

in june, 2005 we moved from nyc to n. california. this is a compilation of some of our costs since arriving. there was infrastructure in place from previous efforts by us and partners. still, we built a house, provided our own water storage, electrical, heat and other systems. this is a review of our costs and average monthly expenses over the intervening 10 years. i've left out cars, insurance, cost of house, food and other highly variable expenses (we fetch our filet mignon in our bentley pickup). if you want to become hippies like us, here's some info

cabin 9/70 5-9/71	land purchased springs developed redwood watertank cabin constructed
7/72 7-8/73	plumbing begun plumbing completed kitchen & bath cabinets sink & tub tiled
8/74 5/76 6/76 8/77	water line buried from tank road graded bathtub added to shower redwood tank disinfected tank moved to upper location drainage dug behind cabin new deck @ cabin rock for road, retaining walls slash piles burned
11/83 8/84 7-8/86	drainage at rear of cabin propane refrigerator skylight clerestory windows 700 gallon water tank new water lines, tank to cabin dead oak near cabin felled
11/87 7/89 6/91	bark beetle infested pines felled sleeping deck above cabin chainsaw theft discovered septic tank problems begin 2 new road culverts road graded
4/92 8/92 8/93	septic system repaired new 1300 gallon water tank pool and deck h & c water for outdoor shower
7/94	cabin re-roofed new sleeping deck bridge rebuilt
8/95 7-8/96 7-8/98 2000 7/01 7-8/02	water heater failure, replaced re-dig, re-box spring shed & attic cleanout partner buyout manzanita cleared in meadow 4 firs removed; bark beetle pruned trees over road
7-8/03 7-8/04	road graded and rocked new bridge: railway flatcar 2500 gal water tank, S's meadow 12v DC pump for new tank piping from old to new tank
7-10/05 2/06 2/06 4/06 6/06 2006? 7/07 2007? 6/08 9/09 8/11 3/12	L&L build house new tank replaces old redwood electricity to cabin cabin toilet replaced new cabin water tank new cabin refrigerator L&L bedroom & bathroom rock at upper road culvert road work w/ neighbor 5000 gallon water tank for fire cabin storage shed extended new cabin water tank propane tank and lines
2/12 1/14 2/14 2/14 8/14 2014 2015	water distribution replumbed new outdoor shower & solar heater 30 gal WH replaces on-demand water distribution replumbed new pipe from cabin tanks 1,500 gal roof rain harvest tank 2 new 2,500 gal tanks

DUES we bought the property with friends and we all pay annual dues, which go mostly to property taxes and maintenance. 10 years of dues: \$14,575 (our share) **monthly: \$121**

WATER the partners had previously developed a spring and installed storage tanks. we added storage over time, including roof rainwater harvesting. even so, we've had to purchase water during the drought. tanks, piping, etc: \$7,319. water deliveries: \$2,240 **monthly: \$19**

ELECTRICITY the local utility wanted ± \$30,000 to hook us up. we went solar. it works well, but batteries need periodic replacement. solar panels, batteries: \$13,333 maintenance (new batteries): \$3,710 **monthly: \$31**

RECYCLING until 2009 we had a dump. now it's called recycling. glass, paper, cans are free. garbage is currently \$5.50/bag **monthly: \$2**

FUEL, PROPANE for refrigerator, hot water and small heaters in house and bedroom, total: \$6,532 **monthly: \$34**

FUEL, GASOLINE for generator (the sun doesn't shine every day, even in paradise), chainsaws, water pump, total: \$853 **monthly: \$7**

FUEL, WOOD for general heating
total: \$0*

heating with wood is considered carbon neutral as the carbon released in burning has already been absorbed by the trees. smoke carries particulate matter and noxious gases into the air. the expert consensus is that harvesting and burning less wood than is currently still growing is efficient in terms of reducing GHG emissions. see **LABOR***

COMMUNICATIONS television (we recently cut the cord), internet and smart phones are by far the biggest expense. without internet and phones, we're outta here. total: \$22,130 **monthly: \$184**

RURAL NECESSITIES chainsaws (i have four), pumps, an atv (or a tractor), generator and other items. these are mostly so-to-speak infrastructural. they need care, repair, replacement. try to get along without them. total: \$12,000 **monthly: \$100**

total average monthly: \$498

***LABOR** as everywhere, you do the work or pay to have it done. we do it: construction, electrical, plumbing, road repair, firewood, wildfire prevention, etc. had we paid for the firewood, for example, it would have cost us about \$13,000. monthly: \$11.
our cost: just labor

next: **GREASE TRAP** for graywater system. oh boy!

ephemera22 / 10 year assessment
loren madsen, 2015

