

	Approved 2026 Budget		
HOA Fee Increase	3.62%	Subtotals	% increase is automatically calculated to balance the budget
Income			
06100 Association Fees	113,366		11 months of 3.62% increase
06100 Association Fees	9,942		1 month of last year's HOA fee for Jan
06210 Transfer Fees on Unit Sales	1,000		\$500 transfer fee on two units (no 0.5% reinvestment fee until we change the CC&Rs)
06360 Cash Back Awards	1,000		
06400 Interest Earned - Operating & Reserve	3,000		\$500 in operating fund, \$4000 in reserves
06450 Late Payments			
06480 Returned check fees			
06700 Play or Pay	1,000		Pay or Play: 2 hrs/month or \$20/hour
06710 Electric Car Charging	250		
CH Rooms Fees	1,880		\$40/night for 47 nights
CH Donations	1,000		
Donations			
06890 Fundraising	500		
06990 Misc. Income			
Tax refund			
		132,938	
Expenses			
08100 Common House Operations			
08110 Electric CH & Carports	300		
08120 Gas CH	2,500		
08150 Supplies CH	600		
8160 Common House Repairs			
		3,400	
08200 Landscape Maintenance	5,000		
08210 Equipment			
08220 Contract Labor			
08230 Supplies & Irrigation			
08240 Tree Work			
08250 Commercial Landscapers			
		5,000	
08300 Maintenance Committee	10,000		
08305 Maintenance Materials			
08320 Commercial			
08350 Contract Labor			
		10,000	
08400 Management Committee			
08410 Bank Service Charges	1,233		1% of HOA fees (QuickBooks fee)
08420 Computer/Office Equip.			
08425 Subscriptions	181		\$160/year Zoom, \$21.12/year for hosting the wiki on PikaPods
08430 Garbage & Recycling	4,538		Ace increased fees by 5% beginning Oct 2025
08435 Insurance-General	20,456		
08438 Insurance-Earthquake	8,035		
08445 Licenses and Permits	126		Annual HOA renewal on Ombudsman site (\$90/year), Dept of Commerce update when management changes (\$18 each Jan) and renewal (\$18 each Oct)
08450 Office Supplies (printer cart, paper)			
08455 Printing and Copying			
08460 Postage and Delivery			
08466 Accounting Services	4,980		Includes tax preparation services, bookkeeping, accounts payable/receivable
08468 Legal Services			
08473 Reserve Study			
08476 Bookkeeping Software & Support	1,025		Quickbook subscription
08490 Snow Removal	600		\$95/mo minimum for Nov-Mar
08500 Contingency			
08600 Taxes	1,883		35% taxes on fundraising, room fees, and bank account interest
		43,057	
08500 Workshop Expense			
08520 Workshop Gas	450		
08550 Repairs			
		450	
08700 Water			
08705 Water Common House & Sprinklers	4,000		

08711 Water Workshop	957	
08771 Water East side	3,200	
08790 Water Reimbursement	-	
		8,157
COMMITTEES		
09000 Common House	1,640	
09200 Parents Committee		
09210 Child infrastructure		
09250 Procedures Committee		
09260 Mediation	1,000	
09270 Committee Support Team		
09300 Safety and Security Committee		
09350 Celebrations Committee	300	
09450 Welcoming Committee		
09452 Dues to Cohousing.org	750	
09460 Underutilized Spaces		
09630 East Garden		
09640 Farmette Committee	778	
09650 Communications Committee		
09680 Tree Planting Committee		
ACM Planning Committee	2400	
Total Committees		6,868
TOTAL OPERATING EXPENSE		76,932
NET OPERATING INCOME		56,006
TRANSFER TO RESERVE FUND	104%	56,000.00
NET OPERATING INCOME LESS RESERVE		6

General supplies: cleaning products for floors, walls, bathrooms, kitchen, carpet, etc., to, paper towels, trash bags, dishwasher descaler, sponges, gloves, new rectangular kitchen trashcan with self-closing lid
Total: \$600

Upgrades and fixes:
LBR door handle/lock replacement est. \$40*
Commercial kitchen sink faucet with extended sprayer est. \$400*
Carpet cleaning equipment rental est. \$80
Paint LBR/repair holes est. \$400
Install flush mount ceiling fan in UBR est. \$120*
Total: \$1040

*Does not include installation costs, if needed

Mediation

"Compost from Replenish 2 yd3: \$120

Seed starting soil mix from Steve Regan - Sunshine #2 1 1yd3: \$50

Humates Steve Regan 200 Lbs : \$75

Seeds from assorted seed vendors : \$150

Drip tape 4,000 Ft from BerryHill: \$250

Hardware and supplies for building shade box over timer and drip irrigation manifold from Lowes and other lumber yards \$65

Irrigation Equipment from Drip Depot \$77.79, including :

~Adapter valves

~Compression Tubing Elbow - Tubing Size : 0.710" OD

~Compression Tubing Coupler - Tubing Size : 0.710" OD

~Perma-Loc Tubing Coupling - Size : 3/4"

~Perma-Loc Tubing Elbow - Size : 3/4"

~Perma-Loc Tubing x 3/4" Female Hose Thread Swivel (FHTS) Adapter - Perma-Loc Size : 3/4"

~Perma-Loc Tubing End Cap - Perma-Loc Size : 3/4"

~Polyethylene Tubing - Size : 3/4" (0.820" ID x 0.940" OD) - Length : 100'

Grand Total : \$778

\$1200 community workshop, \$1200 ACM facilitation once/quarter

1,994.92

Check sum Net Operating Income	56,006
	0

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

	2025	2026	
Increase:	12.75%	3.62%	
Unit #:			Difference
1	331	343	12
2	328	340	12
3	384	398	14
4	407	422	15
5	428	443	15
6	397	411	14
7	363	376	13
8	364	377	13
9	388	402	14
10	318	330	12
11	400	414	14
12	318	330	12
13	388	402	14
14	319	331	12
15	331	343	12
16	428	443	15
17	328	340	12
18	389	403	14
19	406	421	15
20	428	443	15
21	389	403	14
22	428	443	15
23	414	429	15
24	412	427	15
25	428	443	15
26	428	443	15
Monthly Total	\$ 9,942	\$ 10,300	358
Annual Total	\$ 119,304	\$123,600	4296