



LEAMINGTON

Mennonite Home

BUDGET FOR 2026

LMH – Long-Term Care Home

2026 Budget Summary

Fiscal Year: January 1, 2026 – December 31, 2026

1. Funding & Approved Envelope Revenue

Funding Source / Envelope	2025 Budget	2026 Budget
Recreation & Social Envelope	\$ 402,966.00	\$ 403,486.00
Raw Food Envelope	\$ 400,726.00	\$ 412,070.00
Other Accommodation Envelope	\$ 1,964,386.00	\$ 2,003,938.00
Nursing & Personal Care Envelope	\$ 4,669,556.00	\$ 4,877,068.00
Other Income	\$ 599,748.00	\$ 623,952.00
Direct Care Funding	\$ 2,010,228.00	\$ 2,079,948.00
CSS Program	\$ 426,912.00	\$ 447,348.00
Total Revenue	\$ 10,474,522.00	\$ 10,847,810.00

2. Operating Expenditures

Expense Category	2025 Budget	2026 Budget
Wages & Benefits	\$ 9,571,575.00	\$ 9,830,739.00
Food & Provisions	\$ 400,726.00	\$ 412,070.00
Supplies	\$ 215,000.00	\$ 220,000.00
Repairs & Maintenance	\$ 68,221.00	\$ 129,000.00
Utilities	\$ 149,000.00	\$ 152,000.00
Office & Administration	\$ 45,000.00	\$ 60,000.00
Insurance	\$ 25,000.00	\$ 44,000.00
Total Expenditures	\$ 10,474,522.00	\$ 10,847,809.00

Reflects 2025 CMI and MOH funding methodologies

All envelope revenue includes MOH per-diem subsidy + resident per-diem contribution

LMH – Retirement Residence

2026 Budget Summary

Fiscal Year: January 1, 2026 – December 31, 2026

1. Revenue Streams

Revenue Source	2025 Budget	2026 Budget
Retirement Residency Fees	\$ 1,475,353.66	\$ 1,562,034.48
Complex Clinic Fees	\$ 16,000.00	\$ 14,000.00
Doctor Clinic Fees	\$ 30,000.00	\$ 20,000.00
Parking Fees		\$ 1,350.00
Vacancy Allowance		\$ (35,214.00)
Total Revenue	\$ 1,521,353.66	\$ 1,562,170.48

2. Operating Expenditures

Expense Category	2025 Budget	2026 Budget
Wages and Benefits	\$ 1,055,556.15	\$ 1,075,431.00
Food and Provisions	\$ 120,000.00	\$ 130,800.00
Supplies	\$ 55,200.00	\$ 27,900.00
Repairs and Maintenance	\$ 55,797.51	\$ 60,975.00
Utilities	\$ 120,000.00	\$ 120,000.00
Insurance	\$ 13,200.00	\$ 18,500.00
RHRA License Fee	\$ 8,400.00	\$ 8,650.00
Doctor Clinic Fees/Medical Fees	\$ 43,200.00	\$ 36,000.00
Administrative Expenses	\$ -	\$ 33,600.00
Total Expenditures	\$ 1,428,153.66	\$ 1,511,856.00

Projected Surplus \$ 50,314.48

Reflects 7.45% increase to resident fees as of July 2026

LMH – Homeview Apartments

2026 Budget Summary

Fiscal Year: January 1, 2026 – December 31, 2026

1. Revenue Streams

Revenue Source	2025 Budget	2026 Budget
Rent (16 units)	\$ 109,116.00	\$ 111,558.13
Cable TV @ \$45/mth	\$ 8,640.00	\$ 9,780.00
Laundry @ \$20/mth	\$ 1,920.00	\$ 3,200.00
Parking Fees/ Waste Removal Fees	\$ -	\$ 4,255.00
Total Revenue	\$ 119,676.00	\$ 128,793.13

