

# LOHO DRAFT BUDGET for 2026

CPI SEPT 2025 = 3.0%

1/21/25

9/30/25

Inflation %= 3.0%

Occupancy= 95%

**DRAFT: 11/8/25**

	LOHO 2025 Approved (11/19/24) Budget, amended 1/21/25	2025 FORECAST	% Change over Budget	2026 Budget DRAFT	% Change over 2025 Forecast	COMMENTS	Dollar Change from 2025 Forecast (Negative is less revenue, more expense)
<b>REVENUES</b>							
Interest Income	8,000	10,000	25.0%	10,000	0.0%	Includes Investment account estimated earnings.	-
Rent Income	281,500	296,500	5.3%	297,400	0.3%	June 1 Rent increase for MR 3%, for Mod 3%. OCCUPANCY 95%	900
LIHHS Rent	7,670	8,220	7.2%	8,518	3.6%	Rent increase June 1 (est. 2%) tied to increase in utilities and taxes. Extra for GP use (began mid 2025)	298
Donations: Restricted to Cottages	0	7,000		0			(7,000)
Donations: Unrestricted	95,000	54,000	-43.2%	79,000	46.3%	Amount needed to balance	25,000
Miscellaneous	0	0		0			-
HH Ops. Reimb.	12,000	12,000	0.0%	12,000	0.0%		-
<b>Total Revenues</b>	<b>404,170</b>	<b>387,720</b>	-4.1%	<b>406,918</b>	<b>5.0%</b>		<b>19,198</b>
<b>EXPENSES</b>							
Miscellaneous	173	0	-100.0%	100			(100)
Appreciation	300	1,700	466.7%	1,751	3.0%	For volunteers, staff, board, etc.	
Dues and Fees	1,030	45	-95.6%	100	122.2%	Incl. background checks, Zoom, RHAW, Chamber, USPS, Web, State, other fees	(55)
Events: Residents/community	453	650	43.4%	670	3.0%		(20)
Fundraising Costs	10,000	10,000	0.0%	10,000			-
Health Insurance	3,676	3,680	0.1%	4,417	20.0%	Employer share only. Agent says use 20%, hopes under that.	(736)
Insurance	12,609	11,704	-7.2%	12,640	8.0%	Agent est 8%	(936)
Legal Fees	3,000	8,000	166.7%	5,000	-37.5%		3,000
Loan P&I	91,754	91,754	0.0%	91,754		Monthly payment P&I \$7,646.14	-
<b>MAINTENANCE</b>							
Buildings	35,000	35,000	0.0%	35,000			-
Grounds	20,000	20,000	0.0%	20,000			-
Marketing	592	500	-15.6%	515	3.0%		(15)
Payroll	97,100	87,300	-10.1%	102,100	17.0%	Exec Dir & Cottages Manager (full yr)	(14,800)
Professional Services	40,600	34,900	-14.0%	36,000	3.2%	PA services, CPA fees, GUSTO FEE	(1,100)
Real Estate Taxes	19,000	19,932	4.9%	20,914	4.9%	EST 5% new AV; tax rate same as 2025	(983)
Simple IRA (Ascensus)	2,600	1,876	-27.9%	2,800	49.3%	LOHO portion only (3% of salaries). CM included.	(924)
Supplies & Equipment	5,090	3,000	-41.1%	4,000	33.3%		(1,000)
Utilities	39,473	36,700	-7.0%	38,300	4.4%	Electricity, water, sewer, internet, trash, phone, propane	(1,600)
Transfer to LTM Acct.	20,000	20,000	0.0%	20,000		Annual transfer to Long Term Maintenance	-
<b>Total Expenses</b>	<b>402,450</b>	<b>386,741</b>	-3.9%	<b>406,061</b>	<b>5.0%</b>		<b>(19,269)</b>
<b>Revenues less Expenses</b>	<b>1,720</b>	<b>979</b>		<b>858</b>		<b>If Negative, is amount drawn from account bal</b>	
Begining Balance				253,917		Checking & Investment Accounts	
<b>2025 Ending Balance (Est.)</b>		<b>253,917</b>		<b>254,774</b>		Checking & Investment Accounts	