

Winchester House
Budget Variance Reconciliation
[Without Medicaid County Subsidy & Property Tax Levy]
12/1/2014 - 02/28/2015

ACCRUAL BASIS FORMAT (PCC)

		Total \$'s
Approved Budgeted Net Income (Without Medicaid Subsidy and Property Tax Levy)		\$ (1,031,167)
<u>REVENUE RELATED VARIANCES:</u>		
Private Revenue under budget - 422 days under budget and prior period reclass of \$97,920	\$ (158,961)	
Medicaid Revenue over budget - Reclass of Medicaid pending residents,1,116 days over budget	255,477	
Medicare A Revenue over budget - 320 days over budget and higher average RUG rate than budget	159,749	
Medicare B Revenue under budget - Lower than budgeted # of Part B services	(15,810)	
Managed Care Revenue under budget - 269 days under budget	(112,315)	
Other Care Revenue under budget - Higher misc income than budget	<u>3,316</u>	
Total Revenue Variance		\$ 131,455
<u>EXPENSE RELATED VARIANCES:</u>		
Ancillary Expenses over budget - Primarily due to higher than budgeted Medicare census	\$ (3,552)	
Nurse Agency under budget	7,385	
SDL Purchased Services over budget - Primarily due to higher than budgeted census	(28,963)	
Other Purchased Services under budget - Lower than budgeted use of purchased services	24,713	
Supplies over budget - Primarily due to higher than budgeted census	(8,256)	
Utilities over budget - Higher than budgeted gas expense	(10,703)	
Management Fees under budget - Due to spread of budgeted Incentive portion of fees	38,000	
Marketing and Promotions under budget - Not yet incurred	8,527	
Taxes and Licenses over budget	23,573	
All Other Expenses over budget	<u>(33,769)</u>	
Total Expense Variance		\$ 16,954
Actual Net Operating Income (w/o Medicaid Subsidy, Property Tax Levy and Capital Expenditures)		\$ (882,757)

Winchester House
Budget Variance Summary
12/1/2014 - 02/28/2015
ACCRUAL BASIS (PCC)

	12/1/2014 - 02/28/2015 Actual	Approved 12/1/2014 - 02/28/2015 Budget	Variance
REVENUE			
Care Related Revenue			
Private Pay Revenue	\$ 496,904	\$ 655,866	\$ (158,961)
Medicaid Revenue	1,799,877	1,544,400	255,477
Medicare A Revenue	821,249	661,500	159,749
Medicare B Revenue	45,843	61,653	(15,810)
Managed Care Revenue	60,935	173,250	(112,315)
Other Care Related Revenue	-	-	-
Total Care Related Revenue	\$ 3,224,808	\$ 3,096,669	\$ 128,139
Other Income *	4,062	746	3,316
TOTAL REVENUE	\$ 3,228,870	\$ 3,097,415	\$ 131,455
EXPENSES			
Ancillary Expenses	\$ 268,908	\$ 265,356	\$ (3,552)
Nursing	2,106,641	1,952,898	(153,743)
Activities	72,469	69,569	(2,900)
Social Services	39,171	37,595	(1,576)
Other Care Related	22,034	46,631	24,597
Dietary	413,345	463,311	49,966
Laundry	65,177	72,537	7,360
Housekeeping	145,613	150,156	4,543
Plant Operations & Maintenance	334,047	322,553	(11,494)
Taxes and Licenses	88,612	112,185	23,573
Property & Related	439	900	461
General & Administrative	555,174	634,892	79,718
Payroll Taxes & Fringe	-	-	-
TOTAL OPERATING EXPENSES	\$ 4,111,628	\$ 4,128,582	\$ 16,954
NET OPERATING INCOME	\$ (882,757)	\$ (1,031,167)	\$ 148,409
Capital Outlay	-	-	-
NET INCOME	\$ (882,757)	\$ (1,031,167)	\$ 148,409

* excludes property taxes

WINCHESTER HOUSE
CENSUS BY PAYOR
ACTUAL VS. BUDGET
12/1/2014 - 02/28/2015

[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	\$ 2,496,560	\$ 2,659,900	\$ (163,340)
Medicaid Revenue	7,281,530	6,263,400	1,018,130
Medicare A Revenue	3,390,724	2,682,750	707,974
Medicare B Revenue	188,975	231,704	(42,730)
Managed Care Revenue	246,097	702,625	(456,528)
Other Care Related Revenue	-	-	-
Total Care Related Revenue	\$ 13,603,886	\$ 12,540,379	\$ 1,063,506
Other Income	16,743	3,027	13,716
TOTAL REVENUE	\$ 13,620,629	\$ 12,543,406	\$ 1,077,223
EXPENSES			
Ancillary Expenses	\$ 1,110,252	\$ 1,076,165	\$ (34,087)
Nursing	8,683,490	7,919,625	(763,865)
Activities	298,713	282,140	(16,572)
Social Services	161,459	152,467	(8,993)
Other Care Related	90,822	189,114	98,292
Dietary	1,703,790	1,877,915	174,125
Laundry	268,656	294,177	25,521
Housekeeping	600,211	613,204	12,993
Plant Operations & Maintenance	1,376,928	1,296,512	(80,416)
Taxes and Licenses	352,068	457,563	105,495
Property & Related	3,600	3,600	-
General & Administrative	2,288,403	2,560,361	271,959
Payroll Taxes & Fringe	-	-	-
TOTAL OPERATING EXPENSES	\$ 16,938,390	\$ 16,722,843	\$ (215,547)
NET OPERATING INCOME	\$ (3,317,761)	\$ (4,179,437)	\$ 861,676

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

CENSUS

Payor	Projected	Budget	Variance
Medicare	6,895	5,475	1,420
Private	11,348	12,045	(697)
Medicaid	44,566	40,150	4,416
Managed Care	731	1,825	(1,094)
Total	<u>63,540</u>	<u>59,495</u>	<u>4,045</u>

ADC

	Projected	Budget	Variance
Medicare	18.89	15.00	3.89
Private	31.09	33.00	(1.91)
Medicaid	122.10	110.00	12.10
Managed Care	2.00	5.00	(3.00)
Total	<u>174.08</u>	<u>163.00</u>	<u>11.08</u>

PAYOR MIX

	Projected	Budget	Variance
Medicare	10.85%	9.20%	1.65%
Private	17.86%	20.25%	-2.39%
Medicaid	70.14%	67.48%	2.65%
Managed Care	1.15%	3.07%	-1.92%
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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