2. Operating Expenditures

Expense Category	2025 Budget	2026 Budget
Taxes	20400.00	\$ 20,400.00
Insurance	8294.00	\$ 8,600.00
Utilities	23850.00	\$ 35,996.13
Contract Services	19181.00	\$ 15,509.00
Allocated Admin	6720.00	\$ 9,240.00
Replacement Reserve	18000.00	\$ 10,600.00
Maintenance	9526.00	\$ 13,500.00
Audit Fees	4000.00	\$ 3,800.00
Interest on Funds in Trust	225.00	\$ 240.00
Cable TV	8640.00	\$ 9,780.00
Telephone	840.00	\$ 1,128.00
Total Expenditures	\$ 105,971.00	\$ 128,793.13

Projected Surplus -\$

0.00

Reflects 2.1% increase to rent fees as of May 2026

Increase Laundry from \$10 to \$20 effective May 1 2026

Implemented Parking Fee \$25, Waste Removal Fee \$25 effective May 1 2026

LMH – Pickwick Apartments

2026 Budget Summary

Fiscal Year: January 1, 2026 – December 31, 2026

1. Revenue Streams

Revenue Source	2025 Budget	2026 Budget
Rent	\$ 320,669.80	\$ 379,872.00
Cable TV @ \$45/mth	\$ 20,520.00	\$ 19,200.00
Laundry @ \$20/mth	\$ 4,560.00	\$ 7,400.00
Parking Fees/ Waste Removal Fees	\$ -	\$ 8,960.00
Vacancy Allowance - Renovations		\$ (10,392.00)
Total Revenue	\$ 345,749.80	\$ 405,040.00

2. Operating Expenditures

Expense Category	2025 Budget	2026 Budget
Taxes	\$ 58,200.00	\$ 45,900.00
Insurance	\$ 21,600.00	\$ 21,600.00
Utilities	\$ 74,520.00	\$ 83,160.00
Contract Services	\$ 56,960.00	\$ 31,580.00
Allocated Admin	\$ 25,392.00	\$ 37,000.00
Replacement Reserve	\$ 45,240.00	\$ 45,240.00
Maintenance	\$ 22,432.80	\$ 54,000.00
Audit Fees	\$ 3,900.00	\$ 4,200.00
Doctors Clinic Fee	\$ 5,000.00	\$ 5,000.00
Interest on Funds in Trust	\$ 685.00	\$ 725.00
Equipment Replacements	\$ 6,800.00	\$ 22,495.00
Cable TV	\$ 20,520.00	\$ 19,200.00
Administrative Expenses	\$ 4,500.00	\$ 2,940.00
Wages and Benefits - supportive housing	\$ -	\$ 32,000.00
Total Expenditures	\$ 304,344.80	\$ 405,040.00

Projected Surplus \$ -

Reflects 2.1% increase to rent fees as of May 2026

Increase Laundry from \$10 to \$20 effective May 1 2026

Implemented Parking Fee \$25, Waste Removal Fee \$25 effective May 1 2026

LMH – Townhouses
2026 Budget Summary

Fiscal Year: January 1, 2026 – December 31, 2026

1. Revenue Streams

Revenue Source	2025 Budget	2026 Budget
Cluster 3 fees (10 units)	\$ 26,144.00	\$ 42,720.00
Cluster 4 fees (6 units)	\$ 19,608.00	\$ 25,632.00
Cluster 5 fees (8 units)	\$ 26,144.00	\$ 34,176.00
Cluster 6 fees (5 units)	\$ 16,340.00	\$ 21,360.00
North Townhouses (11 units)	\$ 35,948.00	\$ 46,992.00
1 Pickwick Townhouses (9 units)	\$ 45,360.00	\$ 46,621.44
Taxes	\$ 171,328.00	\$ 175,000.00
Cable TV @\$45/mth	\$ 25,380.00	\$ 26,460.00
Utilities	\$ 127,476.00	\$ 141,756.00
Total Revenue	\$ 493,728.00	\$ 560,717.44

