

FINANCIAL VARIANCE REPORT - JUNE 2025
WhiteStone: A Masonic & Eastern Star Community

SUMMARY OPERATING RESULTS:	Budget	Actual	Variance	YTD Budget	YTD Actual	YTD Variance
Total Operating Revenue	2,294,652.21	2,374,490.70	79,838.49	12,596,123.21	13,206,143.60	610,020.39
Total Operating Expense	1,989,159.74	1,995,071.66	-5,911.92	12,090,410.16	11,632,053.95	458,356.21
Net Operating Income	305,492.47	379,419.04	73,926.57	505,713.05	1,574,089.65	1,068,376.60
Total Other Income	433,903.00	3,095,656.18	2,661,753.18	2,523,418.00	5,085,646.63	2,562,228.63
Total Other Expenses	787,830.00	735,739.01	52,090.99	4,731,762.00	4,405,713.64	326,048.36
Net Income/(Loss)	-48,434.53	2,739,336.21	2,787,770.74	-1,702,630.95	2,254,022.64	3,956,653.59
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Operating Revenue						
Total Independent Living Revenue	833,538.07	851,681.13	18,143.06	4,989,778.10	5,208,004.97	218,226.87
Total Health Center Revenue	888,615.60	903,042.22	14,426.62	5,360,496.20	5,545,325.41	184,829.21
Total Assisted Living Revenue	148,352.40	141,003.56	-7,348.84	803,628.00	695,265.73	-108,362.27
Total Assisted Living - Dementia	69,875.66	92,624.96	22,749.30	416,598.03	518,719.73	102,121.70
Total Home Health Revenue	3,237.82	1,623.99	-1,613.83	19,426.92	12,647.82	-6,779.10
Total Other Operating Revenue	351,032.66	384,514.84	33,482.18	1,006,195.96	1,226,179.94	219,983.98
Total Operating Revenue	2,294,652.21	2,374,490.70	79,838.49	12,596,123.21	13,206,143.60	610,020.39

Operating Revenue - HC [CWC]	888,615.60	903,042.22	14,426.62	5,360,496.20	5,545,325.41	184,829.21
Operating Revenue -- AL [AL/Dem]	218,228.06	233,628.52	15,400.46	1,220,226.03	1,213,985.46	-6,240.57
Total Health Center Revenue:	1,106,843.66	1,136,670.74	29,827.08	6,580,722.23	6,759,310.87	178,588.64

SUMMARY OPERATING RESULTS:	Budget	Actual	Variance	YTD Budget	YTD Actual	YTD Variance
	Budget	Actual	Variance	YTD Budget	YTD Actual	YTD Variance
OCCUPANCY [BY CARE SETTING]	Budget	Actual	Variance	YTD Budget	YTD Actual	YTD Variance
Occupancy - All Care Settings:	303.0	310.8	7.8	303.0	309.2	6.2
Occupancy - Independent Living:	196.5	198.7	2.2	196.5	200.2	3.7
Occupancy - Assisted Living / MC:	29.0	32.0	3.0	29.0	31.5	2.5
Occupancy - Health Center:	77.5	80.1	2.6	77.5	77.4	(0.1)
OCCUPANCY [BY PAYOR TYPE]	Budget	Actual	Variance	YTD Budget	YTD Actual	YTD Variance
HC Total Occupancy:	77.5	80.1	2.6	77.5	77.4	(0.1)
HC [Medicare A]:	10.0	9.6	(0.4)	10.0	7.2	(2.8)
HC [HMO/Managed Care]:	15.0	16.9	1.9	15.0	18.9	3.9
HC [Medicaid]:	21.0	20.2	(0.8)	21.0	19.5	(1.5)
HC [Private Pay]:	31.5	33.4	1.9	31.5	31.8	0.3

