

Winchester House
Budget Variance Reconciliation
[Without Medicaid County Subsidy & Property Tax Levy]
12/1/2014 - 1/31/2015

ACCRUAL BASIS FORMAT (PCC)

		Total \$'s
		<hr/>
Approved Budgeted Net Income (Without Medicaid Subsidy and Property Tax Levy)		\$ (717,946)
 <u>REVENUE RELATED VARIANCES:</u>		
Private Revenue under budget - 217 days under budget and prior period reclass of \$97,920	\$ (92,686)	
Medicaid Revenue over budget- Reclass of Medicaid pending residents, 689 days over budget	123,163	
Medicare A Revenue over budget- 251 days over budget and higher average RUG rate than budget	114,928	
Medicare B Revenue under budget- Lower than budgeted # of Part B services	(17,144)	
Managed Care Revenue under budget - 158 days under budget	(71,154)	
Other Care Revenue under budget- Lower meal revenue than budget	<u>(117)</u>	
Total Revenue Variance		\$ 56,991
 <u>EXPENSE RELATED VARIANCES:</u>		
Ancillary Expenses over budget - Primarily due to higher than budgeted Medicare census	\$ (8,187)	
Nurse Agency under budget	5,088	
SDL Purchased Services over budget - Primarily due to higher than budgeted census	(49,806)	
Other Purchased Services under budget - Lower than budgeted use of purchased services	15,364	
Supplies over budget - Primarily due to higher than budgeted census	(17,518)	
Utilities over budget - Higher than budgeted gas expense	(2,482)	
Management Fees under budget - Due to spread of budgeted Incentive portion of fees	28,000	
Marketing and Promotions under budget - Not yet incurred	5,932	
Taxes and Licenses over budget - Primarily due to timing of bed tax recoupment	(11,329)	
All Other Expenses over budget	<u>(23,581)</u>	
Total Expense Variance		\$ (58,519)
Actual Net Operating Income (w/o Medicaid Subsidy, Property Tax Levy and Capital Expenditures)		\$ (719,473)

Winchester House
Budget Variance Summary
12/1/2014 - 1/31/2015
ACCRUAL BASIS (PCC)

	12/1/2014 - 1/31/2015 Actual	Approved 12/1/2014 - 1/31/2015 Budget	Variance
REVENUE			
Care Related Revenue			
Private Pay Revenue	\$ 359,133	\$ 451,819	\$ (92,686)
Medicaid Revenue	1,187,083	1,063,920	123,163
Medicare A Revenue	570,628	455,700	114,928
Medicare B Revenue	27,195	44,339	(17,144)
Managed Care Revenue	48,196	119,350	(71,154)
Other Care Related Revenue	-	-	-
Total Care Related Revenue	\$ 2,192,235	\$ 2,135,127	\$ 57,108
Other Income *	398	514	(117)
TOTAL REVENUE	\$ 2,192,633	\$ 2,135,642	\$ 56,991
EXPENSES			
Ancillary Expenses	\$ 190,988	\$ 182,801	\$ (8,187)
Nursing	1,476,358	1,345,145	(131,213)
Activities	50,072	47,925	(2,147)
Social Services	26,693	25,898	(795)
Other Care Related	15,164	32,123	16,959
Dietary	292,182	319,279	27,097
Laundry	46,638	49,970	3,332
Housekeeping	96,578	100,708	4,130
Plant Operations & Maintenance	220,589	217,556	(3,034)
Taxes and Licenses	88,612	77,283	(11,329)
Property & Related	439	600	161
General & Administrative	407,792	454,299	46,507
Payroll Taxes & Fringe	-	-	-
TOTAL OPERATING EXPENSES	\$ 2,912,106	\$ 2,853,587	\$ (58,519)
NET OPERATING INCOME	\$ (719,473)	\$ (717,946)	\$ (1,528)
Capital Outlay	-	-	-
NET INCOME	\$ (719,473)	\$ (717,946)	\$ (1,528)

* excludes property taxes

**WINCHESTER HOUSE
CENSUS BY PAYOR
ACTUAL VS. BUDGET
12/1/2014 - 1/31/2015**

[illegible]

Winchester House
Projected Budget Variance Summary
12/01/14 - 11/30/15

ACCRUAL BASIS (PCC)

	12/1/14 - 11/30/15 Projected	Approved 12/01/14 - 11/30/15 Budget	Variance
REVENUE			
Care Related Revenue			
Private Pay Revenue	\$ 2,535,500	\$ 2,659,900	\$ (124,400)
Medicaid Revenue	14,122,029	6,263,400	7,858,629
Medicare A Revenue	6,554,665	2,682,750	3,871,915
Medicare B Revenue	325,998	231,704	94,294
Managed Care Revenue	401,459	702,625	(301,166)
Other Care Related Revenue	-	-	-
Total Care Related Revenue	\$ 23,939,652	\$ 12,540,379	\$ 11,399,272
Other Income	4,720	3,027	1,693
TOTAL REVENUE	\$ 23,944,372	\$ 12,543,406	\$ 11,400,965
EXPENSES			
Ancillary Expenses	\$ 2,193,831	\$ 1,076,165	\$ (1,117,666)
Nursing	17,523,084	7,919,625	(9,603,459)
Activities	594,315	282,140	(312,175)
Social Services	316,825	152,467	(164,358)
Other Care Related	179,985	189,114	9,129
Dietary	3,467,940	1,877,915	(1,590,025)
Laundry	553,553	294,177	(259,376)
Housekeeping	1,146,299	613,204	(533,095)
Plant Operations & Maintenance	2,618,203	1,296,512	(1,321,691)
Taxes and Licenses	352,408	457,563	105,155
Property & Related	3,600	3,600	-
General & Administrative	4,840,140	2,560,361	(2,279,779)
Payroll Taxes & Fringe	-	-	-
TOTAL OPERATING EXPENSES	\$ 33,790,181	\$ 16,722,843	\$ (17,067,338)
NET OPERATING INCOME	\$ (9,845,810)	\$ (4,179,437)	\$ (5,666,373)

Winchester House
Projected Budget Variance Summary
12/01/14 - 11/30/15

CENSUS

Payor	Projected	Budget	Variance
Medicare	6,938	5,475	1,463
Private	11,525	12,045	(520)
Medicaid	44,445	40,150	4,295
Managed Care	758	1,825	(1,067)
Total	<u>63,666</u>	<u>59,495</u>	<u>4,171</u>

ADC

	Projected	Budget	Variance
Medicare	19.01	15.00	4.01
Private	31.58	33.00	(1.42)
Medicaid	121.77	110.00	11.77
Managed Care	2.08	5.00	(2.92)
Total	<u>174.43</u>	<u>163.00</u>	<u>11.43</u>

PAYOR MIX

	Projected	Budget	Variance
Medicare	10.90%	9.20%	1.70%
Private	18.10%	20.25%	-2.14%
Medicaid	69.81%	67.48%	2.32%
Managed Care	1.19%	3.07%	-1.88%
Total	<u>100.00%</u>	<u>100.00%</u>	<u>0.00%</u>

WINCHESTER HOUSE
PROJECTED CENSUS BY PAYOR
ACTUAL VS. BUDGET
12/1/14 - 11/30/15

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