

	2024 BUDGET		2024 TO DATE	2024 END 12/31/24	Approved 2025 Budget	
	HOA Increase	Subtotals	Actual	Estimated	Subtotals	
<b>Income</b>	15.10%				12.75%	
06100 Association Fees			80,030		109,406	
06100 Association Fees	97,034				8,821	
06210 Transfer Fees on Unit Sales	4,850		1,000		1,000	
06360 Cash Back Awards	1,150		800		1,100	
06400 Interest Earned - Operating & Reserve	6,000		5,782		4,500	
06450 Late Payments	200		125		-	
06480 Returned check fees						
06700 Play or Pay	3,500		526		2,500	Pay or Play: 2 hrs/month or \$20/hour
06710 Electric Car Charging	400		500		500	
CH Rooms Fees	2,010		2,200		2,010	\$30/night for 67 nights
CH Donations					200	
Donations						
06890 Fundraising			4,955		6,250	
06990 Misc. Income						
Tax refund			66			
		122,808			136,287	
<b>Expenses</b>						
08100 Common House Operations						
08110 Electric CH & Carports	910		263		300	
08120 Gas CH	2,076		1,895		2,400	
08150 Supplies CH	600		264		600	
8160 Common House Repairs			-			
		3,585			3,300	
08200 Landscape Maintenance					5,000	
08210 Equipment	1,000		1,900			"Irrigation commercial work request: \$2k Irrigation materials budget request: \$500 Tree diaper request: \$450 Mulch and grass seed: \$400 Tree work, commercial: \$5k Planting budget request: \$500"
08220 Contract Labor						
08230 Supplies & Irrigation	2,300		1,883			
08240 Tree Work	4,000					
08250 Commercial Landscapers			300			
		7,300			5,000	
08300 Maintenance Committee					10,000	
08305 Maintenance Materials	500		1,785			
08320 Commercial	14,000		4,433			
08350 Contract Labor	500		1,060			
		15,000			10,000	
08400 Management Committee						
08410 Bank Service Charges	896		756		1,181	1% of HOA fees (QuickBooks fee)
08420 Computer/Office Equip.	-		79			
08425 Subscriptions			182			
08430 Garbage & Recycling	4,451		3,073		4,218	Ace increased fees by 5% beginning Oct 2024
08435 Insurance-General	18,612		23,105	18,913	22,861	
08438 Insurance-Earthquake	9,478			16,442	18,880	
08445 Licenses and Permits	24		13		24	
08450 Office Supplies (printer cart, paper)	172		94		172	
08455 Printing and Copying	-		67			
08460 Postage and Delivery	-		31			
08466 Accounting Services	-		500		3,600	\$300/mo bookkeeping costs
08468 Legal Services	1,500		285		2,000	CC&R Changes
08473 Reserve Study	500		-			
08476 Bookkeeping Software & Support	1,025		1,123		1,025	1025 for quickbooks
08490 Snow Removal	644		-		645	
08500 Contingency	-					
08600 Taxes	92		317		100	
		37,395			54,707	
08500 Workshop Expense						
08520 Workshop Gas	235		364		450	
08550 Repairs						
		235			450	
08700 Water						
08705 Water Common House & Sprinklers	818		1,552		818	
08711 Water Workshop	957		624		957	
08771 Water East side	3,464		3,066		3,200	
08790 Water Reimbursement	-		(150)		-	
		5,239			4,975	
<b>COMMITTEES</b>						

% increase is automatically calculated to balance the budget

11 months of 12.75% increase  
1 month of last year's HOA fee for Jan  
\$500 transfer fee on two units (no 0.5% reinvestment fee until we change the CC&Rs)

\$500 in operating fund, \$4000 in reserves

Pay or Play: 2 hrs/month or \$20/hour

\$30/night for 67 nights

"Irrigation commercial work request: \$2k  
Irrigation materials budget request: \$500  
Tree diaper request: \$450  
Mulch and grass seed: \$400  
Tree work, commercial: \$5k  
Planting budget request: \$500"

1% of HOA fees (QuickBooks fee)

