



Senior Care Rental Income and Expense Survey

V2 10/2023

Property Information

Property owner	Geocode
Property address	Doing business as (DBA) or building name
Mailing address	

Part I—Independent Living, Assisted Living, And Memory Care Reporting Year _____

		Studios	1 bedroom	2 bedroom
Number of units				
Independent living monthly rent ranges	Low	\$	\$	\$
	Typical	\$	\$	\$
	High	\$	\$	\$
Assisted living monthly rent ranges	Low	\$	\$	\$
	Typical	\$	\$	\$
	High	\$	\$	\$
Memory care monthly rent ranges	Low	\$	\$	\$
	Typical	\$	\$	\$
	High	\$	\$	\$
Number of units with secondary occupancy			Second occupant rent	\$
Amenities included in monthly rent				
Furnishing provided				
Concessions or specials				
Total number of units		Average occupancy		%

Annual Income and Operating Expenses

Annual Income	
Resident income	\$
Miscellaneous income	\$
Annual Operating Expenses	
Resident services	\$
Dietary	\$
Housekeeping	\$
Management	\$
Administrative and general	\$
Marketing	\$
Maintenance	\$
Utilities	\$
Insurance	\$
Property taxes	\$
Depreciation expense	\$
Reserves for replacements	\$
Capital expenses	\$
Other expenses	\$
Other expenses	\$
Other expenses	\$

Provide clarification for any irregularities in your income and expense information. (Additional room on the following page.)

Part II–Skilled Nursing

Reporting Year _____

Provide clarification for any irregularities in your income and expense information.

Number of private beds	
Number of semi-private beds	
Number of total licensed beds	
Number of Medicaid bed days	
Number of Medicare bed days	
Number of private, insurance, or other bed days	
Annual Income	
Medicaid income	\$
Medicare Part A income	\$
Private, insurance, or other income	\$
Ancillary income	\$
Miscellaneous income	\$
Annual Operating Expenses	
Nursing	\$
Social services or activities	\$
Ancillary (medical)	\$
Dietary	\$
Laundry and housekeeping	\$
Maintenance	\$
Utilities	\$
On-site administrative and general	\$
Central office administrative and general	\$
Bad debt	\$
Insurance	\$
Property taxes	\$
Depreciation expense	\$
Reserves for replacements	\$
Capital expenses	\$
Other expenses	\$
Other expenses	\$

Furniture, Fixtures, and Equipment – List personal property not permanently affixed to the building but essential for the operation of the business, such as beds, chairs, desks, tables, computers, TV's etc.

Personal Property	Install Cost	Depreciated Cost
	\$	\$
	\$	\$
	\$	\$
	\$	\$
	\$	\$
	\$	\$
	\$	\$

Survey completed by	Date
Title	Phone
Email address	

Senior Care Rental Income and Expense Survey Terminology

Part I—Independent Living, Assisted Living And Memory Care

General Terms

Levels of care. Determination used to classify the level of care each resident will need based on the individual's medical, physical, psychological, and social needs.

Income Terms

Resident income. Income generated from resident rent payments.

Miscellaneous income. Income that includes second occupant rent, community or application fees, forfeited deposits, guest meals, and other miscellaneous items.

Operating Expense Terms

Resident services. Expenses including wages, salaries and supplies that support transportation, activities, personal care items, exercise and fitness, social, and spiritual services for the residents at the facility.

Dietary services. Expenses comprised of staff wages, food, supplies and nutritional supplements.

Housekeeping. Expenses including wages, benefits, and supplies associated with the room and laundry cleaning services included in the resident's daily fee.

Management. Expense fee paid by owner to a management company to oversee day-to-day operation and supervision of the property.

Administrative and general. Expenses including wages, salaries, and supplies that support the on-site office management activities at the facility, as well as general fees for the operation of the facility. Expenses also include phone, accounting, legal, education, and related expenses that support the administrative activities.

Marketing. Expenses for online and direct mail advertising, print ads, promotional items, resident referral discounts, marketing director salaries, incentives, and related costs to promote the property in the market.

Maintenance. Expenses that account for the building's maintenance staff, contracted services, repairs and maintenance of both real and personal property, ongoing upkeep of common area landscaping, costs for snow removal, property maintenance fees, and related supplies.

Utilities. Expenses including but not limited to electricity, gas, water, sewer, and trash.

Insurance. Fixed expense of the property's annual insurance premium for replacement in case of fire or other property loss.

Property taxes. Amount paid for property taxes.

Depreciation expense. Annual non-cash expense used to recover the loss in value of an asset.

Reserves for replacement. Allowance or reserve for the replacement of short-lived items that will not last for the remaining economic life of a property.

Capital expenses. Expenses that do not typically occur on an annual basis. Examples include roof replacement, building addition, parking lot replacement, air conditioner replacement, etc.

Other expenses. Expenses that do not easily fall within an existing expense category. Add additional expenses in the space provided.

Part II—Skilled Nursing Income Terms

Medicaid income. Income received from the state health insurance program Medicaid for client services.

Medicare Part A. Income received from the federal health insurance program Medicare for inpatient care.

Private, insurance, or other income. Income received from private insurance, or other means of income for client services (managed care, Affordable Healthcare Act, or Veterans Administration).

Operating Expense Terms

Nursing. Expenses including salaries and wages for the nursing staff, licensed practical nurses, certified nurse aides, agency nurses or temporary nurses, training and education, medical supplies and non-prescription drugs.

Social services or activities. Expenses including wages, salaries, and supplies that support the recreational, social, and spiritual resident activities at the facility.

Ancillary (medical). Expenses related to therapy related medical supplies and equipment, pharmaceuticals, medical equipment and nursing supplies.

Dietary. Expenses comprised of the staff wages, food, supplies and nutritional supplements.

Laundry and housekeeping. Expenses including wages, benefits, and supplies associated with the room and laundry cleaning services included in the resident's daily fee.

Maintenance. Expenses that account for the building's maintenance staff, contracted services, repairs and maintenance of both real and personal property, ongoing upkeep of common area landscaping, costs for snow removal, property maintenance fees, and related supplies.

Utilities. Expenses including but not limited to electricity, gas, water, sewer, and trash.

On-site administrative and general. Expenses including the wages, salaries, and supplies that support the on-site office management activities at the facility, general fees for operation, administrator salaries, marketing director salaries, phone, travel, advertising, accounting, legal, management fees, and related office expenses that support the administrative activities of the operation.

Questions?

Call us at (406) 444-6900, or Montana Relay at 711 for the hearing impaired.

Ancillary income. Income related to ancillary revenue including pharmaceutical care, routine nursing supplies for private-pay residents, and Medicare Part B services.

Miscellaneous income. Income paid to the facility for additional therapy services or Medicare Part A fees not reflected in resident income.

Central office administrative and general.

Expenses including central office and management fees that account for the management and supervision of the property's financial resources, and licensing relations.

Bad debt. Income that reflects the difference between the expected rent and the actual rent collected.

Insurance. Fixed expense of the property's annual insurance premium for replacement in case of fire or other property loss.

Property taxes. Amount paid for property taxes.

Depreciation expense. Annual non-cash expense used to recover the loss in value of an asset.

Reserves for replacements. Allowance or reserve for the replacement of short-lived items that will not last for the remaining economic life of a property.

Capital expenses. Expenses that do not typically occur on an annual basis. Examples include roof replacement, building addition, parking lot replacement, air conditioner replacement, etc.

Other expenses. Expenses that do not easily fall within an existing expense category. Add additional expenses in the space provided.