

KEY 2025 BUDGET ASSUMPTIONS – HAMLET HOUSE AS OF 10/13/24.

CPI National SEPT 2024: **All items = 2.4%**. Social Security Increase 2.5%.

	EXPLANATION	2024 Assumptions or Forecast Total as of September 2024	2025 What used in first draft	NOTES
RENT: Beds	6 MR beds and 2 Medicaid beds.	7 beds at \$7800/mo beginning of year.	6 beds all at \$8250/mo beginning of year; 1 Medicaid.	1 Medicaid bed at \$149.93/day.
RENT INCOME: OCCUPANCY	Methodology: Total annual rent for all beds is computed at 100% occupancy. Then the occupancy percentage is applied to the total rent.	92%	92%	92% = one MR bed empty about 5 months 95% = one MR bed empty about 3 months 97% = one MR bed empty about 2 months
RENT INCREASE	Market Rate (MR) has no percentage limit on increase.	JUNE 1: \$8,250	JUNE 1: \$8,350	All 6 MR beds have this increase. None for Medicaid bed,
RESTRICTED DONATIONS	Only those donations restricted to Hamlet House.	Almost all to LTM	\$10,000	Includes any GiveLopez for Hamlet House projects.
PAYROLL	The largest expense (72%) . Basing on most recent Gusto figures in QuickBooks, averaged. Includes Resident Manager increase.	\$450,000	\$466,000	Do not know amount of payroll tax increases yet. Includes potential hourly rate increases.
PROFESSIONAL SERVICES	Includes nursing care \$30/hr. Electronic records. Gusto Fees. Accounting share. Misc.	\$6,700	\$9,500	Appraisal \$1,000. Inspection \$795.
HEALTH INSURANCE	LOHO pays 70% of premium.	\$6,000	Est 8% increase	Difficult to estimate cost since varies by number of employees using it. Agent est. increase around 8%
GENERAL INSURANCE		\$5,693	Est 8% increase	No agent advice on likely increase
FOOD		Food \$17,200	3% increase	
SUPPLIES- General	General Supplies are mostly medical and care supplies.	\$11,000	3% increase	
UTILITIES	Includes Electricity, Internet, Propane, TV, Sewer, Telephone, Trash, Water.	\$22,300	7.3% increase (each utility estimated separately)	Amounts affected by both rates and usage. Generally assumed usage will not change. Each utility separately projected.
OTHER EXPENSES	General Inflation rate to use for inflating some items.	6%	3%	
MAINTENANCE-BLDGS ANNUAL	Annual repairs and replacements only. Common rule for annual maintenance is 1% Rule: need to spend 1% of facility value.	\$18,000	\$19,800	Deferred maintenance continues as well as normal annual maintenance, some required by state.
REIMBURSEMENT	Cottages paying for some shared support services, so Hamlet House reimburses LOHO budget.	\$12,000	\$12,000	