2. Operating Expenditures

Expense Category	2025 Budget	2026 Budget
Insurance	\$ 44,000.00	\$ 73,500.00
Contract Services	\$ 42,404.00	\$ 49,396.00
Allocated Admin	\$ 21,360.00	\$ 21,600.00
Replacement Reserve	\$ 17,200.00	\$ -
Maintenance/Equip Replace	\$ 25,327.60	\$ 60,665.44
Audit Fees	\$ 4,500.00	\$ 6,100.00
Doctors Clinic	\$ 6,000.00	\$ 4,000.00
Cable TV	\$ 25,380.00	\$ 26,460.00
Administrative Expenses	\$ 2,240.00	\$ 2,240.00
Taxes	\$ 164,900.00	\$ 175,000.00
Utilities	\$ 127,476.00	\$ 141,756.00
Wages and Benefits - supportive housing	\$ -	\$ -
Total Expenditures	\$ 160,791.60	\$ 560,717.44

Projected Surplus \$ -

Reflects \$120 increase to 40 units as of May 2026
4% Increase to 9 units

LMH – Gardens Condos

2026 Budget Summary

Fiscal Year: January 1, 2026 – December 31, 2026

1. Revenue Streams

Revenue Source	2025 Budget	2026 Budget
Common Fees	\$ 317,104.00	\$ 342,278.00
Cable TV @ \$45/mth	\$ 23,220.00	\$ 23,750.00
Parking & Waste Removal	\$ -	\$ 15,800.00
Total Revenue	\$ 340,324.00	\$ 381,828.00

2. Operating Expenditures

Expense Category	2025 Budget	2026 Budget
Taxes	\$ 99,000.00	\$ 112,000.00
Insurance	\$ 43,200.00	\$ 23,500.00
Utilities	\$ 74,300.00	\$ 74,100.00
Contract Services	\$ 42,298.00	\$ 46,717.76
Allocated Admin	\$ 13,200.00	\$ 18,000.00
Replacement Reserve	\$ 10,000.00	\$ 13,330.24
Maintenance	\$ 20,506.00	\$ 52,800.00
Audit Fees	\$ 4,500.00	\$ 4,650.00
Doctors Clinic	\$ 5,000.00	\$ 5,000.00
Cable TV	\$ 23,220.00	\$ 23,750.00
Administrative Expenses	\$ 5,100.00	\$ 7,980.00
Total Expenditures	\$ 302,504.00	\$ 381,828.00

Projected Surplus \$ -

*Reflects 4% increase to all units as of May 2026
Implementation of parking fees & Waste removal fees*

LTC HOME – CAPITAL BUDGET (2025–2029)

Department / Item	2025	2026	2027	2028	2029
Nursing Department					
Beds & Mattresses – Electric (5)	\$12,000.00	\$13,000.00	\$13,000.00	\$13,000.00	\$ -
Batteries – Walkie Talkies (5)	\$325.00	\$500.00	\$ -	\$500.00	\$ -
Bathtub (1)	\$25,000.00	\$28,000.00	\$25,000.00	\$ -	\$ -
Low Air Loss Mattresses	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$ -
Lifts with Weights	\$ -	\$40,000.00	\$42,000.00	\$44,000.00	\$ -
Lift Batteries (2nd Floor)	\$1,500.00	\$2,000.00	\$2,250.00	\$2,500.00	\$ -
Call Bell System Replacement	\$ -	\$250,000.00	\$ -	\$9,000.00	\$ -
Total – Nursing	\$43,825.00	\$338,500.00	\$87,250.00	\$74,000.00	\$0.00
Housekeeping & Laundry Supplies					
Locking Cabinet Doors	\$200.00	\$ -	\$ -	\$ -	\$ -
Laundry Hampers	\$2,150.00	\$ -	\$ -	\$ -	\$ -
Linen Cart Compartments	\$900.00	\$ -	\$ -	\$ -	\$ -
Janitor Cart	\$300.00	\$ -	\$ -	\$ -	\$ -
Floor Machine	\$1,675.00	\$3,200.00	\$ -	\$ -	\$ -
Total – Housekeeping & Laundry Supplies	\$5,225.00	\$3,200.00	\$0.00	\$0.00	\$0.00
Maintenance – Building					
Parking Lot Crack Repair	\$4,000.00	\$5,000.00	\$ -	\$ -	\$ -
Door Logos	\$2,000.00	\$ -	\$ -	\$ -	\$ -
LED Lights – Lobby	\$7,000.00	\$7,000.00	\$ -	\$ -	\$ -
Front Entrance	\$15,000.00	\$ -	\$ -	\$ -	\$ -
Major Wall Repair & Painting	\$10,000.00	\$12,000.00	\$10,000.00	\$10,000.00	\$10,000.00
Total – Maintenance – Building	\$38,000.00	\$24,000.00	\$10,000.00	\$10,000.00	\$10,000.00

