

**Heritage on the Marina
Monthly Snapshot April 2022**

Monthly Financial April 2022					Year To Date Financial					
Operating Revenue	Budget	Actual	Variance	April 2021	Operating Revenue	Budget	Actual	Variance	YTD Apr. 2021	
Life Care Fees (Incl. Type C)	\$ 359,668	\$ 317,761	\$ (41,907)	\$ 305,500	Life Care Fees (Incl. Type C)	\$ 1,438,672	\$ 1,278,760	\$ (159,912)	\$ 1,230,835	
SNF Private Pay Fees	76,328	93,250	16,922	101,530	SNF Private Pay Fees	\$ 305,312	\$ 373,700	68,388	503,190	
AL Private Pay Fees	39,930	44,600	4,670	34,665	AL Private Pay Fees	\$ 159,720	\$ 166,826	7,106	166,655	
Medicare Type A and B	66,436	13,750	(52,686)	81,834	Medicare Type A and B	\$ 265,744	\$ 160,389	(105,355)	284,607	
Other	99,757	102,305	2,548	85,644	Other	\$ 399,028	\$ 417,520	18,492	739,684	
Total Op Revenue	642,119	571,666	(70,453)	609,173	Total Op Revenue	2,568,476	2,397,195	(171,281)	2,924,971	
Less Total Op Expense	(1,137,393)	(1,064,424)	72,969	(1,124,491)	Less Total Op Expense	\$ (4,549,572)	(4,155,239)	394,333	(4,431,945)	
Operating Gain/Loss	(495,274)	(492,758)	2,516	(515,318)	Operating Gain/Loss	(1,981,096)	(1,758,044)	223,052	(1,506,974)	
Other Income/Exp	(50,667)	(28,565)	22,102	(24,284)	Other Income/Exp	\$ (202,668)	(73,741)	128,927	(84,897)	
Pre Investment Net Inc./Loss	(545,941)	(521,323)	24,618	(539,602)	Pre Investment Net Inc./Loss	(2,183,764)	(1,831,786)	351,978	(1,591,871)	
Net Investment Income	287,455	(5,199,443)	(5,486,898)	3,507,552	Net Investment Income	1,149,820	(10,387,824)	(11,537,644)	6,320,849	
Net Income <Loss>	\$ (258,486)	\$ (5,720,766)	\$ (5,462,280)	\$ 2,967,950	Net Income <Loss>	\$ (1,033,944)	\$ (12,219,610)	\$ (11,185,666)	\$ 4,728,978	
End of Month Unit Census/Occupancy %					Capital Project Update					
		Units							Cumulative	
	Life Care ¹	Type C	PP/Insurance	Medicare	Capacity	% Occupied	Est. Budget	Month Cost	Project Cost*	
Studios (incl. Deluxe)	29	6	5		46	86.6%	24,553	1,446	1,446	
1 BRs	10	10			24	83.3%	5,000	0	2,107	
2 BRs	4	4			10	80.0%	10,000	0	6,263	
Subtot. - Res'l Units	43	20	5		80.2	84.8%	190,000	0	37,317	
SNF (Incl. Medicare)	5		6	1	32	37.5%	#11 Apartment Costmetic Refresh #403/#120	75,000	29,840	35,480
Total	48	20	11	1	112.2	71.3%	#32 Sandwich Station	11,500	0	8,846
<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			#12 Garden Room	22,000	0	14,330
SNF Days	335.00	11.17		12.77			#13 Fitness Center	45,000	20,067	23,741
Nursing Hours	2369.10	78.97		83.63			#24 Nurse Call	275,000	0	1,005
NHPPD		7.07		6.55			#14 Campus Replacements	10,000	0	438
Medicare Days	5.00	0.17		1.77			#35 Walk-In Freezer	90,000	0	45,000
Add'l Monthly Revenue at full unit IL Life Care census					\$ 78,075		#10 Apartment Renovations	710,000	46,325	46,657
							#22 Access Control CCTV Project	55,000	0	7,204
							Total In Progress	1,523,053	97,677	229,835
							<small>*Includes all costs.</small>			
							Care Fee Subsidies			
							Budget	Actual	Variance	Actual 2021
							(56,668)	(52,422)	4,246	(61,552)
							Year to Date			