

Winchester House
Budget Variance Reconciliation
[Without Medicaid County Subsidy & Property Tax Levy]
12/1/2014 - 04/30/2015

ACCRUAL BASIS FORMAT (PCC)

		Total \$'s
Approved Budgeted Net Income (Without Medicaid Subsidy and Property Tax Levy)		\$ (1,688,430)
<u>REVENUE RELATED VARIANCES:</u>		
Private Revenue under budget -863 days under budget and prior period reclass of \$97,920	\$ (110,618)	
Medicaid Revenue over budget- Reclass of Medicaid pending residents,2,427 days over budget	443,260	
Medicare A Revenue over budget- 322 days over budget and higher average RUG rate than budget	152,267	
Medicare B Revenue under budget- Lower than budgeted # of Part B services	(5,580)	
Managed Care Revenue under budget -398 days under budget	(138,717)	
Other Care Revenue under budget- Prior period adjustment \$845	<u>(334)</u>	
Total Revenue Variance		\$ 340,277
<u>EXPENSE RELATED VARIANCES:</u>		
Ancillary Expenses under budget	\$ 7,966	
Nurse Agency under budget	12,391	
SDL Purchased Services over budget - Primarily due to higher than budgeted census	(82,346)	
Other Purchased Services under budget - Lower than budgeted use of purchased services	38,806	
Supplies over budget - Primarily due to higher than budgeted census	(35,571)	
Utilities over budget - Higher than budgeted gas expense	(19,538)	
Management Fees under budget - Due to spread of budgeted Incentive portion of fees	42,000	
Marketing and Promotions under budget - Not yet incurred	14,361	
Taxes and Licenses over budget - Timing of bed tax	(56,422)	
All Other Expenses over budget	<u>(117,667)</u>	
Total Expense Variance		\$ (196,020)
Actual Net Operating Income (w/o Medicaid Subsidy, Property Tax Levy and Capital Expenditures)		\$ (1,544,172)

Winchester House
Budget Variance Summary
12/1/2014 - 04/30/2015
ACCRUAL BASIS (PCC)

	12/1/2014 - 04/30/2015 Actual	Approved 12/1/2014 - 04/30/2015 Budget	Variance
REVENUE			
Care Related Revenue			
Private Pay Revenue	\$ 989,779	\$ 1,100,397	\$ (110,618)
Medicaid Revenue	3,034,420	2,591,160	443,260
Medicare A Revenue	1,262,117	1,109,850	152,267
Medicare B Revenue	93,794	99,374	(5,580)
Managed Care Revenue	151,958	290,675	(138,717)
Other Care Related Revenue	(845)	-	(845)
Total Care Related Revenue	\$ 5,531,222	\$ 5,191,456	\$ 339,766
Other Income *	1,763	1,252	511
TOTAL REVENUE	\$ 5,532,985	\$ 5,192,708	\$ 340,277
EXPENSES			
Ancillary Expenses	\$ 437,242	\$ 445,208	\$ 7,966
Nursing	3,550,942	3,276,437	(274,505)
Activities	125,093	116,721	(8,372)
Social Services	67,623	63,075	(4,547)
Other Care Related	47,897	78,236	30,339
Dietary	730,321	777,096	46,775
Laundry	112,816	121,701	8,885
Housekeeping	245,283	253,022	7,739
Plant Operations & Maintenance	567,070	538,848	(28,222)
Taxes and Licenses	245,243	188,822	(56,422)
Property & Related	1,507	1,500	(7)
General & Administrative	946,121	1,020,472	74,350
Payroll Taxes & Fringe	-	-	-
TOTAL OPERATING EXPENSES	\$ 7,077,158	\$ 6,881,138	\$ (196,020)
NET OPERATING INCOME	\$ (1,544,172)	\$ (1,688,430)	\$ 144,258
Capital Outlay	-	-	-
NET INCOME	\$ (1,544,172)	\$ (1,688,430)	\$ 144,258

* excludes property taxes

WINCHESTER HOUSE
CENSUS BY PAYOR
ACTUAL VS. BUDGET
12/1/2014 - 04/30/2015

[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	\$ 2,184,618	\$ 2,659,900	\$ (475,282)
Medicaid Revenue	7,800,152	6,263,400	1,536,752
Medicare A Revenue	3,041,972	2,682,750	359,222
Medicare B Revenue	226,063	231,704	(5,641)
Managed Care Revenue	366,251	702,625	(336,374)
Other Care Related Revenue	(845)	-	(845)
Total Care Related Revenue	\$ 13,618,212	\$ 12,540,379	\$ 1,077,832
Other Income	4,250	3,027	1,223
TOTAL REVENUE	\$ 13,622,462	\$ 12,543,406	\$ 1,079,055
EXPENSES			
Ancillary Expenses	\$ 1,053,846	\$ 1,076,165	\$ 22,319
Nursing	8,558,530	7,919,625	(638,904)
Activities	301,501	282,140	(19,361)
Social Services	162,985	152,467	(10,518)
Other Care Related	115,442	189,114	73,672
Dietary	1,760,231	1,877,915	117,684
Laundry	271,911	294,177	22,267
Housekeeping	591,185	613,204	22,019
Plant Operations & Maintenance	1,366,759	1,296,512	(70,247)
Taxes and Licenses	464,017	457,563	(6,454)
Property & Related	3,600	3,600	-
General & Administrative	2,280,355	2,560,361	280,006
Payroll Taxes & Fringe	-	-	-
TOTAL OPERATING EXPENSES	\$ 16,930,362	\$ 16,722,843	\$ (207,519)
NET OPERATING INCOME	\$ (3,307,900)	\$ (4,179,437)	\$ 871,537

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

CENSUS

Payor	Projected	Budget	Variance
Medicare	6,235	5,475	760
Private	9,930	12,045	(2,115)
Medicaid	45,883	40,150	5,733
Managed Care	860	1,825	(965)
Total	<u>62,909</u>	<u>59,495</u>	<u>3,414</u>

ADC

	Projected	Budget	Variance
Medicare	17.08	15.00	2.08
Private	27.21	33.00	(5.79)
Medicaid	125.71	110.00	15.71
Managed Care	2.36	5.00	(2.64)
Total	<u>172.35</u>	<u>163.00</u>	<u>9.35</u>

PAYOR MIX

	Projected	Budget	Variance
Medicare	9.91%	9.20%	0.71%
Private	15.78%	20.25%	-4.46%
Medicaid	72.94%	67.48%	5.45%
Managed Care	1.37%	3.07%	-1.70%
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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