Ace increased fees by 5% beginning Oct 2024

\$300/mo bookkeeping costs

CC&R Changes

1025 for quickbooks

	2024 BUDGET		2024 TO DATE	2024 END 12/31/24	Approved 2025 Budget	
	HOA Increase	Subtotals	Actual	Estimated	Subtotals	
	15.10%				12.75%	% increase is automatically calculated to balance the budget
09000 Common House Furnishings	300		-		1,200	Updating(Repairing) CH Mtg Room Walls /ceiling: 6 1gal Kilz primer \$150 6 1gal Satin ultra white \$180 1gal door/trim \$42 Tape drywall repair kit \$24 Spackling \$13 Misc \$50 Lighting: 6 5-6in recessed retrofit LED lights \$68 4 LED head \$100 Window: Cellular shade/west window \$50 Fan: 66" 8 blade ceiling fan \$200 Slope ceiling mount \$28 Extension rod 36" \$25 Labor: DIY/work parties Total: \$930 (round up to \$1000 for misc extras)  CH furnishings/general UBR fan \$100-150 (installed by Mike W) UBR purifier filters(2) \$50 UBR cellular blind \$50 Tablecloths \$100 Napkins \$50  CH Supplies TP, trash bags, paper towels, soap, cleaning supplies, etc. \$300  Carpet/Upholstery cleaning \$100
09200 Parents Committee	-		-			
09210 Child infrastructure	750		500		500	some finishing elements for the CH playground such as bars or
09250 Procedures Committee						
09260 Conflict Support Committee			-			
09270 Committee Support Team						
09300 Safety and Security Committee	-		871			
09350 Celebrations Committee			84		300	
09450 Welcoming Committee						
09452 Dues to Cohousing.org	750		750		750	
09460 Underutilized Spaces						
09630 East Garden						
09640 Farmette Committee	250		356		1,100	Company Product Quantity Price Replenish Co. Compost 2 Cubic Yards \$140 Replenich Co. Humates 2 bags- 50 lbs \$35.00 Ebay Insect Netting 2 sheets, 50 ft length \$50.00  Peaceful Valley Seeds assorted \$100.00 Steve Regan T post - 7'-8' 10 \$80.00 Restaurant Supply Store Harvest Buckets 4 \$30.00 Meadowcreature High strength Alloy steel Broadfor w/12" tines 1 ct \$274.00 Water Meter 1ct \$80.00 Web Restaurant Store Digital Weigh Scale 40lb max 1 ct \$210.00 Total \$1000
09650 Communications Committee	200		20	20		
09680 Tree Planting Committee						
				48,694		
Total Committees		2,250			3,850	
<b>TOTAL OPERATING EXPENSE</b>		<b>71,004</b>			<b>82,282</b>	
<b>NET OPERATING INCOME</b>		<b>51,804</b>			<b>54,005</b>	
<b>TRANSFER TO RESERVE FUND</b>		<b>60,000.00</b>			<b>90%</b> <b>54,000.00</b>	
<b>NET OPERATING INCOME LESS RESERVE</b>		<b>(8,196)</b>			<b>5</b>	
		51,804.39			2,195.61	
Check sum Net Operating Income	51,804		44,539	(84,069)	54,005	

NOTE: Make entries ONLY in the white cells. All other cells contain established numbers and formulas.

HOA Fees

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
Increase:		4.78%	4.72%	4.08%	0%	0%	3.00%	5.96%	15.10%	12.75%	
Unit #:											Difference
1	206	215	225	234	234	234	241	255	294	331	37
2	203	213	223	232	232	232	239	253	291	328	37
3	238	249	261	271	271	271	279	296	341	384	43
4	252	264	276	287	287	287	296	314	361	407	46
5	264	277	290	302	302	302	311	330	380	428	48
6	246	258	270	281	281	281	289	306	352	397	45
7	224	235	246	256	256	256	264	280	322	363	41
8	226	236	247	257	257	257	265	281	323	364	41
9	240	251	263	274	274	274	282	299	344	388	44
10	196	205	215	224	224	224	231	245	282	318	36
11	248	260	272	283	283	283	291	308	355	400	45
12	196	205	215	224	224	224	231	245	282	318	36
13	240	251	263	274	274	274	282	299	344	388	44
14	196	206	216	225	225	225	232	246	283	319	36
15	206	215	225	234	234	234	241	255	294	331	37
16	264	277	290	302	302	302	311	330	380	428	48
17	203	213	223	232	232	232	239	253	291	328	37
18	240	252	264	275	275	275	283	300	345	389	44
19	251	263	275	286	286	286	295	313	360	406	46
20	264	277	290	302	302	302	311	330	380	428	48
21	240	252	264	275	275	275	283	300	345	389	44
22	264	277	290	302	302	302	311	330	380	428	48
23	256	268	281	292	292	292	301	319	367	414	47
24	254	266	279	290	290	290	299	317	365	412	47
25	264	277	290	302	302	302	311	330	380	428	48
26	264	277	290	302	302	302	311	330	380	428	48
Monthly Total	\$ 6,145	\$ 6,439	\$ 6,743	\$ 7,018	\$ 7,018	\$ 7,018	\$ 7,229	\$ 7,664	\$ 8,821	\$ 9,942	1121
Annual Total	\$ 73,740	\$ 77,268	\$ 80,916	\$ 84,216	\$ 84,216	\$ 84,216	\$ 86,748	\$ 91,968	\$ 105,852	\$ 119,304	13452