Operating Expense						
Total General and Administrative Expense	394,741.90	366,470.73	28,271.17	2,382,790.02	2,178,680.31	204,109.71
Total Plant Expenses	249,563.86	273,612.34	-24,048.48	1,625,208.16	1,585,382.95	39,825.21
Total Environmental Service Expense	110,651.25	104,133.38	6,517.87	665,096.66	664,467.07	629.59
Total Food & Beverage Service Expense	358,262.37	262,847.16	95,415.21	2,146,320.74	1,985,519.86	160,800.88
Total Resident Services Expense	29,971.03	37,575.38	-7,604.35	181,332.34	231,622.93	-50,290.59
Total Health Center Expense	686,054.30	786,146.25	-100,091.95	4,143,208.95	4,000,817.38	142,391.57
Total Assisted Living Expense	94,762.78	121,488.41	-26,725.63	566,272.10	656,778.80	-90,506.70
Total Assisted Living - Dementia Expense	31,205.17	11,616.08	19,589.09	186,958.07	115,315.02	71,643.05
Total Community Home Health Expense	33,947.08	31,181.93	2,765.15	193,223.12	213,469.63	-20,246.51
Total Operating Expense	1,989,159.74	1,995,071.66	-5,911.92	12,090,410.16	11,632,053.95	458,356.21

DEPARTMENTAL OVERVIEWS:						
General & Administrative						
Total Wages	100,409.93	102,555.57	-2,145.64	616,681.59	574,212.90	42,468.69
Total Benefits and Taxes	21,560.97	19,247.59	2,313.38	131,082.48	113,617.31	17,465.17
Total Other Expenses	272,771.00	244,667.57	28,103.43	1,635,025.95	1,490,850.10	144,175.85
Total General and Administrative Expense	394,741.90	366,470.73	28,271.17	2,382,790.02	2,178,680.31	204,109.71
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SUMMARY OPERATING RESULTS:	Budget	Actual	Variance	YTD Budget	YTD Actual	YTD Variance
Plant						
Total Wages	75,373.90	73,234.67	2,139.23	454,735.00	438,734.20	16,000.80
Total Benefits and Taxes	17,715.09	15,741.19	1,973.90	106,326.02	101,722.02	4,604.00
Total Non-Utility Other Expenses	96,459.07	108,589.49	-12,130.42	574,372.07	524,884.24	49,487.83
Total Utilities	60,015.80	76,046.99	-16,031.19	489,775.07	520,042.49	-30,267.42
Total Other Expenses	156,474.87	184,636.48	-28,161.61	1,064,147.14	1,044,926.73	19,220.41
Total Plant Expenses	249,563.86	273,612.34	-24,048.48	1,625,208.16	1,585,382.95	39,825.21
Commentary:	Accounts exceeding budget include Maint. And Repair Building Fire Systems (4,260) for repairs and survey deficiency corrections, M&R Apartment Turnover (9,075), and M&R Equipment TV (7,920) for correction from May misposting. Utilities overage includes Fuel (6,151) for new generator fill, and Gas (14,250) but investigating to determine if a budgeting error.					

Environmental Services						
Total Wages	80,580.25	70,730.73	9,849.52	486,153.55	478,681.81	7,471.74
Total Benefits and Taxes	19,529.06	16,834.34	2,694.72	117,291.14	116,387.38	903.76
Total Other Expenses:	10,541.94	16,568.31	-6,026.37	61,651.97	69,397.88	-7,745.91
Total Environmental Service Expense	110,651.25	104,133.38	6,517.87	665,096.66	664,467.07	629.59
Commentary:	Carpet cleaning account exceeded budget (4,840) for residential carpet cleaning, and Janitorial (2,200) for kitchen deep cleans for both IL and CWC.					

