389)	(1,148,676)	(18,287)	(1,080,584)	Less Total Op Expense	\$ (3,391,167)	(3,307,454)	83,713	(3,295,954)	
Operating Gain/Loss	(313,136)	(532,309)	(219,173)	(402,411)	Operating Gain/Loss	(939,408)	(991,656)	(52,248)	(894,209)	
Other Income/Exp	(7,750)	(10,696)	(2,946)	4,470	Other Income/Exp	\$ (23,250)	(60,613)	(37,363)	34,036	
Pre Investment Net Inc./Loss	(320,886)	(543,005)	(222,119)	(397,941)	Pre Investment Net Inc./Loss	(962,658)	(1,052,269)	(89,611)	(860,173)	
Net Investment Income	284,902	1,399,805	1,114,903	(7,694,825)	Net Investment Income	854,706	2,813,297	1,958,591	(12,005,624)	
Net Income <Loss>	\$ (35,984)	\$ 856,800	\$ 892,784	\$ (8,092,766)	Net Income <Loss>	\$ (107,952)	\$ 1,761,028	\$ 1,868,980	\$ (12,865,797)	
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%	120,000	17,389	75,990	
1 BRs	14	9			26	88.5%	126,893	35,344	63,623	
2 BRs	2	2			4	100.0%	50,019	0	37,789	
Subtot. - Res'l Units	52	16	5		89	82.0%	127,195	12,561	67,598	
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	484.00	15.61		18.07						
Nursing Hours	3314.60	106.92		119.29						
NHPPD		6.85		6.60						
Medicare Days	46.00	1.48		2.29						
Add'l Monthly Revenue at full unit IL Life Care census (Laguna)					\$ 100,455					
							Care Fee Subsidies			
							Budget	Actual	Variance	Actual 2020
							(20,833)	(15,388)	5,445	(16,890)
							Year to Date			