Mill Valley North HOA — 2026 Operating Budget

ASSESSMENT INCOME

		Units	Annual Rate	Revenue
	Annual Assessment - Pool	605	$350	$211,750
	Annual Assessment - Non-Pool	146	$190	$27,740
	Total Assessment Income	**751**		**$239,490**

OPERATING INCOME

GL Code	GL Account Name (CPS)	2025 Actual	2025 Budget	2026 Budget
4000	Operating Dues			$239,490
4005	Park Maintenance Income			
4010	Special Assessment			
4015	Gym Income			
4020	Reserve Assessment			
4030	Starting Balance			
4040	Pre Paid Assessment			
4090	Reimbursement for Maintenance			
4110	Contribution to Reserve Upon Sale			
4115	Contribution to Reserve Upon Sale - Reserve			
4200	Interest			$80
4205	Legal Interest			
4210	Late Fee			$5,000
4215	Gain (Loss) on Investment			
4220	Fine			
4225	Exterior Modification			
4250	Administrative Fee			
4300	Attorney Fees Collected			$3,000
4400	Clubhouse Reimbursement			
4410	Pool Reimbursement			
4420	Cable Income			
4430	Water Reimbursement			
4440	Parking Pass Replacement			
4445	Key Fob			
4450	Clubhouse - Membership			
4460	Utility Revenue Sharing			
4500	Misc Income			
4510	Insurance Claim			
4600	Developer Subsidy			
4610	Clubhouse Developer Subsidy			
4905	Paper Statement Income			
4910	ARC Application Income			$400
4915	Pool, Parking, Key Fob Income			$50
4920	Owner Address Research Income			
4925	Lease Maintenance Income			
4930	Credit Reimbursement Income			
4935	Transfer Fees			
4995	Records Request			
	Total Operating Income	**$0**	**$0**	**$248,020**

OPERATING EXPENSES

GL Code	GL Account Name (CPS)	2025 Actual	2025 Budget	2026 Budget
5000	Insurance Expense			$3,416
5010	Bank Charges			$50
5020	Real Estate Taxes			$7,311
5025	Federal Taxes			$0
5030	Administrative			$5,018
5040	Printing and Copies			$1,000
5050	Postage and Delivery			$4,000
5060	Clubhouse Supplies			$750
5070	Collection Agency Fee			$0
5080	Late Fees to CPS			$2,500
5085	Park Maintenance Income			
5090	Violation Fine Fee to CPS			
5095	Gym Income			
5100	Accounting			$600
5110	Legal			$2,000
5120	Master Association Expense			
5130	Association Management			$33,036
5140	Professional Services			
5200	Transfer to Reserve			
5210	Contribution to Reserve Upon Sale			
5300	Gas			$0
5310	Electric			$9,000
5315	Water Submetering			$0
5320	Water			$5,000

5321	Water Reimbursement			$0
5325	Sewer			$7,000
5330	Refuse Removal			$100
5340	Internet			$1,850
5350	Phone			$500
5360	Cable			
5370	Security			$300
5375	Towing Expense			
5380	Parking Garage			
5400	Interior Maintenance			
5410	Electric Repair			$2,000
5420	Plumbing Repair			
5430	HVAC			$1,200
5440	Clubhouse Maintenance			
5450	Clubhouse Cleaning			$4,000
5460	Clubhouse Security			$700
5470	Clubhouse Access Control			$3,500
5480	Clubhouse Social Events			
5490	Beautification Projects			
5500	Exterior Maintenance			
5510	Roof and Gutter			
5520	Supplies			
5530	Contract Labor			$750
5540	Fire Equipment			
5550	Elevator			
5600	Asphalt and Concrete			
5610	Pool			$66,500
5615	Pool Monitor			
5620	Pest Control			$2,000
5630	Landscaping			$52,139
5631	Edging			
5632	Spring Cleanup			
5640	General Grounds			
5645	Playground			
5650	Pond			$30,000

5651	Waterfalls			
5652	Fountains			
5660	Snow Removal			$1,800
5661	Snow Removal Reimbursement			
5670	Trees			
5680	Irrigation			
5700	Bad Debt			
	Total Operating Expenses	**$0**	**$0**	**$248,020**
	NET OPERATING INCOME / (LOSS)			
	Net Operating Income/(Loss)	**$0**	**$0**	**$0**