

LOHO November 2025 Financials

REVENUE	LOHO as of 11/30/25				91.7 %		0.917
	LOHO Approved Budget, 1/21/25	Year to Date Budget Expected	Year to Date Actual	Comparison to YTD Budget	Remains in Budget	Notes	
Interest Income	8000	7,336	10,249	128%	-2,249	Includes investment account earnings	
Rent Income (excl Hospice)	281,500	258,136	270,987	96%	10,513	June 1 Rent increase for MR 5% (equal spread), for Mod 5%, Forecast Occupancy 95%	
LIHHS Rent	7670	7,033	7,512	98%	158	Rent change June 1 tied to increase/decrease in utilities and taxes	
Donations: Cottages	0	0	7,000	0%	-7,000	LIHHS \$1,625 for snow removal, and \$5,375 for walkway maintenance.	
Donations: Unrestricted	95,000		56,996	60%	38,004	Donations with no restrictions.	
Transfers in from HH	12000	0	11000	92%	1,000	Transfer \$1k/mo.	
Total Revenue	\$404,170.00	\$272,505.00	\$363,744.00	90%	\$40,426.00		
EXPENSES							
Miscellaneous	\$173.00	159	0	0%	173		
Appreciation	\$300.00	275	1143	381%	-843		
Dues and fees	\$1,030.00	945	1,591	154%	-561	Incl. background checks	
Events	\$453.00	415	523	115%	-70		
Fundraising Costs	\$10,000.00	9,170	4,322	43%	5,678		
Health Insurance	\$3,676.00	3,371	3,331	91%	345	LOHO portion. Dec increase.	
Insurance	\$12,609.00	11,562	11,704	93%	905	Estimate	
Legal Fees	\$3,000.00	2,751	5,491	183%	-2,491		
Loan P&I	\$91,754.00	84,138	84,108	92%	7,646	Monthly payment P&L \$7,646.14	
Maintenance:							
Buildings	\$35,000.00	32,095	28,461	81%	35,000	1% of value rule, adjusted to incl some deferred maintenance, plus many appliances (was LTM)	
Grounds	\$20,000.00	18,340	13,069	65%	6,931		
Marketing	\$592.00	543	335	57%	257		
Payroll	\$97,100.00	89,041	74,359	77%	22,741	Exec Dir. & CM	
Professional Services	\$40,600.00	37,230	28,489	70%	12,111	RHAWA, PA, CPA, Gusto, web/comp, inspection (\$4,860)	
Real Estate Taxes	\$19,000.00	0	19,932	105%	-932	Actual AV increased 33%, tax rate increased \$.29	
Simple IRA	\$2,600.00	2,384	1,666	64%	934	LOHO match 3% salaries, Ascensus.	
Supplies & Equipment	\$5,090.00	4,668	2,116	42%	2,974		
Utilities	\$39,473.00	36,197	32,954	83%	6,519		
Transfer to LTM Account	\$20,000.00	18,340	20,000	100%	0	Annual transfer to LTM	
Total Expenses	\$402,450.00	\$351,624.00	\$333,594.00	83%	\$97,987.00		
GAP (revenues - expenses)	1,720		30,150				
Balance in Checking as of report date			60,303				
Balance invested in short term T-bills			239,128				
Total cash available (not included in revenues)			299,431				