Food Service						
Total Wages	173,691.56	132,570.50	41,121.06	1,047,925.24	958,663.58	89,261.66
Total Benefits and Taxes	39,226.58	34,465.09	4,761.49	235,622.80	189,356.60	46,266.20
Total Other Expenses	145,344.23	95,811.57	49,532.66	862,772.70	837,499.68	25,273.02
Total Food & Beverage Service Expense	358,262.37	262,847.16	95,415.21	2,146,320.74	1,985,519.86	160,800.88

F&B Raw Foods Totals:	106,265.71	96,970.08	9,295.63	634,642.44	641,335.28	-6,692.84
F&B Supplies Totals:	28,070.92	-13,153.69	41,224.61	162,047.13	134,983.04	27,064.09
Commentary:	Mid year inventory reconciliation led to supplies being under budget for the month. Raw food costs also under budget for the month by 9,295.					

SUMMARY OPERATING RESULTS:	Budget	Actual	Variance	YTD Budget	YTD Actual	YTD Variance
Resident Services						
Total Wages	18,357.21	16,980.11	1,377.10	110,755.15	107,291.28	3,463.87
Total Benefits	5,121.97	4,491.82	630.15	30,973.24	26,873.77	4,099.47
Total Other Expenses	6,491.85	16,103.45	-9,611.60	39,603.95	97,457.88	-57,853.93
Total Resident Services Expense	29,971.03	37,575.38	-7,604.35	181,332.34	231,622.93	-50,290.59
Commentary:	Fraternal Friendship Program expenses (10,569) accounted for in Resident Services. Pastoral Care Expense over budget this month (1,357).					

Health Center						
Total Wages	426,995.20	343,337.79	83,657.41	2,591,606.95	2,275,683.58	315,923.37
Total Benefits	72,738.92	51,566.68	21,172.24	437,884.83	307,544.19	130,340.64
Total HC Administrative Expense	43,981.75	37,438.65	6,543.10	262,492.05	236,708.92	25,783.13
Total Ancillary Expense	142,338.43	271,115.59	-128,777.16	851,225.12	892,605.82	-41,380.70
Total Health Center Expense	686,054.30	786,146.25	-100,091.95	4,143,208.95	4,000,817.38	142,391.57
Commentary:	Ancillary Expense saw two invoices from our therapy company for May and June hit this month (29,287).					

Assisted Living						
Total Wages	80,079.20	109,014.58	-28,935.38	479,444.34	555,640.27	-76,195.93
Total Benefits and Taxes	10,854.68	10,775.59	79.09	64,759.44	87,858.27	-23,098.83
Total Other Expenses	3,828.90	1,698.24	2,130.66	22,068.32	13,280.26	8,788.06
Total Assisted Living	94,762.78	121,488.41	-26,725.63	566,272.10	656,778.80	-90,506.70
Commentary:	Combined wages from AL and AL / Dementia over budget for the month (9,776) and (5,796) YTD.					

SUMMARY OPERATING RESULTS:	Budget	Actual	Variance	YTD Budget	YTD Actual	YTD Variance
Assisted Living - Dementia						
Total Wages	25,869.43	6,709.72	19,159.71	156,078.88	85,679.22	70,399.66
Total Benefits and Taxes	4,404.55	4,239.12	165.43	26,512.32	21,524.23	4,988.09
Total Other Expenses	931.19	667.24	263.95	4,366.87	8,111.57	-3,744.70
Total Assisted Living -- Dementia	31,205.17	11,616.08	19,589.09	186,958.07	115,315.02	71,643.05
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Commentary:	Combined wages from AL and AL / Dementia over budget for the month (9,776) and (5,796) YTD.					

Community Home Health <input checked="" type="checkbox"/>						
Total Wages	21,974.77	28,622.61	-6,647.84	132,581.11	171,343.44	-38,762.33
Total Benefits and Taxes	8,649.46	2,529.33	6,120.13	52,020.34	36,041.42	15,978.92
Total Other Expenses	3,322.85	29.99	3,292.86	8,621.67	6,084.77	2,536.90
Total Community Home Health	33,947.08	31,181.93	2,765.15	193,223.12	213,469.63	-20,246.51
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Commentary:	Wages exceeding budget for the month (11,490) and YTD (69,904) due to a budgeting error but in line with expected FTE's.					

