

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

Monthly Financial May 2021					Year To Date Financial					
Operating Revenue	Budget	Actual	Variance	May 2020	Operating Revenue	Budget	Actual	Variance	YTD May 2020	
Life Care Fees (Incl. Type C)	\$ 340,598	\$ 310,441	\$ (30,157)	\$ 297,973	Life Care Fees (Incl. Type C)	\$ 1,702,990	\$ 1,541,276	\$ (161,714)	\$ 1,509,985	
SNF Private Pay Fees	147,548	85,810	(61,738)	143,375	SNF Private Pay Fees	\$ 737,740	\$ 589,000	(148,740)	673,290	
AL Private Pay Fees	38,827	34,665	(4,162)	45,205	AL Private Pay Fees	\$ 194,135	\$ 201,320	7,185	214,746	
Medicare Type A and B	111,480	123,237	11,757	106,960	Medicare Type A and B	\$ 557,400	\$ 407,844	(149,556)	663,403	
Other	113,466	88,280	(25,186)	84,256	Other	\$ 763,332	\$ 827,964	64,632	672,042	
Total Op Revenue	751,919	642,433	(109,486)	677,769	Total Op Revenue	3,955,597	3,567,404	(388,193)	3,733,466	
Less Total Op Expense	(1,130,389)	(1,156,237)	(25,848)	(1,232,995)	Less Total Op Expense	\$ (5,651,945)	(5,588,182)	63,763	(5,705,783)	
Operating Gain/Loss	(378,470)	(513,804)	(135,334)	(555,226)	Operating Gain/Loss	(1,696,348)	(2,020,778)	(324,430)	(1,972,317)	
Other Income/Exp	(7,750)	(13,380)	(5,630)	102,116	Other Income/Exp	\$ (38,750)	(98,277)	(59,527)	214,592	
Pre Investment Net Inc./Loss	(386,220)	(527,184)	(140,964)	(453,110)	Pre Investment Net Inc./Loss	(1,735,098)	(2,119,055)	(383,957)	(1,757,725)	
Net Investment Income	284,902	1,196,467	911,565	2,191,825	Net Investment Income	1,424,510	6,617,316	5,192,806	(5,013,296)	
Net Income <Loss>	\$ (101,318)	\$ 669,283	\$ 770,601	\$ 1,738,715	Net Income <Loss>	\$ (310,588)	\$ 4,498,261	\$ 4,808,849	\$ (6,771,021)	
End of Month Unit Census/Occupancy %					Capital Project Update					
		Units				Approved/In Progress	Est. Project Cost	Month Cost	Cumulative Project Cost*	
	Life Care ¹	Type C	PP/Insurance	Medicare	Capacity	% Occupied				
Studios (incl. Deluxe)	35	5	5		59	76.3%	Apt. 224	120,000	10,147	86,974
1 BRs	14	9			26	88.5%	Apt. 412	126,893	37,721	157,796
2 BRs	2	2			4	100.0%	Apt. #1540, Francisco St.	50,019	4,806	42,595
Subtot. - Res'l Units	51	16	5		89	80.9%	Apt. #311	127,195	24,292	139,835
SNF (Incl. Medicare)	5	1	5	6	32	53.1%	Apt. #1538, Francisco St.	n/a	0	7,860
Total	56	17	10	6	121	73.6%	Apt. 307/403	n/a	0	581
							Apt. 107	n/a	0	3,924
1 SNF includes short-term stay life care residents. Source count is PCC census report.					Total In Progress					
Nursing Hours per patient day:	Total	Avg per Day		Previous Month	424,107					
SNF Days	521.00	16.81		15.87	76,966					
Nursing Hours	3100.40	100.01		108.86	439,565					
NHPPD		5.95		6.86	*Includes all costs.					
Medicare Days	171.00	5.52		3.20						
Add'l Monthly Revenue at full unit IL Life Care census (Laguna)				\$ 104,675						
					Care Fee Subsidies					
					Year to Date					
					Budget	Actual	Variance	Actual 2020		
					(104,165)	(68,268)	35,897	(80,689)		