


LOHO FINANCIAL STRUCTURE December 31, 2024 AT A GLANCE



LOHO

Includes Cottages Operations & Maintenance
(Long Term Maintenance paid by LTM Account)

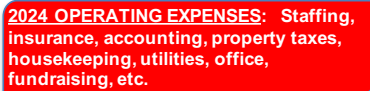
7 Moderate 1BR 7 Market Rate 2BR



\$1,187/mo Avg \$2,241/mo

2024 ACTUAL	
\$288,005	2024 Rent Includes Hospice Office
\$8,383	Earnings
\$15,139	UNRESTRICTED DONATIONS 
\$12,000	From Hamlet House: Op. Reimbursement 

TOTAL REVENUES \$323,528

-\$177,821	2024 OPERATING EXPENSES: Staffing, insurance, accounting, property taxes, housekeeping, utilities, office, fundraising, etc. 
-\$35,795	Maintenance (not long-term) , Incl Grounds
\$0	Transfer to Long Term Maintenance Account

REVENUES REMAINING \$109,911

-\$91,754



COTTAGES BANK LOAN,
Principal and interest (at 4.45%), \$7646/month

Cottages Loan Reserve Account (LPL) \$20,200

REVENUES AFTER PAYING EXPENSES \$18,157

LOHO SAVINGS (Bank & LPL) 

2024 Year End

\$275,626 

Includes Former Unrestricted Donations Account


HAMLET HOUSE Operations & Maintenance

(Long Term Maintenance paid by LTM Account)

6 Market Rate
1 Medicaid, 1 Hospice



MR \$8,250/mo

2024 ACTUAL	
\$662,863	2024 RENT
\$6,247	Earnings
\$3,800	Donations restricted to Hamlet House 

TOTAL REVENUES \$672,910

-\$491,275

-\$61,700

-\$11,677

-\$12,000

2024 OPERATING EXPENSES: Staffing, food, medical supplies, utilities, insurance, etc.

STAFFING: Payroll, Health Insurance, Simple IRA, Professional Services
Operations, including Food and Medical Supplies, Utilities, Insurance
Maintenance (not long-term)
HH: Op. Reimbursement to Cottages

REVENUES REMAINING \$96,259

-\$54,242

USDA Debt Service and Reserve Accounts



USDA Debt Service Account (Bank) pays Principal and interest (at 4.5%), \$4,520.17/month, annual \$54,242

USDA Debt Reserve Account (LPL)

FULLY FUNDED \$54,242

REVENUES AFTER PAYING EXPENSES \$42,017

HH SAVINGS (Bank , LPL & Vanguard) 

2024 Year End

\$137,024 

RESTRICTED OR RESERVE ACCOUNTS

"Bank" = Banner Bank Checking and High Yield Money Market Account
"LPL" = Investment Account, US Treasuries
"Vanguard" = Vanguard Mutual Funds

LONG TERM MAINTENANCE ACCOUNT (Bank, LPL & Vanguard)
Perform Long Term Maintenance for Either Facility
Total balance **\$388,570**

UNEARNED REVENUE RESERVES ACCOUNT (Bank & LPL)
Holds Refundable Security Deposits and Last Month Rents
Total balance **\$83,097**

ENDOWMENT ACCOUNT (LPL)
Total balance **\$5,282**

COTTAGES RESIDENTS 

HH RESIDENTS

Also Includes special \$40,000 donation to assist with rent payments

Donations or Grants Restricted to Endowment 

Donations or Grants Restricted to Long Term Maintenance, Earnings 