Total Labor						
Total Wages:	923,367.25	774,856.70	148,625.55	5,596,632.47	5,090,405.01	506,342.46
Total Benefits & Taxes:	189,062.60	149,231.16	39,947.44	1,137,829.17	913,182.92	224,762.25
Total	1,112,429.85	924,087.86	188,572.99	6,734,461.64	6,003,587.93	731,104.71
Total Outside Labor	0	82,687.54	-82,687.54	0	288,274.87	-288,274.87
Total - With Inhouse / outside Labor	1,112,429.85	1,006,775.40	105,885.45	6,734,461.64	6,291,862.80	442,829.84
Commentary:	Although we're seeing an increase in agency usage with a rise in vacant positions, overall labor under budget for the month and year.					

Other Income / Expenses	Budget	Actual	Variance	Budget	Actual	Variance
Total Other Income	433,903.00	3,095,656.18	2,661,753.18	2,523,418.00	5,085,646.63	2,562,228.63
Total Other Expenses	787,830.00	735,739.01	52,090.99	4,731,762.00	4,405,713.64	326,048.36
Commentary:	Unrealized gain on investments for June 484,824, a variance to budget of 340,004. Unrealized loss on investments YTD a variance to budget of (99,196). Misc. income includes ERC Funds received in amount of 1,896,880. Depreciation expense under budget					

Comparative Balance Sheet

Masonic and Eastern Star Home

JUN-25USD

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No specific NATURAL ACCOUNT requested

	Current Month -----	Prior Yr End -----	Difference -----	Prior Month -----	Difference -----
Assets					
Total Cash and Cash Equivalents	5,736,279.84	4,037,000.00	1,699,279.84	2,752,230.94	2,984,048.90
Total Current Assets Whose Use is Limited or	4,080,345.00	3,905,501.95	174,843.05	4,001,946.74	78,398.26
Total Accounts/Notes Receivable	1,471,725.16	1,329,398.90	142,326.26	1,904,233.83	-432,508.67
Total Inventory	128,583.61	70,775.63	57,807.98	84,147.35	44,436.26
Total Prepaid and Deferred	86,335.80	430,912.43	-344,576.63	155,425.33	-69,089.53
Total L-T Assets Whose Use is Board/Self Restricted	12,487,043.42	11,799,627.36	687,416.06	12,030,135.66	456,907.76
Total L-T Assets With Limited/Restricted Use	8,710,678.48	9,237,745.11	-527,066.63	8,277,254.52	433,423.96
Net Depreciable Assets	95,849,770.14	97,293,169.24	-1,443,399.10	95,976,294.03	-126,523.89
Total Other Assets	4,805,787.79	4,799,347.88	6,439.91	4,805,732.91	54.88
Total Assets	133,356,549.24	132,903,478.50	453,070.74	129,987,401.31	3,369,147.93
Liabilities					
Total Accounts Payable	998,677.34	956,976.38	41,700.96	850,118.29	148,559.05
Total Accrued Payroll Liabilities	815,734.50	889,327.46	-73,592.96	788,190.82	27,543.68
Total Accrued Interest and Current Debt	1,363,695.91	2,438,262.58	-1,074,566.67	1,022,771.95	340,923.96
Total Accrued Liabilities	283,208.95	357,155.25	-73,946.30	266,904.97	16,303.98
Total Other Current Liabilities	888,416.90	983,085.24	-94,668.34	740,399.80	148,017.10
Total Long-Term Liabilities	88,240,631.90	88,206,983.90	33,648.00	88,197,623.90	43,008.00
Total Deferred Revenue - Non Refundable	30,981,920.57	31,573,843.20	-591,922.63	31,079,282.64	-97,362.07
Total Liabilities	123,572,286.07	125,405,634.01	-1,833,347.94	122,945,292.37	626,993.70
Total Equity	9,784,263.17	7,497,844.49	2,286,418.68	7,042,108.94	2,742,154.23
Total Liabilities and Equity	133,356,549.24	132,903,478.50	453,070.74	129,987,401.31	3,369,147.93