

**CITY OF WOBURN ASSESSORS OFFICE - ASSISTED LIVING/MEMORY CARE**

**ANNUAL INCOME AND EXPENSE STATEMENT FOR YEAR ENDING 12/31/2023 (FY2025)**

<b>Fiscal Year: 2025</b>				
<b>Year Ending: 12/31/2023</b>				
<b>Property Location:</b>		<b>CONTACT PERSON:</b>		
		<b>PHONE NO.:</b>		
		<b>SIGNATURE:</b>		
<b>Name of Facility:</b>				
<b>Type of Facility:</b>				
<b>Number of Floors</b>				
<b>Gross Building Area:</b>				
<b>Number of Licensed Beds</b>		<b>Number of Assisted Living Units:</b>		
<b>Days in Year</b>		<b>Number of Memory Care Units:</b>		
<b>Available Patient Days</b>		<b>Number of "Other" Type Units:</b>		
<b>Reported Patient Days</b>				
<b>Occupancy Rate:</b>				
<b>Revenue Sources</b>				
	<b>Patient Day</b>	<b>% Mix</b>	<b>Daily Rates</b>	<b>Total **</b>
Private Pay				
Medicare Part A				
Managed Care				
Medicaid				
<b>Subtotal</b>				
Ancillary Medicare Part B & Other				
Other Revenues				
Bad Debt				
<b>Subtotal</b>				
<b>Total Revenue</b>				
<b>OPERATING EXPENSES</b>				
		<b>% Of Revenue</b>	<b>\$/ Patient Day</b>	<b>Total **</b>
<b>Direct Care Expenses</b>				
Nursing				
Social Services & Activities				
Ancillary (therapy, pharmacy & medical equipment)				
<b>Support Costs</b>				
Dietary				
Laundry				
Housekeeping				
Maintenance				
Utilities (Water/Sewer, Electric, Fuel, etc.)				
<b>Property Costs</b>				
Property Insurance				
Property Taxes				
Personal Property Taxes				
<b>Administrative, Liability Insurance , Management</b>				
General, Management, Administrative, etc.				
Liability Insurance				
<b>Total Operating Expenses</b>				
<b>Net Operating Income Prior to Fees &amp; Reserves</b>				
<b>Management Fee</b>				
How is the Management Fee calculated?				
<b>Reserves for Short Lived Real Estate</b>				
How is the Short Lived Real Estate Reserve Calculated				
Does the facility require an entrance fee requirement? If yes, please explain				
<b>Reserve for FF &amp; E* (Personal Property)</b>				
How is the FF & E* calculated				
<b>* FF &amp; E = Furniture, Fixtures and Equip.</b>				
<b>** = Numbers rounded to nearest dollar</b>				