

CITY OF WOBURN ASSESSORS OFFICE - ASSISTED LIVING/MEMORY CARE

ANNUAL INCOME AND EXPENSE STATEMENT FOR YEAR ENDING 12/31/2020 (FY2022)

Fiscal Year: 2022				
Year Ending: 12/31/2020				
Property Location:		CONTACT PERSON:		
		PHONE NO.:		
		SIGNATURE:		
Name of Facility:				
Type of Facility:				
Number of Floors				
Gross Building Area:				
Number of Licensed Beds		Number of Assisted Living Units:		
Days in Year		Number of Memory Care Units:		
Available Patient Days		Number of "Other" Type Units:		
Reported Patient Days				
Occupancy Rate:				
Revenue Sources				
	Patient Day	% Mix	Daily Rates	Total **
Private Pay				
Medicare Part A				
Managed Care				
Medicaid				
Subtotal				
Ancillary Medicare Part B & Other				
Other Revenues				
Bad Debt				
Subtotal				
Total Revenue				
OPERATING EXPENSES				
		% Of Revenue	\$/ Patient Day	Total **
Direct Care Expenses				
Nursing				
Social Services & Activities				
Ancillary (therapy, pharmacy & medical equipment)				
Support Costs				
Dietary				
Laundry				
Housekeeping				
Maintenance				
Utilities (Water/Sewer, Electric, Fuel, etc.)				
Property Costs				
Property Insurance				
Property Taxes				
Personal Property Taxes				
Administrative, Liability Insurance, Management				
General, Management, Administrative, etc.				
Liability Insurance				
Total Operating Expenses				
Net Operating Income Prior to Fees & Reserves				
Management Fee				
How is the Management Fee calculated?				
Reserves for Short Lived Real Estate				
How is the Short Lived Real Estate Reserve Calculated				
Does the facility require an entrance fee requirement? If yes, please explain				
Reserve for FF & E* (Personal Property)				
How is the FF & E* calculated				
* FF & E = Furniture, Fixtures and Equip.				
** = Numbers rounded to nearest dollar				