

HAMLET HOUSE MANAGER'S BUDGET 2026

CPI AUG 2025 = 2.9%

10/15/24

9/30/25

Inflation %= 3.0%

OCCUPANCY 92.0%

DRAFT: 10/7/25

	BUDGET APPROVED 10/15/24	2025 FORECAST	% Change over Budget	2026 Budget DRAFT	% Change over Forecast	COMMENTS	Dollar Change from 2025 Forecast (Negative is less revenue, more expense)
REVENUES							
Interest Income	5,600	5,000	-10.7%	5,000		From checking, LPL and Vanguard.	0
Rent Income	600,700	688,410	14.6%	681,200	0.0%	No rent increase. Assumes 6 MR beds, 2 Medicaid beds. Occupancy 92%	(7,210)
Apartment Rent	0	0		0			0
Donations	10,000	1,000	-90.0%	1,000		Donations restricted by donor to Hamlet House	0
Hospital District Contributions	0	10,631		0		Amount dependent upon 45 days of Medicaid beds and deficit, so cannot show in budget.	(10,631)
Miscellaneous or Grants	0	0		0			0
Total Revenues	616,300	705,041	14.4%	687,200			(17,841)
EXPENSES							
Miscellaneous	100	100	0.0%	100			0
Appreciation	824	824	0.0%	849	3.0%	For volunteers, staff, board, etc.	
Dues and Fees	3,605	2,800	-22.3%	3,528	26.0%	Incl. State annual license, electronic records (Synkwise moved here) and other fees.	(728)
Education & Training	3,090	4,200	35.9%	4,326	3.0%	Continuing ed, training, new staff onboarding	(126)
Ed - Other Required AFH Costs	515	1,500	191.3%	1,545	3.0%		(45)
Events	267	267	0.0%	276	3.0%	In-house events (not Fundraising)	(8)
Food	15,450	13,000	-15.9%	15,000			(2,000)
Health Insurance	6,480	11,940	84.3%	14,328	20.0%	LOHO portion (70%) only. Not all staff use. Agent says use 20%, hopes under that.	(2,388)
Insurance	6,150	10,327	67.9%	11,153	8.0%	Incl. \$4k for CAN	(826)
Loan P&I (USDA Paym Acct monthly transfers)	54,242	54,242	0.0%	54,242		\$4,520.17/mo transfer to Debt Service Account; May payment	0
Maintenance - Bldgs	19,800	23,000	16.2%	23,000	0.0%		0
Maintenance - Grounds	2,420	12,000	395.9%	5,000	0.0%	Billed directly if Hamlet House parcel. 2025 has walkway.	7,000
Payroll	476,000	524,300	10.1%	538,000	2.6%	Based on most recent 2 Mo. Pay Period avg	(13,700)
Professional Services	15,200	19,200	26.3%	18,500	-3.6%	1:1 nursing care; GUSTO fees, cleaning, accounting, computer, web etc. (electronic records moved to dues & fees)	700
Real Estate Taxes	129	124	-3.6%	128	3.0%	Must apply for exemption each year. Apt. taxed.	(4)
Simple IRA (Ascensus)	12,600	12,600	0.0%	14,100	11.9%	LOHO match 3% salaries.	(1,500)
Supplies - General	11,330	11,330	0.0%	11,670	3.0%	Mostly medical care items.	(340)
Supplies - Office	927	2,500	169.7%	2,575	3.0%		(75)
Travel/Staff	618	1,200	94.2%	1,236	3.0%	Grocery/supply trips, training, etc.	(36)
Utilities	23,900	23,590	-1.3%	24,800	4.9%	Electricity, water, sewer, TV, internet, trash, phone, propane	(1,210)
Ops Reimb. to Cottages	12,000	12,000	0.0%	12,000			0
Total Expenses	665,647	741,045	11.3%	756,355			(15,286)
Revenues less Expenses	(49,347)	(36,004)	-27.0%	(69,155)			
Checking Beg. Balance				85,359			
Est Checking End Bal.		85,359		16,204		Includes HH Funds in Investment Accounts	