

**KEY 2024 BUDGET ASSUMPTIONS: LOHO UNRESTRICTED (Cottages and UDAF) AS OF 10/11/24.**

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

	<b>EXPLANATION</b>	<b>2024 Assumptions or Forecast Total as of Sept 2024</b>	<b>2025 What used in first draft</b>	<b>NOTES</b>
RENT INCOME: OCCUPANCY	Methodology: Computes total annual rent from 100% occupancy of all Cottages then reduces the total by the percentage shown.	95%	95%	Unlikely to reach 100%, since need time to clean and repair cottage if turnover. <b>95%</b> = one MR cottage empty about 5 months.
RENT INCREASE – <b>Existing</b> residents in MR and MOD cottages JUNE 1. (MONTHLY)	POLICY: Percent increase is applied to total MR rent, then divided by 7 so all renters receive equal dollar amount of increase. POLICY: No <b>Existing</b> renter pays more than a <b>New</b> renter.	MR: 5.0% MOD: 4.0%	MR: 4.0% MOD: 3.0%	Limit 5% annually in lease. MOD depends on SJ Co. Median Income, available from HUD in April or May.
RENT – <b>New Renters</b> (MONTHLY)	Amount paid by a <b>new</b> MR renter.	8%	5%	Current is \$2373. 5% increase = \$2492.
DONATIONS	Any donations not restricted to Hamlet House or Long Term Maintenance.	All went to LTM	\$60,000	Normal UDAF donations now here.
UTILITIES	Includes Electricity, Internet (NEW), Propane, TV, Sewer, Telephone (NEW), Trash, Water. NEW = items included that used to be separate budget items.	\$37,300	About 8%	Amounts affected by both rates and usage. Generally assumed usage will not change.
PAYROLL	2024 Exec Director & UDAF Fundraising Coordinator; Cottages Man. Start Nov?. 2025 Exec Dir. & Cottages Manager	\$78,600	\$98,200	Do not know amount of payroll tax increases yet.
PROFESSIONAL SRV	Accounting, PA, Computer, Turnover Cleaning, Gusto Fees. Includes new accounting firm. 2025 also adds Appraisal and Inspection.	\$35,140	\$47,900	Appraisal \$5,800. Inspection \$4,860.
INSURANCE	Health and General	H: \$3,404 G: \$11,675	Both about 8%	
REIMBURSEMENT FOR OP SUPPORT	Reimbursement for Hamlet House expenses,	\$12,000	\$12,000	
MAINTENANCE- BLDGS & GROUNDS - <b>ANNUAL</b>	Annual repairs and replacements only. Common rule for annual maintenance is 1% Rule: need to spend 1% of facility value.	BLDGS: \$37,000 GRDS: 20,000	BLDGS: \$35,000 GRDS: 20,000	
OTHER EXPENSES	General Inflation rate	6%	3%	