Dietary Department					
LED Lights – Kitchen	\$1,200.00	\$ -	\$ -	\$ -	\$ -
Robo Coupe	\$8,000.00	\$ -	\$ -	\$ -	\$ -
Paint Kitchen	\$1,200.00	\$ -	\$ -	\$ -	\$ -
Dishroom/Servery Floor (Non-Slip)	\$6,000.00	\$10,000.00	\$ -	\$ -	\$ -
Combi Oven	\$20,000.00	\$ -	\$ -	\$ -	\$ -
Total – Dietary	\$36,400.00	\$10,000.00	\$0.00	\$0.00	\$0.00

Administrative Services Department					
Technology Upgrades	\$14,600.00	\$22,300.00	\$20,100.00	\$18,600.00	\$18,600.00
Server Updates	\$2,000.00	\$2,000.00	\$15,000.00	\$2,000.00	\$2,000.00
Total – Administrative Services	\$16,600.00	\$24,300.00	\$35,100.00	\$20,600.00	\$20,600.00

GRAND TOTAL	\$140,050.00	\$400,000.00	\$132,350.00	\$104,600.00	\$30,600.00
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COMPLEX – CAPITAL BUDGET (2026–2030)

Department / Item	2026	2027	2028	2029	2030
Homeview Apartments					
Facial Recognition Software	\$7,500.00				
Heat Pumps (5)	\$19,500.00				
Heat Sensors / Fire Panel	\$45,000.00				
Total – Homeview Apartments	\$72,000.00	\$0.00	\$0.00	\$0.00	\$0.00
Pickwick Apartments					
Front Entrance – match LTC	\$10,000.00				
Unit Refurbishment	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00
Total – Pickwick Apartments	\$55,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00
Townhouses					
Duct cleaning – every 3 years	\$ -	\$ -	\$18,000.00	\$ -	\$ -
Garage door replacements	\$20,000.00	\$20,000.00	\$10,000.00	\$9,000.00	\$9,000.00
Window / patio door replacements	\$20,000.00	\$20,000.00	\$15,000.00	\$15,000.00	\$15,000.00
Driveway / sidewalk replacements	\$48,000.00	\$48,000.00	\$48,000.00	\$48,000.00	\$48,000.00
Walkway Repairs (4)	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
Furnace / A/C repairs	\$28,000.00	\$28,000.00	\$28,000.00	\$28,000.00	\$28,000.00
Roof Replacement	\$48,000.00	\$48,000.00	\$36,000.00	\$36,000.00	\$36,000.00
Total – Townhouses	\$174,000.00	\$174,000.00	\$165,000.00	\$146,000.00	\$146,000.00

Gardens Apartments					
Patio door / window replacements	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
Furnace / A/C repairs	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
Ceiling insulation	\$ -	\$ -	\$20,000.00	\$ -	\$ -
Duct cleaning – every 3 years	\$ -	\$ -	\$18,000.00	\$ -	\$ -
Fresh Air Exchange	\$25,000.00	\$ -	\$ -	\$ -	\$ -
Parking Lot Replacement (north end)	\$150,000.00	\$ -	\$ -	\$ -	\$ -
Paint Balcony Railings	\$10,000.00	\$ -	\$ -	\$ -	\$ -
Eavestroughs / Spouting	\$7,000.00	\$7,000.00	\$ -	\$ -	\$ -
Painting/Flooring in Hallways & stairwells	\$ -	\$ -	\$60,000.00	\$ -	\$ -
Total – Gardens Apartments	\$257,000.00	\$72,000.00	\$163,000.00	\$65,000.00	\$65,000.00
GRAND TOTAL	\$558,000.00	\$291,000.00	\$373,000.00	\$256,000.00	\$256,000.00