

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

<b>Monthly Financial April 2021</b>					<b>Year To Date Financial</b>				
<b>Operating Revenue</b>	Budget	Actual	Variance	April 2020	<b>Operating Revenue</b>	Budget	Actual	Variance	YTD Apr. 2020
Life Care Fees (Incl. Type C)	\$ 340,598	\$ 305,500	\$ (35,098)	\$ 296,741	Life Care Fees (Incl. Type C)	\$ 1,362,392	\$ 1,230,835	\$ (131,557)	\$ 1,212,012
SNF Private Pay Fees	147,548	101,530	(46,018)	130,500	SNF Private Pay Fees	\$ 590,192	\$ 503,190	(87,002)	529,915
AL Private Pay Fees	38,827	34,665	(4,162)	45,205	AL Private Pay Fees	\$ 155,308	\$ 166,655	11,347	169,541
Medicare Type A and B	111,480	81,834	(29,646)	99,849	Medicare Type A and B	\$ 445,920	\$ 284,607	(161,313)	556,443
Other	113,466	85,644	(27,822)	81,655	Other	\$ 649,866	739,684	89,818	587,786
Total Op Revenue	751,919	609,173	(142,746)	653,950	Total Op Revenue	3,203,678	2,924,971	(278,707)	3,055,697
Less Total Op Expense	(1,130,389)	(1,124,491)	5,898	(1,176,834)	Less Total Op Expense	\$ (4,521,556)	(4,431,945)	89,611	(4,472,788)
<b>Operating Gain/Loss</b>	<b>(378,470)</b>	<b>(515,318)</b>	<b>(136,848)</b>	<b>(522,884)</b>	<b>Operating Gain/Loss</b>	<b>(1,317,878)</b>	<b>(1,506,974)</b>	<b>(189,096)</b>	<b>(1,417,091)</b>
<b>Other Income/Exp</b>	<b>(7,750)</b>	<b>(24,284)</b>	<b>(16,534)</b>	<b>78,556</b>	<b>Other Income/Exp</b>	<b>\$ (31,000)</b>	<b>(84,897)</b>	<b>(53,897)</b>	<b>112,477</b>
<b>Pre Investment Net Inc./Loss</b>	<b>(386,220)</b>	<b>(539,602)</b>	<b>(153,382)</b>	<b>(444,328)</b>	<b>Pre Investment Net Inc./Loss</b>	<b>(1,348,878)</b>	<b>(1,591,871)</b>	<b>(242,993)</b>	<b>(1,304,614)</b>
Net Investment Income	284,902	3,507,552	3,222,650	4,800,503	Net Investment Income	1,139,608	6,320,849	5,181,241	(7,205,121)
Net Income <Loss>	\$ (101,318)	\$ 2,967,950	\$ 3,069,268	\$ 4,356,175	Net Income <Loss>	\$ (209,270)	\$ 4,728,978	\$ 4,938,248	\$ (8,509,735)

  

<b>End of Month Unit Census/Occupancy %</b>							<b>Capital Project Update</b>			
	Units						<b>Approved/In Progress</b>	Est. Project Cost	Month Cost	Cumulative Project Cost*
	Life Care <sup>1</sup>	Type C	PP/Insurance	Medicare	Capacity	% Occupied				
Studios (incl. Deluxe)	36	5	5		59	78.0%	Apt. 224	120,000	837	76,827
1 BRs	14	9			26	88.5%	Apt. 412	126,893	56,452	120,075
2 BRs	2	2			4	100.0%	Apt. #1540, Francisco St.	50,019	0	37,789
Subtot. - Res'l Units	52	16	5		89	82.0%	Apt. #311	127,195	47,945	115,543
SNF (Incl. Medicare)	6	1	5	6	32	56.3%	Apt. #1538, Francisco St.	n/a	7,860	7,860
<b>Total</b>	<b>58</b>	<b>17</b>	<b>10</b>	<b>6</b>	<b>121</b>	<b>75.2%</b>	Apt. 307/403	n/a	581	581
<small>1 SNF includes short-term stay life care residents. Source count is PCC census report.</small>							Apt. 107	n/a	3,924	3,924
Nursing Hours per patient day:	Total	Avg per Day		Previous Month			Total In Progress	424,107	117,598	362,599
SNF Days	476.00	15.87		15.61			*Includes all costs.			
Nursing Hours	3265.70	108.86		106.92						
NHPPD		6.86		6.85						
Medicare Days	96.00	3.20		1.48						
Add'l Monthly Revenue at full unit IL Life Care census (Laguna)				<b>\$ 100,455</b>			<b>Care Fee Subsidies</b>			
							Budget	Actual	Variance	Actual 2020
							(83,332)	(61,552)	21,780	(66,073)
							<b>Year to Date</b>			